

RICHLAND CENTER HISTORIC PRESERVATION COMMISSION
MINUTES OF 25 NOVEMBER 2003

Present: Bower, Keller, Kepler, Moser, Shannon
Absent: Andreae (Council meeting), Marshall

President Bower called the meeting to order at 7:05 PM.

The Minutes of 28 Oct. 2003 were unanimously approved as printed.

Future Listings: Since we did not have any current prospects for listing, we decided to review early Minutes to determine whether we had achieved our early goals. To that end Ruth copied the Minutes of 28 April 1998, which had a list of properties we wished to list. At our January meeting Ruth will provide our original "must have" list for review.

Guidelines for Revolving Loan Fund: Jerry reviewed the materials about the city's revolving loan fund, supplied by Melinda Jones. He noted that the guidelines are far more detailed than what we will need, but they do suggest how the guidelines can be written.

Items to be included in the Guidelines: a loan will be available only for projects which require a building permit and which earn a Certificate of Appropriateness from the Commission. Will loan no more than 50% of a project's value, with a maximum of \$5,000.00 per loan. Repayment term will be one year, with the understanding the owner could reapply to have the loan renewed for another year. A loan must be repaid before a property could be sold. In an emergency/natural disaster, available loan funds will be distributed to applicants, with a six month repayment period.

Jerry will create draft Guidelines for review during our January meeting.

Reports: Larry reported on his contacts with the State Historical Society concerning the city's obligations toward the City Auditorium, since it is listed on the National and Wisconsin Register of Historic Buildings. In essence, the City has no legal obligation to maintain the building. The Auditorium may be sold or even demolished (after proper notice is given). Larry provided a copy of the relevant statutes for Commission use. Larry also reported that Historical Society personnel would be willing to come to Richland Center to survey the condition of the Auditorium and of the Wright/German Warehouse. They seemed much more interested in the Warehouse than the Auditorium.

The meeting adjourned at 8:00.

Minutes prepared by Jerry Bower, President.



RICHLAND CENTER HISTORIC PRESERVATION COMMISSION
MINUTES OF 28 OCTOBER 2003

Present: Andreae, Bower, Kepler, Marshall, Moser

Absent: Keller, Shannon

The Minutes of the 23 September 2003 meeting were unanimously approved.
[Moser/Andreae]

Future Listings: Bower reported that he had contacted Mike Nigl by telephone about listing his home. Mike indicated that he is going to apply but wished to wait a year. Bower also reported that his efforts to contact Roger Gander about listing his home had been fruitless. Apparently the Ganders are no longer interested.

Discussion of the future of the Auditorium: Andreae brought the commissioners up to date on what is happening with regard to the work of Letitia Tomaszewski of Brink, Kolberg, & Associates. A student intern has been assigned the task of preparing a marketing package for the Auditorium. At some point, a video will be made to be part of this marketing endeavor. Rod noted that this, 2003-2004, will be the last winter heat will be provided in the Auditorium. Heat costs at least \$20,000 per season. Bruce Bullamore has been helping with grant ideas for a purchaser of the Auditorium. Bower agreed to contact Larry Keller to see if he has contacted the State Historical Society about the city's obligations for maintenance, since the Auditorium is listed on the National and State Registers of Historic Buildings.

2004 Budget: Bower explained that the Commission has been allowed to carry over its unspent balance and these have been set aside for the eventual creation of a revolving loan fund to assist the owners of buildings listed on the local register to maintain their structures. City Clerk Elliott informed Bower that the account presently contains \$5,289, with a projected carry over of \$1,885 from 2003, for a total of \$7,174.

The commissioners discussed possible terms for the revolving loan fund: the building must be listed on the local register, the money must be used for maintenance, the money requested must be in addition to a loan from a bank or other financial institution, we should wait until there is at least \$10,000 in the account before beginning to operate the fund.

Bower was delegated the responsibility to contact Melinda Jones about the guidelines for the operation of the city's revolving loan fund. Hopefully, we can use those to craft our own guidelines. Bower also will inform Richard Cairns, Chair of the Finance Committee, about our plans and request that the carry over resolution be continued.

All this was unanimously approve. [Marshall/Andreae]

The meeting, having convened at 7:00 PM, was adjourned at 7:45. [Moser/Kepler]

Minutes prepared by Jerry Bower

RICHLAND CENTER HISTORIC PRESERVATION COMMISSION

September 23, 2003

In the absence of President Bower, Lee Marshall called the meeting to order at 7:10 p.m.

Present: Marshall, Keller, Shannon, and Moser

Absent: President Bower, Kepler, Andreae came in briefly, but had to attend another meeting.

Connie Jones also attended the meeting.

There was a motion by Shannon, second by Keller to approve the minutes of the last meeting as printed. Motion carried.

The Future of the Auditorium: The agenda was changed so that Jones could address the committee without having to stay for the other business. Jones gave a presentation of materials collected by Letitia Tomaszewski. Ms Tomaszewski is an Architectural Intern with the firm of Brink, Kolberg, and Associates, LLC in Madison. Ms, Tomaszewski is very concerned about the future of the auditorium and seems very willing to pursue all avenues to restore and revitalize the building. She has gathered a lot of information and has a lot of enthusiasm for the project. Andreae will get in touch with Ms. Tomaszewski and work with her. She is also doing research on the F.L.Wright Warehouse building.

Moser will check on the certification of the Federal and State Listing of the Auditorium. In Andreae's absence, Keller volunteered to call the State Historical Society to check on the significance of the listing and obligations, maintenance, etc. that the City may have.

Future Listings on the Local Register: Marshall did speak to Jim Hurd about listing his property on North Central Ave. It seems Hurd is considering some exterior remodeling to his home and currently is not interested in listing. There were no other properties discussed.

Request for a Sign at Blue Highways: There has been a request by Dumond Chiropractic for a sign to be placed on the Blue Highways building. Since the building is on the local register, it was referred to our committee. Public Works Director, McCorkle gave the committee a picture of the sign. The owners of the property and the City Council did not have a problem with the sign. The committee did not find it objectionable. Shannon made a motion, second by Moser to allow the sign to be placed on the Blue Highways building. Motion carried.

Reports, Requests: Membership renewal: We received a notice of the expiration of our membership in the National Trust for Historic Preservation in Washington, D. C. There was a motion by Keller, second by Shannon to renew at the \$20.00 level. Motion carried.

Our President, Jerry Bower, has been ill and the committee wishes him well and a speedy recovery so he can be back with us soon.

There was a motion by Shannon, second by Keller to adjourn the meeting at 8:20. Motion carried.
Minutes by Ruth Moser

RICHLAND CENTER HISTORIC PRESERVATION COMMISSION
August 26, 2003

Present: Andreae, Kepler, Moser, Shannon, Marshall, Keller

Absent: Chairman, Jerry Bower

In the absence of the chairman, Lee Marshall called the meeting to order at 7:05 p.m.

There was a motion by Moser, second by Shannon to approve the minutes of the last meeting as printed. Motion carried.

Future Listings: Marshall will have an opportunity to speak to Jim Hurd again about listing his home on the corner of Central and 3rd Street. It is not eligible historically, but is within the historic district.

We discussed the home directly north of the Dr. Benson home on North Sheldon. Some remodeling is being done at the present time.

Moser did speak to Judy Davis about the Richland County Bank, but there is definitely not an interest there in listing.

Auditorium: Although the City Auditorium issue was not on the agenda, we did have a lively discussion about the future of the Auditorium. Andreae said there is a possibility the building won't be heated this winter because of the cost. It is estimated the cost to the City is somewhere around \$9,000.00 to \$12,000.00 to heat the building. A band aid approach to repair and zone the heating system would probably cost \$30,000, to \$40,000.. There was a lot of discussion about the significance of the Federal, State and Local listings.

There was no action taken, but the committee is urged to research grants available and Moser will get a copy of the engineering report.

The Future of the Auditorium should be an agenda item for the next meeting.

WI Historic Preservation Conference Fall Meeting: There was a motion by Shannon, second by Keller to allow expenses for anyone that can attend the fall meeting. This will include registration, tours and reception. Motion carried.

Motion by Keller, second by Kepler to adjourn at 8:10. Motion carried

Minutes by Ruth Moser

RICHLAND CENTER HISTORIC PRESERVATION COMMISSION
MINUTES OF 25 MARCH 2003

Present: Andreae, Bower, Kepler, Moser, Shannon.

Absent: Keller, Marshall.

President Bower called the meeting to order at 7:00 PM.

The minutes of the 25 February 2003 meeting were unanimously approved as printed.
[Moser/Shannon]

Discussion of Future Listings:

Bower reported that he had talked with Rev. Mary Jeffries of the First Baptist Church. Mary explained that the official board had discussed listing the church but had decided against doing so. The concern seems to be possible restrictions on future building projects. Bower reported that he had written letters to the Ganders and Nigs to answer their questions about listing their homes. He has not yet heard from either one.

A brief discussion occurred about Trinity United Methodist church and its parsonage. At the appropriate time this listing will be pursued.

Moser inquired whether she should talk to Judy Davis about the Richland County Bank reconsidering its decision not to list on the local register, in view of the bank's receipt of a state award for the historically accurate addition and renovation project. She was given license to proceed as she sees fit.

Bower asked the Commission to approve renewing membership in the Wisconsin Association of Historic Preservation Commissions. Cost is \$40.00. Approval was unanimous. [Shannon/Kepler]

The meeting adjourned at 7:28 PM.

Minutes prepared by Jerry Bower.



RICHLAND CENTER HISTORIC PRESERVATION COMMISSION
MINUTES OF 25 FEBRUARY 2003

Present: Bower, Andreae, Shannon, Kepler, Keller

Absent: Moser, Marshall

President Bower called the meeting to order at 7:03 PM.

The Minutes of 28 January 2003 were unanimously approved as printed. [Shannon, Andreae]

Future Listings:

Keller reported that he had discussed with the Ganders the listing of their house. They are concerned what effect a listing would have on their plans to build a new, unattached garage and, perhaps eventually, an addition to the rear of their house. Bower explained that the Commission's jurisdiction would apply only to the exterior of the house, in that a certificate of appropriateness would be needed for the house addition to assure that the historical integrity of the house was maintained. Bower will send a letter to the Ganders explaining the situation.

Keller also reported that he had contacted Mike Nigl about listing his house. Mike is greatly interested but stressed that he soon must replace the roof. He wondered if metal roofing would disqualify his house from being listed. Commission members agreed by consensus that a metal roof would be acceptable because metal roofs were one time very common. Bower will relay this information, including a packet of information about getting the house listed.

Keller reported that he had so far not located the address of the John Lewis's daughter. Discussion ensued about the best way to approach the Lewises about listing their house. No firm decision was reached.

Andreae reported that he had talked briefly with Bob Jones about listing his house. Bob is not interested, "wants no one to tell him what he can do with his property." Andreae will see if he can give the application materials to Connie.

Bower reported that he had struck out on his assignments. He will continue to work on the Trinity United Methodist listings. Bower mentioned several periodicals and that he will put them with the Commission materials in the Library.

Meeting adjourned at 7:57.

Minutes prepared by Jerry Bower.



RICHLAND CENTER HISTORIC PRESERVATION COMMISSION
MINUTES OF 28 JANUARY 2003

Present: Bower, Andreae, Moser, Keller, Shannon, Marshall

Absent: Kepler

The meeting was called to order by President Bower at 7:03 PM.

Public Hearing: The Commission voted unanimously to move directly to the public hearing on the application of the current owner of the S.I. Freeborn/Kirkpatrick home, 109 South Sheldon, to be listed on the Local Register of Historic Properties. [Bower moved, Shannon second]

President Bower asked Ms Jennifer Lohman, the present owner, to present her application. She read from the 1987 architectural survey that the home had been built in 1893 by Samuel Irwin Freeborn, who died in 1895 after a brief retirement. Mr. Freeborn was born in Niagara County, New York in 1833. His father died four years later and Samuel was early forced to help support himself and his family. At age fourteen, in 1847, Samuel emigrated to Wisconsin and settled near Ithaca. He became a pioneer in bee-keeping, with well over 200 colonies. His largest honey crop was 45,000 pounds. In addition he also was one of the largest fruit-growers in the state. He was a devout Presbyterian. Samuel built the home in Richland Center for his retirement. The architecture reveals influences of the Italianate, Romanesque, and Queen Anne styles.

John and Camilla Kirkpatrick acquired the home in 1905 and lived there until John's death in 1988. The home had been damaged by fire in 1903, so the Kirkpatricks' first task was to restore the structure. John was one of the leaders in the dairy business in southwest Wisconsin, owning cheese warehouses in Richland Center, Viola, Lone Rock and Muscoda. He was associated with the Kraft Cheese Company and shipped his products to the Southern and Western states. He was actively involved with civic groups, including the Masonic Lodge, Knights Templars and Kiwanis Club, and he helped raise money for construction of the first Richland Hospital in the late 1920s.

All of Ms Lohman's children and Ruth Black Fowell, great granddaughter of S. I. Freeborn, were in attendance. Ms. Fowell provided additional information about her great grandfather. President Bower publicly thanked Leslie Meadows for her assistance in getting this application prepared. After a brief discussion the Commission voted unanimously to list this home on the Local Register. [Moser, Andreae] At this point the guests were invited to leave as the Commission proceeded with its usual business.

The Minutes of 26 November 2002 were approved unanimously as printed. [Marshall, Shannon]

Future Listings Discussion:

Marshall reported that he had been unable to contact Craig Toms about the "stone bungalow" because they have an unlisted phone number. He will write a letter to the Toms, asking them to get in touch. He also reported that he tried to get in touch with Scarlettas about their home; he will also contact them by letter.

Keller reported that he had talked briefly with the Louis's daughter, Sue, in September. Sue and her father (John) seem interested in listing but her mother is still skeptical. Bower agreed to send a letter, survey data and an application form to Sue's home in Texas. Keller agreed to contact Mike Nigl about listing his home (the Strang's home). Keller also agreed to offer to help the Ganders to fill out their application.

Andreae offered to renew contact with Bob and Connie Jones about listing their home.

Bower reported that he still has not been able to make contact with Rev. Mary Jeffries of the First Baptist Church. A conversation ensued about the Trinity United Methodist parsonage on second street because of its stucco and wood architecture and its connection with the Vernon Thompson family. Vernon was elected governor of Wisconsin. Bower agreed to make inquiries.

Reports & Requests:

Bower noted that it is time to renew the Commission's membership in the National Trust for Historic Preservation. The vote was unanimous. [Shannon, Andreae]

The meeting adjourned at 8:05 PM. Next meeting is 25 February 2003.

Minutes prepared by Jerry Bower, President

A handwritten signature in cursive script that reads "Jerry Bower". The signature is written in black ink and is positioned below the typed name of the president.