

HISTORIC PRESERVATION COMMISSION  
MINUTES FOR 26 OCTOBER 2004

*Present: Rod Andrae, Jerry Bower, Lee Marshall, Larry Keller*  
*Absent: Twylah Kepler, Ruth Moser, Russ Shannon*

President Bower called the meeting to order at 7:45 PM.

The Minutes for 28 September 2004 were unanimously approved as printed.

*Discussion of Future Listings:*

Jerry reported that he had taken an application to the Arbegusts for their carriage house. The Arbegusts have begun the restoration of the carriage house. Jerry also reported on his work with John Poole to complete an application for the Pooles' house. He gave a copy of "The Saga of the W. Fogo House" to each member. A copy is attached to these minutes.

Larry reported that he had talked to the Ganders, again, about listing their house. The commissioners suggested that the Ganders wait until they had their attached garage built, then apply for a listing. Then we can evaluate whether the garage has compromised the historic integrity of the house.

Lee reported that he had recently sold the Oates-Gerdes house, one of two prairie style homes in the city, to Kieth and Vicki Ruetten. He will talk to them to see if they would be interested in listing their home on the Local Register. Lee will also talk to the owner of the Ruetten's former home, a stone house located at the corner of Third and Chestnut, about the possibility of listing that home. It has unique architecture.

Rod had no new information about the sale of the City Auditorium.

Jerry was delegated the task of contacting Joe Lawnizsak to see if he would be available to consult with property owners when they wish to undertake projects on their listed properties. Joe works for the State Historical Society and does consulting work for the Main Street communities.

The meeting adjourned at 8:20 PM.

Minutes prepared by Jerry Bower

## THE SAGA OF THE W. FOGO HOUSE

By Jerry Bower

During the July 2004 Commission meeting I mentioned that I was ready to work with John and Philomene Poole to list their house on the Local Register. I raised a question about the identity of the "W. Fogo," who was listed as the original owner of the house in the 1987 Survey. Both Twylah and Ruth were certain that this was not William Fogo, the publisher and editor of the *Republican Observer*. Twylah expressed some doubt about the accuracy of Carl Burdick's recollections, which were listed as the source of the information.

At our August meeting Twylah reported that the owner and of the property was indeed a Fogo, but he was William Frank David Fogo, who went by WFD Fogo to distinguish himself from the newspaperman. Later that week, Twylah called me to ask whether she had mentioned Orla Campbell during her report. She hadn't. Twylah then told me that WFD Fogo had sold the lot to Orla Campbell, who built the house the Pooles were about to list. Campbell had worked for John Scott, Margaret Scott's father, and had purchased Scott's produce business after John died in 1918. Following World War I the economy nosedived and in the 1920s, Campbell's business fell on hard times and he declared bankruptcy. Campbell's fortunes recovered gradually, then the 1929 Crash delivered another disastrous blow. Twylah said that Campbell had committed suicide in the mid 1930s but his death was listed as accidental, so that his widow could collect his life insurance. Twylah later reported that Campbell's suicide could have occurred in 1934 or 1943. When she tried to confirm the date with the Register of Deeds office, she learned that the office no longer dispensed such information over the phone. It would be necessary to come to the office to make the request.

In the meantime I had contacted John about his application and had suggested that he dig out his abstract and then we could perhaps unravel this mystery. John searched high and low for the abstract, finally calling Anchor Bank to see if the mortgage holder had it. John learned that, after 1988, a purchaser receives just a warranty deed and that the abstract company (the insurer of the deed) retains possession of the abstract. John arranged to have a photocopy made so that we could study it.

One day I was at the Richland County Room to deliver some books and I asked if there were any Orla Campbell records there. We looked in David Thompson's cemetery index and found that Orla Campbell had died 30 June 1940. Nena looked up Campbell's obituary and printed out a copy for me. The *Republican Observer* reported that Campbell had died at his home "after a prolonged illness following a stroke of paralysis suffered some 15 months ago." So, no suicide!

Just a few days later I met with John and we pored over his abstract copy. We learned that Orla Campbell had purchased the property [lot 6, block 42 in Haseltine's Addition, second plat] on 11 April 1922. The sellers were R. H. and Carrie DeLap; Carrie and Harry Bailey; and Myrtle and L. H. Bancroft. So, no W. Fogo! We tracked the mortgages until 4 March 1929 when the Campbells sold the property to B. I. Pippin. We noted that later Lela Andrews, who was the publisher of the *Richland Republican Observer* acquired the property in an estate settlement. This is the only connection to the local press we found.

HISTORIC PRESERVATION COMMISSION  
MINUTES FOR 28 SEPTEMBER 2004

Present: Rod Andreae, Jerry Bower, Twylah Kepler, Ruth Moser  
Absent: Larry Keller, Lee Marshall, Russ Shannon

The meeting convened at 7:40 PM.  
The Minutes of 24 August 2004 were unanimously approved as printed.

*Future Listings:*

Ruth reported that she has not heard from the McCarthys; she will check with them about their application.

Jerry reported that John Poole has obtained a copy of his abstract and is filling out their application. A discussion ensued about Orla Campbell, the builder of the Poole's house, and his suicide. Twylah mentioned two possible dates for the suicide, 1934 or 1943. Twylah tried to get the information by phone from the Register of Deeds office but they refused to provide the information over the phone.

*Budget:* The members unanimously authorized Jerry to request the usual \$2,000.00 for 2005. Jerry will relay this to Jude Elliott.

*Reports:*

Jerry reported that he had attended the Cultural Resource Planning in Wisconsin conference in Madison on 10 September. It was very interesting and he brought home a large notebook of useful information.

Rod reported that the council has agreed to keep minimum heat in the City Auditorium for this winter. Rod mentioned that one inquiry, other than Daniel Miller's, has been received. This person is evidently interested in converting the interior into apartments. Rod agreed that he needs to do additional advertising of the sale, but that he has not yet found the time.

Adjourned at 8:05.

Minutes prepared by Jerry Bower

HISTORIC PRESERVATION COMMISSION  
MINUTES FOR 24 AUGUST 2004

Present: Rod Andreae, Jerry Bower, Larry Keller, Twylah Kepler, Russ Shannon

Absent: Lee Marshall, Ruth Moser

The meeting convened at 7:05 PM.

The Minutes of 27 July 2004 were unanimously approved. [Andreae, Kepler]

We discussed Lon and Bonnie Arbegust's desire to list their carriage house on the Local Register of Historic Places. Their home, the Bowen House, is already listed on the Local Register, as well as on the National and State Registers. The Arbegusts intend to restore the carriage house. As this may be the last intact carriage house in Richland Center, the commissioners agreed that it should be listed. Jerry will take an application to the Arbegusts.

Discussion of Future Listings:

Ruth reported that the McCarthys are eager to list their home. They will soon complete their application.

Jerry reported on his contacts: 1) Cheryl Stanley wishes to wait a bit; Jerry took her copies of the survey data for her home, the Historic Preservation Ordinance, and an application. 2) John and Philomena Poole will list their home. Jerry will assist in filling out their application. 3) Mike Nigl had not returned Jerry's call about listing his home.

At our July meeting, a question had been raised about the identity of the W. Fogo, who is listed in the Survey, as the constructor of the Pooles' home. Twylah and Ruth were quite certain this was not the William Fogo, who was the publisher & editor of the *Republican Observer*. Twylah reported the results of subsequent investigation. The owner of the land was William Frank David Fogo, who went by WFD Fogo to distinguish himself from the newspaperman. WFD Fogo sold the land to Orla Campbell, who constructed the Pooles' home. Orla Campbell worked for John Scott and purchased the produce business after John's death in 1918. This purchase turned out to be ill-timed for Campbell, because the economy collapsed following World War I. Campbell was forced into bankruptcy. Later his finances recovered, only to be smashed a second time by the Great Depression, which began in October 1929. In the 1930s Campbell committed suicide. His death, however, was listed as accidental so that his widow could collect his life insurance.

Larry reported that the Ganders remain interested in listing their house, but also remain hesitant.

Rod shared news about the sale of the historic City Auditorium. Ads have been placed in regional shopping news publications and the Wisconsin State Journal chain of newspapers. Ad in Richland Observer, too. Dan Miller has expressed an interest in doing some repairs, IF the city will heat and insure the building for one year. Miller does

not seem to have the finances to actually purchase the building, so his proposal will need further scrutiny. Rod reported that the Property Committee had voted, 2 to 1, to provide minimum heat through the 2004-2005 winter. The proposal will need Council approval.

Jerry explained that he will be teaching an American Government class at UW-Richland, 6:00-7:15, Tues. and Thur. evenings. He received permission to schedule the Commission meetings to begin at 7:30 to accommodate his schedule.

The meeting adjourned at 7:53 PM.

Minutes prepared by Jerry Bower

HISTORIC PRESERVATION COMMISSION  
MINUTES FOR 27 JULY 2004

*Present: Jerry Bower, Rod Andreae, Twylah Kepler, Ruth Moser, Russ Shannon.  
Absent: Lee Marshall, Larry Keller*

The minutes of our 27 April 2004 meeting were unanimously approved.

We devoted the entire meeting to discussing possible additions to the Local Register. We have four prospects: Thad Stanley, 314 N. Central; John Poole, 265 N. Park; Tom McCarthy, 484 N. Church; and Mike Nigl, 361 N. Park. Ruth agreed to contact Tom McCarthy about his listing; Jerry will contact the others.

Jerry inquired who the W. Fogo was, who is listed as the original owner of John Poole's home. It is likely that he was the publisher of the *Republican Observer*. However, conversation ensued which questioned whether the 1987 survey information might be in error in listing Mr. Fogo as the owner of this house because he and his family lived next door. Jerry will work with John Poole to look at the abstract and see if the original owner can be certified.

We agreed to meet on the fourth Tuesday of August (23rd) to nail down the final details for an open house and public hearing at the end of September.

The meeting opened at 7:00 and adjourned at 7:45.

These minutes were prepared by Jerry Bower.

HISTORIC PRESERVATION COMMISSION  
MINUTES OF 27 APRIL 2004

Present: Andreae, Bower, Keller, Kepler, Moser

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

The Minutes of 27 January 2004 were approved as printed. [Moser/Keller]

Future Listings:

We discussed a list the Ruth had prepared from the original "must have" list prepared in 1997. There were thirty buildings on that list; ten have been listed on the Local Register to date. Two of the houses are now ineligible because they are located within the Orange Street Redevelopment area, on west Court Street. There is one other house whose eligibility will have to be researched [Wm. Jewell @ 340 North Central Avenue.] Willis Cooper's home at 314 North Central Avenue has been sold; the new owner, Thad Stanley's mother, is interested in listing this prairie-style home. Jerry will contact Mike Nigl in a few months to pursue that listing.

We briefly discussed the idea that it may be time for the HPC to host another public reception to which owners of properties which are eligible for listing would be invited. During the reception the HPC would explain its purpose and answer questions.

Revision of Guidelines for the HPC Revolving Loan Fund:

Jerry had met with Melinda Jones and Jude Elliott to discuss their concerns about the Guidelines drafted and approved in January. Jerry subsequently revised the Guidelines to reflect the concerns. After comparing the two drafts and a brief discussion, the revised Guidelines were unanimously approved. [Kepler/Moser]

The meeting adjourned at 7:58. The next meeting will be at President Bower's call.

Minutes prepared by Jerry Bower.



HISTORIC PRESERVATION COMMISSION MINUTES  
27 JANUARY 2004

Present: Andreae, Bower, Marshall, Moser, Shannon

Absent: Keller, Kepler

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

The minutes of 25 November 2003 were approved as printed. [Shannon moved, Moser 2nd]

Discussion of the proposed Guidelines for the Revolving Loan Fund.

Five changes were made in the Guidelines during our discussion. When consensus had been reached, Marshall moved proceeding with the Guidelines as amended, Shannon 2nd. The Guidelines were unanimously approved. Bower is to present the Guidelines to Mayor Kidd and proceed as directed to secure any additional approval, as necessary.

At this point, 7:25, Council member Andreae left the meeting to attend a hearing on the sewage treatment plant. The Commission thus lost its quorum.

Bower reported a letter he had written to Attorney Allan Peckham concerning the sale of Treasures in the Bakery to Alcam Creamery. The new owners were concerned that the building, listed as a contributing building in the Commercial District, might have restrictions on what could be done with it. Bower called several persons in the State Historical Society to learn if there were any restrictions. There are none and Bower reported that in his letter.

Future Listings: Moser volunteered to process the Commission's original list of properties to be pursued for the Local Register. She will list the current owners and indicate those which have been listed on the Local Register. We will discuss this further at our next meeting.

The next meeting will be in April, unless the Commission needs to meet sooner to act on the Guidelines for the Revolving Loan Fund.

Minutes prepared by Jerry Bower



*DRAFT*

HISTORIC PRESERVATION COMMISSION  
REVOLVING LOAN FUND GUIDELINES

PURPOSE

To provide owners of properties listed on the Local Register of Historic Properties funds at low interest to maintain or restore their historic property.

GUIDELINES

1. A non-refundable application fee of \$50.00 is due with an application to cover administrative costs.
2. The property for which a loan is sought must be listed on the Local Register of Historic Properties.
3. An applicant must have secured a building permit and a certificate of appropriateness prior to applying for a loan.
4. The maximum amount of a loan is \$5,000.00 or fifty percent of the value of the project, if the total value of the project is less than \$10,000.00, as funds are available.
5. The rate of interest shall be the same as charged by the City of Richland Center's Revolving Loan Fund.
6. The term of repayment shall be twelve to eighteen months.
7. A standard loan agreement shall be executed to assure repayment. The borrower shall pay the actual costs of securing a loan—e.g., filing fees.
8. A loan must be paid in full before the property may be sold.
9. In case of a natural disaster, emergency loans will be made available to affected historic property owners as funds are available. The repayment period for an emergency loan shall be six to nine months.

{ This draft was approved by the Historic Preservation Commission 27 January 2004. }