

**CITY OF RICHLAND CENTER  
MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

October, 25, 2005

Council Chambers, Municipal Building

Members present: Lee Marshall, Ruth Moser, Russ Shannon, Rod Andreae, Gretchen Jelinek, and Jay Mueller.

Members absent: Jerry Bower

Others Present: Shirley Wanless, member of the Staff Parish Committee at Trinity United Methodist Church.

Vice President Marshall called the meeting to order at 7:00 P.M. After roll call, it was announced the meeting was properly noticed.

There was a motion by Jelinek, second by Shannon to waive the reading of the minutes of the last meeting in lieu of printed copies and to approve the same. Motion carried.

The Commission convened the Public Hearing to consider the application of Trinity United Methodist Church, 400 E. Seminary St. for listing on the Local Register of Historic Properties. Ruth Moser was the first to speak for the church. Moser gave a brief history of the church, and told they had recently celebrated their sesquicentennial. Shirley Wanless and Russ Shannon also spoke in favor of the application. Since there were no speakers in opposition to the application, Moser made a motion, second by Jelinek to add the Trinity United Methodist Church to the local register. Motion carried unanimously. Street Superintendent, Dick Wilson will see that the plaque is placed on the building.

Future Listings: Marshall asked about the property located at 565 N. Central Ave. It is currently owned by Jim Nelson and was believed to have been built for A. H. Krouskop. At one time the home was owned by Jim Keegan of Keegan Mills. Moser will ask Twylah Kepler if she knows about the house. Several other homes were discussed, many of them in the Central Avenue area.

The Commission would like an updated list of all the properties on the local register. Moser will check with Mayor Kidd and report.

Reports and Requests: Marshall reported the letter Jerry Bower wrote has gone out to all area Realtors in regard to the implications of listing properties.

The Commission would like to consider updating the Historical and Architectural Heritage Tour of Richland Center, WI brochure. We will request it be made an agenda item for our next meeting.

There was a motion by Andreae, second by Mueller to adjourn. Motion carried.  
Minutes by Ruth Moser

HISTORIC PRESERVATION COMMISSION  
Minutes of 26 September 2005 Meeting

Present: Andreae, Bower, Jelinek, Moser, Mueller, Shannon  
Absent: Marshall  
Guest: Norbert Calnin

President Bower called the meeting to order at 7:02 PM.

The Minutes of 23 August 2005 were unanimously approved as printed.  
[Mueller/Jelinek]

Jerry introduced Gretchen Jelinek as the new member of the Commission, replacing Twylah Kepler, who had resigned.

Jerry distributed part of the application documents for the HPC Loan Program, which is almost ready to be introduced to the public. After brief discussion, Jerry was authorized to proceed with sending letters to owners of properties currently registered on the Local Register and to write a brief article for the Observer. [Moser/Andreae]

Norbert Calnin was present as a representative of the Richland Center Auditorium Development Group, which is being led by the Richland County Performing Arts Council. He mentioned that the Group has received incorporation as a 501c3 organization, which means that it can receive tax exempt gifts. The Group is investigating grant sources, such as CDBG, TIF, and the Jeffries Foundation, in addition to inviting donations to the Friends of the Auditorium Fund. The seating in the auditorium is not up to code and the new seating would alter the historic appearance of the facility. However, the Group had recently received word that the National Register people are willing to work out a suitable compromise.

Norbert explained that the Group will be taking a "development and financing plan" to the City Finance Committee as soon as it has been completed. He expects that the City Council will make a decision next spring whether to sell the Auditorium to the Group for one dollar. Commission members are urged to attend that Council meeting.

Jerry distributed a proposed letter explaining the fact that owners of a registered property are not severely limited in what they may do with their property. The draft was unanimously approved. [Shannon/Mueller] Jerry will arrange to get it sent ASAP.

The public hearing on the application of Trinity United Methodist Church to be listed was rescheduled for our next meeting, 25 October 2005 at 7:00 PM.

The meeting adjourned by consensus at 7:55 PM.

Minutes prepared by Jerry Bower

HISTORIC PRESERVATION COMMISSION  
Minutes for 23 August 2005

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

*Absent: Marshall.*

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

The Minutes for 26 April 2005 were approved as printed. [Shannon/Mueller]

Future Listings were discussed. Jerry noted that Cheryl Stanley is interested in listing her home, once the stucco repairs are completed. Jerry reported that he has not yet met with any downtown property owners about listing their buildings, and he will wait until the Main Street reconstruction is completed.

A Public Hearing on the application of Trinity United Methodist Church was set for 27 September at 7:00 PM. [Andreae/Moser]

Jerry was authorized to write our annual letter to the Finance Committee asking that our budget be continued in the same amount and that the Commission be allowed to continue to carry over its balance into its revolving loan fund.

It was suggested that Jerry write a letter to all realtors explaining the Commission's powers concerning listed properties and stressing that our jurisdiction is limited to the exterior and that the ordinance requires us to work with property owners to accommodate any repairs or additions they might choose to make. Our sole concern is to maintain the exterior integrity of the historic building.

Jerry will have the revolving loan fund materials photocopied for the next meeting, for a final review before it is publicly announced.

Next meeting (and public hearing) is 27 September at 7:00 PM.

The meeting adjourned at 7:30.

Minutes prepared by Jerry Bower

HISTORIC PRESERVATION COMMISSION  
MINUTES for 26 APRIL 2005

*Present:* Andreae, Bower, Kepler, Muller, Shannon

*Absent:* Marshall, Moser

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

The Minutes of 22 February 2005 were unanimously approved. [Shannon/Kepler]

Councilman Mueller was welcomed to the Commission. A few minutes were devoted to explaining the purposes and procedures of the Commission to Councilman Mueller.

Bower described contacts he intended to make concerning future listings.

The brief meeting adjourned at 7:35. The next meeting will occur when Bower calls it.

Minutes prepared by Jerry Bower

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

HISTORIC PRESERVATION COMMISSION  
MINUTES for 22 FEBRUARY 2005

*Present:* Bower, Andreae, Moser, Shannon, Marshall and Visitors: John & Philomena Poole and Helen Toms.

*Absent:* Keller, Kepler

President Bower called the meeting to order at 7:30 PM.

This was a public hearing to consider adding two properties to the Local Register of Historic Places.

A. the "W. Fogo House," owned by John & Philomena Poole, 265 N. Park was the first application considered. The Pooles were present and briefly reviewed the history of their home. Especially stressed was the fact that the house was mislabeled in the 1987 Survey as the W. Fogo House. A search of the members' memories and the Pooles' abstract proved that FWD Fogo had no connection to the house, although W. Fogo of the *Republican Observer* did own the property at one time. W. Fogo sold the property to Orla Campbell, who built the house. The property has passed through several more hands until the Pooles acquired it. After discussion, Shannon moved, Moser 2nd, that the Commission approve the listing. The motion was unanimously approved.

B. The "G. L. Laws House," owned by Tom and Mary McCarthy, 484 N. Church, was the second application considered. Since the McCarthys were on vacation, Ruth Moser, Commission member, spoke in favor of the application. After brief discussion and hearing no objections, Marshall moved, Shannon 2nd, that the Commission approve the listing. The motion was unanimously approved.

Bower will contact Dick Wilson about mounting the plaques on these two homes.

Marshall reported that he had talked with the Ruettings about listing their home. They prefer to wait a bit because they need to do something with their garage. Lee is pretty confident that the Ruettings will eventually list their prairie style home. Lee also mention the one-story stone home at the corner of Chestnut & Third, the Ruettings former home, as a possibility for listing. Rudy Everson, who managed Gateway Lumber Co., built the home. Since the house is currently for sale, we decided to wait until it had been sold before making a contact about a listing.

The meeting adjourned at 7:55PM. The next meeting will occur at the President's call.

Minutes prepared by Jerry Bower, President



HISTORIC PRESERVATION COMMISSION  
MINUTES FOR 25 JANUARY 2005

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

*Absent:* Keller, Marshall

President Bower called the meeting to order at 7:30 PM.

The Minutes of 26 October 2004 were unanimously approved.

The commissioners set a public hearing for 22 February, 7:30 PM, to consider the applications of Tom & Mary McCarthy, 484 N. Church and John & Philomena Poole, 265 N. Park for listing on the Local Register of Historic Places. Jerry will get the applications to Jude Elliott immediately, so that he can make the proper notification of adjacent property owners. Jerry will personally invite Mike and Mary Jo Nigl to attend the hearing.

We spent several minutes discussion the *ongoing* Saga of the W. Fogo House. There are still some unanswered questions about the Poole property and about the death of Orla Campbell.

Jerry will contact Lee to see if he has contacted the Ruettens about listing their house.

Jerry reported that the new owners of the Kirkpatrick house are Ed & Lisa Miller. Ed is a painter who works for a historic restoration company in Madison. Consequently, they seem to be the perfect people to care for this historic property.

Rod reported that a good prospect for purchasing the City Auditorium has appeared. These people are to make a presentation at the 1 February Council meeting about their plans for restoration and operation of the Auditorium.

Meeting adjourned at 8:20 PM.

**Next meeting 22 February, 7:30 PM.**

Minutes prepared by Jerry Bower

**From the “Intensive Survey Form,” it was noted that “...this building has sufficient architectural character to contribute to the proposed district.”**

Some owners of the property were of historical significance in the community:

- O.J. Campbell was a produce dealer.
- B.I. Pippin was a prominent physician and owner of his own clinic.
- Lela Andrews was the owner and publisher of the Richland Democrat newspaper.

**Other pertinent information taken from the abstract:**

Orla J. Campbell acquired lot 6 on April 11, 1922, from R.H. DeLap and Carrie DeLap, his wife; Carrie Bailey and Harry Bailey, her husband; Myrtle Bancroft and L.H. Bancroft, her husband.

O.J. Campbell & Janette Campbell secured mortgage from Richland County Bank on April 17, 1925. Mortgage satisfied on January 27, 1972.

\$10,000 mortgage to O.J. Campbell and wife from Richland County Bank, February 4, 1927.

Mortgage satisfied March 16, 1929.

Another mortgage of \$5,000 to Gideon Benson, February 7, 1929; satisfied from Gideon Benson to O.J. Campbell & wife, March 28, 1929.

Lot 6, block 42 transferred from Campbells to B.I. Pippin, March 4, 1929.

October of 1961, Lela Andrews acquired the property from B.I. Pippin.

November, 1981, Larry & Kay Wyman acquired the property from Lela P. Andrews.

December, 1994, John & Philomena Poole acquired the property from Larry & Kay Wyman.