

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of June 6, 2016

Members Present: John Mann, Ken Ziehr, Jane Seymour Kunick, Dale Poynter, Dave Strobel, Joan Myers

Members Absent: Brady Foust

Minutes: The minutes of the May 2, 2016, meeting were approved as written.

The meeting was chaired by Dale Poynter and called to order in the City Council Chambers at 4:30 p.m.

- 1. Public Hearing and Consideration of 470 Summit Avenue as a Local Landmark.** Pat Ivory provided an overview of the proposed designation of 470 Summit Avenue as a local landmark property pursuant to Chapter 2.65. The historic name of the property is the D. A. Cameron House. The property is located within the Third Ward National Register Historic District and listed as a pivotal property. It was also within the Third Ward Local Landmark District, but the property owner opted-out of the designation in 1992. The new property owner is requesting to have the property reinstated. The building is being considered since the National Register district nomination identifies it is an excellent example of Second Empire style.

Jim Mattson, 430 Summit Avenue, was present at the meeting and inquired about the proposed designation and questioned whether rental properties could be designated as local landmarks. It was noted that occupancy of a residential property is not a criterion for designation.

ACTION TAKEN: Ken Ziehr moved to designate 470 Summit Avenue as a local landmark finding that the dwelling is an important example of the Second Empire architectural style in the City. Joan Myers seconded the motion. All votes were in favor. Motion carried.

- 2. Update on 1004 Menomonie Street.** James Rolbiecki was present at the meeting to discuss 1004 Menomonie Street, the former Kaiser Lumber Company Office. Mr. Rolbiecki indicated that he was considering a change from the proposed restaurant/tavern use for the building that was approved in December. He is now considering converting the building into only a tavern. The reason for the change is that the financials for converting the building into a restaurant were not looking as feasible as they appeared in December. He indicated that he would attempt to market the tavern to those using the nearby City trail, those using Hobbs Ice Arena, and future patrons of the proposed UWEC event center/YMCA facility.

It was noted that he would have to apply for a conditional use permit for a tavern, which would be considered by the Plan Commission. The property is within the Historic Randall Park Neighborhood, and it was suggested that the neighborhood association be contacted to obtain their support.

Mr. Rolbiecki indicated that the change to only the tavern would not change plans as they related to the exterior of the building. The plans proposed in December called for a handicapped accessible ramp

and some decking on the south side of the building. The change in proposed use would not change the exterior plans discussed in December.

The Commission noted that they were glad to see that Mr. Rolbiecki was continuing to pursue efforts to reuse the building. They acknowledged that the specific use of the building would need to be approved by the Plan Commission, but his plan as presented to the Commission appeared to be a reasonable use of the building. They noted that they would like to see his detailed business plan and conditional use permit proposal in order to review specifics of the proposal.

ACTION TAKEN: Dale Poynter moved to reaffirm that the Commission still remains committed to preserving the building and supports Mr. Rolbiecki's efforts to find an adaptive reuse of the building. Dave Strobel seconded the motion. All votes were in favor. Motion carried.

3. **Update on CLG Grant Project.** The Commission was informed that Legacy Architecture would like to have the required public meeting regarding the CLG grant project in late June. The Commission discussed possible dates and noted that their regular July meeting would be on July 4th. They decided to schedule the public meeting and next regular meeting for June 29th. Pat Ivory indicated that he would inform the consultant to see if this date would work with their schedule.
4. **Update on Landmark activities and properties, including:**
 - A. **Landmark Tour Booklet.** The Commission discussed the recently completed tour booklet. Pat noted that it is available for sale at Volume One, the Chippewa Valley Museum, Mayo Hospital Gift Shop, and City Hall. Representatives from Visit Eau Claire will attend an upcoming meeting to discuss marketing the booklet through their organization.
 - B. **Historic Building Contractor's Questionnaire.** Pat noted that the results of the historic building contractor's questionnaire had been posted on the City's website.
 - C. **Landmarks Membership Provisions.** It was noted that the City Council had a recent discussion about possible changes to several of the City's boards and commissions. The provision for the architect position on the Landmarks Commission was one of the proposed changes. The change would eliminate the requirement that the architect be registered. Dale Poynter and Ken Ziehr suggested that the change indicate that the architect be "registered or previously registered" and that they have received a four year architecture degree from an accredited university. Dale and Ken indicated that they would discuss the specific wording in more detail and report back to the Commission.

There being no further business to come before the Commission, the meeting was adjourned at 5:50 p.m.

Submitted by,


Jane Seymour Kunick