

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of December 5, 2016

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

Members Absent: Dale Poynter, Brady Foust

Minutes: The minutes of the November 7, 2016, meeting were approved as written.

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

- 1. Consideration of an application for Certificate of Appropriateness to construct an elevator addition at 510 South Farwell Street.** Pat Ivory provided an overview of an application for a Certificate of Appropriateness submitted by Christ Church Cathedral at 510 South Farwell Street to construct an elevator addition to the Parish House. The Parish House and church are both locally designated with the Parish House located directly north of the church. The elevator addition would be on the north side of the Parish House that would provide ADA compliant accessibility for the Parish House and the church's office building to the north.

Bailey Merrill, from SDS Architects was present at the meeting, and discussed the project and exterior appearance of the addition. Bailey noted that the addition would be located in a recessed area and approximately 100 feet from South Farwell Street. The addition would use masonry block and EIFS to match the stone and stucco on the existing Parish House building. She added that the project would preserve the existing stained glass in the area of the addition.

Doug Carson, from Christ Church Cathedral, and Tom Twohig, from SDS Architects, were also present at the meeting.

The Commission discussed the application and Ms. Merrill noted that the project would preserve the existing stained glass in the area of the addition and would minimize the removal of any of the original building materials.

ACTION TAKEN: Ken Ziehr moved to approve the Certificate of Appropriateness for the elevator addition. Jane Seymour Kunick seconded the motion. All votes were in favor. Motion carried.

- 2. Discussion of proposed exterior work at 1004 Menomonie Street.** James Rolbiecki was present at the meeting to discuss the progress of his plans to convert 1004 Menomonie Street (former Kaiser Lumber Company Office) into a restaurant/tavern. Mr. Rolbiecki discussed three primary aspects of the work proposed for the exterior of the building, some of which was illustrated in a concept drawing prepared by Cedar Corporation. This included: the primary entrance on the south side of the building, a handicapped accessible ramp on the north side of the building, and rooftop venting for the kitchen equipment.

The Commission first discussed the rooftop venting. It was suggested that the color of the venting be finished with a darker finish if possible.

The Commission then discussed the south and north entrances to the building. Mr. Rolbiecki indicated that the south entrance would serve as the primary entrance, which historically has been the entrance to the building. He noted that the ramp is proposed for the north side of the building based on input from the State Historical Society noting that the north side of the building was historically the rear of the building. However, the Commission noted that due to changes in the street configuration in the area, that the north elevation is now as prominent as the south elevation.

The Commission inquired whether the ramp could be placed on the east side of the building, but Mr. Rolbiecki indicated that the handicapped-accessible parking and some other equipment would be located on this side of the building. The canopy proposed to cover the ramp was also discussed and Mr. Rolbiecki showed a photograph of the concept he was considering. The Commission questioned the design of the canopy shown in the photograph and felt that a more simple, flat-roof design should be considered. They also questioned whether the installation of a canopy was necessary.

The Commission questioned whether the width of the existing doorways on the south and north sides of the building would accommodate the code requirements. Mr. Rolbiecki indicated that he would have to talk to the architects at Cedar Corporation. The Commission expressed concern if the width of the doorways would have to be changed, and if so, how this would be accommodated. They noted that State's Historic Building Code should be reviewed for applicability for the project.

It was also noted that an entrance door on the east side of the building would be changed to a window to match the existing windows on that elevation. The Commission agreed that this was appropriate.

Finally, Mr. Rolbiecki was asked whether an outdoor patio was planned as such an area was proposed in earlier drawings. Mr. Rolbiecki indicated that a patio may be added as a later phase of the project. He noted that he was hoping to bring back final plans early in 2017.

- 3. Consideration of landmark plaque eligibility.** The Commission discussed two requests to have the Commission install landmark yard plaques at properties within the landmark districts. The first request was for 522 Fourth Avenue within the Randall Park Historic Landmark District and the second was at 1301 State Street within the Third Ward Historic Landmark District. Both are currently identified as contributing properties in their respective districts. The recently adopted policy of the Commission would allow such plaques if the Commission makes a determination that the properties would be considered individually eligible for local landmark designation.

The Commission discussed additional historical information provided for 522 Fourth Avenue noting that Keith Glennan spent much of his childhood in Eau Claire and was later appointed as the first director of NASA. The house is a good example of the bungalow style architecture. The Commission also discussed 1301 State Street noting the recent restoration of the house. The house was constructed in 1871, by Francis Woodward, who served as president of the First National Bank. The house is located on a 1.5 acre parcel within the historic district.

ACTION TAKEN: Ken Ziehr moved that both properties would be considered as individually eligible for local designation based on the information discussed, thus making both eligible for a landmark yard plaque. Joan Myers seconded the motion. All votes were in favor. Motion carried.

4. Update on Landmark Activities and Properties, including:
A. Report from Historic Preservation Foundation. None.

There being no further business to come before the Commission, the meeting was adjourned at 5:25 p.m.

Submitted by,


Jane Seymour Kunick