

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of May 7, 2018

Members Present: John Mann, Dale Poynter, Ken Ziehr, Dave Strobel, Joan Myers, Brady Foust

Members Absent: Jane Seymour Kunick

The meeting was chaired by John Mann in the North Conference Room and called to order at 4:30 p.m.

Minutes: The minutes of the April 9, 2018 meeting were approved as written.

- 1. Consideration of a Certificate of Appropriateness to construct an attached garage at 606 Second Avenue.** Mr. John Mogensen was present at the meeting requesting a Certificate of Appropriateness to construct a new garage that would replace an existing single-vehicle garage at 606 Second Avenue. The house is the Steven House which is also listed on the National Register. The house is significant as it was designed by the architectural firm of Purcell and Fieck of Minneapolis. It is one of the best examples of Prairie School architecture in the area.

Mr. Mogensen indicated that the house currently has a single-car attached garage that faces Hudson Street. (A detached garage is also located to the east of the house along Second Avenue.) The attached garage is at a lower level, lower than the grade of the yard or street and below the level of the main living area of the house.

The proposal is to construct a new garage at the grade of Hudson Street at the same location of the existing garage and which would be larger to accommodate two vehicles. The garage would have two overhead doors facing Hudson Street, each similar in size to the garage door for the existing garage. The garage would have a flat roof, the same as the existing. The new roof would be located below the height of the windows of the first floor.

The exterior of the garage would be of brick masonry construction matching the brick used for the house. Two windows are proposed for the east elevation that would match the windows in the house. Mr. Mogensen has indicated that historically, water from rainfall and runoff has drained into the garage since it is below grade. The water has caused damage to the foundation and walls. He is proposing to raise the grade of the garage floor to eliminate this problem

Staff noted several concerns about the application including: the need for more specific information about how the new roof ties into the house, the overall size or scale of the proposed garage in relation to the house, the width of the garage doors, and the design; should the design try to mimic the design of the house or use contrasting architectural features. Review criteria as outlined in the Landmarks Ordinance were included in the staff report.

The Commission discussed the proposed project and noted concerns. They indicated that the existing garage was a terrace design that blended into the landscaping of the house. They also discussed whether the existing garage was original to the house or constructed at a later date. Several members

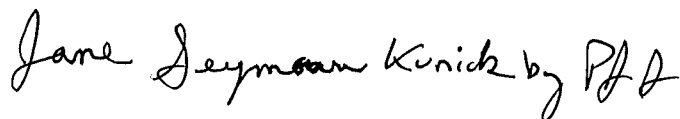
indicated that they would research the University of Minnesota archives where the plans for the house are on file. The Commission also discussed alternative designs such as turning the garage 90 degrees with the garage doors facing to the east. This may allow for the garage to be constructed with the garage floor and roof at a similar elevation as the existing garage. Another option was whether the garage could be constructed to the rear of the house. They also indicated that they should contact the Wisconsin Historical Society for input.

ACTION TAKEN: Ken Ziehr moved to postpone consideration until the next regular meeting to allow for the Commission to contact the University of Minnesota Archives and Wisconsin Historical Society. Brady Foust seconded the motion. All votes were in favor. Motion carried.

2. **Presentation on UWEC Eastside Hill Neighborhood Property Survey.** The UWEC student that was involved in the research on the Eastside Hill Neighborhood was not able to attend the meeting. John Mann provided some background on the project and discussed one particular residence that was researched as part of the project.
3. **Discussion of Preservation Month Activities.** The Commission continued their discussion about possible preservation month activities. The Commission indicated that possible activities could be the dedication of the High Bridge historic marker, unveiling of the plaques for the individual homes, and participation in the Chippewa Valley Museum's biking into history grant project.
4. **Update on Landmark Activities and Properties:**
 - A. **1004 Menomonie Street.** No update
 - B. **State Theatre.** Pat Ivory noted that the State Theatre was still for sale and that the person that had been interested in the building was no longer pursuing the acquisition. The Commission questioned if this was because of the non-compete clause that was being required in the sale and asked to obtain a copy of the clause. Kathy Attermeier was present at the meeting and expressed her concern about the future of the State Theatre. She indicated that she was concerned that the building could be demolished and wanted to see the building remain as a viable part of Eau Claire's downtown.
 - C. **Update from HPF.** Pat noted that the annual meeting of the HFP was held on May 1st. A fall home tour is still planned.
 - D. **Biking/Walking into History Grant.** Pat Ivory indicated that he had not received any updates regarding the biking/walking into history grant.

There being no further business to come before the Commission, the meeting was adjourned at 5:30 p.m.

Submitted by,



Jane Seymour Kunick