

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of June 4, 2018

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

Members Absent: Joan Myers, Brady Foust

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 May 7, 2018 meeting were approved as written.

- 1. Consideration of a Certificate of Appropriateness to construct an attached garage at 606 Second Avenue.** This application was postponed from the May 7, 2018 meeting. Mr. John Mogensen was present at that 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.

As noted at the previous meeting, 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 of the house.

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.

The Commission postponed consideration at the May meeting to determine whether the existing garage is original, obtain input from the Wisconsin Historical Society, and allow time for the applicant to consider the option of turning the garage so the garage doors would face the east. This would allow for the garage to take advantage of the topography of the site and allow the garage floor and roof to remain at approximately the same height as the existing garage and resolve the drainage issue discussed by the applicant. The Commission also had concerns about

the proposed garage attempting replica the architectural features of the house rather than the terraced design of the existing garage.

Pat Ivory informed the Commission that the existing garage is not original as it was built sometime between 1927 and the mid-1950s. Pat also contacted the Wisconsin Historical Society, which shared some observations about the concept of replacing the garage with a larger attached garage. Comments noted potential concerns about having the garage closer to the street than the house along Hudson Street whereas this may not be as significant an issue for the Second Avenue frontage. Also, the garage should not be designed to match the house exactly, and construction of a replacement garage should be sympathetic to the garage they are replacing. Concluding remarks noted that there could be a way to enlarge the garage without affecting the historic house.

John Mogensen and Lisa Aspenson were present at the meeting and noted their concerns about the condition of the existing garage walls and the need to address the deterioration. They noted that they still preferred having the garage doors face Hudson Street as proposed.

Lauren Lierman, from the Randall Park Neighborhood Association, expressed her concern about the proposed garage and questioned the need for an additional garage as the property already had a detached two-vehicle garage.

Commission members again expressed concerns about raising the elevation of the garage roof as it relates to the house and the design of the garage that matched the design of the house. Non-compliance with several of the review criteria contained in the Landmarks Ordinance was noted. Several Commission members suggested a revised approach to the design again noting that the proposed garage should be sympathetic to the terrace design of the existing garage rather than the house and noted concern about increasing the height of the garage roof in relation to the house. Alternative site plans drawn by Dale Poynter were discussed as possible options.

ACTION TAKEN: Ken Ziehr moved to not approve the application as submitted. Dale Poynter seconded the motion. The motion carried with Dave Strobel voting no.

The Commission thanked the applicants and suggested they attempt to address the concerns of the Commission with a revised submittal.

2. Update on Landmark Activities and Properties:

A. 1004 Menomonie Street. Pat Ivory informed the Commission that Mr. Rolbiecki is still interested in moving the Kaiser Lumber Company office building and is working on a proposal that would be submitted to the Wisconsin Historical Society to keep the building on the National Register. Pat explained the process that would involve the State Review Board and then final determination by the National Park Service.

- B. State Theatre.** The Commission reviewed and discussed the non-compete clause that was being required in the sale of the State Theatre building. The Commission expressed concern that the clause would preclude almost all shows and events in the building, making it very difficult to sell.
Action Taken: Dale Poynter moved that the Commission send a letter to the Eau Claire Regional Arts Council, Inc. expressing the Commission's concern about the inclusion of a non-compete clause with the sale of the building. Ken Ziehr seconded the motion. All votes were in favor. Motion carried.
- C. Update from HPF.** No update.
- D. Soo Line Locomotive 2719.** Dave Strobel indicated that a local group is discussing the feasibility of moving the Soo Line Locomotive 2719 back to Eau Claire from Duluth. The locomotive would be on display and future restoration of the locomotive for excursions would be considered.
Action Taken: Ken Ziehr moved to approve a resolution of support to have a local group consider moving the locomotive to Eau Claire provided that a suitable location could be found and that the locomotive would be maintained. Jane Seymour Kunick seconded the motion. All votes were in favor. Motion carried.
- E. Carson Park Baseball Stadium.** The Commission noted that in June of 2017, the Commission heard a presentation about replacing the metal bleachers at the Carson Park Baseball Stadium. The Commission questioned the status of the project and indicated that the meeting minutes noted that the final plans would be brought back to the Commission for recommendation. Pat noted that he had learned that the Wisconsin Historical Society should also be reviewing the plans.
- F. Biking/Walking into History Grant.** Pat Ivory informed the Commission that the first bicycle tour was scheduled for Friday, June 8th. The tour will feature historic bridges and Pat will be assisting in presenting information about several of the bridges.

There being no further business to come before the Commission, the meeting was adjourned at 6:10 p.m.

Submitted by,


Jane Seymour Kunick