

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of April 1, 2019

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

Members Absent: None

Visitors: Vicki Milewski, Michael Milewski, James Rolbiecki, Lisa Aspenson, John Mogensen, Janice Wnukowski, Sharon Hildebrand, Jim Seymour

The meeting was chaired by John Mann in the Chippewa Room of the L.E. Phillips Public Library and called to order at 4:30 p.m.

Minutes: The minutes of the March 4, 2019 meeting were approved as written.

1. **Public hearing and consideration of the designation of 618 South Farwell Street as a local landmark pursuant to Chapter 2.65.** Pat Ivory provided an overview of the proposed landmark designation of 618 South Farwell Street, the A. E. and Georgina White House. The building was constructed in 1905 by A. E. and Georgina White House. Mr. White owned White Machine Works and was the inventor of numerous machine parts and equipment, several of which held U.S. patents. Pat noted that the owners of the property (Vicki Milewski and Michael Milewski) had requested consideration of the designation of the property. The Landmark designation proposes the designation to be based on both the architectural and historical significance of the property.

Vicki and Michael Milewski were present at the meeting and thanked the Commission for consideration of the landmark designation. Michael noted that they had several suggested changes to the nomination narrative and that they were requesting that the historic name for the property be listed as the Milewski Building.

The Commission noted that the historic building name has traditionally followed the guidelines established for the National Register that generally assigns the name based on the persons that constructed the property or had historic significance that were associated with the building. The Milewski's noted that they had reviewed documentation stating that the current owner's names could be listed as the historic name for the property.

The Commission indicated that they would want to review this documentation and have an opportunity to review other suggested changes to the nomination.

ACTION TAKEN: Dave Strobel moved to postpone consideration of the nomination until such time that the Commission has had an opportunity to review information to be provided by the owners of the property related to the naming of a historic building and suggested revisions to the nomination narrative. Brady Foust seconded the motion. All votes were in favor. Motion carried.

2. **Consideration of plans to convert 1004 Menomonie Street into a restaurant/pub.** Pat Ivory provided an overview of plans submitted by Mr. James Rolbiecki to convert 1004 Menomonie Street (the Kaiser Lumber Company Office) to a restaurant and pub. This project is similar to that submitted by Mr. Rolbiecki in 2017,

but does include some modifications from the 2017 project. The Plan Commission will review the site plan and liquor license application at their April 15th meeting.

The site plan, floor plan, and building elevations for the revised plan were reviewed. The site plan shows that parking for the restaurant/pub will be located on-site to the west and north of the building. The stairway on the east side of the building will be improved and a trash enclosure will be located to the east of the building with a screening wall utilizing brick matching the building. The doorway opening on the north elevation that was enclosed with wood and vinyl in a previous remodeling will be converted to a window. Brick matching the existing building will be used to infill the lower portion of the doorway. The site plan also shows two monument signs, one north of the building and one near the south entrance. The plan does not show any roof-top vents or mechanical equipment, but two vents were proposed in 2017. The Commission did note several discrepancies between the site plan and the building elevations and floor plans that had been submitted.

Mr. Rolbiecki stated that the building plans had not been submitted to the State of Wisconsin yet for review and that these plans were preliminary. He indicated that plans could change subject to the State review and at that time the plans would be finalized.

The Commission reviewed the submittal and questioned whether review of a formal Certificate of Appropriateness should wait until the plans have been approved by the State. The Commission noted that the revised conceptual plan (in relation to the 2017 proposal) retained the historic character of the building in a better fashion. The Commission suggested that the review of the Certificate of Appropriateness was premature, but would consider a letter supporting the project moving forward.

Sharon Hildebrand stated that she liked the revised plans for the building, but was disappointed that the yard area would be lost to the parking.

ACTION TAKEN: Dale Poynter moved to have the Commission Chairperson send a letter to Mr. Rolbiecki noting the Commission's support of his efforts to preserve the building based on the concept plans currently being proposed. Brady Foust seconded the motion. All votes were in favor. Motion carried.

3. **Consideration of plans at 606 Second Avenue to construct a duplex, new detached garage, and convert a window on the east elevation of the existing house to a door.** Pat Ivory provided an overview of plans submitted by Lisa Aspenson and John Mogensen for 606 Second Avenue (the Steven House) to construct a duplex, new detached garage, and convert a window on the east elevation of the existing house to a door. This is the J.D.R. Steven House that was designated as a local landmark in 1976.

The application involves:

- dividing the existing parcel into two parcels
- constructing a duplex on the eastern portion of the parcel
- constructing a detached garage to the northeast of the existing house
- converting a window on the east side of the house into a door

The site plan and building elevations for the new duplex were reviewed. The site plan shows the duplex to be located 30' from Second Avenue and 25' from Hudson Street. The existing detached garage (located to the north) would be on the newly created parcel. Photographs of an existing duplex recently constructed

on Chippewa Street are also reviewed, which the applicants indicate would replicate the design of the building.

The new detached garage would be located to the northeast of the existing house and would be 28' x 26' in size. The applicants indicate that the design of this new detached garage would be the same as the existing detached garage. Building elevations of that garage that were submitted for previous Commission review and the building permit were included as part of the submittal.

The submittal also proposes the conversion of a window to a doorway on the east elevation of the Steven House. An elevation drawing of the east side of the house was submitted with the window highlighted that is proposed to be changed. However, no plans for the new doorway were included in the submittal.

Pat Ivory noted that the designation of the Steven House in 1976 included not only the house, but also the parcel (lots 14-17 plus a portion of Lot 13). Therefore any change involving an exterior alteration to the property that requires a permit is subject to review by the Landmarks Commission.

The review criteria for the exterior alteration of a landmark property are listed in Section 2.65.040 B 2 of the Landmarks Ordinance. Pat Ivory noted that several of the ten criteria listed pertain to both the building and subject property or site. Specifically, criterion #2, #3, #4, and #5 refer to the impact of a project on both the building and landmark site. An integral part of the significance of the Steven House designation relates to the grounds surrounding the house. A copy of the landmark designation form and the minutes from the 1976 Commission meeting were noted by Pat and included in the staff report. The importance of the grounds was noted in the meeting minutes noting Harry Franklin Baker as the designer of the gardens and grounds.

In addition, staff noted that the importance and significance of the yard/grounds surrounding the Steven House as a component of the Prairie School style of architecture of the building which is documented in the City's Intensive Historic Survey of the property noting the grounds and the design of the house overlooking the grounds. A copy of the Intensive Survey narrative was provided to the Commission.

Staff noted that the Commission must find compliance with the criteria set forth in Section 2.65.040 B 2 to approve the proposed work. Staff's finding is that the application to construct the duplex and detached garage does not appear to be in compliance with items #2, #3, and #5 in that the construction of these buildings:

- the distinguishing character of the site will be adversely effected and destroyed
- the construction does not have a historical basis for the property
- stylistic features and craftsmanship which characterize the site would not be treated with sensitivity

Regarding the conversion of the window to a door, no specific plans for the work were submitted.

Lisa Aspenson and John Mogensen were present at the meeting. They stated that they felt that the yard area was not important to the historic or architectural importance of the Steven House. They noted the yard is very large and difficult to maintain. They added that the additional detached garage was being proposed to have it more accessible to the house than the existing garage and improve handicapped accessibility for one of their parents.

The Commission discussed the designation of the Steven House and the importance of the site/parcel in

relation to the house. Several Commission members noted that the layout and design of the house was based on featuring the view of the grounds to the east side of the house. It was noted that the house was one of the finest examples of the Purcell and Feick homes in the region and the site was an important historic fabric related to the house. The University of Minnesota has detailed information on the house in their archive library.

Jim Seymour questioned whether the lot could be divided and just the garage constructed. Pat Ivory noted that the City's zoning ordinance allowed only one detached accessory structure on a parcel. An attached garage would be permitted. The Commission discussed options relating to constructing the garage to the northeast of the house and providing a connection with a corridor, which would comply with the zoning code.

Sharon Hildebrand discussed the significance of the property noting the importance of the large yard area featuring the house.

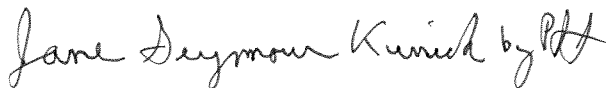
ACTION TAKEN: Ken Ziehr moved to approve the certificate of appropriateness. Joan Myers seconded the motion. The motion failed with all Commissioners voting no, noting that the application was not in compliance with the review criteria contained in Section 2.65.040 B 2, specifically criterion #2, #3, and #5 and that no information was submitted related to the proposed doorway.

4. Update on Landmark Activities and Properties:

- A. Update from HPF.** Janice Wnukowski from the Foundation discussed the Preservation Month presentation to be held on May 21st regarding researching the history of a house. The Landmarks Commission is co-sponsoring the event.
- B. Commission membership.** The Commission noted that this was Dave Strobel's last meeting as he will be going off the City Council later in April. The Commission thanked Dave for his work on the Commission and his interest and insight regarding preservation activities.

There being no further business to come before the Commission, the meeting was adjourned at 6:20 p.m.

Submitted by,



Jane Seymour Kunick