

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of October 7, 2019

Members Present: John Mann, Dale Poynter, Ken Ziehr, Joan Myers

Members Absent: Jane Seymour Kunick, Brady Foust, David Klinkhammer

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

Minutes: The minutes of the September 3, 2019 meeting were approved as written.

- 1. Consideration of an application for Certificate of Appropriateness for 127 Gilbert Avenue to construct an addition and make exterior changes.** Pat Ivory provided an overview of an application for a Certificate of Appropriateness submitted by Matt Ness on behalf of Shawn and Jessica Rauckman to construct an addition to 127 Gilbert Avenue. In addition, other exterior changes are proposed including: replacing the siding on the house and existing detached garage, reconstruction of the front entry to include a front porch, and installation of new asphalt shingles. The house is a contributing property located in the Third Ward Historic Landmark District.

The addition would be recessed back from the front wall of the existing house approximately two feet. The addition would be a 2-story structure, but would be stepped down in height from the existing house and would have a tuck under garage with two single-car garage doors with living space above the garage. The roof would be the same pitch as the existing house and include two working dormers. The windows in the addition will match the existing windows in the house which will not be replaced.

The addition and existing portion of the house would be resided with Smartside siding that would match the existing siding on the house. All window trims, door trims, band boards, freeze boards, and moldings will be replicated to match the existing. The addition will have asphalt shingles and the existing house will also be re-shingled using the same shingle that is similar to the existing shingles on the house.

The project also includes the reconstruction of the front entryway and the addition of a 6-foot porch to the front of the house. The porch would have a railing that would be 36" in height and the applicant notes will probably be painted white.

Pat reviewed the Third Ward Historic District Landmark Plan noting that additions and alterations to street facades are allowed provided that the design is sensitive to the historic character of the building. The plan further states, *"The design shall be compatible with the existing building in scale, color, texture and the proportion of solids and voids. Materials and architectural details used in such alterations and additions should match those on the existing building."* Regarding side additions, the plan states, *"Side additions must be set back from the front wall of the building and should not alter the street façade. All materials used should match the materials used on the existing structure in design, color, texture, and architectural detail."* Regarding the siding replacement, the plan states that residing

is permitted provided that the new siding imitates the width of the original siding and that all architectural details are duplicated.

Pat added that in addition to the provisions in the district plan, the Commission should also consider the review criteria for the exterior alteration of a landmark property that are listed in Section 2.65.040 B 2 of the Landmarks Ordinance.

Matt Ness, Shawn Rauckman, and Jessica Rauckman were present at the meeting and discussed the proposed work. Matt Ness indicated that they may try to reduce the grade in front of the porch in order to eliminate the code requirement for the railing.

The Commission discussed the proposed project and noted that they felt that the project was in compliance with the district guidelines as presented by staff. It was noted that the turned posts for the porch should be of similar diameter to the existing posts. The Commission also discussed a number of suggestions for the owner's consideration. These included:

- The railing for the front porch is optional if the grade in front of the house can be reduced to less than two feet. If the railing is installed, the color white is preferable.
- There were some discrepancies between the floor plans and elevation drawings, which should be addressed.
- The construction of two or three dormers for the addition was discussed and either option is acceptable.
- The addition of a horizontal decorative band between the lower and upper level of the addition is an option. The band would extend horizontally somewhat in line with the floor of the porch.
- Consideration should be given to improving the vertical alignment of the garage doors, upper floor windows, the dormers. The garage service door should be shifted to the west as much as possible.

ACTION TAKEN: Dale Poynter moved to approve the Certificate of Appropriateness with the condition that the new turned posts for the porch be of a similar diameter as the existing porch posts and that the applicant consider the design suggestions discussed by the Commission. Ken Ziehr seconded the motion. All votes were in favor. Motion carried.

- 2. Consideration of letter of support for National Register Nominations.** The Commission discussed draft National Register nominations prepared for the Chicago, St. Paul, Minneapolis, and Omaha Railroad Bridge (High Bridge) and the Soo Line Railroad Bridge. The nominations were prepared by Dr. Mann's UWEC Public History class and the State Review Board will be considering the nominations at their November meeting. Both bridges are locally landmarked. John indicated that the Wisconsin Historical Society may be making some changes to the nominations prior to the State Review Board meeting. John indicated that since he was involved in the preparation of the nominations, that he would be abstaining from the vote.

ACTION TAKEN: Dale Poynter moved that the Commission send letters to the Wisconsin Historical Society Review Board indicating the Commission's support for the approval of the two National Register nominations. Joan Myers seconded the motion. The motion carried with John Mann abstaining.

3. **Update from the HPF.** The Commission discussed the HPF historic building tour held on September 28th.
4. **Discussion regarding landmark yard plaques.** Pat Ivory discussed the yard plaques that the Commission places in front of the properties designated as local landmarks, which includes individual landmark properties and properties listed as pivotal within the landmarked historic districts. Pat noted the difference in design from the yard plaques in comparison to the historic plaques placed along the recreational trail which have a metal frame. Pat questioned whether the Commission wished to consider a change in the yard plaque design from a wood construction to metal construction. The Commission suggested that they first determine the cost difference between the wood and metal designs and differences in maintenance. However, it was generally the consensus of the Commission that they liked the appearance of the wooden yard plaques in the neighborhood settings.
5. **Future agenda items.** None suggested

There being no further business to come before the Commission, the meeting was adjourned at 5:15 p.m.

Submitted by,



Jane Seymour Kunick