

Randall Park Historic Landmark District Plan



Eau Claire
LANDMARKS



RANDALL PARK HISTORIC DISTRICT PLAN

Prepared By: City of Eau Claire
Dept. of Planning and Development
November, 1983

For: Eau Claire Landmarks Commission

RESOLUTION-RANDALL PARK HISTORIC DISTRICT

Resolution offered by Commissioner Kenneth E. Ziehr.

WHEREAS, it is the purpose of the Landmarks Commission to accomplish protection, enhancement, and perpetuation of landmarks which reflect elements of the City's cultural, social, economic, political, and architectural history; and

WHEREAS, the Landmarks Commission does hereby find that the Randall Park Historic District bounded on the West by Fifth Avenue; on the North by Lake Street; on the East by Third Avenue; and on the South by Niagara Street in the City of Eau Claire possesses the characteristics which meet the following criteria of a landmark district in that it;

1. Exemplifies or reflects the broad cultural, economic, and social history of the community; and
2. Is identified with historic personages or important events in local history, and
3. Embodies the distinguishing characteristics of particular architectural types inherently valuable for the study of a period or period styles, methods of construction, or craftsmanship; and
4. Is representative of master architects who influenced their age.

NOW, THEREFORE, BE IT RESOLVED by the Landmarks Commission of the City of Eau Claire: that, pursuant to Chapter 2.65 of the Eau Claire General Ordinances, entitled "Landmarks", the Randall Park Historic District be designated as a historic district in the City of Eau Claire, based on the foregoing criteria.

Commissioner Kenneth E. Ziehr

Adopted,
November 17, 1983

Randall Park Historic District

<u>Street Included</u>	<u>Numbers</u>
Niagara Street	307-422
Broadway Street	310-440
Hudson Street	309-438
Lake Street	244-435
Third Avenue	323, 403, 520, 606, 617, 620
Fourth Avenue	325-606
Fifth Avenue	507, 607-609

RESOLUTION-RANDALL PARK HISTORIC DISTRICT PLAN

Resolution offered by Commissioner Meg Marshall ..

WHEREAS; it is stated in the Landmark Ordinance NO. 4293, Chapter 2.65, 2.65050, Procedure for Designation of Landmarks, Landmark Sites, and Historic Districts, Section B, Creation of Historic Districts; that with the assistance of the Department of Planning and Development Staff, the Commission shall prepare or cause to be prepared specific standards and guidelines within the district and a map of the proposed district boundaries; and

WHEREAS; the Landmarks Commission does hereby find that the Randall Park Historic District Plan prepared by the City of Eau Claire Department of Planning and Development and the Landmarks Commission possesses the specific standards and guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Landmarks Commission of the City of Eau Claire: that pursuant to Chapter 2.65 of the of the Eau Claire General Ordinances, entitled "Landmarks", the Randall Park Historic District Plan is hereby adopted.

Commissioner Meg Marshall.

Adopted,
November 17, 1983

NOTICE OF DESIGNATION

Notice is hereby recorded with the Eau Claire County Register of Deeds that pursuant to Chapter 2.65 of the Eau Claire Municipal Code, the Landmarks Commission of the City of Eau Claire, Wisconsin on the 17th day of November, 1983, has designated the following described property being located within the area designated as an historic district within the City of Eau Claire, Wisconsin:

1. Legal description of properties included:

A part of Eau Claire City Addition to the City of Eau Claire described as follows:

The South 132' of Lots 7 and 8, Block 2; Lots 1 and 2, Block 3 except the North 9 feet thereof; Block 5, Block 6; the West 7/8 of Lot 6, all of Lots 7 and 8, Block 7; Block 11, Block 12, Block 13 excepting Lot 8 and the West 14 feet of Lot 9, Randall Park, Lot 9 and West 59' of Lot 10, Block 15, the East 50 feet of Lot 7 and all of Lot 8, Block 18, the North one-half of Block 19, Lot 1 except the South 41 feet and Lot 2 except the South 41 feet of the East 54.5 feet thereof, Block 20, Eau Claire City Addition.

2. Name of historic district:

Randall Park Historic District

Furthermore, the above-described land shall be subject to all of the restrictions as set forth in the Eau Claire Municipal Code, as it currently exists or as it may be amended, pertaining, without limitation due to enumeration, to the upkeep, repair, maintenance, improvement and demolition of buildings and structures located within historic districts.

CITY OF EAU CLAIRE LANDMARKS COMMISSION

By: Ann Ohl
Chairperson

STATE OF WISCONSIN)
): ss.
COUNTY OF EAU CLAIRE)

On this the 19 day of December, 1983, before me, Margaret S. Foster, the undersigned officer, personally appeared Ann Ohl, Chairperson of the Landmarks Commission of the City of Eau Claire, Wisconsin, known to me to be the person who executed the foregoing instrument and acknowledged that she executed the same in her capacity as Chairperson of the Landmarks Commission for the City of Eau Claire, Wisconsin, and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Margaret S. Foster
Notary Public
Eau Claire County, Wisconsin
My commission expires Feb. 17, 1985

TABLE OF CONTENTS

- I. Introduction
- II. Location and Description of the Randall Park Historic District
- III. Local Architectural and Historical Significance of the Randall Park Historic District
- IV. The Goals and Purpose of the Randall Park Historic District Plan
- V. Mandatory Standards and Recommended Guidelines for the Review of Exterior Alterations to Existing Structures in the Randall Park Historic District
- VI. Mandatory Standards for the Review of New Construction in the Randall Park Historic District
- VII. Mandatory Standards for the Review of Demolition in the Randall Park Historic District
- VIII. Special Considerations in the Review of Projects Within the Randall Park Historic District
- IX. How the Plan is to be Used
 - A. Use of the Plan by the Landmarks Commission
 - B. Use of the Plan by Property Owners
- X. Summary

APPENDIX

- A. Architectural and Historical Significance of Pivotal Structures
- B. Examples of Predominant Architectural Styles in the Randall Park Historic District
- C. Architectural Details
- D. Roof Styles
- E. Exterior Improvements Requiring and Not Requiring Building Permits
- F. Procedure for Issuance of a Building Permit in the Randall Park Historic District
- G. Procedure for Issuance of a Demolition Permit in the Randall Park Historic District

I. INTRODUCTION

The City of Eau Claire realizes the importance of preserving architecturally and historically significant buildings and sites. The intangible benefits of historic preservation, such as maintaining individuality, uniqueness and a sense of place, are resources to be preserved and protected.

Historic preservation also contributes to neighborhood preservation. This is particularly true in older neighborhoods where the quality of life is directly related to the condition of the housing stock. Much of the ambience of neighborhoods is derived from older buildings being preserved in or close to their original condition. Further, many neighborhoods have seen an increase in neighborhood pride and community belonging based upon historic preservation programs.

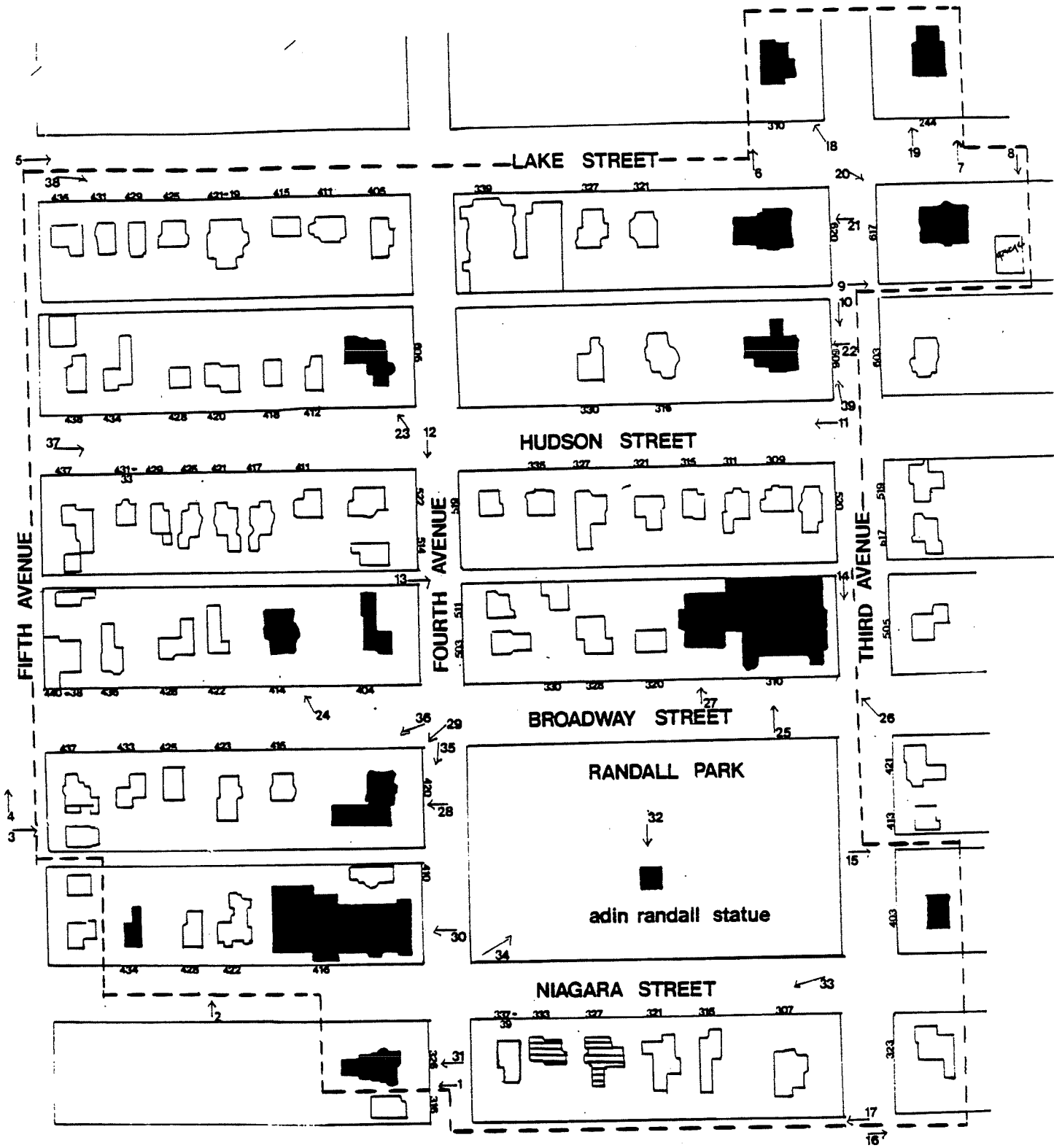
The Randall Park Historic District Plan is the City's first local district preservation plan. Its purpose is to preserve and restore the architectural and historic character of the Randall Park Historic District. The Plan takes a major step toward stabilizing and promoting the revitalization and conservation of the West Side Neighborhood which, in the long run, will benefit the entire city.

II. LOCATION AND DESCRIPTION OF THE RANDALL PARK HISTORIC DISTRICT

The Randall Park Historic District is located in the City's lower west side. It is roughly bounded on the west by Fifth Avenue, on the north by Lake Street, on the east by Third Avenue, and on the south by Chippewa Street (Map 1).

The Randall Park Historic District is a graceful neighborhood of large frame houses and majestic church buildings situated on long tree-lined rectangular blocks. The architecture is predominantly late nineteenth century, combining a blend of modest to large residential structures and impressive church buildings. At the center of the district is Randall Park, a square-block passive recreational area. From the park, the district extends west and north to Fifth Avenue and Lake Street, respectively. Within these boundaries are a total of 75 buildings, with styles ranging from the elaborate Queen Anne and Victorian styles to the simpler Bungalow and Builder Cubic styles.

Complementing the wide variety of residential designs are church buildings, which dominate the district's skyline with their towers and spires. The First Congregational Church, 310 Broadway, and the Lake Street Methodist Church, 337 Lake Street, are fine examples of twentieth century Gothic church architecture. Also, the First Baptist Church, 416 Niagara Street, which was designed by its pastor, George Stair, is a dignified Georgian Revival.



RANDALL PARK HISTORIC DISTRICT

- PIVOTAL
- CONTRIBUTING
- DISTRICT BOUNDARY
- NON-CONTRIBUTING



PHOTO KEY
 SCALE 1"=20'
 N ↑

III. LOCAL ARCHITECTURAL AND HISTORICAL SIGNIFICANCE OF THE RANDALL PARK HISTORIC DISTRICT

The Randall Park Historic District has been listed on the National Register of Historic Places and has been designated by the Eau Claire Landmarks Commission as a local district for its architectural and historical significance.¹ The district surrounds Randall Park, which is named after Adin Randall, an entrepreneur and energetic town booster who, in 1856, platted the Village of Eau Claire City, consisting of the land between the Chippewa River and Half Moon Lake. Located just west of the original Village of Eau Claire City is Half Moon Lake, a log storage area in 1885 for three of Eau Claire's principal lumber producers -- the Daniel Shaw Lumber Company, the Empire Lumber Company and the Valley Lumber Company. As these three mills prospered, the Randall Park Area developed into a substantial community characterized by its particular geographic location, its population and its architecture.

Because the lumber mills were a short carriage ride from Randall Park, a number of prominent lumbermen chose to build in this area, including: O. H. Ingram (the residence was located on the southwest corner of Hudson Street and Third Avenue); J. P. Pinkum, 420 Fourth Avenue; Daniel Dulany, 326 Fourth Avenue; I. K. Kerr, 606 Fourth Avenue and C. A. Bullen, 606 Third Avenue. The lumbermen and their families shared the area with a cross section of Eau Claire's business and professional community and its working class. The residences constructed by the lumbermen were generally located near Randall Park and were grand-scale, elaborate structures which mirrored their wealth and prestige. The neighboring residences were common, simple expressions of the same styles and were built closer to Half Moon Lake and in the blocks immediately north of Water Street.

When referring to the lumbermen who resided in the Randall Park area, special mention should be made of Orrin H. Ingram. O. H. Ingram arrived in Eau Claire in 1857. He was a dominant personality who founded and presided over the Empire Lumber Company. The Ingrams, Orrin and his wife, Cornelia, were active members in the First Congregational Church, 310 Broadway Street, and they provided funds for the community house which was designed by Minneapolis architects, Purcell and Elmslie. The Ingrams also contributed to the construction of a new Congregational Church after the first was destroyed by fire in 1918. Another contribution by O. H. Ingram was the statue of Adin Randall, which was sculptured by Helen Farnsworth Mears and is located in Randall Park. Although Ingram's home was demolished in the mid-twentieth century, his son, Charles, and daughter, Miriam Ingram Hayes, built two impressive Colonial Revival residences (Charles Ingram's house, 617 Third Avenue, and Dr. Edmund P. Hayes' house, 620 Third Avenue).

¹The south side of the 300 block of Hudson Street is not part of the National Register district; it is only included as part of the local district.

IV. THE GOALS AND PURPOSE OF THE RANDALL PARK HISTORIC DISTRICT PLAN

A. Historic Preservation Goals for the City of Eau Claire

The Eau Claire Historic Preservation Plan presents the City's historic preservation goals, which state the intent of public policy decisions and actions relating to historic preservation. They are:

1. Preserve and maintain historic sites which reflect or represent elements of the City's cultural, social, economic, political and architectural history.
2. Educate residents and visitors to the City of Eau Claire about the history of the community as reflected and represented in historic sites.
3. Stabilize and improve property values in the City of Eau Claire.
4. Preserve and enhance the appearance and aesthetic values associated with historic sites.
5. Enhance the economic vitality and livability of neighborhoods.
6. Foster civic pride in the beauty and noble accomplishments of the past.
7. Conserve natural resources and energy that are embodied in older structures.
8. Promote economic development which incorporates the preservation and continued use or reuse of historic structures.
9. Coordinate historic preservation with other planning and development programs of the City of Eau Claire. These include, but are not limited to, economic development, land use planning, park and recreation planning, capital improvement programming and neighborhood planning.

B. The Need for a Preservation Plan

The Randall Park Historic District Plan provides a tool to be used in preserving and restoring the architectural and historic character of the Randall Park Historic District. This plan builds upon the broad policy guidelines contained in the Eau Claire Historic Preservation Plan, by presenting criteria to be used by the Landmarks Commission in determining the suitability or appropriateness of proposed

exterior alterations to properties within the district. In the long run, the Randall Park Historic District Plan will stabilize and promote the revitalization and conservation of the neighborhood.

C. Purpose of the Randall Park Historic District Plan

The Randall Park Historic District Plan (and other similar district plans) is intended to be the most specific document concerning the preservation of a particular area's architectural and historical resources. The purpose of the plan is to identify specific guidelines for development within the Randall Park Historic District.

The Randall Park Historic District Plan is derived from two previously adopted documents: the Eau Claire Historic Preservation Plan and the City of Eau Claire Landmarks Ordinance (Chapter 2.65 of the Code of Ordinances of the City of Eau Claire). Each document, from the Historic Preservation Plan to the Landmarks Ordinance to the Randall Park Historic District Plan, is intended to implement the goals and policies of the previous document, with each step giving more specific guidance to both the City and private property owners for the purpose of historic preservation.

V. MANDATORY STANDARDS AND RECOMMENDED GUIDELINES FOR THE REVIEW OF EXTERIOR ALTERATIONS TO EXISTING STRUCTURES IN THE RANDALL PARK HISTORIC DISTRICT

The following standards will be used by the Landmarks Commission in issuing a Certificate of Appropriateness for exterior alterations to existing structures in the Randall Park Historic District. All exterior alterations requiring a building permit must follow standards A-J. Those which do not require a building permit are encouraged to follow guidelines K-R.

A. Height

All additions shall be no higher than the existing building.

B. Alterations to the Roof

Roof alterations which increase building volume, headroom or area are not permitted. Also, the entire roof of the building shall remain the same in overall shape and design, unless the owner wishes to restore the entire roof to an earlier documentable appearance. All architectural features that give the roof its essential character, such as dormers, cornices, brackets, chimneys, weather vanes, etc., must be retained or replaced if deteriorated beyond restoration. Roof alterations which allow skylights or windows to be installed are permitted, as long as the overall shape, design and integrity of the entire roof is not disturbed. Also, the entire roof of the building shall remain the same in overall shape and design, unless the owner wishes to restore the entire roof to an earlier documentable appearance. Roof alterations which allow shed or single dormers to be added are permitted, where they are in keeping with the architectural style of the structure.

Roof covering that is deteriorated beyond repair must be replaced with materials that match the original in color, composition, size, shape and texture. Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

C. Additions and Alterations to Street Facade

The appearance of all street facades of a building shall not be altered unless the design is sensitive to the historic character of the building. Specifically, 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 shall match those on the existing building.

D. Additions and Alterations Not Visible from the Street

Additions and alterations that are not visible from the street are permitted if their design is compatible with the scale of the existing house. All materials used must be compatible with the existing materials in texture, color and architectural details. Alterations must harmonize with the architectural design of the building, rather than contrast with it.

E. Side Additions

Side additions must be set back from the front wall of the building and must not alter the street facade. All materials used must match the materials used on the existing structure in design, color, texture and architectural detail.

F. Residing with Wood, Masonite, Aluminum, Vinyl or Steel

Residing with wood, masonite, aluminum, vinyl or steel is permitted only if the new siding imitates the width of the original siding within 1" or is no greater than 4" wide, and provided that all architectural details (such as window trim, wood cornices and ornaments) either remain uncovered or are duplicated exactly in appearance. Siding that imitates wood grain is not permitted.

If more than one layer of siding exists on the building, all layers must be removed before new siding is applied. (If extra layers are not removed, siding will project beyond the trim.) If insulation is applied under the new siding, all trim must be built up so that it projects from the siding as in the original design.

G. Door Openings

Door openings are integral parts of a facade's design. Whenever possible, the front entrance should be kept at the original level. A small flight of steps leading to the first floor is a distinctive characteristic of many late nineteenth century homes. The entry set is a somewhat wide opening, which nevertheless retains a vertical emphasis. Whenever possible, the original entry should be maintained. If replacement is necessary, materials and design must be

the same or similar to the materials used in the original construction of the house. Altering height or width of a door opening is not permitted, unless it does not interfere with the overall design of the house.

H. Second Exit Platforms

Second exit platforms shall not be applied to the front of a building. At the discretion of the Building Inspector, porch roofs may be used as second exits.

I. Solar Energy Equipment

Passive and active solar equipment is allowed only if such devices do not detract from the architectural integrity of the building and are as unobtrusive as possible. Solar equipment is not permitted if such devices hide from the street view significant architectural features of the building or adjacent buildings, if their installation requires loss of significant architectural features, or if they are so large that they become a major feature of the structure's design. By State Statute, the Landmarks Commission may place any of the above restrictions on the installation or use of solar equipment only if the restriction:

- 1) serves to preserve or protect the public health or safety;
- 2) does not significantly increase the cost of the system or significantly decrease its efficiency;
- 3) allows for an alternative system of comparable cost and efficiency.

J. Porches

Porches were common on many late nineteenth century homes and were generally constructed of wood (turned posts and spindles). All posts and spindles should be left intact. Replacement is permitted if the original post is decayed beyond repair and if the replacement post is compatible with the overall design of the house. Porches should not be enclosed. This makes them bulky, destroying their slender forms and concealing doorway detailing.

K. Windows, Storms, Screens, Storm Doors, Awnings

The repair and retention of original windows, storms, screens, storm doors or replacement of the same with new units that duplicate the original in materials and appearance are recommended. Existing or original windows, doors and hardware should not be discarded when they can be

restored and reused in place. Replacements with non-original materials, such as combination metal components, are also permitted, as long as the metal components are factory-enameled. Painting of raw aluminum storms after one year is permitted. (Weathering of aluminum is necessary for paint to adhere to it.) Window awnings constructed of wood, aluminium, vinyl or steel are not recommended.

On late nineteenth century structures storm doors that imitate a specific style are recommended only if the style matches the style of the structure.

Replacement windows on late nineteenth century structures should have a rectangular shape to enhance the vertical illusion characteristic of such architecture. Replacement windows on other structures should match the shape and style of the windows being replaced.

L. Brick and Terra Cotta Moldings

Since these once-standard materials are no longer generally available and their replacement is almost impossible, they should remain intact. Both brick and terra cotta moldings darken with age, as the porous materials absorb pollutants. The best method for cleaning is to steam clean all surface areas. Sandblasting soft, porous brick, sandstone or limestone should never be done. After cleaning, all brick work and terra cotta molding should be tuckpointed with mortar which is of similar color and composition as the original mortar.

M. Cornice and Ornamental Gingerbread or Fretwork

All gingerbread and lathe work should be left intact and repainted, since its replacement cost is prohibitive. Cornice, the most basic ornamental feature of late nineteenth century architecture, should remain intact or be repaired. Unfortunately, cornices, gingerbread and fretwork are particularly vulnerable to weathering. Their materials (especially wood and sheet metal) need to be well-sealed in order to prevent decay. Copper cornices should be left unpainted, so that patina, a protective light green film caused by oxidation and covering all unprotected copper surfaces, is left intact.

The removal of any ornamental fretwork seriously damages facade design and should be avoided whenever possible. If fretwork is decayed beyond repair, replacement with similar detail fretwork is encouraged. Replacement with fiberglass or pressed sheet metal is recommended if the new material is compatible with the character of the house in texture, color and overall design.

Appendix C illustrates cornice and fretwork detail.

N. Handicapped Access Ramps, Rails, Etc.

Rails and other devices needed for easy access by a handicapped person are allowed if constructed in a manner which alters the overall design as little as possible.

O. Repairs

Repairs using materials which exactly duplicate the original in composition, texture and appearance are recommended. Repairs using new materials that duplicate the original in texture and appearance are also recommended.

Repairs using materials that do not duplicate the original in appearance are recommended if they are compatible with the character and materials of the existing building.

P. Restoration

A project that will return the appearance of the building to an earlier appearance is encouraged if such projects are documented by earlier photographs, architectural drawings, or other suitable evidence.

Q. Resurfacing of Stone and Brick with Imitation Brick or Stone

Imitation brick or stone are strongly discouraged. Resurfacing is not a permanent solution, since in time the new surface will crack and flake off.

R. Painting

In general, when painting exterior walls, the color should be sensitive to and compatible with the design of the structure and the era in which the structure was built. Brick and stone structures are, in general, best left unpainted. Painting masonry is expensive and does little to protect the masonry. However, common brick used as facing lends itself to painting more than face brick. Also, common brick was usually laid less carefully than face brick. If painting is necessary as a last resort, all brick surfaces should be cleaned, dried and sealed with a special silicate solution. Also, only masonry porous paint should be used to inhibit cracking and peeling. If brick has already been painted, repainting is recommended.

Stone should not be painted, since it will absorb into the porous surface. When this painted surface starts to crack and peel, the old paint cannot be properly removed. Sandblasting should not be done, because it will damage the stone, while steam cleaning does not remove old paint adequately.

VI. MANDATORY STANDARDS FOR THE REVIEW OF NEW CONSTRUCTION IN THE RANDALL PARK HISTORIC DISTRICT

The following standards will be used by the Landmarks Commission in issuing a Certificate of Appropriateness for the construction of new structures in the Randall Park Historic District.

A. Height

Building height for one- and two-family dwellings may not exceed 2 1/2 stories or 35 feet above grade. The construction of one-story buildings is prohibited, except upon review and approval by the Plan Commission. In any event, the height of new structures in the Randall Park Historic District should be compatible with the height of adjacent structures.

B. Roof

The following roof shapes are allowed: hipped, gable, gambrel and salt box (Appendix D). Other roof shapes or combinations of allowed shapes will be considered on an individual basis. The shape must be compatible with the adjacent buildings in the surrounding area.

C. Visual Size

The gross area of the front facade (all walls facing the street) of a single-family or two-unit dwelling may be no greater than 125 percent of the average gross area of the front facades of buildings in the adjacent area.

D. Outbuildings

Outbuildings will be permitted if the size is compatible with the scale of the existing house. All materials must match the existing materials used on the main buildings in texture, color, size, shape, and architectural design. The outbuilding cannot interfere with the front facade of the main structure.

E. Materials

Materials used in the construction of exterior walls must be the same or similar to the materials prevalent in the Randall Park Historic District. The following materials are permitted: brick; narrow gauge horizontal wood, alumi-

num, masonite, vinyl or steel 4 inches or less in exposed width; stone; stucco or a combination of the above.

The following materials are not permitted: wide clapboard (over 4 inches in width), diagonal boards, rough sawn wood, rough split shingle siding, cedar shakes, asbestos, imitation wood grain, or fiberglass siding.

F. Solar Panels/Passive Solar Equipment

Solar panels/passive solar equipment is permitted on new buildings. Solar panels will not be permitted if such devices hide from the street view significant architectural features of adjacent buildings, or if they are so large that they become a major feature of the structure's design.

G. Relation of Building to the Site

New development should complement any existing natural features, terrain and landscaping of the site.

VII. MANDATORY STANDARDS FOR THE REVIEW OF DEMOLITION IN THE RANDALL PARK HISTORIC DISTRICT

The following standards will be used by the Landmarks Commission in issuing a Certificate of Appropriateness for the demolition of structures in the Randall Park Historic District.

- A. Whether the structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city.
- B. Whether the structure, although not itself a landmark, contributes to the distinctive architectural or historical character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the city.
- C. Whether the structure is of such old and uncommon design, texture or material that it could not be reproduced or reproduced only with great difficulty or expense.
- D. Whether retention of the structure would promote the general welfare of the people of the city by encouraging the study of American history, architecture and design or by developing an understanding of American culture and heritage.
- E. Whether the structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it. Any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair does not qualify as a basis for the issuance of a Certificate of Appropriateness for demolition.
- F. After a Certificate of Appropriateness for demolition and a demolition permit are issued, but before demolition has begun, all architecturally unique fretwork, millwork or uncommon construction materials should be removed by the property owner. Property owners should contact the Landmarks Commission before any fretwork is removed so that it can be preserved.

If a Certificate of Appropriateness for demolition is to be issued, the Landmarks Commission is encouraged to record the existence of the building through photographs, drawings or architectural sketches.

VIII. SPECIAL CONSIDERATIONS IN THE REVIEW OF PROJECTS WITHIN THE RANDALL PARK HISTORIC DISTRICT

Structures within the Randall Park Historic District are categorized as pivotal, contributing or non-contributing, according to their local architectural and historical significance. Pivotal structures are those which are historically or architecturally significant and are individually eligible for National Register or local landmark designation. They need not be part of a National Register or local district to be designated. Contributing structures are those which are historically or architecturally significant only through their relationship to other historically or architecturally significant structures in a particular area. Non-contributing structures are those which either have lost most of their historical and architectural significance because of extensive exterior alteration or are of a more recent architectural or historical period. All buildings and structures are required to follow the standards in this plan in order to protect, preserve and enhance the historical and architectural significance of the Randall Park Historic District. However, special considerations may be taken into account by the Landmarks Commission based on the level of significance of a particular individual structure.

Also, there may be individual cases where the original material, shape, color, texture or size of a particular building element (e.g. roof, doors, windows) may no longer be available. In such cases, the Landmarks Commission may approve a similar product which is still in keeping with the architectural and historical integrity of the structure.

IX. HOW THE PLAN IS TO BE USED

A. Use of the Plan by the Landmarks Commission

The Landmarks Commission, under the provisions of Section 2.65.050 of the Landmarks Ordinance, has the power to designate, based on specified criteria, historic districts within the city limits of Eau Claire and to prepare specific standards and guidelines for exterior alterations, new construction and demolition within an historic district. The Randall Park Historic District Plan contains these standards and guidelines. It is intended to assist the Landmarks Commission in issuing Certificates of Appropriateness prior to the issuance of a building or demolition permit within the Randall Park Historic District.

Structures and sites in the district are subject to all standards and guidelines in the Landmarks Ordinance and Sections V-VII of the Randall Park Historic District Plan. The Landmarks Commission reserves the right to vary these standards where the particulars of an individual case merit. Decisions by the Landmarks Commission pertaining to the regulation of exterior alterations, new construction or demolition in the Randall Park Historic District may be appealed to the City Council.

B. Use of the Plan by Property Owners

As more people place a monetary value on uniqueness and ties with our various heritages, property owners are realizing clear financial advantages in restoring and maintaining historic structures. Further, increasing costs of materials, labor and land mean that preservation and rehabilitation of existing structures makes good economic sense.

These standards and guidelines are intended to help property owners maintain their investment in their properties by preserving the architectural and historical significance of structures within the Randall Park Historic District. Every owner of a structure in the Randall Park Historic District must maintain the structure in a condition consistent with the standards in this plan and is encouraged to comply with the guidelines presented herein. In addition, every owner of a structure in the Randall Park Historic District must keep in good repair all of the exterior portions of such structures and all interior portions which, if not maintained, may cause the exterior portions of such improvements to fall into a state of disrepair.

X. SUMMARY

The Randall Park Historic District embraces the open space of Randall Park, the dwellings of the lumbermen and their neighbors, and three churches. It contains a cross section of homes ranging from the modest working class Bungalow to the lumber baron's Colonial Revival. The district was home for many of Eau Claire's founding fathers, and it was one of the first regions to be settled and industrialized in Wisconsin.

The Randall Park Historic District should be preserved because it is the cohesive core of Eau Claire's history. From the Randall Park area, the City of Eau Claire grew to where and what it is today. It was the "original" Eau Claire -- to preserve the Randall Park Historic District is to preserve the past and heritage of Eau Claire.

APPENDIX

APPENDIX A

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE OF PIVOTAL STRUCTURES

1. 326 Fourth Avenue

Architectural Significance:

The Dulany House is an architecturally significant example of the Queen Anne style.

Historical Significance:

Daniel M. Dulany, Jr., was born in Missouri in 1852. His father, William, and uncle, Daniel, were partners with J. H. McVeigh in a wholesale lumber yard operated in Hannibal, Missouri. In 1881, Dulany and McVeigh became part of the newly-formed Empire Lumber Company, which was capitalized at \$800,000. The Empire Lumber Company had its main office and sawmills in Eau Claire and wholesale yards in Winona, Minnesota and Hannibal, Missouri. O. H. Ingram was President of this concern while the Dulanys served as Vice-President and Treasurer.

2. 420 Fourth Avenue

Architectural Significance:

The Pinkum House is an architecturally significant example of late nineteenth century eclectic architecture. The residence is primarily Queen Anne in character, but it also features elements of the earlier Second Empire style, notably the mansard roof.

Historical Significance:

John Pinkum (1833-1899) was trained as a carpenter, joiner and millwright. He moved from his home state of Maine to Eau Claire in 1856. Entering the lumber business, he built a small mill for Reed and Randall and continued to work for a number of other firms. In 1862, he erected a mill, which he operated in partnership with Ingram E. Kennedy (later the Empire Lumber Company). A home was first constructed on this location in 1859. The present residence, an almost complete rebuilding of the original building, was erected in 1889.

3. 606 Fourth Avenue

Architectural Significance:

Designated Eau Claire's first landmark in 1975, the Kerr house is a significant example of late nineteenth century Picturesque architecture. The residence incorporates elements of the Queen Anne and Stick styles.

Historical Significance:

George Coghlan built the first half of the house in 1867. In 1873, Ethan Allen added another large section, giving the house its present size. In 1881, I. K. Kerr, a lumberman, purchased the property and eight years later totally renovated the home.

4. 403 Third Avenue

Architectural Significance:

Designed by the Minneapolis architectural firm of Purcell and Elmslie, the parsonage of the First Congregational Church represents that firm's work in the area of small, inexpensive residences.

Historical Significance:

The parsonage was erected in 1915 on lots donated by Mrs. Peter Truax.

5. 606 Third Avenue

Architectural Significance:

The Bullen residence, built in 1889, is a fine example of the Queen Anne style.

Historical Significance:

C. A. Bullen was involved in the lumber industry as a partner in the Daniel Shaw Lumber Company. Bullen arrived in the Chippewa River Valley in 1856, soon after his brother-in-law, Daniel Shaw, had established his fledging Lumber Company. Bullen, who was President, died in 1920. He had additional lumber interests in Ashton, South Dakota; Udell, Kansas; and Trinidad, Colorado.

6. 617 Third Avenue

Architectural Significance:

Attributed to the distinguished architect, Cass Gilbert, the Charles Ingram house is significant as an example of Colonial Revival architecture.

Historical Significance:

Charles Ingram, the eldest child of O. H. Ingram, one of Eau Claire's prominent lumbermen, was born in Eau Claire in 1858. He held a number of positions within his father's company, the Empire Lumber Company, and was particularly responsible for maintaining a supply of good draft animals, which were essential to the logging industry. Before moving to this house, which was erected in 1899, Charles resided at 328 Broadway Street.

7. 620 Third Avenue

Architectural Significance:

The Dr. Edmund Hayes house, similar to its neighbor, the Charles Ingram house, 617 Third Avenue, is also an architecturally significant example of the Colonial Revival style.

Historical Significance:

Dr. Edmund Hayes, husband of Miriam Ingram Hayes (Miriam was the daughter of O. H. Ingram and the sister of Charles Ingram) was a partner in the O. H. Ingram Company. The O. H. Ingram Company was established in 1906 to manage the many and diverse investments of the Ingram family. The residence was constructed in 1900.

8. 416 Niagara Street

Architectural Significance:

The First Baptist Church is an architecturally significant example of the Georgian Revival style.

Historical Significance:

The Baptist Congregation in Eau Claire was organized in 1861. The first structure was built in 1868. It was enlarged later in the nineteenth century and replaced by the current stone structure in 1912.

9. 434 Niagara Street

Architectural Significance:

This Eau Claire landmark, built in 1875, is one of the few homes in the city which reflect a Greek Revival influence.

Historical Significance:

Alvah Congdon, the home's original owner, settled in Eau Claire in 1857. He farmed and was a carpenter for the Valley Lumber Company.

10. 310 Broadway Street

Architectural Significance:

The First Congregational Church is an architecturally significant example of twentieth century Gothic Church architecture.

Historical Significance:

The Congregational Church was officially established on December 19, 1856. A frame church was erected in 1857 at the corner of Barstow and Emery streets on the east side of the Chippewa River, which in 1858 was sold to the Presbyterian Congregation. Moving to the west side of the river, the Congregationalists erected a new structure on lots donated by Adin Randall. The church was dedicated in 1859. As the congregation grew, a new and larger building was needed. In 1887, a fine stone structure was completed. This building served the church until 1918, when it was destroyed by fire. The present church was dedicated in 1921.

11. 404 Broadway Street

Architectural Significance:

Steeply pitched gables with delicate bargeboards identify this Picturesque residence.

Historical Significance:

W. W. West built portions of this residence in the 1860's. In the 1880's, S. S. Kepler, a mayor of the City associated with the Kepler Dry Goods Company, purchased the property and remodeled it.

12. 414 Broadway Street

Architectural Significance:

The Johnson house is an architecturally significant example of the Queen Anne style.

Historical Significance:

George Johnson is listed in the 1890 City directory as the Vice-President of the Eau Claire Roller Mill Company. He later became Secretary of the Eau Claire Grocery Company, which was established in 1883. The residence was constructed in 1889.

13. 244 Lake Street

Architectural Significance:

The Clark house, a combination of Colonial Revival and Neo Classical forms, is a significant architectural addition to the Randall Park Historic District.

Historical Significance:

Nancy Clark was the widow of Dewitt Clark, a banking partner of O. H. Ingram. They settled in Eau Claire in 1862 and built this residence in 1897.

14. 310 Lake Street

Architectural Significance:

The VanHovenberg residence is an architecturally significant residence reflecting in a simplified and restrained-manner the Picturesque traditions of the late nineteenth century.

Historical Significance:

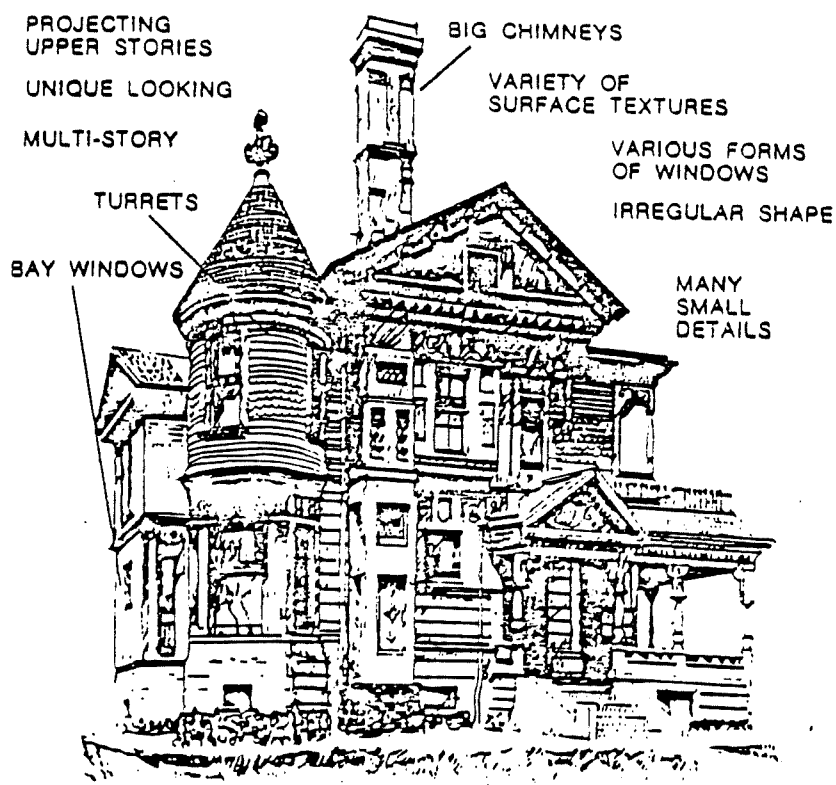
Henry Clay VanHovenberg came to Eau Claire in 1856. In 1869 he and a partner, F. J. Mills, established the Chippewa Valley News, which was quickly purchased by William H. Bailey. VanHovenberg was also involved in the real estate and farm implement business. The house was built in 1872 and alterations were made in the 1880's.

Queen Anne Revival Style (1885 to 1900)

The Queen Anne Revival Style originated in England in the late 1860s in the work of Richard Norman Shaw. The first American architect to take up the mode was Henry Hobson Richardson in the mid-1870s. The American Queen Anne was *the* picturesque style in the late nineteenth-century American city, small town, and rural area. The form of these buildings was highly irregular, and special emphasis was given to the picturesque silhouette produced by gables and dormers, high chimneys, towers, turrets, and pinnacles. Round or hexagonal corner towers (often bay-towers) with conical pointed roofs and extensive porches which often wrapped themselves all the way around the house were characteristics of the style. In plan, the best of these houses were of the living-hall type with wide openings from the hall into the other family living spaces. All of the detailing tended to be directly or indirectly classical. By the early 1880s certain architects began to simplify the picturesque form, surfaces, and detailing of the Queen Anne, and out of this developed the Colonial Revival or Shingle Style.



QUEEN ANNE REVIVAL



Characteristics

- irregular plans, elevations, and roof silhouettes
- vertical emphasis (later becoming increasingly horizontal)
- surfaces covered with a variety of tactile patterns in clapboard or shingles (especially fish-scale shingles)
- extensive wraparound porches on first floor
- balconied porches cut into second floor or third floor attic
- corner towers (sometimes bays), with conical, segmented concave, bulbous, or other roof shapes
- classical detailing in columns, dentils, scrolls, engaged columns, and piers
- tall chimneys with recessed panels
- leaded stained-glass windows, especially on stair landings

Key Distinguishing Characteristics

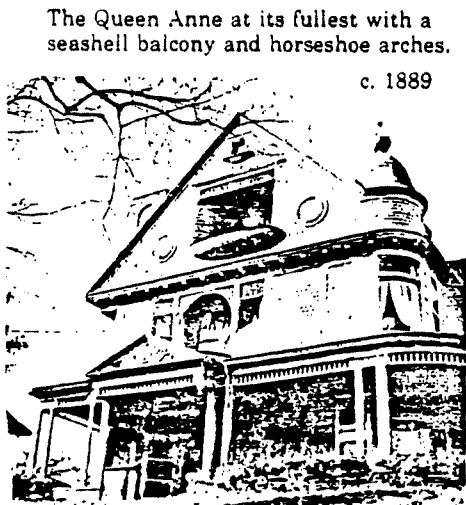
Queen Anne has come to be applied to any Victorian house that cannot be otherwise classified. They are all unique looking, multi-story houses, irregular in shape with a variety of surface textures, materials and colors.

Other Distinguishing Characteristics

- Half timbering
- Windows of various forms
- Upper stories that project over the lower ones
- Bay windows
- Turrets
- Big chimneys

History

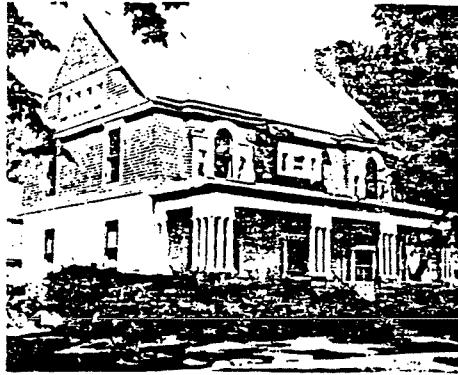
First designed in England by Richard Norman Shaw, Queen Anne was started here as a style by architect Henry Hobson Richardson in the early 1870's.



COLONIAL REVIVAL STYLE

Colonial Revival Style (1890 to 1915)

Very early the American Queen Anne architects began to substitute eighteenth-century American Georgian and Federal elements for the Queen Anne classical elements which had been used by the English designers. The Shingle Style, which combined elements of the Queen Anne and the Colonial Revival, was the first major return in architectural styling to the simplicity and puritanism of America's early years. By the 1890s the Colonial Revival was fully on its way. At first this meant that the picturesque Queen Anne designs were simplified and classical Georgian and Federal detailing was substituted for the loosely classical features which had been used earlier. By 1900 the Georgian and Federal Revival styles had fully developed in form, plan, and detail. By 1915 the Colonial Revival buildings had become increasingly "correct" in their reproduction of Colonial packaging. Minnesota abounds with examples of the Colonial Revival. The Shingle Style was the only aspect of the style which never caught on (except in the impressive designs of Harvey Ellis, none of which was ever realized in Minnesota).

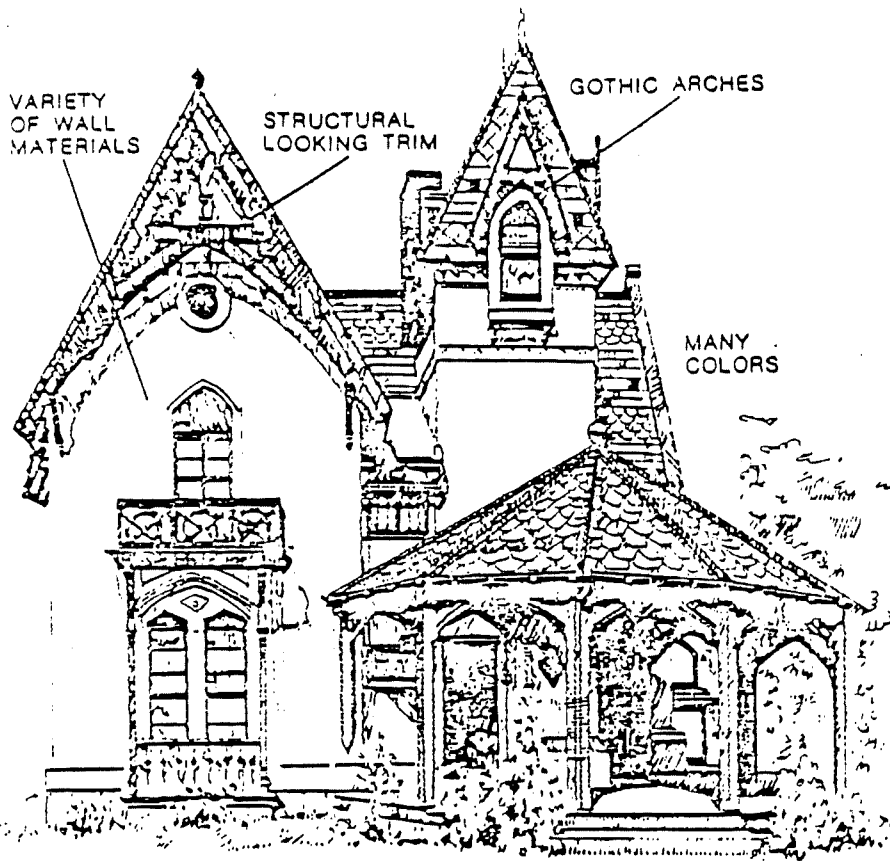


Characteristics

- simple rectangular volumes covered by gabled or hipped roofs
- symmetrical, balanced disposition of windows and doors
- surfaces covered with shingles (later clapboard or brick)
- classical Colonial detailing in columns, engaged piers, cornices, entablatures, shuttered windows
- double-hung windows with small panes; Palladian windows



CUBIC
1900-1920



GOTHIC STYLE

Gothic Revival Style (c. 1850s to 1900)

The Gothic provided one of the most intense of the picturesque styles which developed in the United States during the nineteenth century.

In the Victorian Gothic phase (1870s and 1880s) the volumes and all of the details accentuated the vertical.

Characteristics

- high-pitched roofs
- bargeboards on gable cornices
- lancet windows
- open Tudor arches, especially in the porches
- split pilasters (posts) on porches
- occasional crenelated parapets
- projecting pinnacles
- board-and-batten walls (employed most often in early examples)
- multicolored bands, especially on brick buildings, (Victorian Gothic)
- elements of the English Perpendicular predominating (archaeological Gothic), especially surface paneling

HIGH VICTORIAN GOTHIC

Key Distinguishing Characteristics

Like the early Gothic architecture, High Victorian Gothic can be identified as being Gothic by the pointed arch which is used extensively over the windows and doors. It is much more elaborate than the early Gothic with a great many colors and materials being visible. The decorative details give an appearance of solidity.

History

Most of the High Victorian Gothic houses were built after the Civil War and were based on European Gothic styles popular at the time. The house pictured is the Converse House in Norwich, Connecticut, built in 1870.



The most impressive example of a Gothic Revival dwelling

On close inspection of the building one discovers that it is actually an Italianate cottage with Gothic detailing. The tower tucked into the L of the house, the bays, the round-hooded windows, and the paneled columns on the porch are Italianate features, and yet it all ends up being Gothic.

Eastlake Revival Style (1870s to 1880s)

It is said that this style had its origins in the writings and drawings of the English architect Charles Eastlake, although he strongly denied he had anything to do with the style. Eastlake's *Hints on Household Taste* was first published in London in 1868 and then in New York in 1872, and it served as one of the major sources of this style. The Eastlake Style was not widely popular in Minnesota, and there are only a few pure examples of it still around. Usually the elements of this style were mixed with those of other styles (especially the Queen Anne). The stylistic features from the 1850s and 1860s which the historian Vincent Scully attributes to the Stick Style share a number of similarities with early Eastlake.

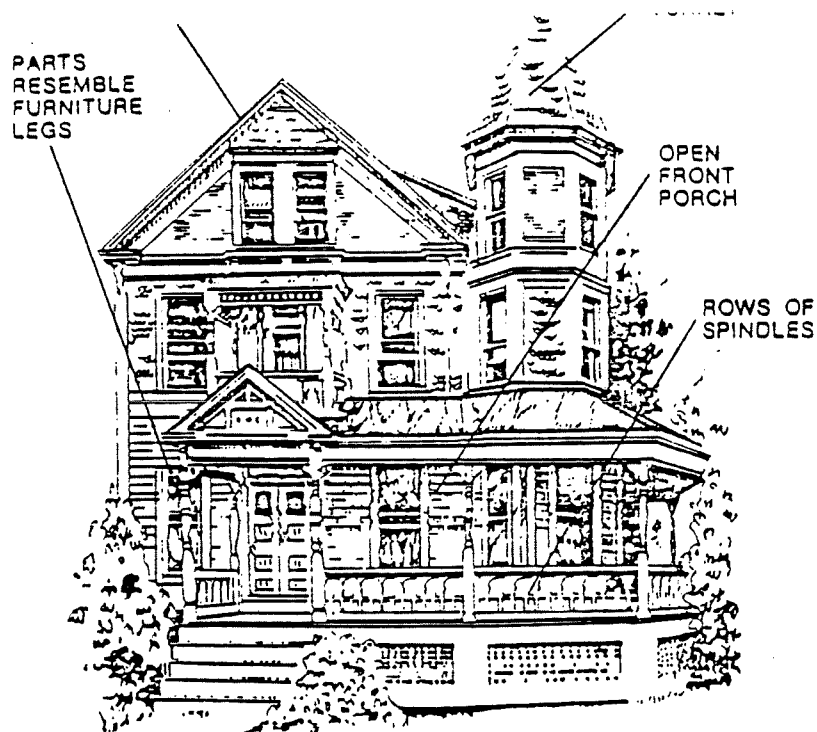
Characteristics

- thin, tenuous vertical volumes, surfaces, and details, all fragile in nature
- exposure of structural members such as posts, dentils, bracing (curved, straight, or corner bracing), and angled struts
- surfaces divided into panels with each area defined by flat board molding; inner surfaces of panels covered with lap siding, tongue-and-groove siding, diagonal or vertical siding, or occasionally shingles
- profusion of jigsaw and lathe work in wood
- ornamentation often rendered in cut-out patterns, drilled holes, and thin layers of wood with very sharp edges
- ornamentation often confined to gable ends, porch posts, and entablatures
- projecting turned knobs as single or repeated decorations

An Eastlake cottage. The jigsaw arches of the porch are cut into a flower-and-stem pattern. Elaborate sawed and turned work occurs on the gable ends of the house and on the dormers. c. 1880s



EASTLAKE REVIVAL STYLE



Key Distinguishing Characteristics

The distinctive Eastlake type of ornamentation is the major characteristic of this style. Otherwise these houses look like a Queen Anne or Carpenter Gothic. The ornamentation is very three-dimensional, having been made with a chisel, gouge and lathe rather than the scroll saw. Many of the parts resemble furniture legs and knobs.

Other Distinguishing Characteristics

- Rectangular shape
- Open front porch
- Tower or turret
- Gable roof covered with shingles

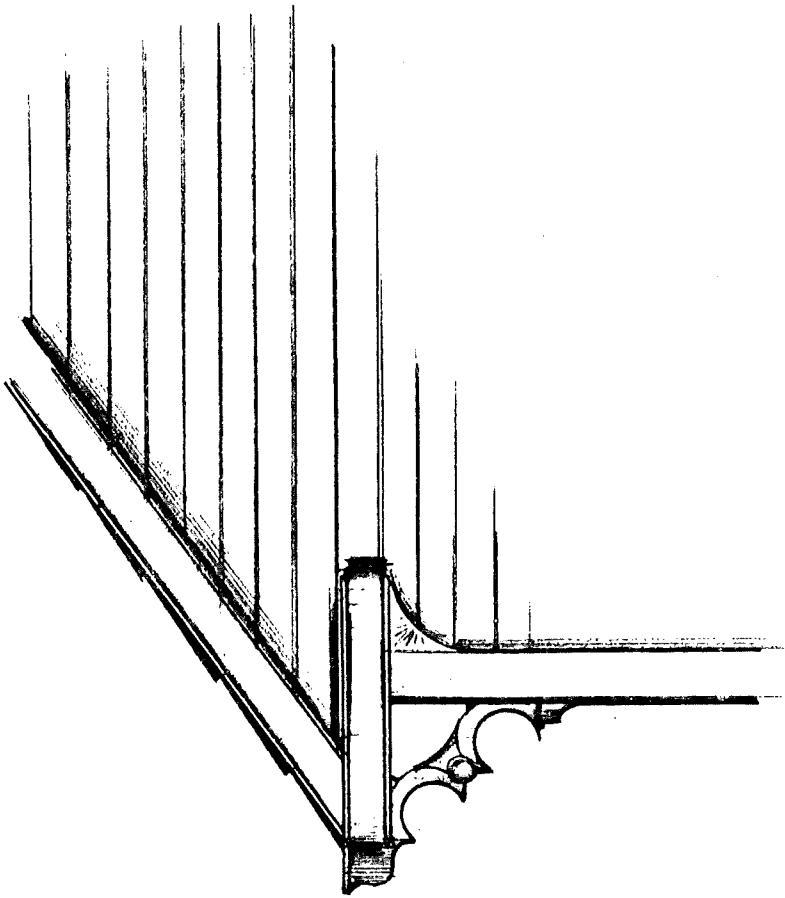
History

Charles Lock Eastlake, an English architect, wrote a book, *Hints on Household Taste*, first published here in Boston in 1872. The designs in the very popular book became the basis of Eastlake style furniture and houses. The houses, however, were not designed by Eastlake and it was said that he did not like them.

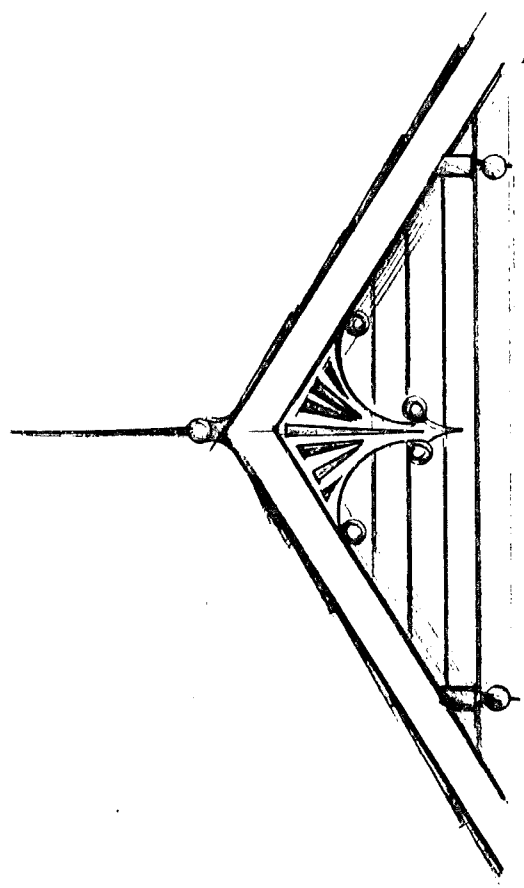


An Eastlake cottage with a Swiss flavor

1879

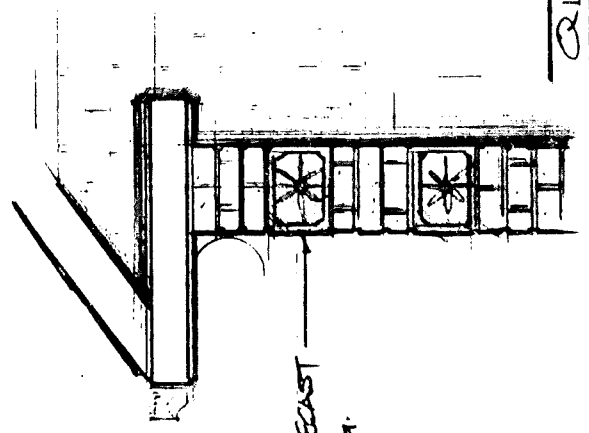


CORNICE DETAIL / N.T.S.



APPENDIX

FRETWORK / GINGERBREAD DETAIL / N.T.S.



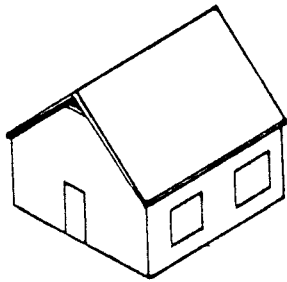
PRECAST
FIG.

QUOINS DETAIL / N.T.S.

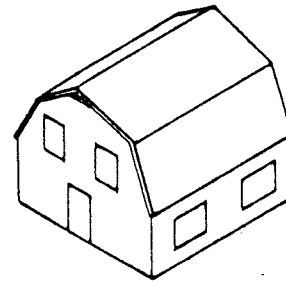
DETAILS
JOHN PATTERMAN 10-10-85

APPENDIX D

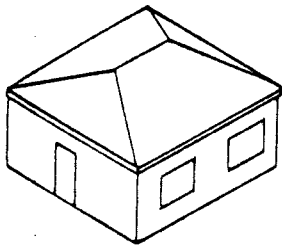
ROOF STYLES



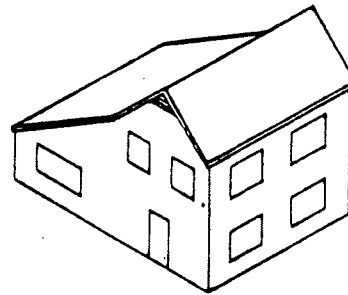
GABLE



GAMBREL



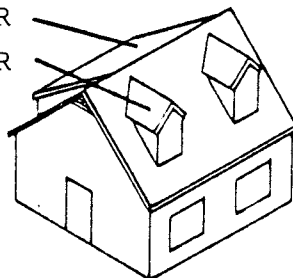
HIP



SALT BOX

DORMER STYLES

SHED DORMER
SINGLE DORMER



APPENDIX E

EXTERIOR IMPROVEMENTS REQUIRING A BUILDING PERMIT

The following exterior improvements require a building permit from the City of Eau Claire Building Inspection Division. Before obtaining a building permit for these improvements, property owners must be issued a Certificate of Appropriateness from the Landmarks Commission.

1. Residing.
2. Additions of any kind.
3. Repair or replacement of any structural items, such as porch columns or beams, wall or roof studs-rafters-sheathing, foundation walls-piers-legs-anchors.
4. Installation of new doors or windows where none existed before or alteration of the size of an existing door or window.
5. New chimneys or fireplaces.
6. Enclosure of any covered or uncovered porch; covering of any uncovered porch.
7. Balconies and rescue platforms.
8. Alterations affecting any structural component of a building (i.e., footing, foundations, studs, rafters, joists, headers, lintels, posts, columns).

EXTERIOR IMPROVEMENTS NOT REQUIRING A BUILDING PERMIT

The following exterior improvements do not require a building permit and may proceed at the property owner's discretion. However, there are some recommended guidelines on Pages 8-10 of this plan pertaining to these improvements.

1. Replacement of roof covering - shingles.
2. Replacement of old windows or doors with the same sized new window or door.
3. Installation of shutters, rain gutters or downspouts, storm doors or windows, new railings on porches, or other decorative-type items.

4. Installation of an uncovered concrete porch or stoop attached to a building's entryway (wood patio decks do require permits).
5. Tuckpointing or other minor brick repairs.
6. Sidewalks or landscaping.
7. Exterior foundation insulation, or interior wall or attic insulation.
8. Repairing of fascias, soffits, window or door trim and minor siding areas.
9. Painting of any kind.

APPENDIX F

PROCEDURE FOR ISSUANCE OF A BUILDING PERMIT FOR EXTERIOR ALTERATIONS, RECONSTRUCTION OR NEW CONSTRUCTION IN THE RANDALL PARK HISTORIC DISTRICT

1. Before a building permit can be issued, the property owner must receive a Certificate of Appropriateness from the Landmarks Commission.
2. The property owner applies to the Landmarks Commission for a Certificate of Appropriateness. The applicant submits:
 - 1) a detailed description of the proposed construction, reconstruction or alteration
 - 2) architectural drawings, if available
 - 3) any other drawings, photos, etc., which will enable the Landmarks Commission to determine what the final appearance will be.
3. The Landmarks Commission must review the application with the applicant and other interested parties within 30 days. The Landmarks Commission will use the standards and guidelines contained in the Randall Park Historic District Plan in determining whether to issue a Certificate of Appropriateness.
4. Within 30 days of their consideration of the project, the Commission must approve, deny, or approve with conditions the issuance of a Certificate of Appropriateness.
5. If the Certificate of Appropriateness is issued without conditions, the property owner may immediately be issued a building permit from the Building Inspection Division and proceed with the work. If the Certificate is issued with conditions, the property owner may also be immediately issued a building permit, but the building permit shall reflect the conditions imposed by the Commission. Building inspectors will be notified by the Commission of any conditions.

If the Certificate is denied, the property owner may amend his or her plans and re-apply to the Commission. If this is not desired but the property owner wishes to go ahead with the work, he or she may appeal the Landmarks Commission's decision to the City Council.

APPENDIX G

PROCEDURE FOR ISSUANCE OF A DEMOLITION PERMIT IN THE RANDALL PARK HISTORIC DISTRICT

1. Before a demolition permit can be issued, the property owner must receive a Certificate of Appropriateness from the Landmarks Commission.
2. The property owner applies to the Landmarks Commission for a Certificate of Appropriateness. The Commission will use the standards contained in the Randall Park Historic District Plan in determining whether to issue a Certificate.
3. Once the application has been received, the Landmarks Commission may refuse to grant the Certificate for a maximum of 18 months from the time of application.
4. During this 18 months, the Commission and the property owner must work seriously to find some way to save the property.
5. If no mutually acceptable method of saving the property is found or if no public or private funds to preserve the property have been received or granted within 18 months, the Commission must issue a Certificate of Appropriateness.
6. A demolition permit must be issued by the Building Inspection Division. Property owners are encouraged to contact the Landmarks Commission before any significant architectural features are removed so that they can be preserved. The Landmarks Commission is also encouraged to record the existence of the building through photographs, drawings or architectural sketches. Demolition may then proceed.