

6/4/12 - Monday, June 4, 2012

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of June 4, 2012

Members Present: Katrinka Bourne, Kathy Mitchell, Patrick Kurtenbach, Jim Seymour, Ken Ziehr

Members Absent: Karen Nusbaum, Carrie Ronnander

Minutes. The minutes of the May 7, 2012 meeting were approved as written.

The meeting was chaired by Katrinka Bourne and called to order at 4:35 p.m. in the City Council Chambers.

1. Presentation on Randall Park Neighborhood Historic Survey.

Dr. John Mann was present at the meeting to provide an overview of Intensive Survey work completed by his Public History students at the University of Wisconsin "Eau Claire. The students conducted research on the history and architecture of homes within a southwest portion of the Randall Park Neighborhood. A similar survey was conducted the previous year for this same portion of the neighborhood.

John indicated that a total of 27 properties were surveyed and it was their determination that three of the properties may be eligible for the National Register. These properties include: 521 Niagara Street, 527 West Grand Avenue, and 609 West Grand Avenue. John provided an overview of these three properties and others surveyed by his students.

The Commission thanked John for the work completed by his students.

2. Consideration of any Applications for Certificate of Appropriateness, including:

A. Review and Approve Work Specifications and Materials for Residing Work at 1302 State Street. Pat Ivory informed the Commission that Mr. Garlick is still in the process of preparing the information on the project for the Commission. Further discussion of this item was postponed until the July meeting.

B. To Reside and Install Windows at 1010 Graham Avenue. Pat Ivory provided an overview of an application for a Certificate of Appropriateness that was submitted by Mr. Matt McHugh to install vinyl siding and replace windows at his property located at 1010 Graham Avenue. The property in question is listed as a non-contributing property within the Third Ward Historic Landmark District. Pat informed the Commission that they should refer to Section 2.65.040 A1b of the Landmarks Ordinance, which addresses the criteria to be followed by the Commission for properties listed as non-contributing.

Mr. McHugh was present at the meeting and indicated that the proposed work includes the installation of a 4 vinyl siding that would be similar in width to the siding width originally on the house. The existing siding is a wide style siding, made of slate in some areas, and Masonite and wood in other areas. He indicated that it is in very deteriorated condition and showed photographs of the house.

Mr. McHugh also discussed his plans to replace the windows in the house. He stated that there are three leaded glass windows that he would like to retain if possible. These windows are located on the east, north and south elevations of the house and form the top portion of each window opening. The windows below the leaded glass would be replaced. He is anticipating retaining the leaded glass, but cannot be assured they can be re-used until the work commences.

The Commission discussed the proposed siding replacement and the width of the trim located around the windows. The Commission noted that the window trim should be 3.5 to 4 in width rather than just a narrow band around the windows. Regarding the window replacement, the Commission encouraged Mr. McHugh to make every effort to retain the leaded glass. They also discussed the configuration of the windows below the leaded glass, which is a larger picture window. They also encouraged Mr. McHugh to retain the configuration with the picture window rather than dividing that area into two windows, particularly in the front, which is visible from the street.

ACTION TAKEN: Ken Ziehr moved to approve the Certificate of Appropriateness contingent that the trim around the windows be 3.5 to 4 in width and the Mr. McHugh make every effort to retain the leaded glass windows. In addition, Mr. McHugh should attempt to retain the configuration of the picture windows below the leaded glass, particularly for the front (street-side window). Kathy Mitchell seconded the motion. All votes were in favor. Motion carried.

3. Review of 2012 Wisconsin Historic Preservation Conference.

Pat Kurtenbach provided an overview of the 2012 Spring Conference of the Wisconsin Association of Historic Preservation Commissions, held on April 28th in Madison. Presentations included topics such as: public-private partnerships in historic preservation, Certified Local Government grants, updating records in the Architecture/History inventory, and renovation projects in Madison.

4. Update on Landmark Activities and Properties.

A. Update from Eau Claire Historic Preservation Foundation. Pat Kurtenbach provided an update of Foundation activities, which included the home tour, held on May 19th.

B. Discussion of Confluence Redevelopment Project. The Commission discussed the recently announced Confluence Redevelopment Project proposed to be located to the southeast of the confluence of the Eau Claire River and Chippewa River. It was noted that a portion of the project area overlaps with a portion of the Confluence National Register Historic District. Pat Ivory noted that the effect of the historic district on the project was being investigated.

Jon Case, 2113 West Mead Street, spoke in opposition to the redevelopment project.

There being no further business to come before the Commission, the meeting was adjourned at 5:45 p.m.

Submitted by,

Patrick Kurtenbach, Secretary