

5/3/10 - Monday, May 3, 2010

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of May 3, 2010

Members Present: Jenny Ebert, Katrinka Bourne, Barbara Lozar, Carrie Ronnander, Sue Nelson Ken Fulgione, David Klinkhammer

Members Absent: None

Minutes. The minutes of the April 5, 2010 meeting were approved as written.

The meeting was chaired by Jenny Ebert.

New Commission Member. The Commission welcomed David Klinkhammer to the Commission. David is the City Council representative on the Commission and replaces Bob Von Haden.

1. Discussion and Direction on Possible Zoning Ordinance Amendment for Damaged Landmark Properties.

Darryl Tufte, Director of Community Development, discussed a possible amendment to the zoning ordinance that would address landmarked properties damaged by such occurrences as fire or weather. Darryl noted that State law does not allow for repairs exceeding 50% of the value for structures non-conforming by use. He informed the Commission that the Plan Commission had recently discussed the issue and is considering an amendment to the zoning code that would allow the City to consider such alterations by conditional use permit. The Plan Commission noted three primary issues that include: whether the work should include repair or complete replacement, what type of landmark properties should be considered (individual, contributing, and pivotal) and if other standards should apply such as zoning district, degree of non-conformity, etc.) Darryl noted that the Plan Commission felt that the conditional use should be applicable to individual, contributing and pivotal properties, be applicable for more than just the R-1 districts, and should focus on repair versus complete replacement.

The Commission discussed the proposal and questioned how repair would be defined. Darryl stated that you the City could attempt to closely define the term or allow the Plan Commission and Landmarks Commission to interpret the level of repair on a case by case basis. He noted that the Plan Commission preferred to allow for some interpretation regarding the level of repair that would be accepted.

ACTION TAKEN: Katrinka Bourne moved to support a zoning ordinance amendment as discussed by Darryl Tufte that would allow the City to consider significant repairs to nonconforming landmarked properties by conditional use permit. Ken Fulgione seconded the motion. All votes were in favor. Motion carried.

2. Discussion and Direction on Third Ward Historic District Opted Out Properties.

The Commission discussed the informational meeting scheduled for May 13th with owners of properties that opted out of the Third Ward Landmark Historic District. It was the consensus of Commission members that the meeting should be delayed to allow additional time for the Commission to gather information such as changes that have occurred to the properties since 1992, review methods to better communicate the issues to all the property owners within the district, review the ordinance revisions enacted in 1994, and>

ACTION TAKEN: Sue Nelson moved that the Commission postpone the meeting scheduled for May 13th and create a subcommittee to study issues>

Barbara Lozar then moved that Sue Nelson, Barbara Lozar, and Ken Fulgione be appointed to the subcommittee to review the status of the Third Ward Historic Landmark District. Sue Nelson seconded the motion. All votes were in favor. Motion carried.

3. Update on Landmark Activities and Properties.

A. Update from Eau Claire Historic Preservation Foundation. Pat Kurtenbach provided an update from the Eau Claire Historic Preservation Foundation. He noted that the home tour is scheduled for May 15th. Six properties will be included. Pat also noted that the Foundation had approved a \$500 grant for the Donald æSarge Boyd plaque.

B. Update on Landmark Historic District Street Signs. Pat Ivory informed the Commission that the street signs within the Randall Park and Third Ward Historic Landmark Districts would be replaced. The new signs will have a dark background with light letters as required by State code. The eagle logo will be simplified to make the sign easier to fabricate.

C. Possible National Register Nomination for Paul Bunyan Camp. The Commission was informed that the Paul Bunyan Camp located in Carson Park is working with the State Historical Society about eligibility of their buildings for the National Register. Pat indicated that he would update the Commission as information is provided by the State Historical Society.

D. Update on 2009 CLG Grant Project. The Commission was informed that a change order was processed for the National Register nomination for 1615 State Street. Timothy Heggland will prepare the nomination, which will utilize the remaining CLG grant funds available to the City. In addition, a purchase order was processed for the completion of another National Register nomination for 1819 Lyndale using Commission funds.

E. Update on Donald æSarge Boyd Plaque. Pat informed the Commission that the unveiling for the Boyd plaque was tentatively

scheduled for June 17th. This would be in conjunction with the Municipal Band concert. The Commission inquired about the possibility of serving pie and ice cream as part of the event. Pat indicated that he would ask the plaque sponsors to inquire with the Board of Directors for the Municipal Band.

There being no further business to come before the Commission, the meeting was adjourned at 5:30p.m.

Submitted by,

Sue Nelson, Secretary