

4/5/10 - Monday, April 5, 2010

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of April 5, 2010

Members Present: Jenny Ebert, Bob Von Haden, Katrinka Bourne, Barbara Lozar, Carrie Ronnander, Sue Nelson, Ken Fulgione

Members Absent: None

Minutes. The minutes of the March 1, 2010 meeting were approved as written.

The meeting was chaired by Jenny Ebert.

1. Public Hearing and Consideration of Landmark Designation of Expanded Third Ward Historic District.

The Commission held a public hearing on the proposed designation of the Expanded Third Ward Historic Landmark District. The local landmark historic district was first designated in 1984 after the original National Register District was created in 1983. The National Register District was then expanded in 2004 based on additional historic survey work undertaken by the State Historical Society. The proposed district now being considered would coincide with the boundary of the National Register District from 2004.

It was noted that consideration of the expanded district is recommended in the City™s 2005 Comprehensive Plan and the Third Ward Neighborhood Plan. One of the specific policy statements included in the Historic Preservation Chapter of the Comprehensive Plan states that the City should consider the local designation of properties and districts listed on the National Register of Historic Places.

The Third Ward Neighborhood Plan also recommends consideration of the proposed historic district. The neighborhood plan, which was adopted in 2001, states that the establishment of historic districts within the neighborhood should be encouraged to promote the preservation and stability of the area.

The district plan as required in Chapter 2.65 was discussed by the Commission.

John Franey, 433 Garfield Avenue, spoke in opposition to the proposed district. Mr. Franey stated that he did not think that his house was historic and did not want his property to be included in the district. He added that he did not want to be subject to Commission review of exterior changes to his house.

Craig Hughes, 326 Garfield Avenue, spoke in opposition. Mr. Hughes stated that he did not want to be subject to an additional layer of review by the City. He stated that he felt that the designation would decrease property values.

Ken Sullivan, 403 Garfield Avenue, spoke in support of the designation. Mr. Sullivan stated that he felt that the designation would protect property values in the neighborhood and that it would protect properties from inappropriate exterior changes.

Cindy Postlewaite, 305 Garfield Avenue, spoke in opposition.

Judy Blackstone, 454 Garfield Avenue, spoke in support. Ms. Blackstone stated that the district would contribute to stabilizing the neighborhood and was concerned about inappropriate alterations without the district in place.

Janeway Riley, 311 Garfield Avenue, spoke in opposition. She stated that less restriction is better.

Michael Bergman, 1439 South Farwell Street, spoke in opposition. Mr. Bergman stated that he saw no advantages in the creation of the district.

Carolyn Conway, 340 Garfield Avenue, spoke in support. Ms. Conway stated that she is pleased that the area is being considered by the Commission. She added that the Commission review of exterior changes would be a benefit for the neighborhood.

The Commission discussed the proposed designation and issues discussed by several property owners. Several Commission members stated that they felt that the existing historic district has contributed to helping maintain property values in the neighborhood.

ACTION TAKEN: Katrinka Bourne moved to recommend approval of the designation noting that the district exemplifies or reflects the broad cultural, economic and social history of the community; and embodies the distinguishing characteristics of architectural types, inherently valuable for the study of periods of styles and in methods of construction. Barbara Lozar seconded the motion. The motion carried with Jenny Ebert voting no.

2. Discussion and Direction of 2009 CLG Grant.

The Commission continued their discussion regarding the remaining \$1,300 unexpended funds in the CLG grant. Pat Ivory indicated that the owner of one of the Lustron houses (1819 Lyndale) and 1615 State Street had indicated an interest in having a National Register nomination prepared for their houses. Pat noted that there was sufficient grant funds for one nomination and that Commission funding could be used for the second nomination.

ACTION TAKEN: Barbara Lozar moved to have nominations prepared for both properties, using CLG grant funds and Commission funds. Katrinka Bourne seconded the motion. All votes were in favor. Motion carried.

3. Update on Landmark Activities and Properties.

A. Report from Historic Preservation Foundation. Pat Kurtenbach provided an update of activities for the Historic Preservation Foundation of Eau Claire (HPF). Pat noted that the HPF planned to sponsor a home tour in May. It will include 4 residential properties and 2 commercial buildings. The HPF is also anticipating sponsoring a house hunt, possibly related to catalog houses.

B. Update on Third Ward Historic District. The Commission continued their discussion regarding the Third Ward Historic District opted out properties. The informational meeting regarding the issue is scheduled for Thursday, May 13th.

The Commission also discussed the ordinance changes made in 1994 to Chapter 2.65. Pat noted that the Commission should review the changes and determine if any additional updates of the ordinance are necessary.

C. Discussion of Status of 310 Lake Street. The Commission discussed the status of 310 Lake Street which was recently damaged by fire. The property is a pivotal property in the Randall Park Historic District. Pat noted that the Plan Commission would be discussing the issue later in the evening and the feasibility a zoning ordinance amendment to allow the owner of the property to exceed 50% of the value of the building for repairs.

ACTION TAKEN: Bob Von Haden moved that the Commission support efforts to amend the zoning code that would enable property owners of non-conforming landmark properties to repair significant damage caused by such occurrences as fire or weather. Jenny Ebert seconded the motion. All votes were in favor. Motion carried.

There being no further business to come before the Commission, the meeting was adjourned at 6:17p.m.

Submitted by,

Sue Nelson, Secretary