



CITY OF  
**EAU  
CLAIRE**

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**Landmarks Commission  
Agenda  
October 7, 2024**

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**PLEASE TAKE NOTICE** that there will be a meeting of the City of Eau Claire Landmarks Commission on Monday, October 7, 2024 at 4:30 p.m. in the North Conference Room at City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin.

The following items will be on the agenda:

1. Call to order
2. Roll call
3. Approval of 9/9/24 Minutes
4. Certificate of Appropriateness – 425 Lake Street
5. Certificate of Appropriateness – 333 Summit Ave
6. Certificate of Appropriateness – 439 Gilbert Ave
7. Local Landmarking of Forest Hill Cemetery Discussion
8. Carson Park Baseball Stadium Dugout Expansion
9. Future agenda items and announcements
10. Adjournment

*In order to accommodate the participation of individuals with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least two days prior to the meeting.*

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Peter Baumgartner  
Associate Planner

c: News Media



CITY OF  
**EAU  
CLAIRE**

## LANDMARKS COMMISSION



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**Date:** October 4, 2024

**To:** Commission Members

**From:** Peter Baumgartner, Associate Planner

**Re:** October 7th Meeting Items

### Reference Item

- 3. Approval of 9/9/24 Minutes**  
Please review and approve the draft minutes. – see Attachment 1
- 4. Certificate of Appropriateness – 425 Lake Street**  
Please see Staff Report – Attachment 2
- 5. Certificate of Appropriateness – 333 Summit Ave**  
Please see Staff Report – Attachment 3
- 6. Certificate of Appropriateness – 439 Gilbert**  
Please see Staff Report – Attachment 4
- 7. Local Landmarking of Forest Hill Cemetery Discussion**  
Staff is seeking direction on locally landmarking Forest Hill Cemetery. This item continues discussion from the last meeting. Attachments 5, 6 have the draft Landmark Nomination Form, a draft policy, and boundary map to be provided at the meeting.
- 8. Carson Park Baseball Stadium Dugout Expansion**  
Attachment 7 is the SHPO application staff submitted on October 2<sup>nd</sup>. Since this project falls outside of the local landmark 150' square boundary covering the grandstand, any commission comment is advisory. The project is only a slight modification of the previously SHPO-approved dugouts.
- 9. Future Agenda/Updates**
  - **CLG Grant Letter of Intent**
- 10. Adjournment**



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**Landmarks Commission  
Minutes  
September 9, 2024**

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**Members Present:** Raivo Balciunas, Jenny Ebert, Robert Gough, Aaron Brewster, Rick Schemm

**Members Absent:** Greg Kocken, Dave Barnes

**Staff Present:** Peter Baumgartner, Ned Noel

The following items were on the agenda:

- 1. Call to order**  
Chair Ebert called the meeting to order at 4:31 p.m.
- 2. Roll call**  
Roll was taken and a quorum was present.
- 3. Approval of 3/4/24 Minutes**  
Member Schemm moved to approve, and Member Gough seconded. Motion passed with Brewster abstaining as he was not part of landmarks at the time of the last meeting.
- 4. Local Landmarking of Forest Hill Cemetery Discussion**  
Mr. Baumgartner gave an overview of past discussion, went over the nomination form and asked for direction.

Brewster asked if you could mark graves of residents who had their houses landmarked. Member Gough said no, it would potentially damage the historic integrity of the site. He instead suggested that a brochure could potentially be made to highlight the people who are buried there that also had landmarked houses.

Member Brewster made a motion to proceed with the nomination to locally landmark Forest Hill Cemetery, seconded by Member Schemm.

During the discussion, Baumgartner brought up several items that need to be hashed out yet, such as the boundary of the landmarked area and the delineation of which activities would and would not need to go before Landmarks. When discussing the boundary potentially excluding Plank Hill, Member Gough stated that the hill is essential to the cemetery and if it isn't included it may not get nationally landmarked.

After the Commission directed staff to return with a more refined boundary map and the policy on what they would and would not review, Members Brewster and Schemm withdrew their motion.

- 5. CLG Grant Letter of Intent**  
Mr. Baumgartner introduced the topic of the CLG Grant, noting that the letter of intent to apply is due on the 13<sup>th</sup> and that it currently lays out seeking a grant for a

consultant to aid in nationally landmarking Forest Hill Cemetery. Baumgartner then asked if there were any other potential items that they might want to seek a grant for, and none were suggested.

With no further suggestions, the Landmarks Commission directed staff to submit the letter in a motion made by Member Balciunas, seconded by Member Schemm, and approved unanimously.

## **6. Historic Preservation Foundation Q&A on the Proposed Zoning Code**

Mr. Noel gave an overview of the ordinance overhaul. He then went over the existing landmarks district plans and regulations before covering various aspects of the proposed ordinance. During the discussion, the following things were discussed and answered:

- Will the existing historic district plans be brought into the code? They will be referenced becoming zoning overlays.
- Will the setbacks stay the same? They are proposed to be reduced to allow for more flexibility and reinvestment into older structures.
- How many infill lots are available within Eau Claire? Estimated that no more than 100 within city limits and maybe four in the Third Ward.
- If an art deco structure with a flat roof burned down within the Third Ward, could it be rebuilt? Under the current ordinance it could be rebuilt as is if the permit is pulled within one year.
- There were questions on how adapting to modern materials and solar could be done on landmarked properties. The property owner/contractor would need to apply for a Certificate of Appropriateness (CoA).
- Could the property owner change the internal use of the structure. They can as long as it doesn't impact the exterior of the structure.
- There was some concern on homeowners being able to modify the interior of a landmarked structure without any review method by landmarks.
- Schemm noted that people he knows are concerned about the gentle density. Ned explained the testing and sensitivity for infill projects and how they could be more compatible.
- A representative of Third Ward Neighborhood stated there was questions about how many unrelated people could live in a structure. Staff responded that it is a discussion to be had, also that it is it works a bit differently when it is in a multi-family building using bedrooms.
- Is there any consideration in the plans for short-term rentals? It is a legal question that staff are currently in the process of addressing.
- A representative of Third Ward Neighborhood expressed their thoughts on how the properties within the Third Ward are legacy properties for the entire city. They also expressed a desire to have more enforcement.
- A representative of Third Ward Neighborhood noted that the more people living in a house will cause more wear and tear on it. They also expressed a desire to have the City carefully consider dwelling conversions in older neighborhoods as they can spread. They concluded by stating that historic neighborhoods are good business for cities.



- A representative of Third Ward Neighborhood stated that the proposed ordinance is different as various items that go before neighborhood associations and Plan Commission would not be required to in the future. Staff responded that the new objective standards should allay many of these concerns of subjective input.
- A representative of the Third Ward Neighborhood asked if they would be noticed of changes of use? As it is proposed now they would only be notified if there was a requested change in zoning. One representative stated that they wanted it codified to notify them of any proposed change in use.

It was ultimately decided to table the item to bring it back for further discussion at the next meeting.


**7. Future agenda items and announcements**

- None.

**8. Adjournment**

Chair Ebert called for adjournment of the meeting at 6:10 p.m.

Submitted by,

A handwritten signature in black ink, appearing to read "Raivo Balciunas", with a long horizontal flourish extending to the right.

Raivo Balciunas  
Secretary



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## LANDMARKS STAFF REPORT

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**TO:** Landmarks Commission      **MEETING DATE:**  
**LANDMARKS COMMISSION:** 10/7/24, 4:30 p.m.

**FROM:** City of Eau Claire Community Development Department

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**AGENDA ITEM:** Certificate of Appropriateness for 425 Lake Street, which is requesting to update the exterior of the house.

**APPLICANT:** Paul Cigan

**PROPERTY OWNER:** Paul Cigan

**SURROUNDING LAND USE:**

North:	Residential
East:	Residential
South:	Residential
West:	Residential

### OVERVIEW

[425 Lake Street](#) was built in 1911 and was included within the Randall Park Historic Landmark district when it was established in the early 1980s. In the 1981 survey of the property, it was noted as contributing to the historic nature of the district with its shingled gable, classically detailed veranda, and excellent condition. In 1993 it was noted that the stick-style railings had been replaced and an entry door and stairway had been added to the west side of the house. According to the applicant's narrative, the Health Department flagged the property as requiring exterior renovations due to deterioration, prompting the application for a building permit and the Certificate of Appropriateness (CoA).

Attached to this report is the application, the applicant's description of the work (including pictures of the existing structure, mock-up of how the structure is going to look, a cutsheet of the windows, pictures of the existing structures windows), and the original 1981 survey.

### ANALYSIS

Per the full scope of work described in the application, some improvements would be consistent with the requirements of the Randall Park Historic District Plan. These would include installation of the Half Round 10" x 32" white siding panel on the front gable, the reconditioning of the first-floor decorative windows, and front porch gable. The work that does not appear to be consistent includes the following. The installing of new layers of insulation and siding over the existing siding (but this depends on what exists under the siding and the applicant needs to verify what/if anything more exists). The second paragraph of V.F. from the plan is interpreted to mean you can only add two layers. The installing of imitation stone siding

which does not mimic the existing siding which could conflict with V.C. from the plan. The installation of the double 4.5" black siding. The first paragraph of V.F. requires that it be either within 1" of the original siding or no more than 4" wide. The Landmarks Commission will have to determine if these proposed improvements are appropriate for the contributing property.

### **LANDMARK DECISION**

In Landmarks' consideration of the applicant's request, it is important to balance maintenance needs with visual historic preservation aspects. The Commission may approve, approve with conditions, or deny with findings. The criteria listed in [2.65.040 \(B\)\(2\)](#) shall be used to review and make decisions.

"The Secretary of the Interior's Standards for Rehabilitation" shall apply to construction, reconstruction and exterior alterations. These standards are as follows:

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its intended purpose.
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3) All buildings, structures, and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8) Every reasonable effort should be made to protect and preserve archeological resources affected by, or adjacent to, any project.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property neighborhood or environment.

10) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed, in the future, the essential form and integrity of the structure would be unimpaired.

B. For structures located within an historic district, the standards and guidelines adopted in district plans pursuant to Section 2.65.050 (B) shall apply, in addition to the criteria listed above. The significance assigned a property in a district plan as pivotal, contributing or non-contributing shall be given decisive weight by the Commission when the Commission applies the district standards and guidelines to a proposed project. The Commission shall require greater conformance to such standards and guidelines for properties which are historically or architecturally significant and which contribute to or complement the district.

Landmarks Commission must also consider the following from Randall Park Historic Landmark District Mandatory Standards:

#### V.C. Additions and Alterations to the Street Façade

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 shall match those on the existing building.

#### V. 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.

If the Landmarks Commission finds that the proposed modifications are in alignment with the standards from the ordinance and the Randall Park Historic Landmark District Plan, they should approve the request for a Certificate of Appropriateness.

# 425 Lake Street – Application

Recent photographs of affected areas:



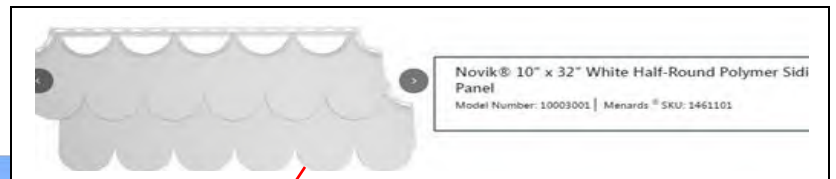
Addition to the original dwelling hampers historic aesthetic. Proposed design with bridge the aesthetics from the addition to the original home.



### Proposed work & materials

- Install 3/8 in. thick insulation over existing siding
- Install Double 4.5in Marine Dusk Dutch Lap vinyl siding on the home's: east side, west side, front upper half of porch wall, front side from roof line to gable, and south side.
- Install Novik Half Round 10in x 32in white siding panel in on the front gable.
- Install black aluminum soffit and fascia under all eaves and roof lines edges.
- Install Novik Dry Stack Stone siding panel with brick ledger from porch deck up to bottom of window.
- Recondition, not replace, first-floor decorative windows, and the front porch gable.

### Design of exterior upgrades

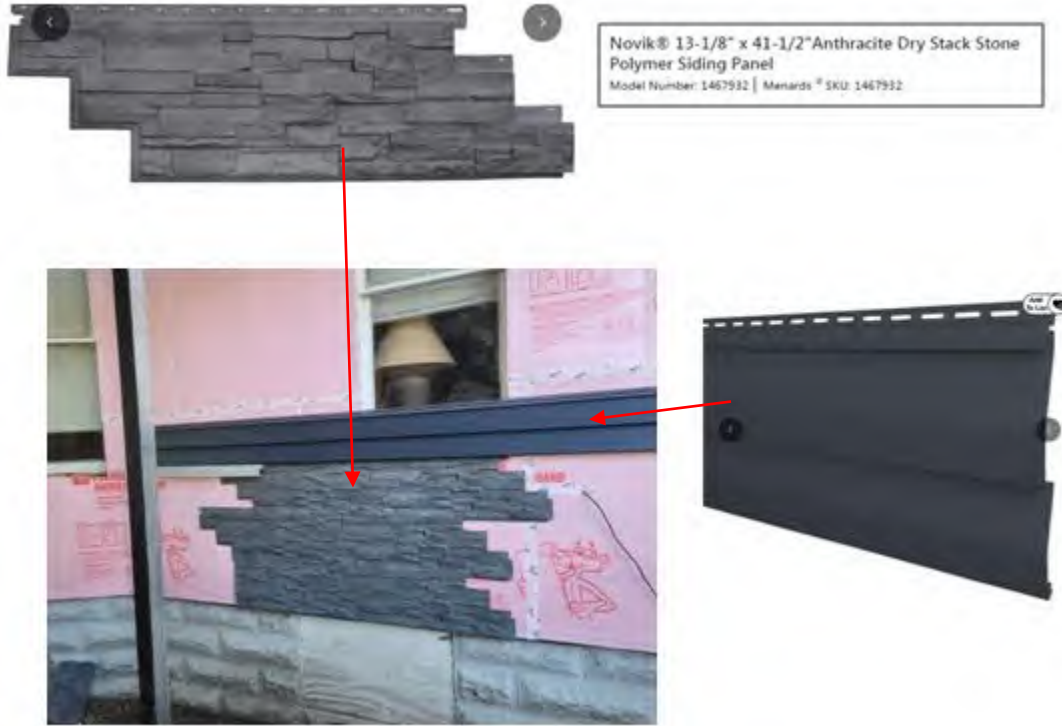



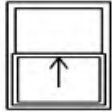


### Reason for project

The rationale for the project is to address degraded exterior siding, window trim, soffit, fascia, and windows, which otherwise collectively threaten the longevity of the home's exterior and structural integrity. This home has been owned by our family for three and a half decades. We are abundantly proud of this home and are committed to its long-term ownership, maintenance, and upkeep. We have recently made a significant investment in interior restoration; it is now time to address the exterior. The proposed plan accommodates the existing historic features by: reconditioning (not replacing) decorative windows and the front porch gable; maintaining all aspects of the porch structure; and protecting the front gable with paneling that precisely resembles the half round siding component. That said, an addition was added to the home's south wall years ago which detracts from the historic design integrity of the home; our work will create design consistency and aesthetically bridge the older dwelling to the addition. We wish to see this home pass into the next generation of the family. To that end, these exterior renovations are crucial to protect this home from the elements and ensure its health into the future. This is an emergent issue as the City has flagged the building exterior as requiring renovation.

Building materials



Line	Mdl	Qty	Description	Color	Width	Height
1	1371	6	Single Hung Tilt R.O. : 31 Even x 71 Even Low E Top Low E Bottom Argon Nail Fin Single Hung Screen	Black	<b>30 Even</b>	<b>70 Even</b>
						
			Total Jamb Depth = 2			
			ER: 34 Energy Star Qualified for Zone None, U: 0.31 SHGC: 0.59 VT: 0.6	Line Item Total		
2	1371	3	Single Hung Tilt R.O. : 29 Even x 43 Even Low E Top Low E Bottom Argon Nail Fin Single Hung Screen	Black	<b>28 Even</b>	<b>42 Even</b>
						
			Total Jamb Depth = 2			
			ER: 34 Energy Star Qualified for Zone None, U: 0.31 SHGC: 0.59 VT: 0.6	Line Item Total		



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: <b>1</b> Eau Claire		County: Eau Claire	Surveyor: M. Taylor	Date: 11/17/81	Street Lake Street		
Street Address: 425 Lake Street		Legal Description: Pt. Lot 5 Blk 5 EC City		Acreage:			
Current Name & Use: Private residence		William J. & Corinna K. Cigan 19600 Moon Lake Drive Chippewa Falls, WI 54729			Number 425		
Film Roll No. EC 34	Affix Contact Prints	Special features NOT visible in photographs:					
Negative No. 23		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Facade Orient. N							
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction/Alteration 1911		Source A					
Architect and/or Builder:		Source					
<b>3</b> Architectural Significance		<b>4</b> Historical Significance					Section Map Name Plat Map #8
<input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: <u>None</u>		<input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None					
Architectural Statement:  Shingled gables and a classically detailed veranda define this early twentieth century residence.  The stick style railings have been removed and replaced with a simple stick railing. An entry door and stairway has been added to the west side of the house. (B)		Historical Statement:					
<b>5</b> Sources of Information (Reference to Above)		<b>6</b> Representation in Previous Surveys					Map Code 34/23
<b>A</b> Assessor's card - city assessor's ofc.		<input type="radio"/> HABS <input type="radio"/> NAER <input type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____					
<b>B</b> 1993 Survey. Ann Ohl, Surveyor.		<b>7</b> Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
<b>C</b>		<b>8</b> District <u>Randall Park Historic Dist.</u>					
<b>D</b>		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>met</u> date: <u>4/28/82</u>					
<b>E</b>		<b>9</b> Opinion of National Register Eligibility					
<b>F</b>		<input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: _____					



From 1981



From 1993



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## LANDMARKS STAFF REPORT

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**TO:** Landmarks Commission      **MEETING DATE:**  
**LANDMARKS COMMISSION:** 10/7/24, 4:30 p.m.

**FROM:** City of Eau Claire Community Development Department

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**AGENDA ITEM:** Certificate of Appropriateness for 333 Summit Ave to replace the current shingle roof on the detached garage with a metal roof of the same color.

**APPLICANT:** Megan Humphreys

**PROPERTY OWNER:** Megan Humphreys

**SURROUNDING LAND USE:**

North:	Residential
East:	Residential
South:	Residential
West:	Residential

### OVERVIEW

The Landmarks Commission locally designated [333 Summit Ave](#), the Webster-Larson Home, on the local register on August of 1978. The structure, which was built in 1881, is an example of Queen Anne architecture and it is currently a residential home. The garage, built some time before the 1981 survey, had its hardboard siding replaced with vinyl in 2006.

Draft proposals for replacement roof for the garage are attached for landmark consideration. Provision VI. D. Outbuildings from the Third Ward Historic Neighborhood Plan requires that all materials on the outbuilding must match the existing materials on the main building. Departure from this is what prompted the certificate of appropriateness. A future building permit will be required for the reroofing.

### ANALYSIS

The full scope of work includes the replacement of existing shingle roof on the detached garage with a metal one produced by Greenview Metals out of Blair, Wisconsin. While the garage itself is visible from the road, the roof is minimally visible from the street due to its orientation. With the primary structure's roof being made of asphalt shingles, the metal roof would be a departure from design of the primary structure. If approved, the applicant plans to have the metal roof be a burnished slate or black color to more closely resemble the color of the current shingles. This should ultimately result in causing less impact.



## **LANDMARK DECISION**

In Landmarks' consideration of the applicant's request, it is important to balance maintenance needs with visual historic preservation aspects. The Commission may approve, approve with conditions, or deny with findings. The criteria listed in [2.65.040 \(B\)\(2\)](#) shall be used to review and make decisions.

"The Secretary of the Interior's Standards for Rehabilitation" shall apply to construction, reconstruction and exterior alterations. These standards are as follows:

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its intended purpose.
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3) All buildings, structures, and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 8) Every reasonable effort should be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- 9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical,

architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property neighborhood or environment.

10) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed, in the future, the essential form and integrity of the structure would be unimpaired.

Additionally, the Landmarks Commission must also consider the following from Third Ward Historic Landmark District Mandatory Standards:

#### VI. 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 façade of the main structure.

Considering the minor impact of this request, the staff recommendation is to approve the certificate of appropriateness from shingles to a metal roof of similar color.

**City of Eau Claire  
Landmarks Commission  
Application for Certificate of Appropriateness**

All applications for a demolition permit for exterior alterations, reconstruction, or new construction involving landmark sites or structures within a local historic district shall be considered by the Landmarks Commission for issuance of a Certificate of Appropriateness prior to the issuance of a demolition or building permit. The Commission shall make its determination based on the criteria listed under Section 2.65.040 of Chapter 2.65 of the Eau Claire General Ordinance entitled "LANDMARKS" and based on the standards contained in the applicable district plan (where appropriate).

Date: 9/9/2024Property Owner: Megan HumphreysAddress: 333 Summit Ave Eau Claire, WI 54701Phone: 262-617-3542Name of Landmark or District: Local LandmarkContact Person: Megan HumphreysPhone: 262-617-3542Proposed Activity: Removing the current shingle roof on the detached garage and replacing with a metal roof of the same color

The Commission may approve, approve with conditions, or deny issuance of the Certificate of Appropriateness. A rejected application may be resubmitted, provided it satisfies the objectives stated by the Commission, or it may be appealed to the City Council. Decisions of the Commission may be appealed to the City Council by filing a written appeal with the City Clerk within 30 days of the date on which the Commission makes its final decision.

I hereby certify that all work will be completed as approved by the Commission. Further, I understand that the City must be contacted prior to undertaking any work that differs from that which is approved by the Landmarks Commission. Such proposed changes may be forwarded to the Landmarks Commission for further review.

Megan HumphreysDate: 9/9/2024

Applicant Signature

NOTE: Please attach all applicable information listed on the reverse side of this application.

# **CERTIFICATE OF APPROPRIATENESS**

## **Submittal Requirements**

The applicant shall submit the following items to assist the Landmarks Commission in their consideration of this application:

1. A recent photograph of the areas of the property which may be affected by the proposed activities.
2. A scaled elevation sketch of the property as it will appear if the proposed activities are undertaken (where exterior changes are proposed).
3. A narrative describing proposed work (i.e., building materials, hardware, colors, and measurements, where applicable).
4. Manufacturer catalog specifications and illustrations, where applicable.
5. Any building plans or site plans that may be required by building codes and the Zoning Ordinance.
6. Reason for undertaking the proposed activities. (If an emergency, state circumstances.)

Submit completed application and items mentioned above to:

Department of Community Development  
203 S. Farwell Street  
Eau Claire, WI 54702-5148  
Phone: 715-839-4914



















## Certificate of Appropriateness Supporting Materials

### **Photos**

Please see email attachments for photos of the current roof as well as the façade of the property.

### **Scaled Elevation Sketch**

Not applicable as no exterior changes planned except for roofing.

### **Narrative**

I plan to have the current shingle roof on my detached garage removed and replaced. I would like to replace the roof with a metal roof, matching the color of the current shingles, but I plan to use metal for two reasons: 1) long term durability and maintenance of metal versus shingles, and 2) ease of reusability as I plan within the next 5-10 years (if approved) to replace the current one-car garage and build a two-car garage and metal roof sheets should be easier and less laborious to remove and reuse as well as more likely to be in good enough condition to reuse.

I will also note that the garage is currently existing on the property, not a new outbuilding, it is set back from the façade of the house, and the roof is a gable roof facing east and west meaning that the roof of the garage is hardly visible, if at all, from the street on the north side of the property (see photos).

### **Manufacturer specifications**

I plan to use metal roofing materials from Greenview Metal, LLC in Blair, WI. The roofing color options can be found at <https://www.greenviewmetalllc.com/services.html>. I have also saved and attached that page to the application. I plan to use the burnished slate, or perhaps black, color to most closely match the color of the current shingles.

### **Building Plans**

Not applicable as no building plans are required for roofing.

### **Reason for Undertaking Proposed Activity**

The current shingle roof on the garage is in very poor condition and does not look like it has been replaced in many years. Many of the shingles on the roof are curled or broken and I regularly find pieces of shingle in the surrounding yard and driveway that have fallen off the roof, particularly after a storm. I have not seen any water damage on the interior roof of the garage as of yet but am concerned about getting water damage at some point considering the condition of the shingles.

Welcome!

(715) 538-1325 (tel:(715) 538-1325)

## **Greenview Metal, LLC**

(715) 538-1325

(TEL:(715) 538-1325)

### **Metal Roofing & Siding Services in Trempealeau County**

Greenview Metal in Trempealeau County, WI, will support your next project. As an exceptional metal manufacturer, we produce metal structures that are made to last. With over 20 years of industry knowledge, we take pride in our high-quality metal process and craftsmanship. Durability, strength, versatility, and eco-friendly—whatever your values are, we strive to create the perfect product for your business.



# Greenview Metals

N35198 County Road S.  
Blair, WI 54616

715-538-1325



Brilliant White

Alamo



Ash Gray



Black



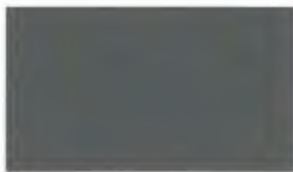
Brown



Burgundy



Burnished Slate



Charcoal



Brite Red



Dark Green



Hunter Green



Ivory



Light Stone



Ocean Blue



Gallery Blue



Rustic Red



Tan



Taupe

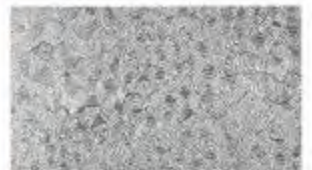
PROUDLY FINISHED WITH  
**SHERWIN-WILLIAMS.**  
Coil Coatings



Pewter Gray



Copper Metallic



Galvalume



### 9" AG Panel

Design is unmatched in performance durability  
29 GA (0.015 minimum thickness steel)



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## When you choose us as your next metal manufacturer, we'll provide metal roofing materials for:

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- House Roofs
- Equestrian Arenas
- Free Stalls
- Shelters
- Storage Sheds

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(715) 538-1325 (tel:(715) 538-1325)

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INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: Eau Claire		County: Eau Claire	Surveyor: M. Taylor	Date: 10/08/81	Street Summit Avenue Number 333		
Street Address: 333 Summit Avenue		Legal Description: Lot 6 Blk 8 Eau Claire Lumber Cos. 4th add.		Acreage:			
Current Name & Use: Private residence		Charles K. Carpenter 333 Summit Avenue Eau Claire, WI 54701					
Film Roll No. EC 7L	Affix Contact Prints		Special Features Not Visible In Photographs:				
Negative No. 4			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
Facade Orient. N							
2 Original Name & Use: Webster-Larson Residence		Source A	Previous Owners	Dates	Uses	Source	Town
Dates of Construction /Alteration 1881		Source A					Range
Architect and/or Builder:		Source					Section
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		Map Name Plat Map #8		Architectural Statement: The Webster-Larson Residence is a single story brick structure, a distinctive dwelling within a neighborhood of two story frame homes. Generally L-shaped in plan, the building features long segmental arch openings and in the main gable a delicate trefoil window. A veranda supported by columns provides additional detail.  (1981 photo - 27/13)	Historical Statement: Cornelius L. Webster, a mason and contractor, built this home in 1881. Ten years later the Websters sold the property to Henry Van Hovenberg. In 1951 Mr. and Mrs. Lionel Larson purchased the house, which became an Eau Claire Landmark in 1978 (A).
5 Sources of Information (Reference to Above) A Eau Claire Landmarks Commission file.		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input checked="" type="radio"/> landmark <input type="radio"/> other: 1978		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
B		8 District: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____		Map Code 71/4			
C		9 Opinion of National Register Eligibility <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: met					
D							
E							
F							





THE STATE HISTORICAL SOCIETY OF WISCONSIN

H. Nicholas Muller III, Director

816 State Street  
Madison, Wisconsin 53706  
608/262-3266

DIVISION OF HISTORIC PRESERVATION

September 29, 1989

Pat Ivory  
Eau Claire Landmarks Commission  
203 South Farwell Street  
Eau Claire, WI 54701

Dear Mr. Ivory:

Thank you for your inquiry concerning the Webster-Larson House. Our staff has had the opportunity to carefully review the information concerning this 1881 house. The building generated considerable discussion between the staff because, as we are sure you know, it is not an easy building to pigeon hole in any particular architectural style or vernacular tradition. In our opinion the building is potentially eligible for listing on the National Register of Historic Places as a remarkably intact example of a distinctive worker housing cottage. It appears to represent the vernacular tradition of local craftsmen, particularly masons, to provide shelter. It is most noteworthy for its high degree of historic integrity, whereas similar scaled cottages have been altered.

You should realize, however, that this is only a preliminary opinion based on the limited information supplied to us. The full nomination should ideally stem from an examination of other worker cottages (both frame and brick) in the city. Such a study will provide the data and comparative context necessary to evaluate the building's significance as an example of its type. We are willing to advise and assist in any such effort.

If there are specific questions concerning our comments, please contact our National Register coordinator Jim Draeger at (608) 262-4772.

Sincerely,

Paul R. Lusignan  
Chief, Survey and Registration  
Section

Enclosures  
0996L



From 1981



From 1981



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## LANDMARKS STAFF REPORT

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**TO:** Landmarks Commission      **MEETING DATE:**  
**LANDMARKS COMMISSION:** 10/7/24, 4:30 p.m.

**FROM:** City of Eau Claire Community Development Department

---

**AGENDA ITEM:** Certificate of Appropriateness for 439 Gilbert Ave, which is requesting to replace the three existing, arched, bay windows with three double hung windows with a transom over each.

**APPLICANT:** Kevin Everson

**PROPERTY OWNER:** Paul Roach

**SURROUNDING LAND USE:**

North:	Residential
East:	Residential
South:	Residential
West:	Residential

### OVERVIEW

[439 Gilbert Ave](#) was built in 1880 and was included within the Third Ward Historic Landmark district when it was established in the early 1980s. In the 1981 survey of the property, it was noted as contributing to the historic nature of the district with its clapboard siding, bay window with three segmental arch openings, and being in good condition. According to the applicant's narrative, the health department ordered his client to repair the exterior of the property, prompting the proposed work. Following the review and support of some of the proposed work by the Commission's architect, staff has administratively approved the residing of the structure, along with the replacement the other double-hung windows.

Attached to this report is the application, the applicant's description of the work, a cutsheet of the windows, pictures of the existing structures windows, and a picture of the 1981 survey. A future building permit will be required to do the work on the bay windows.

### ANALYSIS

The condition of the structure was noted as good in the 1981 historic survey. In the intervening 43 years, the structure has had its siding repainted and then replaced with vinyl siding. Most of the windows appear to have already been retrofitted with double-hung windows, as the applicant has proposed. The only remaining features of significance from the survey, aside from the shape of the structure, are the bay windows and undecorated veranda. In a follow-up phone call with the applicant, it was pointed out that the arched windows are actually the storm windows, and that behind them are double-hung windows. As a result, the applicant is

applying to replace the bay windows that also serve as storm windows.

The district plan recommends that the replacement of original windows and storms should be done with new units that duplicate the original in materials and appearance. It also recommends that the replacement windows on late nineteenth century structures have a rectangular shape to enhance the vertical illusion characteristics of such architecture. The Landmarks Commission will have to weigh the merits of the window's becoming more rectangular versus trying to preserve the arched appearance of the storm windows.

### **LANDMARK DECISION**

In Landmarks' consideration of the applicant's request, it is important to balance maintenance needs with visual historic preservation aspects. The Commission may approve, approve with conditions, or deny with findings. The criteria listed in [2.65.040 \(B\)\(2\)](#) shall be used to review and make decisions.

"The Secretary of the Interior's Standards for Rehabilitation" shall apply to construction, reconstruction and exterior alterations. These standards are as follows:

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its intended purpose.
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3) All buildings, structures, and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.



7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8) Every reasonable effort should be made to protect and preserve archeological resources affected by, or adjacent to, any project.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property neighborhood or environment.

10) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed, in the future, the essential form and integrity of the structure would be unimpaired.

B. For structures located within an historic district, the standards and guidelines adopted in district plans pursuant to Section 2.65.050 (B) shall apply, in addition to the criteria listed above. The significance assigned a property in a district plan as pivotal, contributing or non-contributing shall be given decisive weight by the Commission when the Commission applies the district standards and guidelines to a proposed project. The Commission shall require greater conformance to such standards and guidelines for properties which are historically or architecturally significant and which contribute to or complement the district.

Landmarks Commission must also consider the following from Third Ward Historic Landmark District Mandatory Standards:

#### V. K. Windows, Storms, Screens, Storm Doors, Awnings Outbuildings

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.

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

If the Landmarks Commission finds that the proposed modification is in alignment with the standards from the ordinance and the Third Ward Historic Landmark District Plan, they should approve the request for a Certificate of Appropriateness.

COA #

City of Eau Claire  
Landmarks Commission  
Application for Certificate of Appropriateness

All applications for a demolition permit for exterior alterations, reconstruction, or new construction involving landmark sites or structures within a local historic district shall be considered by the Landmarks Commission for issuance of a Certificate of Appropriateness prior to the issuance of a demolition or building permit. The Commission shall make its determination based on the criteria listed under Section 2.65.040 of Chapter 2.65 of the Eau Claire General Ordinance entitled "LANDMARKS" and based on the standards contained in the applicable district plan (where appropriate).

Date: 9-18-24  
Property Owner: Paul Roach

Address: 439 Gilbert Ave

Phone: 715-944-5099

Name of Landmark or District:

Contact Person: Kevin Everson  
Everson Home Improvements

Phone: 715-379-4653

Proposed Activity: Remove 3 windows on the Bay on the front of the Duplex & replace them with 3 Double Hungs with Transom units over each Double Hung.

The Commission may approve, approve with conditions, or deny issuance of the Certificate of Appropriateness. A rejected application may be resubmitted, provided it satisfies the objectives stated by the Commission, or it may be appealed to the City Council. Decisions of the Commission may be appealed to the City Council by filing a written appeal with the City Clerk within 30 days of the date on which the Commission makes its final decision.

I hereby certify that all work will be completed as approved by the Commission. Further, I understand that the City must be contacted prior to undertaking any work that differs from that which is approved by the Landmarks Commission. Such proposed changes may be forwarded to the Landmarks Commission for further review.

Date: 9-18-24

Applicant Signature Paul Roach Paul Roach

NOTE: Please attach all applicable information listed on the reverse side of this application.

Kevin Everson / Kevin Everson



DATE | SHIP DATE | QUOTE

The proposed work to be done is to replace the 3 windows on the Bay Unit. The windows are rectangular but are made to look like they are arched. We have already purchased the new units as we were unaware of the historical district.

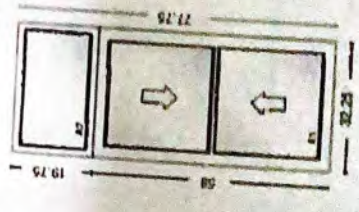
The Health Department has ordered Paul to change the exterior of the property and was issuing a monthly fine until a contract to do the work was submitted to them. The Double Hungs are retrofit units to fit into the existing openings.

The units are  $77\frac{3}{4}$  inches in height and are too tall for the unit to work properly after years of use so we decided to mull a transom/picture unit on the top of each Double Hung. Hoping the Double-Hung portion will work after years of use. The existing Double Hungs and storm windows are rotten on the bottoms and in poor shape, and are very inefficient. I am including a picture and description of the retrofit units. Also a picture of the Bay unit where the described work would be done.

Sincerely - Kevin Everson  
Everson Home Improvements



STE #	6988-01	QUOTE DATE	8/9/2024	LOAD DATE	Load Date Not Set	SHIP DATE	Quote Not Ordered	QUOTED BY	Beacon Eau Claire
JOB NAME		CUSTOMER PO#		BUILDING/LOT #					
LineItem #	5-1	Description							
Qty	3	Rough Opening: 32 1/2 X 78, Overall Frame Size: 32 1/4 X 77 3/4							
Room Location	None Assigned	Product Pro Series Replacement Double Hung Pro Series Replacement							
Note		Picture Window Dimensions Unit 1: Frame Width = 32.25, Frame Height = 58, Sash Split = Even Unit 2: Frame Width = 32.25, Frame Height = 19.75 Exterior Color/Finish = White, Interior Color/Finish = White Unit 1: Operation / Venting (Viewed from Exterior) = Double Hung Unit 2: Operation / Venting (Viewed from Exterior) = Fixed Unit 1: Performance Rating = H-R35 (DP +35/-35), CPD = PWG-M-28-15015-00001, U-Factor = 0.3 (1.7), SHGC = 0.28, VLT = 0.52 Unit 2: Performance Rating = F-R55 (DP +55/-55), CPD = PWG-M-41-17002-00001, U-Factor = 0.29 (1.65), SHGC = 0.33, VLT = 0.59 Glass HP, Double Glazed, Annealed, Low-E / Clear, Argon Gas, Warm Edge Spacer Hardware Unit 1: White, 2 Locks, Frame R-Core Unit 2: Frame R-Core Full Screen, Charcoal Fiberglass Mesh, Center Bar, Screen Width = 27.892, Screen Height = 55.375 Frame Options Sill Angle Clear Opening: 27.312 X 22.875, Clear Opening Area: 4.338625 Mullis Horizontal Factory 0" thick, 32.25" length Manufacturer Information Unit 1, 2: Grid Drawing Required = No Unit 1 Lower Glass, 1 Upper Glass: Glass Width = 26.063, Glass Height = 25.9375 Unit 2 Glass: Glass Width = 28.875, Glass Height = 16.375							
		Net Price	\$756.73	Extended	\$2,270.19				



LineItem #	Description	Net Price	Extended









INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: Eau Claire		County: Eau Claire	Surveyor: M. Taylor	Date: 11/13/81	Street Gilbert Avenue Number 439		
Street Address: 439 Gilbert Avenue		Legal Description: Pt. Lot 4 Blk 6 Chapman & Thorps 4th add.		Acreage:			
Current Name & Use: Private residence		Current Owner: Martha E. Fromm 439 Gilbert Avenue Eau Claire, Wisconsin					
Film Roll No. EC 26	Affix Contact Prints		Special Features Not Visible In Photographs:				
Negative No. 33			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
Facade Orient. N							
2 Original Name & U		Source	Previous Owners	Dates	Uses	Source	Town
Dates of Construction /Alteration		Source					
C.1880		A					
Architect and/or Builder:		Source					Range
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		Section		Map Name Plat Map #8	
Architectural Statement:  A two story clapboard residence, roughly L-shaped in plan and distinguished by a bay window with three segmental arch openings. An undecorated veranda is an additional feature.		Historical Statement:					
5 Sources of Information (Reference to Above) A Visual estimate by surveyor; 1876 and 1884 listed on assessor's card, city assessor's office.		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: <u>Third Ward Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>met</u> date: <u>3/25/82</u>	
B		9 Opinion of National Register Eligibility <input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: _____		Map Code 26/33			
C							
D							
E							
-							



From 1981



# City of Eau Claire Landmark Nomination

## 1. Name

Forest Hill Cemeteries

and/or common Forest Hill

## 2. Location

street & number 822 Emery Street

city, town: Eau Claire

state: Wisconsin zip code: 54701 county: Eau Claire

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input checked="" type="checkbox"/> site	<u>Public Acquisition</u>	<u>Accessible</u>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Cemetery

## 4. Owner of Property

name City of Eau Claire

street & number 203 S. Farwell Street

city, town Eau Claire vicinity of state WI zip 54701

## 5. Location of Legal Description (in County Courthouse)

courthouse, registry of deeds, etc. Eau Claire County

street & number 721 Oxford Avenue

city, town Eau Claire state WI

## 6. Representation in Existing Surveys

Title Historic Property Intensive Survey Update

date May 1997  federal  state  county  local

depository for survey records Eau Claire City Hall

city, town Eau Claire state WI

## 7. Description

<u>Condition</u>		<u>Check one</u>	<u>Check one</u>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance and historical information.

Burials began in or near what is now Forest Hill Cemetery in the late 1850s. The town of Eau Claire acquired land within the present boundaries of the cemetery in 1862, and there are several tombstones existing from the 1860s. The cemetery was formally established in 1872 by the new City of Eau Claire, which was created at that time by the amalgamation of several existing municipalities. Management of the cemetery became a responsibility of a City Council committee. In the 1870s burials became numerous on the lower level near the western end of the cemetery at Emery St., along its northern edge at Huebsch Blvd, and on the upper level near the head of the stairway from the lower level. Further land acquisitions by the City enabled eastward expansion of the lower level and most cemetery lots west of what is now Chapel Drive had been sold by about 1910. With funds from his wife's estate, in 1908 Henry C. Putnam built the Jane C. Putnam Memorial Chapel (NRHP 99001563) at the junction of Chapel Drive and Forest Hill Drive. After 1910, mostly by City purchase from the John S. Owen Lumber Co., the cemetery expanded eastward to its present boundaries by about 1920. Nine free-standing mausoleums were constructed in the cemetery between about 1910 and 1925. Many burials during the 1920s and 1930s were in the sloping saddle in the northern side of the hill, which is now block I. The eastern end of the lower level was drained and leveled during the 1930s and 1940s consistent with the City's 1935 policy of permitting new burials only with horizontal burial markers on level ground. On the upper level, burials slowly moved eastward, and in the 1970s the cemetery created Babyland, so that infants could be interred economically. Altogether, by 2023 there have been over 13,000 burials in Forest Hill Cemetery.

## 8. Significance (continue on separate sheets if necessary)

<u>Period</u>	<u>Areas of Significance</u> – Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology – prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology – historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900 -	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

Specific dates: 1862, 1872, 1908, 1935

Builder/Architect: Unknown Minneapolis Architect

Statement of Significance (give specific sources for all statements of fact)

Forest Hill Cemetery is important for its landscape architecture. It is an interesting example of a nineteenth-century Rural or Country Cemetery in a mid-sized Midwestern city which developed organically and not from a rigid plan. Topographically, the cemetery is on two levels separated by a steep wooded hillside. It features inspiring landscape views and architectural features that align with the Country Cemetery Movement. The hill at the eastern end of the cemetery has been the site for at least a century of winter sports activities (a kind of recreation seen perhaps nowhere else in

cemeteries in the United States). Forest Hill Cemetery provides the spiritual and physical rejuvenation that the County Cemetery Movement wanted cemeteries to provide for the living.

The cemetery is also important historically. By its continuous public ownership and management, it was a unifying factor in what started out in 1872 as a significantly divided City. Burials came from all classes and all religious groups from all parts of the City—there were no separate sections by religion. The cemetery shows the historical development of the City. For example, its burial monuments reveal changes in its population, from Yankees to Germans and Norwegians, to Hmong in the twenty-first century. Of course, the cemetery is the burial site of many prominent individuals affiliated with political, civic, religious, and business affairs. In sum, the cemetery is central to understanding the history of Eau Claire.

---

## 9. Major Bibliographical References

---

Robert J. Gough and Gregory Kocken, Rest in Nature: A Guide to Eau Claire's Forest Hill Cemetery (Eau Claire: Chippewa Valley Museum Press, 2022).

---

## 10. Form Prepared By

---

name/title: Peter Baumgartner, Associate Planner

organization: City of Eau Claire

date 4/24/2024

street & number: 203 S. Farwell Street

telephone: 715-839-4914

city or town: Eau Claire

state: Wisconsin

### **Commission Actions**

Hearing Date Authorized on: TBD Hearing Date Set for: TBD

Landmark Designated (date): \_\_\_\_\_ Number: TBD

Findings of Significance: \_\_\_\_\_

*Exemplifies or reflects the broad cultural, economic, and social history of the State and community; and*

*Embodies the distinguishing characteristics of an engineering design, inherently valuable for the study of a particular period.*

*Embodies the distinguishing characteristics of an architectural type, inherently valuable for the study of a particular period and in the method of construction*

*Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or*

*Is identified with historic personages or with important events in national, state or local history; or*

*Embodies the distinguishing characteristics of an architectural type, inherently valuable for the study of a particular period, style, method of construction or of indigenous materials or craftsmanship; or*

*Represents the notable work of a master builder, designer or architect whose individual genius influenced a particular age*

---

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Certified by: \_\_\_\_\_ Date: \_\_\_\_\_

Commission Chairman



## Attachment 6

DRAFT—Effects of Forest Hill local historic designation

Local listing will not affect, and not require the permission of the Landmarks Commission, in the following instances:

- New burials in conformity with current Cemetery policies
- Replacement of existing tombstones by owners in conformity with current Cemetery policies
- Repair of broken or fallen existing tombstones, only repaired on initiative of family members, not city
- Routine landscaping, including removal of fallen, dead or deceased trees, and trimming of vegetation/ invasive species to conform to the appearance of the Cemetery in 2023
- Extensive landscaping, including planting new trees, in responsive to a natural disaster, to conform as best as possible to the appearance of the Cemetery in 2023
- Posting of signs to direct traffic or announce Cemetery regulations
- Policies regarding floral decorations on tombstones
- Alteration or replacement of existing water station systems
- Routine repaving of roadways
- Routine repairs to fences and gateway structures existing in 2023
- Routine maintenance and repairs to the existing stairway and retaining walls on the northern side of the hill
- Special public events in the Cemetery, in conformity with current Cemetery policies; the Landmarks Commission would indeed encourage such events

Local listing will affect, and require the permission of the Landmarks Commission, in the following instances:

- External modifications of the Chapel, including re-roofing. In effect already
- Removal or replacement of the Chapel flag stand and memorial In effect already
- Serious repairs, modifications or removal of mausoleums or the columbarium
- Addition or removal, or significant widening, of roadways
- Designation of undeveloped sections of the Cemetery for other than burial purposes, including the introduction of parking lots.
- New fencing or significant alteration of gateway structures existing in 2024<sup>3</sup>
- Removal or significant alteration of the archaeological remains on northern side of the hill. (no plans

at this time)

- Replacement of the existing stairway on the northern side of the hill
- Alteration or removal of the retaining walls on the northern side of the hill
- Introduction of sidewalks anywhere in the Cemetery
- Repurposing of Seven Bumps Hill for other than recreational purposes
- Significant removal of vegetation from the northern side of the hill which would affect the appearance of the Cemetery as it was in 2023
- Removal of broken or fallen gravestones

o Changes to the topography of the Cemetery, especially any regrading on the southern side of the hill

- Resurfacing or widening of the trail at the crest of the Harding Ave./Plank St. Hill
- Construction of new buildings in the Cemetery, including sheds and garages, not including new

columbariums or mausoleums

**Commented [PB1]:** Define

**Commented [PB2]:** No room for more roads.

**Commented [PB3]:** 7-Bumps? Bring parking lot from plank hill in to cemetery.

**Commented [PB4]:** Clarification

**Commented [PB5]:** Could be happening soon?

**Commented [PB6]:** No plans at this time - Steve

**Commented [PB7]:** No plans at this time

**Commented [PB8]:** No plans at this time.

**Commented [PB9]:** Only removed if a danger, stacked on site otherwise.

**Commented [PB10]:** Going to be a natural path as part of the park.



Attachment 7

October 2, 2024

Compliance Office  
[compliance@wisconsinhistory.org](mailto:compliance@wisconsinhistory.org)  
Wisconsin Historical Society  
State Historic Preservation Office  
816 State Street  
Madison, WI 53706

**RE: Carson Park Baseball Stadium Dugout Expansion**  
(<https://www.wisconsinhistory.org/Records/NationalRegister/NR1971>)  
Reference Number:03000698

The property is owned by the City of Eau Claire and the City supports the project.

The original project obtained SHPO approval 12/16/2019 as part of case file #19-1491EC. Dugouts were part of a larger new bleacher project that never occurred. This slight modification will expand and improve the existing dugouts. More details about the proposal are noted in the architect's narrative. Site photos are attached.

On October 7<sup>th</sup> the Eau Claire Landmarks Commission will have an opportunity to provide advisory comments and I will forward those to you. However, this dugout part of the property is only nationally landmarked. The local landmarking covers just the historic grandstand, which will not be impacted.

Considering proposed changes are very little to what was approved before, we ask for an expedited review. The project hopes to break ground soon so the dugouts can be built this fall.

Please let us know if you have any questions.

Sincerely,

Ned Noel, AICP  
Planning Manager

c: Steve Plaza

### REQUEST FOR SHPO REVIEW AND COMMENT ON A LOCAL UNIT OF GOVERNMENT ACTION

All materials must be submitted in hard-copy via US Postal or other mail carrier. We do not accept electronic project submittals. Submit one copy of this form and supporting materials for each undertaking requiring our review, pursuant to Wis. Stats. §§ 44.42 and 66.1111. Please print or type. Return to:

Wisconsin Historical Society  
State Historic Preservation Office  
816 State Street  
Madison, WI 53706

Please provide all of the following information, as applicable:

#### I. GENERAL INFORMATION

- This is a new submittal.
- This is supplemental information relating to Case # \_\_\_\_\_, and title \_\_\_\_\_
- This project is being undertaken pursuant to the terms and conditions of a programmatic or other memorandum of agreement.

The title of the agreement is \_\_\_\_\_

- A. Local Unit of Government Jurisdiction (governmental entity undertaking the project): \_\_\_\_\_
- B. Local Unit of Government Project Contact: \_\_\_\_\_
- C. Return Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- D. Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_
- E. Email Address: \_\_\_\_\_
- F. Project Name: \_\_\_\_\_
- G. Project Street Address: \_\_\_\_\_
- H. City: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_
- I. Project Location: Township \_\_\_\_\_, Range \_\_\_\_\_, East  or West  , Section \_\_\_\_\_, Quarter Sections \_\_\_\_\_

- J. Project Narrative Description: Attach information including activity summary, plan drawings/specifications, current photographs of the affected property.
- K. Area of Potential Effect (APE): Attach a copy of U.S.G.S. 7.5 minute topographic quadrangle showing APE, and/or other maps as appropriate.

#### II. IDENTIFICATION OF NATIONAL REGISTER OR STATE REGISTER-LISTED HISTORIC PROPERTIES

- National Register and/or State Register-Listed Historic Properties are located within the project APE. Attach supporting information identifying said properties.

#### III. FINDINGS

- No National Register and/or State Register-Listed Historic Property or Properties may be affected. Attach supporting documentation.
- The proposed undertaking may affect one or more National Register and/or State Register-Listed Historic Properties located within the project APE. Attach supporting documentation.

Authorized Signature: Ned Noel Date: \_\_\_\_\_

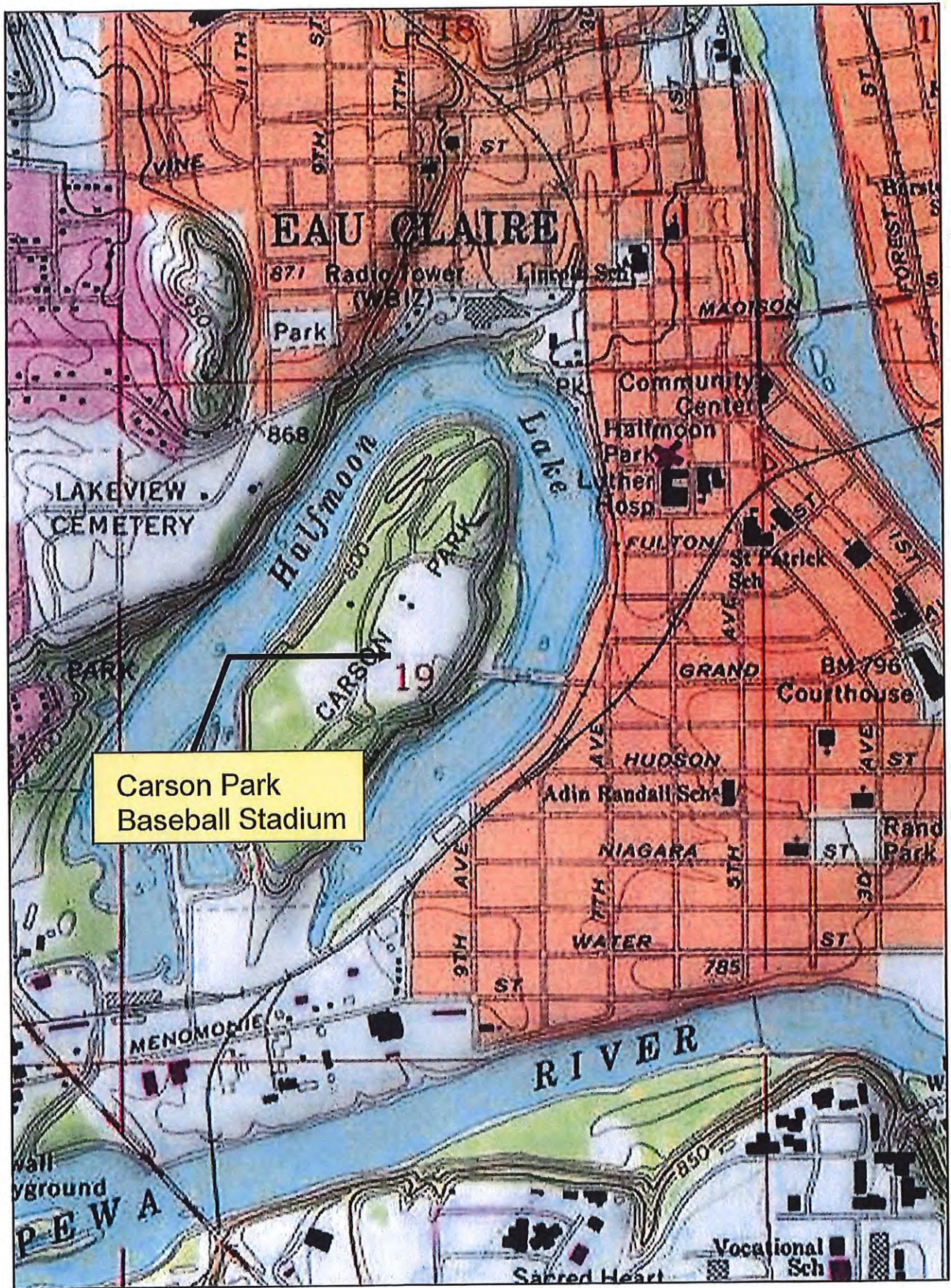
Type or Print Name: \_\_\_\_\_

#### IV. STATE HISTORIC PRESERVATION OFFICE COMMENTS

- SHPO concurs in the findings identified above.
- The proposed undertaking will not result in an adverse effect to one or more historic properties.
- The proposed undertaking will result in an adverse effect to one or more historic properties.
- SHPO requires negotiation with the Local Unit of Government to resolve the adverse effect.
- SHPO objects to the finding for reasons indicated hereon or in the attached letter.
- SHPO cannot review this submittal for reasons indicated hereon or in the attached letter.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_





City of Eau Claire



# Site Location Pictures



Overview – Google Maps



Side Dugouts





Third Base Dugout



Close up – Third Base Dugout

## Ned Noel

---

**From:** Griffin Spindler <griffin@rivervalleyarchitects.com>  
**Sent:** Tuesday, October 1, 2024 12:12 PM  
**To:** Ned Noel; Steve Plaza  
**Cc:** Andrew Daniels; Kyle Larson; John Lahti  
**Subject:** [EXTERNAL] Carson Park Dugout Expansion  
**Attachments:** 2024.10.01 Carson Park Dugout Expansion(24-172) - Proposed Plan.pdf; 2024.0905 \_ EC Express Dugout Markups.pdf; IMG\_4273.jpeg; IMG\_4266.jpg; IMG\_4267.jpg

Some people who received this message don't often get email from griffin@rivervalleyarchitects.com. [Learn why this is important](#)

Good afternoon, Ned, and Steve,

Please see the attached photos and proposed plans for the Carson Park Dugout Expansion. Below is a **Narrative including background information and scope of work.** Let me know if you have any questions.

### Background:

The Eau Claire Express have articulated the need to expand the current dugouts, constructed circa. 1996, to accommodate team personnel, enhance player safety, and improve game-day operations. The Express have engaged River Valley Architects and Miron Construction to assist with the design and expansion of these dugouts. A proposed renovation plan has been completed and will be submitted simultaneously to the State Historic Preservation Office and Eau Claire City Council for Approval. The project team recognizes the historic nature of the Carson Park Grandstands and does not anticipate any work to or disruption of the "Grandstands Proper". Once approved, the intent is to complete this work in the fall of 2024, so the expanded dugouts are available for the spring baseball season in 2025.

### Scope of Work:

- Expand (2) existing dugout length by ~ 14' for an overall length of 54'. Each dugout will be expanded ~ 10' towards the outfield and ~ 4' towards the grandstands.
- Expand (2) existing dugout depth by ~ 4' towards the ball diamond for an overall depth of 12'.
- The existing back wall of the dugouts will be reused, with the expansion in both directions being completed with matching CMU material.
- The existing double-tee roof structure will be removed and disposed of, and replaced with wood-framed standing seam roof panels.
- The existing benches and shelves are to be removed and replaced.
- The existing metal and chain-link screening at the front of the dugouts(2) will be removed and replaced with new code-compliant screening.
- Logistics will be coordinated with the City of Eau Claire to minimize the impact on the ball diamond.

Thank you,

## GRIFFIN SPINDLER

Technician



O: 715.832.0875 ext. 131  
C: 715.894.7433



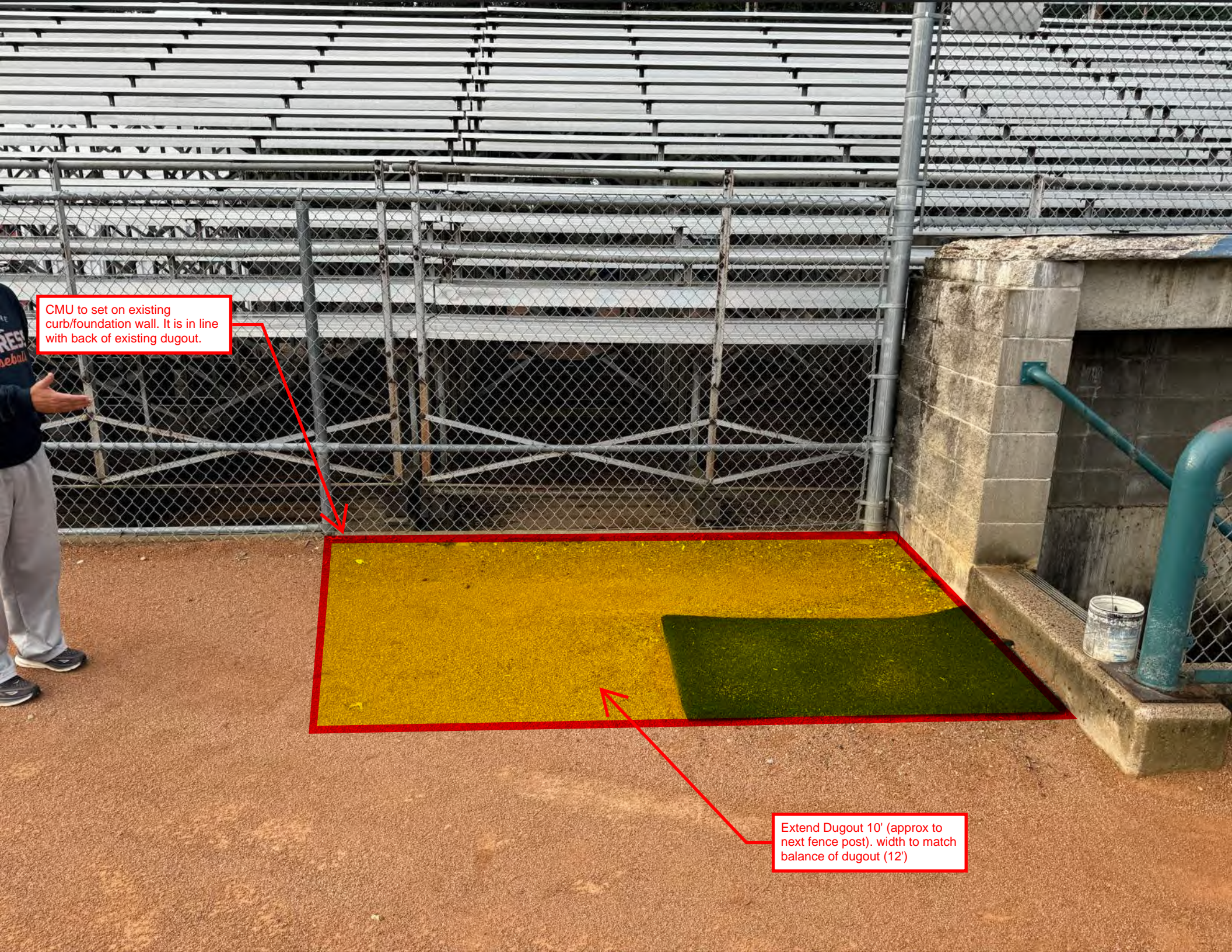
3300 Birch St. Suite 1A  
Eau Claire, WI 54703



SOLID DESIGN. REAL PARTNERSHIPS. LASTING IMPACT.







CMU to set on existing curb/foundation wall. It is in line with back of existing dugout.

Extend Dugout 10' (approx to next fence post). width to match balance of dugout (12')





CMU to set on existing curb/foundation wall. It is in line with back of existing dugout.

Extend Dugout 4' (approx to next fence post). width to match balance of dugout (12')



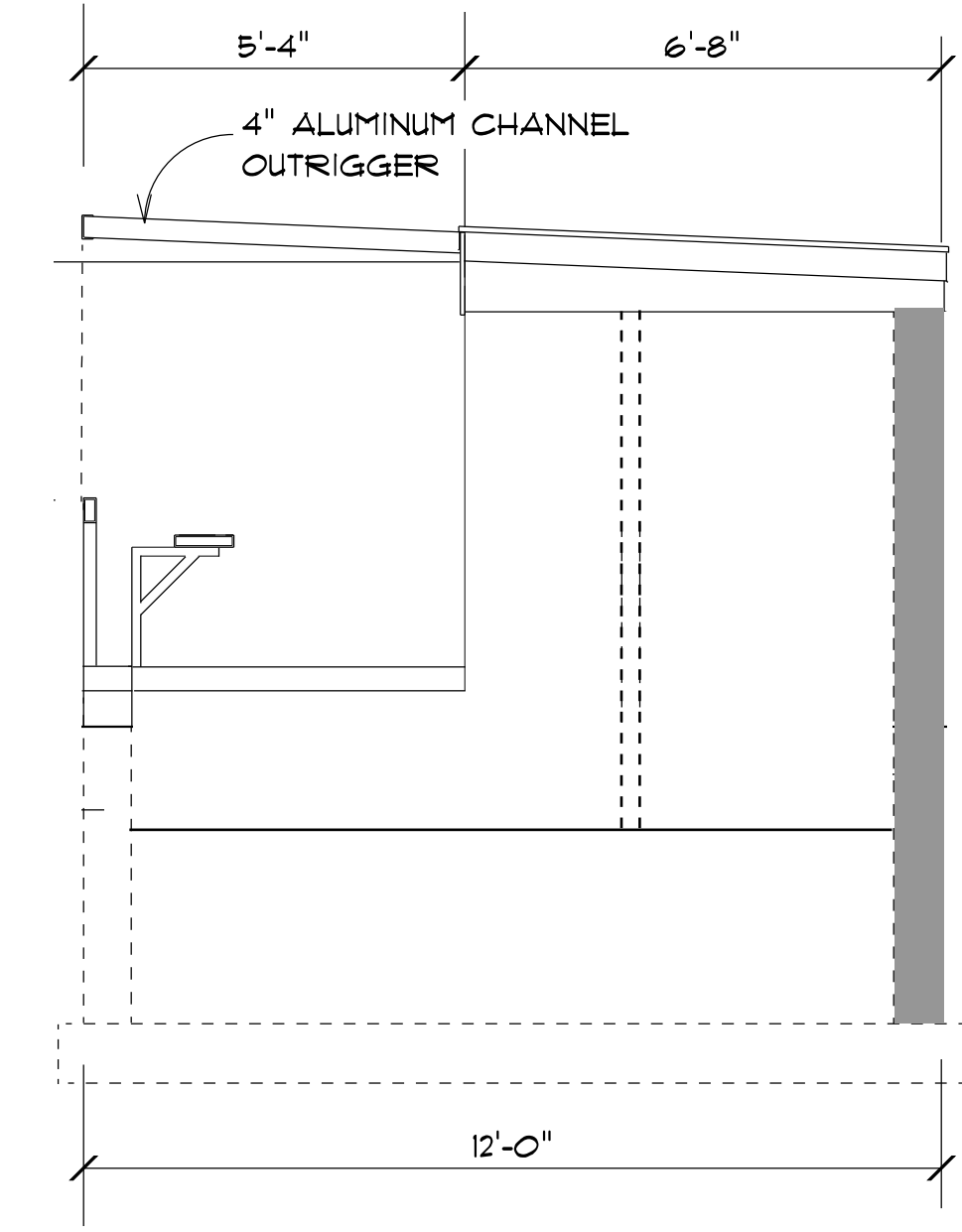
City to Demo precast roof, benches, shelf and railings in dugout.

New floor level of dugout (typical).

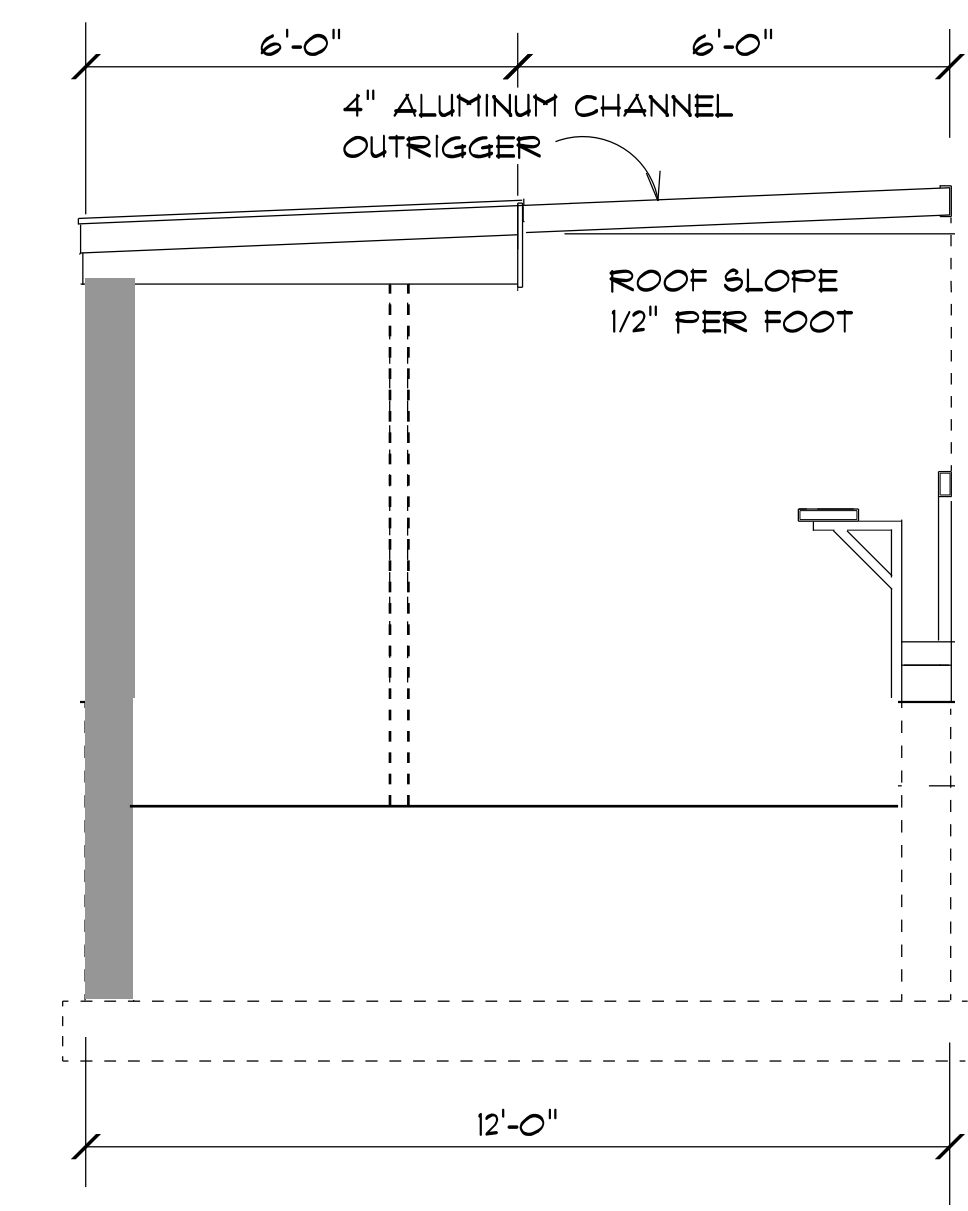
Cut concrete curb (typical) and remove wall as needed for proper dugout depth. New top of wall elevation should match adjacent grade.



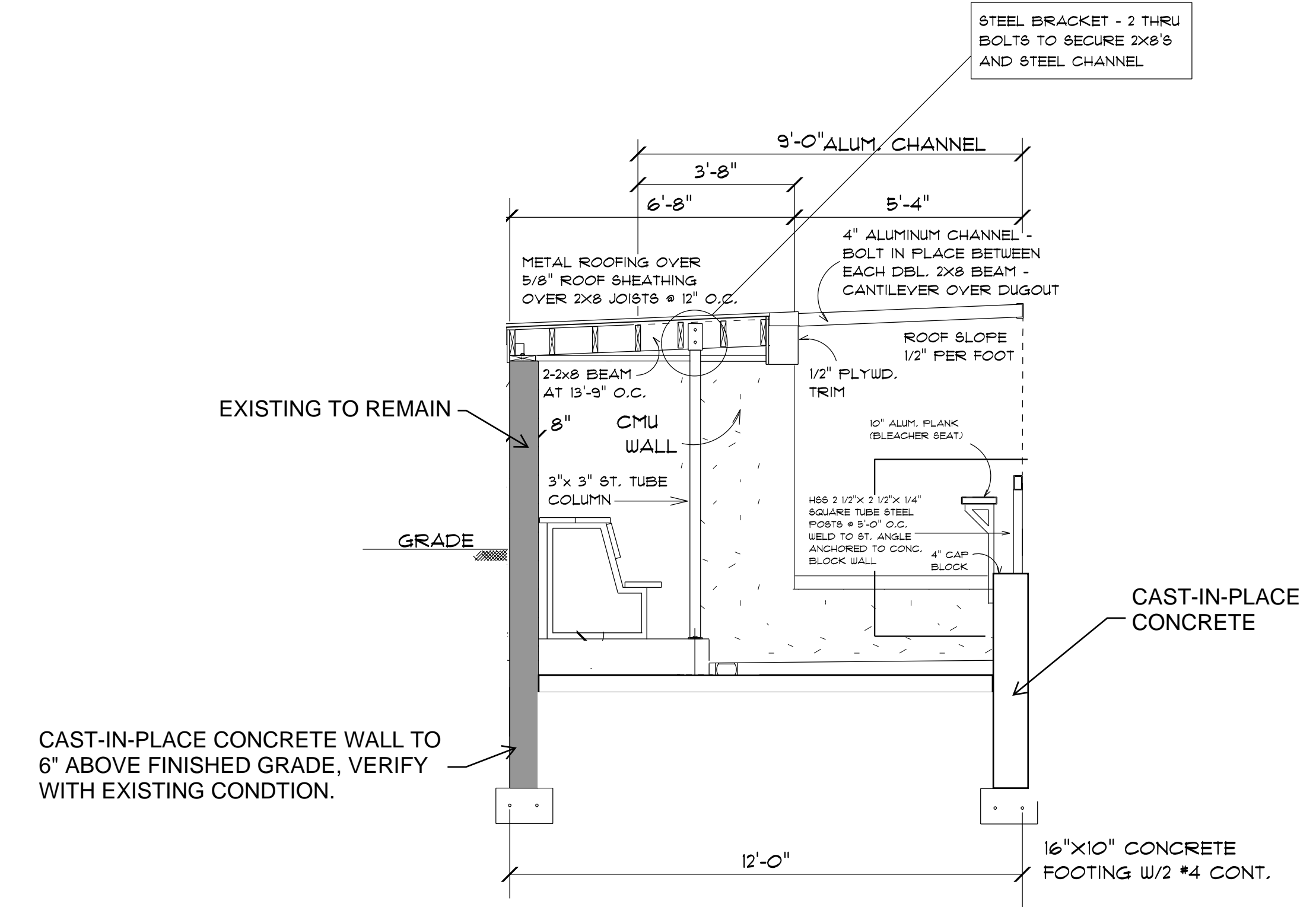
- NOTES:**
- EXISTING DUGOUT TO BE EXTENDED BY 10'-0" ON ONE END AND 4'-0" ON THE OTHER END.
  - STANDING SEAM METAL ROOF WITH 2X8 BEARING OFF OF A STEEL BEAM SUPPORTED BY 3"X3" STEEL COLUMNS.
  - TOTAL SIZE OF DUGOUT WILL BE 54'-0" LONG AND 12'-0" WIDE.
  - ALL EXISTING FENCE WILL REMAIN.



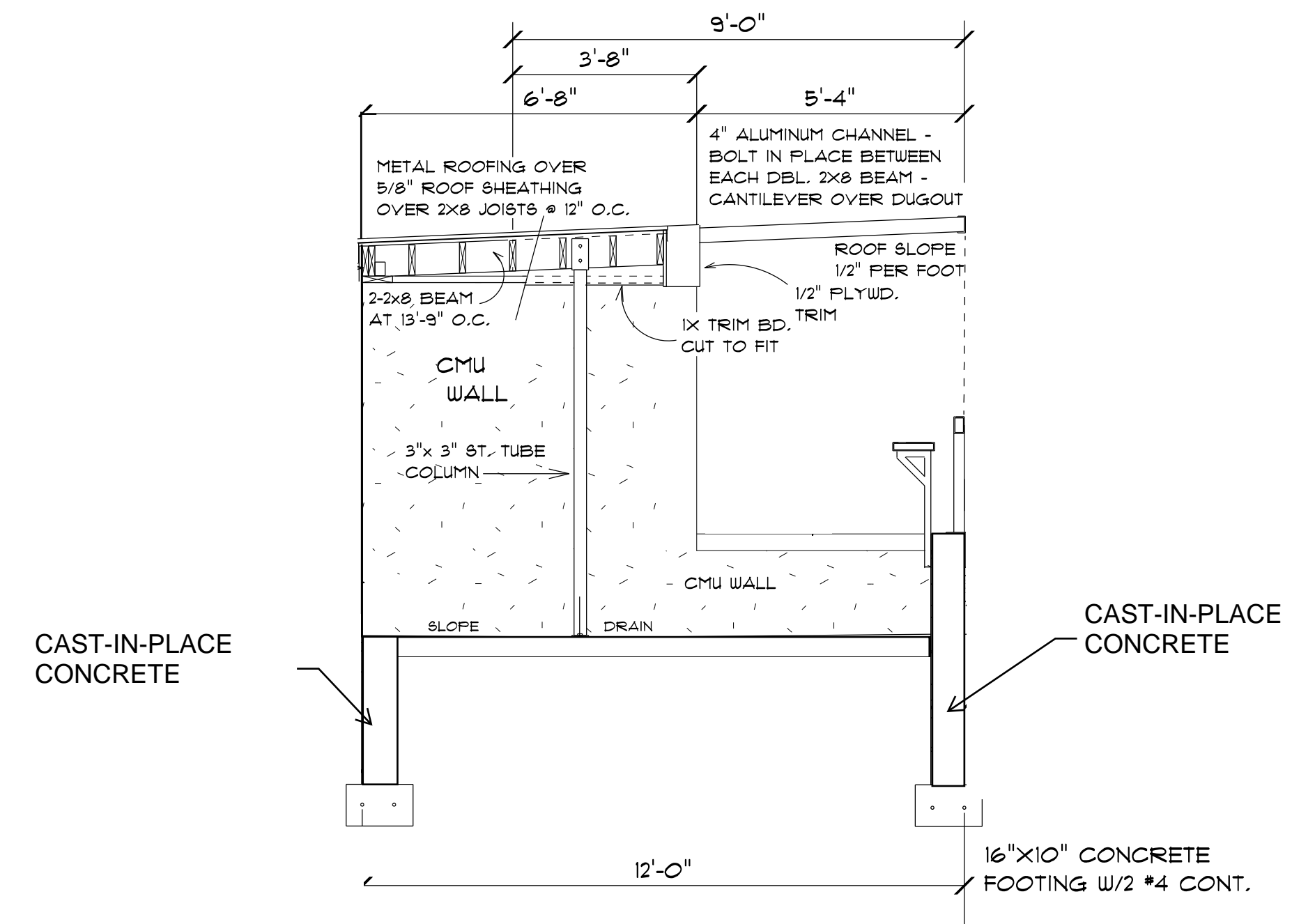
**ELEVATION**  
3/8" = 1'-0"



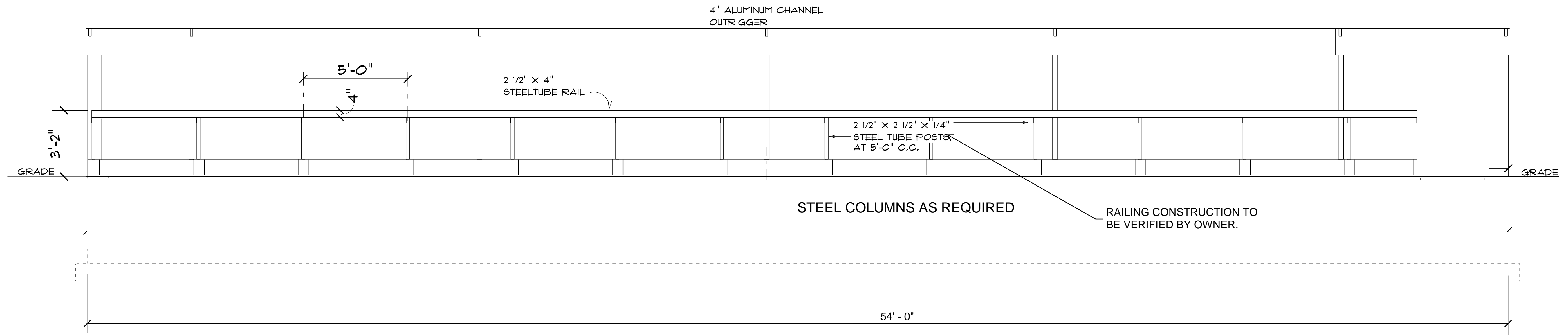
**ELEVATION**  
3/8" = 1'-0"



**SECTION "A"**  
3/8" = 1'-0"



**SECTION "B"**  
3/8" = 1'-0"



**FIELD ELEVATION**  
3/8" = 1'-0"

### REQUEST FOR SHPO REVIEW AND COMMENT ON A LOCAL UNIT OF GOVERNMENT ACTION

All materials must be submitted in hard-copy via US Postal or other mail carrier. We do not accept electronic project submittals. Submit one copy of this form and supporting materials for each undertaking requiring our review, pursuant to Wis. Stats. §§ 44.42 and 66.1111. Please print or type. Return to:

Wisconsin Historical Society  
Historic Preservation and Public History Division  
Preservation Planning Department  
816 State Street  
Madison, WI 53706

**SHPO 2019 Approval Documentation**

RECEIVED  
NOV 25 2019  
BY: \_\_\_\_\_

Please Check All Boxes and Include All of the Following Information, as Applicable:

#### I. GENERAL INFORMATION

- This is a new submittal.
- This is supplemental information relating to Case # \_\_\_\_\_, and title \_\_\_\_\_
- This project is being undertaken pursuant to the terms and conditions of a programmatic or other memorandum of agreement. The title of the agreement is \_\_\_\_\_

A. Local Unit of Government Jurisdiction (Governmental entity undertaking the project): City of Eau Claire

B. Local Unit of Government Project Contact Person: Patrick Ivory

C. Return Address: 203 S. Farwell Street, Eau Claire, WI Zip Code: 54701

D. Telephone: 715-839-4914 FAX: 715-839-4939

E. Email Address: pat.ivory@eauclairewi.gov

F. Project Name: Carson Park Baseball Stadium Bleachers

G. Project Street Address: 702 Carson Park Drive

H. City: Eau Claire, WI Zip Code: 54703 County: Eau Claire

I. Project Location: Township 27, Range 9 West, E/W (circle one), Section 19, Quarter Sections NW

J. Project Narrative Description. Attach information including activity summary, plan drawings/specifications, current photographs of the affected property.

K. Area of Potential Effect (APE). Attach Copy of U.S.G.S. 7.5 Minute Topographic Quadrangle Showing APE, and/or other maps as appropriate.

#### II. IDENTIFICATION OF NATIONAL REGISTER OR STATE REGISTER-LISTED HISTORIC PROPERTIES

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- No National Register and/or State Register-Listed Historic Property or Properties may be affected. Attach supporting documentation.
- The proposed undertaking may affect one or more National Register and/or State Register-Listed Historic Properties located within the project APE. Attach supporting documentation.

Authorized Signature: Patrick Ivory Date: 11-21-19  
Type or Print Name: Patrick Ivory

#### IV. STATE HISTORIC PRESERVATION OFFICE COMMENTS

- SHPO concurs in the findings identified above.
- The proposed undertaking will not result in an adverse effect to one or more historic properties.
- The proposed undertaking will result in an adverse effect to one or more historic properties.
- SHPO requires negotiation with the Local Unit of Government to resolve the adverse effect.
- SHPO objects to the finding for reasons indicated hereon or in the attached letter.
- SHPO cannot review this submittal for reasons indicated hereon or in the attached letter.

Authorized Signature: Katie Kal Date: 12/16/19





## *CITY OF EAU CLAIRE, WI*

November 21, 2019

Chip Harry L. Brown III and Jennifer Davel  
Wisconsin Historical Society  
816 State Street  
Madison, WI 53706-1482

Dear Chip and Jennifer:

I am enclosing the City of Eau Claire's Request for SHPO Review and Comment for a project that would replace the bleachers at the Carson Park Baseball Stadium. The existing bleachers are of open-metal design that pose a safety and accessibility concern for the City and the various users of the stadium.

We would appreciate your review and consideration of the project. The required information for your review is attached. If you need further information or have questions, please feel free to give me a call at 715-839-4914.

Thanks!

---

Patrick Ivory, AICP  
Senior Planner  
Eau Claire Department of Community Development



WISCONSIN  
HISTORICAL  
SOCIETY

Headquarters Building  
816 State Street  
Madison, WI 53706-1482  
608-264-6400

## NOTICE OF ENTRY IN THE NATIONAL REGISTER AND/OR STATE REGISTER OF HISTORIC PLACES

*Name of property:* Carson Park Baseball Stadium

*Location:* Carson Park Drive, City of Eau Claire

*Date of Entry:* July 25, 2003

*Designation:*       State Register of Historic Places  
                          National Register of Historic Places

The property listed above has been entered in the National Register of Historic Places by the Secretary of the Interior, and listed in the State Register of Historic Places by the State Historic Preservation Office.

Accordingly, this property is entitled to the benefits and protections of the National Historic Preservation Act of 1966, as amended and under Chapter 44, Wisconsin Statutes. It will receive limited protection from encroachment by federal or state assisted or licensed projects or state facilities development projects, and may be eligible to apply for matching grants for research, restoration, acquisition, or stabilization. Certain tax incentives are available to depreciable properties listed in the State Register or National Register.

The State Register and National Register programs are administered by the Division of Historic Preservation of the Wisconsin Historical Society, Alicia Goehring, State Historic Preservation Officer. Questions about the State Register and National Register programs in Wisconsin should be addressed to:

Division of Historic Preservation  
Wisconsin Historical Society  
816 State Street  
Madison, WI 53706  
Telephone: 608/264-6500

## **Carson Park Stadium Bleacher Project**

### **Background**

The current metal bleachers along the first-base and third-base sides of the baseball stadium at Carson Park were constructed in 1964. They were built to be portable and are physically moved each year. In the spring they are moved to the baseball stadium and then upon conclusion of the baseball stadium, they are moved to the nearby football field to provide seating for the fall football games. As a result, the bleachers show significant wear and the City has concerns that they will soon no longer be able to be moved.

In addition, the City has concerns regarding the safety of the bleachers. As shown in the photographs, the areas below the seats are open and could result in users falling through the bleachers to the ground. In addition, the bleachers are not able to accommodate spectators with handicap nor offer them comparable viewing that is available to non-handicapped viewers.

Finally, Carson Park lacks an adequate number of ADA-accessible restroom facilities. The proposed project would address this problem.

### **Project Description**

The proposed project fully addresses these deficiencies and provides other amenities that will enhance the experience of visitors to the stadium and improve facility operations. The project consists of two new permanent bleacher structures – one each along both baselines. Each structure will seat 456 non-handicapped spectators plus provide an accessible, unimpeded viewing area for up to 38 wheelchairs.

Attached is the following:

- a site plan showing the location of the bleachers;
- elevational renderings showing the rear, and front of the bleachers;
- floor plan for the bleachers;
- photographs of the existing metal portable bleachers.

The bleachers consist of aluminum decking with individual plastic seats. Protective guardrails will run along the perimeter of the seating area. The guardrails will be painted green and infilled with matching green vinyl-coated chain-link mesh. An ADA-accessible ramp constructed of aluminum decking and aluminum stairs provide access to the seating and viewing areas. These will have the same type of guardrails and protective mesh as is around the bleacher seating area.

The sides and back of the bleachers will be enclosed with a rock-face CMP block that has a color textured face. This enclosure not only conceals the supporting structure underneath the

bleachers, but also creates an enclosure for other amenities located underneath the seating, including:

- Two ADA-accessible restrooms, each with seven sanitary fixtures, and a diaper changing table;
- A 500-square foot preparation area/serving window for concessions, plus additional food storage spaces and walk-in cooler;
- A 300 square foot retail area for apparel sales;
- Secure, conditioned storage for IT equipment required for scoreboard operation and security cameras;
- Secure storage for grounds maintenance equipment and supplies.

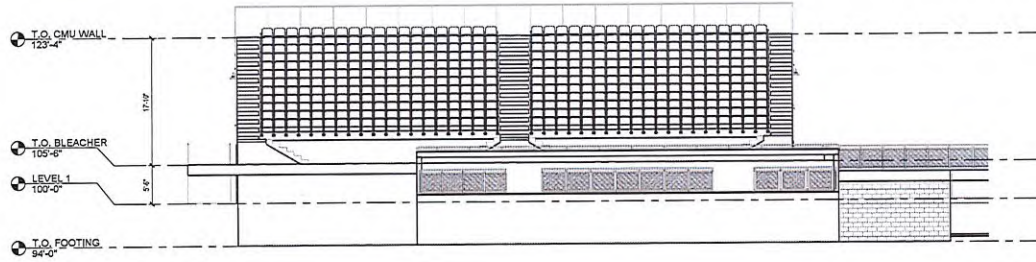
In addition, the existing dugouts will be replaced with new, larger concrete dugouts that provide additional space for player seating and equipment. The dugouts will be colored to match the coloration of the original dugouts. The existing dugouts are not original, and were constructed in the mid-1980s.

To conclude, the proposed project will address a number of deficiencies that exist with the portable metal bleachers. The project will not involve any changes to the historic stadium that was placed on the National Register 2003. In addition to the safety and accessibility issues created by the existing bleachers, the bleachers detract from the appearance of the ballfield and proposed project will enhance the appearance of field and the experience of the people coming to the stadium.

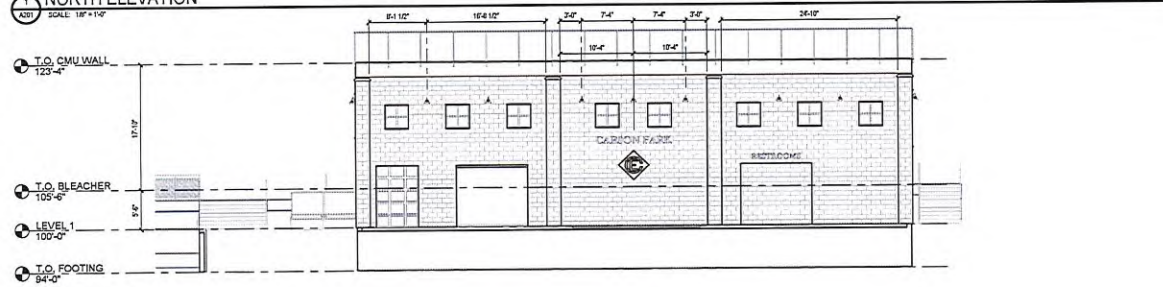




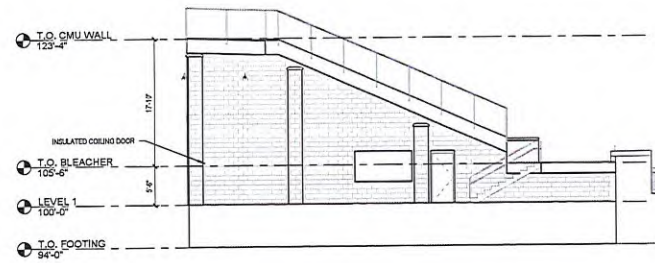
18/02/2018 11:31:25 AM I:\08181100-Carson Park\112 Rev\11200-CARSON PARK - 181204.rvt



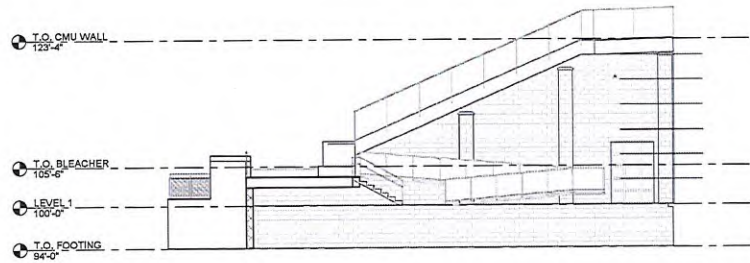
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

CITY OF EAU CLAIRE  
CARSON PARK BASEBALL STADIUM & BLEACHER  
IMPROVEMENTS & ARTIFICIAL TURF  
782 CARSON PARK DRIVE, EAU CLAIRE, WI 54601

**AYRES ASSOCIATES**  
 LEAD DESIGNER  
 2531 KENNEDY DRIVE  
 EAU CLAIRE, WI 54601  
 (715) 834-1101  
 FAX (715) 834-1101

SEAL  
 2531 KENNEDY DRIVE, EAU CLAIRE, WI 54601  
 (715) 834-1101  
 FAX (715) 834-1101

THE DESIGN NOTATIONS LOCATED ON THESE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF AYRES ASSOCIATES.

NOT FOR CONSTRUCTION

06.28.2017
PROJECT No. 06-1817.00
EXTERIOR ELEVATIONS

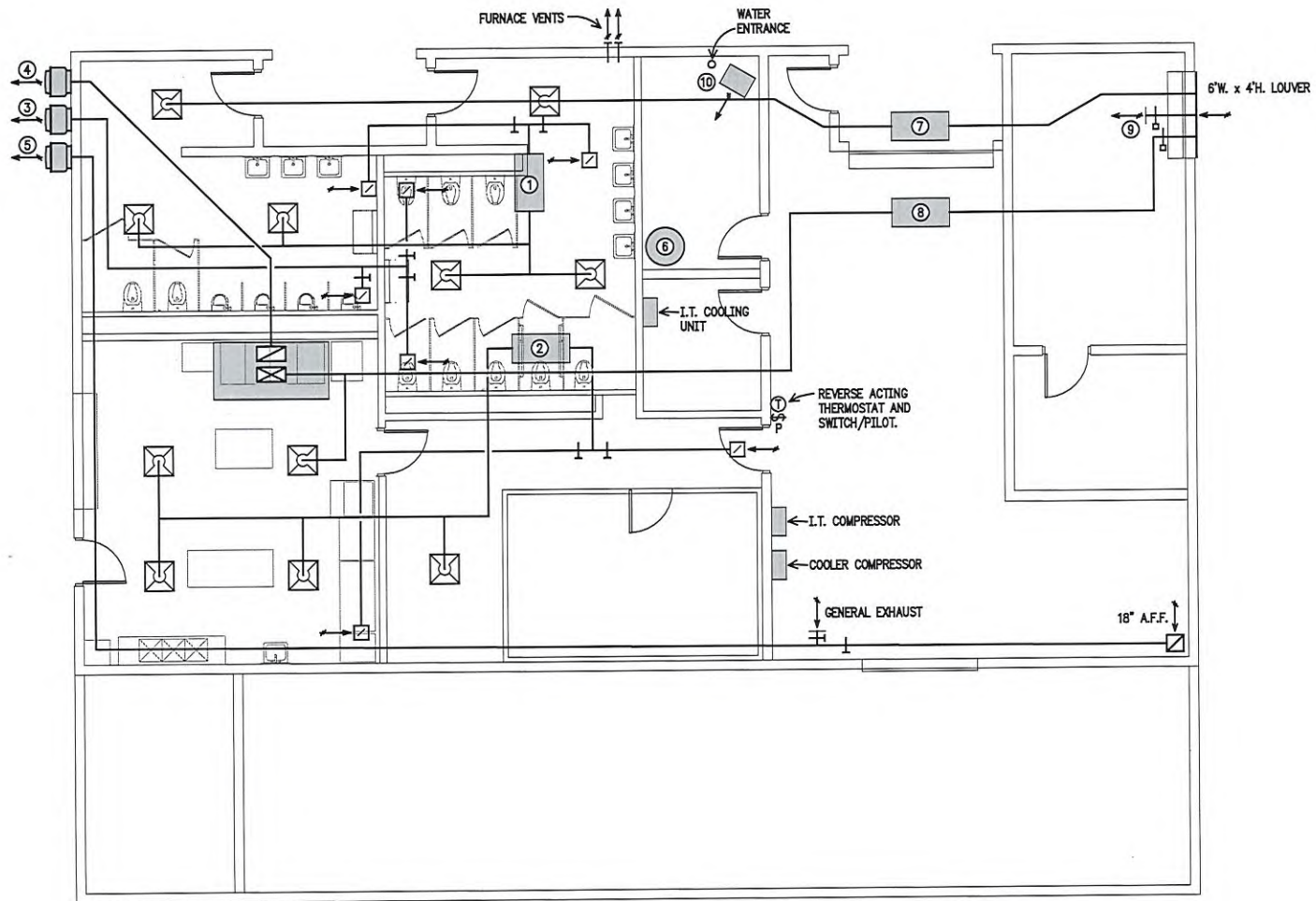
A201











- MECHANICAL NOTES:**
- ①② GAS FURNACES ON MEZZANINE.
  - ③ CODE REQUIRED TOILET EXHAUST.
  - ④ HOOD EXHAUST.
  - ⑤ STORAGE AND HEAT REMOVAL EXHAUST.
  - ⑥ WATER HEATER.
  - ⑦ TOILET ROOM MAKE UP AIR.
  - ⑧ COOKING HOOD MAKE UP AIR.
  - ⑨ AIR INTAKE FOR STORAGE ROOM.
  - ⑩ ELECTRIC HEATER.

