



CITY OF
**EAU
CLAIRE**

**Landmarks Commission
Agenda
November 4, 2024**

PLEASE TAKE NOTICE that there will be a meeting of the City of Eau Claire Landmarks Commission on Monday, November 4, 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 10/7/24 Minutes
4. Certificate of Appreciation – Rick Schemm
5. Local Landmarking of Forest Hill & Public Hearing
6. 2025 Meeting Schedule
7. Future agenda items and announcements
8. 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.

Peter Baumgartner
Associate Planner

c: News Media



Landmarks Commission
Minutes
October 7, 2024

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

Members Absent: Dave Barnes, Greg Kocken

Staff Present: Peter Baumgartner, Ned Noel, Steve Plaza

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 9/9/24 Minutes**
Motion by Secretary Balciunas to approve, Second by Commissioner Schemm. Approved unanimously.
- 4. Certificate of Appropriateness – 425 Lake St.**

The Landmarks Commission discussed the proposed residing of 425 Lake Street, a property that is noted as being contributing to the Randall Park Historic District. In the discussion several commissioners noted some concerns. Commissioner Gough was concerned with the addition of artificial stone on the structure, Secretary Balciunas was fine with it as long as it is reversable. Commissioner Brewster voiced his concerns on the colors not being historic and suggested that they could use smart siding.

Motion by Commissioner Brewster to approve Certificate of Appropriateness with the artificial stone siding going up to the lower window frame, second by Secretary Balciunas. Approved 4-1 with Commissioner Gough voting against it.

- 5. Certificate of Appropriateness – 333 Summit Ave.**

The Landmarks Commission discussed the proposed reroofing of a detached garage, from asphalt shingles to metal roofing. The garage is associated with a landmarked home within the Third Ward Historic District. During their discussion, the Landmarks Commission expressed their preference for the burnished slate color roofing.

Commissioner Brewster moved to approve the requested Certificate of Appropriateness, second by Commissioner Schemm. The motion was approved unanimously.

- 6. Certificate of Appropriateness – 439 Gilbert Ave.**

The Landmarks Commission discussed the proposed replacement of the bay windows of 439 Gilbert Avenue. 439 Gilbert is noted as being a contributing property to the Third Ward Historic District. Much of the discussion was around the preservation of the curve at the top of the bay windows which were proposed to be replaced with double-hung windows with a transom window above them to fit within the existing windowsill. The commissioners ultimately decided that they were fine with the proposal, as long as they preserved the curvature of the window, suggesting that they use trim material or paint.

Commissioner Schemm motioned to approve the Certificate of Appropriateness with the condition that the property owner duplicates the arches above the transom bay windows with the curvature via paint or trim materials. Second by Ebert and the motions carried unanimously.

7. Local Landmarking of Forest Hill Cemetery Discussion

Commissioner Gough stated preserving the treed hill will be significant for the national registry and the boundaries of the local and national registries can be different.

Commissioner Schemm asked about the vehicle entrance into the park. Steve Plaza explained it will remain.

Commissioner Brewster wanted to approve the boundary as proposed, and change things when the park plan is done, if needed. He asked if they could encourage/allow repair of broken tombstones. Commissioner Brewster then left the meeting for City Council duty.

Steve Plaza stated the City does not repair broken tombstones and the owner needs to cover it.

Commissioner Schemm moved to recommend a public hearing for the local landmarking, second by Commissioner Gough. The motion passed unanimously.

8. Carson Park Baseball Stadium Dugout Expansion

Steve Plaza presented the project details. He noted that the funding might not be there, but the project team still wanted approval for the improvements.

Ned Noel stated that since the dugouts are only under national landmark status, the project needs State approval, but the commission could provide advisory approval.

Commissioner Schemm moved to recommend advisory approval, second by Commissioner Balciunas, and the motion carried.

9. Future agenda items and announcements

There were some questions on how historic neighborhoods will be impacted with zoning changes. Ned Noel stated current rules on landmarked properties and districts will not change. Any building or house proposed to be razed will still need a 18th month review period to ensure it can be saved. More information can be shared during the process.

10. Adjournment

Chair Ebert called for adjournment of the meeting at 6:00 p.m.

Submitted by,



Raivo Balciunas
Secretary



CITY OF
**EAU
CLAIRE**

**LANDMARKS
COMMISSION**



Date: November 4, 2024

To: Commission Members

From: Peter Baumgartner, Associate Planner

Re: November 4th Meeting Items

Reference Item

- 3. Approval of 10/7/24 Minutes**
Please review and approve the draft minutes. – see Attachment 1
- 4. Certificate of Appreciation – Rick Schemm**
The presentation of a Certificate of Appreciation celebrating Commissioner Schemm’s service on the Landmarks Commission.
- 5. Local Landmark Designation & Public Hearing - Forest Hill Cemetery**
The Commission is seeking approval of the Local Designation of Forest Hill Cemetery. This item follows up on the discussion from the last meeting. Attachments 2 - 4 have the notification and boundary map, the Landmark Nomination Form, and the Policy List for the designation.
- 6. 2025 Meeting Schedule**
Please review and approve the draft meeting schedule for next year- see Attachment 5.
- 7. Future Agenda/Updates**
Staff will be seeking quotes for the national landmarking of Forest Hill. This will be for the Certified Local Government grant submission later this year.
- 8. Adjournment**



October 18, 2024

Attachment 2

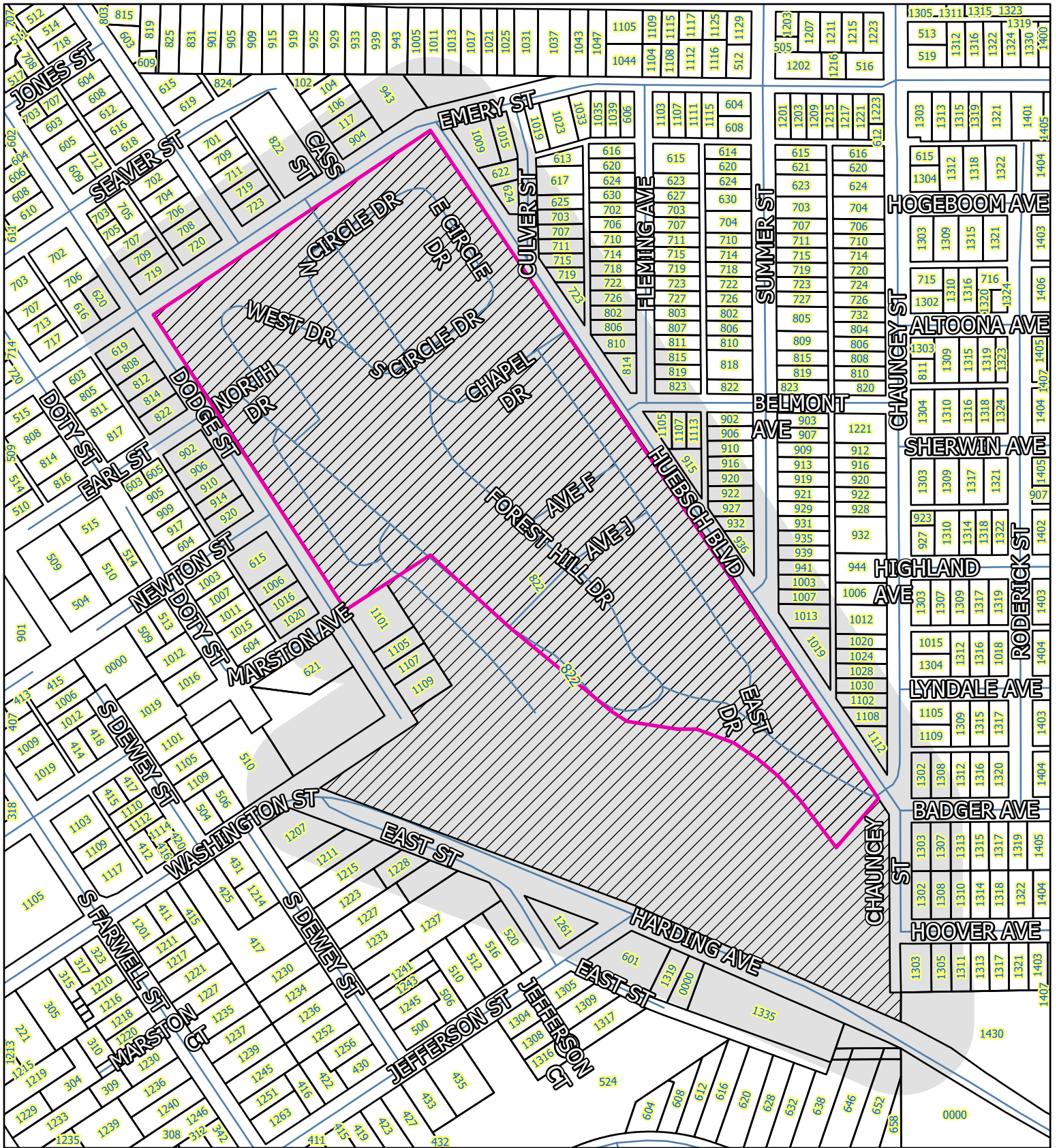
NOTICE OF HEARING

PLEASE TAKE NOTICE that the Eau Claire Landmarks Commission will be holding a public hearing on November 4, 2024, at 4:30 p.m. at City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, regarding the proposed designation of Forest Hill Cemetery, in the City of Eau Claire, as a local landmark, pursuant to Chapter 2.65 of the Eau Claire Municipal Code.




If you have any questions, please contact the Department of Community Development at 715-839-4914.

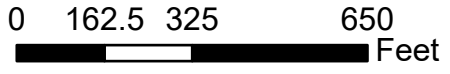
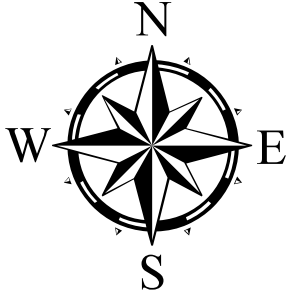
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Ned Noel, AICP
Planning Manager
Community Development



Notification Map
 Local Landmarks Designation Nomination
 Location: Forest Hill Cemetery

-  Subject Property
-  Notification Area
-  Approximate area to be Landmarked



Attachment 3

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"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input checked="" type="checkbox"/> site	<u>Public Acquisition</u>	<u>Accessible</u>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<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: 11/7/24

Hearing Date Set for: 11/4/24

Landmark Designated (date): _____

Number: _____

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

Certified by: _____ Date: _____

Commission Chairman

Attachment 4

Forest Hill Local Landmark Designation Policies

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.
- 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.
- Removal or replacement of the Chapel flag stand and memorial
- Structural 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
- Removal or significant alteration of the archaeological remains on northern side of the hill
- Replacement of the existing stairway on the northern side of the hill
- Introduction of sidewalks anywhere in the Cemetery
- Significant removal of vegetation from the northern side of the hill which would affect the appearance of the Cemetery as it was in 2024
- Removal of broken or fallen gravestones, unless it is a danger to the public.
- Changes to the topography of the Cemetery, especially any regrading on the southern side of the hill
- Construction of new buildings in the Cemetery, including sheds and garages, not including new columbariums or mausoleums



2025 Landmarks Commission Meeting Dates and Submittal Dates

North Conference Room
1st Monday of the month
(unless otherwise noted)
4:30 p.m.

Landmarks Commission Meeting Date	Deadline Submittal Date
January 6	December 6
February 3	January 3
March 3	January 31
April 7	March 7
May 5	April 4
June 2	May 2
July 7	June 6
August 4	July 3
September 8	August 8
October 6	September 5
November 3	October 3
December 1	October 31

<https://www.eauclairewi.gov/government/boards-commissions-committees/landmarks-commission>

Interested in serving on the Commission?

Resource Bank Form: <https://www.eauclairewi.gov/government/our-divisions/city-manager/online-citizen-resource-bank-form>