

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of September 3, 2013

Members Present: Katrinka Bourne, Ken Ziehr, Dave Strobel, Jim Seymour, Carrie Ronnander, Karen Nusbaum, Patrick Kurtenbach

Members Absent: None

Staff Present: Pat Ivory, Rod Bonesteel, Colleen Schian

Minutes. The minutes of the August 5, 2013 meeting were approved as written.

The meeting was chaired by Katrinka Bourne and called to order at 4:30 p.m.

1. **Update and Discussion on City Hall South Entrance.** Pat Ivory updated the Commission regarding the construction of the south entrance for City Hall. He noted that the building plans had been submitted to the Wisconsin Historical Society (WHS) for approval. The Commission had reviewed and approved the plans at their July 17th meeting. The WHS indicated that revisions should be considered relating to the design of the walls and the cornice as they too closely replicated the south side of the City Hall building. Based on this input, the plans were revised to eliminate the horizontal banding (lines) on the stone walls and the scale and design of the cornice was simplified. The revised plans were resubmitted to the WHS and upon review, were approved. Pat reviewed the revised plans with the Commission.

ACTION TAKEN: Ken Ziehr moved to approve the revisions. Carrie Ronnander seconded the motion. All votes were in favor. Motion carried.

2. **Consideration of Initiating the Process to Designate the Confluence National Register District as a Local District or Individually Designate Certain Properties Located Within the National Register District.** Dave Strobel provided background as to why he had requested to have the Commission consider initiating the process to designate the Confluence National Register District as a local historic district or possibly 6 South Barstow Street as a local landmark. He noted that the policies contained in the Comprehensive Plan and the Landmarks Ordinance states that the Commission should be working to preserve historic districts and properties such as the Confluence District and 6 South Barstow Street. He also noted that several of the Downtown plans emphasized the importance of retaining the older buildings within the Downtown area. He added that it was important to initiate the designation process to allow the opportunity for public input as to whether the buildings should be preserved or razed.

Carrie Ronnander stated that 6 South Barstow was placed on the National Register in 1984, while the district was placed on the National Register in 2007. She stated that the property

had some historical importance, but felt there were other properties of higher priority that the Commission should be considering. She questioned the Commission's involvement this late in the process.

Jim Seymour stated that the timing for the consideration of these properties was not appropriate and would reflect poorly on the Commission as trying to delay the Confluence Redevelopment Project. Consideration should have occurred earlier if it was going to occur at all.

Ken Ziehr, agreed stating that the Commission has multiple responsibilities and it is generally best to work with the property owners rather than attempt to designate properties on a confrontational basis. He added that this action could have long term negative effects on the Commission and their credibility in working with other property owners.

Katrinka Bourne stated that she felt that the buildings within the Confluence Redevelopment project area were still sound and that the structural report prepared by the developer did not identify any serious structural issues.

Janice Newcowski, President of the Historic Preservation Foundation, spoke in support of the Commission considering local designation.

Stuart Schaefer, the developer for the Confluence Project, spoke in opposition to consideration of local landmark designation. Mr. Schaefer stated that the City had approved the zoning and General Development Site Plan for the project and was concerned with the Commission's intent to delay the project. He discussed the Commission's previous review of the project on November 5, 2012, and the Commission's recommendation to the Plan Commission. He stated that the meeting minutes lacked detail. Mr. Schaefer noted that some changes had occurred in the scope of the project where the building height would be reduced, but the footprint of the project would remain the same. The new building along South Barstow Street would still be designed to have a historic appearance. He added that the buildings were not structurally sound and were all listed as blighted by the City. He also stated that he had applied for a demolition permit for 6 South Barstow Street.

Pat Kurtenbach asked Mr. Schaefer if they had prepared a historic building report for the buildings. Mr. Schaefer replied that they did not, but that several qualified engineers had studied the buildings.

John Mogensen, owner of several of the buildings within the Confluence National Register District, spoke in opposition to consideration of local landmark designation. Mr. Mogensen stated that 6 South Barstow Street had foundation problems and the construction of a new building would be more beneficial than trying to save the older buildings, which have

structural problems. He noted that he had rehabilitated a number of older buildings in Eau Claire, but it would be best to look at new construction within this block. He added that if the new buildings have a historic look, it would be a win-win situation for Downtown. He noted that he had applied for demolition permits for the two buildings south of 6 South Barstow Street. He suggested that the Commission should have input on the façade designs for the new building to ensure that it had a historical appearance.

Diane Paulsrud spoke in support of scheduling a public hearing to consider local landmark designation.

Kathy Mitchell spoke against the consideration of local landmark designation. Kathy stated that she is concerned about the Commission's efforts to delay the redevelopment project. She noted that the City had approved the rezoning for the project and General Development Plan and that the Commission had input on the plan at that time.

ACTION TAKEN: Dave Strobel moved that the Commission should initiate the process to consider local landmark designation of 6 South Barstow Street as an individual landmark at their October meeting. Pat Kurtenbach seconded the motion. The motion carried with Carrie Ronnander, Ken Ziehr, and Jim Seymour voting no.

3. Update on Landmark Activities and Properties.

A. Consideration of Submitting Letter of Intent for Possible CLG Grant Funds. The Commission discussed the possibility of submitting a letter of intent to the Wisconsin Historical Society to apply for CLG grant funds in November. The Commission discussed possible projects such as National Register nominations and updates of the Historic Intensive Survey.

ACTION TAKEN: Ken Ziehr moved to submit a letter of intent for possible CLG grant funding. Carrie Ronnander seconded the motion. All votes were in favor. Motion carried.

B. National Register Determination for 322 Water Street. Pat Ivory informed the Commission that the student intern working for the Historic Preservation Foundation had submitted the paperwork for the determination of National Register eligibility for 322 Water Street. It should take a couple weeks for the Wisconsin Historical Society to review and comment on the information.

C. Request for Information Regarding Storm Windows. Pat Kurtenbach informed the Commission that he had been contacted by a homeowner within the Third Ward concerning the possible replacement of storm windows to their home. The Commission discussed the request and recommendations contained in the Secretary of Interior Standards. The Commission asked Pat to bring more information about the house, such

as photographs, to the next meeting to enable the Commission to discuss the question in more detail.

D. Landmarks Commission Newsletter. Dave Strobel stated that the Visit Eau Claire office would be interested in distributing some of the Commission's newsletters.

There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.

Submitted by,

Patrick Kurtenbach, Secretary