

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of August 5, 2013

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

Members Absent: Patrick Kurtenbach

Staff Present: Pat Ivory

Minutes. The minutes of the July 17, 2013 meeting were approved as written.

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

1. **Consideration of Applications for Certificate of Appropriateness, including:**

- A. Window Modifications for Sunroom Porch at 1302 State Street.** Ed Garlick was present at the meeting to discuss his plans for the replacement of windows in the second-floor sunroom at 1302 State Street. The Commission discussed this request at their July 1st meeting, and asked Mr. Garlick to provide a more detailed plan regarding the replacement of the windows. The sunroom is located on the southwest corner of the building and includes three windows on the west façade and three windows on the south façade.

Mr. Garlick was originally proposing to eliminate one window on each of the sides of the sunroom. However, the Commission expressed concern about the elimination of the two windows and informed Mr. Garlick that the windows could be replaced, but that the three window arrangement on each side of the sunroom should be retained.

Based on the direction from the Commission, Mr. Garlick is now proposing to keep the three-window configuration on both the west and south sides of the sunroom. The windows would be of the same height and width as the existing windows and as noted in July, all of the trim around the windows would be retained. To address the Commission's concern regarding the design of each window, Mr. Garlick is proposing double-hung windows that would have a 12 inch high transom window at the top of each new window. Mr. Garlick added that the double-hung windows would be similar in appearance to the other windows on the south elevation of the building, which are double-hung. He noted that he did not want to install casement style windows as they would differ in appearance from the windows on the south side of the building and their opening mechanisms generally don't hold up over time.

Mr. Garlick discussed the proposed windows, noting that the transom at the top of the window unit would bring in some of the design detailing of the casement windows that would be replaced. The windows would be a gray color and be vinyl.

The Commission reviewed the plans for the windows and Katrinka Bourne questioned whether a double-hung window without the transom would be more appropriate as the transom would be different than the design of the existing casement windows and the existing double-hung windows used for the other rooms in the building. The Commission members discussed the transom and decided that either design, with or without the transom, would be appropriate.

Ken Ziehr thanked Mr. Garlick for agreeing to keep the three-window configuration on both sides of the sunroom.

ACTION TAKEN: Ken Ziehr moved to approve the application for Certificate of Appropriateness with the double hung windows noting that the installation of the transom window would be acceptable and at the discretion of Mr. Garlick. Karen Nusbaum seconded the motion. All votes were in favor. Motion carried.

Mr. Garlick briefly updated the Commission on replacement siding discussed at the July 1st meeting. Mr. Garlick noted that he had talked with the siding manufacturer regarding the prominent wood grain appearance of the siding and whether a smooth finish was available. He was informed that a smooth finish was not available, but they would look into the possibility of a special order having a wood grain somewhat less than the standard product. He stated that he would keep Pat informed about the issue.

2. Update on Landmark Activities and Properties.

- A. National Register Determination for 322 Water Street.** Pat Ivory informed the Commission that the student intern working for the Historic Preservation Foundation had been working on the determination of National Register eligibility for 322 Water Street and was hoping to have it submitted to the Wisconsin Historical Society within a few weeks. The information compiled by the intern can also be utilized for a local landmark designation.
- B. Landmark Designation Request for 212 McKinley Avenue.** The Commission discussed a request from the owner of 212 McKinley Avenue to have his property designated as a local landmark property. A substantial amount of research has already been completed on the property since it is located within the Park Company National Register Historic District. The Commission reviewed the information and felt that the house could be designated for both architecture and history.

ACTION TAKEN: Ken Ziehr moved that the Commission initiate the process of preparing

a nomination for local landmark designation and schedule the required public hearing for consideration of the nomination. Jim Seymour seconded the motion. All votes were in favor. Motion carried.

- C. Landmarks Commission Newsletter.** Pat distributed copies of the 2013-14 newsletter. Pat informed the Commission that the newsletter had been mailed to property owners of historic properties and had been posted on the City's website. The Commission stated that they liked the newsletter and complimented staff and the HPF's intern, Matthew Honer, for their work on the newsletter. The Commission suggested that organizations such as the Chamber of Commerce, Visit Eau Claire, Chippewa Valley Museum, and Eau Claire Board of Realtors be contacted to see if they would be interested in distributing copies of the newsletter.
- D. Update on Confluence Redevelopment Project.** The Commission discussed the Confluence Redevelopment Project and noted that the City Council recently held a public forum on the project to solicit public input on the project. Katrinka Bourne indicated that she attended the meeting and expressed the Commission's concerns about the project. Dave Strobel indicated that the City Council would be scheduling another public input session on August 13th. Dave Strobel questioned the process and requirements for locally designating a district and an individual property. He asked to have an item included on the next agenda for the Commission to discuss whether the Commission would want to consider initiating the process of designating the Confluence National Register District as a local district or designating some individual buildings. Katrinka Bourne also noted that materials distributed by the developer of the Confluence Project have been stating that the Commission has endorsed the project. Commission members stated that they have not endorsed the project, rather have listed their concerns about the project. The Commission asked Katrinka to send a letter to the developers to correct their informational materials.
- E. Fall Historic Preservation Conference.** Pat Ivory noted that the fall conference for the State Historical Society was scheduled for October 11th and 12th. Katrinka Bourne indicated that she may be interested in attending.

There being no further business to come before the Commission, the meeting was adjourned at 5:35 p.m.

Submitted by,

Patrick Kurtenbach, Secretary