

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of November 4, 2013

Members Present: Katrinka Bourne, Dave Strobel, Carrie Ronnander, Patrick Kurtenbach

Members Absent: Karen Nusbaum, Ken Ziehr, Jim Seymour

Staff Present: Pat Ivory

Minutes. The minutes of the October 10, 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 an Application for Certificate of Appropriateness to Remove a Tool Shed and a Portion of a Detached Garage.** The Commission reviewed an application for a Certificate of Appropriateness submitted by Mr. and Mrs. John Curtis to remove/demolish a tool shed and portion of a detached garage at their property located at 415 West Grand Avenue. The Curtises are proposing to remove the portion of the tool shed located at the north end of the garage plus the portion of the garage listed as “north garage” on the photos submitted with the application. There is a wall between the “north garage” and “middle garage” which would be retained and then wood siding from the tool shed portion of the structure would be installed over the new north wall.

The house known as the Eliza Parrant House was designated as a local landmark property in 2002 as a good example of Victorian style architecture. Pat Ivory informed the Commission that the designation nomination for the house did not include any reference to the garage as being a significant element of the designation. In addition, the tool shed and garage were not readily visible from the street.

Mr. John Curtis, the applicant, spoke in support and noted that the garage portion of the structure was located on three different parcels as shown on the aerial plat map. The parcels include: 415 West Grand Avenue, 417 West Grand Avenue, and 719 Fourth Avenue.

Mr. Curtis indicated the reasons for proposing to remove the structure, which included:

- To provide more off-street parking behind the dwelling.
- To reduce parking on West Grand Avenue.
- To eliminate any parking that would block the driveway or hamper maneuverability behind the houses.
- Preserve work done by Mr. and Mrs. Reynolds on their south portion of the garage.

Mr. Curtis also indicated that he is attempting to sell the property and that it has been an issue for several prospective buyers that the garage extends over two property lines.

Pat Ivory noted that if the Commission decides to approve the application, staff would recommend that such approval be conditioned on:

- The north wall of the remaining portion of the garage be sided to match the existing siding.
- Mr. and Mrs. Curtis receive written approval from the owners of 417 West Grand Avenue and 719 Fourth Avenue.

The Commission discussed the request and noted that the City may have some standards or permits for any parking that would be provided once the tool shed and north portion of the garage is removed. They indicated that Mr. Curtis should consult with the City about this.

Carrie Ronnander indicated that garages such as this can be an important element of the context of a property, but stated that she understood the concern about the garage crossing over multiple property lines.

ACTION TAKEN: Dave Strobel moved to approve the Certificate of Appropriateness with the staff conditions and that Mr. and Mrs. Curtis contact the City Inspections Division regarding any requirements for future parking. Pat Kurtenbach seconded the motion. All votes were in favor. Motion carried.

2. **Discussion of Timeframe for Landmark Designations for 322 Water Street and 212 McKinley Avenue.** The Commission discussed the timeframe for the consideration of the local landmark designations for 322 Water Street and 212 McKinley Avenue. Pat Ivory noted that the intern from the Historic Preservation Foundation could assist in the preparation of the nominations. The Commission had already approved a motion to initiate the process to consider the landmark designation of 212 McKinley Avenue at their August meeting, but had not initiated the process for 322 Water Street. Pat noted that much of the research for 322 Water Street had been completed by the intern when the determination of National Register eligibility was prepared for the property.

ACTION TAKEN: Carrie Ronnander moved that the Commission initiate the process of preparing a nomination for local landmark designation for 322 Water Street and schedule the required public hearing upon receiving a confirmation from the owner of his interest in the designation. Pat Kurtenbach seconded the motion. All votes were in favor. Motion carried.

3. **Update on Landmark Activities and Properties.**

- A. Overview of Fall Preservation Conference.** The Commission discussed the fall preservation conference held in Wisconsin Rapids on October 11th and 12th. Katrinka Bourne, Pat Kurtenbach, and Pat Ivory attended.
- B. Report from Historic Preservation Foundation.** Pat Kurtenbach updated the Commission on HPF activities including: preparation of a newsletter, the house hunt project, and the upcoming membership drive. Pat also noted that the HPF would be selecting a new intern after the first of the year.
- C. Update on 1302 State Street.** The Commission discussed the siding work recently completed at 1302 State Street. Mr. Ed Garlick had received a Certificate of Appropriateness for the work earlier in the year. Several Commission members noted that the siding looked very good and directed staff to send a letter to Mr. Garlick complimenting him on the completed project.
- D. Commission Membership.** The Commission discussed the status of the terms of each of the Commission members. It was noted that the terms of Pat Kurtenbach, Karen Nusbaum, and Ken Ziehr expire at the end of the year. All are eligible for reappointment.
- E. December Meeting.** The Commission discussed the schedule for the December meeting. The Commission indicated that the meeting could be cancelled if any of the agenda items could be carried over until the January meeting.

There being no further business to come before the Commission, the meeting was adjourned at 5:30 p.m.

Submitted by,

Patrick Kurtenbach, Secretary