

**EAU CLAIRE  
LANDMARKS COMMISSION**

**Meeting of April 7, 2014**

**Members Present:** Katrinka Bourne, Ken Ziehr, Carrie Ronnander, Dave Strobel, Patrick Kurtenbach, Jane Seymour Kunick, Jim Seymour

**Members Absent:** None

**Minutes.** The minutes of the March 3, 2014, meeting were approved as written.

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

1. **Discussion and Comment on Water Street Bridge Replacement Project.** Dr. John Vogel, from Heritage Research, LTD., was present at the meeting to discuss the Section 106 review process related to the reconstruction of the Water Street Bridge planned for 2015. The Section 106 process pertains to the review of federally funded projects and their relation to historic resources in the vicinity of a project. Dr. Vogel described the bridge project and noted that the existing bridge was constructed in 1947 and he would not consider it as historic. He added that there were no historic properties abutting the bridge on the west side of the river. However, the Third Ward National Register Historic District is located on the east side of the river where the bridge is located.

Dr. Vogel noted that the existing bridge is 42 feet in width and the proposed bridge would be 62 feet in width. However, the new bridge width and its sidewalks would match the back-of-sidewalk location along Summit Avenue that exists on the east side of the river. He also noted that none of the existing trees inside the sidewalks would have to be removed. A small amount of land (870 sq. ft.) would be acquired on the east side of the bridge.

Dr. Vogel concluded that it was his determination that the new bridge would not create an adverse effect on the historic district and asked for input from the Commission.

The Commission discussed the project noting that some design enhancements are proposed for the new bridge, including decorative railings and lighting.

**ACTION TAKEN:** Ken Ziehr moved that the Commission make a finding that the new bridge as proposed and discussed would not have an adverse effect on the Third Ward National Register Historic District. Dave Strobel seconded the motion. All votes were in favor. Motion carried.

2. **Consideration of any Certificates of Appropriateness, including:**

- A. **514 West Madison Street.** The Waldemar Ager Association submitted an application for a Certificate of Appropriateness to reside the house located at 514 West Madison Street. Ken Ziehr stepped down from the Commission and spoke in favor of the project on behalf of the Association. Ken described the project noting that the new siding would be painted cedar replacing the existing pine siding. The Association has repeatedly painted the existing siding and has had difficulties with

paint adhesion. The ornamental detailing and trim on the house, such as the railings, window trim, gables, and porch posts, will be retained and refurbished.

**ACTION TAKEN:** Jim Seymour moved to approve the application. Carrie Ronnander seconded the motion. The motion carried with Pat Kurtenbach voting no and Ken Ziehr abstaining.

- B. 320 Lincoln Avenue.** Julia Kyle submitted an application for a Certificate of Appropriateness to construct a new garage to the rear of her house located at 320 Lincoln Avenue. The house is a contributing property in the Third Ward Historic Landmark District. The garage would have a connecting link to the house. The project would also include the demolition of an existing detached garage, relocation of a gazebo, and installation of new shingles on the house to match the shingles to be installed on the garage. The shingles will have a slate-like appearance and include a solar shingle on the south-facing portion of the roof on the house.

Julia Kyle was present at the meeting and reviewed the proposed work with the Commission. Julia indicated that the existing garage is in very deteriorated condition and needs to be replaced. In addition, there are drainage issues in the rear yard that would be addressed as part of the construction work. She noted that the garage would not be visible from the street, as it would be located to the rear of the house on a narrow lot. She added that the garage would be sided with stucco to match the house and have a hipped roof to match the house.

The Commission reviewed the project and discussed its location to the rear of the house. They also discussed the roof configuration of the garage and noted the large roof surface area on the west elevation. Ken Ziehr questioned whether a flat roof on the connecting link had been considered. Julia Kyle indicated that she would be concerned with a flat roof with the drainage flowing from the roof of the house.

Katrinka Bourne suggested using a series of gable roofs on the connecting link. This would provide much less roof area, reduce the size of the eaves and overhangs, possibly improve drainage, and probably be less expensive. Julia Kyle discussed her concerns about drainage in the area, but indicated that she would discuss the roof configuration with her architect.

The Commission noted that the roof configuration would be more of a significant issue if the garage faced the street.

**ACTION TAKEN:** Carrie Ronnander moved to approve the Certificate of Appropriateness including the demolition of the existing garage, relocation of the gazebo, construction of the new garage with the connecting link, and installation of new shingles with a slate-like appearance. In addition, it was recommended that the applicant consider other roof configuration alternatives for the connecting link such as a gabled roof as suggested by the Commission. In addition, the applicant should submit plans and information to City staff on the roofing shingle and solar shingle that is selected. Ken Ziehr seconded the motion. The motion carried with Pat Kurtenbach and Katrinka Bourne voting no.

3. **Consideration of Commission Policy on Designation of Local Landmark Properties.** The Commission discussed a draft policy statement to encourage property owners to have their properties listed as local landmark properties at the same time such properties are nominated to the National Register. The policy would encourage the Commission to be more insistent on encouraging local designation when National Register nominations are prepared. The Commission noted that the policy did not require local designation, but would ensure that a property owner is advised about the benefits of local landmark designation as part of the National Register nomination process.

**ACTION TAKEN:** Dave Strobel moved to adopt the policy statement. Pat Kurtenbach seconded the motion. All votes were in favor. Motion carried.

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

- A. **Report from the Historic Preservation Foundation.** Pat Kurtenbach updated the Commission on current activities of the Historic Preservation Foundation, including plans for their annual meeting to be held in May.
- B. **Update on Preservation Month Activities.** Pat Ivory updated the Commission on the Commission's Preservation Month activities to be held in May which include: a presentation from Jen Davel, Preservation Architect for the Wisconsin Historical Society, regarding the rehabilitation tax credit program and recent changes in the program; the landmark designation of 212 McKinley Avenue; and a City Council Preservation Month proclamation.
- C. **Future Agenda Items.** The Commission discussed topics for future meetings including: update of the City's Comprehensive Plan, demolition of the Woo's Pagoda Building, and landmark status of the State Theatre.

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

Submitted by,

Patrick Kurtenbach, Secretary