

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of September 8, 2014

Members Present: Katrinka Bourne, Ken Ziehr, Jane Seymour Kunick, Carrie Ronnander, Brady Foust, Dave Strobel

Members Absent: None (One vacancy on the Commission)

Minutes. The minutes of the August 4, 2014, meeting were approved as written.

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

1. **Consideration of Notice of Intent to Submit a CLG Grant Application.** 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, updates of the Historic Intensive Survey, an update of the Commission's tour booklet, and development of a mapping application featuring historic properties in Eau Claire.

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

2. **Update on Landmark Activities and Properties, including:**

- A. **Discussion of Status of Future Local Landmark Designations.** The Commission discussed the status of the properties recently contacted to determine the property owner's interest in locally designating their properties. Properties being considered include: 302-310 West Grand Avenue, 1129 Bellevue Street, 319 South Barstow Street, 1819 Lyndale Avenue, 1615 State Street, and 316 Eau Claire Street.

Pat Ivory indicated that he hadn't received a formal written request from the owners of 319 South Barstow Street to proceed with the public hearing. Ken Ziehr stated that he would contact them and asked Pat to prepare a letter formatted for the owners to make this request. Ken also noted that the owners of 302-310 West Grand Avenue are still considering the request. Jane Seymour Kunick indicated that she would contact them to discuss it further. Finally, Pat stated that he was unable to contact the property owners of 1129 Bellevue Street, and 1819 Lyndale Avenue. He noted that Pat Kurtenbach had been attempting to contact the owner of 1615 State Street. Katrinka Bourne indicated that she would contact the owner of the State Street property.

The Commission then discussed 316 Eau Claire Street (the State Theatre). Pat noted that he had talked to the Executive Director of the State Theatre and that he indicated that he and a representative of his Board would be glad to meet with representatives of the Landmarks

Commission. Ken Ziehr and Carrie Ronnander indicated that they would contact officials from the State Theatre to discuss the status of the building. The Commission suggested a meeting with their Board at a regular meeting would be preferable.

B. Discussion and Comment on Confluence Mixed-use Building. The Commission discussed the proposed design of the Confluence mixed-use building that was reviewed by the Waterways and Parks Commission on August 27, 2014. The Commission expressed concern that the drawings of the proposed design did not reflect comments of the developer at the time the rezoning and general development plan was approved by the City. They added that the design was not particularly compatible with the historic fabric of the streetscape of downtown Eau Claire south of the Eau Claire River, noting that historic buildings were still located directly to the east. In addition, the Commission noted that design approach seemed contrary to statements made by the Confluence developers in presentations to the Landmark Commission assuring the Commission that new construction replacing the historic structures on Barstow street would, if not replicate the demolished historic buildings, certainly pay homage to them and other buildings in the historic downtown area. The designs of the new building do not seem to indicate that these assurances were being carried forward. The Commission discussed design features that should be considered.

ACTION TAKEN: Brady Foust moved that a letter be sent to the developer, City Council, Plan Commission, and Waterways and Parks Commission noting the Commission's concerns about the proposed design and suggesting several design concepts to consider, including:

- Have the building constructed at 2 stories at the property line along Barstow Street and then step back the 4-story apartment portion of the building 30-feet or so from the front façade. (Most of the buildings demolished in this block were 2 stories in height; none were 1-story in height.)
- Don't attempt to incorporate such a broad mix of different exterior building materials; focus on brick, stone, and masonry. Avoid metal and horizontal lap siding.
- Integrate some of the building design elements from the buildings across the street and those of the demolished buildings into the design (decorative lentils and window sills, decorative building cornices and parapets, incorporate some arches or curved surfaces vs all the squared corners, vary or contrast the building materials between the lower and upper floors (i.e. the Stone's Throw building, U.S. Bank building, and Wells Fargo building).
- Give special attention to the design detailing of the southeast corner of the building, as this corner is very prominent and highly visible for those looking north along South Bartow Street due to the street alignment change at Eau Claire Street.
- If awnings are to be used, install ones with a more historic design.

Jane Seymour Kunick seconded the motion. All votes were in favor. Motion carried.

- C. Update on Historic Preservation Foundation Activities.** There was no update from the Historic Preservation Foundation.

- D. Membership Update.** Pat Ivory informed the Commission that Pat Kurtenbach had submitted his resignation from the Commission. Pat noted conflicts with his work schedule. Pat's term on the Commission expires in December of 2016.

There being no further business to come before the Commission, the meeting was adjourned at 5:33 p.m.