



**Landmarks Commission
Agenda
April 20, 2026**

PLEASE TAKE NOTICE that there will be a meeting of the City of Eau Claire Landmarks Commission on Monday, April 20, 2026 at 5:00 p.m. in the North Conference Room at City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin.

The following items will be on the agenda:

1. Call to order
2. Roll Call
3. Open public comment period for items that do not appear on this agenda
4. Introduction of new members
5. Election of Officers
6. Approval of 11/17/25 Minutes
7. Certificate of Appropriateness – 420 Hudson Street
8. Certificate of Appropriateness – 1310 State Street (The Drummond House)
9. Update – Forest Hill Cemetery National Landmark Nomination
10. Update – Commission Budget
11. Future agenda items and announcements
12. Adjournment

In order to accommodate the participation of individuals with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least two days prior to the meeting.

Peter Baumgartner
Associate Planner

c: News Media



CITY OF
**EAU
CLAIRE**

**LANDMARKS
COMMISSION**



Date: April 16, 2026

To: Commission Members

From: Peter Baumgartner, Associate Planner

Re: April 20th Meeting Items

Reference Item

- 4. Introduction of New Members**
Megan Beer-Pemberton and John Gyorfi have been appointed to replace Greg Kocken and Jenny Ebert.
- 5. Election of Officers**
The Landmarks Commission needs to appoint a chair, vice chair, and secretary for a one-year term. The chair runs the meeting, the vice covers when out, and the secretary signs the minutes drafted by staff.
- 6. Approval of 11/17/26 Minutes**
Please review and approve the draft minutes. See Attachment 1.
- 7. Certificate of Appropriateness (CoA) 420 Hudson Street**
A request by Shane Harel, on behalf of owner, Mary Allen, is requesting the approval of a CoA to approve exterior façade changes at 420 Hudson Street. It is a contributing house in the Randall Park Neighborhood Historic District. The Commission will have to determine whether to approve or deny the CoA for the proposed work. See Attachment 2.
- 8. Certificate of Appropriateness (CoA) 1310 State Street (The Drummond House)**
A request by EDJ Rentals, owners, for the approval of a CoA to demolish The Drummond House following the fire that occurred in September of 2025. The Landmarks Commission will have to determine whether they will approve the Certificate of Appropriateness for the demolition or delay the approval for a period while they seek more information or work with the owner to try to save the structure. See Attachment 3.

9. Update on Forest Hill Cemetery National Landmark Nomination

Staff has received a copy of the draft nomination form and is reviewing it. A presentation will be made to the commission within the next few months.

10. Update on Commission Budget

At the end of last year, the commission's small budget was eliminated because of overall City funding issues. As a result, there is not any funding for any Historic Preservation Month activities or future landmark property signs. No new or repair sign requests have come in thus far. Staff will keep the commission updated on any demand for future budget requests.

11. Future Agenda/Updates

12. Adjournment



**Landmarks Commission
Minutes
November 17, 2025**

Members Present: Raivo Balciunas, Jenny Ebert, Greg Kocken, Bob Tollefson, Aaron Brewster, Robert Gough, Dave Barnes

Members Absent: N/A

Staff Present: Peter Baumgartner, Ned Noel

The following items were on the agenda:

1. **Call to order**
Chair Ebert called the meeting to order at 5:00 p.m.
2. **Roll call**
Roll was taken and a quorum was present.
3. **Approval of the 10/6/25 Minutes**
Motion by Commissioner Gough to approve, seconded by Commissioner Brewster and approved unanimously.
4. **Work Plan**
Baumgartner went over the work plan for 2026, highlighting that it was pretty much the same as the work plan from 2025. One thing of note was that the item to “Consider a loan application for the Commission’s Historic Loan Program” was removed as the loan was no longer available due to years of it not being used. Commissioner Brewster asked if they could add to the boundary of the Third Ward Historic District. Baumgartner responded that staff could explore what it would take to add to the district, noting that it would probably take a new survey and some grant funding.

Commissioner Brewster moved to approve the 2026 work plan with the item to explore the remapping/expansion of the Third Ward Historic District’s boundaries. Second by Secretary Balciunas. Approved by unanimous vote of the members present.
5. **Public Discussion – 1310 State Street (The Drummond House)**
Baumgartner introduced the topic of The Drummond House noting the fire that had happened in September and let the Garlick Brothers and their consultant lead the discussion. Kevin Souja, the consultant from Classic Construction and Consulting, gave an overview of the damage to the house, showed a video and a series of pictures, and answered questions that the commissioners had. Takeaways from the conversation include:
 - The home couldn’t be repaired for any less than 3-4 million dollars;
 - the insurance was going to max out about 1 million;
 - they had considered grants and tax credits to supplement insurance funding, but both were inadequate;
 - months of exposure to the elements left the structure riddled with mold, and the floorboards curling up and because of this, the entire interior was unsalvageable;
 - the only thing that was really salvageable was the stained glass; and
 - they had no idea how badly the foundation was considering that it was made of limestone and it had up to five (5’) feet of water in it.

Landmarks Commission
November 17, 2025
Page 2

Souja's ultimate recommendation was that the Garlick Brothers demolish the house. The Garlic Brothers stated that they hadn't heard the final numbers from the insurance company yet and hadn't made a final decision as a result. It was their hope that they'd be able to make an official statement by the end of the year.

6. Recognition of Service – Greg Kocken & Jenny Ebert

Noel handed out plaques in recognition of Chair Ebert and Vice Chair Kocken's years of service on the Landmarks Commission.

7. Future agenda items and announcements

No future agenda items were announced at the meeting.

8. Adjournment

Chair Ebert called for adjournment of the meeting at 6:16 p.m.

Submitted by,



Raivo Balciunas, Secretary



LANDMARKS STAFF REPORT

TO: Landmarks Commission **MEETING DATE:**
LANDMARKS COMMISSION: 4/20/26, 5:00 p.m.

FROM: City of Eau Claire Community Development Department

AGENDA ITEM: Certificate of Appropriateness for façade alterations at 420 Hudson St.

APPLICANT: Mary Allen, Owner

PROPERTY OWNER: Same as applicant

SURROUNDING LAND USE:

North:	Residential
East:	Residential
South:	Residential
West:	Residential

LANDMARK DISTRICT: Randal Park Local Historic District

STRUCTURE CLASSIFICATION: Contributing

OVERVIEW

The house at 420 Hudson St. is listed in the [Randall Park Local Historic Landmark District Plan \(RPLHLDP\)](#) as being Contributing. This means the structure has benefit to the overall historic nature of the district due to its architecture style. According to the City Assessor's records, the house was built in 1936.

Attached to this report is the application, the applicant's description of the work (including pictures of the existing structure and sketches of the proposed new appearance), and the original 1981 historic property survey.

ANALYSIS

Per the applicant's narrative, they are proposing the following scope of work:

This project involves improving the exterior of the house while maintaining the original character of the house. The house will be resided with durable D4 siding in a Regatta color. This will cover the existing shake-style siding that currently has peeling paint and visible deterioration. Any rotten wood around the bottom of the house will be replaced to restore structural integrity. Exterior windows will be built out and finished with flat white wraps to provide a clean, modern look while protecting the window framing. The upgrades will enhance the house's appearance, improve durability, and contribute positively to the neighborhood.

Regarding the residing of the structure, item [V. F. of the RPLHLDP](#) allows for a variety of materials to be used for the residing of structures within its bounds as long as it either imitates the width of the original siding within one inch (1") or is no greater than four inches (4") wide, and provided that all architectural details (such as window trim, wood cornices and ornaments) either remain uncovered or are duplicated exactly in appearance. It also states that if more than one layer of siding exists on the building they must all be removed before the new siding is applied to prevent the siding projecting beyond the trim. The D4 siding being proposed to replace the existing shake siding will consist of two 4" wide laps of a Regatta (light blue) color that will somewhat mimic the existing color and would meet this standard. If there are multiple existing layers, the plan guides that they be removed prior to the installation of the new one to avoid the siding projecting past the trim.

The proposed demolition work being done on the wooden lattice work, the 'columns' on the corners of the building, and the 'eyebrows' over the garage doors does conflict with item [V.F. of the RPLHLDP](#), as does the proposal to flatten the window trim to create a clean, modern look. Item V.F. of the plan requires that the trim, wooden cornices, and ornaments remain uncovered or duplicated exactly in appearance. This standard for exterior alterations would be typically required for building permits. The Landmarks Commission will have to determine whether these changes are acceptable, based on any evidence the applicant can provide.

LANDMARK DECISION

In Landmarks' consideration of the applicant's request, it is important to balance maintenance needs with visual historic preservation aspects. The Commission may approve, approve with conditions, or deny with findings. The criteria listed in [2.65.040 \(B\)\(2\)](#) shall be used to review and make decisions.

"The Secretary of the Interior's Standards for Rehabilitation" shall apply to construction, reconstruction and exterior alterations. These standards are as follows:

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its intended purpose.
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3) All buildings, structures, and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8) Every reasonable effort should be made to protect and preserve archeological resources affected by, or adjacent to, any project.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property neighborhood or environment.

10) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed, in the future, the essential form and integrity of the structure would be unimpaired.

B. For structures located within an historic district, the standards and guidelines adopted in district plans pursuant to Section 2.65.050 (B) shall apply, in addition to the criteria listed above. The significance assigned a property in a district plan as pivotal, contributing or non-contributing shall be given decisive weight by the Commission when the Commission applies the district standards and guidelines to a proposed project. The Commission shall require greater conformance to such standards and guidelines for properties which are historically or architecturally significant and which contribute to or complement the district.

**City of Eau Claire
Landmarks Commission
Application for Certificate of Appropriateness**

All applications for a demolition permit for exterior alterations, reconstruction, or new construction involving landmark sites or structures within a local historic district shall be considered by the Landmarks Commission for issuance of a Certificate of Appropriateness prior to the issuance of a demolition or building permit. The Commission shall make its determination based on the criteria listed under Section 2.65.040 of Chapter 2.65 of the Eau Claire General Ordinance entitled "LANDMARKS" and based on the standards contained in the applicable district plan (where appropriate).

Date: 3/12/20
 Property Owner: Mary Allen
 Address: 420 Hudson Street Eau Claire WI 54703 Phone: 715 456 4358
 Name of Landmark or District: Randall Park Historic district
 Contact Person: Shane Harel Phone: 715 577 9281
 Proposed Activity: residing/covering current siding, replacing wood, demo wood, lattice, the color of the D4 siding will be Regatta. Buildout & flat wrap exterior windows white, New gutter Spouts down only

The Commission may approve, approve with conditions, or deny issuance of the Certificate of Appropriateness. A rejected application may be resubmitted, provided it satisfies the objectives stated by the Commission, or it may be appealed to the City Council. Decisions of the Commission may be appealed to the City Council by filing a written appeal with the City Clerk within 30 days of the date on which the Commission makes its final decision.

I hereby certify that all work will be completed as approved by the Commission. Further, I understand that the City must be contacted prior to undertaking any work that differs from that which is approved by the Landmarks Commission. Such proposed changes may be forwarded to the Landmarks Commission for further review.

Mary Allen Date: 3/11/26
 Applicant Signature

NOTE: Please attach all applicable information listed on the reverse side of this application.

This project involves improving the exterior of Mary Allen's home while maintaining the original character of the house and the overall appearance of the neighborhood. The home will be resided with durable D4 siding in the color Regatta, covering the existing shake-style siding that currently has peeling paint and visible deterioration. Any rotten wood around the bottom of the house will be replaced to restore structural integrity. Exterior windows will be built out and finished with flat white wraps to provide a clean, modern look while protecting the window framing. The upgrades will enhance the home's appearance, improve durability, and contribute positively to the neighborhood.



VIEW 3D MODEL

Areas	Siding	Other
Facades	2321 ft ²	37 ft ²
Openings	717 ft ²	-
Trims*	213 ft ²	-
Unknown (no photos)*	-	-
Total	3251 ft²	37 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	34	0
Tops Length	116' 9"	-
Sills Length	109'	-
Sides Length	355' 4"	-
Total Perimeter	581' 1"	-

Corners	Siding	Other
Inside Qty	4	0
Inside Length	35' 5"	-
Outside Qty	13	4
Outside Length	135' 9"	16' 7"

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	2	0
Vents Area	1 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	177' 8"	3' 8"
Sloped Trim	28' 7"	8'
Vertical Trim	27' 2"	-

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	140' 9"	-	-
Level Frieze Board	123' 4"	4"	16 ft ²
Rakes Fascia	118' 11"	-	-
Sloped Frieze Board	105' 6"	-	0 ft ²

SIDING WASTE TOTALS

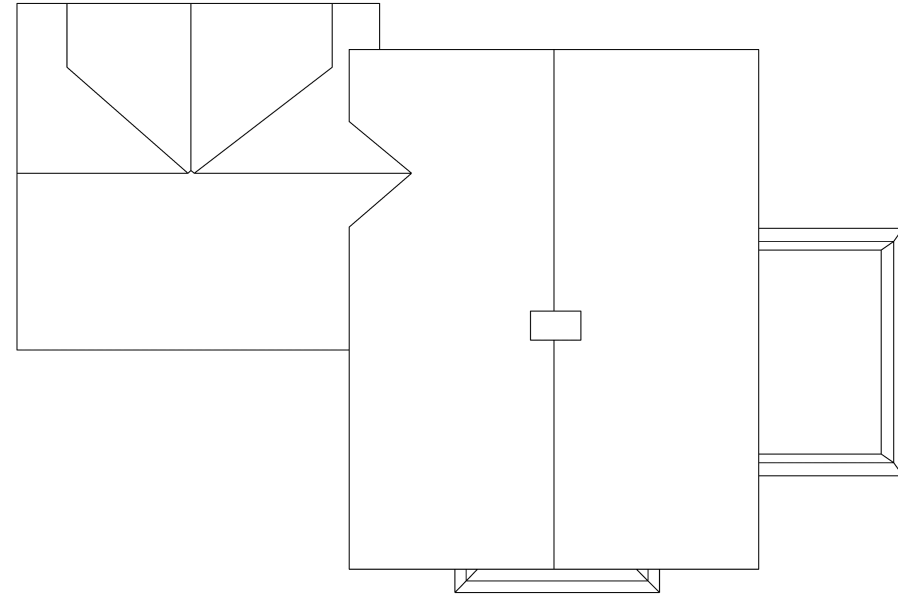
Siding & Trim Only*	Area	Squares
Zero Waste	2531 ft ²	25½
+10%	2785 ft ²	28
+18%	2990 ft ²	30

+ Openings < 20ft ²	Area	Squares
Zero Waste	3108 ft ²	31¼
+10%	3419 ft ²	34¼
+18%	3669 ft ²	36¾

+ Openings < 33ft ²	Area	Squares
Zero Waste	3192 ft ²	32
+10%	3512 ft ²	35¼
+18%	3767 ft ²	37¾

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	1845 ft ²	20	-
Ridges / Hips	-	15	76' 1"
Valleys	-	4	36' 4"
Rakes	-	9	118' 11"
Eaves	-	12	140' 9"
Flashing	-	6	28' 6"
Step Flashing	-	19	39'
Drip Edge/Perimeter	-	-	259' 8"



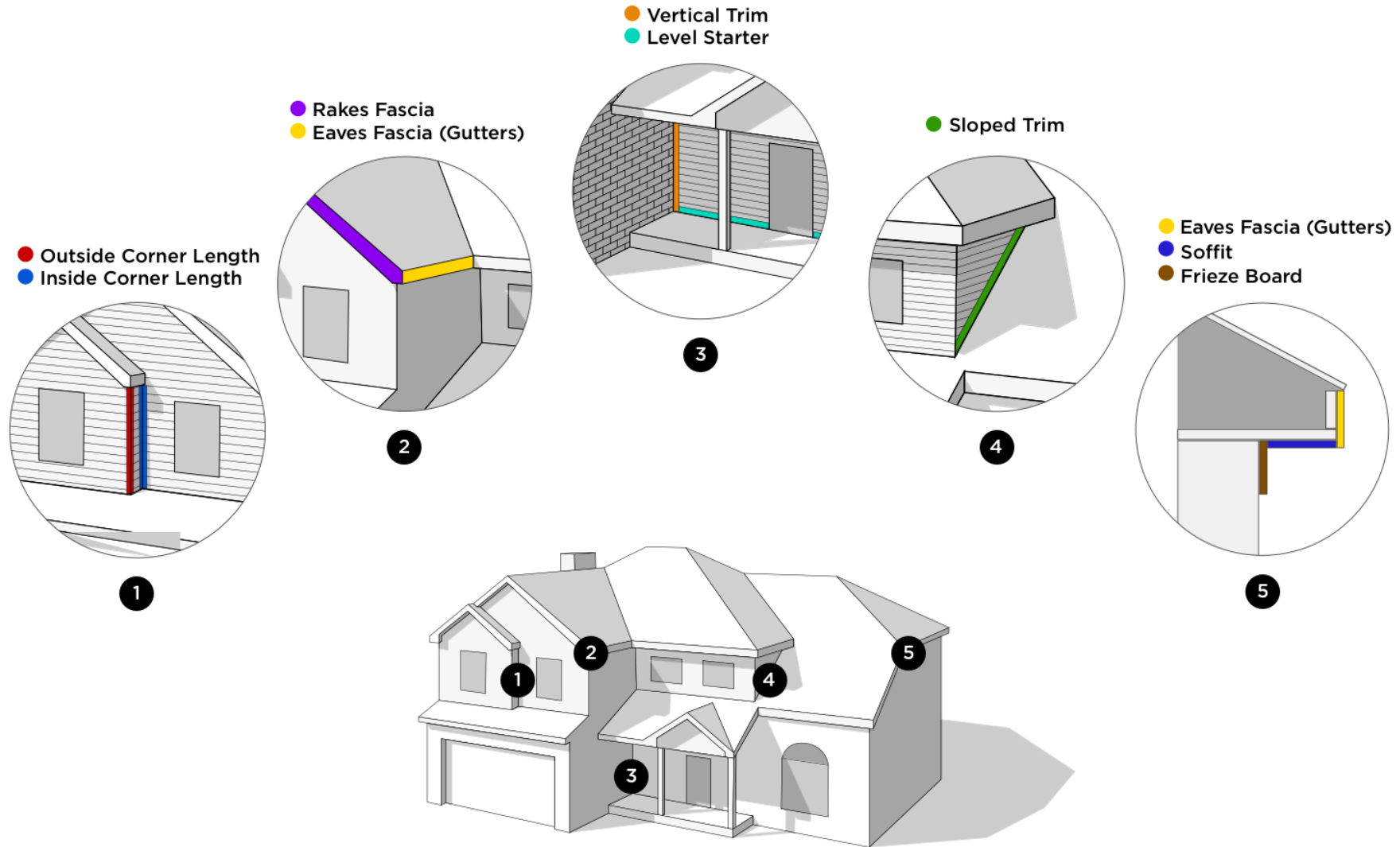
Roof Pitch*	Area	Percentage
9 / 12	1038 ft ²	56.26%
11 / 12	471 ft ²	25.53%
0 / 12	99 ft ²	5.37%
8 / 12	81 ft ²	4.39%

* Only top 4 values shown. Reference Roof Pitch page for all values.

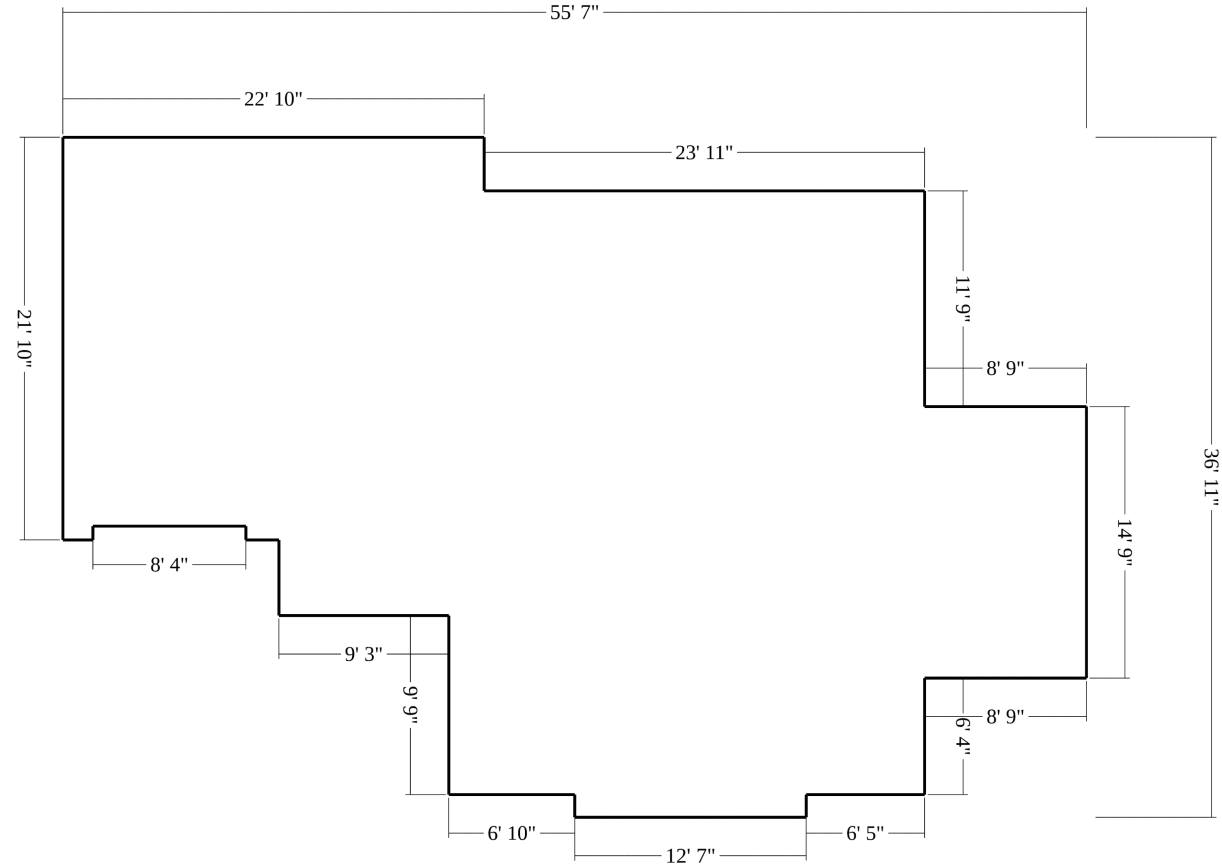
Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	1845 ft ²	1937 ft ²	2030 ft ²	2122 ft ²	2214 ft ²
Squares	18 ² / ₃	19 ² / ₃	20 ¹ / ₃	21 ¹ / ₃	22 ¹ / ₃

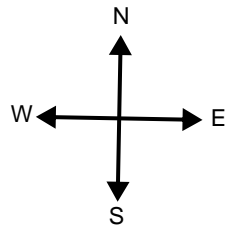
The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.



BACK



FRONT



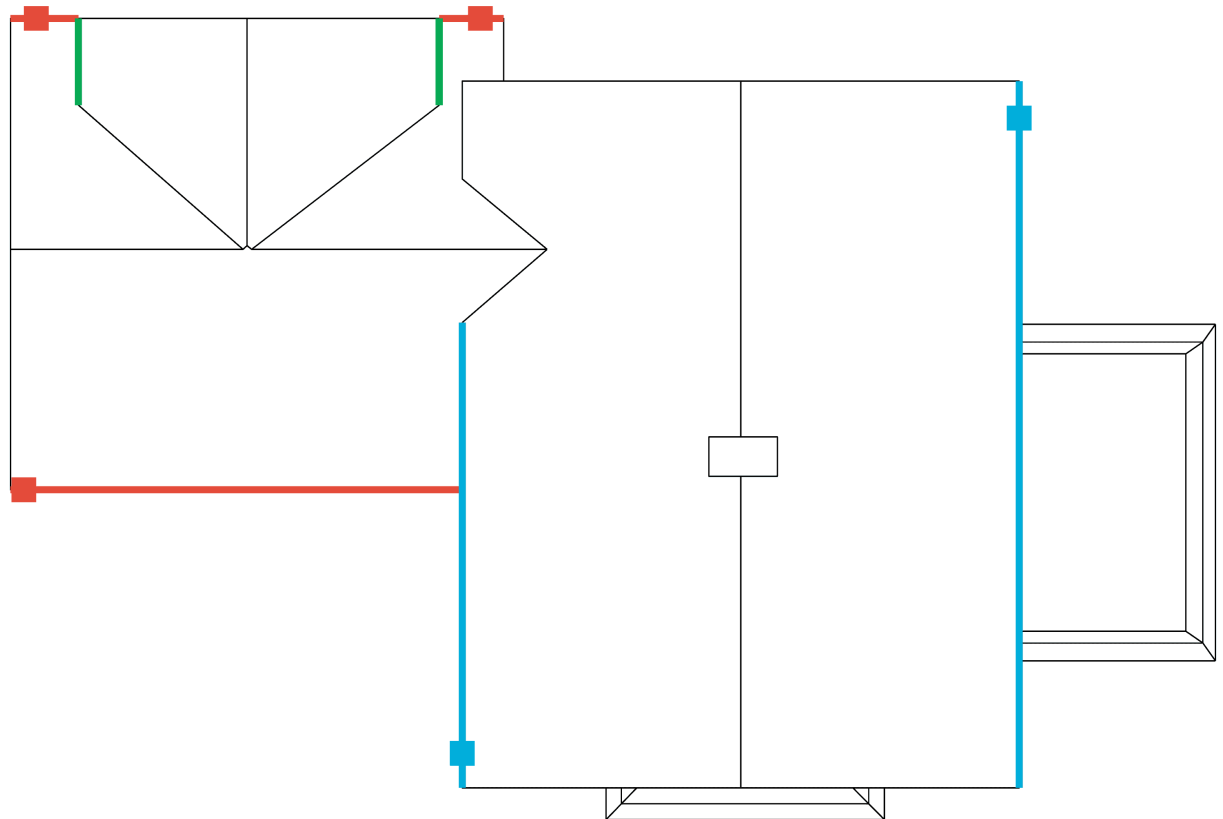
Number of Stories: > 1
Footprint Perimeter: 186' 6"
Footprint Area: 1487 ft²

Gutters

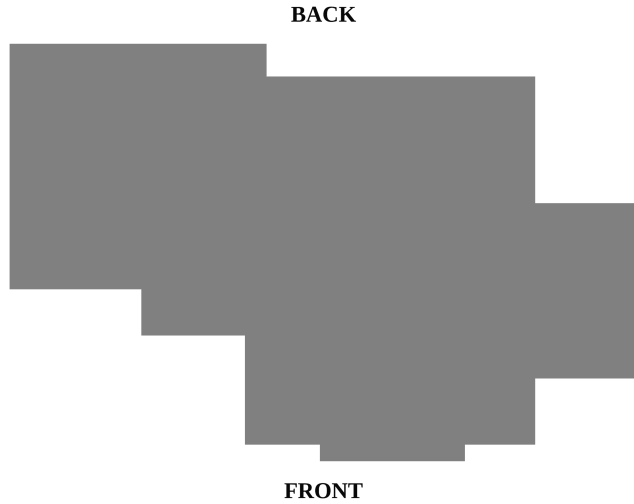
	Gutter	Length	Sections
■	Group 1	28'	3
■	Group 2	55'	2
■	Group 3	9'	2
	Total	90'	7

Downspouts

	Downspout	Length	Count
■	Group 1	38'	3
■	Group 2	39'	2
	Total	76'	5

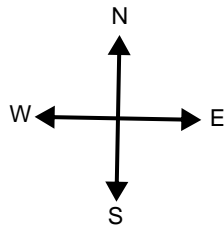


Siding Per Elevation



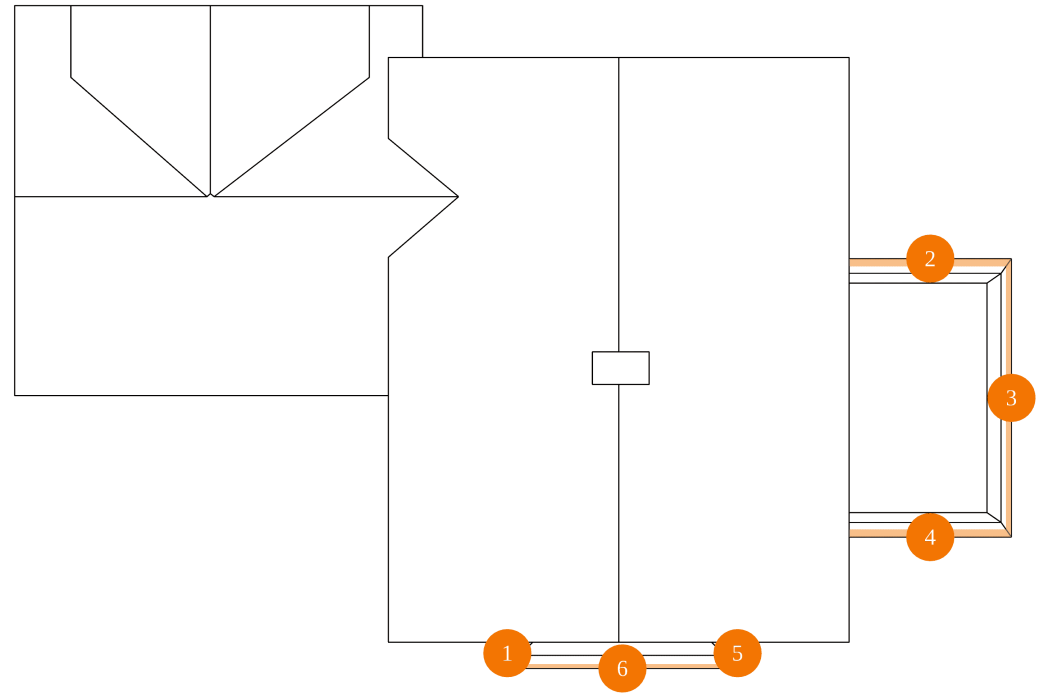
FRONT			RIGHT			LEFT			BACK		
SI-1	-	11 ft ²	SI-6	-	28 ft ²	SI-25	-	5 ft ²	SI-20	-	11 ft ²
SI-2	-	51 ft ²	SI-7	-	3 ft ²	SI-26	-	222 ft ²	SI-21	-	14 ft ²
SI-3	-	45 ft ²	SI-9	-	342 ft ²	SI-27	-	3 ft ²	SI-22	-	12 ft ²
SI-4	-	29 ft ²	SI-13	-	15 ft ²	SI-28	-	325 ft ²	SI-23	-	432 ft ²
SI-5	-	399 ft ²	SI-14	-	10 ft ²				SI-24	-	266 ft ²
SI-8	-	14 ft ²	SI-15	-	6 ft ²						
SI-10	-	12 ft ²	SI-16	-	16 ft ²						
SI-11	-	7 ft ²	SI-17	-	10 ft ²						
SI-12	-	13 ft ²	SI-18	-	6 ft ²						
			SI-19	-	14 ft ²						
581 ft²			450 ft²			555 ft²			735 ft²		

Number of Stories: > 1



Soffit Summary

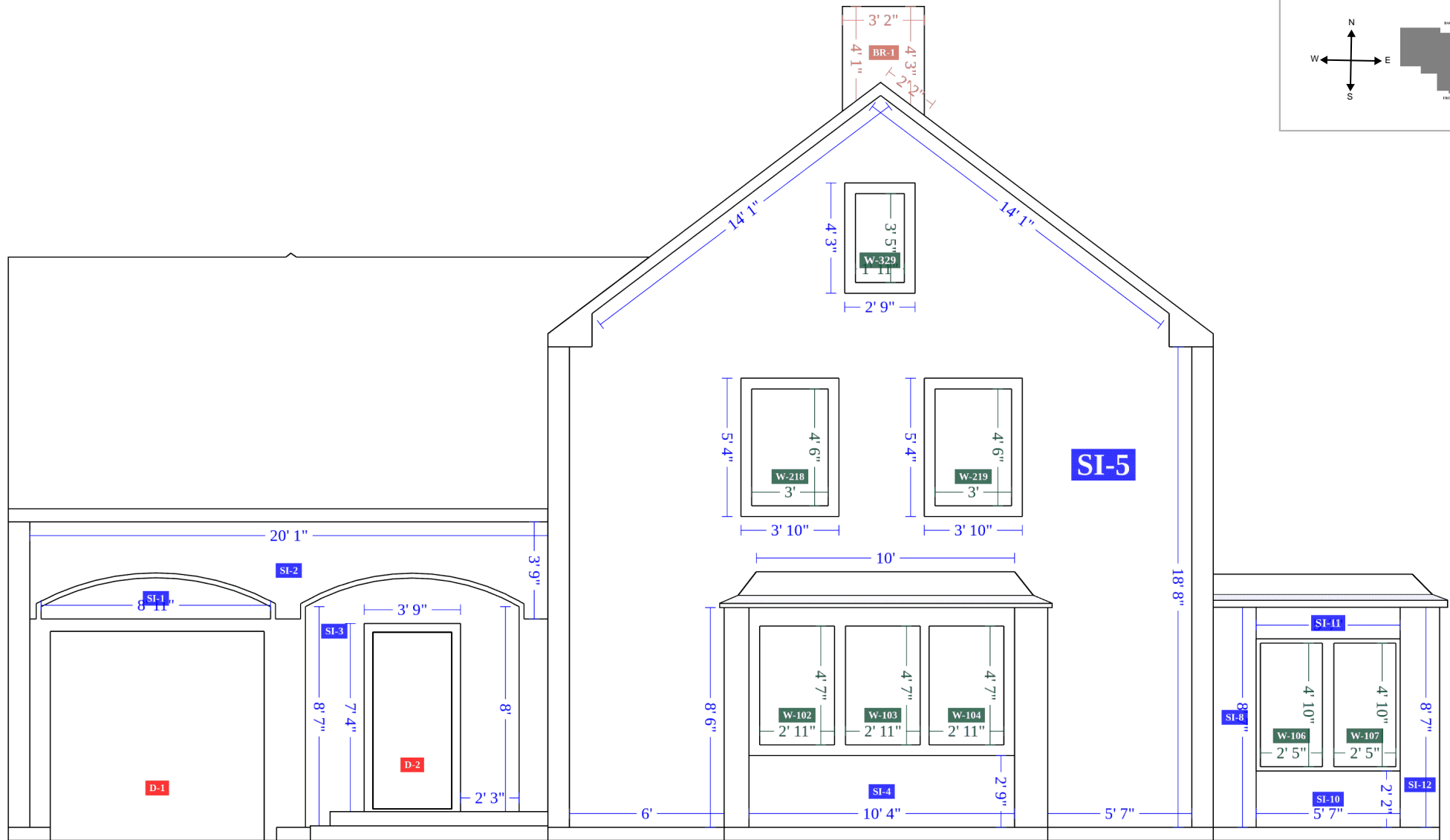
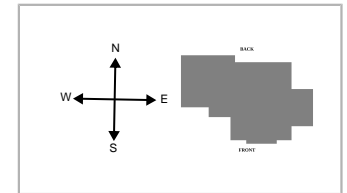
Depth	Type	Count	Total Length	Total Area
1" - 6"	eaves	6	48' 4"	16 ft ²
Totals			48' 4"	16 ft²

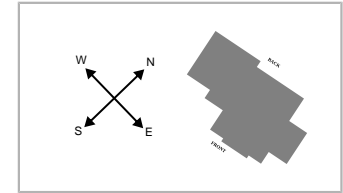
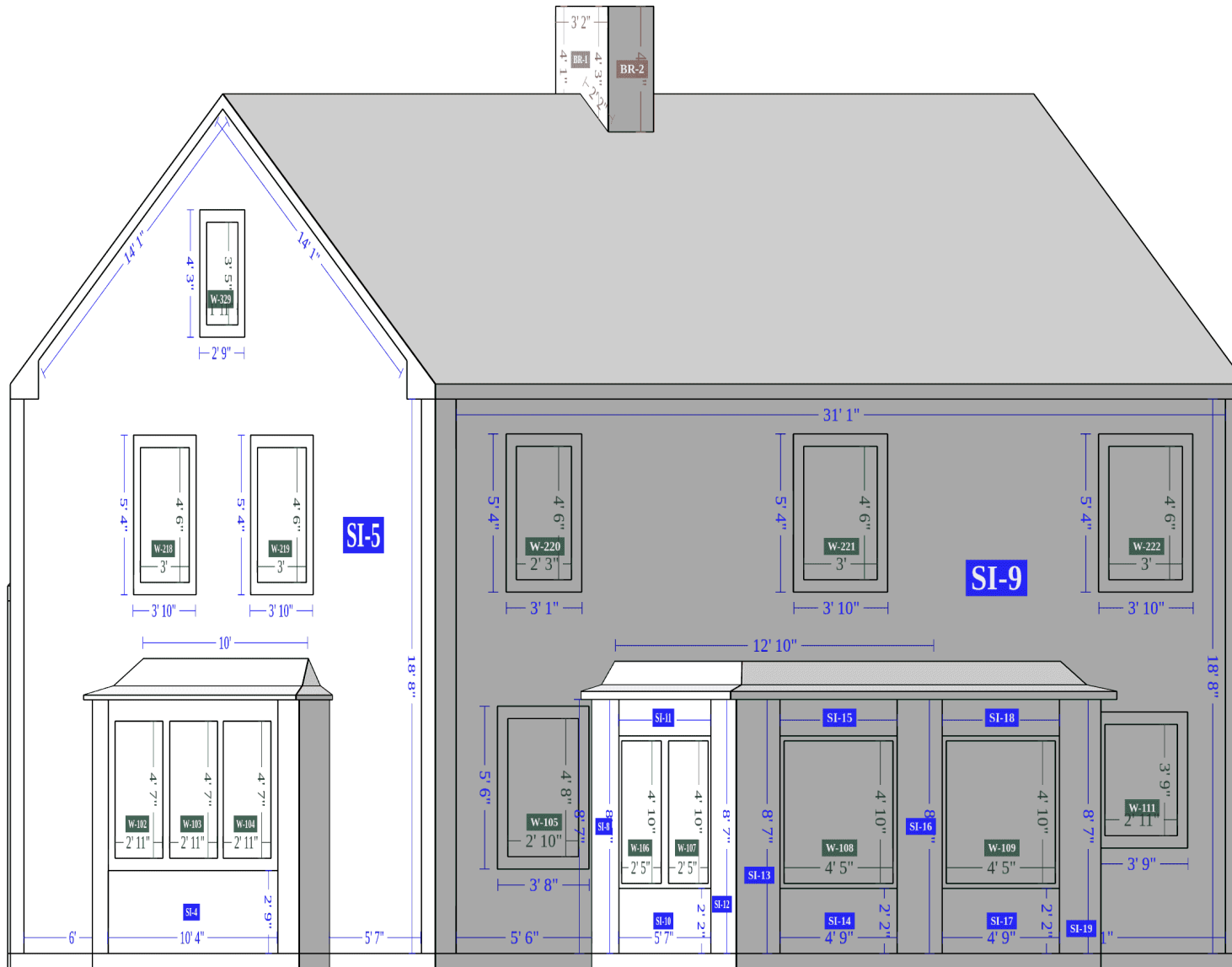


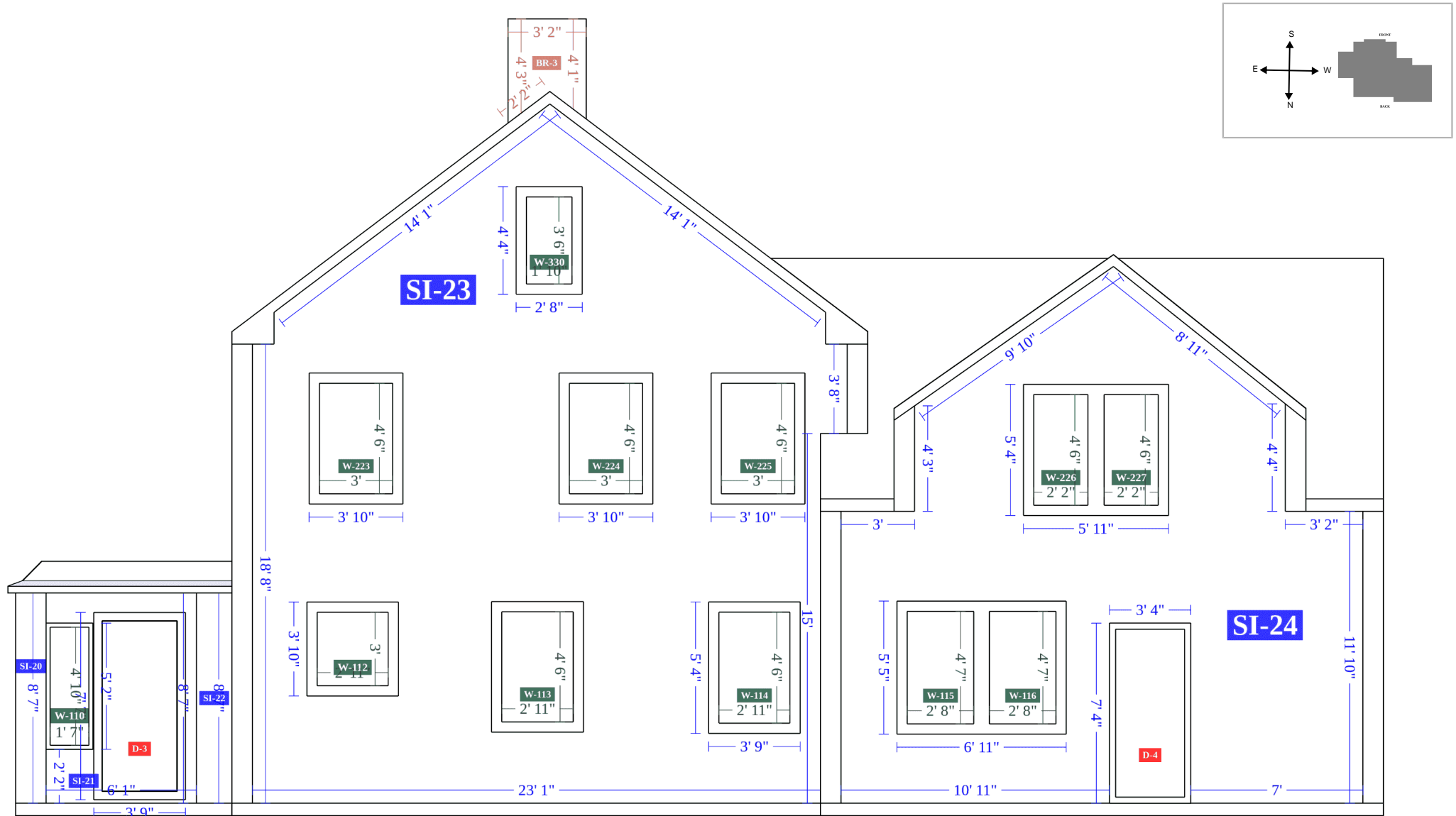
Soffit Breakdown

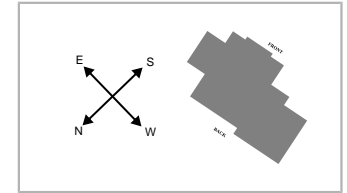
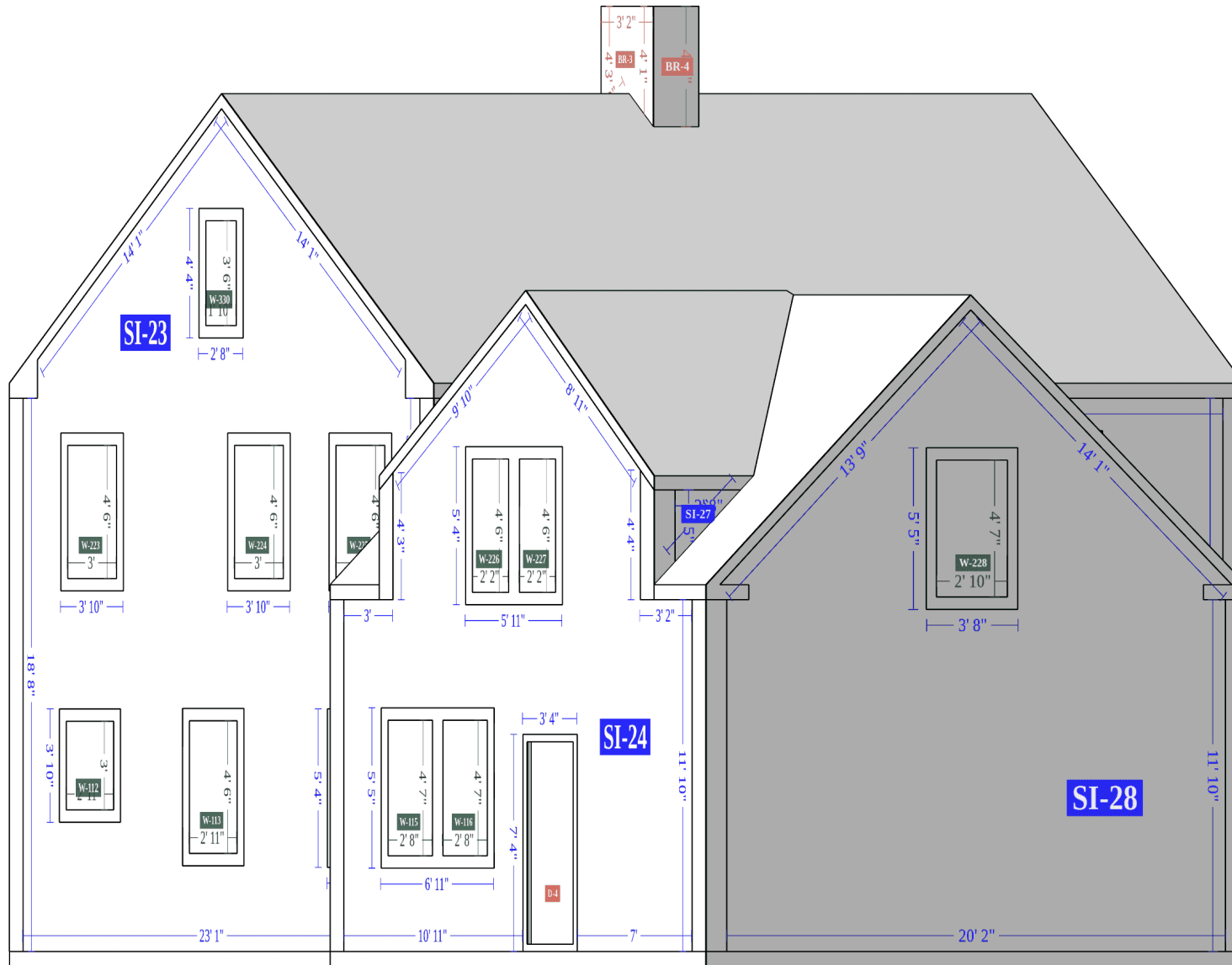
num	Type	Depth	Length	Area	Pitch
1	eave	2"	1' 3"	0 ft ²	5 / 12
2	eave	5"	9' 1"	4 ft ²	3 / 12
3	eave	4"	14' 9"	5 ft ²	4 / 12
4	eave	5"	9' 1"	4 ft ²	3 / 12
5	eave	2"	1' 3"	0 ft ²	5 / 12
6	eave	3"	12' 11"	3 ft ²	5 / 12

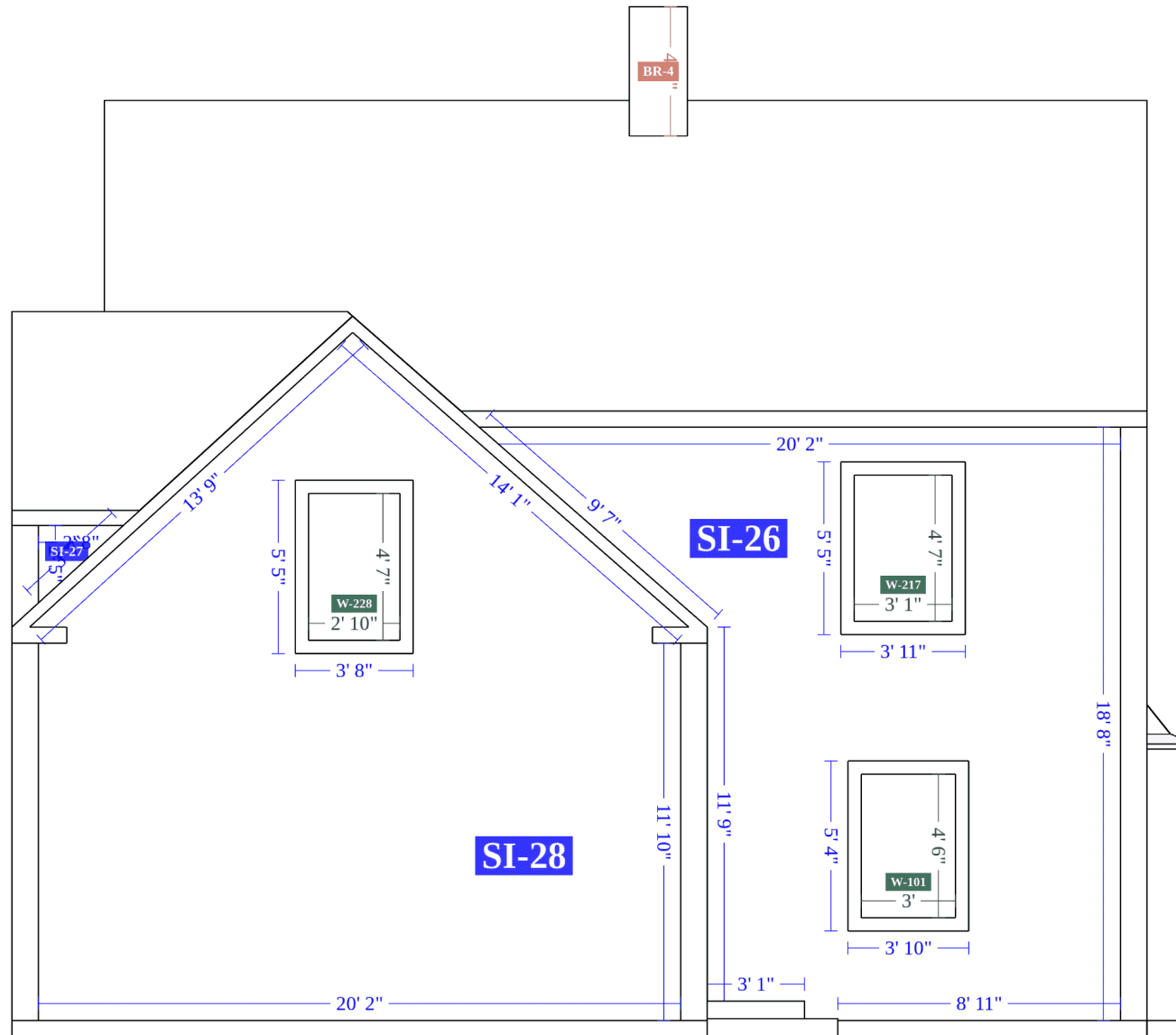
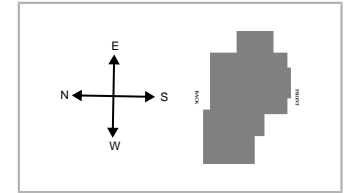
Ø Feature is too small to label on the plan diagram

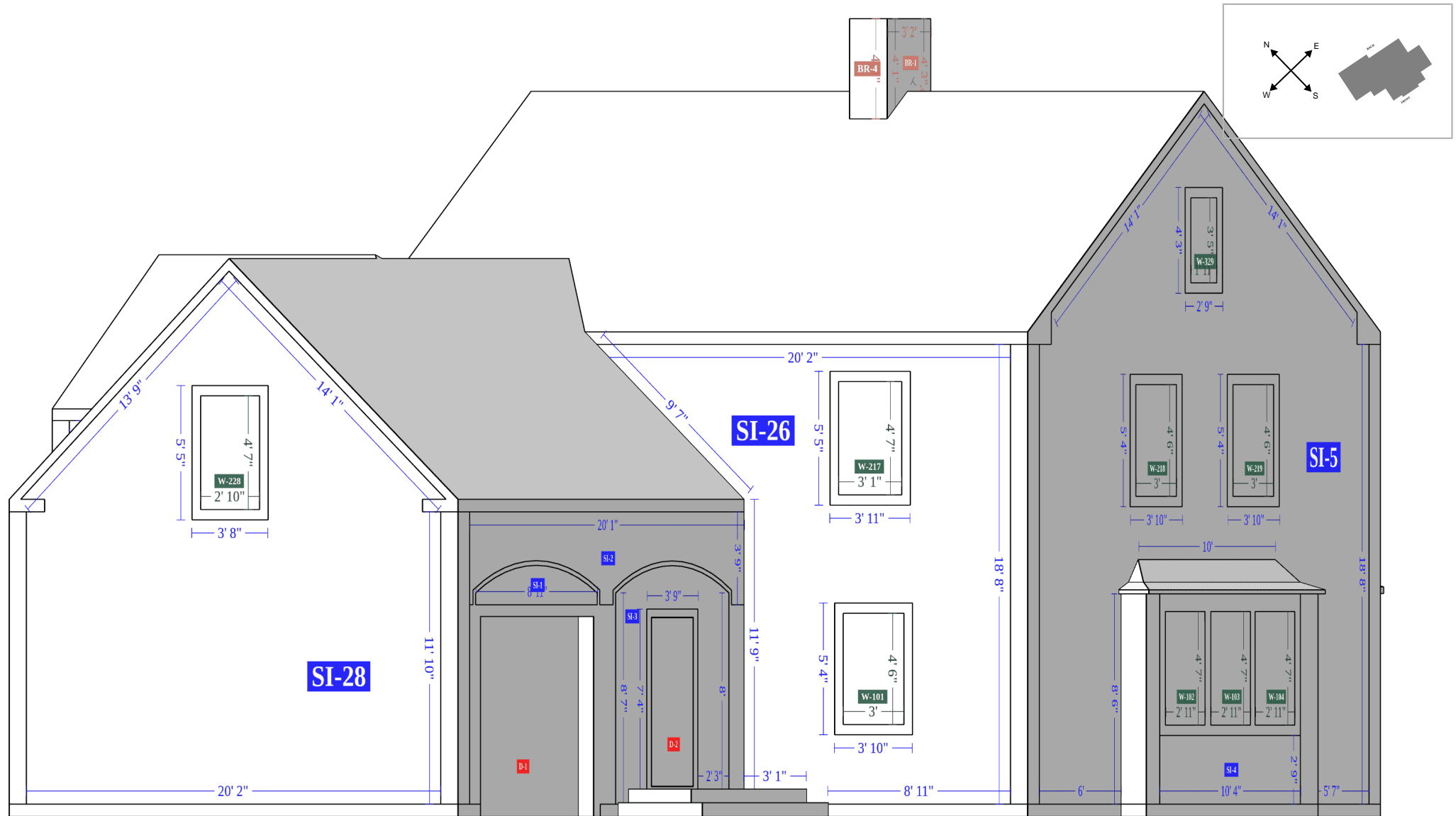












Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	11 ft ²	-	-	-	-	-
SI-2	51 ft ²	1	1	-	-	-
SI-3	45 ft ²	-	-	2	-	-
SI-4	29 ft ²	-	2	3	-	-
SI-5	399 ft ²	-	2	3	-	-
SI-6	28 ft ²	1	1	-	-	1
SI-7	3 ft ²	-	1	-	-	-
SI-8	14 ft ²	1	-	-	-	-
SI-9	342 ft ²	2	2	5	-	1
SI-10	12 ft ²	-	-	-	-	-
SI-11	7 ft ²	-	-	2	-	-
SI-12	13 ft ²	-	1	-	-	-
SI-13	15 ft ²	-	1	1	-	-
SI-14	10 ft ²	-	-	-	-	-
SI-15	6 ft ²	-	-	-	-	-
SI-16	16 ft ²	-	-	-	-	-
SI-17	10 ft ²	-	-	-	-	-
SI-18	6 ft ²	-	-	-	-	-
SI-19	14 ft ²	-	1	1	-	-

Siding (cont.)

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-20	11 ft ²	-	1	-	-	-
SI-21	14 ft ²	-	-	2	-	-
SI-22	12 ft ²	1	-	-	-	-
SI-23	432 ft ²	1	2	7	-	-
SI-24	266 ft ²	-	4	5	-	-
SI-25	5 ft ²	-	1	-	-	-
SI-26	222 ft ²	1	1	2	-	-
SI-27	3 ft ²	-	1	-	-	-
SI-28	325 ft ²	-	2	1	-	-
Total	2321 ft ²	8	24	34	0	2

Brick

Facade	Area	Openings	Shutters	Vents
BR-1	11 ft ²	-	-	-
BR-2	8 ft ²	-	-	-
BR-3	11 ft ²	-	-	-
BR-4	7 ft ²	-	-	-
Total	37 ft ²	0	0	0

Facades

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	11 ft ²	-	-	-	-	-	-	-	8' 11"	-	10' 3"
SI-2	51 ft ²	-	-	-	3' 9"	11' 10"	20' 1"	-	2' 2"	-	21' 2"
SI-3	45 ft ²	4' 7"	-	7"	-	-	-	-	3' 9"	-	39' 10"
SI-4	29 ft ²	10' 4"	-	-	-	17' 1"	-	-	-	10' 4"	-
SI-5	399 ft ²	21' 8"	3' 11"	20'	-	37' 4"	2' 1"	28' 1"	10' 4"	10' 4"	30' 1"
SI-6	28 ft ²	2' 1"	-	10"	14' 6"	11' 10"	1"	2' 8"	-	-	-
SI-7	3 ft ²	-	3' 7"	-	-	3' 2"	2' 8"	-	-	-	-
SI-8	14 ft ²	1' 8"	-	-	8' 7"	-	1' 8"	-	-	-	5' 2"
SI-9	342 ft ²	29' 3"	3' 8"	7"	17' 1"	37' 4"	32'	-	18' 2"	18' 2"	52' 1"
SI-10	12 ft ²	5' 7"	-	-	-	-	-	-	-	5' 7"	-
SI-11	7 ft ²	-	-	-	-	-	5' 7"	-	5' 7"	-	-
SI-12	13 ft ²	1' 6"	-	-	-	8' 7"	1' 6"	-	-	-	5' 2"
SI-13	15 ft ²	1' 9"	-	-	-	8' 7"	1' 9"	-	-	-	5' 2"
SI-14	10 ft ²	4' 9"	-	-	-	-	-	-	-	4' 9"	-
SI-15	6 ft ²	-	-	-	-	-	4' 9"	-	4' 9"	-	-
SI-16	16 ft ²	1' 10"	-	-	-	-	1' 10"	-	-	-	10' 3"
SI-17	10 ft ²	4' 9"	-	-	-	-	-	-	-	4' 9"	-
SI-18	6 ft ²	-	-	-	-	-	4' 9"	-	4' 9"	-	-

Facades (cont.)

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-19	14 ft ²	1' 8"	-	-	-	8' 7"	1' 8"	-	-	-	5' 2"
SI-20	11 ft ²	1' 3"	-	-	-	8' 7"	1' 3"	-	-	-	5' 2"
SI-21	14 ft ²	6' 1"	-	-	-	-	6' 1"	-	5' 8"	5' 8"	20' 4"
SI-22	12 ft ²	1' 5"	-	-	8' 7"	-	1' 5"	-	-	-	-
SI-23	432 ft ²	24' 2"	-	3' 1"	14' 6"	22' 4"	1' 9"	28' 1"	25' 3"	25' 3"	69' 8"
SI-24	266 ft ²	17' 11"	-	-	-	30' 1"	4' 6"	18' 10"	16' 1"	12' 9"	36' 1"
SI-25	5 ft ²	-	4' 3"	-	-	3' 8"	3' 2"	-	-	-	-
SI-26	222 ft ²	13'	9' 7"	1' 1"	3' 9"	18' 8"	20' 2"	-	7' 8"	7' 8"	29' 1"
SI-27	3 ft ²	-	3' 7"	-	-	3' 2"	2' 8"	-	-	-	-
SI-28	325 ft ²	22' 6"	-	1'	-	23' 9"	1' 9"	27' 10"	3' 8"	3' 8"	10' 11"
Total*	2321 ft²	177' 8"	28' 7"	27' 2"	35' 5"	135' 9"	123' 4"	105' 6"	116' 9"	109'	355' 4"

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	11 ft ²	12 ft ²	13 ft ²
SI-2	51 ft ²	56 ft ²	60 ft ²
SI-3	45 ft ²	50 ft ²	53 ft ²
SI-4	29 ft ²	32 ft ²	34 ft ²
SI-5	399 ft ²	439 ft ²	471 ft ²
SI-6	28 ft ²	31 ft ²	33 ft ²
SI-7	3 ft ²	3 ft ²	4 ft ²
SI-8	14 ft ²	15 ft ²	17 ft ²
SI-9	342 ft ²	376 ft ²	404 ft ²
SI-10	12 ft ²	13 ft ²	14 ft ²
SI-11	7 ft ²	8 ft ²	8 ft ²
SI-12	13 ft ²	14 ft ²	15 ft ²
SI-13	15 ft ²	17 ft ²	18 ft ²
SI-14	10 ft ²	11 ft ²	12 ft ²
SI-15	6 ft ²	7 ft ²	7 ft ²
SI-16	16 ft ²	18 ft ²	19 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	11 ft ²	12 ft ²	13 ft ²
	51 ft ²	56 ft ²	60 ft ²
	45 ft ²	50 ft ²	53 ft ²
	68 ft ²	75 ft ²	80 ft ²
	432 ft ²	475 ft ²	510 ft ²
	28 ft ²	31 ft ²	33 ft ²
	3 ft ²	3 ft ²	4 ft ²
	14 ft ²	15 ft ²	17 ft ²
	402 ft ²	442 ft ²	474 ft ²
	12 ft ²	13 ft ²	14 ft ²
	31 ft ²	34 ft ²	37 ft ²
	13 ft ²	14 ft ²	15 ft ²
	15 ft ²	17 ft ²	18 ft ²
	10 ft ²	11 ft ²	12 ft ²
	6 ft ²	7 ft ²	7 ft ²
	16 ft ²	18 ft ²	19 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	11 ft ²	12 ft ²	13 ft ²
	51 ft ²	56 ft ²	60 ft ²
	66 ft ²	73 ft ²	78 ft ²
	68 ft ²	75 ft ²	80 ft ²
	432 ft ²	475 ft ²	510 ft ²
	28 ft ²	31 ft ²	33 ft ²
	3 ft ²	3 ft ²	4 ft ²
	14 ft ²	15 ft ²	17 ft ²
	402 ft ²	442 ft ²	474 ft ²
	12 ft ²	13 ft ²	14 ft ²
	31 ft ²	34 ft ²	37 ft ²
	13 ft ²	14 ft ²	15 ft ²
	36 ft ²	40 ft ²	42 ft ²
	10 ft ²	11 ft ²	12 ft ²
	6 ft ²	7 ft ²	7 ft ²
	16 ft ²	18 ft ²	19 ft ²

SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-17	10 ft ²	11 ft ²	12 ft ²
SI-18	6 ft ²	7 ft ²	7 ft ²
SI-19	14 ft ²	15 ft ²	17 ft ²
SI-20	11 ft ²	12 ft ²	13 ft ²
SI-21	14 ft ²	15 ft ²	17 ft ²
SI-22	12 ft ²	13 ft ²	14 ft ²
SI-23	432 ft ²	475 ft ²	510 ft ²
SI-24	266 ft ²	293 ft ²	314 ft ²
SI-25	5 ft ²	6 ft ²	6 ft ²
SI-26	222 ft ²	244 ft ²	262 ft ²
SI-27	3 ft ²	3 ft ²	4 ft ²
SI-28	325 ft ²	358 ft ²	384 ft ²
Trims	210 ft ²	231 ft ²	248 ft ²
Total	2531 ft²	2785 ft²	2990 ft²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	10 ft ²	11 ft ²	12 ft ²
	6 ft ²	7 ft ²	7 ft ²
	14 ft ²	15 ft ²	17 ft ²
	11 ft ²	12 ft ²	13 ft ²
	22 ft ²	24 ft ²	26 ft ²
	12 ft ²	13 ft ²	14 ft ²
	513 ft ²	564 ft ²	605 ft ²
	328 ft ²	361 ft ²	387 ft ²
	5 ft ²	6 ft ²	6 ft ²
	249 ft ²	274 ft ²	294 ft ²
	3 ft ²	3 ft ²	4 ft ²
	338 ft ²	372 ft ²	399 ft ²
	440 ft ²	484 ft ²	519 ft ²
	3108 ft ²	3419 ft ²	3669 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	10 ft ²	11 ft ²	12 ft ²
	6 ft ²	7 ft ²	7 ft ²
	35 ft ²	39 ft ²	41 ft ²
	11 ft ²	12 ft ²	13 ft ²
	43 ft ²	47 ft ²	51 ft ²
	12 ft ²	13 ft ²	14 ft ²
	513 ft ²	564 ft ²	605 ft ²
	328 ft ²	361 ft ²	387 ft ²
	5 ft ²	6 ft ²	6 ft ²
	249 ft ²	274 ft ²	294 ft ²
	3 ft ²	3 ft ²	4 ft ²
	338 ft ²	372 ft ²	399 ft ²
	440 ft ²	484 ft ²	519 ft ²
	3192 ft ²	3512 ft ²	3767 ft ²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	36" x 54"	90"	W-101	36" x 54"	90"	13 ft ²
WG-2	114" x 55"	169"	W-102	35" x 55"	90"	13 ft ²
			W-103	35" x 55"	90"	13 ft ²
			W-104	35" x 55"	90"	13 ft ²
WG-3	34" x 56"	90"	W-105	34" x 56"	90"	13 ft ²
WG-4	63" x 58"	121"	W-106	29" x 58"	86"	12 ft ²
			W-107	29" x 58"	86"	12 ft ²
WG-5	53" x 58"	110"	W-108	53" x 58"	110"	21 ft ²
WG-6	53" x 58"	110"	W-109	53" x 58"	110"	21 ft ²
WG-7	19" x 58"	76"	W-110	19" x 58"	76"	8 ft ²
WG-8	35" x 45"	80"	W-111	35" x 45"	80"	11 ft ²
WG-9	35" x 36"	70"	W-112	35" x 36"	70"	9 ft ²
WG-10	35" x 54"	89"	W-113	35" x 54"	89"	13 ft ²
WG-11	35" x 54"	89"	W-114	35" x 54"	89"	13 ft ²
WG-12	73" x 55"	127"	W-115	32" x 55"	87"	12 ft ²
			W-116	32" x 55"	87"	12 ft ²
WG-13	37" x 55"	92"	W-217	37" x 55"	92"	14 ft ²
WG-14	36" x 54"	90"	W-218	36" x 54"	90"	13 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-15	36" x 54"	90"	W-219	36" x 54"	90"	13 ft ²
WG-16	27" x 54"	81"	W-220	27" x 54"	81"	10 ft ²
WG-17	36" x 54"	90"	W-221	36" x 54"	90"	13 ft ²
WG-18	36" x 54"	90"	W-222	36" x 54"	90"	13 ft ²
WG-19	36" x 54"	90"	W-223	36" x 54"	90"	13 ft ²
WG-20	36" x 54"	90"	W-224	36" x 54"	90"	13 ft ²
WG-21	36" x 54"	90"	W-225	36" x 54"	90"	13 ft ²
WG-22	61" x 54"	115"	W-226	26" x 54"	80"	10 ft ²
			W-227	26" x 54"	80"	10 ft ²
WG-23	34" x 55"	90"	W-228	34" x 55"	90"	13 ft ²
WG-24	23" x 41"	64"	W-329	23" x 41"	64"	7 ft ²
WG-25	22" x 42"	65"	W-330	22" x 42"	65"	7 ft ²
			Total	-	2604"	371 ft ²

Doors

Opening	Width x Height
D-1	96" x 84"
D-2	36" x 82"
D-3	36" x 82"
D-4	32" x 82"

*Door height and width have been snapped to standard

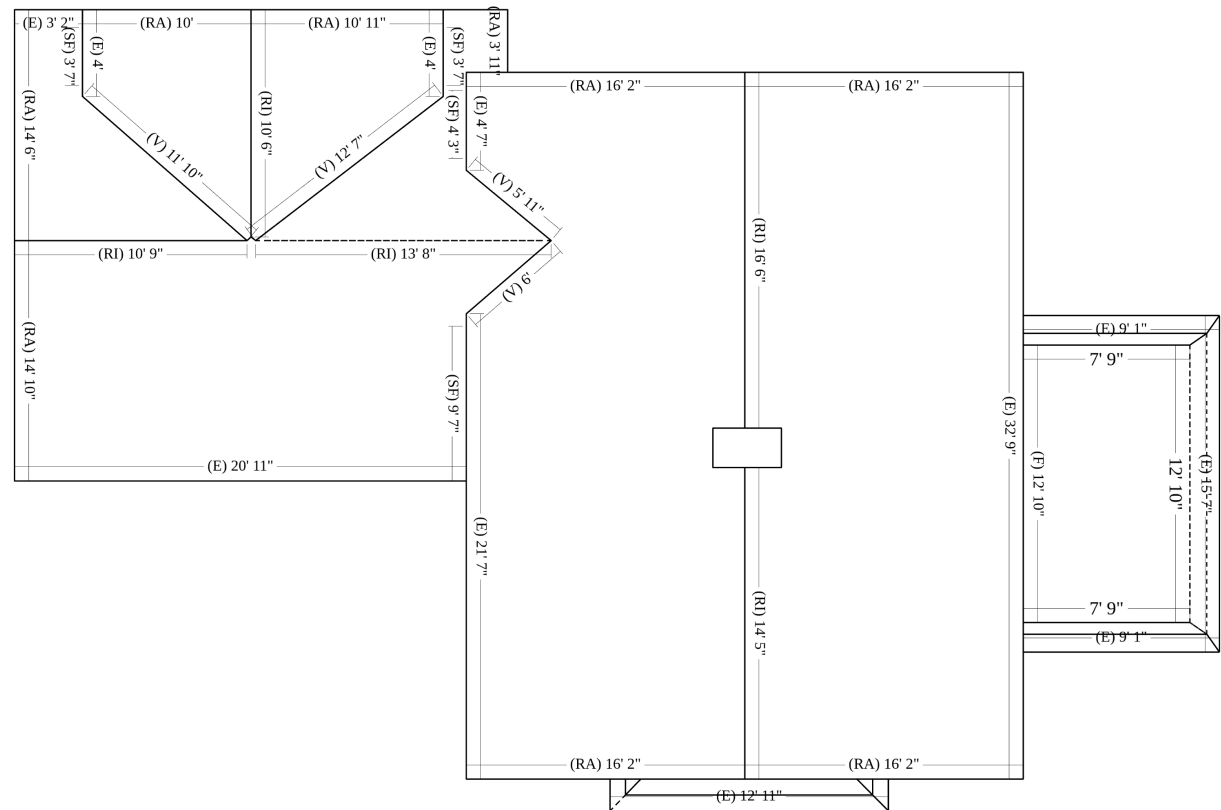
Entire Doors

Opening	Width x Height	Area
D-1	100" x 97"	67 ft ²
D-2	37" x 83"	21 ft ²
D-3	37" x 83"	21 ft ²
D-4	34" x 82"	19 ft ²
Total	-	128 ft ²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

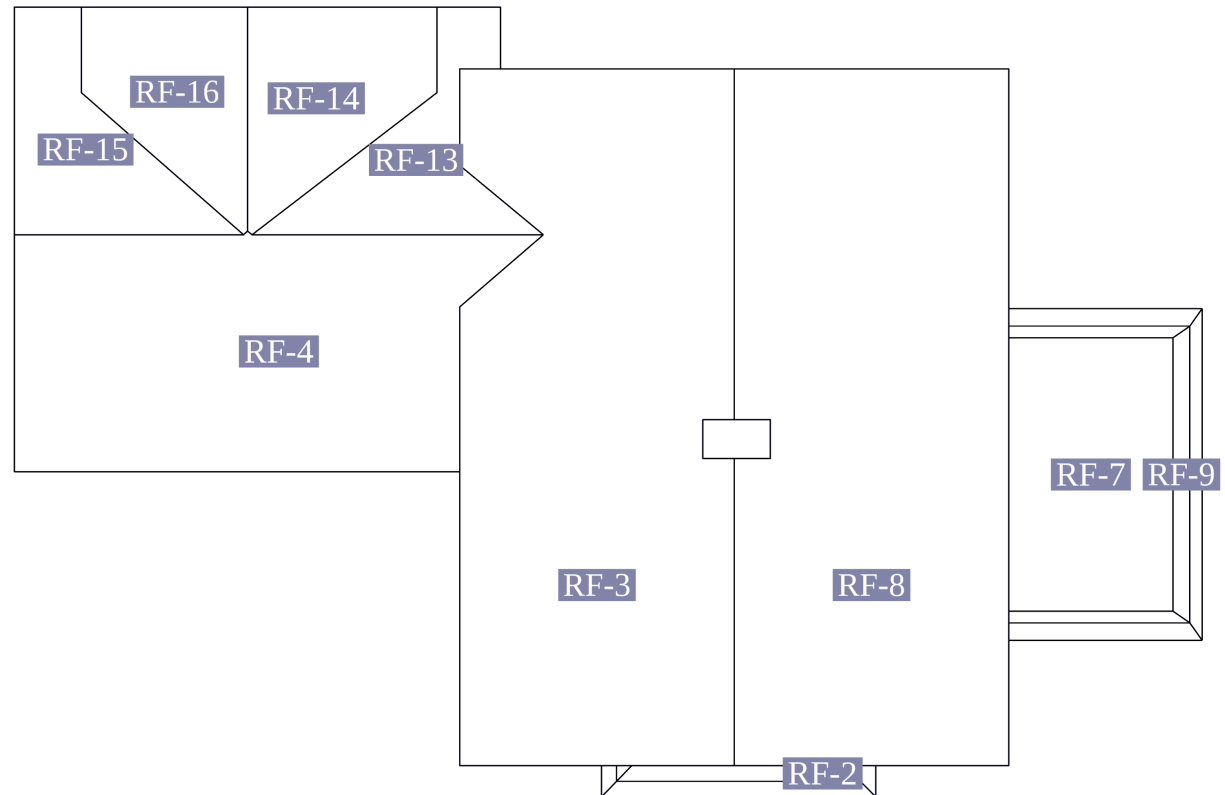
Roof	Length
Ridges (RI)	66'
Hips (H)	10' 1"
Valleys (V)	36' 4"
Rakes (RA)	118' 11"
Eaves (E)	140' 9"
Flashing (F)*	28' 6"
Step Flashing (SF)*	39'
Transition Line (TL)	43' 11"

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

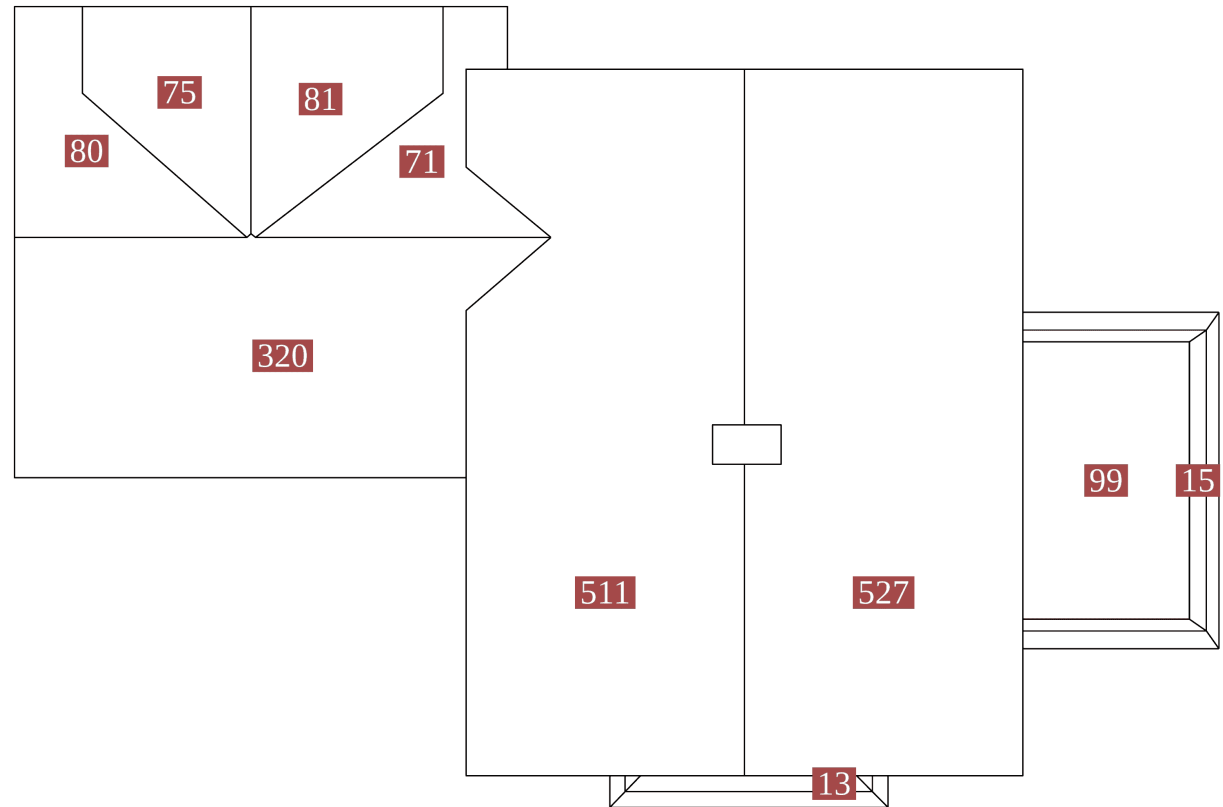


Roof Facets

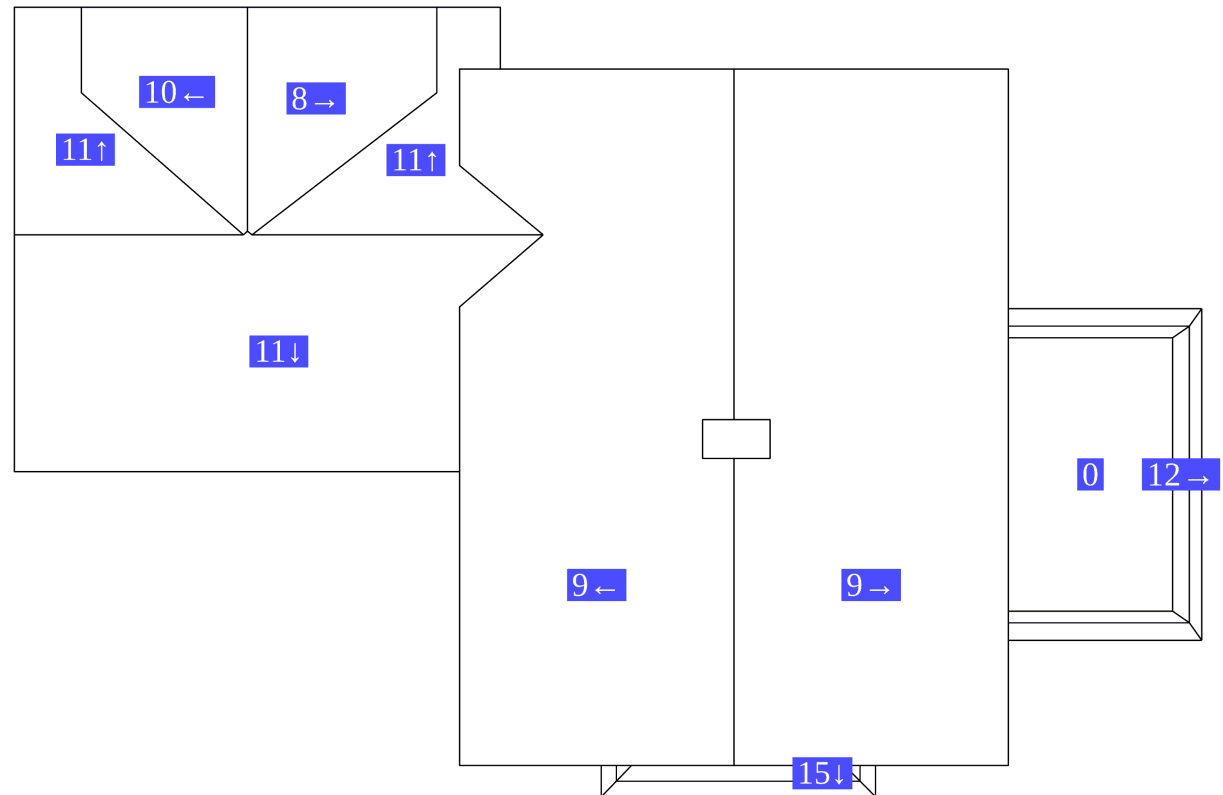
Facet	Area	Pitch
RF-1	10 ft ²	5/12
RF-2	13 ft ²	15/12
RF-3	511 ft ²	9/12
RF-4	320 ft ²	11/12
RF-5	8 ft ²	3/12
RF-6	8 ft ²	18/12
RF-7	99 ft ²	0/12
RF-8	527 ft ²	9/12
RF-9	15 ft ²	12/12
RF-10	9 ft ²	4/12
RF-11	8 ft ²	18/12
RF-12	8 ft ²	3/12
RF-13	71 ft ²	11/12
RF-14	81 ft ²	8/12
RF-15	80 ft ²	11/12
RF-16	75 ft ²	10/12



Roof	Facets	Total
Labeled Facets	16	1843 ft ²
Small Facets	4	2 ft ²
Total	20	1845 ft²



Roof Pitch	Area	Percentage
9 / 12	1038 ft ²	56.26%
11 / 12	471 ft ²	25.53%
0 / 12	99 ft ²	5.37%
8 / 12	81 ft ²	4.39%
10 / 12	75 ft ²	4.07%
3 / 12	16 ft ²	0.87%
18 / 12	16 ft ²	0.87%
12 / 12	15 ft ²	0.81%
15 / 12	13 ft ²	0.7%
5 / 12	12 ft ²	0.65%
4 / 12	9 ft ²	0.49%













INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 Eau Claire		County: Eau Claire	Surveyor: M. Taylor	Date: 11/05/81	Street Hudson Street Number 420			
Street Address: 420 Hudson Street		Legal Description: Lot 11 Blk 5 EC City		Acreage:				
Current Name & Use: Private residence		Current Owner: John Allen						
Film Roll No. EC 23	Affix Contact Prints		Current Owner's Address: 420 Hudson Street					
Negative No. 14			Special Features Not Visible In Photographs:					
Facade Orient. S			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range	
Dates of Construction / Alteration 1936		Source A						
Architect and/or Builder:		Source						
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: _____ <input checked="" type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		Architectural Statement: A twentieth century residence which plays a contributing role in the district. The two story gable roofed structure continues the patterns of size, shape, etc., displayed within the district. A similar dwelling is located at 412 Hudson Street, 23/12.		Historical Statement:		Section Map Name Plat Map #8
5 Sources of Information (Reference to Above) A Assessor's card - city assessor's ofc.		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: <u>Randall Park Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>met</u> date: <u>4/06/82</u>		
B		9 Opinion of National Register Eligibility <input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: _____		C		D		
E				F				





LANDMARKS STAFF REPORT

TO: Landmarks Commission **MEETING DATE:**
LANDMARKS COMMISSION: 4/20/26, 5:00 p.m.

FROM: City of Eau Claire Community Development Department

AGENDA ITEM: Certificate of Appropriateness for the demolition of 1310 State Street.

APPLICANT: EDJ Rentals

PROPERTY OWNER: Same as applicant

SURROUNDING LAND USE:

North:	Residential
East:	Residential
South:	Residential
West:	Residential

LANDMARK DISTRICT: Third Ward Local Historic District

STRUCTURE CLASSIFICATION: Locally Landmarked & Pivotal

OVERVIEW

The structure at 1310 State Street, also known as “The Drummond House”, was built in 1888. It is listed as a ‘pivotal’ structure in the [Third Ward Local Historic Landmark District Plan](#) (TWLHLDP). The City’s 1982 historic survey called it “one of the finest examples in Eau Claire of the Queen Anne style”. Until September of 2025 it served as an apartment building for EDJ Rentals LLC. In that month it was struck by a bolt of lightning, causing a severe fire that resulted in significant damage to the building. In November of 2025, EDJ Rentals and their consultant, Kevin Souja, briefed the Landmarks Commission and members of the Third Ward Neighborhood on condition of the structure, covering the damage, possibilities for repair. It was the owner’s and Souja’s recommendation that they demolish the house and a raze application was subsequently submitted on February 26, 2026.

Attached to this report is the application, the applicant’s description of the work (including pictures of the existing structure), and the original 1981 historic property survey.

ANALYSIS

Per the application, the applicant is seeking to demolish the structure, noting that structural and water damage has rendered it beyond repair and thus not economically feasible. They have found extensive structural damage to the roof and building; and that the masonry has been compromised and is leaching limestone. The interior had significant water damage due to the estimated 1,000,000 gallons of water being used to fight the fire, and that the structure is now

rife with mold.

LANDMARK DECISION

In determining whether to issue a certificate of appropriateness for any demolition, the Commission shall consider or may give decisive weight to any or all of the criteria listed under [Section 2.65.040\(C\)\(2\)](#).

Upon study of the application, the Commission may refuse to grant a certificate of appropriateness for a period of up to 18 months from the time of such raze permit application, during which time the Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property.

At the end of this 18-month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway, or if no funds from any governmental unit or nonprofit organization to preserve the subject property have been received or granted, the Commission shall issue a certificate of appropriateness.

Criteria for reviewing demolitions in [Section 2.65.040 \(C\)\(2\)](#)

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historical character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City;
- c. Whether the building or structure is of such old and unusual or uncommon design, texture or material that it could not be reproduced or be reproduced only with great difficulty or expense;
- d. Whether retention of the building or structure would promote the general welfare of the people of the City by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- e. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a certificate of appropriateness;
- f. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

[Section VII of the TWLHLDLP](#) additionally lists the following standards to be used by the Landmarks Commission in issuing a Certificate of Appropriateness for the demolition of structures in the Third Ward Historic Landmark District.

- A. Whether the structure is of such architectural or historical significance that its

demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city.

- B. Whether the structure, although not itself a landmark, contributes to the distinctive architectural or historical character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the city.
- C. Whether the structure is of such old and uncommon design, texture or material that it could not be reproduced or reproduced only with great difficulty or expense.
- D. Whether retention of the structure would promote the general welfare of the people of the city by encouraging the study of American history, architecture and design or by developing an understanding of American culture and heritage.
- E. Whether the structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it. Any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair does not qualify as a basis for the issuance of a Certificate of Appropriateness for demolition.
- F. After a Certificate of Appropriateness for demolition and a demolition permit are issued, but before demolition has begun, all architecturally unique fretwork, millwork or uncommon construction materials should be removed by the property owner. Property owners should contact the Landmarks Commission before any fretwork is removed so that it can be preserved.

If a Certificate of Appropriateness for demolition is to be issued, the State Historic Preservation Society is allowed by State Law up to 30 days prior to the issuance of the demo permit. This is to obtain records of the existence of the building through photographs, drawings or architectural sketches.

Ultimately, the Landmarks Commission will have to decide whether they can approve the Certificate of Appropriateness for the demolition of 'The Drummond House', or whether the approval should be delayed for further discussion with the applicant.



The Drummond Historic Home

Constructed - 1888

Owned by: EDJ Rentals LLC – Privately Owned Company

Table of Content

1. **EDJ Rentals LLC - 1310 Demolition Site Plan (COA) & Project Narrative**
2. Property Pictures
 - Roof Fire Damage
 - Water Damage
 - Interior & Exterior Mold
3. Property Damage Concerns
 - Roof, Building, Masonry – Structure
 - Masonry – Structure & Leaching Limestone
 - Interior Water Damage – Structure
 - Mold
4. City/HPC's outlook for the house? **EDJ Rentals LLC is requesting a Certificate of Appropriateness (COA) for demolition.**
5. Can the property be rebuilt to its previous condition? **Structural and water damage have rendered the property beyond repair.**
6. Can the property be rebuilt economically? **No**
7. What happens if the property is not salvageable? **Demolition is being requested.**
8. Is there interest from the city/HPC for grants to assist with the cost of renovations? **EDJ Rentals LLC has investigated various options, but the property's structural and interior conditions have rendered it beyond repair.**

Demolition Site Plan (COA) & Narrative

- February 27, 2026 – EDJ Rentals LLC will submit a permit request for demolition.
- February 27, 2026 – EDJ Rentals LLC will submit a request for Certificate of Appropriateness for the demolition to the Landmarks Commission.
- April 20, 2026 – EDJ Rentals will attend the Landmarks Commission meeting to review and discuss property demolition.
- EDJ Rentals LLC is investigating contractors and pricing to complete the asbestos/lead paint abatement/demolition, which is **targeted for May/June demolition.**
 - Asbestos & Lead Paint Inspection: Legend Technical Services, Inc. = est. \$3,189
 - Asbestos & Lead Paint Removal: Still Under Review = est. \$25,000
 - Demolition – Chippewa Valley Excavation = est. \$127,081
- EDJ Rentals LLC is investigating contractors & pricing to determine the feasibility of removing historical building features that could be salvaged and reused in the new construction. (examples: stained glass window, decorative brick features, structural brick, selective woodwork, foundation block, & roof beams).
- EDJ Rentals LLC will be working with the City of Eau Claire planning commission and the Third Ward Landmarks Commission on an appropriate new structure that could use some of the salvaged historically relevant materials from the existing structure.
- EDJ Rentals LLC is targeting a potential new structure to be completed in 2028,

Fire September 12, 2025 (6 to 8 Hours)

1,000,000 Gallons of Water



Major Roof & (4) Chimney Damage



Exposed for 2 months

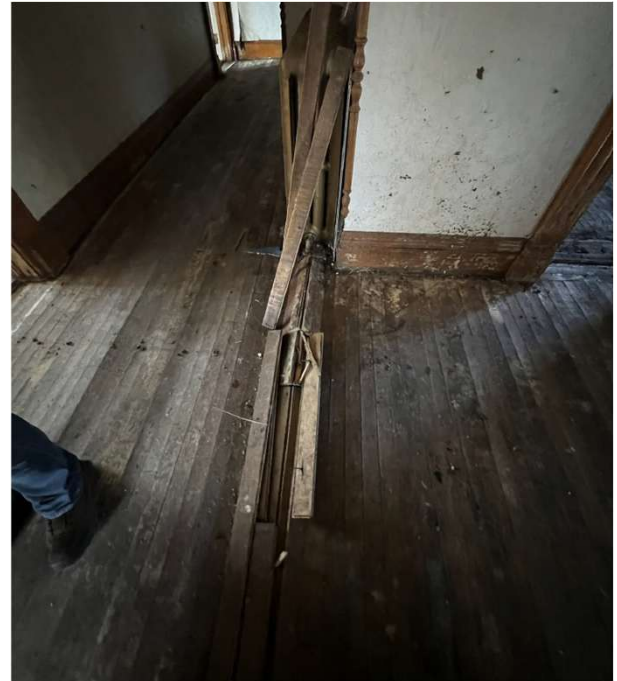


Roof Collapsed



Classified as Business

Massive Water Damage Throughout



Classified as Business

Interior & Exterior Mold Throughout



Classified as Business

EDJ Rentals LLC

www.edjrentals.com

EXCELLENCE BY CHOICE

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Classified as Business

EDJ's EC Historical Properties



The Byron A. Historic Eau Claire Home



1408 State St Apt 2



1406 State St Apt. 1



1310 State St Apt. 1



The Washington Historic Eau Claire Home



244 Lake St Apt. 1



620 3rd Ave Apt. 5



1302 State St Apt. 1



The Tower on Summit



The Davis Historic Eau Claire Home



The Chatterson Historic Eau Claire Home

Classified as Business



404 Broadway St Apt. 1



EDJ RENTALS

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INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: Eau Claire		County: Eau Claire	Surveyor: M. Taylor	Date: 10/8/82	Street State Street Number 1310		
Street Address: 1310 State Street			Legal Description: Lots 2-3 Blk 1 Sub-Division of Blk 1 EC Lumber Cos	Acreage: 8th Add.			
Current Name & Use: Private residence			Current Owner: Robert C. Fanning 213 Oakwood Place Eau Claire, WI 54701				
film Roll No. EC 3P	Affix Contact Prints		Special Features Not Visible In Photographs:				
negative No. 17			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
academ. Orient. E							
Original Name & Use: David Drummond House		Source A	Previous Owners	Dates	Uses	Source	Town
Dates of Construction / Alteration 1888		Source A					Range
Architect and/or Builder:		Source					Section
Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 Historical Significance <input checked="" type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input type="radio"/> None		Map Name Plat Map #8			
Architectural Statement: The David Drummond House, located at the focus of the Third Ward Historic District, is one of the finest examples in Eau Claire of the Queen Anne style, a major residential style in America during the 1880's and 1890's. The two and one half story red brick building has a rock faced stone foundation and is covered by a high gable roof with extending gables and dormers. All the surfaces above the second story are shingled. The structure itself is square in (over)		Historical Statement: David Drummond, a locally significant figure, is identified with the city's industrial growth. Drummond built the house in 1888 and the Drummond family occupied it until 1932. Drummond was born in 1849 and in 1870 moved from his birthplace in Ontario, Canada, to Eau Claire. In 1873 he was one of the founders of Brooks and Drummond, a meat packing firm and from 1876-1881 (over)		Map Code 3P/17			
Sources of Information (Reference to Above)		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input type="radio"/> WIHP <input checked="" type="radio"/> Other: 1974 <input type="radio"/> landmark					
NRHP nomination form		7 Condition <input checked="" type="radio"/> Excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
		8 District: <u>Third Ward Historic District</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>met</u> date: <u>4/12/82</u>					
		9 Opinion of National Register Eligibility <input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: _____					

Architectural statement (cont.):

plan with slight projections on each side. The east facade faces State Street, a major thoroughfare, and has a small one story portico. The portico replaced a wrap porch and porte-cochere. The north facade features a one bay wide gabled projection and a round arched second story window opening. The south facade is simpler with a central gabled projection and later second story porch at the southwest corner. A dramatic three story projection at the southeast corner of the house has a broad gable which cantilevers over a two story bay window below. The large semi-circular arched second story porch opening on the east facade is, next to this projecting wing, the most interesting visual feature (A).

(1981 photo - 38/27)

Historical statement (cont.):

he was president and sole administrator. In 1881 his brothers joined the firm, taking lesser administrative positions and the firm was renamed Drummond Packing Company. The Drummond Company grew to be the largest and most complete packing operation in northwestern Wisconsin. In addition to the family enterprise, Drummond was the founder in 1882 of the Eau Claire Gas and Light Co., in 1888 of a real estate company, and later of the Pioneer Furniture Co. (A).



Architectural Statement (cont'd):

1987 Survey Update (Ann Ohl, Surveyor) - A sun room-type entrance has been added to the south side doorway. (See 1987 photo).



1987 Photo