

**MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Meeting of April 15, 2014**

A Meeting of the Beloit Landmarks Commission was held on Tuesday, April 15, 2014 in the City Manager's Conference Room, City Hall.

Present: Rick McGrath, Ruth Vater, Steve Vollmer, Alex Blazer

Absent: Charles Haynes, Ellen Joyce, Donna Johnson, Terri Kaye

1. Roll Call

Commissioner Blazer called the meeting to order at 7:00 PM. Planner Stephanie Hummel called the Roll.

2. Minutes of the March 18, 2014 Meeting

The Minutes of the March 18, 2014 meeting were approved on a motion by Commissioner McGrath, seconded by Commissioner Vater. The motion carried (4-0).

3. Public Comments:

Tom Viel, representing Beloit College, spoke to the commissioners concerning two possible projects. Mr. Viel discussed issues surrounding projects at 815 College Street and 726 Church Street, specifically cost-prohibitive rehabilitation processes. Commissioner McGrath shared a paint-stripping system with Mr. Viel. Commissioner Blazer suggested a site visit with the Site Visit Committee. Ms. Hummel noted she would set this up.

No other public comments were given.

4. Julie Christensen – Discussion of 422 Bluff Street

Julie Christensen, Director of Community Development for the City of Beloit, presented information gathered concerning the rehabilitation of this property since the last meeting with the Landmarks Commission. Ms. Christensen stated that after gathering estimates, 422 Bluff Street will not be rehabilitated due to excessive cost. It was proposed that the home at 310 Euclid be moved to face Bluff Street at a base cost of approximately \$15,000. This would then be renovated on site. Ms. Christensen asked the commissioners if they would support the addition of a wrap-around porch to this home. The commissioners supported the porch addition and thanked Ms. Christensen for keeping them involved with this project.

5. John Mansfield – Certificate of Appropriateness Follow-Up

COA- 2014-03, Phase 2 Review and consideration of Project #1, window replacements, at 312 State Street

Ms. Hummel informed the commissioners that Mr. Mansfield has not yet received all cost estimates requested and that he will be presenting this information at the regularly scheduled May meeting.

6. Sharon Buchko – Certificate of Appropriateness

COA-2014-03 Review and consideration of a Certificate of Appropriateness for various projects at 628 Harrison Avenue

Sharon Buchko identified herself at the applicant. It was noted that the project will not include the removal of the southern end of the rear porch as originally intended. This will be repaired as needed to retain this section of porch. Commissioner McGrath stated that this update was acceptable so long as it meets building code. Ms. Buchko stated that the proposed fence will be 6' in height, not the noted 4'. The applicant's contractor questioned what type of door would be acceptable for the garage side door. The commissioners agreed that wood would be preferred but not necessary, while the window opening is essential to the character of the structure. The applicant asked the commissioners to consider adding reroofing of the entire house to this COA instead of the section of roof that was noted in the application.

Commissioner McGrath made a motion to amend COA-2014-04 to add a condition of approval that allowed for the reroofing of the entire property. Commissioner Vollmer seconded the motion. The motion carried (4-0).

Commissioner McGrath made a motion to approve the requested COA as amended. Commissioner Vollmer seconded this motion. The motion carried (4-0).

7. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting

Ms. Hummel announced that she recently issued the following Certificates of Appropriateness:

501 Prospect Street:	Roof replacement
208 Bluff Street:	Privacy fence and rear walkway repairs
318 West Grand Avenue:	Private sidewalk replacement

Ms. Hummel also informed the commissioners that the annual letter to homeowners of historic property has been sent as a reminder that a COA is needed prior to the start of exterior work. She also performed a follow-up inspection at 400 East Grand Avenue concerning their signs and all signs appear to be corrected and installed as requested in the conditions of approval for COA-2014-01. Concerning historic district signage, a meeting has been set with the City Manager to discuss design and locations.

8. Committee Reports

- A. Education & Outreach Committee: Commissioner McGrath informed the commissioners that he has created a proposal concerning an awards program. This program is intended to be an incentive to homeowners of pre-World War II homes. Ms. Hummel will send the draft to the Commission for review.
- B. Grant Writing Committee: No report.
- C. Site Visit Committee: Commissioner Blazer stated that he and Ms. Hummel visited the site for the current COA.

9. Adjournment

At 7:55 PM, Commissioner McGrath made a motion to adjourn the meeting, and Commissioner Vollmer seconded the motion. The motion carried (4-0).

Stephanie Hummel, Planner