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MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, June 16, 2015, 7:00 PM
The Forum, 100 State Street

1. Roll Call

Commissioner Joyce called the meeting to order at 7:04pm.
Commissioners Johnson, Joyce, Kelly, Truesdale, and Kaye were present.
Commissioners Blazer, Vollmer, and Vater were absent.

2. Minutes of the April 21, 2015 Meeting

Commissioner Joyce moved to approve the Minutes. Commissioner Truesdale seconded the motion. The motion passed unanimously (4-0).

3. Public Comments: None

4. St. Paul's Episcopal – Certificate of Appropriateness

COA-2015-16 Review and consideration of a Certificate of Appropriateness to add a storage shed behind the church structure at 212 West Grand Avenue.

Planner Alex Morganroth read the staff report and recommendations.

Commissioner Joyce made a motion to approve the requested COA as written, subject to the conditions recommended by staff. Commissioner Kaye seconded the motion. The motion carried (4-0)

5. Patricia Zody – Certificate of Appropriateness

COA-2015-17 Review and consideration of a Certificate of Appropriateness to replace decorative scallops above the front porch of residential structure located at 709 Harrison Avenue.

Mr. Morganroth read the staff report and recommendation.

Patricia Zody introduced herself as the applicant. She explained that the scallops support the porch and because of the rotting and deteriorating nature of the wood, they will need to

be completely replaced as opposed to rehabbed. Commissioner Kaye asked the applicant what kind of wood they would be using. Ms. Zody responded that they would use treated spruce, pine, or fir. Commissioner Joyce asked if the Commission had any other comments or questions. Commissioner Johnson made a motion to approve the requested COA as written, subject to the conditions recommended by staff. Commissioner Truesdale seconded the motion. The motion carried (4-0).

Commissioner Joyce made a motion to approve the COA as recommended in the staff report. Commissioner Kaye seconded the motion. The motion passed unanimously (4-0).

6. Patrick Gathof – Certificate of Appropriateness

COA-2015-21 Review and consideration of a Certificate of Appropriateness to demolish a garage at a residential property at 633 Church Street.

Mr. Morganroth read the report and recommendation.

Commissioner Kaye asked if staff knows when the garage was built. Mr. Morganroth replied that he does not know the exact date, but that the garage is not original and is not listed as a contributing structure in the 1981 Intensive-level Survey. He stated that he tried to pose this question to the applicant but was unable to reach him over the course of the staff review process. Commissioner Truesdale added that the garage was likely built in the 1930s or 1940s due to the “bumpout” in the rear of the garage that would have been added to make room for the bigger cars of the 1960s and 1970s.

Commissioner Truesdale added that during a site visit, the garage appeared to be off the foundation and that it would be an improvement to the neighborhood to see it gone. Commissioner Joyce asked Mr. Morganroth if the applicant had any plans to replace the garage after it is demolished. Mr. Morganroth responded that he was not sure as he was unable to get a hold of the homeowner for more information about the project.

Commissioner Kaye asked if the applicant lives in the home, to which Mr. Morganroth responded that the applicant does live in the home. Commissioner Joyce expressed hope that the applicant would provide the estimates for demolition and rehabilitation as required by one of the conditions set by staff. Commissioner Kaye asked whether or not the estimates would make a difference in the Commission’s decision, as the garage appears to be beyond repair. Mr. Morganroth added that after seeing the garage in person, it seems unlikely that rehabilitation of the house would be cost-effective. Commissioner Johnson asked if the floor of the garage was cement. Mr. Morganroth responded that the garage is cement.

Commissioner Truesdale made a motion to approve the COA as recommended in the staff report. Commissioner Johnson seconded the motion. The motion passed unanimously (4-0).

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

Mr. Morganroth announced that five COAs were approved by staff since the last meeting. The approved COAs included a window replacement at 501 Prospect Street, replacement of a semi-flat roof area at 709 Harrison Avenue, roof replacement at 829 Church Street at 829 Church Street, fence replacement at 717 Harrison Avenue, and a privacy fence installation at 703 Park Avenue.

8. Committee Reports

- A. Education and Outreach Committee: Commissioner Johnson informed the Commissioners that a welcome packet will be delivered to the new home owners at 757 Euclid Avenue. She then asked if there was any news from Visit Beloit about the “Heritage Days” event. Commissioner Joyce responded that she had not heard any news about the event. Commissioner Kelly stated that they always put on the event but they haven’t heard anything so far this year.
- B. Commissioner Joyce introduced John Glennan, a Beloit College student that will be working on historic preservation issues as part of a fellowship. She stated that she hopes Mr. Glennan can help with outreach, especially during the intensive-level survey process that will be starting up soon. She suggested that he meet with members of the Education and Outreach Committee to find out what outreach opportunities already exist and what new ones could be used.

Commissioner Kelly expressed interest in having a website dedicated to historic preservation in Beloit. Commissioner Joyce explained that the Wisconsin State Historical Society already has a large amount of information, to which Commissioner Kelly responded she would like to have a website with more localized information. Commissioner Joyce recommended that Commissioner Kelly should meet with Mr. Glennan to discuss making some maps for the website. Commissioner Kelly also asked about pictures of historic houses located in the City Hall.

- C. Grant Writing Committee: Commissioner Joyce informed the Commissioners that there has been a slight delay in the process due to the personnel change at the City. Mr. Morganroth then stated that he had sent out an RFP to four different consultants chosen by Joe DeRose at the Wisconsin State Historical Society. He said at this time, two have declined and two have not responded. Mr. Morganroth then stated that if he did not hear from the other two consultants by the June 19 deadline, he would work with Mr. DeRose to find a different one. Commissioner Kelly asked about the 2001 reconnaissance survey. Mr. Morganroth stated that he would dig around and try to find a copy of the report to bring to the next meeting.
- D. Site Visit Committee: None
- E. Historic Sign Update: Commissioner Joyce asked about the Historic District signs project. Mr. Morganroth responded that because he is so new, he is not very familiar with process or where it was left off. He then stated that he would check with the Director of Planning and Building Services to see what needs where we are in the process. Commissioner Kelly explained that an RFP was sent out to solicit proposals for

new signs and the City Manager decided that there was not enough money and the project fizzled out. The Commission agreed to re-visit the topic next week after Mr. Morganroth was able to find out more information.

9. Adjournment

At 8:00 PM, Commissioner Joyce made a motion to adjourn the meeting, and Commissioner Truesdale seconded the motion. The motion carried (4-0).

Alex Morganroth, Planner