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MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, July 21, 2015, 7:00 PM
The Forum, 100 State Street

1. Roll Call

Commissioner Blazer called the meeting to order at 7:00pm.
Commissioners Blazer, Vollmer, Johnson, Joyce, Kelly, Vollmer, and Kaye were present.
Commissioner Truesdale was absent.

2. Minutes of the June 16, 2015 Meeting

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

3. Public Comments: None

4. Jeffery Henderson – Certificate of Appropriateness

COA-2015-23 Review and consideration of a Certificate of Appropriateness to restore and replace exterior masonry on the front porch of the residential structure located at 816 Wisconsin Avenue.

Planner Alex Morganroth read the staff report and recommendations.

Commissioner Blazer invited the applicant to speak about the project. Mr. Henderson stated that he wanted to clarify that the windowsills will not be being replaced, and that the concrete apron or skirt at the bottom of the window will be replaced. Commissioner Joyce thanked Mr. Henderson for fixing up his house and stated that he has a beautiful home. Councilwoman Kelly asked the applicant if the roof was fixable. Mr. Henderson explained that the contractor did an adequate job, but that some of the tiles didn't line up so they would have to be removed and re-laid.

Commissioner Vater made a motion to approve the requested COA as written, subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. The motion carried unanimously (6-0).

5. **Devin Hanson – Certificate of Appropriateness**

COA-2015-24 Review and consideration of a Certificate of Appropriateness to construct a storage shed behind the residential structure located at 928 Bluff Street.

Mr. Alex Morganroth read the staff report and recommendations.

Councilwoman Kelly asked how long they have lived in the house. Commissioner Vater stated that she would also like to know how long they have lived there. Mr. Morganroth responded that he wasn't sure exactly how long, but likely less than a year. Commissioner Vater then asked if they were aware of the meeting tonight, to which Mr. Morganroth responded yes. Mr. Morganroth said that he encouraged them to attend but did not expect them to. Commissioner Vollmer then stated that the property gave him concern as it didn't conform architecturally to the surrounding area. He said that if the shed is approved it would have to be on the criteria that it is not visible from the street.

Commissioner Blazer asked Mr. Morganroth if the shed required a building permit, to which Mr. Morganroth replied that the applicant did apply for and received a permit. Commissioner Blazer then asked if the shed was prefabricated off-site, to which Mr. Morganroth responded yes. Mr. Morganroth went on to explain that the applicant came in and was unaware her house was in a historic district. She stated that the delivery truck was coming that afternoon and that it would be extremely costly to have it sent back and delivered a different day. Commissioner Johnson asked why there seem to be so many people that are unaware that they are in a historic district. She then stated that she cannot support the shed.

Commissioner Blazer asked Mr. Morganroth if they can get fined or some kind of violation for doing the work without a COA. Commissioner Blazer then stated that there were two questions: Is the shed appropriate for the property? And should the applicant get reprimanded for constructing it without a COA. Commissioner Vater asked if the property already has a garage, to which Mr. Morganroth responded that yes, they have a garage. Commissioner Vater stated that in her mind, there was no way she could accept the shed in its current state. She then said she might be able to get more excited about the project if the metal roof was replaced by a shingled roof.

Commissioner Joyce stated that if the applicant had gone through the normal channels for approval, she may have been able to get on board with the project. She then stated that she doesn't want the Commission to seem vindictive or punitive, especially as we enter the period of work on the Historic Intensive Survey. Commissioner Joyce then stated that we should make it clear to the applicant that they can come back with an idea on how to better match the roof to architectural details in the surrounding area, the COA may be approved.

Commissioner Vater stated that the Commission should deny the COA in order to get the applicant to attend the next meeting in order to negotiate. Commissioner Blazer made a motion to approve the COA as written, subject to the conditions recommended by Staff. Commissioner Vater seconded the motion. The motion did not carry (0-6).

6. Shawn Gillen – Certificate of Appropriateness
COA-2015-25 Review and consideration of a Certificate of Appropriateness to 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.

Commissioner Vater Made a motion to approve the COA as written, subject to the conditions recommended by Staff. Commissioner Vollmer second the motion. The motion carried unanimously (6-0).

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

Mr. Morganroth announced that three COAs were approved by staff since the last meeting. The approved COAs included a privacy fence at 917 Church Street, a roof placement and gutter replacement at 816 Wisconsin Avenue, and a fence at 840 Park Avenue.

8. **Committee Reports**

- A. Education and Outreach Committee: Commissioner Joyce spoke about John Glennan, a student at Beloit College, and his historic preservation project. She explained that he will be making a large poster for his project that shows what the Commission is doing and why.
- B. Grant Writing Committee: Mr. Morganroth stated that the City has retained a firm to work on the Historic Building Intensive Survey. He said the firm is Legacy Architecture out of Sheboygan, WI and that they have extensive experience with these types of surveys.
- C. Site Visit Committee: Commissioner Vollmer stated that he had no comments.

9. **Adjournment**

At 7:44 PM, Commissioner Joyce made a motion to adjourn the meeting, and Commissioner Vater seconded the motion. The motion carried (6-0).

Alex Morganroth, Planner