



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, August 18, 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, Truesdale, Kelly, Vollmer, and Kaye were present.

Commissioner Joyce was absent.

2. Minutes of the July 21, 2015 Meeting

Commissioners Blazer and Johnson moved to approve the minutes as presented. Motion carried, voice vote.

3. Public Comments:

Rick McGrath (1747 Sherwood Drive SW) presented a couple of ways to raise awareness about historic preservation. He presented a door hanger that would improve community relations by recognizing historic home owners who engage in projects to improve their properties. Mr. McGrath invited Commissioners to co-sponsor a “plant exchange” that would allow home owners with native plants or gardens to share clippings or seeds with other home owners. He stated that the purpose of the exchange is to beautify Beloit’s neighborhoods.

Mr. McGrath stated that Beloit is witnessing an rising number of land contracts. He claimed they are predatory in nature and often do not result in a person eventually owning the land. Mr. McGrath stated that he is not looking for any action on land contracts, but that the Commission should be aware and wary of them.

4. Devin Hanson – Certificate of Appropriateness

COA-2015-32 Review and consideration of a Certificate of Appropriateness to construct a storage shed behind the residential structure located at 928 Bluff Street.

Planner Alex Morganroth read the staff report and gave a brief overview of the history of the COA request.

Belinda Hanson (928 Bluff Street), the mother of Devin Hanson, spoke on behalf of the applicant. She described the process of obtaining the shed and explained that she was not aware that the property is in a historic district and required a COA for any exterior alterations. She explained that the shed is barely visible from the street with only the roof in plain sight.

Commissioner Vollmer asked Ms. Hanson if she has considered re-roofing or re-siding the shed. Ms. Hanson responded that they have not considered those options. She explained that they are still in the process of paying for the shed through a “rent to own” payment plan and will not own it out-right for many months.

Commissioner Johnson asked Ms. Hanson if she is willing to paint the shed. Ms. Hanson responded that she is willing to paint the shed walls or roof any color necessary. Mr. Morganroth reminded the Commission that they cannot require a specific color for the walls or roof of the shed. Commissioner Blazer commented that he doesn’t recommend painting the roof of the shed due to how it is designed.

Commissioner Vollmer stated he does not believe the shed conforms to the criteria in the Historic Preservation Ordinance and doesn’t support the shed without a modification of the siding.

Councilor Kelly stated that in past COAs, the Commission has required the color of a new modification to match the existing structure. Commissioner Vater clarified that while the Commission cannot require a specific color, they are able to require that a modification match or complement the existing structure.

Commissioner Vater made a motion to approve the COA with a modification to the conditions requiring that the applicant modify the shed to match the existing colors of the house.

Commissioner Vollmer stated he would like to add a friendly amendment to require the roof be shingled to match the house. Commissioner Truesdale stated that he is opposed to the friendly amendment because of the undue burden it would put on the applicant. Commissioner Vater stated that the intent of her motion is to allow the homeowner flexibility in how they match the shed with the home. She clarified that both the walls and the roof of the shed will need to match the house. Commissioner Vollmer withdrew his friendly amendment.

Commissioner Vollmer seconded the motion made by Commissioner Vater. Motion carried, voice vote.

5. Imperial Builders – Certificate of Appropriateness

COA-2015-27 Review and consideration of a Certificate of Appropriateness to allow a new railing on a second-story porch at 348 Euclid Avenue.

Mr. Morganroth read the staff report and recommendations.

Derek Card, the owner of Imperial Builders, was present at the meeting. He stated that it was not his intent to complete the project without a COA, but that he had a limited time period to complete the project and didn't have a choice.

Commissioner Vater asked Mr. Card if the Commission had ever worked with the City on his behalf in order to allow him to replace railings on historic homes with new railings that do not meet code. Mr. Card replied that he has not had this issue before.

Councilor Kelly stated that Wisconsin State Building Code allows historical owners to obtain a variance in order to make historically accurate modifications that do not meet current building codes.

Commissioner Vater stated that Commission needs clarification regarding the code requirements for historic properties.

Commissioner Vater made a motion to lay over the COA. Commissioner Blazer seconded the motion. Motion carried, voice vote.

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

Mr. Morganroth announced that two COAs were approved by staff since the last meeting. He stated that the staff-approved COAs included a new fence and new gutters at 622 Harrison Street and roof repair at 744 Wisconsin Avenue.

7. Committee Reports

Education and Outreach Committee: The committee had nothing to report.

Grant Writing Committee: Mr. Morganroth stated that the firm hired to work on the Intensive Survey Update, Legacy Architecture, will be holding a kick-off meeting prior to the October Landmarks Commission meeting.

Site Visit Committee: The committee had nothing to report.

8. Adjournment

Commissioners Vollmer and Johnson moved to adjourn at 8:27pm. Motion carried, voice vote.

Respectfully Submitted,

Alex Morganroth, Planner

Date Approved: September 3, 2015