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**MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, July 18, 2017, 7:00 PM
The Forum, 100 State Street**

1. Roll Call

Commissioner Vater called the meeting to order at 7:03 PM.
Commissioners Jacobsen, Vater, McGrath, and Truesdale were present.
Commissioner Blazer was absent

2. Minutes of the June 20, Meeting

Commissioners Jacobsen and McGrath made a motion to approve the draft Minutes. Motion carried, 4-0.

3. Public Comments: Bill Dorr commented on the status name change request and signage for the Near East Side/College Park

4. Chris Gallagher, Property Owner – Certificate of Appropriateness

COA-2017-11 Review and consideration of a Certificate of Appropriateness to allow the construction of new additions to the residential structure and detached garage located at 259 St. Lawrence Avenue.

Rudy Moreno, Planner II, read the staff report and recommendation.

Chris Gallagher described the details of the proposed additions for the property located at 259 St. Lawrence Avenue.

Commissioner McGrath asked Mr. Gallagher for clarification on the garage additions. Mr. Gallagher explained the garage roof is in need of replacement, and he would like to turn the garage into a two story carriage house that would look more historically accurate than its existing condition.

Mr. Moreno mentioned the removal of the rear porch for the proposed breezeway. Mr. Gallagher said he would like re-using the existing columns from the rear porch to construct a pergola on the new deck; however, Mr. Gallagher also acknowledged that this pergola was not included on the submitted plans.

Commissioner Vater asked for clarification on the process of getting a variance to the setback requirement, which would be required if the breezeway is constructed.

Mr. Moreno stressed that the attached intensive survey states that the property located at 259 St. Lawrence Street is pivotal to the Bluff Street Historic District.

Commissioner McGrath mentioned the house is on a corner lot, and the alterations to the back of the house would still be visible from the street. Commissioner McGrath added that this addition would involve the removal of the rear porch. Commissioner McGrath also acknowledged the extent to which this applicant had gone to in regard to architectural detail.

Commissioner Jacobsen commented on the historical accuracy of a breezeway connecting to carriage house.

Commissioner Vater expressed that she could not be in favor of an addition connecting a garage to house in historic district. Commissioner Vater added that she would be in favor of the proposed additions to the garage.

Commissioner Truesdale asked what steps the applicant would take to make the breezeway look historically accurate. Mr. Gallagher describe his intentions on using materials that would match the existing windows, siding, doors, roof, and other architectural features unique to the house.

Commissioner Vater conveyed that she was unsure if a breezeway, connecting a garage to a house, is historically appropriate to the period in which this structure was built.

Commissioners Vater and McGrath motioned to approve the COA to allow the additions to the detached garage, as described in the submitted plans, with removal of the breezeway. Motion carried, 4-0.

5. Angus Young Associates, Property Owner – Certificate of Appropriateness

COA-2017-12 Review and consideration of a Certificate of Appropriateness to allow the replacement of the rear porch on the residential structure located at 742 Church Street

Rudy Moreno, Planner II, read the staff report and recommendation.

Joseph Stadelman, spoke on behalf of the proposed improvements to the subject property. Mr. Stadelman clarified that not all the materials for the railing would be engineered wood.

Commissioner Jacobsen asked Mr. Stadelman questions related to the structural condition of the porch. Mr. Stadelman said the porch is unsafe and structural issues would have to be corrected.

Mr. Moreno mentioned the materials of the rear porch do not appear to be original to the house. Mr. Stadelman agreed, but he was not sure when the porch was added to the structure.

Commissioner Truesdale asked if any of the original railings were present. Mr. Stadelman said it appeared there were no original railings.

Commissioner Jaconsen and Mr. Stadelman discussed the replacement of the porch foundation.

Commissioners Truesdale and McGrath speculated on the possibility of adding features to the proposed railing to make the porch look more historically accurate.

Jacobsen and McGrath motioned to approve the COA. Motion carried, 4-0.

6. Report on Staff Activities Since Last Meeting

A. Report on Staff-Approved Certificates of Appropriateness

None

B. Horace White Park

Mr. Moreno informed the Landmarks Commission that City Staff has extended the deadline for the memorial garden project to June 21, 2018.

7. Discussion Items

None

8. Committee Reports

A. Education and Outreach Committee:

Commissioner McGrath discussed the upcoming Wisconsin Historic Preservation Annual Conference, and speculated on the possibility of sending a representative to this meeting.

Commissioner McGrath discussed the National Night Out event on Tuesday, August 1, 2017.

Commissioner McGrath discussed the 36th annual Elgin House Tour coming up on September 9th and 10th.

Commissioner McGrath presented pictures and brochures in regard to his effort to preserve the residential structure located on 402 Bluff Street. Commissioner McGrath mentioned that he had reached out to the Wisconsin Historical Society in regard to the City's intent to condemn this historic structure and speculated on the condition of the structure. Commissioner McGrath then discussed his efforts to save the structure and speculated on the possibility of postponing the demolition. Commissioner McGrath and Truesdale criticized the City's approach on remedying the violations that had occurred on the subject property.

B. Site Visits Committee: none

C. Grant Writing Committee: none

D. Ad Hoc Sign Committee: none

9. Future Discussion Items

Commissioner Vater suggested including 402 Bluff Street as a discussion item for next meeting.

10. Adjournment

Commissioners McGrath and Jacobsen moved to adjourn at 8:05 PM. Motion carried, 4-0.

Respectfully Submitted,
Rudy Moreno, Planner II
August 3, 2017