

MINUTES
BELOIT LANDMARKS COMMISSION
Meeting of July 17, 2007

The meeting of the Beloit Landmarks Commission was held on Tuesday, July 17, 2007 in the City Hall Forum.

Present: John Dummer, Marjorie Fizzell, Kevin Leavy, Kent Maxted, Jeff McConnell, and Sandra Williams

Absent: Dan Shea, Amy Naish

1. Roll Call

Kent Maxted called the meeting to order at 7:00 PM. Community Planner Tim Bragg called the roll.

2. Minutes of the March 20, 2007 Meeting

Minutes of the March 20, 2007 meeting were approved on a motion by Commissioner Fizzell, seconded by Commissioner Dummer. The motion carried.

3. Gorman & Company - Certificate of Appropriateness

COA-2007-21 Review and consideration of a Certificate of Appropriateness to completely renovate the property and construct an accessory maintenance building on property located at 206 & 216 Carpenter Street and 205 & 215 Birch Street (a/k/a Fairbanks Flats)

Community Planner Tim Bragg read the staff recommendation.

Gorman & Company representative Tamika Hull gave an overview of the proposed exterior site improvements, which includes repairs to the porch roof, new windows and painting the buildings. She showed the Commissioners a display board with several colors that her firm is considering for the property. Other site improvements included an interior courtyard and construction of a maintenance building. The Commissioners and the applicant discussed the overall project timeline and projected rents. Ms. Hull and colleague Chris Lenert said completing the site improvements within a year is reasonable and that the rent had not been finalized. They said they are looking to have a 15-year lease with tenants with an option to purchase following the close of the lease.

The interior improvements include reducing the number of units from six to four units per building and as such, the applicant is proposing to close several window openings. Ms. Hull questioned the condition in the staff report concerning the recommended method of closing in the window openings. She said the National Park Service is also reviewing the project, but this agency normally requires a one to two-inch recess between the surrounding wall and

masonry work used to close a window opening. Mr. Bragg suggested the Commission consider amending the conditions of approval to avoid any conflict between the local approval and the National Park Service approval. Commissioner McConnell made a motion to approve the COA as amended to require closing the window openings consistent with the National Park Service guidelines. Commissioner Williams seconded the motion. The motion passed.

4. Commissioner Comments

Commissioner Leavy discussed several issues brought before the City Council in recent months, including the agreement with Kerry Ingredients (Kerry Americas Center).

Commissioner Dummer revisited the idea of a social function between the Commissioners and their families. The Commission tentatively discussed scheduling an event in October and Commissioner Williams offered to host the event.

Commissioner Fizzell also mentioned an upcoming exhibit at Fairbanks-Morse the first week in October.

5. Adjournment

At 7:33 PM, Commissioner Dummer moved and Commissioner Williams seconded that the meeting be adjourned. The motion carried.

Tim Bragg
Community Planner