

**MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Meeting of May 20, 2008**

The meeting of the Beloit Landmarks Commission was held on Tuesday, May 20, 2008 in the City Hall Forum.

Present: Kent Maxted, John Dummer, Daniel Shea, Marjorie Fizzell, Rick McGrath, Charles Haynes

Absent: Jeff McConnell, Sandra Williams

1. Roll Call

Commissioner Maxted called the meeting to order at 7:00 PM. Community Planner Drew Pennington called the Roll.

2. Minutes of the March 18, 2008 Meeting

Minutes of the March 18, 2008 meeting were approved on a motion by Commissioner Fizzell, seconded by Commissioner Shea. The motion carried.

3. Beloit College – Certificate of Appropriateness

COA-2008-14 Review and consideration of a Certificate of Appropriateness to demolish two detached garages and to repair the existing porch and stairs for the property located at 823 Church Street.

Community Planner Drew Pennington read the staff report.

Commissioner Maxted asked for input from Bruce Hamilton, who submitted the application on behalf of Beloit College. Mr. Hamilton introduced himself to the Commission. Commissioner Maxted asked if the ground underneath the garages would be restored to grass, and Mr. Hamilton confirmed that the concrete would be removed and the area would be seeded. Commissioner Fizzell asked about the project's potential impact on parking, and Mr. Hamilton stated that the building's occupants park on the street. Commissioner Maxted praised the use of like materials to repair the porch and stairs. Commissioner McGrath asked about the porch's orientation, and Mr. Hamilton stated that it faces Church Street. City Councilor Haynes asked about the present use of the building. Mr. Hamilton stated that the building contains three units that are rented by Beloit College faculty and staff members.

Following this discussion, Commissioner Dummer moved to approve the COA, subject to the conditions recommended by staff. Commissioner Shea seconded the motion. The motion carried.

4. Beloit College – Certificate of Appropriateness

COA-2008-13 Review and consideration of a Certificate of Appropriateness to demolish the existing storage shed for the property located at 842 Park Avenue.

Community Planner Drew Pennington read the staff report.

Bruce Hamilton remained at the podium from the previous agenda item. Commissioner Maxted inquired about the nature of the fence. Mr. Hamilton stated that the fence would be poly vinyl, and that it would connect with the existing fence at 836 Park Avenue, running across 842 Park Avenue, 820 Clary Street, and 810 Clary Street, terminating near Church Street. Commissioner Fizzell asked if there is also a garage on the subject property, and Mr. Hamilton stated that there is a detached garage. City Councilor Haynes asked about the size of the shed and whether the College had considered offering the shed to someone willing to dismantle and move the shed. Mr. Hamilton provided the dimensions and stated that they are open to the idea, if someone is willing to perform the work. Commissioner Fizzell asked if the College plans to recycle the materials following demolition, and Mr. Hamilton stated that the materials would be sent to the landfill. Commissioner McGrath asked Mr. Hamilton if the shed is served by any utilities, and Mr. Hamilton stated that it is not.

Following this discussion, Commissioner Dummer moved to approve the COA, subject to the conditions recommended by staff. Commissioner Shea seconded the motion. The motion carried.

5. Larry Ufken – Certificate of Appropriateness

COA-2008-07 Review and consideration of a Certificate of Appropriateness to replace broken roof tiles and glass blocks, to install a new garage door, to repair glazed blocks, to create a new opening for a garage door, to replace some glazed blocks with red brick, and to install a new EPDM roof for the dairy barn on the property located at 2601 Afton Road.

Community Planner Drew Pennington read the staff report. Staff recommended denial of the request to create a new opening for a garage door.

Commissioner Maxted asked Larry Ufken if he wanted to speak and Mr. Ufken approached the podium. Commissioner Fizzell asked Mr. Ufken if the previously approved work had been completed. Mr. Ufken stated that everything except some wall repair had been completed. Commissioner Maxted asked if vandalism had caused the broken windows and Mr. Ufken stated that it had. Commissioner Fizzell asked about the location of the proposed garage door opening. Mr. Ufken stated that the southeast corner of the building was the desired location and referred the Commissioners to one of the pictures included in the staff report. Mr. Ufken stated that his intent was to create access to this portion of the building. City Councilor Haynes asked if the door was necessary, and Mr. Ufken stated that he needed the door to get larger vehicles and equipment in and out of the building at this location. City Councilor Haynes asked Mr. Pennington why staff objected to the new opening. Mr. Pennington stated that staff felt that a new opening would negatively impact the historic character of the barn. Commissioner McGrath asked about access to the proposed opening, and Mr. Ufken described his intent of creating a roadway and utilizing fill to facilitate access

to the proposed opening. City Councilor Haynes asked Mr. Ufken about the current garage doors, and Mr. Ufken stated that there is a small door on the south side of the building. City Councilor Haynes asked Mr. Pennington if staff would reconsider their recommendation if additional information was provided. Mr. Pennington stated that the recommendation was advisory, and that the Commission was free to approve the entire project as proposed in the application. Commissioner Fizzell stated that the house was the historically significant element of the property.

Following this discussion, Commissioner Fizzell moved to approve the COA (including the new garage door opening), subject to the conditions recommended by staff. Commissioner Dummer seconded the motion. The motion carried.

Following the vote, Mr. Ufken asked for everyone's thoughts about a new garage door opening next to the one that had just been approved. City Councilor Haynes replied that Mr. Ufken would need to submit another application related to this request.

## 6. Discussion Items

A. Staff-Approved Certificates of Appropriateness Since Last Meeting: Mr. Pennington read a list of Certificates of Appropriateness that had been approved (by staff) since the last meeting. The list included the following:

COA-2008-08: 212 West Grand Avenue (St. Paul's Episcopal Church)

Replacement of the roof coverings with a Timberline architectural shingle, replacement of the gutters and downspouts with limestone-colored metal, roof edge and cornice restoration/replacement, and rehabilitation/modification of the existing wood door.

COA-2008-09: 717 Harrison Avenue

Replacement of six windows.

COA-2008-10: 917 Church Street

Rebuilding the existing chimney and tuck pointing the exterior of the house.

COA-2008-17: 1003 Pleasant Street

Sign face replacement.

B. Report on Previously Issued Certificates of Appropriateness: Mr. Pennington provided brief updates on several previously approved projects. The projects included:

Horace White Park Shelter – has been demolished, awaiting word on seeding progress.

Beloit Light & Coke Co. (217 Shirland) – memorial (required by demolition COA) will be installed when the property is redeveloped.

Fairbanks Flats – construction is underway.

## 7. Committee Reports

A. Awards Committee: Commissioner Fizzell nominated Doug Cash, the previous owner of 635 Park Avenue, for a Preservation Award in the Restoration category. The Commission discussed whether Mr. Cash or the current owner should receive the award, and decided that the award should go to the person or entity responsible for the relevant work.

Commissioner Fizzell asked Mr. Pennington about unfinished work and the expiration of Certificates of Appropriateness, and Mr. Pennington stated that they expire as dictated by the conditions of approval. Mr. Pennington stated that staff occasionally extend completion dates if an applicant needs a limited amount of extended time. Mr. Pennington stated that staff conduct follow-up inspections during the summer months.

B. Plaque Committee: Nothing to report.

C. Program/Publicity Committee: Commissioner Maxted expressed a desire for a City Council proclamation regarding Historic Preservation Month. Commissioner Maxted stated his desire to increase awareness of historic preservation, and Mr. Pennington stated that he would notify the local newspaper of the preservation award nomination.

D. Cemetery Building Committee: Nothing to report.

E. Landmarks/DBA Design District Committee: Nothing to report.

8. Commissioner Comments: Commissioner Maxted welcomed Commissioner McGrath and City Councilor Haynes. City Councilor Haynes introduced himself and provided some background information regarding his interest in historic preservation issues. Commissioner McGrath introduced himself and provided some background information regarding his interest and experience dealing with historic preservation issues. Commissioner McGrath asked the other Commissioners about neighborhood organization and coordination. Commissioner Fizzell described her neighborhood group and its activities. City Councilor Haynes asked Mr. Pennington about staff's feelings about infill development in historic districts. Mr. Pennington stated that scale is an important consideration when dealing with infill development. Mr. Pennington stated that the Commission holds considerable influence with respect to infill in historic districts, as the Architectural Review Ordinance only applies to residential buildings with three or more dwelling units. Commissioner Maxted informed the Commission that he had attended the recent Horace White Park Master Plan meeting, and that he was impressed by the Master Plan. Commissioner Fizzell stated that she would like to nominate Beloit College to receive a Preservation Award in the Adaptive Reuse category for the development of the housing project at the corner of Park Avenue and Clary Street (810 & 820 Clary Street). Commissioner McGrath asked the Commission about preservation tax credits and county-wide preservation projects. The Commission and Mr. Pennington answered that they were not aware of local tax credits or any county-wide coordination. Commissioner Fizzell stated her desire to update the Near Eastside Walking Guide. Commissioner McGrath asked about walking tours, and the Commissioners informed him about the walking tour organized by the Symphony.

9. Adjournment

At 8:19 PM, Commissioner Dummer made a motion to adjourn the meeting, and Commissioner Fizzell seconded the motion. The motion carried.

Drew Pennington  
Community Planner