

**MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Meeting of November 16, 2010**

A Meeting of the Beloit Landmarks Commission was held on Tuesday, November 16, 2010 in the City Hall Forum.

Present: Marjorie Fizzell, Rick McGrath, Sandra Williams, John Dummer, Donna Johnson

Absent: Daniel Shea, Lynette Johnson, Charles Haynes

1. Roll Call

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

2. Minutes of the July 20, 2010 Meeting

Minutes of the July 20, 2010 meeting were approved on a motion by Commissioner Williams, seconded by Commissioner Fizzell. The motion carried (5-0).

3. Public Comments

None

4. Thomas Long – Certificate of Appropriateness

COA-2010-34 Review and consideration of a Certificate of Appropriateness to replace the front door for the property located at 719 Bushnell Street.

Mr. Pennington read the staff report.

Thomas Long, 719 Bushnell Street, approached the lectern and identified himself as the applicant. Mr. Long apologized for replacing the door without prior approval, and explained that he mistakenly assumed that a Certificate of Appropriateness is only required when a Building Permit is required. Commissioner Fizzell complimented Mr. Long on the appearance of the house. Commissioner McGrath stated that the replacement door is completely inappropriate.

Following this discussion, Commissioner Williams made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Dummer seconded the motion. The motion carried (5-0).

5. Fay Locke, on behalf of First Congregational Church – Certificate of Appropriateness

COA-2010-35 Review and consideration of a Certificate of Appropriateness to demolish the single-family dwelling addressed as 627 Church Street, which is located on the property located at 801 Bushnell Street.

Mr. Pennington read the staff report.

Fay Locke, 3026 S. Lexington Court, approached the lectern and identified herself as the applicant. Ms. Locke challenged the statements in the Staff Report concerning excessive heating costs and maintenance expenses. Mr. Pennington stated that these liabilities were discussed when Planning staff was first contacted by the church regarding their options. Ms. Locke stated that she and the Board of Trustees are responsible for the church's financial stability.

Suzanne Kitto, 750 Milwaukee Road, stated that the church has never used the structure for residential purposes. Ms. Kitto stated that the structure is in bad shape and necessary repairs would cost \$100,000.

Danielle Clifton, 643 Church Street, stated that the house blocks the noise that is generated by the church's air conditioning equipment, and that demolition would result in additional noise problems. Ms. Clifton expressed her opposition to the application to demolish the house and her support for the alternative described in the Staff Report.

Ms. Locke stated that the church would install a landscape buffer to block the noise.

Pat Raymer, 635 Petunia Lane, stated that the house needs extensive repairs that would likely cost more than \$100,000.

Bill Dorr, 836 Church Street, stated that the ten month moratorium contained in the Historic Preservation Ordinance is needed in order to find alternatives to demolition.

Pastor Kendell Nordstrom, 1875 Sherwood Drive SW, asked the Commission to make a decision before the end of the ten months allowed by the Historic Preservation Ordinance.

Deb Dorr, 836 Church Street, asked that the church elaborate on the cost of necessary repairs and stated that the house should be preserved for the integrity of the neighborhood.

Tom Long, 719 Bushnell Street, stated that the cost to replace the roof on his house was around \$40,000. Mr. Long stated that demolition is also very expensive.

Ms. Locke stated that the house has been maintained but that she's responsible to the congregation.

Commissioner Williams stated that she understands both perspectives, and that there seems to be a consensus regarding further discussions.

Commissioner McGrath asked Ms. Locke why the church wanted to demolish the house, and Ms. Locke stated that it is no longer needed.

Following this discussion, Commissioner Williams made a motion to lay over the application for two months to allow for an ongoing discussion with the applicant regarding alternatives to demolition. Commissioner Fizzell seconded the motion. The motion carried (5-0).

6. Beth Doerrfeld – Certificate of Appropriateness

COA-2010-39 Review and consideration of a Certificate of Appropriateness to replace eleven windows for the property located at 528 Bluff Street.

Mr. Pennington read the staff report.

Commissioner Dummer made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Williams seconded the motion. The motion carried (5-0).

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

Mr. Pennington announced that he recently issued Certificates of Appropriateness for the following projects:

444 E. Grand Avenue – To repair portions of deteriorated stucco and to install a new layer of stucco on the rear façade.

917 Bushnell Street – To replace the front storm door.

112 Bluff Street – To replace the roof.

610 Emerson Street (700 College Street) – To replace the roof.

745 Milwaukee Road – To replace portions of the roof.

716 Wisconsin Avenue – To replace the roof.

715 Park Avenue – To replace the fence.

954 Bluff Street – To replace the porch roof.

725 Chapin Street (717 Chapin Street) – To replace the roof.

8. Committee Reports

A. Awards & Plaque Committee: Nothing to report.

B. Program & Publicity Committee: Nothing to report.

C. Education Committee: Nothing to report.

D. Outreach Committee: Walking tours will be offered during Heritage Days.

9. Adjournment

At 8:15 PM, Commissioner Fizzell made a motion to adjourn the meeting, and Commissioner Dummer seconded the motion. The motion carried (5-0).

Drew Pennington, Community Planner