

MINUTES
BELOIT LANDMARKS COMMISSION
Meeting of April 17, 2012

A Meeting of the Beloit Landmarks Commission was held on Tuesday, April 17, 2012 in the City Hall Forum.

Present: Donna Johnson, Margie Fizzell, Rick McGrath, Steve Vollmer, Ellen Joyce
Absent: Sandra Williams, Charles Haynes, Lynette Johnson

1. Roll Call
Commissioner McGrath called the meeting to order at 7:06 PM. Assistant Planner Michael Lofton called the Roll.
2. Minutes of the February 21, 2012 Meeting
Minutes of the February 21, 2012 meeting were approved on a motion by Commissioner Fizzell, seconded by Commissioner Vollmer. The motion carried (5-0).
3. Rearrange Items on Agenda
Commissioner McGrath suggested switching items number five and number six. The action would move the applicant, Chris LaPlant for 748 Wisconsin Avenue, from item number five to item number six; and, the applicant, Michael Brady for 700 College Street, from item number six to item number five on the agenda. This action was approved on a motion by Commissioner Vollmer, seconded by Commissioner Joyce. The motion carried (5-0).
4. Public Comments: No comments.
5. Glen H. McCauley – Certificate of Appropriateness
COA-2012-08 Review and consideration of a Certificate of Appropriateness for the renovation of the front porch, balcony, and sidewalks for the property located at 204 Bluff Street.

Mr. Lofton read and summarized the staff report.

Glen McCauley approached the lectern and identified himself as the applicant. Commissioner McGrath asked Mr. McCauley about how long he has owned the property. Mr. McCauley stated since 1986. Commissioner Fizzell complimented Mr. McCauley for renovating the property and the clarity of the project. Mr. McCauley highlighted that the existing handrails are twenty-four inches and will be increased to thirty-six inches to meet current building code standards. Commissioner McGrath asked Mr. McCauley if he initiated the renovation of the property. Mr. McCauley state that he did and that he was influence to do so by the renovation of a neighboring property that was done by Neighborhood Housing Services. Commissioner Donna Johnson asked Mr. McCauley had checked with the local historical society for photographs of the property. Mr. McCauley state that he had not.

Commissioner McGrath suggested that he take before and after photographs of the property to show its evolution.

Following this discussion, Commissioner Fizzell made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. The Commission then voted on the merits of the COA. The motion carried as amended (5-0).

6. Michael Brady – Certificate of Appropriateness

COA-2012-06 Review and consideration of a Certificate of Appropriateness for the addition of two accessible ramps and the alteration of the portico and plaza at Middle College located at 700 College Street.

Mr. Lofton read and summarized the staff report.

Michael Brady approached the lectern and identified himself as the applicant on behalf of Beloit College, and introduced Thomas Gesethum as the project architect. Mr. Brady explained the design elements of the project and emphasized that the ADA adaptation of Middle Hall would make the college more accessible and navigable. Completing the project would also accomplish a major goal of Beloit College's Master Plan, which is enhancing the pedestrian environment. At the completion of Mr. Brady's explanation of the project, Commissioner Fizzell asked Mr. Brady what the size of the landscape beds are. Mr. Brady explained that they are proposed to be 7-feet by 20-feet per side. Commissioner McGrath asked Mr. Brady about the completion date. Mr. Brady explained that the goal is to complete the project in the fall, before the students return from summer break.

Following this discussion, Commissioner Vollmer made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Fizzell seconded the motion. The motion carried (4-0). Commissioner Ellen Joyce recused herself from this agenda item.

7. Chris LaPlant – Certificate of Appropriateness

COA-2012-10 Review and consideration of a Certificate of Appropriateness for the removal of three wood double-hung windows and the installation of one vinyl bay window with a "hip style roof" for the property located at 748 Wisconsin Avenue.

Mr. Lofton read and summarized the staff report.

Robert Klein approached the lectern and identified himself as the property owner of 748 Wisconsin Avenue. Mr. Klein stated that the existing windows on the house are not original to the house and that air leakage and draftiness were the primary reasons for removing the three wood windows. Mr. Klein also stated the property at 741 Wisconsin Avenue is the only house that has maintain its historic significance and integrity. Commissioner McGrath asked Mr. Klein if he knew that he lived in a Historic District and if replacing the three windows with similar windows similar in appearance was considered.

Mr. Klein stated no, it was not considered and that he and his wife had always wanted a bay window. He also stated that his house was historically inaccurate.

Following this discussion, Commissioner Vollmer made a motion to deny the requested COA, subject to the conditions recommended by staff. Commissioner Donna Johnson seconded the motion. The motion carried (4-1). (Commissioner Fizzell voted nay)

8. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
No activity was reported.

9. Committee Reports

- A. Education & Outreach Committee: Commissioner Fizzell reported that Historic Preservation Month is in May and mentioned that Preservation Rewards are typically issued during that month. The Commissioners highlighted the property owner of 630 Park Avenue as a potential candidate to receive the reward due to the remarkable renovation of the property and to the current tenants for the improved landscaping.
- B. Grant Writing Committee: No activity was reported.

10. Adjournment

At 8:35 PM, Commissioner Joyce made a motion to adjourn the meeting, and Commissioner Vollmer seconded the motion. The motion carried (5-0).

Michael D. Lofton II, Assistant Planner