

MINUTES
BELOIT LANDMARKS COMMISSION
Meeting of February 21, 2012

A Meeting of the Beloit Landmarks Commission was held on Tuesday, February 21, 2012 in the City Hall Forum.

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

Absent: All Commissioner were present

1. Roll Call

Commissioner McGrath called the meeting to order at 7:00 PM. Assistant Planner Michael Lofton called the Roll.

2. Minutes of the December 20, 2011 Meeting

Minutes of the December 20, 2011 meeting were approved on a motion by Commissioner Vollmer, seconded by Commissioner Fizzell. The motion carried (6-0).

3. Public Comments: No Comments

4. Window World of Milwaukee, LLC – Certificate of Appropriateness

COA-2012-01 Review and consideration of a Certificate of Appropriateness for the replacement of twenty-five (25) wooden casement windows for the property located at 650 Park Avenue.

Mr. Lofton read and summarized the staff report.

Eric Krueger approached the lectern and identified himself as the representative for the applicant. Commissioner McGrath asked Mr. Krueger about the current condition of existing windows. Mr. Krueger explained that some of the existing wood windows were dry rotted, had water damage, and unsealed sashes, which caused air leaks. Commissioner McGrath asked Mr. Krueger about the life-time warranty associated with proposed new windows. Mr. Krueger explained the life-time warranty as one that covers mechanical failure, insulated glass, and latch breakage. Mr. Krueger also stated that the life-time warranty transfers between property owners as long as the new property owner applies for the warranty transfer and pays the associated \$50 fee. Commissioner McGrath asked Mr. Krueger if the proposed new window were sold commercially. Mr. Krueger stated no. Commissioner McGrath asked if there was a difference between warranties for window models used for both residential and commercial purposes. Mr. Krueger stated that he was unfamiliar with commercial warranties.

Following this discussion, Commissioner Williams made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Steve Vollmer

seconded the motion. The Commission then voted on the merits of the COA. The motion carried as amended (6-0).

5. Nathan Richardson – Certificate of Appropriateness

COA-2012-02 Review and consideration of a Certificate of Appropriateness for the replacement of deteriorated vinyl siding and trim, installment of soffit and fascia panels, and repair of ornamental trim on a veranda for the property located at 743 Park Avenue.

Mr. Lofton read and summarized the staff report.

Nathan Richardson approached the lectern and identified himself as the applicant. Mr. Richardson summarized the proposed project and stated that his goal was to comply with an order issued by a Code Inspector. Commissioner Johnson questioned the applicant about the work done on the balcony and whether the trimming was covering wood that had rotted. The applicant did not recall if the wood had rotted. Commissioner Vollmer asked the applicant to clarify his intentions for residing various sections on the house. The applicant stated that salvaged portions of siding from the driveway side of the house would be used to reside worn siding near the basement entry in the rear of the property. Commissioner Johnson stated that the repairs she observed during her site visit to the property were not done in a workmanlike manner and suggested that the repairs be redone. Commissioner McGrath asked the applicant if he had tried to obtain tax credits or grants to assist with the cost of repairing the property. The applicant was unaware of the tax credits and had not sought to obtain tax credits or a grant.

Following this discussion, Commissioner Fizzell made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Williams seconded the motion. The motion carried (6-0).

6. Reverend David J. Fogderud – Certificate of Appropriateness

COA-2011-32 Review and consideration of a Certificate of Appropriateness for the replacement of six (6) wood double-hung windows for the property located at 834 Bluff Street.

Mr. Lofton read and summarized the staff report.

Dina L. Fogderud approached the lectern and identified herself as the representative for the applicant. She stated that their daughter is the occupant of the house and had complained of air drafts coming from the windows, which lead to the desire to replace the wood double-hung windows. She apologized for beginning the work without first obtaining a COA. Commissioner Johnson and Commissioner Fizzell were concerned about the white color of the new vinyl windows that were install. Commissioner Johnson asked if the applicant had considered painting the new white vinyl windows to match the color of existing windows. Ms. Fogderud recalled having a discussion with the salesperson about special paint that could be used to paint vinyl. She stated that they would be willing to paint the new vinyl windows to match existing windows. Commissioner Fizzell motioned to amend the COA to include painting the new vinyl double-hung windows to match color of existing windows.

Commissioner Williams seconded the motion. The motion carried (5-0). The COA was amended.

Following this discussion, Commissioner Fizzell 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). (Commissioner Johnson was not present for the vote)

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

8. 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.

B. Grant Writing Committee: No activity was reported.

9. Adjournment

At 8:40 PM, Commissioner Fizzell made a motion to adjourn the meeting, and Commissioner Williams seconded the motion. The motion carried (5-0).

Michael D. Lofton II, Assistant Planner