

**MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Meeting of November 20, 2012**

A Meeting of the Beloit Landmarks Commission was held on Tuesday, November 20, 2012 in the City Manager's Conference Room.

Present: Donna Johnson, Ruth Vader, Rick McGrath, Ellen Joyce, Steve Vollmer, Charles Haynes

Absent: Sandra Williams, Lynette Johnson

1. Roll Call

Commissioner McGrath called the meeting to order at 7:05 PM. Assistant Planner Michael Lofton called the Roll.

2. Minutes of the October 16, 2012 Meeting and October 23, 2012 Special Meeting

Minutes of the October 16, 2012 and October 23, 2012 meetings were approved on a motion by Commissioner Ellen Joyce, seconded by Commissioner Steve Vollmer. The motion carried (5-0).

3. Public Comments: No comments.

4. Penny Yurkew – Certificate of Appropriateness

COA-2012-46 Review and Consideration of a Certificate of Appropriateness to construct a rear deck, patio, and private driveway for the property located at 625 Harrison Avenue.

Mr. Lofton read and summarized the staff report.

Penny Yurkew identified herself as the applicant. Mrs. Yurkew stated that after reflecting on replacing the wood windows for vinyl windows, and conducting research online about windows on historic houses, she had decided to retain the original wood windows instead of replacing them with vinyl windows. Commissioner Joyce asked if she had thought of withdrawing her application and presenting a different project for the windows. Mrs. Yurkew said that she would consider repairing the wood windows versus replacing them; however, they are bound by a contract with a Window Company.

Following this discussion, Commissioner Steve Volmer made a motion to deny the requested COA. Commissioner Ruth Vader seconded the motion. The Commission then voted to deny the COA. The motion carried (5-0).

5. Laura Doll – Certificate of Appropriateness

COA-2012-46 Review and Consideration of a Certificate of Appropriateness to construct a rear deck, patio, and private driveway for the property located at 625 Harrison Avenue.

Mr. Lofton read and summarized the staff report.

Kerry Doll identified himself as the applicant and property owner of 625 Harrison Avenue. Mr. Doll stated that he had considered wrought iron railing, but had not thoroughly considered it because of the staff's recommendation for wood railing. Mr. Doll asked the Commission about their thoughts toward wrought iron railing. Commissioner Steve Vollmer stated that he was in agreement with staff's recommendation for wood railing. Commissioner Ellen Joyce also responded in agreement with staff's recommendation. Mr. Doll asked about the requirement for having a Driveway Permit. Commissioner Haynes explained the rationale for the Driveway Permit.

Following this discussion, Commissioner Ruth Vader 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 (5-0).

6. Eugene & Teresa Kaye – Certificate of Appropriateness  
COA-2012-47 Review and Consideration of a Certificate of Appropriateness to renovate the exterior of the historic house for the property located at 410 Bluff Street.

Mr. Lofton read and summarized the staff report.

Teresa and Eugene Kaye identified themselves as the applicants. Mrs. Kaye stated that they have lived in the house for about thirty years. She also stated that the proposed project would improve the appearance of the house, and the new windows will prevent air leaks. Commissioner Donna Johnson asked about the existing condition of the wood siding. Mr. Kaye responded that it has been forty years since it has been seen, so he did not know. Commissioner Ellen Joyce asked if it would be a hardship to retain the architectural elements (i.e. verge board and look out rafters) mentioned in the staff report. Mr. Kaye stated that it would not be a hardship to retain those elements. Commissioner Ruth Vade asked the applicants if the gable paneling would be retained. Mr. Kaye explained that it would be replaced with a vinyl panel with a similar design. Commissioner Rick McGrath asked about the location of the three proposed pre-hung steel doors. Mr. Kaye pointed out the locations on the photographs within the staff report. Commissioner Rick McGrath suggested that the applicants search for wood door for the front door.

Following this discussion, Commissioner Ellen Joyce 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 (5-0).

7. Larry Ufken - Certificate of Appropriateness  
COA-2012-49 Review and Consideration of a Certificate of Appropriateness to restore the historic house to its original appearance for the property located at 2601 Afton Road, and to install light fixtures on the brick building located at 2601 Afton Road (a/k/a "Swisstown Farmhouse").

Mr. Lofton read and summarized the staff report.

Larry Ufken identified himself as the applicant. Mr. Ufken asked if the commissioners had any questions. Commissioner Steve Vollmer asked if the applicant was going to place an aluminum storm door on the house, and said that he would be in favor of a wood storm door. Commissioner Donna Johnson agreed with the use of a wood storm door. Mr. Ufken asked if it were possible to find a good wood storm door. Commissioner Rick McGrath stated that there are places you can find online. Mr. Ufken stated that the main function of the aluminum storm door is to preserve the entry door. Commissioner Rick McGrath stated that storm doors have a limited life and is temporary, and that for this phase of the project it is appropriate to have an aluminum storm door. Commissioners Charles Haynes and Ellen Joyce agreed with Commissioner Rick McGrath's statement.

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

8. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting  
Staff reported no activity.
9. Committee Reports
  - A. Education & Outreach Committee: No activity was reported.
  - B. Grant Writing Committee: No activities were reported.
  - C. Site Visit Committee: Commissioner Steve Vollmer spoke about the site visits to the properties listed on the agenda. Commissioner Ellen Joyce expressed interest in joining the subcommittee.
  - D. Historic District Sign Committee: Commissioner McGrath discussed a forthcoming meeting with City Manager, Larry Arft to discuss proposed signage for the historic districts.
10. Adjournment  
At 8:28 PM, Commissioner Ellen Joyce made a motion to adjourn the meeting, and Commissioner Steve Vollmer seconded the motion. The motion carried (5-0).

Michael D. Lofton II, Assistant Planner