

MINUTES
BELOIT LANDMARKS COMMISSION
Meeting of March 19, 2013,

A Meeting of the Beloit Landmarks Commission was held on Tuesday, March 19, 2013 in the Forum of City Hall.

Present: Rick McGrath, Sandra Williams, Ellen Joyce, Lynette Johnson, Donna Johnson, Ruth Vater, Charles Haynes

Absent: Steve Vollmer

1. Roll Call

Commissioner McGrath called the meeting to order at 7:08 PM. Assistant Planner Michael Lofton called the Roll.

2. Minutes of the February 19, 2013 Meeting

Minutes of the February 19, 2013 meeting was approved on a motion by Commissioner Vater, seconded by Commissioner Lynette Johnson. The motion carried (6-0).

3. Public Comments: No comments.

4. Michael Brady - Certificate of Appropriateness

COA-2013-02 Review and Consideration of a Certificate of Appropriateness to realign walking paths, install a brick paver patio, and to install light post to the east side of the Pettibone World Affairs Center for the property located at 634 College Street.

Mr. Lofton read and summarized the staff report.

Commissioners Joyce and Vater recused themselves due to conflicts of interest. Beloit College is their employer. Michael Brady identified himself as the applicant. Mr. Brady mentioned that additional 20 bike racks would be added to the project. He also mentioned that the proposed expanded walking paths would not impede upon the historical effigy mounds. He also mentioned that the proposed materials are the same that was used during the Middle College project.

Following this discussion, Commissioner Williams 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 (4-0).

5. Andre D. Neal Sr. – Certificate of Appropriateness

COA-2013-04 Review and consideration of a Certificate of Appropriateness to renovate the historic house and garage for the property located at 860 Bluff Street.

Mr. Lofton read and summarized the staff report.

Derek Card from Imperial Builders identified himself as the applicant's representative for this project. Commissioner Donna Johnson asked why the garage door is being replaced. Mr. Card explained that the door is dilapidated and not functional. Commissioner Donna Johnson asked if any of the windows are repairable. Mr. Card explained that the windows had dry rotted and some of the rails on the sashes are missing. He mentioned that the replacement windows would match the style and character of the existing windows, but would be vinyl instead of wood. Commissioner McGrath asked if vinyl siding would be placed on top of the existing asphalt siding or if the asphalt siding would be removed first before installing new siding. Mr. Card stated that the vinyl siding would be placed on top of the existing siding. Commissioner McGrath raised concerns about the windowsills and lintels being cut off to match profile of the siding. Mr. Card stated that the windowsills would remain, but material would be used to build the sill out to match the profile of the siding.

Following this discussion, Commissioner Williams made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Joyce seconded the motion. The Commission then voted on the merits of the COA. The motion carried (6-0).

6. Thomas Hampton – Certificate of Appropriateness
COA-2013-05 Review and consideration of a Certificate of Appropriateness to install new railing on the historic building for the property located at 930 Church Street.

Mr. Lofton read and summarized the staff report.

Commissioners Lynette Johnson recused herself because she is an employee of Emerson Hall. Thomas Hampton identified himself as the applicant. Commissioner Joyce asked for clarification on the definition of landscape in the Historic Preservation Ordinance. Mr. Lofton clarified that railing is classified as hardscape landscape in the ordinance, and is required to be reviewed by the commission because of its location in the front side of the lot and its visibility from the public right-of-way. Commissioner Haynes asked if the proposed material for the railing system was similar to the existing railing system. Mr. Lofton confirmed that the proposed railing system is similar to the existing railing system.

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

7. John Wittnebel – Discussion of Zoning Map Amendment Request for 501 Prospect Street
John Wittnebel has applied for a Zoning Map Amendment to rezone the historic property located at 501 Prospect Street (the former First Presbyterian Church) from PLI, Public Lands and Institutions District to CBD-1, Central Business District-Core. The rezoning request will be reviewed and considered at the April 3rd Plan Commission meeting. In accordance with Section 32.15(4) of the Historic Preservation Ordinance, the Landmarks Commission may provide a statement of support or statement of protest (either written or oral) to the Plan Commission concerning the rezoning request. The Landmarks Commission shall vote upon whether to draft a statement of support or

statement of protest concerning the rezoning request for the historic property located at 501 Prospect Street.

Mr. Wittenebel presented to the commission his proposal for the historic building located at 501 Prospect Street. Following the presentation, the commissioners agreed to support the proposal and draft a statement of support to the Plan Commission.

8. Joe De Rose – Informational Discussion on Updating the Beloit Intensive Survey
Joe De Rose, from the Wisconsin Historical Society, explained the process involved in updating the City's intensive survey of historical properties.
9. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
Staff had no report.
10. Committee Reports
 - A. Education & Outreach Committee: Commissioner Donna Johnson reported that she visited a historic district in Elgin, IL. In addition, she mentioned sending informational flyers to historic homeowners about historic home plaques and COA requirements. She also mentioned contacting the property owner of the McGavick House on St. Lawrence Street to discuss its history and possibly having it designated as a landmark.
 - B. Grant Writing Committee: No activities were reported.
 - C. Site Visit Committee: No activities were reported.
 - D. Historic District Sign Committee: No activities were reported.
11. Adjournment
At 9:15 PM, Commissioner Williams made a motion to adjourn the meeting, and Commissioner Donna Johnson seconded the motion. The motion carried (6-0).

Michael D. Lofton II, Assistant Planner