

MINUTES
BELOIT LANDMARKS COMMISSION
Meeting of May 20, 2014

A Meeting of the Beloit Landmarks Commission was held on Tuesday, May 20, 2014 in the Forum, City Hall.

Present: Alex Blazer, Charles Haynes, Donna Johnson, Ellen Joyce, Terri Kaye, Rick McGrath, Steve Vollmer

Absent: Ruth Vater

1. Roll Call

Commissioner Blazer called the meeting to order at 7:00 PM. Planner Stephanie Hummel called the Roll.

2. Minutes of the April 15, 2014 Meeting

The Minutes of the April 15, 2014 meeting were approved on a motion by Commissioner McGrath, seconded by Commissioner Vollmer. The motion carried (6-0).

3. Public Comments: None

4. John Mansfield – Certificate of Appropriateness Follow-Up

COA- 2014-03, Phase 2 Review and consideration of Project #1, window replacements, at 312 State Street

Ms. Hummel noted that Mr. Mansfield was not present and would get a status update from him.

5. Julie Christensen – Certificate of Appropriateness

COA-2014-14 Review and consideration of a Certificate of Appropriateness for demolition of the property located at 422 Bluff Street

Ms. Hummel read the staff report.

Julie Christensen identified herself as the applicant. Commissioner McGrath asked if it would be possible to include the students of Beloit Memorial into this project. Ms. Christensen said it was a possibility and that she would look into this option. Commissioner McGrath thanked Ms. Christensen for keeping the Commissioners up-to-date with the project as it progressed.

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

6. Bill Dorr – Certificate of Appropriateness

COA-2014-10 Review and consideration of a Certificate of Appropriateness for garage door replacement at 836 Church Street

Ms. Hummel read the staff report.

Bill Dorr identified himself as the applicant. Commissioner Joyce questioned if the width of the single opening would be the same as the width that exists with two openings. Mr. Dorr confirmed that it would. Commissioner Blazer questioned how the header would be worked into this project. Mr. Dorr stated it would be interior.

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

7. Sid Grinker Restoration – Certificate of Appropriateness

COA-2014-11 Review and consideration of a Certificate of Appropriateness for window replacement at 930 Church Street

Ms. Hummel read the staff report.

The applicant was not present for questions. Commissioner McGrath noted that if a full-replacement was requested, that he would recommend a better quality window. Since this is just a spot-replacement due to fire damage, replacing with the existing style window is acceptable.

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

8. Beloit College – Certificate of Appropriateness

COA-2014-12 Review and consideration of a Certificate of Appropriateness for various projects at Beloit College (726 Church Street, 619 & 815 College Street, and 717 Emerson Street)

Commissioner Joyce recused herself due to a conflict of interest as Beloit College is her employer.

Ms. Hummel read the staff report.

Tom Viel identified himself as the applicant. Commissioner McGrath voiced his hesitation with the sponge-blasting method to remove paint from wood shingles at 726 Church Street. He agrees with the staff recommendation to do a test-spot to verify if damage will be done. Mr. Viel stated that simply scraping the paint will not remove enough to adequately prime the shingles for repainting. Commissioner McGrath also noted that the removal of the lower-level siding would be in direct violation of the Historic Preservation Ordinance as this

siding is repairable, therefore should not be replaced with a pre-manufactured material. Overall, the Commission agreed with this opinion.

The projects proposed for 619 College Street and 717 Emerson Street both did not generate conversation. Commissioner Vollmer noted that these sites are in visible need of repair and the proposed projects are historically accurate.

Mr. Viel noted cost and future maintenance fees as the main reason for the proposed removal of the two-story porch at 815 College Street. Commissioner Vollmer noted that the column design is prevalent throughout the campus and the College Park Historic District and should be maintained. Commissioner Haynes noted that this proposed project negates the intention of the ordinance. Commissioner Blazer also noted that maintenance neglect appears to be the issue with the porch, but it is not past the point of repair. Overall, the Commissioners agreed with the staff recommendation to deny the removal of the porch.

Following this discussion, Commissioner Vollmer made a motion to amend Condition of Approval #2 to read "...Planning Staff **and the Site Visit Committee. A follow-up meeting is required to grant approval before sponge-blasting the entire property**" and to add a Condition of Approval to read "**The first-level siding of 726 Church Street shall not be replaced as part of this COA.**" Commissioner McGrath seconded the motion. The motion carried (5-0).

Commissioner McGrath made a motion to approve the requested COA as amended and subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. The motion carried (5-0).

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

Ms. Hummel announced that she recently issued the following Certificates of Appropriateness:

444 East Grand Avenue:	Roof replacement
Beloit College:	Various roof and gutter repairs and replacements
323 St. Lawrence Avenue:	Privacy Fence

Ms. Hummel informed the Commissioners that she met with the City Manager concerning the historic district signage. She is currently working on the design for the signs and will report back to the Commissioners once this is decided upon.

10. Committee Reports

A. Education & Outreach Committee: Commissioner Johnson stated she is working on getting student involvement with meetings, site visits, and the historic tours. Ms. Hummel noted that liability issues will have to be addressed with the school prior to beginning this outreach program. Commissioner Kaye stated she is working to start a Bluff Street Historic Association. She is hoping to host a social event in early June to jump-start the program. Commissioner Johnson met with City Councilor De Forest concerning reclaiming of tax foreclosed properties. She is recommending a proposal to City Council to ask the Rock County Tax Authority to consider allowing the City of Beloit to claim foreclosed on historic properties in one year versus the current three year

timeframe. Commissioner McGrath updated the Commissioners on the proposed awards program. He stated approximately \$700 in sponsorship needs to be secured to start the program.

- B. Grant Writing Committee: Commissioner Joyce noted that they are on-schedule for the grant application for the new intensive survey and will be meeting again in July.
- C. Site Visit Committee: Commissioner Vollmer stated that he, Commissioner Blazer, and Ms. Hummel visited the site for the current COA. He also encouraged other Commissioners to join them during the site visits.

11. Adjournment

At 8:25 PM, Commissioner Joyce made a motion to adjourn the meeting, and Commissioner Vollmer seconded the motion. The motion carried (6-0).

Stephanie Hummel, Planner