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MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, October 20, 2015, 7:00 PM
Beloit Public Library, North Meeting Room, 605 Eclipse Blvd

1. Roll Call

Commissioner Blazer called the meeting to order at 7:04pm.
Commissioners Blazer, Johnson, Vater, Truesdale, Kelly, and Vollmer were present.
Commissioners Joyce and Kaye were absent.

2. Minutes of the October 20, 2015 Meeting

Commissioners Blazer and Johnson moved to approve the minutes as presented. Motion carried, voice vote.

3. Public Comments:

Rick McGrath (1747 Sherwood Drive SW) reminded the Commissioners that the Downtown Business Association is holding a workshop on October 21, 2015 to review the new downtown design guidelines produced by Angus Young and Associates.

4. Imperial Builders – Certificate of Appropriateness

COA-2015-42 Review and consideration of a Certificate of Appropriateness to allow a new railing on a second-story porch at 348 Euclid Avenue.

Mr. Morganroth read the staff report and recommendation.

Mr. Morganroth explained to the Commission that the applicant, Mr. Derek Card of Imperial Builders, had proposed reshaping the top rail in order to make the railing appear more historically appropriate. Mr. Card confirmed that he planned to modify the existing rail.

Commissioner Vater asked Mr. Card to explain the copper lights installed on top of the porch columns. Mr. Regard replied that the lights were installed by the owner after he finished the project.

Commissioner Vater asked Mr. Card if the railing could be painted to match the trim on the house. Mr. Card replied that the owner would be willing to paint the railing and balusters white using an oil-based stain.

Commissioner Vollmer made a motion to amend the COA to add two conditions of approval: the railing will be modified to match the drawing provided by the applicant, and the railing will be painted/stained to match the trim on the house. Commissioner Vater seconded the motion. Motion carried, voice vote.

Commissioner Vater made a motion to approve the amended COA, subject to the conditions recommended by staff and added by the Commission. Commissioner Blazer seconded the motion. Motion carries, voice vote.

5. Chris Gallagher – Certificate of Appropriateness

COA-2015-40 Review and consideration of a Certificate of Appropriateness to allow the installation of vinyl windows, clapboard repair/replacement, and porch baluster replacement on a residential structure located at 259 St. Lawrence Avenue.

Mr. Morganroth read the staff report and recommendation.

The applicant, Mr. Chris Gallagher, addressed the Commission and clarified that he was seeking approval to replace 32 windows, not six as Mr. Morganroth stated in his report. Mr. Gallagher explained each project to the Commission and emphasized that he would use materials identical to the existing for both the siding and porch slat repairs/replacement. Mr. Gallagher also emphasized that he would not be replacing any of the small, decorative windows on the house.

Commissioner Blazer and Mr. Gallagher discussed the large price difference between vinyl and wood window replacements and whether or not it was accurate. They also discussed the cost and viability of using sash replacement kits. Commissioner Blazer explained to Mr. Gallagher that they could not consider the window replacement project until the Commission could see estimates for sash replacement kits.

Commissioner Blazer made a motion to amend the COA by striking the window project. Commissioner Johnson seconded the motion. Motion carried, voice vote.

Commissioner Vater made a motion to approve the amended COA, subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. Motion carried, voice vote.

6. Lori Dunaway – Certificate of Appropriateness

COA-2015-41 Review and consideration of a Certificate of Appropriateness to allow a sign on the rear of the commercial structure located at 312 State Street.

Mr. Morganroth read the staff report and recommendation.

Commissioner Truesdale made a motion to approve the COA as written, subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. Motion carried, voice vote.

7. Beloit Family Services – Certificate of Appropriateness

COA-2015-39 Review and consideration of a Certificate of Appropriateness to allow a memorial garden in Horace White Park located at 825 East Grand Avenue.

Mr. Morganroth read the staff report and recommendations.

The Commission discussed how the garden would be properly maintained and whether or a condition could be added in order to guarantee funding for upkeep.

Mr. Morganroth reminded the Commission that multiple parks committees had approved and were on-board with the project. Mr. Morganroth also reminded the Commissioners that the garden should be evaluated based on the overall design and compatibility with the historic park, not the availability of funding mechanisms or future maintenance.

Commissioner Blazer made a motion to approve the COA as written, subject to the conditions recommended by staff. Commission Johnson seconded the motion. Motion failed, voice vote.

8. Bruce Rhea – Certificate of Appropriateness

COA-2015-36 Review and consideration of a Certificate of Appropriateness to allow new columns on the front porch of the residential structure located at 103 Merrill Street.

Mr. Morganroth read the staff report and recommendations.

Commissioners Truesdale and Vollmer discussed the feasibility of recreating the original brackets, as well as reshaping the columns to conform more closely to the original architectural style of the porch.

Mr. Morganroth recounted to the Commission his communications with the contractor for the project and how the original building permit for a roof did not include permission for any work to be done on the porch.

Commissioner Vater made a motion to amend the COA to change the deadline for completion from November 1, 2015 to June 1, 2016. Commissioner Vollmer made a friendly amendment to add two conditions: the new brackets will be identical to the original brackets in architectural style, and the pillars will have grooves added and the top beveled in order to substantially conform to the architectural style of the original pillars. Commissioner Blazer seconded the motion to amend the COA. Motion carried, voice vote.

Commissioner Vollmer made a motion to approve the amended COA, subject to the conditions recommended by staff and added by the Commission. Commissioner Johnson seconded the motion. Motion carried, voice vote.

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

Mr. Morganroth announced that four COAs were approved by staff since the last meeting. He stated that the staff-approved COAs included a new roof at 749 Harrison Avenue, a new roof and sidewalk at 239 St. Lawrence Avenue, a new roof a 657 Bluff Street, and glass blocks in a basement window at 847 Park Avenue.

10. Committee Reports

Education and Outreach Committee: Commissioner Johnson recounted the neighborhood meeting at Schellenger Park she set up to try and engage with residents in the Bluff Street Neighborhood.

Grant Writing Committee: None

Site Visit Committee: Commissioner Vollmer recounted the Site Visit Committee's inspections at the subject properties.

11. Adjournment

Commissioners Vollmer and Johnson moved to adjourn at 8:12pm. Motion carried, voice vote.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: November 12, 2015