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MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, April 19, 2016, 7:00 PM
The Forum, 100 State Street

1. Roll Call

Commissioner Blazer called the meeting to order at 7:00pm.
Commissioners Blazer, Truesdale, Vater, Johnson, Vollmer, and Kaye were present.
Commissioner Joyce was absent.

2. Minutes of the March 15, 2016 Meeting

Commissioners Vollmer and Kaye moved to approve the minutes. Motion carried, 6-0.

3. Public Comments: None

4. Allen Carley – Certificate of Appropriateness

COA-2016-02 Review and consideration of a Certificate of Appropriateness to replace four windows on the residential structure located at 729 Bluff Street.

Mr. Morganroth read the staff report and recommendation. He informed the Commission that Mr. Carley had found a suitable alternative to the aluminum-clad windows originally proposed. He stated that Mr. Carley would be purchasing wood sashes and screens from Marlin Lumber in Janesville but will still be permanently removing the storm windows.

Commissioners Vater and Kaye made a motion to approve the COA. Motion carried, 6-0.

5. Beloit College – Certificate of Appropriateness

COA-2016-06 Review and consideration of a Certificate of Appropriateness to replace the ramp at the entrance of Campbell Hall located at 700 College Street.

Mr. Morganroth informed the Commission that the applicant had switched contractors and is not ready to have their proposal considered. He recommended tabling the COA review.

Commissioners Vater and Vollmer made a motion to table to the COA. Motion carried, 6-0.

6. Julie Christensen – Director of Community Development – Discuss City-Owned Bluff Street Properties

Mr. Christensen described the current condition of the property at 422 Bluff Street. The property previously contained two houses, one of which was torn down last fall due to significant deterioration. She explained that the City would like to eventually restore the remaining structure at 310 Euclid Ave including interior work, exterior work, and the construction of garage. She explained that due to lot size minimums in the Zoning Code, another house could not be built at the site of the torn down structure.

Ms. Christensen stated that Planning Staff had the idea to create an outlot on the property near the corner of Euclid Ave and Bluff Street. The outlot would have a small sitting area with an educational sign in order to improve the aesthetics of the vacant lot and provide visitors with information on the Bluff Street Historic District.

Commissioner Blazer asked about the future of the property and whether or not the City would retain ownership. Ms. Christensen responded that the City plans to sell the property if it's rehabbed. She confirmed to Commissioner Blazer that the City would perform a land division prior to the property being sold in order to divide off the outlot with the future sign/bench/landscaping.

Commissioners Blazer and Truesdale expressed concern about the view from Bluff Street if a garage is built for 310 Euclid Ave. Commissioner Vater suggested that landscaping could be used as a buffer between the garage and the road.

Commissioner Vater asked Ms. Christensen to remind the Commission about the different options for the lot looked into previously. Ms. Christensen explained that the City tried to get an investor to buy the property and rehab the house, but no one was interested. She also stated that new construction is not possible, as the Zoning Code prohibits having two principal structures on one lot.

Ms. Christensen asked the Commissioners to consider the proposals discussed so that the City can move forward with dividing off the outlot on the property.

7. Historic District Signage Update

Mr. Morganroth gave a summary of the quotes he had received for both street sign toppers and small identification signs. He informed the Commission that the City has chosen TAPCO as the preferred sign supplier due to cost.

The Commission expressed support for including the text "National Register of Historic Places" on the small identification signs. Mr. Morganroth discussed his preferences for the sign design regarding text placement and a white border. All Commissioners stated their agreement with his recommendation. Commissioner Vater asked Mr. Morganroth to request additional font options from TAPCO.

Commissioners Vater and Vollmer made a motion to recommend acceptance of the TAPCO proposal. Motion carried, 6-0.

8. Discussion of Landscaping Improvement Awards

Mr. Morganroth asked the Commission to provide him with some background information on the program from past years.

Commissioner Truesdale suggested that offering awards for restoration projects as opposed to landscaping would be more appropriate given the purpose of the Landmarks Commission. Commissioner Johnson countered that the landscaping awards would allow home owners to take small steps when improving their property and be recognized for their efforts. Commissioner Vater stated her agreement with both Commissioners Johnson and Truesdale and suggested that they could offer both types of awards.

Mr. Morganroth stated that he will look into possibilities for an awards program and will get back to the Commission with his findings.

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

Mr. Morganroth reported that one new Certificates of Appropriateness had been issued since the previous meeting. The COA was issued for 512 Bluff Street for a new roof.

Mr. Morganroth informed the Commissioners that the Landmarks Commission and Parks, Recreation, and Conservation Advisory Commission will be holding a joint special meeting at the Turtle Creek Bathhouse in Turtle Creek Park on April 27, 2016 at 6:00pm. The purpose of the meeting is to discuss the future of the historic Turtle Creek Bathhouse and options for rehabilitation.

Mr. Morganroth also reminded the Commission about the 4th Street Corridor Design Charrette at Beloit Public Library taking place on Wednesday and Thursday of this week.

10. Committee Reports

Education and Outreach Committee: None

Grant Writing Committee: None

Site Visit Committee: Commissioner Blazer stated that he and Mr. Morganroth met with Allen Carley regarding the COA application at 729 Bluff Street.

11. Items for Future Agendas

None

12. Adjournment

Commissioners Vollmer and Kaye moved to adjourn at 7:52pm. Motion carried, 6-0.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: May 12, 2016