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**MEETING MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Tuesday, May 17, 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, Kaye and Sloniker were present.  
Commissioner Joyce was absent.

**2. Minutes of the March 15, 2016 Meeting**

Commissioners Vater and Johnson moved to approve the minutes. Motion carried, 7-0.

**3. Public Comments:** John Sabaka of the Beloit Historical Society expressed his support for a sign marking the place of Caleb Blodgett's cabin in downtown Beloit. He asked the Commission to think about possible funding sources.

**4. Larry Hansen – Certificate of Appropriateness**

COA-2016-08 Review and consideration of a Certificate of Appropriateness to repair the front porch on the residential structure located at 811 Bluff Street.

Mr. Morganroth read the staff report and recommendation.

Mr. Hansen explained the projects in more detail to the Commission. He asked the Commission to alter the COA to allow him to install 6x6 center posts for supports instead of the three 4x4s currently used to support the roof. Commissioner Vater expressed support for the change to 6x6 supports.

Commissioner Vollmer asked for clarification on the supporting the 18 foot span on the south side of the porch. Mr. Hansen explained that a 2x10 or 2x12 LVL board would be sufficiently strong enough to support the roof without the adding a fourth post to the structure.

Commissioner Vater asked Mr. Hansen whether or not the wood used would be treated. Mr. Hansen stated that he would be using treated wood. He said he may be able to wrap the treated wood posts in brown instead of painting/staining.

Commissioner Vater suggested an amendment of the COA to allow for the replacement of the 4x4 posts with 6x6 posts and to allow for the installation of the 18 foot, wrapped LVL on the south expanse.

Commissioners Vater and Truesdale made a motion to amend the COA. Motion carried, 7-0.

Commissioners Johnson and Vater made a motion to approve the amended COA. Motion carried, 7-0.

**5. Angus-Young Associates – Certificate of Appropriateness**

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

Mr. Morganroth read the staff report and recommendation.

Commissioner Blazer noted that the Site Visit Committee observed no issues when they visited the subject building.

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

**6. Nancy Soeurt – Certificate of Appropriateness**

COA-2016-10 Review and consideration of a Certificate of Appropriateness to rebuild a dormer on the residential structure located at 816 Harrison Avenue.

Mr. Morganroth read the staff report and recommendation.

Ms. Souert provided an overview of the history of her home and explained that the projects being requested in the COA application are to fix a number of issues caused by a prior contractor. She stated that she has worked with the contractor, InSite Consulting Architects of Madison, before and has confidence in the quality of their work. She also stated her intent to rehabilitate the other three dormer windows on the structure within the next few years.

Commissioner Vater suggested that the Commission add the other three dormers to the COA request so Ms. Souert doesn't have to reapply for a new COA.

Commissioners Vater and Vollmer made a motion to amend the COA to include the rehabilitation of all four dormers and to extend the completion deadline to May 17, 2018. Motion carried, 7-0.

**7. Historic District Signage**

Street sign-topper and small sign design finalization.

Mr. Morganroth gave a summary of the different design options received from TAPCO.

The Commission discussed the various options and asked Mr. Morganroth to order signage with the font "Benguiat" for the text on the top of the sign and the font "Futura" for the text

on the bottom of the sign. The Commission also expressed support for the center-justified text.

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

**8. Turtle Creek Bath House**

Determine next steps and discuss possible options for rehabilitation

Mr. Morganroth recapped the Turtle Creek Bath House visit.

The Commission discussed the minor maintenance issues including plants growing on the roof and misaligned rain diffusers that could be fixed this summer. Commissioner Vater suggested penning a letter to Parks Director Brian Ramsey requesting that some of the minor maintenance issues be addressed as soon as possible. All Commissioners agreed to have their name on this letter.

Mr. Morganroth said he would deliver the letter to Mr. Ramsey.

**9. Eclipse Neighborhood**

Mr. Morganroth recapped the Eclipse Neighborhood charrette held in April. He then gave a brief summary of the Eclipse Neighborhood history. He asked the Commission to consider the possibility of designating all or part of the neighborhood as historic district, as the Intensive Survey will likely recommend that it be protected.

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

Mr. Morganroth reported that five new Certificates of Appropriateness had been issued by Staff since the previous meeting. A COA for 932 Bluff Street for a new roof, 635 Park Avenue for a new fence, 934 Bluff Street for a new fence, and 617 Harrison Avenue for chimney tuck-pointing, and 719 Bushnell for chimney tuck-pointing, new storm door, fence, gutters and roof.

**11. Committee Reports**

Education and Outreach Committee: None

Grant Writing Committee: None

Site Visit Committee: None

**12. Items for Future Agendas**

None

**13. Adjournment**

Commissioners Vollmer and Kaye moved to adjourn at 8:41pm. Motion carried, 7-0.

Respectfully Submitted,  
Alex Morganroth, Planner  
Date Approved: June 17, 2016