



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, June 21, 2016, 7:00 PM
The Forum, 100 State Street

1. Roll Call

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

2. Minutes of the March 15, 2016 Meeting

Commissioners Joyce and Vater moved to approve the minutes. Motion carried, 6-0.

3. Public Comments: Rob Lynch, son of the owner of the Aldrich House at 423 Bluff Street, gave a brief overview of his experience with rehabbing the house and voice his support for the rehabilitation of 627 Church Street.

Bill Dorr, a resident in the College Park Historic District area, gave a summary of his experience with the house at 627 Church Street. In 2010, he and other residents helped clean up the house in order to find a buyer.

John and Natalie Waltrous, owners of 805 Church Street, both expressed their disapproval of the demolition of 627 Church Street and urged the Commissioners and the Church to find a compromise that allowed the building to remain in place.

Scott Lynch, the owner of the Aldrich House at 423 Bluff Street gave a summary of the rehab efforts at the Aldrich House and registered his support for saving the house at 627 Church Street.

4. Scott Schneider (City of Beloit) - Certificate of Appropriateness

COA-2016-19 Review and consideration of a Certificate of Appropriateness to construct a new garage, replace the front porch, construct an addition, and perform an overall rehabilitation of the residential structure located at 310 Euclid Avenue.

Mr. Morganroth read the staff report and recommendation.

Commissioner Vollmer gave an overview of the Site Visit Committees walk-through. Commissioner Blazer described the current condition of the siding and stated that the proposed projects are appropriate for the level of deterioration. Mr. Schneider gave an

overview of the siding condition and described the various siding options available. Mr. Schneider also described the proposed replacement windows.

The Commissioners expressed their approval of the wrap-around porch as it would complement the facade of the house facing Bluff Street.

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

5. David and Deborah Amstutz – Certificate of Appropriateness

COA-2016-16 Review and consideration of a Certificate of Appropriateness to construct a storage shed on the residential property located at 710 Bluff Street.

Mr. Morganroth read the staff report and recommendation.

The Commission expressed their support for shed Option 1.

Mr. Amstutz asked the Commission if the COA could be amended to allow a gravel pad instead of a cement pad.

Commissioner Vater made a motion to amend the COA to allow gravel instead of cement for the pad. Commissioner Joyce seconded the motion. Motion carried, 6-0.

Commissioners Joyce and Vollmer made a motion to approve the amended COA. Motion carried, 6-0.

6. Harold Pann – Certificate of Appropriateness

COA-2016-17 Review and consideration of a Certificate of Appropriateness to rehabilitate the front porch, including the floor, railings, and steps, on the residential structure located at 825 Park Avenue.

Mr. Morganroth read the staff report and recommendation.

Mr. Pann explained how he would attached the railing to the house and reiterated that the overall look of the front staircase would not be different than the existing.

Commissioners Joyce and Vollmer made a motion to approve the COA. Motion carried, 7-0.

7. Matthew Ruch – Certificate of Appropriateness

COA-2016-15 Review and consideration of a Certificate of Appropriateness to rehabilitate the garage, install storm windows, and perform various other repairs on the residential structure located at 822 Park Avenue.

Mr. Morganroth read the staff report and recommendation.

Commissioner Joyce asked the applicant if he would need longer than one year to complete the projects. Mr. Ruch affirmed that he would need more time and suggested using the Wisconsin Historical Society deadline of five years from project start.

Commissioner Joyce made a motion to amend the COA to extend the deadline to be identical to the deadline set by the Wisconsin Historical Society. Commissioner Vater seconded the motion. Motion carried, 6-0.

Commissioner Vater asked the applicant to explain the methods he when replacing the brickwork around the proposed new egress. The applicant stated that he would make the top decorative bricks identical to what is existing. The applicant confirmed that the depth of the egress window would change, but not the width.

Commissioner Vater made a motion to amend the COA to require the brickwork around the new egress match the brickwork around the remaining existing windows. Commissioner Joyce seconded the motion. Motion carried, 6-0.

Commissioners Vollmer and Sloniker made a motion to approve the amended COA. Motion carried, 6-0

8. Susan Behrens – Certificate of Appropriateness

COA-2016-14 Review and consideration of a Certificate of Appropriateness to demolish the residential structure located at 627 Church Street.

Mr. Morganroth read the staff report and recommendation.

The Commission asked Ms. Behrens to give a summary of the timeline of events that got the church to this point. Ms. Behrens described how the church used the structure until around 2010 and have not been able to maintain the structure since due to the cost. She expressed the congregation's and church board's support that the house be demolished.

Commissioner Joyce stated that demolition of the building is the last resort option and that the Commission would like to work with the applicant to find options that do not involve demolition.

Commissioner Vater suggested monthly meetings with church board members and Commissioners to be held once a month over the course of the 10 month review period. Ms. Behrens agreed that meetings would be beneficial in finding an option.

Commissioner Vollmer requested financial statements from the church in order to determine whether or not repairs were financially feasible.

John Carroll, a resident of Beloit, expressed his support for saving the building. He wondered why the church wouldn't open up the sale of the property to everyone as opposed to just certain buyers.

Bill Dorr expressed his concern that the churches property rights were being infringed on, but also expressed support for saving the house.

Commissioner Blazer asked Ms. Behrens for a tour of the property. Mr. Morganroth stated that he would set a meeting up at the house for a few Commissioners and church members.

Commissioners Vater and Joyce moved to table the COA. Motion carried, 6-0.

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

Mr. Morganroth reported that four new staff-approved COAs were issued since the last meeting.

Mr. Morganroth informed the Commission that Legacy Architecture will hold a wrap-up meeting for the Intensive Survey on July 19, 2016 at 5:30pm in the Beloit Public Library. The meeting will be open to the public

10. Committee Reports

Education and Outreach Committee: Commissioner Johnson informed the Commission that she would be holding a walking tour of the west side on October 15, 2016. She also gave the Commissioner an update on the garden awards.

Grant Writing Committee: None

Site Visit Committee: Commissioner Vollmer informed the Commission that the committee visited all five properties.

11. Items for Future Agendas

None

12. Adjournment

Commissioners Joyce and Johnson moved to adjourn at 8:58pm. Motion carried, 7-0.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: July 15, 2016