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**MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, April 18, 2017, 7:00 PM
The Forum, 100 State Street**

1. Roll Call

Commissioner Blazer called the meeting to order at 7:05 PM.
Commissioners Jacobsen, Blazer, Vater, McGrath, and Truesdale were present.
Commissioner Joyce was absent

2. Minutes of the March 21, Meeting

Commissioners Vater and Jacobsen made a motion to approve the draft Minutes. Motion carried, 5-0.

3. Public Comments: Bill Dorr expressed his opinion in regard to residents in historic districts replacing original materials and architectural features with newer construction materials.

4. Kevin Larson & Nicolette Meister, Property Owner – Certificate of Appropriateness

COA-2017-08 Review and consideration of a Certificate of Appropriateness to allow the installment of a chicken coop and run on the property located at 731 Harrison Avenue.

Rudy Moreno, Planner II, read the staff report and recommendation.

Nicolette Meister provided pictures of the proposed chicken coop to the commission. Ms. Meister then described the details of the proposed installment.

Ms. Meister expressed some confusion in regard to the requirements and process of getting a chicken coop approved. Ms. Meister suggested that information in regard to the obtaining a chicken permit should be more available to the public.

Commissioners Vater and Jacobsen motioned to approve the COA. Motion carried, 5-0.

5. Report on Staff Activities Since Last Meeting

A. Report on Staff-Approved Certificates of Appropriateness

Mr. Moreno informed the commission of a COA, approved by staff on April 20, 2017, to allow exterior improvement to the residential structure located on 644 Park Avenue. The improvements included a roof tear-off, re-shingling, and gutter replacement. The new materials will match the original asphalt shingles Mr. Moreno also reported a COA to allow the

installment of a 6ft. wooden privacy fence on the property located at 744 Bluff Street, which was approved on April 28, 2017.

B. Notice provided to the WHS of possible condemnation of 402 Bluff Street

Mr. Moreno reported on a Notice of Intent to Condemn Historic Structure letter which was sent to the Wisconsin Historical Society by City Staff, in regard to the residential structure located at 402 Bluff Street. Mr. Moreno explained why the City's Building Official had determined this residential structure to be unsafe, and unreasonable to repair. Mr. Moreno also added that this letter was intended to provide a formal 30-day notice to WHS of the City's reluctant intent to pursue condemnation of 402 Bluff Street.

Commissioner McGrath suggested that the City's analysis on the condition of the entire residential structure was factually incorrect, and that only the addition to the structure was in need of removal. Commissioner McGrath added that he is hesitant on determining the need to condemn the entire structure without seeing the inside of the residential structure.

Commissioner McGrath speculated that improvement of the entire neighborhood by demolition is not the proper solution, and he is not entirely convinced that the entire structure is in need of demolition. Commissioner McGrath added that he would like to see the entire house before making a determination on condemning the property. Commissioner McGrath speculated on the City Staff's ability to determine what is worthy of demolition and suggested that the commission needs to stop the condemnation of this property until the commission can inspect the property.

C. Update on 850 Pleasant Street Power House

Mr. Moreno informed the commission that in April, the WHS sent a letter informing us that Beloit Power Plant will be considered by the WI Historic Preservation Review Board for Nomination to the State and National Register of Historic Places, on May 19th, 2017.

Commissioner McGrath Confirmed that he would he would be attending the nomination.

D. Update on Milwaukee Rd. & Emerson St.

Mr. Moreno provided a brief update on the status of the new proposed historic district. Mr. Moreno mentioned that WHS has sent resumes of consultant candidates and there will be a kick off meeting sometime during the summer once a consultant is selected.

E. Update on Near East Side name change request

Mr. Moreno informed the commission that, on May 4th, 2017, he had sent a formal letter to the Wisconsin historical Society requesting the name change of the Near East Side Historic District to the College-Park Historical District. Mr. Moreno added that he will keep the landmarks Commission informed on this matter.

6. Discussion of the Turtle Creek Bathhouse

Commissioner Vater requested an update on the letter that was sent to the Beloit Parks and Recreation Department in regard to maintaining the Turtle Creek Bathhouse. Commissioner Vater

described structural and maintenance issues that were observed by the Landmarks Commission and the Parks Commission back in 2016.

Mr. Moreno told the commission that he would contact the Parks and Recreation Director and request an update on the maintenance status of the bathhouse.

7. Discussion of Horace White Park

Commissioner Truesdale described the current state of the unfinished memorial garden that was started back in 2016, and added that the project is entirely depended on volunteers. Commissioner Truesdale expressed concern that the project would remain unfinished.

Commissioner McGrath proposed various ways to recruit local gardeners and volunteers to help complete the memorial garden.

Commissioners Truesdale and Vater went over the details on the approval of this project.

Commissioner Jacobsen asked if there was a timeline for this project's completion. The commission requested clarification on the deadline.

Mr. Moreno agreed to review the COA and inform the Landmarks Commission of the conditions.

8. Discussion of Recommendations on New Materials

Commissioner Vater expressed concern with the Landmark Commission's consistency, in regard to acceptable construction materials, when approving COA's. Commissioner Vater explained that other options, which encourage the preservation of original building materials, should be made clear to applicants. Commissioner Vater also addressed the topic of the Landmarks Commission accommodating home owners when a real economic hardship is presented.

Commissioner McGrath speculated the landmarks commission process and applicants side of the project. Commissioner McGrath expressed a need the committee to be educated on construction materials and products.

Commissioners agreed on maintaining their policy on encourage homeowners to preserve original architectural features and building materials unless a clear economic hardship is presented.

9. Future Discussion Items

Commissioner McGrath suggested a guest speaker to talk with the Landmarks commission about paint.

Commissioner Vater requested a discussion on an ex-officio attendee for next month's meeting.

Commissioner McGrath suggested discussing the policy on Landmarks Commission attendance requirements.

10. Committee Reports

A. Education and Outreach Committee

Commissioner McGrath discussed historic house walk events, and encouraged commissions to attend those events in order to get an idea of what other communities are doing in their historic districts.

- B. Site Visits Committee: none
- C. Grant Writing Committee: none
- D. Ad Hoc Sign Committee: none

11. Adjournment

Commissioners Vater and McGrath moved to adjourn at 8:04 PM. Motion carried, 5-0.

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Respectfully Submitted,
Rudy Moreno, Planner II
June, 12, 2017