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**MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, June 19, 2018, 7:00 PM
The Forum, 100 State Street
Beloit, WI 53511**

1. Roll Call

Commissioner Blazer called the meeting to order at 7:00 PM.

Commissioners Jacobsen, Blazer, McGrath, Truesdale, and Beckman were present. Councilor Anderson was also present. Commissioners Vater and Gallagher were absent.

2. Minutes of the February 20, 2018 Meeting

Commissioner McGrath moved to approve the draft Minutes. Commissioner Jacobsen seconded the motion. The motion passed, voice vote.

3. Public Comments

Bill Dorr, 836 Church Street, presented revised renderings of the proposed street signs for the College-Park Historic District, and asked the Commission to approve the design in July 2018.

4. Jeffery Henderson - Certificate of Appropriateness

COA-2018-10 Review and consideration of a Certificate of Appropriateness to repair the porch, roof, eaves, soffit, & chimney; to replace the steps; to tuck-point; and to install gutters & downspouts on the residential structure located at 816 Wisconsin Ave.

Drew Pennington, Director of Planning & Building Services, read the staff report and recommendation. Mr. Henderson identified himself and noted that the request to replace the steps is the only change since his last approval. The Commission discussed whether to add a condition authorizing the replacement of the steps with brick instead of concrete. Commissioner Blazer moved to add a condition offering the applicant the option of replacing the steps with brick. Commissioner Jacobsen seconded the motion. The motion passed, voice vote. Commissioner McGrath moved to approve the COA, subject to the conditions recommended by staff and a condition offering the applicant the option of replacing the steps with brick. Commissioner Jacobsen seconded the motion. The motion passed, voice vote.

5. Erick Williams - Certificate of Appropriateness

COA-2018-12 Review and consideration of a Certificate of Appropriateness to install porch railings on the residential structure located at 800 Wisconsin Ave.

Mr. Pennington read the staff report and recommendation, and noted that the applicant was absent.

Commissioner McGrath moved to lay over the COA until the next meeting. Commissioner Jacobsen seconded the motion. The motion passed, voice vote.

6. Gerri Downing - Certificate of Appropriateness

COA-2018-13 Review and consideration of a Certificate of Appropriateness to repair stucco sections on the residential structure located at 811 Church Street.

Mr. Pennington read the staff report and recommendation. Ms. Downing identified herself as the applicant and stated that the work was completed by Reyes Masonry in Rockford. Several commissioners complimented the workmanship. Commissioner McGrath expressed his frustration with the applicant proceeding with the work without a COA. Commissioner Truesdale moved to approve the COA, subject to the conditions recommended by staff. Commissioner Jacobsen seconded the motion. The motion passed, voice vote.

7. Luther Ledic - Certificate of Appropriateness Amendment

COA-2017-22 Review and consideration of a Certificate of Appropriateness Amendment to allow the installation of cement board siding on the multifamily structure located at 640 Bluff Street.

Mr. Pennington read the staff report and recommendation. Mr. Pennington reminded the Commission of the new state statute [62.23(7)(em)(2m)] that mandates local approval of replacement materials on historic buildings if they look similar to existing materials. Mr. Ledic identified himself as the applicant. Mr. Ledic explained that the cost of stucco was a major concern as well as the fragmented/broken appearance of the stucco material around the bay windows on the front. The Commissioners and Mr. Ledic discussed alternative products, including different widths and finishes. Mr. Ledic stated that his intent is to maintain the same appearance as allowed by state statute. Commissioner Blazer moved to approve the COA Amendment, subject to the conditions recommended by staff. Commissioner Beckman seconded the motion. The motion passed, voice vote.

8. Report on Staff Activities Since Last Meeting

- A. Report on Staff-Approved Certificates of Appropriateness. Mr. Pennington listed ten (10) staff-approved projects since the last meeting.
- B. Update on Nomination of Milwaukee Road - Emerson Street Historic District. Mr. Pennington announced that the nomination paperwork would be completed by August.
- C. Report on Pre-Emption Language added to Wis. Stat. 62.23(7)(em)(2m). Mr. Pennington advised the Commission of significant new state legislation that greatly limits the authority of local commissions relating to use of replacement materials.

9. Committee Reports

- A. Education and Outreach Committee: Commissioner McGrath mentioned a Heritage Days event to be held at the Historical Society in September 2018.
- B. Grant Writing Committee: None
- C. Site Visits Committee: The Commissioners noted that all three COA sites were visited.

10. Adjournment

Commissioner Blazer moved to adjourn at 7:55 PM. Commissioner Beckman seconded the motion. The motion passed, voice vote.

Respectfully Submitted, Drew Pennington, AICP, Director of Planning & Building Services
July 18, 2018