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**MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday June 15, 2021, 7:00 PM
The City Hall Forum, 100 State Street
Beloit, WI 53511**

1. Roll Call

Chairperson Beckman called the meeting to order at 7:02PM. Commissioners Blazer, McDaniel, Gallagher, Ruffini, Carter and Bebow-Reinhard were present. Councilor Blakeley was absent.

2. Minutes of the May 18, 2021 Meeting

Commissioner McDaniel moved to approve the draft minutes. Commissioner Ruffini seconded the motion. The motion passed, voice vote. (7-0)

3. Public Comments

None

The commission moved COA-2021-15 to the last COA item to allow for applicant to attend in person.

4. B. Jose Cabajal -Certificate of Appropriateness

COA-2021-16 Review and consideration of a Certificate of Appropriateness to install two new sets of doors on the commercial building located at 444 E. Grand Avenue.

Ms. Rottmann read the staff report. Mr. Serdar of Hendricks Commercial Properties represented the project, he wanted to include that they would also like to remove the brackets for flags on the Grand Avenue street side too. Commissioner Ruffini asked if the new Grand Avenue access point would have a step or ramp transition from the sidewalk to the building. Mr. Serdar stated that they had planned on leaving the step and the new rear access point would become the ADA accessible access. Commissioner Ruffini asked if Ms. Rottmann if this project needed Downtown Beloit Association approval. She stated that it did and was on the agenda for tomorrow's meeting. Commissioner Bebow-Reinhard moved to approve the Certificate of Appropriateness. Commissioner Ruffini seconded the motion. The motion passed, voice vote. (7-0)

C. Robert Oehler -Certificate of Appropriateness

COA-2021-17 Review and consideration of a Certificate of Appropriateness for the demolition of an accessory structure located at 635 College Street.

Ms. Rottmann read the staff report. The commission asked Mr. Oehler if he knew the age of the accessory structure and the future plan for this property after the demolition. Mr. Oehler was not sure how old the structure was but would get back to the commission with that information. The plan was to demolish the structure and any remaining concrete remaining, there are no plans to construct a new structure. Mr. Ruffini asked Ms. Rottmann about why demolition was not on the Certificate of Appropriateness application. Ms. Rottmann stated that the projects listed on the application were things that staff could approve. If a project was not listed it needed to be reviewed by the Landmarks Commission and on the back of the application there was a blank to fill in the desired project. Commissioner Blazer moved to approve the Certificate of Appropriateness. Commissioner Gallagher seconded the motion. The motion passed, voice vote. (7-0)

D. Robert Oehler -Certificate of Appropriateness

COA-2021-18 Review and consideration of a Certificate of Appropriateness for the repair of the rear deck located at 709 College Street.

Ms. Rottmann read the staff report. The applicant did not have anything to add to the report. Commissioner Blazer asked the condition of the stone on site and if Mr. Oehler had a stone supplier. Mr. Oehler stated that they were reusing most on site and only needed a few new pieces but the consultant that created the condition report had a stone supplier. Commissioner Gallagher moved to approve the Certificate of Appropriateness. Commissioner Carter seconded the motion. The motion passed, voice vote. (7-0)

E. Robert Oehler -Certificate of Appropriateness

COA-2021-19 Review and consideration of a Certificate of Appropriateness to remodel the exterior of the structure located at 718 Church Street.

Ms. Rottmann read the staff report. Mr. Oehler stated that the amount of repairs this property is in need far out exceed the value of the property. Commissioner Ruffini asked how common the College comes forward with COA requests. Mr. Oehler stated he was a newer employee of the organization but would like to repair and bring as many projects forward as financially possible. Commissioner Blazer asked if this property needed lead abatement. Mr. Oehler stated they tested the paint when putting the exterior repair quote together and the paint samples came back negative for lead. Commissioner Blazer moved to approve the Certificate of Appropriateness. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (7-0)

A. Patricia Kamlager-Certificate of Appropriateness

COA-2021-15 Review and consideration of a Certificate of Appropriateness to remove and replace the roof and garage door of the accessory structure located at 849 Park Avenue

The applicant was not present but the commission agreed to review the applicant's request. Ms. Rottmann read the staff report aloud. Commissioner Ruffini asked Ms. Rottmann about the location of the accessory structure and if the structure needed more

repair that the current scope of work. Ms. Rottmann explained that this was a legal non-conforming structure that could be kept in the location. If the structure was beyond repair and needed to be completely removed the applicant would need to come back to the commission and rebuild an accessory structure up to current code. A discussion was had over shared driveways. Commissioner Bebow-Reinhard moved to approve the Certificate of Appropriateness. Commissioner Ruffini seconded the motion. The motion passed, voice vote.

5. Reports on Staff Activates

- A. Report on Staff-Approved Certificates of Appropriateness. 3 applications have been submitted since the previous meeting.
- B. 2 letter when out to a new historic property owner.
- C. Training Opportunity-Ms. Rottmann shared a training opportunity for commission members that is scheduled for June 16th from 4:00PM to 6:00PM

The commission asked if the Certificate of Appropriateness Application could be updated. Discussion was had over what improvements would include and what it would look like.

6. Adjournment

Commissioner McDaniel moved to adjourn at 7:48PM. Commissioner Carter seconded the motion. The motion passed, voice vote.


Joy Beckman (Aug 4, 2021 15:10 CDT)

Joy Beckman, Chairperson
Landmarks Commission