

MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday October 18, 2022, 7:00 PM
The City Hall Forum, 100 State Street
Beloit, WI 53511

1. Roll Call

Chairperson Ruffini called the meeting to order at 7:00PM.

Commissioners Carlson, McDaniel, and Gallagher were present. Commissioner Doig, Beckman, Carter, and Councilor Blakeley were absent.

2. Public Comments (None)

3. Certificates of Appropriateness

A. David Bighley -Certificate of Appropriateness

COA-2022-23 Review and consideration of a Certificate of Appropriateness (COA) to replace the front porch at the residential structure located at 719 Church Street

Ms. Rottmann read the staff report out loud. Mr. Bighley stated that he will install the new porch in the existing foot print and that the whole house would be repainted in the spring of 2023. Commissioner McDaniel moved to approve the Certificate of Appropriateness, subject to the conditions recommended by staff. Commissioner Carlson seconded the motion. The motion passed, voice vote. (4-0)

Councilor Blakeley arrived at 7:08PM

B. Kelsey Stewart -Certificate of Appropriateness

COA-2022-25 Review and consideration of a Certificate of Appropriateness (COA) to reside and reconstruct the roof of an addition to the residential structure located at 524 Bluff Street

Ms. Rottmann read the staff report out loud. The applicant did not have any additional comments. Commissioner Carlson moved to approve the Certificate of Appropriateness, subject to the conditions recommended by staff. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (5-0)

C. Danielle Clifton -Certificate of Appropriateness

COA-2022-27 Review and consideration of a Certificate of Appropriateness (COA) to replace the sidelights and front door at the residential structure located at 816 Chapin Street.

Ms. Rottmann read the staff report out loud. Ms. Clifton wanted to make the change to the entrance for energy efficiency and security. The current door and sidelights are not historically accurate and she did a bit of research and found a door more inline with the architecture of the

home. Commissioner Gallagher asked about what kind of material would be in place of the sidelights? Ms. Clifton was looking into plywood or horizontal lath. Commissioner Gallagher moved to approve the Certificate of Appropriateness, subject to the conditions recommended by staff. Commissioner Carlson seconded the motion. The motion passed, voice vote. (5-0) The staff report contained errors which would be corrected and reposted.

D. Joe Stadelman -Certificate of Appropriateness

COA-2022-28 Review and consideration of a Certificate of Appropriateness (COA) to renovate the institutional structure located at 735 College Street

Ms. Rottmann read the staff report out loud. Ms. Stadelman stated the renovation was to promote community innovation. The scope of work also included removing a garage at 732 Church Street and 749 College Street, a new entrance off the east of the building, sun screening on the west, and a new roof. The brick veneer is bowing and the applicant would like to remove and replace the existing brick. Councilor Blakeley was really happy to see improvements to the building but is interested in what community groups and organizations are planning to utilize the space. Mr. Stadelman stated that Tim Leslie would be the best person to ask this. Councilor Blakeley would like to have additional representatives from Beloit College at our next meeting. Commissioner McDaniel asked if the existing brick could be replaced or reused. Mr. Stadelman stated that the cost alone would be prohibitive and that the current brick is not unique or uncommon. To mix new and old would not look cohesive. Commissioner Gallagher moved to approve the Certificate of Appropriateness, subject to the conditions recommended by staff. Commissioner Carlson seconded the motion. The motion passed, voice vote. (4-1)

4. Discussion

A. Demolition of 742 Church Street, 716 Emerson Street, and 749 College Street.

Ms. Rottmann discussed the document that was attached to this agenda item. She stated that this discussion was an opportunity for the commission and applicant to ask each other questions about the project and the demolition process. Mr. Stadelman stated that these properties are currently not being utilized by the College and are in need of repairs and updates that the college does not have budgeted. The removal of these properties provides better visibility of the library from the street along with more greenspace and off-street parking. Chairman Ruffini wanted to thank Mr. Stadelman for his patients, requests for demolition do not come frequently and the commission appreciates time to review the request. Commissioner McDaniel asked if the library renovations would move forward without approval of demolition? Could the project move forward if only one home is approved for demolition? Mr. Stadelman said it could occur but the design may need to be altered because the design was created around the absence of the buildings and again the college does not have use for them. Commissioner McDaniel stated the demolition of poorly maintained historic property for a parking lot is a difficult ask of the commission. Mr. Stadelman stated that as the consultant they were driving the discussion of demolition for the benefit of the project. He also stated the benefits of the demolition of the structures are positive for the college and community by engaging the public more. The project as a whole opens up the college campus to the neighborhood and engages the

community. The college has invested in some of the homes in the district and are putting in more money than the structures are worth. The Commission requested to have representatives from the College at our next meeting in November when this item would be voted on. Chairman Ruffini has an interest in hearing from the College about their inventory of historic properties and there future maintenance plans.

5. Reports on Staff Activates

- A. A Report on Staff-Approved Certificates of Appropriateness. three applications had been approved since the previous meeting.
- B. One letters when out to new historic property owners
- C. Landmarks & Visit Beloit Tours
 - Ms. Rottmann went over the list of addresses that was provided to the commissioners, she explained Visit Beloit is creating trail guides for visitors to use. Chairperson Ruffini explained what Visit Beloit was working on and how landmark sites could be added to the proposed tours. The commission was in agreement that this collaboration would engage the community in historic preservation. Chairperson Ruffini and Ms. Rottmann would work on moving this project forward.

Chairperson Ruffini wanted to thank Commissioner McDaniel and Beckman for their service to the committee. He also wanted to remind the commission that at our next meeting we would be electing officers.

6. Adjournment

Commissioner McDaniel moved to adjourn at 8:15 PM. Commissioner Carlson seconded the motion. The motion passed, voice vote. (5-0)



Celestino Ruffini, Chairperson
Landmarks Commission






10-18-22 Minutes

Final Audit Report

2023-02-22

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