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MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, September 17, 2024, 7:00 PM
City Hall Forum, 100 State Street
Beloit, WI 53511

1. Roll Call

Chairperson Ruffini called the meeting to order at 7:03 PM

Commissioner McDaniel, Meister, and Langley were present. Commissioner Carlson, Evans, and Councilor Blakeley were absent.

2. Minutes

A. Minutes of the July 16, 2024 Meeting

Commissioner McDaniel moved to approve the draft minutes. Commissioner Langley seconded the motion. The motion passed, voice vote. (4-0)

3. Public Comments (None)

4. Committee Reports

A. Site Visit to 1312 E. Grand Avenue

There were no new business items on the agenda for the regularly scheduled August meeting. Instead, a site visit was conducted at 1312 E. Grand Avenue, where Public Works staff presented the Phase Two improvements for Turtle Creek Park.

5. Certificates of Appropriateness

A. Thomas Ramsey -Certificate of Appropriateness

COA-2024-19 Review and consideration of a Certificate of Appropriateness (COA) to demolish the bathhouse and initiate phase two of the Turtle Creek Master Plan located at 1312 E. Grand Avenue .

Ms. Rottmann presented the staff report and recommendations. Thomas Ramsey of Ayers and Associates shared the findings from their environmental review, which concluded that lead paint and asbestos were present in the building materials. Commissioner McDaniel inquired whether the site is locally landmarked, to which Ms. Rottmann confirmed that it is. She explained that in order to officially remove the site from the local register, an application would need to be submitted to rescind the landmark designation.

Commissioner Ruffini asked if there were any other buildings within the city that exemplify this architectural style. Ms. Rottmann responded that, while she was not aware of any other locally landmarked buildings of this style, there may be similar buildings within the city that are not registered. The group also discussed when the pool on the site was filled in and when the bathhouse was closed.

Commissioner Langley moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner McDainel seconded the motion. The motion passed, voice vote. (4-0)

B. Mike Baker-Certificate of Appropriateness

COA-2024-20 Review and consideration of a Certificate of Appropriateness (COA) to install a ductless mini-split air conditioning system at the residential property located at 725 Bushnell Street.

Ms. Rottmann read the staff report and recommendations. Mr. Baker added that he plans to paint the mechanical equipment to blend into the exterior of the house. Commissioner Meister moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner McDainel seconded the motion. The motion passed, voice vote. (4-0)

6. Reports on Staff Activities

- A. Report on Staff-Approved Certificates of Appropriateness. Three applications have been approved since the previous meeting.
- B. Historic Property Owner Letters -Five letters went out to new historic property owners.
- C. State Historic Preservation Tax Credit Presentation -On August 27, 2024, at 6:00 PM a presentation was held in the Forum there was a low turnout for this event.
- D. Landmarks Commission Training—The Wisconsin State Historical Society has offered a Landmarks Commission Training, and Ms. Rottmann provided some background information on the program and asked if the group would be interested. The commission expressed interest in obtaining training. Ms. Rottmann would work to schedule a date and time for this event.

7. Adjournment

Commissioner McDainel moved to adjourn at 7:33 PM. Commissioner Langley seconded the motion. The motion passed, voice vote. (4-0)



Celestino Ruffini, Chairperson
Landmarks Commission






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Final Audit Report

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