



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
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**MEETING MINUTES  
BELOIT LANDMARKS COMMISSION  
Tuesday August 17, 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 7:00PM.  
Commissioners Beckman, McDaniel, Ruffini, Carter and Councilor Blakeley were present.  
Commissioners Blazer, Gallagher, and Bebow-Reinhard were absent.

**2. Minutes of the July 20, 2021 Meeting**

Councilor Blakeley moved to approve the draft minutes. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (5-0)

**3. Public Comments (None)**

**4. Certificates of Appropriateness**

**c. Gary Weinkauf -Certificate of Appropriateness\***

COA-2021-31 Review and consideration of a Certificate of Appropriateness to demolish the accessory structure on the property located at 900 Bluff Street.

Drew Pennington, Director of Planning & Building Services, read the staff report and recommendation. Mr. Weinkauf was present and did not have any questions or comments.

Councilor Blakeley stated that the planned demolition was a good idea. Commissioner Ruffini asked Mr. Weinkauf if he would be doing the demolition himself, and Mr. Weinkauf responded that he would be hiring McIntyre Concrete. Commissioner Ruffini asked if there is a timeline for the new construction and if the COA requirement runs with the property if sold. Mr. Pennington responded that there is no deadline for new construction and that the COA requirement runs with the property if sold.

Commissioner McDaniel moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner Ruffini seconded the motion. The motion passed, voice vote. (5-0)

**a. Bill Dorr -Certificate of Appropriateness**

COA-2021-27 Review and consideration of a Certificate of Appropriateness to replace wood siding on the residential building located at 407 Bluff Street.

*\*Note that the Chairperson moved item 4(c) to the top as a courtesy to the applicants.*

Mr. Pennington read the staff report and recommendation. The applicant was not present. Councilor Blakeley asked if the fines would be waived if approved. Mr. Pennington responded that the applicant would need to work with the City Attorney's Office on the citations. Commissioner Ruffini asked if the siding is complete. Mr. Pennington responded that the siding is complete, but is likely repurposed siding. Commissioner Ruffini asked which color it would be painted, and Mr. Pennington stated that the house would likely be repainted in the same color. Commissioner McDaniel asked for clarification on the scope of the siding work, and Mr. Pennington stated that it was just the portion in the photo. Mr. Pennington and Commissioner McDaniel discussed where the two different widths of siding are located. Mr. Pennington explained that the applicant subcontracted the work to a different contractor. Commissioner Carter asked what would happen if denied, and Mr. Pennington explained that a new application would be required and guidance from the Commission on expectations would be needed. Commissioner McDaniel asked if there are photos of the old siding, and Mr. Pennington stated that none are available. Commissioner Ruffini explained that the wider siding does continue to the rear of the structure.

Councilor Blakeley moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner Ruffini seconded the motion. The motion passed, voice vote. (4-1)

**b. Buffalo Contracting -Certificate of Appropriateness**

COA-2021-28 Review and consideration of a Certificate of Appropriateness to replace the roof, gutters, an exterior door, and railings on the residential building located at 917 Church Street.

Mr. Pennington read the staff report and recommendation. The applicant was not present. Commissioner Carter commented that the proposed railings include spirals and asked what other Commissioners thought. Commissioner Beckman asked why the railings were being replaced, and Commissioner Ruffini stated that it was likely due to the roof replacement. The Commissioners discussed the importance of railing style given the location on the rear of the structure and clarified which door would be replaced.

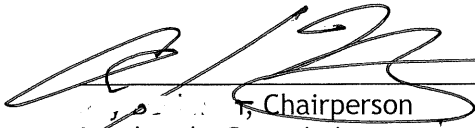
Commissioner Ruffini moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Councilor Blakeley seconded the motion. The motion passed, voice vote. (3-2)

**5. Reports on Staff Activates**

A COA for siding repair followed by painting was approved at 944 Bluff Street.

**6. Adjournment**

Commissioner Carter moved to adjourn at 7:27 PM. Commissioner Ruffini seconded the motion. The motion passed, voice vote. (5-0)

  
Chairperson  
Landmarks Commission  
*Alex Blazes, vice-Chair*