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MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, February 18, 2025, 7:00 PM
First Floor Conference Room, 100 State Street
Beloit, WI 53511

1. Roll Call

Chairperson Ruffini called the meeting to order at 7:01 PM

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

2. Minutes

A. Minutes of January 21, 2025 Meeting

Commissioner Langley moved to approve the draft minutes. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (6-0)

3. Public Comments (None)

4. Certificates of Appropriateness

A. Joy Boardman -Certificate of Appropriateness

COA-2025-01 Review and consideration of a Certificate of Appropriateness (COA) to install solar panels on the residential structure located at 702 Harrison Avenue.

Ms. Rottmann presented the staff report and recommendations, Deiter Dettling, a representative for the applicant, was present and advocated for the installation of solar panels on both the east and west sides of the roof.

Councilor Blakely commented on the color of the panels, noting how they complement the roof's existing dark color. She inquired about the extent of the roof that would be covered by the panels.

Chairperson Ruffini sought clarification on the procedure if the commission did not approve the applicant's request. Ms. Rottmann explained that the commission could either reject the staff recommendation, request the applicant to return with revisions, or have staff review an updated plan.

The discussion then turned to other homes in the area with existing solar panels, with commissioners emphasizing the importance of protecting aesthetic property rights and architectural details that cannot be replaced. Commissioner Langley asked for more details on how the location and quantity of the solar panels were determined.

Ms. Rottmann clarified that this was the first solar panel case the Landmarks Commission had reviewed. The commission discussed whether the issue was visibility of the panels

or whether it would be better for the entire roof to be covered for a more uniform appearance. There was concern about setting a precedent.

Chairperson Ruffini referenced guidelines from the National Alliance of Preservation Commissions on solar panel projects, discussing various criteria that should be considered. The commission also debated whether the project could proceed if only part of the installation were permitted. The applicant responded that while the design could be reconfigured to meet limitations, the proposed design was the most effective for their needs.

Ms. Rottmann noted that if the applicant were to apply for state historic tax credits, the current design would not be approved due to the panels' location on the front façade. Commissioner McDaniel moved to approve the Certificate of Appropriateness as submitted (solar panels on both the east and west roof elevations) with the staff's recommended conditions. Commissioner Meister seconded the motion. The motion passed, voice vote. (5-1)

B. AJ Bernstein -Certificate of Appropriateness

COA-2025-02 Review and consideration of a Certificate of Appropriateness (COA) to repair and replace siding and trim on the residential structure located at 303 W. Grand Avenue

Ms. Rottmann presented the staff report and recommendations, the applicant was not present. The commission inquired whether work had begun prior to approval. Ms. Rottmann confirmed that work had started without a building permit or Certificate of Appropriateness (COA). Commissioner Langley moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (6-0)

5. Reports on Staff Activities

- A. Report on Staff-Approved Certificates of Appropriateness. Zero applications have been approved since the previous meeting.
- B. Historic Property Owner Letters -Three letters went out to new historic property owners.
- C. 2024 Annual Report on Activities.

6. Adjournment

Commissioner Langley moved to adjourn at 7:51 PM. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (6-0)



Celestino Ruffini, Chairperson
Landmarks Commission






02-18-2025 Minutes

Final Audit Report

2025-03-20

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