

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** March 18, 2014

**Agenda Item:** 6

**File Number:** COA-2014-03

**Applicant:** John Mansfield

**Owner:** John Mansfield

**Location:** 312 State Street

**Existing Zoning:** CBD-1, Central Business District-Core; WPO, Wellhead Protection Overlay District

**Existing Land Use:** Commercial

**Parcel Size:** .0672 Acre

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### Request Overview/Background Information:

John Mansfield has submitted an application for a Certificate of Appropriateness (COA) for various site improvements to the property located at 312 State Street. This property is an individually listed Historic Landmark. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration of historic landmarks.

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### Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

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### Key Issues:

- The applicant is proposing three projects to this historic property:
    - 1. Installation of new windows in the front, upper unit
    - 2. an addition to the lower, rear unit
    - 3. installation of new doors and windows in upper, rear unit
  - Project #1:
    - The proposed windows will match the existing design. New double-hung windows with energy-efficient glass and pine sashes will be installed. No other work is proposed with this project.
    - Upon inspection, it appears that the sills of these windows were redone without the appropriate slope, causing slight water damage.
  - Project #2:
    - An addition has already been installed in the rear, lower unit of this property. The rear of this property is now flush with the neighboring property. This addition included the removal of a window, door, a second-story wall, and decorative column. The applicant was fined for this and charged an additional filing fee for beginning work prior to a COA being issued.
    - Brick siding, new windows, and a new door are proposed. The proposed windows will be bronze aluminum and have rectangular grilles. The proposed commercial style, all-glass door has a bronze aluminum frame with an interior push-bar. A window is also proposed for above the door to replicate the window pattern. The proposed brick will match the existing brick on the upper-level of the building.
  - Project #3:
    - New windows, a new door (with new location), and deck resurfacing will be done on the rear, upper unit. Brick work will be replaced as needed. The door is being relocated to create accessibility for all units in the building. This will be a fire exit. The windows will be approximately 37" x 65" with round tops to replicate the original windows. The door will have stonework above to replicate this pattern as well.
    - The applicant has removed part of the rear wall that extended to the second floor. A black aluminum railing will be installed on the upper-level in its place.
  - During the Beloit Intensive Survey, the property was classified as an Individual Historic Landmark. A copy of the Intensive Survey Form is attached to this report.
  - Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates this application against these criteria.
  - Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application: *Height (Addition), Proportions of Windows and Doors, Scale and Architectural Details*
    - The proposed dimensions, colors, and size are compatible with the original character of this historic property.
    - The proposed material for the lower, rear door is **not** compatible with the original character of this historic property.
  - The proposed projects satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.
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**Sustainability:**

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

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**Staff Recommendation:**

The Planning & Building Services Division recommends ***approval*** of a Certificate of Appropriateness for various projects for the property located at 312 State Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall build the upper, rear porch railing to the dimensions acceptable with the current building code.
2. The applicant shall **not** install the proposed all-glass door to the rear, lower addition. The applicant shall select a more historically-appropriate door and seek approval from the Landmarks Commission prior to installation.
3. All work must be completed by July 1, 2014.
4. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

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**Fiscal Note/Budget Impact:** N/A

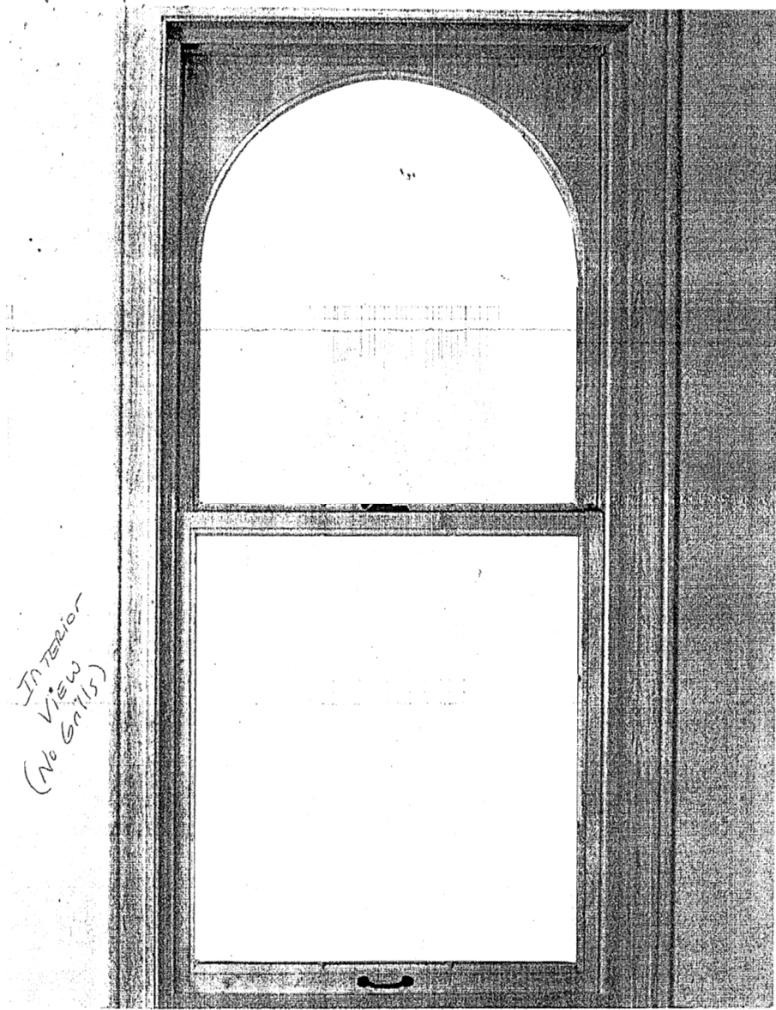
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**Attachments:** Photos, Application, Intensive Survey Form, and COA Checklist.

**Project #1:**

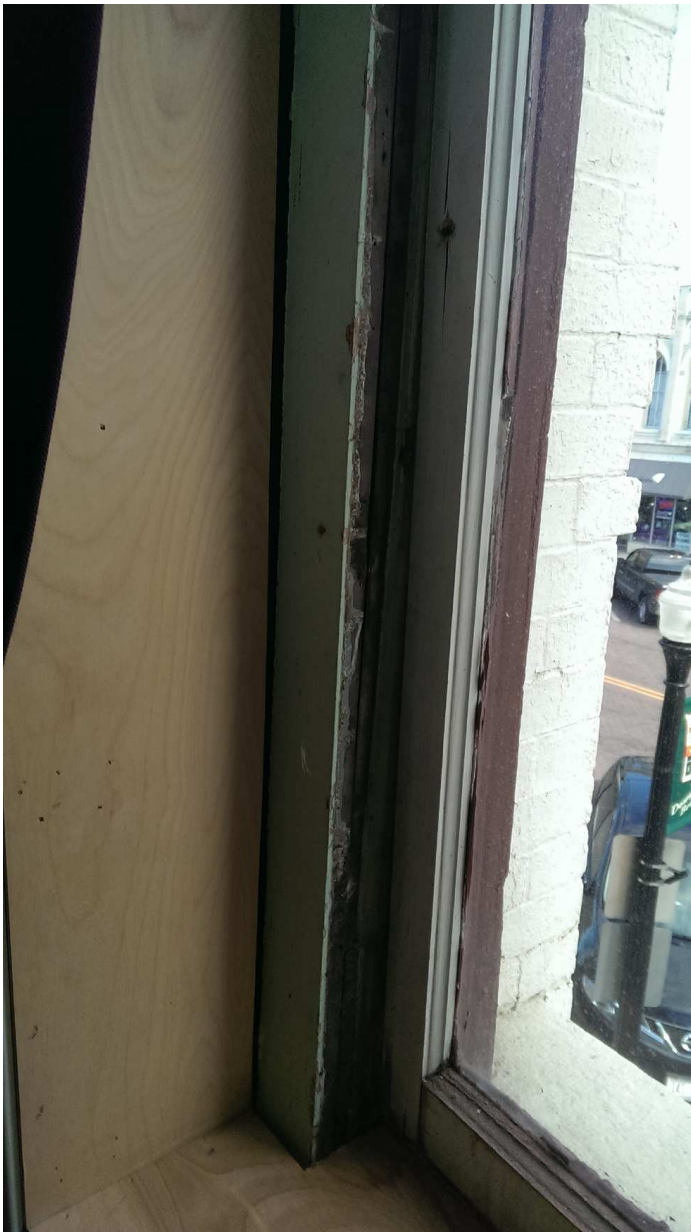


**Street View**



*Interior  
View  
(No Sills)*

**Proposed Window**



Interior Views



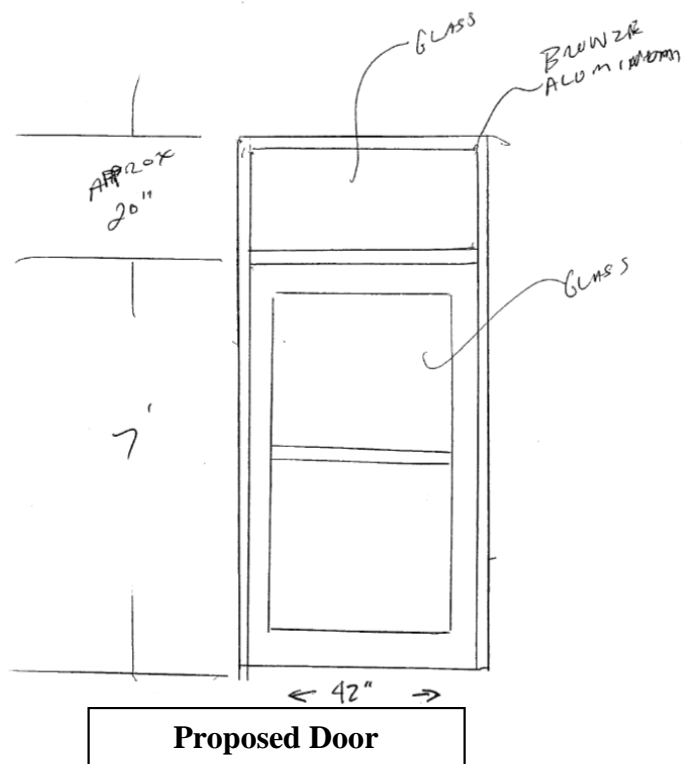
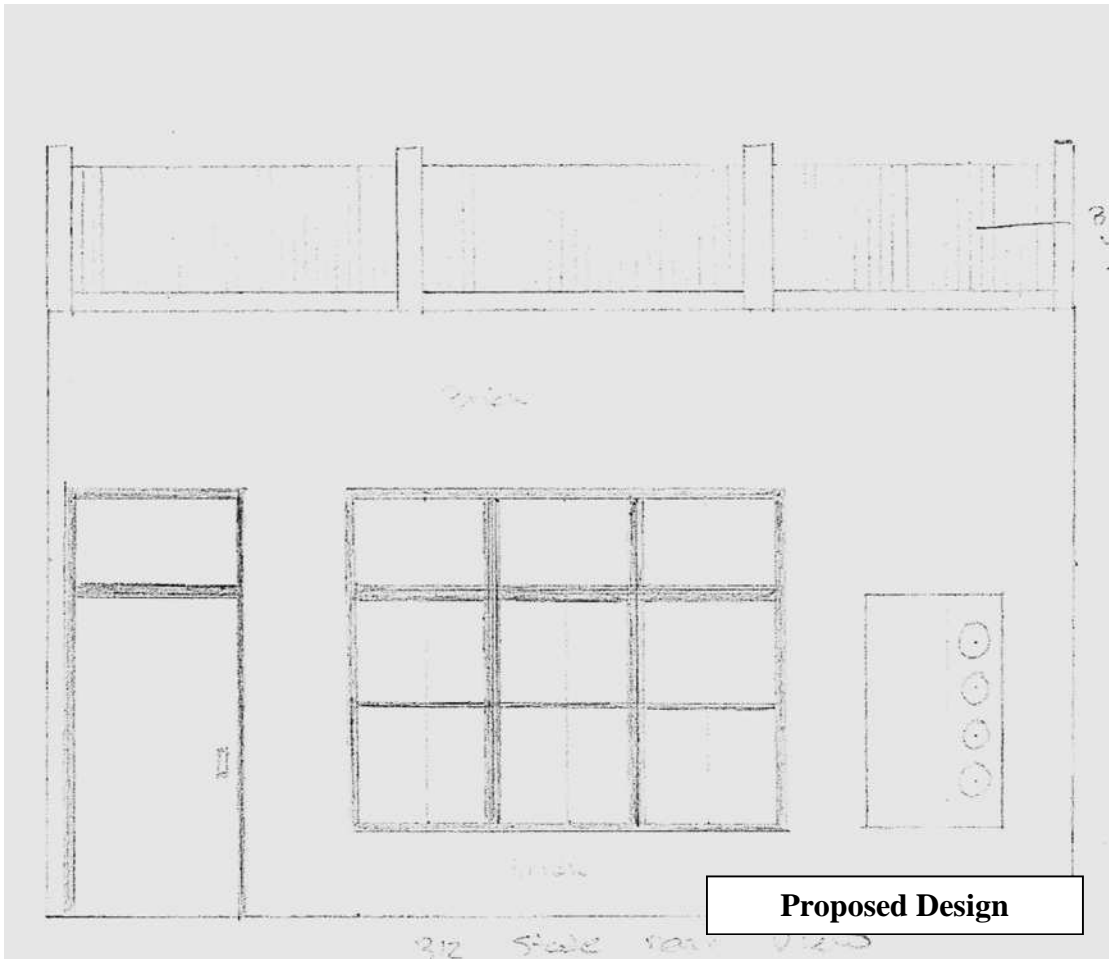
**Project #2:**



**Previous Design**



**Current View**



**Project #3:**



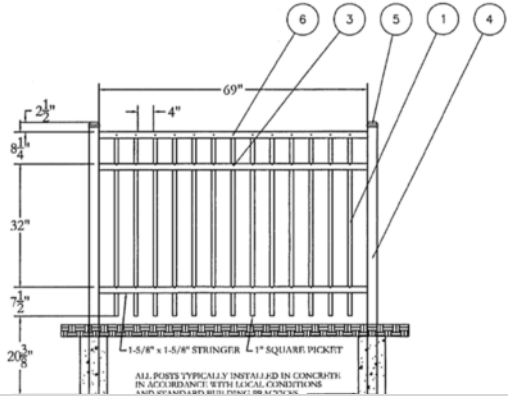
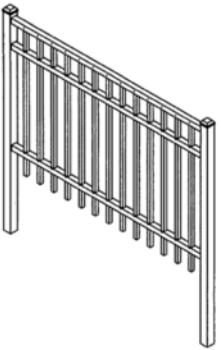
**Current View**





**Current View**

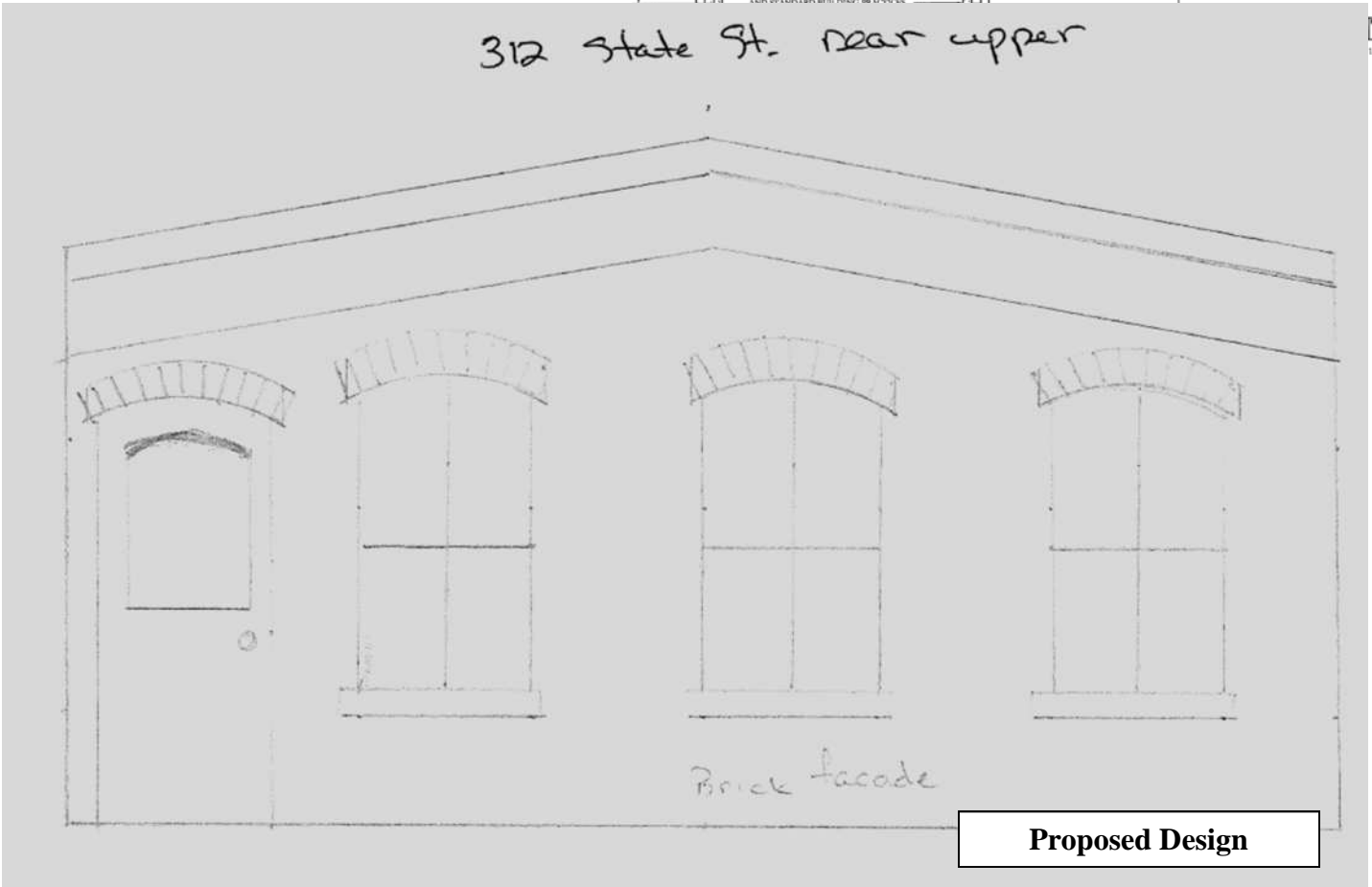
	13	1
STRINGER	2	3
P	2	4
P	2	5
HEADER	1	6



**Proposed Deck Railing**

*Joritt*  
 Manufacturing Co., Inc.  
 Philadelphia, PA 19154  
 (800)344-2242

DRAWING:  
 INDUSTRIAL FENCE  
 STYLE #202 - 48" HEIGHT



**Proposed Design**



# CITY of BELOIT

## PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2014-03

1. Address of property: 312 STATE ST
2. Parcel #: 13540245 CBD-1 1/2 WPO .0672 ac.
3. Owner of record: John Mansfield Phone: 608 751 3643  
1900 Shirland S. Beloit IL 61080  
(Address) (City) (State) (Zip)
4. Applicant's Name: John Mansfield  
1900 Shirland S. Beloit IL 61080  
(Address) (City) (State) (Zip)  
815 389 2862 / 751 3643 mansfield Auto Body @ yahoo.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Commercial
6. The following action is requested:
  - Approval of COA by Landmarks Commission (projects not listed below)
  - Approval of COA by staff: (Check all that apply)
    - Roof repair/replacement
    - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
    - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
    - Installation of historic plaques (residential properties only)
    - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
    - Installation of fences
    - Storm window/storm door repair or replacement
    - Installation of glass blocks in basement window openings

Please continue to #7 (Over)

**CERTIFICATE of APPROPRIATENESS APPLICATION (continued)**

7. **Description of Project:** Describe each item of the project separately.

**Project item:** Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Replace lot upper windows w/new to match existing original sash rotting & in disrepair. new sash will be made of wood to match existing w/energy efficient glass

8. **Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): \_\_\_\_\_

9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

NHS                       City of Beloit                       SHSW                       Federal

**NOTE:**

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

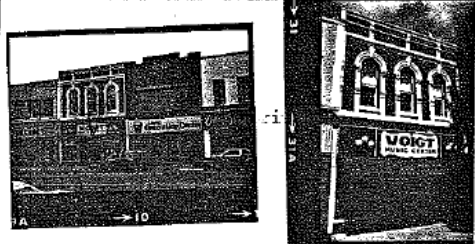
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of applicant)                      (Print name)                      (Date)

Review fee: **\$50.00\*** / **\$25.00\* if staff approved**      Amount paid: \$ 100.00  
\* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.  
Scheduled meeting date: 3/18/14  
Application accepted by: [Signature]                      Date: 2/27/14

INTENSIVE SURVEY FORM

Historic Preservation Division

State Historical Society of Wisconsin

City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	State					
Street Address: <b>312 State Street</b>		Legal Description: <b>See Addendum</b>		Acreage: <b>0.067</b>						
Current Name & Use: <b>Voigt Music Center</b>		Current Owner: <b>Edna Marie Waxler</b>								
Film Roll No. RO-88 *RO-96 **RO-107 Negative No. 24 *10 **31 Facade Orient. <b>E</b>				Current Owner's Address: <b>649 Church Street, Beloit</b>						
Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 332720 Northing: 4707000 USGS Beloit Quadrangle/Scale: 1:24,000 Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		312								
Original Name & Use: <b>2 Moran's Saloon</b>						Source: <b>B</b>	Previous Owners	Dates	Uses	Source
Dates of Construction /Alteration: <b>1880</b>						Source: <b>A</b>				
Architect and/or Builder:						Source:				
<b>3 Architectural Significance</b> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		<b>4 Historical Significance</b> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None				City Engineer's				
Architectural Statement:  Architecturally significant as one of the best-preserved (and one of the few remaining) Victorian Italianate commercial structures in Beloit, 312 State Street is an excellent vernacular adaptation of the Renaissance Revival modes ubiquitous in American cities after 1850. Although the ground story has been regrettably altered, the second story retains its original appearance. Divided into three bays with round arched windows of tall and narrow proportions, the building employs heavily molded brick (over)		Historical Statement:  312 State Street, built in 1880 (A), was constructed by barkeeper Thomas Moran and used originally as a saloon in the heart of Beloit's downtown. Moran's son George continued in the business until 1913, when management of the saloon was taken over by Carroll and Haley. In 1919, the remaining proprietor, Harry Carroll, adapted to Prohibition by selling soft drinks. Edward Kohn purchased the building from George Moran in 1931, and in 1948 Kohn's business (over)								
<b>5 Sources of Information (Reference to Above)</b> <b>A</b> Beloit Tax Rolls, RCHS Archives <b>B</b> Beloit City Directories, 1887-1963 <b>C</b> <b>D</b> <b>E</b> <b>F</b>		<b>6 Representation in Previous Surveys</b> <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____								
		<b>7 Condition</b> <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins								
		<b>8 District:</b> _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing Initials: _____ date: _____								
		<b>9 Opinion of National Register Eligibility</b> <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <b>RL</b>								

ARCHITECTURAL STATEMENT:

Description: A two-story brick commercial building, Moran's Saloon has been regrettably altered on the first floor but still retains its original second floor Victorian Italianate character. Divided into three window bays on the second story, with round arched windows of tall narrow proportions, the building employs heavily molded brick detail to create a lively facade. The windows, featuring one-over-one sash, are surrounded by brick arches with successively receding archivolt. The arches, crowned with diamond shaped keystones, spring from corbelled imposts which in turn rest atop thin pilasters. The window treatment is richly decorative, and endows an otherwise flat facade with considerable depth. The second story is framed by thin corner pilasters, a brick course above the ground story and another course at the top of the second story which features dog-toothed and corbelled brick. That same pattern is repeated in the brick ornament at the cornice, where three squat pilasters intersect corbelled bands of molded brick. Abutted on either side by twentieth century buildings, the architectural detail of Moran's Saloon is limited to its street facade.

Significance: Architecturally significant as one of the best preserved and few remaining Victorian Italianate commercial structures in Beloit, Moran's Saloon is distinguished by the elaborate second story detail which enlivens an otherwise utilitarian structure. Typical of other nineteenth century facades which stood along State Street (a principal business thoroughfare in the city) Moran's Saloon is the last such facade still standing on the west side of the street and one of the last reminders of the mercantile importance of Beloit in the late nineteenth century. It faces the East Grand Avenue Historic District.

HISTORICAL STATEMENT:

Moran's Saloon, built in 1880 (A), was constructed by barkeeper Thomas Moran and used originally as a saloon in the heart of Beloit's downtown. Moran's son George continued in the business until 1913, when management of the saloon was taken over by Carroll and Haley. In 1919, the remaining proprietor, Harry Carroll, adapted to Prohibition by selling soft drinks. Edward Kohn purchased the building from George Moran in 1931, and in 1948 Kohn's business there was called the Three-Twelve Tavern and Cafe. The building was vacant for a brief period in the early 1960's, and today is the Voigt Music Center. (B)

ADDENDUM

Legal Description: Part of Lot 3, Block 59, Original Plat commencing 59 feet northerly of the southeast corner of Lot 2; Thence westerly 133.98 feet; Thence northerly 22 feet; Thence easterly 133.98 feet; Thence southerly 22 feet to point of beginning. Also 12 feet of right-of-way on the west.

### Architectural Statement (Cont'd)

detail to transform itself from a simple utilitarian structure into a building of elegance and exuberance. The windows, featuring one-over-one sash, are surrounded by brick arches with successively receding archivolts. The arches, crowned with diamond shaped keystones, spring from corbelled imposts which in turn rest atop thin pilasters. The window treatment is richly decorative, even sculptural, and endows an otherwise flat facade with dramatic depth. The second story is framed by thin corner pilasters, a brick course above the ground story and another course at the top of the second story which features dog-toothed and corbelled brick. That same pattern is repeated in the brick ornament at the cornice, where three squat pilasters intersect corbelled bands of molded brick. The Renaissance detail enlivens the brick facade while also suggesting the mercantile importance of Beloit in the last quarter of the 19th century.

As the only 19th century facade remaining on the west side of State Street, this structure stands out by itself, but it does face the East Grand Avenue Historic District. See RO-107/28 for view of entire street.

### Historical Statement (Cont'd)

there was called the Three-Twelve Tavern and Cafe. The building was vacant for a brief period in the early 1960's, and today is the renovated Voigt Music Center. (B)

### ADDENDUM

Legal Description: Part of Lot 3, Block 59, Original Plat commencing 59 feet northerly of the southeast corner of Lot 2; Thence westerly 133.98 feet; Thence northerly 22 feet; Thence easterly 133.98 feet; Thence southerly 22 feet to point of beginning. Also 12 feet of right-of-way on the west.





# *CITY of BELOIT*

## **Planning and Building Services Division**

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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For property located at: 312 State Street

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			<b>X</b>
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?		<b>X</b>	
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	<b>X</b>		
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.	<b>X</b>		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?	<b>X</b>	<b>X*</b>	
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	<b>X</b>		
<b>*Some proposed materials are historically incompatible.</b>			