

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** August 19, 2014

**Agenda Item:** 8

**File Number:** COA-2014-32

**Applicant:** Charles & Anita Williams

**Owner:** Charles & Anita Williams

**Location:** 911 Bushnell Street

**Existing Zoning:** R-1B, Single-Family Residential District; WPO, Wellhead Protection Overlay District

**Existing Land Use:** Single-Family Residential

**Parcel Size:** .0900 Acre

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### Request Overview/Background Information:

Charles & Anita Williams have submitted an application for a Certificate of Appropriateness (COA) for porch alterations for the property located at 911 Bushnell Street. This property is in the College Park/Near East Side Historic District. 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 properties in historic districts.

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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 alterations on both the front and rear porch. Replacement of the wrought iron porch railings will be with identical railings. The columns will be sanded, primed, and painted.
- Mature pines will be removed from a brick planter-box attached to the front porch. Tuck-pointing and brick repairs/replacement may be necessary depending on damaged caused from removal of the root system.
- During the Beloit Intensive Survey, the property was classified as a contributing site in the College Park Historic District. 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 is relevant to this application: *Landscaping and Architectural Details*
  - The proposed design, size, and materials are compatible with the original character of this historic property.
- The proposed site improvements 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 porch alterations at the property located at 911 Bushnell Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. A Building Permit is required if the cost of materials exceeds \$1,000.
2. All work shall be completed by December 1, 2014.
3. 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.

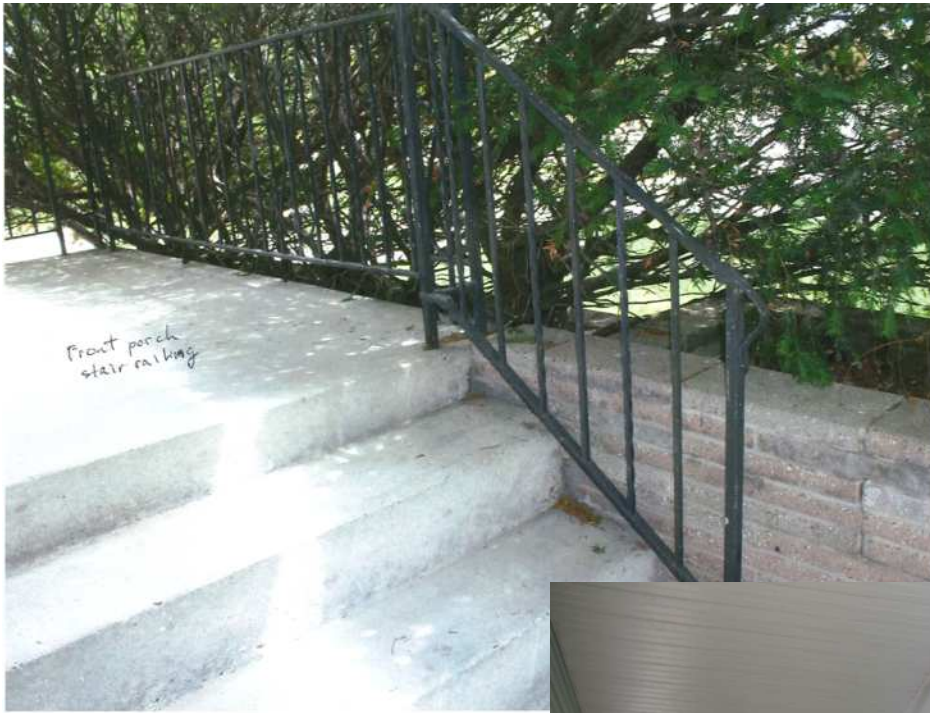
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**Fiscal Note/Budget Impact:** N/A

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





Front porch railing south-merged photo





# CITY of BELOIT

## PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700 v108 Fax: (608) 364-6609

### CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2014-32

1. Address of property: 911 Bushnell St. Beloit WI 53511

2. Parcel #: 13660495 R-1B, WPO

3. Owner of record: Charles R Williams Phone: 608-362-3295

911 Bushnell St Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Charles R Williams + Anita B Williams

911 Bushnell St Beloit WI 53511  
(Address) (City) (State) (Zip)

608-362-3295 / 608-290-9862 / willmscr@charter.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

Home

5. Present use of property: Single family residence

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.)

Replacement of wrought iron porch railings and stair railings, front + back, with identical railings. Porch columns will be sanded, primed, and painted. The planter box will be tuck-pointed + bricks will be replaced if needed.

**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).

Anita B Williams                      Anita B Williams                      7/28/14  
Charles R Williams                      Charles R Williams                      7/28/14  
 (Signature of applicant)                      (Print name)                      (Date)

Review fee: <b>\$50.00*</b> / <b>\$25.00* if staff approved</b>	Amount paid: \$ <u>50.00</u>
* Review fees are doubled to <b>\$100.00</b> and <b>\$50.00</b> , respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: <u>8/19/14</u>	
Application accepted by: <u>S. Hummel</u>	Date: <u>7/29/14</u>

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Street <b>Bushnell</b>		
Street Address: <b>911 Bushnell</b>		Legal Description:		Acreage:			
Current Name & Use: <b>residence</b>		Current Owner:				Number <b>911</b>	
Film Roll No. <b>RO-116</b>		Current Owner's Address:					
Negative No. <b>9</b>		Special Features Not Visible In Photographs:					
Facade Orient. <b>S</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town  Range
Dates of Construction /Alteration <b>c. 1900</b>		Source <b>A</b>					
Architect and/or Builder:		Source					
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input 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 checked="" type="radio"/> None			4 Historical Significance <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				Section  Map Name <b>Near East Side Historic District</b>
Architectural Statement:  Late picturesque Early Colonial Revival frame house with hipped roof, flare eaves, dormer windows. A side oriel still remains but the siding and porch posts are not original.			Historical Statement:				
5 Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor			6 Representation in Previous Surveys <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: _____				Map Code <b>NES 116/9</b>
<b>B</b>			7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
<b>C</b>			8 District: <b>Near East Side Historic Dist.</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/18/81</b>				
<b>D</b>			9 Opinion of National Register Eligibility <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>R</b>				
<b>E</b>							
<b>F</b>							

# *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: 911 Bushnell 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>
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>