

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: June 19, 2018

Agenda Item: 4

File Number: COA-2018-10

Applicant: Jeffery Henderson

Owner: Jeffery Henderson

Location: 816 Wisconsin Avenue

Existing Zoning: R-1B, Single-Family

Existing Land Use: Single-Family

Parcel Size: 0.32 Acre

Request Overview/Background Information:

Jeffery Henderson has submitted an application for a Certificate of Appropriateness (COA) to repair the porch, roof, eaves, soffit, & chimney; to replace the steps; to tuck-point; and to install gutters & downspouts on the residential structure located at 816 Wisconsin Avenue.

Key Issues:

- The applicant acquired the subject property in 2012. The applicant obtained a COA to renovate this historic home in 2012, and another in 2015. The COA-2015-23 Staff Report is attached. The COA approved in 2015 authorized the reconstruction of the brick porch wall using the original bricks and identical mortar, while allowing replacement bricks on the interior of the wall. According to the applicant, his new mason intends to use original bricks or new bricks that match the original.
- The applicant is essentially seeking approval to complete all of the unfinished work in the prior COA's.
- According to the applicant, the roof will be finished using tiles in his possession from the prior projects, along with copper coated steel gutters to be installed once the roof and eaves are repaired.
- The applicant intends to use materials, colors, and textures that are compatible with the original style and character of the house. The COA-2015-23 Staff Report includes a discussion of review criteria in the ordinance.
- Due to a variety of circumstances, the applicant has not completed the previously approved projects, but now intends to complete them. From the street (photo attached), the house appears to be in a substantial state of disrepair. Planning staff is hoping that the proposed projects can be completed in a timely manner.

Staff Recommendation:

The Planning & Building Services Division recommends approval of a COA to repair the porch, roof, eaves, soffit, & chimney; to replace the steps; to tuck-point; and to install gutters & downspouts on the residential structure located at 816 Wisconsin Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant may only use replacement bricks that exactly match the original bricks.
2. All prior conditions of approval attached to the 2015 COA relating to workmanship remain in effect.
3. The applicant shall obtain a Building Permit prior to beginning work and all work shall be completed by July 1, 2019.
4. Any changes or additions to this COA 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.

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, COA-2015-23, Staff Report for COA-2015-23



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-2018-10

1. Address of property: 816 Wisconsin Ave Beloit WI 53511

2. Parcel #: 13670760

3. Owner of record: Jeffery L. Henderson Phone: 630-408-6801

816 Wisconsin Ave Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Jeffery Henderson

816 Wisconsin Ave Beloit WI 53511
(Address) (City) (State) (Zip)

630-408-6801 /
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Single Family Home

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.)

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) Jeff Henderson 5-4-18
(Print name) (Date)

Review fee: **\$50.00* / \$25.00* if staff approved** Amount paid: \$ 50 -

* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.

Scheduled meeting date: June 19, 2018

Application accepted by: Drew Panigfator

Date: 5/4/18

Request for Certificate of Appropriateness for repairs to home at 816 Wisconsin Avenue

There have been two attempts to repair the home in the past. The first plan was cut short when Bob Davis, General Contractor, fell ill and became mentally unfit to continue in business. Some quality improvements were made at that time, but much more needed either to be redone, or was left undone.

Phase two three contractors were hired to complete work. The heating and air conditioning was completed. Much of the roof was completed, but at that time, the roofer came down with cancer, and failed to complete a couple of tasks. Fortunately, the roof does not leak any more as all of that work was done well enough, but there are some cosmetic issues on the side porch that require attention still. The masons AJM Masonry (Adrien Maciel) that were hired were from all considerations scammers. Although they had presented to have been in business for many years – they took money and then simply tore the porch up and left it. Their business closed and I heard he has reopened another business in masonry east of here.

Up to this point, I have spent over \$140,000 trying to keep this house from complete disrepair. I am still committed to making the house a showplace for the district and have worked on and obtained financing for another round of repairs. The mason I have chosen is Skelly Masonry. I have talked with Bob Skelly personally and he has accepted the challenge of repairing the porch and all the masonry on the house. I have checked with Janesville Brick and they have recommended him, along with a few other masons, as quality and reliable workmen. I have chosen Renaissance Roofing from Belvidere, IL to complete the roofing project. They are specialists in clay tile roofs and have been in business for many years.

The project is the same as in the past:

Repair the porch – restoring it to the original dimensions, style, and appearance. According to Bob Skelly, there are not enough undamaged original bricks to rebuild even the outside of the porch, so he proposes obtaining either old bricks from 100 with matching color and size, or new bricks with the same style, color, and size. I have retained all of the old bricks I could, but personally do not have the knowledge to determine the condition. All of the capstones have been saved and they would be reused. I also would request the floor of the porch be made in brick herringbone pattern. As we demolished the old porch, that pattern and style was found underneath the concrete. If necessary, I would like to have the option to replace the front cement steps with brick steps.

In addition, the chimneys would be repaired and all of the house work pointed with the same brick mortar for a consistent look.

The side porch roof needs to be finished. The laying of the tiles was done improperly so that when they got to the last course the fit of the tiles to the roof was incorrect. Adjustments need to be made earlier. I should have all of the materials for the finish of that job as I purchased a lot of extra tiles, and if needed

renaissance has many more matching tiles. They will also recommend work on the eaves and soffits for the gutters.

Gutters need to be installed once the roof and eaves are repaired. My current plan is to use copper coated steel gutters. I have one crate of them leftover from the first installment of repairs, but will need to see if I can get the rest of the pieces needed.

There is nothing in this COA that has not meet with prior approval. I am just as interested in the committee that the house be historically as true as possible.

I believe the total cost for this round of repairs should be \$45,000.



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CERTIFICATE OF APPROPRIATENESS
COA-2015-23

101 EAST MONROE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov

Equal Opportunity Employer

July 22, 2015

Jeffery Henderson
816 Wisconsin Avenue
Beloit, WI 53511

Dear Mr. Henderson,

On July 21, 2015, the Beloit Landmarks Commission reviewed your request for a Certificate of Appropriateness (COA) to perform exterior masonry work and window sill restoration at 816 Wisconsin Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance. The requested COA was approved by the Landmarks Commission, subject to the following conditions:

1. The brick porch wall shall be reconstructed using the original bricks and mortar that duplicates the original mortar in strength, composition, color, texture, width, and joint profile. Replacement bricks of identical color and materials may be used on the inside of the porch when necessary. The same applies to the mortar to be used to repoint the remainder of the house.
2. When cleaning the bricks, the applicant shall use the gentlest cleaning methods possible, such as low-pressure water and masonry detergents using natural bristle brushes. Sandblasting and the use of harsh chemicals are prohibited.
3. All work shall be done in a workman like manner and consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by July 21, 2016, and if more time is needed to complete the renovation, Planning Staff may grant an extension.
5. 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

If you have any other questions or concerns, please contact me at (608) 364-6708.

Sincerely,

Alex Morganroth
Planner

c: File, COA-2015-23
File, Property