

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** June 16, 2009

**Agenda Item:** 4

**File Number:** COA-2009-18

**Applicant:** Paul Slaymaker  
5679 Kutzke Pkwy, South Beloit, IL

**Owner:** Same

**Location:** 1003 Emerson Street

**Existing Zoning:** R-1B, Single-Family  
Residential District

**Existing Land Use:** Single-Family  
Dwelling (Rental)

**Parcel Size:** .09 Acres

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### Request Overview/Background Information:

Paul Slaymaker has submitted a Certificate of Appropriateness (COA) Application to install gutters, to replace several porch floor boards, to replace a decorative capital, to install a new railing system, to replace porch skirting, and to replace the soffit beneath the side door overhang for the property located at 1003 Emerson Street. The subject property is on the northeast corner of the intersection of Emerson Street and Harrison Avenue. The porch faces Emerson Street.

Essentially, the applicant is seeking to renew COA-2004-26, which was approved by staff on August 12, 2004. COA-2004-26 authorized all of the proposed projects and included a completion date of August 12, 2005. A copy of the original COA is attached to this report. In May of this year, the Planning Division received a complaint about unauthorized work on the subject property. Further investigation revealed the fact that the COA expired nearly four years ago.

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

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #4.

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### Key Issues:

- Several photographs of the subject property are attached to this report.
- As shown in the photographs, the porch is in a dilapidated condition.
- The applicant has indicated that one of the four decorative capitals has completely disintegrated. Because of this, the Commission is presented with two less-than-ideal choices. One option is to replace the decorative capital with a contemporary capital. This would result in a lack of symmetry. Another option is to replace two decorative capitals with contemporary capitals and rearrange the columns to maintain some symmetry.
- A manufacturer's pamphlet showing the proposed railing system is attached to this report.
- During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within the College Park Historic District. A copy of the Intensive Survey Form is on file in the Neighborhood Planning Division.
- 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 the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. For this particular application, applicable review criteria include:
  - (1) *Architectural Details: Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.*
    - The proposed railing system is compatible with the character of the porch.
    - If one decorative capital must be replaced, staff recommends replacing two capitals and rearranging the columns to retain a semblance of symmetry.
- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
  - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
  - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement

would not adversely affect or would harmonize with the external appearance of other improvements on such site.

(c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.

- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
- Staff is recommending a completion deadline of December 31, 2009. For too long, this house has hurt the overall appearance and character of the neighborhood. If this project is allowed to drag on for several more years, this property will continue to diminish property values in the surrounding area.

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**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- 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 Neighborhood Planning Division recommends **approval** of a Certificate of Appropriateness to install gutters, to replace several porch floor boards, to replace a decorative capital, to install a new railing system, to replace porch skirting, and to replace the soffit beneath the side door overhang for the property located at 1003 Emerson Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. If replacement of an original decorative capital is absolutely necessary, the applicant shall replace two original capitals with circular capitals and shall rearrange the columns so that the columns with the original decorative capitals are in the center.
2. The porch floor boards shall be replaced with like materials.
3. The railing system shall match the railing system described and illustrated in the manufacturer's pamphlet that was submitted for COA-2004-26.
4. The gutters shall be white in color.
5. The porch skirting shall be replaced with like materials.
6. All work shall be completed by December 31, 2009. This deadline may not be extended.
7. 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.
8. The applicant must obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from Housing Services.

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

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**Attachments:** Photos, Manufacturer's Pamphlet, Original COA, and COA Checklist.



## STEP 7 FINAL ASSEMBLY

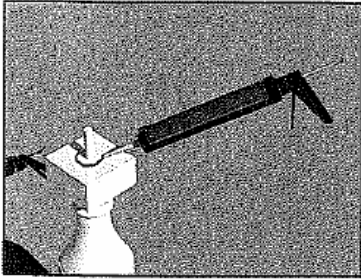


Fig. 7A

With all NEWEL POSTS prepared for correct height you are ready for the final assembly.

- A) Position the NEWEL POST BOTTOM SECTION in final alignment with the floor layout lines marked in Step 1A. Apply a  $\frac{1}{4}$ " bead of urethane base adhesive to the channel in NEWEL POST BOTTOM SECTION, and stack NEWEL POST CENTER SECTION onto NEWEL POST BOTTOM SECTION.
- B) Working with one section at a time, apply a  $\frac{1}{4}$ " bead of urethane base adhesive on both ends of each BALUSTER (Fig. 7A).

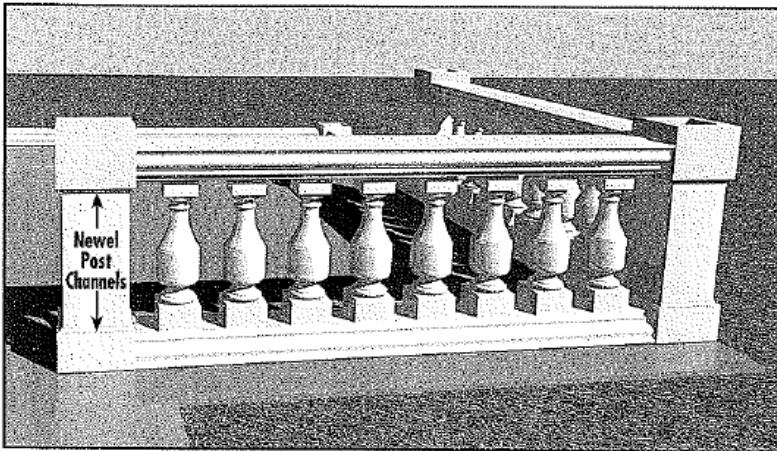


Fig. 7B

- C) Position a BALUSTER into each predrilled hole in the BALUSTER BOTTOM RAIL assembly. Align and cap off with predrilled BALUSTER TOP RAIL assembly (Fig. 7B).

**Tip:** To keep all the BALUSTERS in alignment during assembly, clamp a temporary straight edge on one edge of the BALUSTER BOTTOM RAIL.

- D) Apply a  $\frac{1}{4}$ " bead of urethane base adhesive to BALUSTER TOP RAIL ends and to the channel in NEWEL POST TOP SECTION. Carefully stack NEWEL POST TOP SECTION onto NEWEL POST CENTER SECTION.

- E) Fasten the  $\frac{5}{16}$ " - 18 x 5" HEX HEAD CAP SCREWS into the BEAR CLAW BRACKETS in the BALUSTER TOP RAIL and tighten to 75 in-lbs. torque.

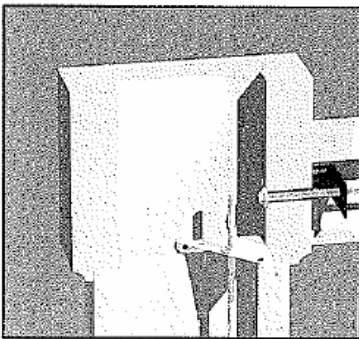


Fig. 7C

- F) Install a  $\frac{3}{8}$ " USS FLAT WASHER, a  $\frac{3}{8}$ " LOCK WASHER and a  $\frac{3}{8}$ " - 16 HEX NUT onto the THREADED ROD assembly. Tighten the entire assembly to 100 in-lbs. torque (Fig. 7C). This step may be completed after entire assembly process, or as each section is completed.

- G) Apply caulk to seam in channels of NEWEL POST assembly to prevent moisture infiltration (Fig. 7D).

- H) Apply a  $\frac{1}{4}$ " bead of urethane base adhesive to NEWEL POST TOP SECTION, and then install NEWEL POST TOP (Fig. 7D).

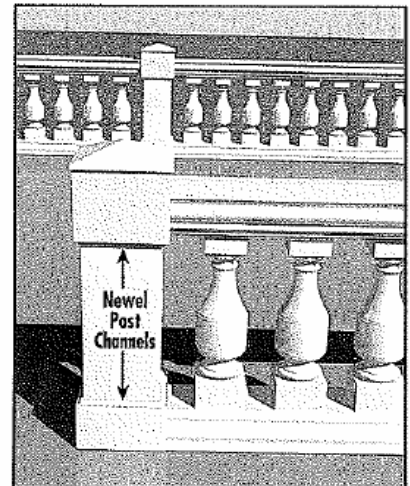


Fig. 7D

### Tip: How to dress up that Newel Post

Mouldings such as MLD601, MLD602, MLD610 and MLD611 may be applied to NEWEL POST CENTER SECTION as a decorative treatment. Just miter corners and fasten with a  $\frac{1}{4}$ " bead of urethane base adhesive and noncorrosive fasteners (Fig. 7E).

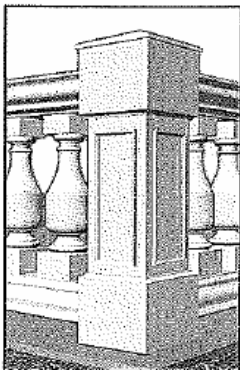


Fig. 7E



**CERTIFICATE OF APPROPRIATENESS**  
**COA-04-26**

August 12, 2004

Paul Slaymaker  
5679 Kutzke Parkway.  
South Beloit, IL 61080

Dear Mr. Slaymaker:

On August 12th, 2004, City staff reviewed your request for a Certificate of Appropriateness (COA) to install a new roof, gutters, replace several porch floor boards, replace the porch columns, railing and skirting and replace the soffit /underside of the side door overhang/canopy siding located at 1003 Emerson Street. The COA was approved subject to the following conditions:

1. The applicant may install new "Three Tab" asphalt shingles in an "Shasta White" or similar color manufactured by Owens Corning or a comparable vendor. The gutter shall be in a color complementary to the house. Repair to the porch floor boards shall entail the use of like materials.
2. The applicant may remove the siding/enclosure and latticework and replace the existing porch railing and columns as needed with the synthetic railing system as shown in the attached brochure. The applicant may also repair the porch skirting as needed with like materials.
3. Any changes or additions to this COA must be reviewed by staff prior to the start of any work. Work done without prior review will be subject to the issuance of correction orders or citations.
4. All work must be completed by August 12, 2005.

An approved Certificate of Appropriateness means that you may proceed with your project. This letter may be used as evidence when requesting any necessary City Permits. If you have any questions or concerns, please contact Tim Bragg at 364-6711.

Sincerely,

Julie Christensen  
Community Development Director

c: File

# *CITY of BELOIT*

## **Neighborhood Planning Division**

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

### **CERTIFICATE OF APPROPRIATENESS CHECKLIST**

For property located at: 1003 Emerson 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>