

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** April 17, 2012

**Agenda Item:** 5

**File Number:** COA-2012-10

**Applicant:** Chris LaPlant

**Owner:** Ronald E. Klein

**Location:** 748 Wisconsin Avenue

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

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

**Parcel Size:** 0.09 Acre

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### Request Overview/Background Information:

Chris LaPlant of Mad City Windows has submitted an application for a Certificate of Appropriateness (COA) to replace three wood double-hung windows with a new bay window with a "hip style roof" for the property located at 748 Wisconsin Avenue. The applicant had begun to install the bay window at the subject property without a Certificate of Appropriateness. A Notice of Violation was issued to the property owner on March 27, 2012 as well as a Citation from the Residential Building Official on April 2, 2012 (see letters below). The subject property is located in the College Park Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

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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:

- This project was started without a COA and without a Building Permit.
- Timeline
  - Planning Staff received a complaint regarding the replacement of windows at the subject property without a Certificate of Appropriateness or Building Permit on March 26, 2012.
  - Planning Staff coordinated with the Residential Building Official to issue a Stop Work Order to the owner of the subject property.
  - Planning Staff issued a Notice of Violation letter (see attached) on March 27, 2012 to the property owner requiring him to submit a Certificate of Appropriateness Application and to restore the building to its original appearance. The Residential Building Official issued a citation to the property owner on April 2, 2012 (see attached).
  - The applicant on behalf of the property owner applied for a Certificate of Appropriateness on March 29, 2012.
- The applicant has proposed to replace three existing wood windows with one vinyl bay window that is white in color on the property's south side.
- 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 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 the general review criteria included in the Ordinance.
- Section 32.06 of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:
  - (1) *Proportions of Windows and Doors: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark, or in case of new construction, with surrounding structures within the historic district.*

The applicant has altered the window openings by removing the three original double-hung wood windows and mullions and increasing its width and height as shown in the photographs below. The Intensive Survey Form does not explicitly state the architectural style of the house; however, it does mention that the house shares unique characteristics with that of neighboring houses at 738 and 744 Wisconsin Avenue. The unique characteristics shared by all three houses distinguish this property from all others within the Historic District. While the integrity of the subject property is diminished by the enclosure of the front porch the character and proportions of the windows shared between the three

houses have remained intact until this unauthorized alteration. The presence of the proposed bay window on the subject property does not maintain the integrity or character of the house, nor its bond with neighboring properties at 738 and 744 Wisconsin Avenue, or the College Park Historic District at large. Therefore, the proposed bay window for the subject property is inharmonious and not compatible with the character of the landmark or surrounding structures within the historic district.

- (2) *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 style of the proposed window is not compatible or consistent with other characteristics found on the house or the two neighboring houses mentioned above. The shingles on the “hip style roof” are black in color and do not match the color of existing roof shingles. The proposed bay window is vinyl and white in color. The original double-hung windows and other windows on the property are made of wood and are burgundy in color with a white casing. The color and vinyl material of the proposed bay window is of minor consequence to the character of the house. The Landmarks Commission has approved white vinyl windows in the past.

- 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 do not satisfy the standards of Section 32.06(6).

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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** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **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 and Building Services Division recommends *denial* of a Certificate of Appropriateness to replace three wood double-hung windows with one new vinyl bay window with a “hip style roof” for the property located at 748 Wisconsin Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance. Staff recommends that the three original double-hung wood windows be restored, or the applicant obtains a Certificate of Appropriateness to install windows that are compatible with the character of the house, neighboring properties at 738 and 744 Wisconsin Avenue, and the College Park Historic District.

However, in the event that the Landmarks Commission decides to issue a Certificate of Appropriateness to replace three wood double-hung windows with one new vinyl bay window with a “hip style roof” for the property located at 748 Wisconsin Avenue, the Planning and Building Services Division recommends the following conditions of approval:

1. The applicant shall install one Alside bay window that is vinyl and white in color.
2. The new bay window shall be installed in a workmanlike manner.
3. The shingles of the “hip style roof” above the casing shall match existing roof shingles in color and material.
4. The siding on the house shall remain intact and be protected during installment of new bay window.
5. All work shall be completed by Friday, May 4, 2012.

6. The applicant shall obtain a Building Permit before beginning any work. The completion date above does not extend any other time limits, such as those imposed by an order from the Community and Housing Services Division.
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.

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

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**Attachments:** Photographs, Notice of Violation, Notice of Citation, Application, Intensive Survey Form, and COA Checklist.





**Photographs of 748 Wisconsin Avenue**





City of  
**BELOIT, Wisconsin**  
Division of Neighborhood Planning

March 27, 2012

Ronald E. Klein  
748 Wisconsin Avenue  
Beloit, Wisconsin 53511

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

*Equal Opportunity Employer*

**Re: Notice of Violation – 748 Wisconsin Avenue**

Dear Mr. Klein:

This office has received a complaint regarding an inappropriate alteration of your historic property. As you know, your property is located within the College-Park Historic District. Section 32.06(2) of the City's Historic Preservation Ordinance states that "any alteration of designated landmarks, landmark sites, or structures within an historic district in the City shall first require a Certificate of Appropriateness." An inspection of your property has revealed that the windows on the south side of the house have been removed and replaced with wooden boards.

**In accordance with Section 32.20(1) of the Historic Preservation Ordinance, you are hereby ordered to restore the property to its appearance prior to the violation.** This process begins with the submittal of a COA application (enclosed). The COA application, relevant attachments, and the review fee must be received by Friday, April 6, 2012. If a completed COA application is not received by this deadline, this office will pursue the penalties outlined in Section 32.20 of the Historic Preservation Ordinance.

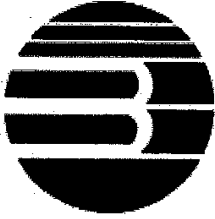
You may request a review of this order or may appeal the order as provided in Section 1.15 of the Municipal Ordinances. I look forward to a quick resolution of this matter.

Sincerely,

Michael D. Lofton II  
Assistant Planner

Enclosure

c: File, Property  
Building Official  
Code Inspector



**CITY OF BELOIT**  
**CODE ENFORCEMENT**

**NOTICE OF CITATION**

**Violation Number: 19203**

April 2, 2012

KLEIN, RONALD E  
748 WISCONSIN AVE  
BELOIT, WI 53511-5537

**RE: 748 WISCONSIN AVE**  
**Tax Parcel: 13670310**

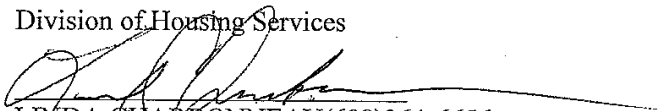
Orders regarding violation number 19203 as stated in the attached citation, at the above referenced property, were to be complied with by **03/29/2012**. An inspection of the premises reveals that the orders have not been complied with. *These orders remain in effect for 24 months.*

Attached are copies of the citation(s) issued to you for non-compliance and requiring you to appear in the **City of Beloit, Municipal Court, City Hall, 100 State Street, Beloit, Wisconsin at 8:30 A.M. on the date designated on the attached citation**, or to post a cash deposit before that time.

If you do not post a cash deposit, **YOU MUST APPEAR IN COURT OR A WARRANT WILL BE ISSUED FOR YOUR ARREST, AT WHICH TIME YOU WOULD BE REQUIRED TO POST A CASH BOND OR GO TO JAIL.**

Should this violation remain uncorrected or be allowed to recur, additional citations for non-compliance will follow. Each day that a violation continues shall constitute a separate offense. The current penalty for a second offense is \$303.00, a third offense is \$429.00 and a fourth offense is \$681.00.

FOR THE CITY OF BELOIT  
Division of Housing Services

  
LINDA CHARBONNEAU (608) 364-6656  
Code Inspector, 100 State Street, Beloit, WI 53511

N1252751 – FAILURE TO OBTAIN BUILDING PERMIT

# CITY of BELOIT

## NEIGHBORHOOD PLANNING 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: \_\_\_\_\_

1. Address of property: 748 WISCONSIN AVE.

2. Parcel #: \_\_\_\_\_

3. Owner of record: RONALD KLEIN Phone: 608-313-3102

748 WISCONSIN AVE. BELOIT WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: CHRIS LAPLANT

5020 VOGES RD. MADISON WI 53718  
(Address) (City) (State) (Zip)

608-838-0661 / \_\_\_\_\_ | CHRIS.LAPLANT@MADCITYWINDOWS.COM  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: SMG. FAMILY

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.)

3 EXISTING DOUBLE HUNG WINDOW WILL BE REPLACED W/ ONE  
3 LIGHT BAY WINDOW. REMOVE TWO MULLIONS AND REPLACE  
HEADER W/ TWO 2X12X10". A HIP STYLE ROOF WILL  
BE INSTALLED OVER NEW BAY UNIT AND SHINGLED W/ NEW 35YR. ARZ.  
SHINGLES. NEW FLASHING WILL BE INSTALLED BEHIND SIDING.

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: <b>\$45.00 / \$25.00 if staff approved</b>	Amount paid: \$ _____
Scheduled meeting date: _____	
Application accepted by: _____	Date: _____

**Mad City Windows**

5020 Voges Rd.  
Madison, WI 53718  
(608) 278-1500 - Madison  
(262) 510-2872 - Waukesha  
(815) 315-1895 - Rockford  
(608) 898-4368 - Fax

Source: TV Home Show  
Page: 1 of 1



Proposee	Send A Gate Klein	Date	2/27/12
Address	678 Wisconsin Ave	Phone	(608) 313-3102
City/State/Zip	Beloit WI	Call Phone	
Email	redmond10@fhs.net	Sales Rep	Aaron Papp

- Window Styles:**
- DH
  - SL
  - CV
  - EV
  - DHP
  - CASE
  - GAR
  - BAYC
  - BAYD
  - BOW4
  - BOWS
  - BH
  - AMN
  - DL

The following units shall be furnished and installed by Mad City Roofing, Inc. as specified below. No verbal agreements will be recognized.

Qty.	Location	Style	Width	Height	Product Line	Interior			Exterior			Grids	Location	Frosted Glass	Full Screen	Sill	Other Options	
						Color	Color	Color	Color	Class	Type							
1	Dnr Bay	415	114	65	Envue	WH	WH	WH	WH	Yes	Yes	None	None	None	NO	NO	NO	

**Steel Entry Doors, Storm Doors and Patio Doors:** Steel doors will be primed only, not painted.

Qty.	Door Type	Style Code	Product Line	Size	Color	Handle side from inside home	Options

Other Work:

All discounts applied at initial visit

- Custom Installation Package:**
- Remove existing windows
  - Secure new units in openings
  - Insulate around new units
  - Custom trim exteriors using trim coil - color: \_\_\_\_\_
  - Seal using premium-grade silicone caulk
  - Complete clean up of debris
  - Full workmanship warranty
- Total Window Units: 1  
Total Door Units: none

Down Pmt: \$ 300.00  
Balance: \$ 5977.00

Cash  
 Finance  
 Cash  
 Check  
 Credit Card

Mr. Social Security # \_\_\_\_\_ Mrs. Social Security # \_\_\_\_\_

ACCEPTANCE OF PROPOSAL: It is agreed and understood by and between the parties that this agreement, front and back, constitute the entire understanding between the parties, and there are no verbal agreements changing or modifying any of the terms of this agreement. The buyers have read the front and reverse of this agreement and have received a complete, signed and dated copy of this agreement on the date first written above. You, the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See attached notice of cancellation for any further explanation of this right.

Buyer Signature: Ronald E. Klein  
Buyer Signature: \_\_\_\_\_  
Buyer Signature: \_\_\_\_\_

*Bay and Bow Windows help create dramatic new opportunities, adding style to the exterior of your home as they expand interior space, light and views.*

1. Vinyl frames and seals will never rot, crack or warp. Made with premium materials, the vinyl seals a bonded fiberglass on the bonded glass frame.
2. Extended vinyl frames and seals help to increase energy efficiency.
3. Multi-chamber design allows for additional insulation between window units and panels.
4. 1 1/2" Insulation grade vinyl is standard in the construction of bay, bow and bow.
5. 3" pre-insulated insulation option helps increase energy savings and provides a more comfortable interior.
6. Hard and softwood or oak or birch veneer finish oak, maple and an end-grain finishing, or example.
7. Adaptive trim lets the added hanging system is designed to minimize possible sagging of lessing and the most for standard frame.

**Plus these additional features:**

- Similar standard window design provides superior strength and support for the selected veneer.
  - Hard and soft wood finishing, double-paned glass with optional air space improves year-round performance.
  - 177-point PVC Window System Screen maintains thermal efficiency and the life of the insulated glass unit.
- Enhance your Bay and Bow Windows with these options:**
- ClimateTech™ insulated glazing pack, featuring Low-E Glass and PPG Intergral™ SunShield™ System, for enhanced shading performance.
  - Right to Left Drapery Screen Panels, available while keeping tracks out.
  - Bay and Bow Windows are available in white or beige with an optional soft maple, maple or birch veneer finish, or a dark wood finish.
  - Color-coordinated maintenance-free interior finish, oak and cashwood surfaces. Available in matching woodgrain veneer finishes.



*Bay and Bow Windows let you change the basic architectural look of your home – inside and out. They open up rooms, making them seem larger and brighter.*

All Made Bay and Bow Windows are constructed with premium oak stain, double-paned and easy-maintenance. And the screens of every Made Bay or Bow window are made with a soft maple or birch veneer that's ready to staining or painting. Additional and optional features include:

- 1 1/2" Insulation grade vinyl is standard and available in hard, softwood and finish.
- 3" pre-insulated keyboard option means a more comfortable home and helps increase energy savings.
- ClimateTech™ insulated glazing pack provides superior shading performance for the 4-1/2" view component.
- Bay and Bow Windows are available in white or beige with optional soft maple, maple or birch veneer finish, or a dark wood, finished or cherry woodgrain interior finishes.
- Color-coordinated, maintenance-free interior finish, oak and cashwood surfaces in soft maple, oak, maple or birch veneer finish, or a dark wood, finished or cherry woodgrain finishes.
- Extended roof system available with an optional 1 1/2" or 2" pre-insulated insulation.
- Available in your choice of color-shading components or flexible combination.
- Made Bay Windows are available in white or beige with optional soft maple, maple or birch veneer finish, or a dark wood, finished or cherry woodgrain finishes.
- Made Bow Windows are available in white or beige with optional soft maple, maple or birch veneer finish, or a dark wood, finished or cherry woodgrain finishes.



The expanded view offered by the 3-1/2" Bay Window allows a wonderful view in the kitchen. (Color)



**Extended Box Window**



*A vinyl hanging system is standard for the extended box window. (Color)*

- Solid construction frame, 1 1/2" wide or thick Insulation-grade hardwood veneer.
- Exterior proposition available in 177-point PVC or 1 1/2" Insulation grade vinyl.
- Color-coordinated, maintenance-free interior finish, oak and cashwood surfaces.
- Available in 1, 2, and 3-lug models.
- Choose from white or beige window with optional soft maple, maple or birch veneer finish, or a dark wood, finished or cherry woodgrain interior finishes.
- Color-coordinated, maintenance-free interior finish, oak and cashwood surfaces.
- Available in your choice of color-shading components or flexible combination.
- Made Bay Windows are available in white or beige with optional soft maple, maple or birch veneer finish, or a dark wood, finished or cherry woodgrain finishes.
- Made Bow Windows are available in white or beige with optional soft maple, maple or birch veneer finish, or a dark wood, finished or cherry woodgrain finishes.



# Garden Windows: A Bright Showcase

# Decorative Options

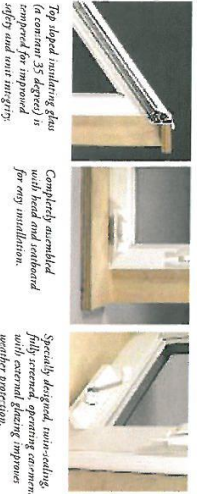
*Now you can have fresh flowers or herbs in your home throughout the year, right in the room where they'll bring you the most pleasure.*

See for yourself how a Garden Window brings the outdoors in without sacrificing comfort. On warm, sunny days the fully screened, room-sealing side vents bring in gentle breezes. The Alside Garden Window will not chip, blister or peel and will never need scraping or painting. The deep 17" seatboard makes a great accent area for your favorite plants and a full 1" insulated glass package offers you added comfort all year round.

- Fully welded mainframe for strength and stability.
- Top sloped insulating glass panel is tempered for improved safety and unit integrity.
- Equal spacings between picture units and operating sashes.
- Twin-sealing, fully screened, operating casements improves weather protection.
- Multi-point locking system for a tighter seal and added security.
- Clear 1" insulated glass unit provides all-weather protection.
- An adjustable 3/8" thick glass shelf with polished edges is standard on all Garden Windows.



Head and sashboard (17" deep) are available in epoxy or oak veneer.



Top sloped insulating glass (a constant 35 degrees) is tempered for improved safety and unit integrity.

Completely assembled with head and sashboard for easy installation.

Specialty designed insulating fully screened operating casements with external flange improves weather protection.

### Colors and Finishes

Interior finishes include white and beige, as well as laminate woodgrains in white, soft maple, rich maple, light oak, dark oak, foxwood and cherry. All interior woodgrains have a white or beige exterior — except white woodgrain, which is available in a beige exterior only. Exterior choices include white and beige, as well as laminate colors in Architectural Bronze, Fluted Klaski, Desert Clay, English Red, Forest Green, American Terra and Castle Gray. All exterior laminate colors shown have a white interior. American Terra is also available in a beige interior.



### Corian® Seatboard

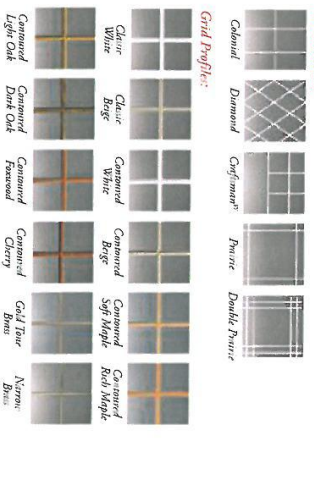
For the ultimate in style, choose from these Corian color selections. Recessed within the seatboard area, they offer an elegant finishing touch to any Bay or Bow Window unit.



### Grid Options

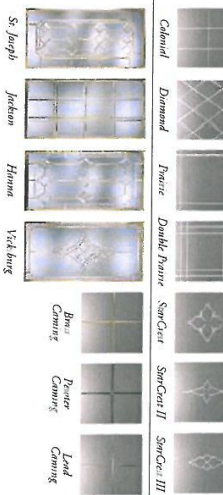
Designer grids lend an added measure of style and dimension to your windows. All grids are enclosed within the insulated glass unit for easy cleaning. Choose from our selection of beautiful grid profiles and patterns to design the ideal window for your home:

- **Classic Grid** — available in Colonial, Diamond, Prairie and Double Prairie patterns
- **Contoured Grid** — available in Colonial, Prairie and Double Prairie patterns
- **Gold Tone Bees Grid** — available in Prairie and Double Prairie patterns
- **Narrow Brass Grid** — available in a Colonial pattern



### V-Grooved Cut Glass

Bay, Bow and Garden Windows are also available in a variety of cut and polished glass patterns.




### Authentic Beveled-Leaded Glass

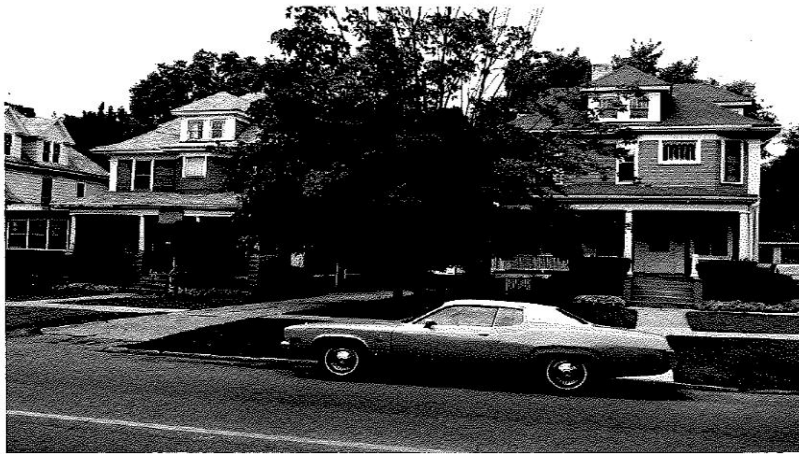
These options add personality and curb appeal to any home. All leaded glass is crafted using hand-cut glass, crystal bevel chasers, and hand-soldered caming. Available in four attractive glass styles to suit your architectural decor. Select a caming metal to match your taste — brass, pewter, or lead.

\* Sold only with diamond windows. † Available in opening and locking versions.



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

<b>1</b> City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Wisconsin          Number 738, 744, 748	
Street Address:  738, 744 and 748 Wisconsin Avenue		Legal Description:	Acreage:		
Current Name & Use:  Residences		Current Owner:			
Film Roll No.  R0-110  Negative No.  8, 9  Facade Orient.  E			Current Owner's Address:  Special Features Not Visible In Photographs:		
<b>2</b> Original Name & Use:  Dates of Construction /Alteration c. 1910  Architect and/or Builder:		Source  Source A  Source	Previous Owners  Dates  Uses  Source		Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>3</b> Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input type="checkbox"/> Represents a type, period, or method of construction <input type="checkbox"/> Is a visual landmark in the area <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> None		<b>4</b> Historical Significance <input type="checkbox"/> Assoc. with lives of significant persons <input type="checkbox"/> Assoc. with significant historical events <input type="checkbox"/> Assoc. with development of a locality <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> None		Section	
Architectural Statement:  Three virtually identical speculative houses. Each is two stories plus attic with narrow clapboard siding, paneled corner boards*, front porches across the front (744 has its original columns and railing), and bays on the second floor and dormers in the attic, both of which have diamond paned windows.  *744 only		Historical Statement:		Map Name  Near East Side Historic District	
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor		<b>6</b> Representation in Previous Surveys <input type="checkbox"/> HABS <input type="checkbox"/> NAER <input checked="" type="checkbox"/> WIHP <input type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other:		Map Code  NES 110/84349	
<b>B</b>		<b>7</b> Condition 744,748 738 <input checked="" type="checkbox"/> excellent <input checked="" type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins			
<b>C</b>		<b>8</b> District: Near East Side Historic Dist. <input type="checkbox"/> pivotal <input checked="" type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: <u>R</u> date: <u>01/01</u>			
<b>D</b>		<b>9</b> Opinion of National Register Eligibility <input checked="" type="checkbox"/> eligible <input type="checkbox"/> not eligible <input type="checkbox"/> unknown <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local initials: <u>R</u>			
<b>E</b>					
<b>F</b>					



738 Wisconsin

past



past



South-  
east



July, 1991



744 Wisconsin

east



South  
east



east



July, 1991



748 Wisconsin

North



East



South  
~~West~~  
East



July, 1991

# *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 CHECKLIST**

For property located at: 748 Wisconsin Avenue

<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>	