

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 21, 2013

Agenda Item: 5

File Number: COA-2013-09

Applicant: Lisa Anderson-Levy &
Robert Levy

Owner: Lisa Anderson-Levy & Robert
Levy

Location: 723 Church Street

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

Existing Land Use: Single-Family
Dwelling

Parcel Size: 0.29 Acre

Request Overview/Background Information:

Lisa Anderson-Levy & Robert Levy have submitted an application for a Certificate of Appropriateness (COA) to install new vinyl windows for the property located at 723 Church Street. 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.

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 #5.

Key Issues:

- The applicant has proposed to replace 23 wood windows with new double-hung vinyl windows that are white in color and energy efficient.
- The new windows will be installed in two phases, as follows:
 - Phase 1) 11 windows will be installed this year; and
 - Phase 2) the remaining 12 windows will be installed in the next three years (between 2014 and 2016).
- Phase 1 includes the replacement of all 9 windows on the second floor and 2 windows on the first floor.
- Phase 2 includes the remaining 12 windows on the first floor.
- According to the applicant, the wood windows are deteriorated and are tainted with lead paint, which is a major concern because there are children and pets in the home.
- Ed Schoonover, of Schoonover Builders, will represent the property owner during the meeting. Mr. Schoonover is the window contractor who inspected the wood windows and drafted a proposal for the property owners to replace them.
- The property owners will not be able to attend the meeting because they are out of the country.
- Several photographs of this historic house are attached to this report.
- The house was built in 1885 and was classified as a 'contributing' structure within the College Park Historic District during the Beloit Intensive Survey. 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(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:

- (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 window openings will remain the same size and will not change.

- (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 proposed vinyl replacement windows are compatible with the style and character of the structure. However, it should be mentioned that there is decorative trimming (i.e. dentil molding, brackets, hipped roof,

etc.) present on the bay window located on the south side of the house. These decorative elements should be protected and preserved.

- 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).

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

Staff Recommendation:

The Planning and Building Services Division recommends approval of a Certificate of Appropriateness to install new vinyl windows for the property located at 723 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant may install twenty-three double-hung vinyl windows on the historic house.
2. The decorative trim (i.e. dentil molding, brackets, hipped roof, etc.) present on the bay window located on the south side of the historic house shall be protected and preserved.
3. The applicant shall obtain a Building Permit before beginning each phase of the project.
4. All work shall be done in a workmanlike manner.
5. All work shall be completed by January 1, 2016.
6. 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. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

Fiscal Note/Budget Impact: N/A

Attachments: Photographs, Project Description, Window Brochure, Application, Intensive Survey Form, and COA Checklist.

**Front of House (West Side)
(As viewed from Church Street)**



North Side of House



South Side of House



Bay Window on South Side of House



East Side of House



723 Church Street – Second Floor Windows



Figure 1 - Southwest Bedroom



Figure 4 - Southeast Bedroom (1)



Figure 2 - Southwest Bedroom (2)



Figure 5 - Southeast Bedroom (2)



Figure 3 - Southwest Bedroom (3)



Figure 6 - Southeast Bedroom (3)

723 Church Street – Second Floor Windows



Figure 7 - Northeast Bedroom (1)



Figure 10 - Northeast Bedroom (4)



Figure 8 - Northeast Bedroom (2)



Figure 11 - North Bedroom



Figure 9 - Northeast Bedroom (3)



Figure 12 - North Bedroom

Description of Project:

We would like to replace all the windows with like style/shape high quality vinyl windows. We will not change the rough openings nor the style of the windows. All the windows in our home are single paned, most are in desperate repair, several have broken frames, with lead paint on all. Open windows in the summer means that our children and pets are exposed to the fine lead dust in the frames from the opening and closing the windows. Inhaling this fine dust over time has negative health outcomes for both children and pets. Cleaning cannot mitigate all the effects of leaded dust. We plan on using a high quality custom made vinyl window with a substantial frame; Simonton Prism Platinum. The trim will remain the same. Given that our home has vinyl siding these windows will maintain the historic look of the house, create a safer environment for our family, as well as improve the ambient temperature in the home. We plan on replacing all the upper windows and 2 lower windows this summer (2013) and replace the remaining lower windows over the course of the next 3 years. We are requesting a completion date of November 2016 on this project due to the expense involved.

PROPOSAL



Custom Building & Remodeling

1025 Merrill Street • Beloit, WI 53511 • (608) 365-0368

Proposal Submitted to: Lisa Anderson-Levy Cell: 481-2026 Date: 3/11/13
Street: 723 Church Job Location: SOME
City, State, Zip: Beloit, WI, 53511 Job Phone: SOME

Job Description and Specifications:

Scope of work is to install new Simonton Prism Platinum Series vinyl windows in house. Units are white in color with high performance glass, full screens, mounted secure and sealed in place. Also, install expanding foam into cavity behind original jambs (sides, top, bottom). Remove and replace inner stops for installing, modify as needed. Exterior to have aluminum capping installed over wood trim on sills as needed, excluding top eave details. Note: before capping repair any rotted wood.

Daughter's room - 2 windows - Total Cost \$1140.-
Play room - 2 windows - Total Cost \$1110.-
Master Bedroom - 2 windows - Total Cost \$1050.-
Son's Room - 2 windows - Total Cost \$1080.-
* Master Bath - 1 window - Total Cost \$860.-
Living Room - 2 windows - Total Cost \$1200.-
Products warranted by manufacturer.
Workmanship guaranteed for 5 yrs.

As required by the Wisconsin and/or Illinois construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Interest at the rate of 1-1/2% per month will be charged from the date of acceptance for all payments not made within thirty (30) days of billing. If collection becomes necessary the Owner agrees that in addition to the amount due, the Owner shall pay all necessary collection costs, including, without limitation, attorney's fees.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

_____ dollars (\$ _____)

Payment to be made as follows: _____

All material is guaranteed to be as specified. All will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. The Owner shall carry fire and other necessary coverage insurance. We carry liability insurance for the project itself and Worker's Compensation insurance.

Authorized
Signature _____

Schoonover Builders

Note: This proposal may be withdrawn
by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Good Materials & Good Methods Assure Good Performance

Prism
BY SIMONTON



*Illuminating
a better way of living.*

Introduce the warmth and charm of natural light to your home with Prism® by Simonton Platinum windows. Hosting a sleek frame design that complements any style home, Platinum windows combine multiple window styles and options to create any look you desire. But the true beauty of Platinum windows comes in the details that fashion a strong, weather-resistant window which offers maximum energy efficiency. With Platinum windows you'll not only brighten your home, you'll illuminate a whole new way of living.

The perfect balance of strength and style come together to create a line of windows like no other. Prism® by Simonton Platinum. Captivating and inviting, as well as enduring and efficient, their beauty will reward you day after day, year after year.



Benefits

- A Quality Construction** The fusion-welded frame and sash create a strong one-piece design that helps prevent air and water infiltration.
- B Thermal Shield** Standard ProSolar® Low E glass increases thermal efficiency and greatly reduces ultraviolet infiltration.
- C Temperature Control** Denser than air, Argon gas fills the insulating glass unit for additional insulation against temperature changes.
- D Fresh Air** Dual vent latches provide partial ventilation without fully opening the sash to its fullest extent.
- E Ease of Use** Streamlined flush-mount tilt latches easily release the sash to tilt in for trouble-free cleaning. *(Double Hung only)*
- F Streamlined Protection** Dual, low-profile, color-matched cam locks* secure the window tightly for peace of mind and increased weather resistance.
- G Dependable Weather Barrier** The overlapping and interlocking meeting rail creates an extra tight seal, increasing protection against air and water infiltration.
- H Trouble-free Maintenance** Sash tilt in and lift out for easy cleaning of both sides of the window from inside the home. *(Double Hung only)*
- I Smooth Operation** The stainless steel constant force 3/4" coil spring balance system effortlessly raises and lowers your window and never needs adjusting. *(Double Hung only)*
- J Double-strength Glass** Extra-thick glass increases strength and resistance to breakage and includes a standard 25-year Glass Breakage Warranty.
- K Functional Design** Contoured extruded lift rails are molded into the sash and will not loosen or break off over time.
- L Water Repellant** Triple-stepped, sloped sill design moves water away from your window and home.
- M Precision Engineering** The unique pivot alignment system creates perfect alignment between the sash and the frame for continuous smooth operation. *(Double Hung only)*
Fiberglass Mesh Screen Superior fiberglass mesh is durable and crease resistant. *(Not shown)*

*Windows less than 28" in width feature a single cam lock



Sealed chambers in the vinyl profile increase insulation.



Classic exterior design blends with any style of home.



Clean weld lines create a strong one-piece unit.



Standard on Prism Platinum windows, ProSolar Low-E Glass with an Argon gas fill helps save energy and keep your home comfortable all year long.

Double-Lifetime Limited Warranty
A comprehensive warranty that covers vinyl, hardware, screens, insulating glass units and includes a 25-year Glass Breakage Warranty for additional homeowner peace of mind.



Intercept®
Spacer System

Supercept™

Super Spacer®

Three unique spacer systems are utilized in the Prism® by Simonton glass packages. The Intercept® spacer system offers a U-channel design that keeps glass warmer and flexes and contracts for reduced seal failure. The Supercept™ spacer utilizes the U-channel design, but is made of a stainless steel alloy that offers increased durability and thermal efficiency. The non-metallic foam Super Spacer® is non-conductive and increases energy efficiency by providing an airtight seal.

Glass Options

With a 7/8" insulating glass unit, ProSolar® Low E glass and an Argon gas fill, the standard features on Prism by Simonton Platinum windows, create an energy-efficient product. To take your Platinum windows to an even greater level of efficiency, the strategic features in our optional glass packages will accomplish the task.



Specifically designed for all areas of the country, the Northern, North-Central, South-Central and Southern glass packages meet ENERGY STAR guidelines in each climate zone. With tailored Low E technology and spacer systems, each package provides the energy-efficiency you expect from Prism by Simonton.

ProSolar Shade Upgrade

Combining ProSolar Shade Low E glass with a 1" dual-pane insulating glass unit, an Argon gas fill and the Supercept™ or Super Spacer® spacer system, this upgrade provides enhanced energy-efficiency and solar control.

High Energy Efficiency

Featuring a 1" triple-pane insulating glass unit, NDX3P glass packages provide increased levels of energy-efficiency and comfort. ProSolar or ProSolar Shade Low E glass combined with an Argon gas fill and Super Spacer provide the next level of energy performance. NDX3P2 glass packages are also available with two layers of ProSolar or ProSolar Shade Low E glass.

Superior Energy Efficiency

A 1" triple-pane insulating glass unit with a Krypton gas fill takes great energy-efficiency to a superior level. Add Super Spacer, two layers of ProSolar or ProSolar Shade Low E glass and the NDXRS* glass package achieves the ultimate in energy-efficiency and comfort.

Sound & Security

NDXSECURE features impact-resistant laminated glass that consists of a durable interlayer sandwiched between two layers of glass. Laminated glass offers increased safety, sound control, UV protection and energy efficiency. Each package features Supercept or Super Spacer and ProSolar Low E glass with an Argon gas fill for increased energy efficiency.

*Consult your sales representative to determine which glass package best fits your needs.
Not available on Patio Doors.

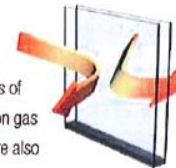


ProSolar SHADE

ProSolar® Shade is an advanced, spectrally selective glass that features a unique formula with three layers of silver for maximum insulation. This impressive glass offers the ultimate in solar heat control, fading protection, visibility and energy savings.



Laminated glass consists of two panes of glass adhered to a clear, puncture-resistant, durable plastic interlayer. The strong interlayer will remain intact, even when struck with force.



Argon gas is an odorless, colorless, non-toxic gas that is six times denser than air. When used to replace air between glass panes in insulating glass units, it helps reduce temperature transfer. Even denser than Argon gas, Krypton gas maximizes energy efficiency and reduces temperature transfer even further.



A 1" triple-pane insulating glass unit consists of a three panes of double-strength glass that create two separate air spaces in the IG unit for increased resistance to temperature transfer.



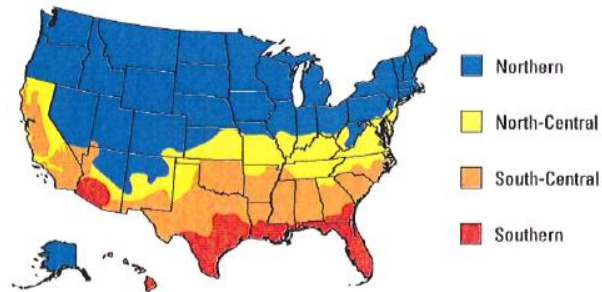
As an ENERGY STAR® partner, Simonton Windows® is committed to meeting the strict criteria of the U.S. Environmental Protection Agency and the U.S. Department of Energy to help conserve energy and reduce heating and cooling costs for all our customers.

Energy Efficiency



Tilt-In/tilt-out sash on Double Hung windows allow both glass surfaces to be cleaned from inside the home.

With reducing energy costs a top concern, Prism Platinum windows provide the features that produce maximum efficiency and can be ordered to meet ENERGY STAR® performance levels. Regionally specific, the ENERGY STAR guidelines are designed to improve energy performance for all areas of the country. To ensure your window and door qualifies, Simonton has developed ENERGY STAR glass packages for each climate zone – Northern, North-Central, South-Central and Southern. These glass packages utilize an insulating glass unit with advanced Low E technology, an Argon gas fill and durable spacer systems that drastically reduce the transfer of heat and cold—helping you conserve energy and save money. Low E also blocks ultraviolet rays, which can fade carpets, draperies and artwork.



	Average annual savings when replacing a single-pane, clear glass window with a 2010 ENERGY STAR window.	Average annual savings when replacing a dual-pane, clear glass window with a 2010 ENERGY STAR window.
Atlanta, GA	\$176	\$71
Boston, MA	\$493	\$198
Chicago, IL	\$352	\$155
Denver, CO	\$266	\$115
Des Moines, IA	\$378	\$161
FL Worth, TX	\$261	\$145
Jacksonville, FL	\$270	\$195
Nashville, TN	\$216	\$95
Pittsburgh, PA	\$430	\$188
Richmond, VA	\$200	\$84

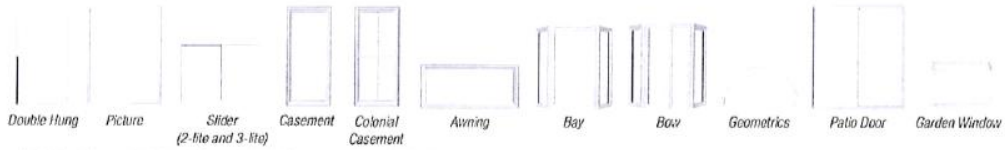
Source: U.S. Department of Energy (2009)

Note: For Savings Methodology, visit www.energystar.gov/windows_methodology

Styles and Options

Prism® by Simonton windows and doors offer a wide selection of colors, grid styles and patterns to accomplish the look you want.

Styles

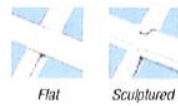


All color styles available in all options in all areas. Contact your Prism® by Simonton representative for complete information.

Colors

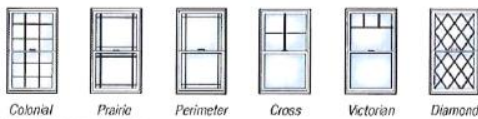


Grid Styles



Color-matched flat and sculptured grids are available in Colonial, Prairie, Perimeter, and Cross patterns. Victorian and Diamond patterns are only available with flat grids. Products with exterior color are only available with sculptured grids.

Grid Patterns



Special grid patterns are also available.

Decorum

Custom Interiors



Antique Cherry Maple Contemporary Oak

(Interior or 1/2" thick of white exterior and Dark Rose hardware)

Custom Hardware



Brushed Nickel Oil-rubbed Bronze Polished Brass Antique Brass Satin Nickel

Brushed Nickel is not available on the Picture Door. Oil-rubbed Bronze is not available on the Garden Door. Satin Nickel is available only on the Garden Door.

Custom Exteriors



Tan Driftwood Cream Brick Pine Chocolate Bronze

NOTE:
-Exterior colors are not available on Driftwood products.
-The driftwood color, Decorum woodgrain interior and exterior color options are not available on the Garden Door.
-No styling options are available on the Garden Window.

Manufactured by:
SIMONTON
WINDOWS®
3948 Townfair Way • Suite 200
Columbus, OH 43219 • www.simonton.com

Distributed by:
NORANDEX
BUILDING MATERIALS DISTRIBUTION, INC.
300 Executive Parkway West • Suite 10
Hudson, OH 44236 • www.norandex.com

The information contained is current at the time of printing. Changes to the product(s) may have been made since publication. Not all product styles and options available in all areas. Please consult your sales representative prior to purchasing. Due to limitations in the printing process actual colors may vary from printed materials. Please see a sample of the product before making your final color selection. Simonton Windows, Prisma, Decorum and the stylized "S" are registered trademarks and Supercept™ is a trademark of Simonton Building Products, Inc. Prism® is a registered trademark of Norandex Building Material's Distribution, Inc. Super Spacer® is a registered trademark of Edgetech I.G. Inc. Intercept® is a registered trademark of PPG Industries, Inc. ©2012 Simonton Building Products, Inc. Printed in U.S.A.

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-2013009

1. Address of property: 723 Church Street Beloit WI 53511

2. Parcel #: 1367-0155

3. Owner of record: Lisa Anderson-Levy/Robert Levy Phone: 608.207.9503

Same as above

(Address) (City) (State) (Zip)

4. Applicant's Name: Same as above

(Address) (City) (State) (Zip)

608.363.2293 / 608.481.2036 / levyl@beloit.edu
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Primary dwelling

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.)

Please see attached.

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).

 / Lisa Anderson-Levy / 25 April 2013
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 50.00
* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: May 21, 2013
Application accepted by: Michael D. Lytle Date: 4/25/13

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Church Number 723
Street Address: 723 Church Street		Legal Description:	Acreage:	
Current Name & Use: Residence		Current Owner: Jarrett W. Strawn		
Film Roll No. R0-86 Negative No. 1, 4 Facade Orient. W			Current Owner's Address: Same	
Special Features Not Visible In Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
2 Original Name & Use: Dates of Construction/Alteration: c. 1885 Architect and/or Builder:	Source: Source: A Source:	Previous Owners Dates Uses Source 	Town Range Section	
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 checked="" 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			Map Name Near East Side Historic District
Architectural Statement: Two story Italianate/Greek Revival style residence with intersecting gabled roof. Eaves include single bracketing. Front porch has prismatic rustication in pediment gable and entrance. Windows have flat hooded lintels with brackets. Corner pilasters frame clapboard facade.		Historical Statement:		
5 Sources of Information (Reference to Above) A Visual estimate of surveyor B C D E F	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 NES 86/1
7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____		
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: _____				

723 Church

South-
west



west



north-
west



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: 723 Church Street

GENERAL REVIEW CRITERIA	YES	NO	N/A
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?			X
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.	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	X		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
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.	X		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
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?	X		
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?	X		