

**MEETING NOTICE AND AGENDA
BELOIT LANDMARKS COMMISSION
Tuesday, September 17, 2013, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the August 20, 2013 Meeting
3. Public Comments
4. Shauna El-Amin – Certificate of Appropriateness
COA-2013-31 Review and consideration of a Certificate of Appropriateness to add new awning signs for the property located at 656 Pleasant Street.
5. Mulligan Restoration Inc. – Certificate of Appropriateness
COA-2013-34 Review and consideration of a Certificate of Appropriateness to repair the roof and front porch for the property located at 816 Harrison Avenue.
6. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
7. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
 - D. Historic District Sign Committee
8. Adjournment

*If you are unable to attend this meeting, notify the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.***

Approved: Stephanie Hummel, Planner
September 5, 2013

** Please note that upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
BELOIT LANDMARKS COMMISSION
Meeting of August 20, 2013

A Meeting of the Beloit Landmarks Commission was held on Tuesday, August 20, 2013 in the City Hall Forum.

Present: Rick McGrath, Steve Vollmer, Sandra Williams, Ruth Vater, Donna Johnson

Absent: Ellen Joyce, Charles Haynes

1. Roll Call

Commissioner McGrath called the meeting to order at 7:00 PM. Director of Planning & Building Services Drew Pennington called the Roll.

2. Minutes of the June 18, 2013 Meeting

The Minutes of the June 18, 2013 meeting were approved on a motion by Commissioner Vater, seconded by Commissioner Vollmer. The motion carried (5-0).

3. Public Comments: None

4. Marjorie Fizzell – Certificate of Appropriateness

COA-2013-26 Review and consideration of a Certificate of Appropriateness to replace the porch steps & landing for the property located at 622 Harrison Avenue.

Mr. Pennington read the staff report.

Ms. Fizzell identified herself as the applicant. Commissioner Johnson commented that the proposed alterations would improve the appearance of the porch. Commissioner McGrath expressed his agreement.

Following this discussion, Commissioner Williams made a motion to approve the requested COA, subject to the conditions recommended by staff. Commissioner Vater seconded the motion. The motion carried (5-0).

5. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting

Mr. Pennington announced that he recently issued the following Certificates of Appropriateness:

703 Park Avenue – To install a fence.

829 Church Street – To replace storm windows.

657 Bluff Street – To replace sign faces.

212 W. Grand Avenue – Tuckpointing.

625 Harrison Avenue – To replace the roof.

822 Park Avenue – To install a fence and replace shutters, garage roof, and gutters.

410 Bluff Street – To install a fence.

6. Committee Reports

- A. Education & Outreach Committee: Commissioner Johnson announced that she will be leading a Bluff Street walking tour during Heritage Days. Commissioner Williams announced that she & Ms. Fizzell will lead the east side walking tour. The Commissioners discussed collaborating with the Beloit Historical Society on outreach.
- B. Grant Writing Committee: The Commissioners discussed the grant proposal for an Intensive Survey Update being prepared by Commissioner Joyce.
- C. Site Visit Committee: Nothing to report.
- D. Historic District Sign Committee: Commissioner McGrath asked Mr. Pennington to ask the Community Development Director for an update on CIP funding for signs.

7. Adjournment

At 7:40 PM, Commissioner Vollmer made a motion to adjourn the meeting, and Commissioner Johnson seconded the motion. The motion carried (5-0).

Drew Pennington, Director of Planning & Building Services

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: September 17, 2013

Agenda Item: 4

File Number: COA-2013-31

Applicant: Shauna El-Amin

Owner: City of Beloit

Location: 656 Pleasant Street

Existing Zoning: PLI; Public
Existing Land Use: Museum
Lands/Institutions

Parcel Size: .1988 Acre

Request Overview/Background Information:

Shauna El-Amin has submitted an application for a Certificate of Appropriateness (COA) to add two (2) new awning signs to the property located at 656 Pleasant Street. This property is an individually listed Historic Landmark. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration designated landmarks.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The applicant has proposed the installation of two (2) new awning signs. The applicant has not proposed any other changes to this historic property.
- The primary awning sign will be at the front of the building, maroon in color with text reading “The Angel Museum” in gold and white, along with their logo. This will be 139” wide by 81” tall with a 36” projection. This awning will cover the existing “St Paul’s Catholic Church” emblem.
- The secondary awning sign will hang over an entry point on the North side of the building. This will also be maroon in color and read “Entrance” in white. This will be 80” wide by 35” tall with a 25” projection.
- The City’s Sign Code is currently being updated to allow for Awning, Canopy, and Marquee signs in PLI Zoning Districts with a maximum of 300 square feet. Both signs are under the square footage maximum.
- During the Beloit Intensive Survey, the property was classified as an Individual Historic Landmark. 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.
- 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: *Scale and Architectural Details*
 - The proposed colors, materials, and size are compatible with the original character of this historic property.
- The proposed awning signs satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

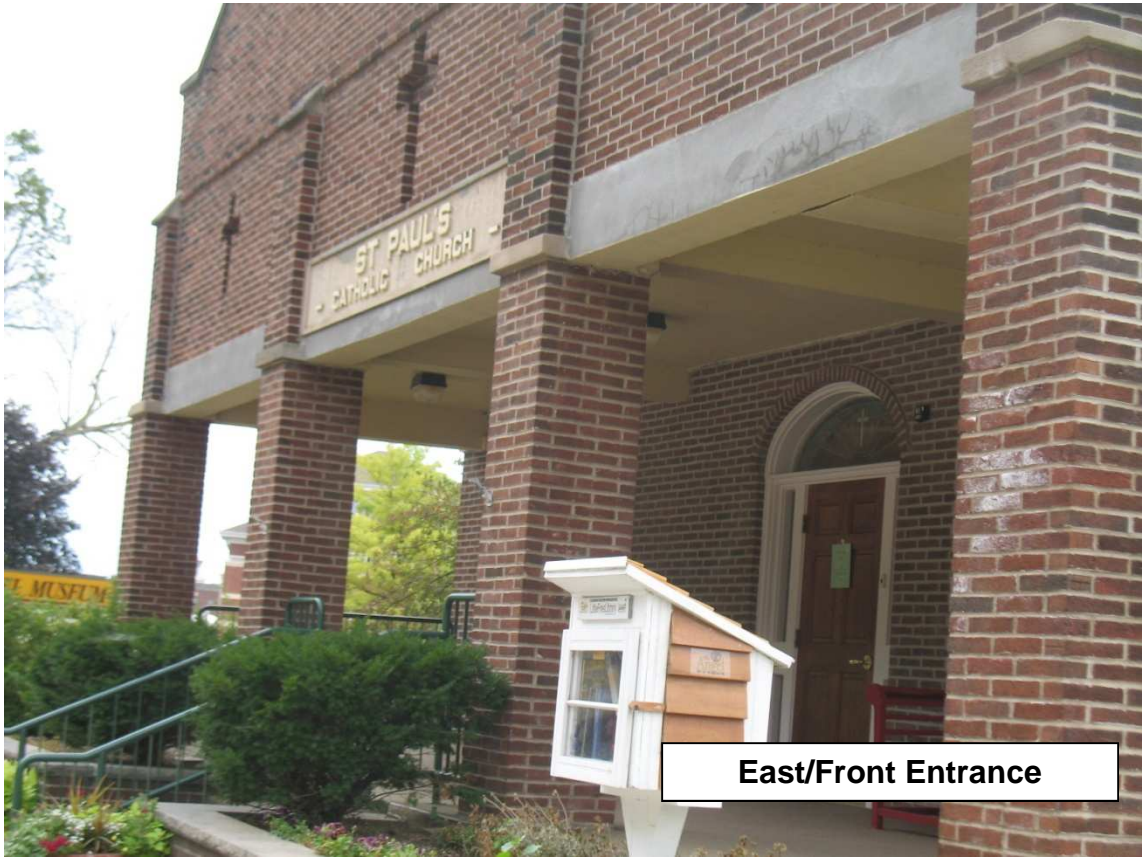
Staff Recommendation:

The Planning & Building Services Division recommends approval of a Certificate of Appropriateness to install new awning signs at the property located at 656 Pleasant Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the materials, colors, and dimensions presented in the application and attachments.
2. Prior to beginning this project, the applicant’s contractor shall obtain Building and Sign Permits.
3. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: N/A

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



East/Front Entrance



East/Front Entrance



North Entrance

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-2013-31

1. Address of property: 656 Pleasant Street.

2. Parcel #: 13534000

3. Owner of record: City of Beloit

Phone: _____

100 State St.

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Shauna El-Amin, Board President

656 Pleasant Street.

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

608-362-9099

/608-436-9418

/info@angelmuseum.org

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of property: The Angel Museum

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.)

We would like to install an awning on the building front and side. Please see attached renderings provided by Northrop Awning Company.

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).

Shauna El-Amin / Shauna El-Amin, Board President / August 15, 2013
(Signature of applicant) (Print name) (Date)

Review fee: <u>\$50.00* / \$25.00* if staff approved</u> Amount paid: \$ <u>N/A (waived)</u>
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>Sept. 17, 2013</u>
Application accepted by: <u>Drew Pennington</u> Date: <u>8/16/13</u>



NORTHROP
Awning Company



Entrance

NORTHERN
Awning Company

NORTHROP
Awning Company 1890

411 S. Pearl St. Janesville, WI 53545
 608-754-7158

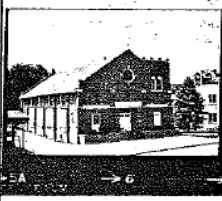
Invoice

Date	Invoice #
8/14/2013	12127

Bill To
Angel Museum Shauna El-Amin 656 Pleasant St. Beloit, WI 53511

P.O. No.	Terms	Project
	Due on receipt	

Description	Amount
Fabrication and installation of two entrance awnings as follows:	
Front awning	1,450.00
Front graphics	350.00
Side awning	650.00
Side awning graphics	75.00
Subtotal	\$2,525.00
Sales Tax (0.0%)	\$0.00
Total	\$2,525.00

1		2		3		4		5		6		7		8		9	
City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Street Pleasant		Number 656		Town City Engineer's		Map Name CE 88/6		Section	
Street Address: 656 Pleasant Street		Current Name & Use: St. Paul's Catholic Church		Original Name & Use: St. Paul's Catholic Church		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		Sources of Information (Reference to Above): A Book of Beloit, 1936, p. 120		Representation in Previous Surveys: <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		Condition: <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		District: <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing		Opinion of National Register Eligibility: <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: PH	
Current Owner:		Current Owner's Address:		Dates of Construction/Alteration: 1913-1914		Architect and/or Builder:		Architectural Statement: <p>The gable roof of this church is flanked by a truncated square "tower" with flat roof trimmed with battlements. The front red brick gable wall includes wall buttresses, inset crosses and a rose window with four keystones. Side walls contain a series of four round windows each.</p>		Historical Statement: <p>Although at first Beloit's Italian-speaking Catholic families were parishioners at St. Thomas Catholic Church, they later formed their own St. Paul's Catholic Church and dedicated their church building in 1914. Miss Alice Broder, a prominent Beloit woman, donated a large sum of money for the church. The church was then named after the name saint of her brother Paul. (A)</p>		Map Code CE 88/6					
Film Roll No. RO-88		Negative No. 6		Architectural Significance: <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: <input checked="" type="radio"/> None		Previous Owners		Uses		Sources		Map Code CE 88/6					
Facade Orient. E		Prints 		Source A		Source		Source		Source		Map Code CE 88/6					
Special Features Not Visible In Photographs:		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No															

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: 656 Pleasant 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		

CITY OF BELOIT



REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: September 17, 2013

Agenda Item: 5

File Number: COA-2013-34

Applicant: Mulligan Restoration

Owner: Nancy Soeurt

Location: 816 Harrison Avenue

Existing Zoning: R-1B; Single-Family Residential

Existing Land Use: Single Family

Parcel Size: .2121 Acre

Request Overview/Background Information:

Mulligan Restoration has submitted an application for a Certificate of Appropriateness (COA) for roof and porch repairs to the property located at 816 Harrison Avenue. This property is an individually listed Historic Landmark. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration of designated landmarks.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The applicant has started repairs to the roof and the porch of the above listed property. The applicant has not proposed any other changes to this historic property.
 - The roof will be repaired to match the existing brown shingles.
 - The porch repairs consist of repairing rotten boards, skirts, and columns as needed and a possible paint job (color scheme attached). If full paint job is not completed, the replacement boards will match to current white color.
 - The City's Historic Preservation Guide recommends rebuilding porch steps "with materials appropriate to the façade, matching the original design whenever possible." The guide goes on to state that "pressure treated lumber should be painted or finished with opaque stain that complements the house." The proposed project is consistent with these recommendations.
 - During the Beloit Intensive Survey, the house was classified as an Individual Historic Landmark. 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.
 - 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: *Architectural Details*
 - The proposed colors and materials are compatible with the original character of this historic house.
 - The proposed repairs satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.
-

Sustainability:

- **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.
 - **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
-

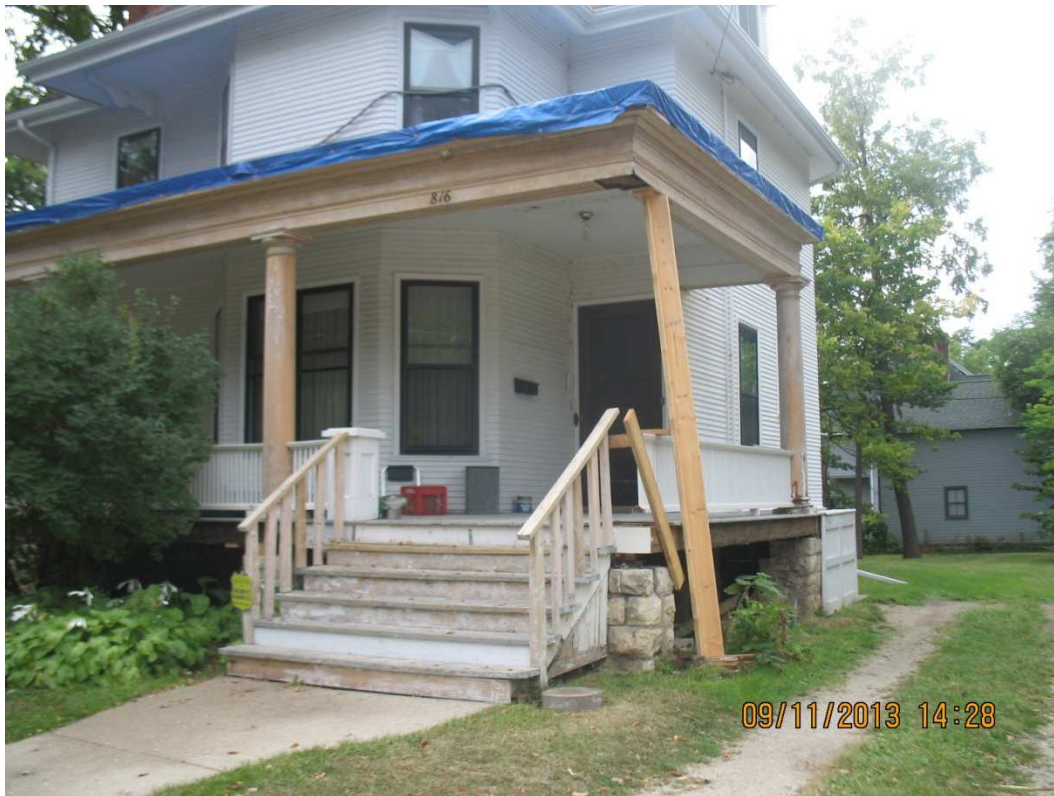
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to repair the roof and porch at the property located at 816 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. Repaired sections of the porch shall be constructed out of materials that match the existing porch, and the porch shall be painted to either match the existing porch or the suggested color scheme within one year of approval.
 2. All columns are to be replaced and shall be constructed out of materials that match the existing porch.
 3. Prior to beginning this project, the applicant's contractor shall obtain a Building Permit.
 4. 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.
-

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, Site Sketch, Estimate, Intensive Survey Form, and COA Checklist.





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:

10A-2013-34

1. Address of property: 816 HARRISON AVE

2. Parcel #: 13470640 R-1B

3. Owner of record: NANCY SOGURT Phone:

SAA

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

4. Applicant's Name: MULLIGAN RESTORATION INC.

123 S. MADISON ST. RANTFORD IL 61104

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

815-764-4210 815-509-6246 RORY@mulliganrestoration.com

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: SINGLES 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.)

- REMOVES & REPLACES ROOFING TO MATCH EXISTING - NEW FLASHINGS WILL BE COPPER @ WALL & PAINTED STEEL @ ROOF EDGES.
- REPLACES 1 PL. ROTTEN FASCIA, ROTTEN SKIRT BOARD, & 3 ROTTEN COLUMN BASSIS W/ NEW CLEAR CEDAR MILLED TO MATCH ORIGINAL
- EPOXY REPAIR PORCH COLUMNS AS NEEDED

shingles, brown
white until painted in attached colors

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 LISTED ABOVE
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work \$24,000
- 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.

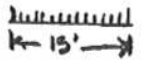
If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

[Signature] Rory Mulligan - Applicant 8/27/13
(Signature of applicant) (Print/name) (Date)

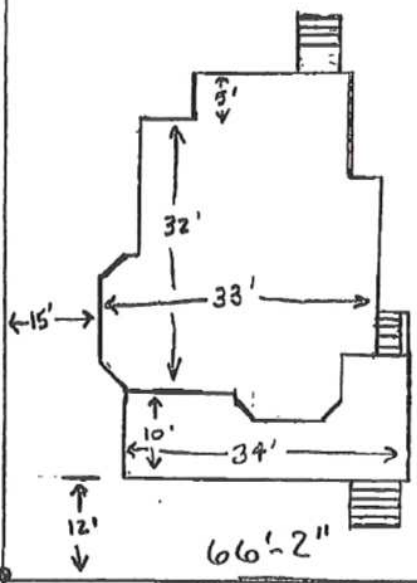
Review fee: <u>\$50.00* / \$25.00* if staff approved</u> Amount paid: \$ <u>100.00 (9/10/13)</u>
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>9/17/13</u>
Application accepted by: <u><i>[Signature]</i></u> Date: <u>8/27/13</u>

LOT 66.16' x 140.25'
816 HARRISON AVE.
BELOIT WI.

SCALE 1/16" = 1' N →



140'3"



66'-2"

SIDEWALK

— HARRISON STREET —→ N

Nancy Soeurt
816 Harrison Avenue
Beloit, Wisconsin 53511

July 2012

Recommended Exterior Paint Colors:
color names and numbers are Benjamin Moore Paints

▣ Siding 1586 silver mink



▣ Trim Lancaster White




▣ Porch Ceiling 1584 pale smoke



▣ Decking HC 159 phillipsburg blue



1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Harrison	
Street Address: 816 Harrison Avenue		Legal Description: L. 3, B. 17, Original Plat		Acres: 		
Current Name & Use: Residence		Current Owner: Hazel Paige Lipman			816	
File Roll No. RO-102	 Prints	Current Owner's Address: Same				
Negative No. 9		Special Features Not Visible In Photographs: 				
Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source
Dates of Construction / Alteration c. 1900		Source A				
Architect and/or Builder:		Source				
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: 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			City Engineer's
Architectural Statement: Late picturesque house with Colonial Revival details including well proportioned dormers with broken pediments and round arched windows with wood keystone. Front porch has Tuscan columns but massing of the house remains asymmetrical and picturesque.			Historical Statement: 			
5 Sources of Information (Reference to Above) A Visual estimate of surveyor		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code CE 102/9
B	7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C	8 District: <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing Initials: _____ date: _____					
D	9 Opinion of National Register Eligibility <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local Initials: RL					
E						
F						

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: 816 Harrison Avenue

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