

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** April 15, 2014

**Agenda Item:** 6

**File Number:** COA-2014-04

**Applicant:** Sharon Buchko

**Owner:** Sharon Buchko

**Location:** 628 Harrison Avenue

**Existing Zoning:** R-1B, Single-Family Residential District; WPO, Wellhead Protection Overlay District

**Existing Land Use:** Single Family Rental

**Parcel Size:** .2121 Acre

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### Request Overview/Background Information:

Sharon Buchko has submitted an application for a Certificate of Appropriateness (COA) for various site improvements to the property located at 628 Harrison Avenue. This property is in the Near East Side/College Park Historic District. 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 properties in historic districts.

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### 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.

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### Key Issues:

- The property is currently a rental and is subject to annual inspections. During the 2013 inspection by the Community and Housing Services Division, it was determined that the bathroom located on the southwest side of the house must have an exhaust fan or an operable window to comply with property maintenance standards provided in Chapter 7 (Property Maintenance Code) of the General Code of Ordinances for the City of Beloit.
- As a result, the applicant has proposed to install one double-hung vinyl window to the southwest side (rear) of the house to comply with property maintenance standards. The applicant received a COA in February 2013 for this project that has since expired. The size of the opening for this window will not change.
- The applicant is proposing the replacement of the wrought iron railing on the front porch with wood railings. Manufacturer renderings are attached. This will have to be built to the approved dimensions of the Building Code.
- The applicant is proposing the removal of a second story door and replace it with a vinyl, double hung, egress window. The area around the window will be filled with matching siding.
- The removal and replacement of the second story extended overhand is being proposed. The original 12" overhang will be extended to match the existing exterior. Soffits and fascia will be wood. Reroofing will be necessary with the project and new asphalt singles will be added to match the existing roofing.
- Soffit on the first floor by the porch area will be replaced. Pine fascia will be installed and wrapped with brown aluminum soffit. The applicant is also proposing to remove the southern-most section of the porch due to deterioration.
- New fencing is proposed to match the neighboring cedar fence. It will be 4' in height and dog-eared. Similar fencing, with the addition of a gate, will also be added between the house and the garage.
- The applicant may replace the side door of the garage and the glass windows of the garage door. The applicant has not yet decided on a specific door for this replacement, but indicated it would be similar to the current wood door with a window opening.
- 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(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application:  
Architectural Details
  - The proposed colors and materials are compatible with the original character of this historic property.
- The proposed site improvements satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

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**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

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**Staff Recommendation:**

The Planning & Building Services Division recommends approval of a Certificate of Appropriateness for various site improvements at the property located at 628 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use all materials, products, and dimensions as presented in the application and attachments.
2. The addition of any wood work, including the porch railing and shingles, shall be painted or stained to match or compliment to current façade.
3. Staff approval is required prior to installation of the side door of the garage.
4. The applicant shall receive a fence permit and building permit prior to beginning work.
5. All work shall be completed by April 15, 2015.
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 Community & Housing Services Division.

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

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**Attachments:** Photos, Manufacturer Rendering, Application, Intensive Survey Form, and COA Checklist.



Front of House



Back of House



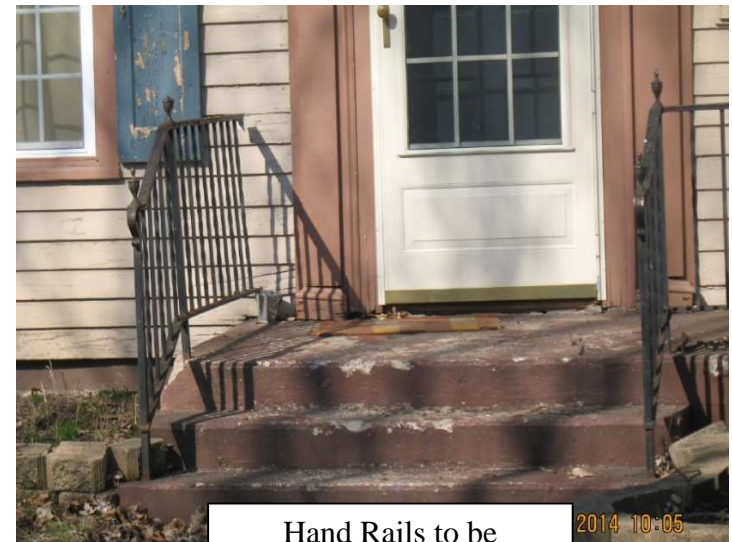
Fence to be Replaced  
(side of house)



Neighboring Fence



Fence to be Replaced  
(between garage and house)



Hand Rails to be Replaced

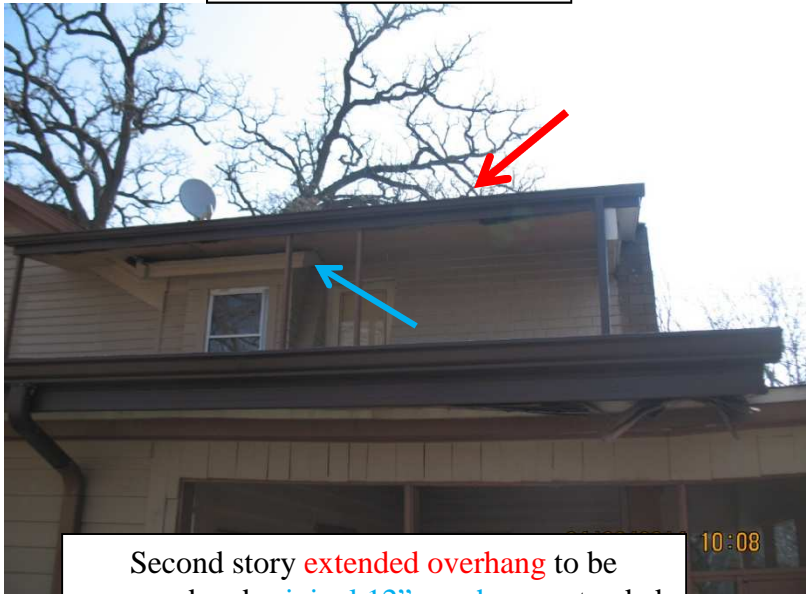




Soffit & Fascia



Section of Porch to be Removed



Second story **extended overhang** to be removed and **original 12" overhang** extended



Porch Repairs Needed



1<sup>st</sup> Floor Window to be Replaced



Current View of Porch



Side Door of Garage



Windows to be Replaced



Cedar Shakes & Shingles



**Undercourse Shingles**  
 • Utility grade 107-1012



**Machine Grooved**  
 • 18" primed 107-1025



**#1 Western Red Cedar Shakes**  
 • 18" Medium 107-1054 • 24" Heavy 107-1056  
 • Matching hip and ridge 107-1060

IKO Shingles **CRC**  
 By LERO

-Roof-



**Biltmore™ Laminated Architectural**

Matching hip and ridge available. Availability may vary by location.

# Windows



- Limited lifetime warranty

- Screen included

## Single Hung

- Tilt-in sash for easy cleaning

**JELD-WEN**

**Vinyl**

- Clear insulated glass  
Rough Openings: 403-0600-0627  
24"W x 42"H 30"W x 60"H  
30"W x 36"H 36"W x 42"H  
30"W x 42"H 36"W x 48"H  
30"W x 48"H 36"W x 54"H  
30"W x 54"H 36"W x 60"H



**JELD-WEN**

**Vinyl**

- Lo-E insulated glass  
Rough Openings: 404-2200-2227  
24"W x 36"H 30"W x 60"H  
24"W x 42"H 36"W x 36"H  
30"W x 36"H 36"W x 42"H  
30"W x 42"H 36"W x 48"H  
30"W x 48"H 36"W x 54"H  
30"W x 54"H 36"W x 60"H



**JELD-WEN**

**Vinyl**

- Lo-E insulated glass  
- Desert Sand finish  
Rough Openings: 404-3500-3528  
24"W x 36"H 30"W x 54"H  
30"W x 36"H 36"W x 36"H  
30"W x 42"H 36"W x 48"H  
30"W x 48"H 36"W x 60"H



**Crestline**

**Vinyl**

- EasyCare™ Zo-E insulated glass  
- Internal profile grilles with brickmould "J" channel  
Rough Openings: 404-4998, 5000-5027, 5120  
24"W x 36"H 24"W x 42"H  
30"W x 36"H 30"W x 42"H  
30"W x 48"H 30"W x 54"H  
30"W x 60"H 36"W x 36"H  
36"W x 42"H 36"W x 48"H  
36"W x 54"H 36"W x 60"H  
60"W x 36"H



**JELD-WEN**

**Vinyl Replacement**

- Clear insulated glass  
Frame Openings: 403-0520-0580  
24-1/4"W x 38"H 28-1/4"W x 62"H  
28-1/4"W x 38"H 32-1/4"W x 38"H  
28-1/4"W x 46"H 32-1/4"W x 54"H  
28-1/4"W x 54"H 36-1/4"W x 38"H  
28-1/4"W x 58"H



**Crestline**

**Terra Bronze Vinyl**

- Zo-E insulated glass is 16% more efficient than standard glass  
Rough Opening: 404-3600-3614  
24"W x 36"H 30"W x 54"H  
30"W x 36"H 36"W x 36"H  
30"W x 42"H 36"W x 48"H  
30"W x 48"H 36"W x 60"H



## Double Hung

- Tilt-in sash for easy cleaning - Lo-E insulated glass

**JELD-WEN**

**Aluminum Clad Wood**

- AuraLast™ treated Pine interior  
- White aluminum clad exterior  
- 4-9/16" jamb and screen included  
Rough Openings: 404-2500-2526  
26-1/8"W x 36-3/4"H 30-1/8"W x 56-3/4"H  
26-1/8"W x 40-3/4"H 34-1/8"W x 48-3/4"H  
30-1/8"W x 36-3/4"H 34-1/8"W x 56-3/4"H  
30-1/8"W x 40-3/4"H 38-1/8"W x 40-3/4"H  
30-1/8"W x 48-3/4"H



**JELD-WEN**

**Vinyl**

Rough Openings: 404-2550-2576  
26"W x 36-1/2"H 34"W x 48-1/2"H  
30"W x 40-1/2"H 34"W x 56-1/2"H  
30"W x 48-1/2"H 36"W x 60-1/2"H  
30"W x 54-1/2"H 38"W x 41-1/2"H  
30"W x 56-1/2"H 38"W x 57-1/2"H  
34"W x 40-1/2"H



**JELD-WEN**

**Vinyl Replacement**

Frame Openings: 404-0009-0029  
24-1/4"W x 38"H 30-1/4"W x 58"H  
28-1/4"W x 38"H 32-1/4"W x 38"H  
28-1/4"W x 46"H 32-1/4"W x 54"H  
28-1/4"W x 54"H 32-1/4"W x 62"H  
28-1/4"W x 56"H 36-1/4"W x 38"H  
28-1/4"W x 62"H 36-1/4"W x 54"H



**JELD-WEN**

**Vinyl Replacement**

Frame Opening: 404-0031-0045  
28-1/4"W x 38"H 28-1/4"W x 46"H  
28-1/4"W x 54"H 28-1/4"W x 58"H  
28-1/4"W x 62"H 32-1/4"W x 46"H  
32-1/4"W x 54"H 36-1/4"W x 54"H



## Sliding

- Screen included - Lift-out sash for easy cleaning

**JELD-WEN**

**Vinyl**

- Clear insulated glass  
Rough Openings: 403-0630-0645  
30"W x 24"H 48"W x 36"H  
36"W x 24"H 48"W x 48"H  
36"W x 36"H 60"W x 48"H



**JELD-WEN**

**Vinyl**

- Keep Clean™ Lo-E insulated glass  
Rough Openings: 404-2288-2315  
24"W x 24"H 48"W x 36"H  
30"W x 24"H 48"W x 48"H  
36"W x 24"H 48"W x 60"H  
36"W x 30"H 60"W x 36"H  
36"W x 36"H 60"W x 48"H  
36"W x 48"H 60"W x 60"H  
48"W x 24"H 72"W x 36"H  
72"W x 48"H 84"W x 48"H



**Crestline**

**Vinyl**

- EasyCare™ Zo-E insulated glass  
- Internal profile grilles  
- Brickmould "J" channel  
Rough Openings: 404-5100-5133  
24"W x 42"H 36"W x 48"H 60"W x 36"H  
36"W x 24"H 48"W x 36"H 60"W x 42"H  
36"W x 30"H 48"W x 48"H 60"W x 48"H  
36"W x 36"H 48"W x 60"H 60"W x 60"H



**Crestline**

**Terra Bronze Vinyl**

- Zo-E insulated glass is 16% more efficient than standard glass  
Rough Opening: 404-3620-3628  
36"W x 24"H 36"W x 36"H  
48"W x 36"H 48"W x 48"H  
60"W x 48"H





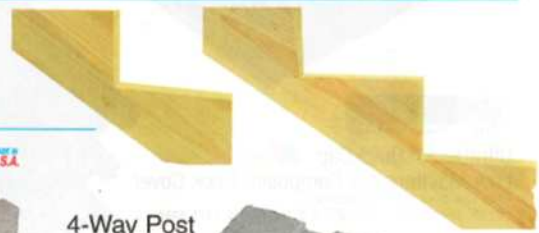
*Feet 2024*


**Spindles** 




**Step Stringers** 

Sizes 111-3909-4005  
 2 Tread (14" High)    3 Tread (21" High)    4 Tread (28" High)    5 Tread (35" High)    6 Tread (42" High)    10 Tread (70" High)    14 Tread (98" High)



**Deck Posts** 



**Footing Pad** 



• 12" x 3-3/8"H 179-4195  
 • 14" x 4"H 179-4218

**4-Way Post Support**



• 11-1/2" x 7"H 179-4276

**Handrails** 



2" x 3" • 8' 111-3695    2" x 4" • 8' 111-3718 • 12' 111-3734    2" x 6" Flat • 8' 111-3776    2" x 6" Vertical • 8' 111-3844

**Bullnosed Stair Treads** 



2" x 12" x 4' 111-4047    2" x 12" x 6' 111-4063

*POSTS*

*2x11 2x12*



# 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-2014-04

1. Address of property: 628 Harrison Ave
2. Parcel #: 13660520
3. Owner of record: Sharon Buchko (Bowman) Phone: 608-751-7419  
13439 Parkcrest Pl. Roscoe IL 61073  
(Address) (City) (State) (Zip)
4. Applicant's Name: Sharon (Bowman) Buchko  
13439 Parkcrest Pl. Roscoe IL 61073  
(Address) (City) (State) (Zip)  
815-6245077 / 608-751-7419 / Sbowma@honoronega.org  
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Rental R-1B in NPD

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.)

see attached sheets

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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).

Sharon Bowman, Sharon Bowman      3/24/15  
(Signature of applicant)      (Print name)      (Date)

Review fee: <b>\$50.00*</b> / <b>\$25.00* if staff approved</b> Amount paid: \$ <u>50.00</u>	
* Review fees are doubled to <b>\$100.00</b> and <b>\$50.00</b> , respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: <u>4/15/14</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>3/24/14</u>



## FRONT RAILINGS

REPLACE EXISTING WROUGHT IRON RAILINGS ON FRONT ENTRANCE WITH A TREATED WOOD RAILING. RAILING WOULD CONSIST OF 4x4 NEWEL TURNED POSTS CONNECTED TO 2x4 BEVEL TOP AND BOTTOM RAILS WITH 2x2 TURNED SPINDLES. NEWEL POST WILL BE CEMENTED AND OR ANCHORED TO EXISTING PORCH.

## BATHROOM WINDOW 1<sup>st</sup> Floor

REPLACE WOOD STATIONARY WINDOW WITH VINYL DOUBLE HUNG REPLACEMENT SASH. SIZE WOULD BE MAXIMUM ~~ALLOWED~~ OPENING WILL ALLOW. VINYL WILL BE WHITE WITH INSULATED GLASS

## BEDROOM WINDOW Back of House 2nd Story

REMOVE 2ND STORY DOOR & REPLACE OPENING WITH VINYL EGRESS WINDOW. WINDOW WILL BE INSULATED GLASS & DOUBLE HUNG. FRAMING TO BE 2x4 CONSTRUCTION R-13 INSULATION & DETAIL TO MATCH EXISTING INTERIOR. EXTERIOR WILL CONSIST OF 1/2" PLYWOOD & 1/2" FIRM BOARD. SIDING TO MATCH EXISTING SHAKES SILL

## 2ND FLOOR OVERHANG & ROOF - for 2nd Story of Roof

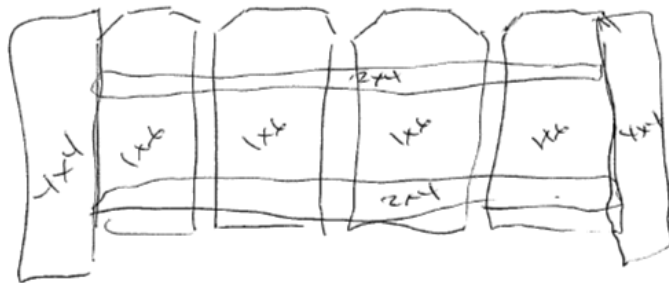
REMOVE AND REPLACE 2ND STORY EXTENDED OVERHANG WITH NEW 12" OVERHANG TO MATCH EXISTING SOFFIT AND FASCIA WILL BE WOOD ON 2ND STORY TO MATCH EXISTING SOFFIT & FASCIA. ANY SIDING TO BE REPLACED WILL BE SHAKE STYLE TO MATCH. ROOF TO BE ASPHALT 30 YEAR  $\frac{1}{2}$  SHAKE (APPROX 1800SF) TEAR-OFF OLD & REPLACE DECKING w/  $\frac{7}{16}$ " OSB. BROWN TRIM WILL BE USED.

## 1ST FLOOR SOFFIT Back of house

REMOVE & REPLACE ROTTED AND/OR DAMAGED PEEK SOFFIT & FASCIA ON REAR PEEK AREA. REPLACE WITH NEW PINE FASCIA & CROSS MEMBERS. WRAP WITH BROWN ALUMINUM SOFFIT & FASCIA ACROSS 1ST FLOOR REAR


## HOUSE FENCING

REPLACE APPROX 2 SECTIONS OF FENCING TO MATCH NEIGHBORS EXISTING  $\frac{1}{2}$ " CEDAR / PINE DOG EAR





INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Harrison Number 628		
Street Address: <b>628 Harrison</b>		Legal Description:		Acreage:			
Current Name & Use: <b>residence</b>		Current Owner:					
Film Roll No. <b>RO-116</b>	 Prints	Current Owner's Address:					
Negative No. <b>15</b>		Special Features Not Visible In Photographs:					
Facade Orient. <b>E</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction /Alteration <b>c. 1870, c. 1900</b>		Source <b>A</b>					
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: <b>None</b>			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:  A Victorian vernacular frame house, with L-shape plan, bay window and clapboard siding was changed in the 20th century to a Dutch Colonial hybrid, with gambrel roof and classical doorway with framing pilasters and entablature.			Historical Statement:				
5 Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor			6 Representation in Previous Surveys <input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code NES 116/15
<b>B</b>			7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
<b>C</b>			8 District: <b>Near East Side Historic Dist.</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>RH</b> date: <b>8/1/81</b>				
<b>D</b>			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: <b>RH</b>				
<b>E</b>							
<b>F</b>							

# *CITY of BELOIT*

## **Planning and Building Services Division**

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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For property located at: 628 Harrison 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>		