

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: December 2, 2014

Agenda Item: 6

File Number: COA-2014-03

Applicant: John Mansfield

Owner: John Mansfield

Location: 312 State Street

Existing Zoning: CBD-1, Central Business District-Core; WPO, Wellhead Protection Overlay District

Existing Land Use: Commercial

Parcel Size: .0672 Acre

Request Overview/Background Information:

This request is a follow-up to an application submitted by John Mansfield in March of 2014 for a Certificate of Appropriateness (COA) for front, upper window replacements to the property located at 312 State 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 of historic 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:

- On March 18, 2014, the applicant received a COA for various exterior renovations to this property including roof alterations, new door, new siding, and an upper porch addition. The Landmarks Commission voted to lay over the proposed front, upper window replacement until cost estimates could be gathered to determine if window restoration was cost prohibitive versus the proposed replacement. This is considered Project #1 the COA.
- The applicant proposed new wood, double-hung windows with energy-efficient glass and pine sashes. The design will match the existing windows. Attached are two quotes for this proposal, both just under \$5,000.
- A quote is attached for restoration of the existing windows. This is approximately \$9,700.
- Upon initial inspection, the Site Visit Committee noted that the sills were redone with an inappropriate slope, causing the slight water damage.
- 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 these 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: *Proportions of Windows & Doors and Architectural Details*
 - The proposed dimensions, colors, and size are compatible with the original character of this historic property.
- The proposed projects satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

Staff Recommendation:

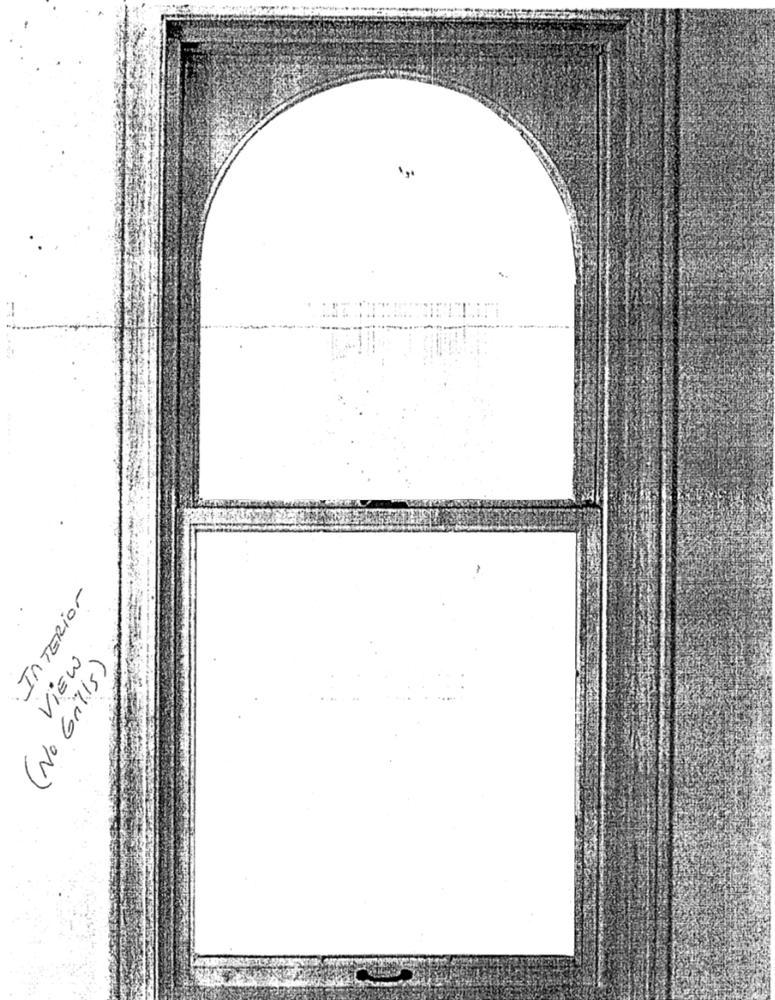
The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness for Project #1 (front, upper window replacement) for the property located at 312 State Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall replace the three (3) existing windows with wood windows that will match the design, color, and size of the existing windows.
2. All work must be completed by July 1, 2015.
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.

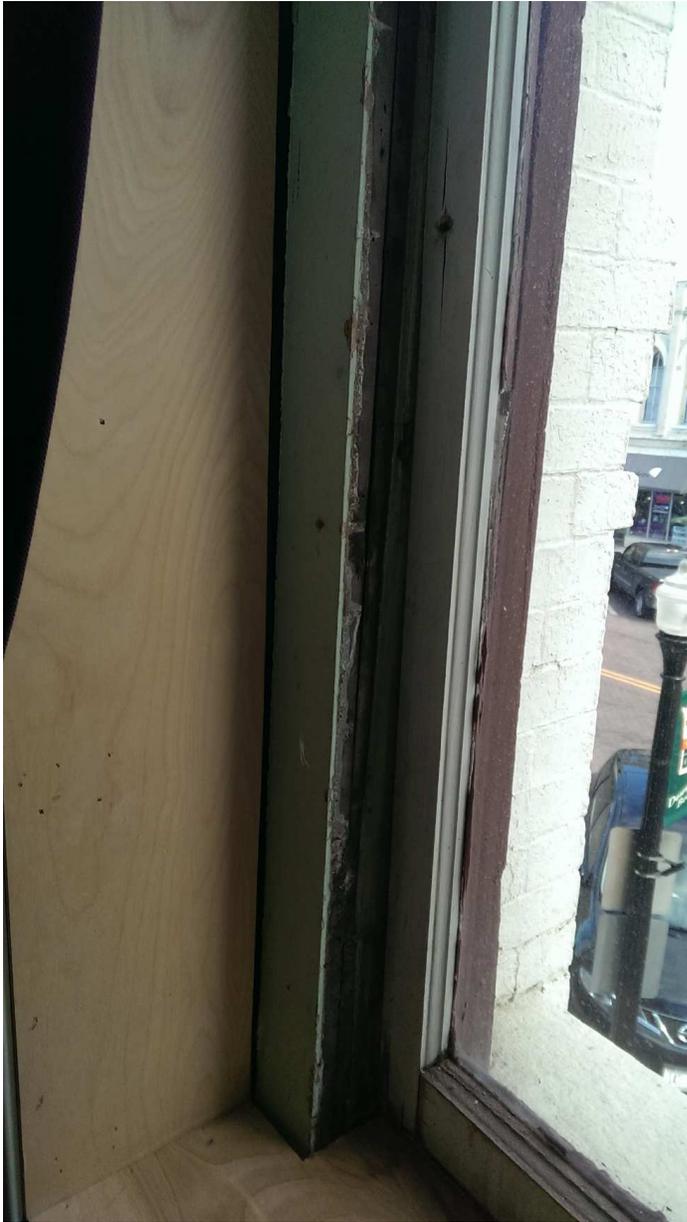
Attachments: Photos and Quotes



Street View



Interior View
(No Sills)



Interior Views



Country Glass Inc.

Commercial • Industrial • Residential

December 18, 2013

John Mansfield
1900 Shirland Ave.
South Beloit, IL. 61080

Re: 312 State Street, Beloit

Good Afternoon,

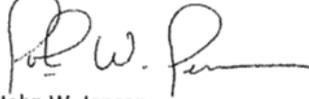
We, Country Glass Inc., propose to furnish and install three (3) Marvin wood arched top Tilt Pac double hung windows to match the existing wood windows for the net sum of:

\$ 4,950.00

The above listed quote includes new inside trim, painting of the new trim along with the window sashes, disposal of the existing wood sashes, and the exterior sill aluminum wrapping. All materials and labor are included.

Thank you for the opportunity to quote this project for you. Please contact my office if there are any questions or you wish to proceed with an order.

Sincerely,



John W. Jenson
Country Glass, Inc.

RON MIXON BUILDER INC.
710 Baldwin Woods Rd. Beloit WI 53511
608-362-8918

12-18-13

SPECIFICATIONS FOR MR. JOHN MANSFIELD

Ron Mixon Builder Inc. hereafter called CONTRACTOR, shall provide all necessary labor and materials To install three New Marvin Tilt Pac window sashes in front of building 312 state St. for Mr. John Mansfield here after called OWNER.

INSURANCE:

The contractor shall provide himself with public liability insurance until completion of the construction. Property damage insurance on the structure, fire, wind, water, and theft to be provided by owner.

GUARANTEE:

All work carries a one year guarantee.

CLEAN UP:

All debris will be hauled away.

CARPENTRY:..

1. Remove existing Sashes and dispose.
2. Level sills and wrap with aluminum.
3. Install New Marvin Tilt Pac Window sashes.
4. Install new Inside trim on windows and new sills
5. Paint all new trim and frames.

COST:

Materials-	460.00
Windows-	3,300.00
Labor and overhead-	945.00
TOTAL	\$ 4,705.00

I appreciate the opportunity if bidding this work for you!

RON MIXON BUILDER INC.


Ronald J. Mixon Jr.

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JOHN



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Inbox (10)

Drafts (46)

Sent

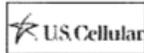
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1900 shirland ave beloit WINDOWS

Rory Mulligan To me

May 2

Hi John,

I have spent some time surveying and developing a plan for the second story windows on your building. We could do a full restoration and weatherization for \$9,795. This would allow the original windows to be in service for another century with minor maintenance. The work includes stripping the sashes, frames, and exterior trim to bare wood. Replacing the sills and rotten/missing exterior wood with mahogany, repairing and refitting the sashes, adding weather-stripping, and re-glazing, and painting. Please let me know if you would like to move ahead. If this won't work for you lets discuss a budget that will and how we can revise the spec to achieve your goal. Sincerely,

Rory Mulligan Mulligan Restoration Inc. 123 S. Madison St. Rockford, IL. 61104 815-964-4210 rory@mulliganrestoration.com

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