



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

**MEETING NOTICE AND AGENDA  
BELOIT LANDMARKS COMMISSION  
Tuesday, June 16, 2015, 7:00 PM  
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the April 21, 2015 Meeting
3. Public Comments
4. St. Paul's Church – Certificate of Appropriateness  
COA-2015-16 Review and consideration of a Certificate of Appropriateness to add storage shed behind church structure at 212 W. Grand Avenue.
5. Robert LaFleur and Patricia Zody – Certificate of Appropriateness  
COA-2015-17 Review and consideration of a Certificate of Appropriateness to replace decorative scallops above front porch of residential structure located at 709 Harrison Avenue.
6. Patrick Gathof – Certificate of Appropriateness  
COA-2015-21 Review and consideration of a Certificate of Appropriateness to demolish a garage at a residential property located at 633 Church Street.
7. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
8. Committee Reports
  - A. Education & Outreach Committee
  - B. Grant Writing Committee
  - C. Site Visit Committee
9. 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: Alex Morganroth, Planner  
June 3, 2015

\*\* 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.



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**MEETING MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Tuesday, April 21, 2015, 7:00 PM**  
The Forum, 100 State Street

**1. Roll Call**

Chairperson Blazer called the meeting to order at 7:04pm.  
Commissioners Blazer, Johnson, Joyce, Truesdale, and Kaye were present.  
Commissioners Vollmer, Haynes, and Vater were absent.

**2. Minutes of the February 17, 2015 Meeting**

Commissioner Johnson moved to approve the Minutes. Commissioner Joyce seconded the motion. The motion passed unanimously (5-0).

**3. Public Comments:**

Rick McGrath (1747 Sherwood Drive SW) commented on the Certificate of Appropriateness for the proposed demolition of 422 Bluff and 310 Euclid. He stated that he believes the house at 422 Bluff is too far gone. However, he believes that there might be a way to save the house on Euclid. He understands that it is not currently habitable, but suggested perhaps finding a way to turn the house so that it faces Bluff, which he knows can be quite pricey. Mr. McGrath stated that he did not understand the rush to demolish the house as once it is gone, there are no options. He suggested that it be boarded up and mothballed until more research has been done on how to save the house. Mr. McGrath referenced the April 16<sup>th</sup> edition of the Janesville Gazette, stating that the City of Janesville was able to move a historic home across the street so, it is a possible, although expensive, task. He asked the commission to wait and consider different options for the house at 310 Euclid, mentioning that once it is torn down, there will be an empty, vacant lot. Mr. McGrath also noted that if someone does purchase the land in the future, the house that would be built on that lot would not be keeping with the times.

**4. Dennis Keeney – Certificate of Appropriateness**

COA-2015-04 Review and consideration of a Certificate of Appropriateness to replace windows in the residential structure located at 817 Bluff Street.

Director of Planning & Building Services Drew Pennington read the staff report and recommendations. He also provided pictures of the windows to be replaced.

Mr. Keeney was present at the meeting. He stated that removing the aluminum storm windows should be more appropriate. He also continued to explain the issues he had experienced in the past with squirrels chewing the wood windows.

Commissioner Johnson inquired as to whether or not the applicant had researched repairing the windows instead of replacing them. Mr. Keeney explained that the windows had sustained too

much damage and were not repairable. He also explained that the house originally had stucco wood siding which provided bees with a place to live. Mr. Keeney stated that the wood windows would be more expensive than the vinyl.

Commissioner Johnson asked if the applicant has considered how the house will look with the new windows. Mr. Keeney stated that the windows will look the same, that the only difference would be that the aluminum would not be there. The vinyl that would be replacing the aluminum is also designed to look like wood and to match the surrounding wood.

Commissioner Kaye asked whether there are other windows that will also need to be replaced. Mr. Keeney explained that due to lack of funds, he can only afford to do a few at a time. He also mentioned that the contractor had mentioned the possibility of being able to save a few of the windows upstairs.

Chairperson Blazer asked for clarification on the “like-style” condition in the staff report. He asked if the condition required the upper sash to have the four pane pattern.

Mr. Pennington stated that it would be ideal to have the four pane pattern; however, the applicant is not proposing that same style. Mr. Keeney added that the four pane pattern appeared to have been added after the fact to give the windows an older appearance.

Commissioner Joyce made a motion to approve the COA as recommended in the staff report. Commissioner Kaye seconded the motion. The motion passed unanimously (5-0).

**5. Richard LaGrant – Certificate of Appropriateness**

COA-2015-07 Review and consideration of a Certificate of Appropriateness to close two window openings and to replace windows in the residential structure located at 249 Roosevelt Avenue.

Mr. Pennington read the staff report and recommendation. He also provided additional pictures of the property.

Commissioner Joyce asked for clarification on which windows the applicant wanted to replace in his home. Mr. Pennington and other Commission members explained to Commissioner Joyce which windows were being replaced.

Commissioner Johnson stated that she was glad to see the house being returned to a single family home and that it will be a real asset to the neighborhood.

Commissioner Truesdale inquired into the cost of the house. It was unknown at the time.

Commissioner Blazer mentioned that during his site visit, he noticed a window in the front of the house with an arch over it in the gables. He stated that from the inside, it really is not an arched window. However, the applicant assured Mr. Blazer that the window would look the same.

Commissioner Joyce made a motion to approve the COA as recommended in the staff report. Commissioner Kaye seconded the motion. The motion passed unanimously (5-0).

**6. Julie Christensen, Community Development Director – Certificate of Appropriateness**

COA-2015-09 Review and consideration of a Certificate of Appropriateness to demolish the structures located at 422 Bluff Street.

Mr. Pennington read the staff report and recommendation.

Ms. Christensen explained the bidding process. She stated that it was necessary to open the bid process twice as the first time there were no bids. The second time, they only obtained two bids. She also explained how the move would be paid for, partially out of HOME funds and CDBG funds, as well.

Ms. Christensen also explained that there was not anything that could be changed to scale back the price of remodeling the home at 310 Euclid. She agreed with Mr. McGrath, stating that the house at 422 Bluff is no longer structurally sound due to neglect from the homeowner. The limestone structure is compromised at 422 Bluff, however; that is not the case for 310 Euclid. The issue with 310 Euclid is funding.

Ms. Christensen expounded on the approval process for this Certificate of Appropriateness. She stated that this motion will still be going to City Council for a final decision as the lot is City property but the City Manager wanted the Landmarks Commission to be in agreement with the decision. She also addressed a past inquiry as to why excess HOME funds could not be used in future years. According to the regulations, there is a limit on the amount of loans they will allot for each individual property.

Commissioner Joyce asked why 310 Euclid could not stay where it is presently located if the house at 422 Bluff were torn down. Ms. Christensen explained that there would still be a hole in the Bluff Street District and that the house is very close to the neighbor's property.

Commissioner Kaye inquired into the cost of repairing 310 Euclid. Ms. Christensen explained that if the house were to remain in place, it would need to be rebid. She also mentioned that the bid that was submitted included the price of a garage. Ms. Christensen suggested that, if the house were to remain on site, the City look into installing a picket fence so that it would be more fitting with the area. In this way, a future homeowner would be less likely to install an inappropriate fence.

Commissioner Kaye asked Ms. Christensen about a brick house located across the street from the house at 310 Euclid. Mrs. Christensen stated that that particular house was owned by a private citizen and not the City. Although, she did add that the City was working with the homeowner to donate it to the City. The house itself is in very good structural condition and should be able to be rehabilitated.

Commissioner Kaye followed up asking if there were a different house that might be less expensive to replace 422 Bluff and 310 Euclid (if it were torn down). Ms. Christensen stated that anything is possible but both the houses would need to be demolished in order for that to be in compliance with zoning.

Commissioner Johnson wanted to clarify that, according to the Historical Society in Madison, once a historical house is moved from its original location, it is no longer considered an historical home.

Commissioner Johnson asked Ms. Christensen if selling the property to a private citizen had been considered. Ms. Christensen explained that previous attempts at selling to a citizen have not been encouraging. She referenced 326 St. Lawrence (a house in considerably better condition than 310 Euclid) as an example. She stated that there were no offers for 326 St. Lawrence, and given the condition of 310 Euclid, it is unlikely anyone would want to do the work. Commissioner

Johnson explained that a private citizen would not be required to meet all of the regulations imposed by HOME funds like the City would be.

Commissioner Blazer wondered whether or not it would be possible to offer the house to be moved across the street to a city owned lot. Ms. Christensen explained that the house would have to be advertised through a public process, however; it would be better to leave it on the same lot instead of trying to move to a different lot.

Commissioner Joyce inquired as to how the Commission could save the house located at 310 Euclid and approve the demolition of 422 Bluff. Mr. Pennington explained that it is possible to amend the Certificate of Appropriateness to reflect that condition.

Commissioner Johnson stated she believes that the Commission's first and foremost responsibility is preservation. She stated that she thinks the City should board up both of the houses and not make a hasty decision regarding demolishing them.

Mr. Blazer explained that, per zoning regulations, both houses cannot be on the property. Ms. Christensen confirmed this and also further expounded on the major, multiple issues of 422 Bluff; concluding that it is not salvageable like 310 Euclid.

Commissioner Truesdale suggested that the Commission separate how to deal with each of the houses individually. Ms. Christensen suggested dividing the two houses on the Certificate of Appropriateness to be brought before council.

Commissioner Joyce made a motion to approve the COA, subject to the conditions recommended in the staff report and an explicit modification (condition) stating that only 422 Bluff Street may be demolished, and that 310 Euclid Avenue may not be demolished at this time. Commissioner Johnson seconded the motion. The motion carried unanimously (5-0).

## **7. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting**

Mr. Pennington announced approval of the following:  
Roof replacement and storm window repair at 720 Bluff Street;  
Driveway replacement and gutter repair at 709 Harrison Avenue;  
Roof replacement at 916 Bluff Street; and  
A backyard chicken coop at 843 Bluff Street.

Mr. Pennington inquired into whether or not the Commission wanted to review the chicken coop applications for historic properties. The Commissioners agreed that chicken coops are eligible for staff approval.

Mr. Pennington also announced that a new Planner has been hired, and will be starting on April 29, 2015.

## **8. Committee Reports**

### **A. Education & Outreach Committee**

The committee had nothing to report. Commissioner Johnson asked Mr. Pennington if there were any new home owners in the district. Mr. Pennington was not aware of any new home owners at the time of the meeting.

### **B. Grant Writing Committee**

Commissioner Joyce explained that the Landmark Commission had received the grant from the State to do a Historic Survey of the City of Beloit. Beloit College will be providing an intern to assist. Commissioner Joyce explained that the intern would be exceptionally helpful with regards to working with GIS maps and researching history of the sites.

C. Site Visit Committee

Commissioner Truesdale informed that the committee had visited the four properties on the agenda.

Commissioner Johnson mentioned that she had been informed the Bartlett house would not be having student field trips due to the lack of funding from school districts.

Commissioner Truesdale asked if the Commission still maintained any authority or oversight over the chapel in the Oakwood cemetery. He explained that there was graffiti on both the brick and the wood. He also inquired into the house on the corner of the Willowbrook and Manchester. He asked whether or not the City would be demolishing it or if the survey would be inclusive of that house. He mentioned that there was a broken window. Mr. Pennington explained that the survey would be inclusive, that the house had been potentially flagged as historic, and that the house is actually in the public right of way.

9. **Adjournment**

The meeting was adjourned at 8:00 PM.

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** May 26, 2015

**Agenda Item:** 4

**File Number:** COA-2015-16

**Applicant:** Thieriesa Stott & Shirley  
Brunton

**Owner:** St. Paul's Episcopal

**Location:** 212 W Grand Avenue

**Existing Zoning:** PLI, Public Land or  
Institution

**Existing Land Use:** Church

**Parcel Size:** 1.606 Acres

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### Request Overview/Background Information:

Representatives of St. Paul's Episcopal Church have submitted an application for a Certificate of Appropriateness (COA) to add a new accessory structure to the historic property. The proposed structure is an 8 x 10 foot shed located behind the church and rectory buildings. The shed will be used for storage by Old Rectory Sales and Service, a church-affiliated service that uses the rectory building to resell donated home furnishings.

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### Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #5.

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### Key Issues:

- The applicant, on behalf of St. Paul's Episcopal Church, has proposed the installation of a shed in the rear of the church structure. The shed will be used to store furniture and household furnishings donated to the church to be resold by Old Rectory Sales and Service.
- The proposed 8 x 10 foot standalone shed will sit on the northwest corner of the asphalt parking lot out of sight from the road. The structure is prefabricated and consists of four wood exterior walls and barn-style roof with shingles. A copy of the manufacturer's pamphlet is attached and the entire pamphlet is available for review upon request.
- The proposed shed will adhere to the side yard setback regulation of three feet for accessory structures per Section 6.3.3(b)(1) of the Zoning Code.
- The Duratemp primed siding of the shed will be tan in color, with dark brown trim and red-brown shingles. Black, decorative hinges will be used for the double doors.
- The approximate cost of the structure and installation of the structure is \$1,515. The shed will be installed by Country Barns, a professional company specializing in on-site storage building assembly.
- The attached COA Checklist evaluates this application against the General Review Criteria included in Section 32.06(5) of the Historic Preservation 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) *Height:* The shed will be approximately 9 ½ feet tall and will not be visible from W. Grand Avenue. The height is significantly shorter than the church buildings.
  - (2) *Relationship of Building and Masses:* The small footprint of the shed does not diminish the architectural value of the other structures and is compatible with the historic landmarks on the property.
  - (3) *Architectural Details:* The proposed colors are similar to the colors of the principal structure and are compatible with the original character of this historic property. The wood siding, roof style, and double doors on the proposed shed are compatible with the original character of this historic property.
- The proposed project meets the standards of Section 32.06(6)(b) 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 to add a new

accessory structure at St. Paul's Episcopal Church at 212 W. Grand Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. Approval is only granted for a shed with the colors and physical characteristics detailed in the estimate from Country Barns.
2. A Building Permit is required prior to starting work on this project.
3. The shed must meet all standards regulating accessory structures set forth in 6.3.3(b)(1) of the Zoning Code, including a minimum interior setback of three feet.
4. If any handicap accessible parking spaces in the back parking lot are removed due to placement of the shed, new spaces must be designated to ensure compliance with ADA accessible parking regulations.
5. The project must be completed by May 26<sup>th</sup>, 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.

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

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**Attachments:** Application, Cost Estimate, Location Map, Intensive Survey Form, Estimates/Examples, COA Checklist





**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.)

Storage building for Old Rectory.

8. **Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): \_\_\_\_\_

9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

NHS                       City of Beloit                       SHSW                       Federal

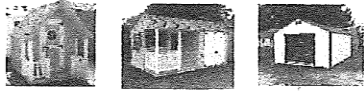
**NOTE:**

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of applicant)                      (Print name)                      (Date)

Review fee: **\$50.00\*** / **\$25.00\* if staff approved**    Amount paid: \$ 50.<sup>00</sup>  
\* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.  
Scheduled meeting date: May 19, 2015  
Application accepted by: Don Penington                      Date: \_\_\_\_\_



# Country Barns

11220 W State Rd 81  
Beloit WI 53511  
PH 608-879-3321

Sales Person Simon

## Order Form *Estimate* Building # \_\_\_\_\_

St. Pauls Episcopal Church  
Customer Information

Name Olde Rectory Sales Service

Address 212 W. Grand Ave.

City Beloit State WI Zip 53511

Theresa J. Steltz

PH (608) 365-4381 - 774-4283

Order Date \_\_\_\_\_

Estimated Delivery Date \_\_\_\_\_

Shed Size 8 x 10  
Style Barn Economy  
Color Desert Sand  
Trim Earth  
Roof Burnt Senna

Base Price 1405

Options	Cost
Delivery Charge.....	\$ <u>50</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Sub Total.....	\$ <u>1515</u>
Sales Tax.....	\$ _____

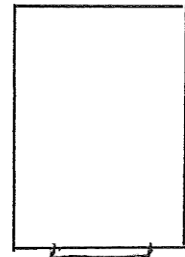
Total \$ \_\_\_\_\_

Deposit \$ \_\_\_\_\_

Amount Due at Delivery \$ \_\_\_\_\_

Shed Mover Needed \$20

### Building Layout & Placement



Front

### Special Instructions

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I have chosen to purchase the building as described above and agree to pay the "Amount Due at Delivery" at the time the building is delivered to my property. The delivery process has been satisfactorily explained to me and I understand that Country Barns is not responsible for any damage that may result to my lawn or property during the delivery process. I also agree that if I fail to pay the "Amount Due at Delivery" without prior arrangement I am subject to whatever late payment penalties and interest Country Barns imposes upon me.

**Storage Shed Location at 212 W Grand Ave**



Parcel # \_\_\_\_\_

Permit# \_\_\_\_\_

PLOT PLAN

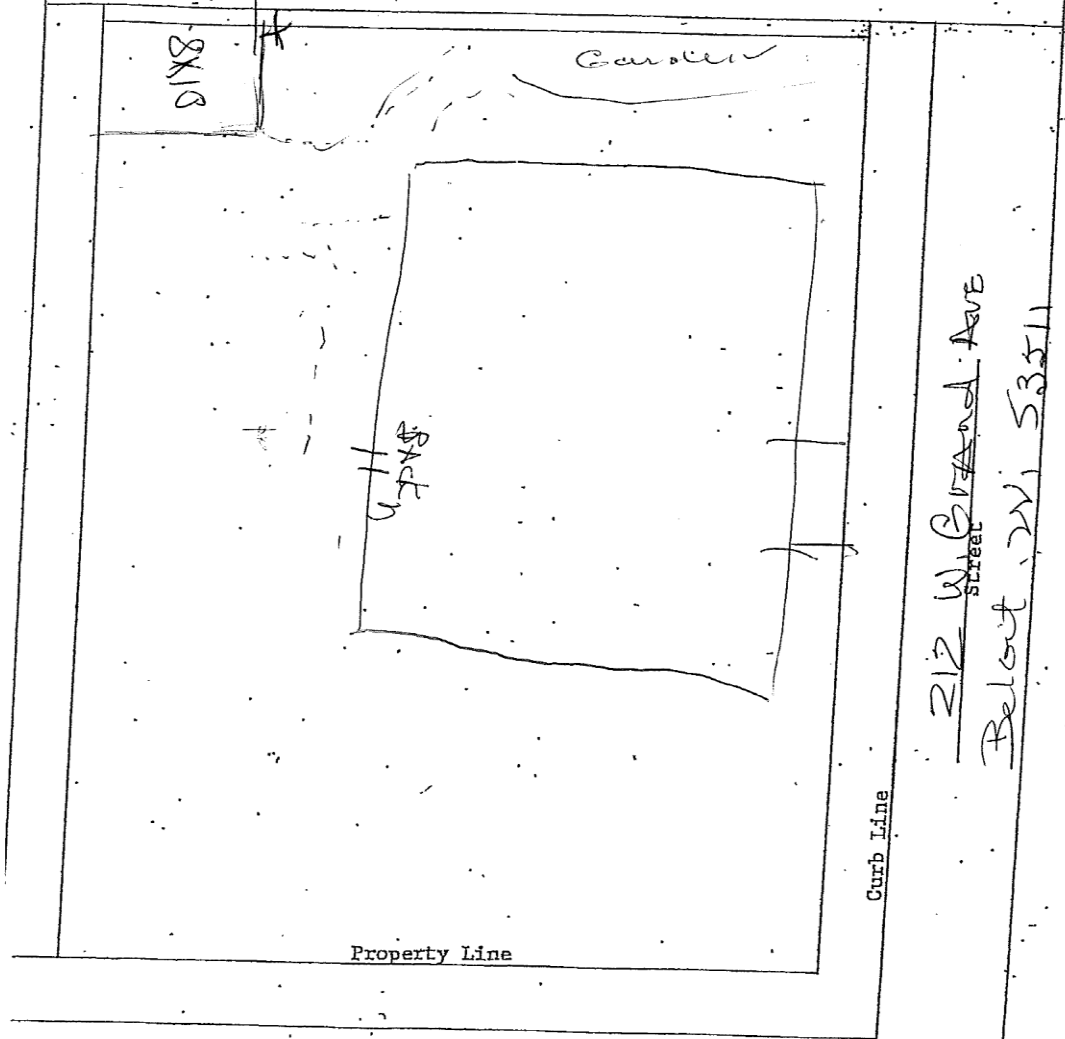
Street Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Interior Lot  Corner Lot  Thru Lot

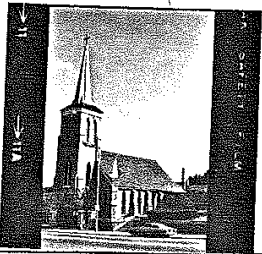
Show The Following

- 1. All Existing & Proposed Buildings
- 2. All Lot Dimensions
- 3. All Yard Dimensions
- 4. Building Dimensions
- 5. Location of Drive & Opening Width at Curb
- 6. Elevation of Curb at Lot Corners extended
- 7. Finish Grade At Lot Corners
- 8. Finish Grade At Building Corners
- 9. North Arrow
- 10. Elevation at top of Foundation Wall.



CR 2024



<b>1</b> City, Village or Town: <b>BELOIT</b>	County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Street <b>Grand, West</b>		
Street Address: <b>212 West Grand Avenue</b>		Legal Description:	Acreage: <b>0.75</b>			
Current Name & Use: <b>St. Paul's Episcopal Church</b>		Current Owner: <b>St. Paul's Episcopal Church</b>				
Film Roll No. <b>RO-94</b>		Current Owner's Address: <b>Same</b>				
Negative No. <b>11</b>		Special Features Not Visible In Photographs:				
Facade Orient. <b>N</b>		Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No				
<b>2</b> Original Name & Use: <b>St. Paul's Episcopal Church</b>	Source	Previous Owners	Dates	Uses	Source	Town <b>212</b>
Dates of Construction/Alteration <b>1848-1851</b>	Source <b>A</b>					
Architect and/or Builder: <b>C. W. Otis (attributed to)</b>	Source <b>A</b>					
<b>3</b> Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	<b>4</b> 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					Section
Architectural Statement: <p>St. Paul's Episcopal Church is significant as an outstanding example of early Gothic Revival architecture constructed of native Wisconsin limestone and excellently maintained. It is among the oldest stone Gothic churches extant in the state. The main block of the church is 40 feet by 58 feet, 6 inches, with articulated five-bay sides and a three-bay facade, fronted by a three-story tower. The tower is surmounted by an octagonal spire which soars 100 feet above ground. Tall lancet windows are flanked by engaged, stepped buttresses at the sides (over)</p>		Historical Statement: <p>St. Paul's Episcopal Church has been well maintained and in active use since the first services were held there in December of 1851. It is the oldest church in continuous service in Rock County. Its cornerstone was laid in the spring of 1848 on land donated by pioneer settler John Hackett, and the church was consecrated, with all debts paid, on March 27, 1856, by Bishop Jackson Kemper. St. Paul's was designated a Wisconsin Registered Landmark in October, (over)</p>				Map Name <b>City Engineer's</b>
<b>5</b> Sources of Information (Reference to Above) <b>A</b> National Register of Historic Places Inventory-Nomination Form, 1976		<b>6</b> Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input checked="" type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____ 1967 4-4-78				Map Code <b>CE 94/11</b>
<b>B</b>		<b>7</b> 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>		<b>8</b> District: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____				
<b>D</b>		<b>9</b> Opinion of National Register Eligibility <input 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>RAL</b>				
<b>E</b>						
<b>F</b>						

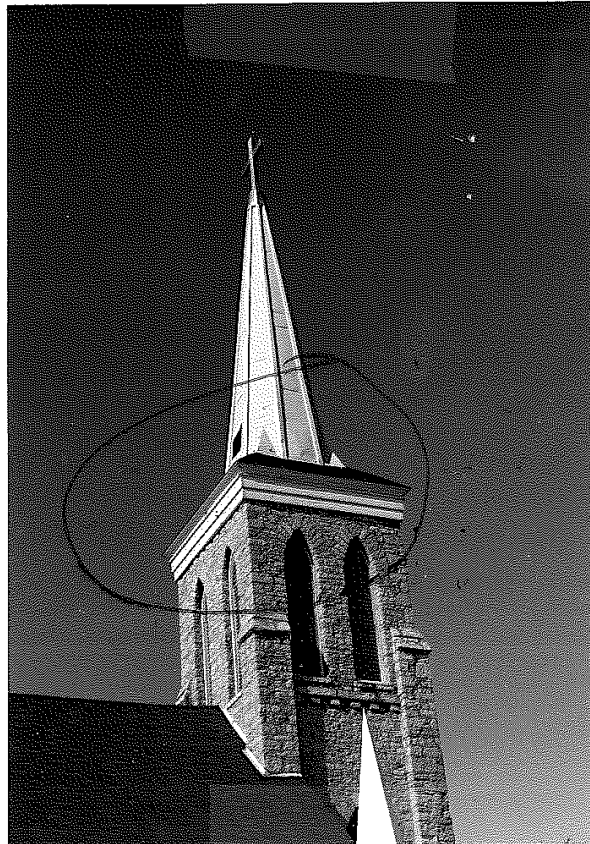
<p><b>1</b> City, Village or Town: <b>BELOIT</b></p> <p>Street Address: <b>212 West Grand Avenue</b></p> <p>Current Name &amp; Use: <b>St. Paul's Episcopal Church</b></p> <p>Film Roll No. <b>RO-94</b></p> <p>Negative No. <b>11</b></p> <p>Facade Orient. <b>N</b></p>	<p>County: <b>ROCK</b></p>	<p>Surveyor: <b>Richard P. Hartung</b></p> <p>Legal Description:</p>	<p>Date: <b>July, 1981</b></p> <p>Acreage: <b>0.75</b></p>	<p>Street Grand, West</p>																
<p>Original Name &amp; Use: <b>St. Paul's Episcopal Church</b></p> <p>Dates of Construction/Alteration: <b>1848-1851</b></p> <p>Architect and/or Builder: <b>C. W. Otis (attributed to)</b></p>		<p>Source: <b>A</b></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Previous Owners</th> <th>Dates</th> <th>Uses</th> <th>Source</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Previous Owners	Dates	Uses	Source													<p>Number 212</p>
Previous Owners	Dates	Uses	Source																	
<p><b>3</b> Architectural Significance</p> <p><input type="radio"/> Represents work of a master</p> <p><input type="radio"/> Possesses high artistic values</p> <p><input checked="" type="radio"/> Represents a type, period, or method of construction</p> <p><input checked="" type="radio"/> Is a visual landmark in the area</p> <p><input type="radio"/> Other: _____ <input type="radio"/> None</p> <p>Architectural Statement: St. Paul's Episcopal Church is significant as an outstanding example of early Gothic Revival architecture constructed of native Wisconsin limestone and excellently maintained. It is among the oldest stone Gothic churches extant in the state. The main block of the church is 40 feet by 58 feet, 6 inches, with articulated five-bay sides and a three-bay facade, fronted by a three-story tower. The tower is surmounted by an octagonal spire which soars 100 feet above ground. Tall lancet windows are flanked by engaged, stepped buttresses at the sides (over)</p>		<p><b>4</b> Historical Significance</p> <p><input type="radio"/> Assoc. with lives of significant persons</p> <p><input type="radio"/> Assoc. with significant historical events</p> <p><input type="radio"/> Assoc. with development of a locality</p> <p><input type="radio"/> Other: _____</p> <p><input checked="" type="radio"/> None</p> <p>Historical Statement: St. Paul's Episcopal Church has been well maintained and in active use since the first services were held there in December of 1851. It is the oldest church in continuous service in Rock County. Its cornerstone was laid in the spring of 1848 on land donated by pioneer settler John Hackett, and the church was consecrated, with all debts paid, on March 27, 1856, by Bishop Jackson Kemper. St. Paul's was designated a Wisconsin Registered Landmark in October, (over)</p>		<p>Section</p>																
<p><b>5</b> Sources of Information (Reference to Above)</p> <p><b>A</b> National Register of Historic Places Inventory-Nomination Form, 1976</p> <p><b>B</b></p> <p><b>C</b></p> <p><b>D</b></p> <p><b>E</b></p> <p><b>F</b></p>		<p><b>6</b> Representation in Previous Surveys</p> <p><input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input checked="" type="radio"/> NRHP <input type="radio"/> landmark</p> <p><input type="radio"/> other: _____ 1967 4-4-78</p> <p><b>7</b> Condition</p> <p><input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins</p> <p><b>8</b> District: _____</p> <p><input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing</p> <p>initials: _____ date: _____</p> <p><b>9</b> Opinion of National Register Eligibility</p> <p><input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown</p> <p><input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <b>RAL</b></p>		<p>Map Name City Engineer's</p>																
				<p>Map Code CE 94/11</p>																

Architectural Statement (Cont'd)

of the building. The buttressed corners are topped with pointed finials, and the corners of the tower are buttressed as well. Pointed arches punctuate the tower front. Above the doorway is a tripartite window of simple tracery at the second level and, above a simply dentiled string course, are two lancet windows on the third level. The rugged texture of random-cut ashlar limestone contrasts with the smoothness of finials and roof. The interior dark pine ceiling is braced with crossbeams which extend between the windows and which support rondels under the ceiling ridge. Although the design cannot be attributed with certainty to any architect, the building is a worthy example of early Gothic Revival architecture in the Upper Midwest, with fine proportions, skilled craftsmanship, and a commanding yet graceful design. The plan, dimensions and elevation are virtually identical to the "original sketch plans" by C. W. Otis for Grace Episcopal Church in Galena, Illinois, as recorded by the Historic American Building Survey. (A)

Historical Statement (Cont'd)

1967, and entered in the National Register of Historic Places in April, 1978. (A)



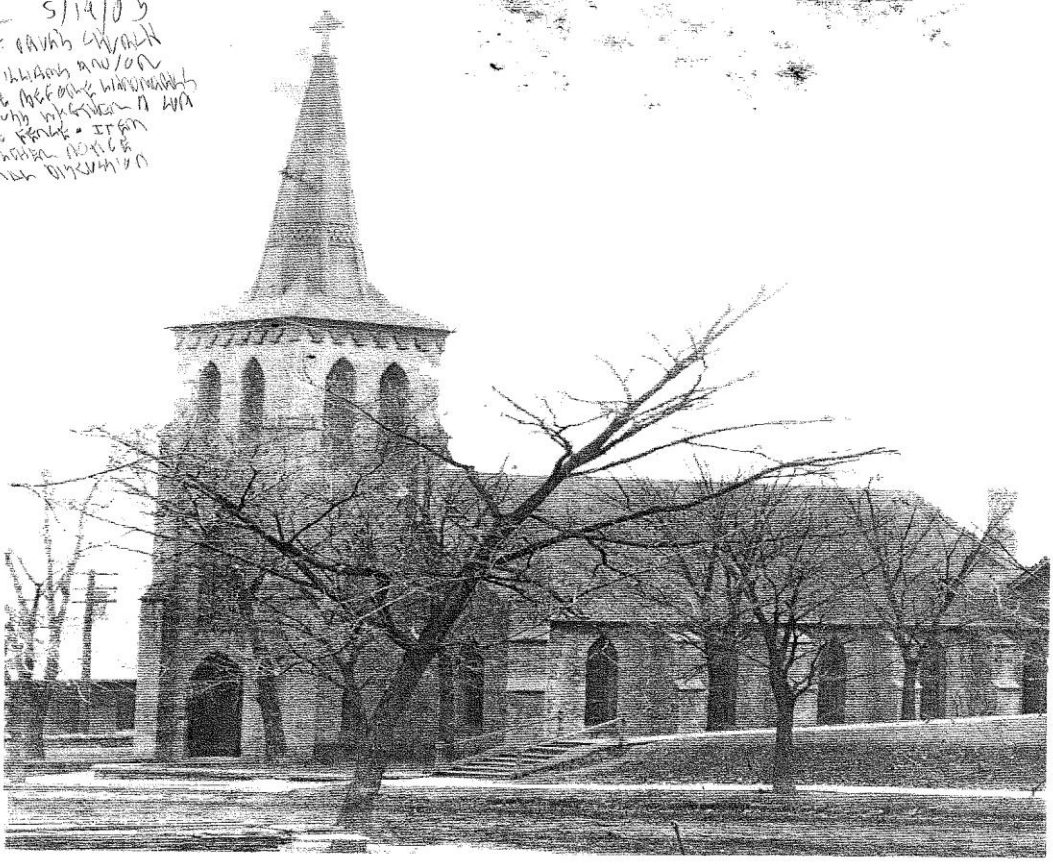


TAKE TO ASSIST

• DISCOVERED IN 1911  
DURING THE TO WALK

UNITS REGARD TO ORANGE  
PEACE 5/14/03

CHURCH 3: ST PAUL'S CHURCH  
SUBJECTS WITHIN WALK  
CHURCH ALSO COME BEFORE WALK  
IN FUTURE TO OTHER WALK  
NEED TO BECOME PART OF WALK  
SHOULD WITH FUTURE WALK  
SPECIFICALLY IN FUTURE WALK  
OF THE WALK



## Estimates/Examples

### Country Barns

*Roof Style available in  
Gable or Traditional Barn*



5 yr.  
Total Surround  
Warranty!



### Economy Sheds

*Affordable Storage Options  
to Help Stretch Your Dollar*

Size	Price	Painted
6 x 8 .....	\$1025 .....	\$1075
8 x 8 .....	\$1180 .....	\$1235
8 x 10 .....	\$1415 .....	\$1465
8 x 12 .....	\$1615 .....	\$1675
10 x 12 .....	\$1875 .....	\$1975
10 x 16 .....	\$2290 .....	\$2405
10 x 20 .....	\$2750 .....	\$2860

Size	Price	Painted
12 x 12 .....	\$2155 .....	\$2290
12 x 16 .....	\$2660 .....	\$2790
12 x 20 .....	\$3220 .....	\$3360
12 x 24 .....	\$3675 .....	\$3800
12 x 28 .....	\$4190 .....	\$4336
14 x 16 .....	\$2990 .....	\$3255
14 x 20 .....	\$3785 .....	\$3940
14 x 24 .....	\$4515 .....	\$4725
14 x 28 .....	\$5430 .....	\$5640
14 x 32 .....	\$5800 .....	\$6065

#### Standard Features

- 4 x 4 treated skids
- 2 x 4 treated floor joists (16" oc)
- 2 x 4 studs (16" oc)
- 2 x 4 trusses (24" oc)
- 5/8" plywood floors
- Duratemp primed siding & trim
- 20 yr shingles
- Air vents
- Black Decorative Hardware w/keyed Entry

#### Deluxe Features Available

- Floor Upgrade .....add 5%  
*This changes your floor joists to 12" oc and adds a center skid for a stronger floor plus gives you a sanded deck for easier clean-up*
- Diamond Plated Threshold ... \$15
- Deluxe Doors ..... \$225

*(More Options in Back)*

# 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: 212 West Grand 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?			<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>The shed is on skids (not visible) and can moved or taken off property very easily.</b>	<b>X</b>		

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** June 16, 2015

**Agenda Item:** 5

**File Number:** COA-2015-15

**Applicant:** Robert LaFleur and Patricia Zody

**Owner:** Robert LaFleur and Patricia Zody

**Location:** 709 Harrison Avenue

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

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

**Parcel Size:** .0752 Acres

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### Request Overview/Background Information:

Robert LaFleur and Patricia Zody have submitted an application for a Certificate of Appropriateness (COA) for the replacement of decorative scallops at 709 Harrison Avenue. The current scallops above the front porch are rotted and have significantly deteriorated.

---

### 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 the replacement of 24 decorative scallops on the front porch of the subject property.
- The existing scallops are in very poor condition due to rotting, paint peeling, and age.
- The approximate cost for the materials and installation cost of the scallops is \$3006.00. Scallops will be cut and installed by professional contractor.
- The attached COA Checklist evaluates this application against the General Review Criteria included in Section 32.06(5) of the Historic Preservation 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) *Architectural Details:* The identical replacement scallops are compatible with the original architectural style of the historic property.
- The proposed project meets the standards of Section 32.06(6)(b) 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 replace the decorative scallops at 709 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. Approval is only granted for scallops identical in color and contour of the current scallops to be replaced.
2. A Building Permit is required prior to starting work on this project.
3. The project must be completed by June 16, 2016.
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:

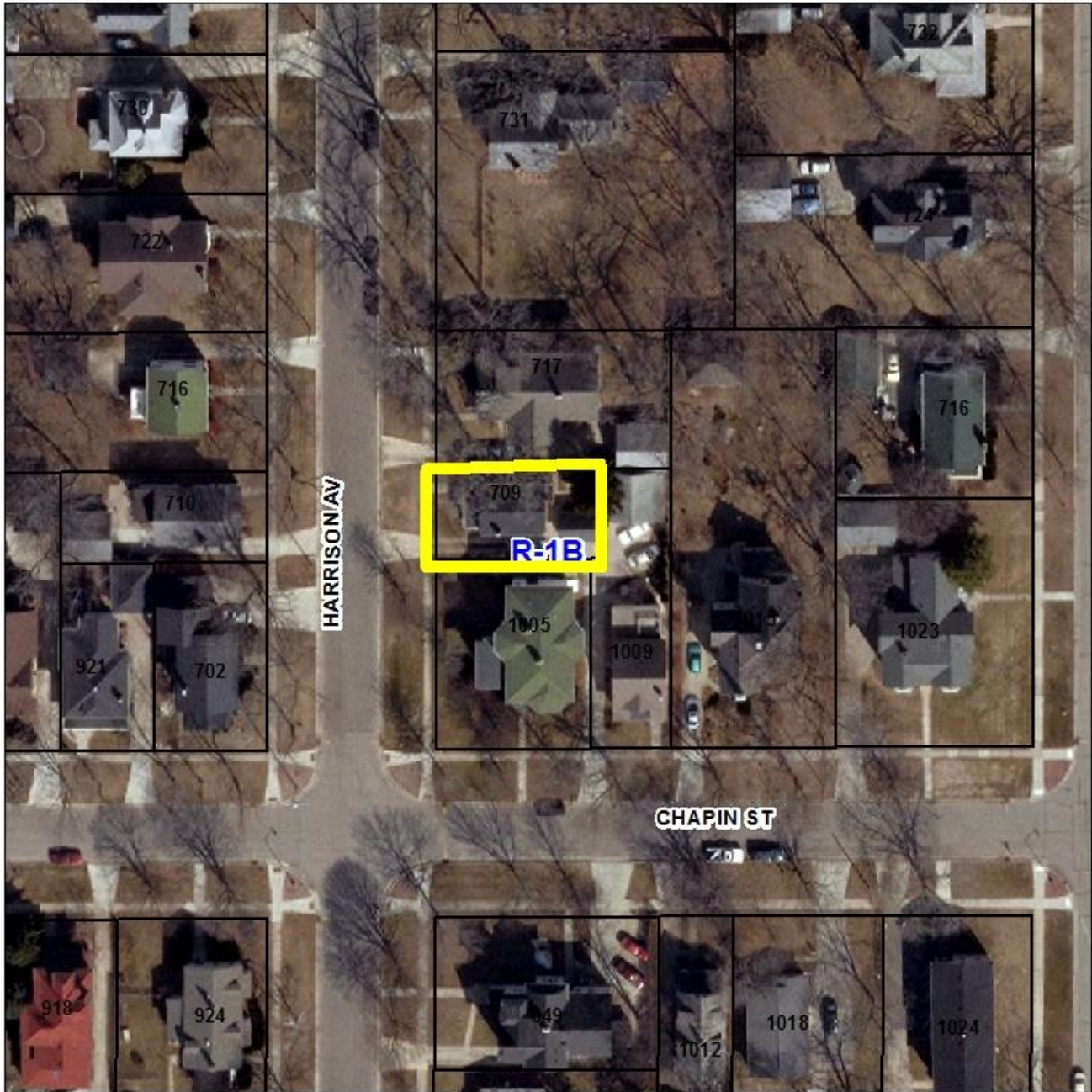
Location Map, Application, Intensive Survey Form, Cost Estimate, Photos, COA Checklist





# Location & Zoning Map

709 Harrison Ave

COA-2015-15



## Legend

-  COB Parcels
-  Zoning District



0 15 30 60  
Feet

## PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth

Date: May 2015

For: City of Beloit,

Planning & Building Services

Date of Aerial Photography: April 2011

# 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-2015-15

1. Address of property: 709 Harrison Ave

2. Parcel #: 1367 0350

3. Owner of record: Robert LaFleur / Patricia Zody Phone: 608-312-1547

709 Harrison Ave Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Patricia Zody / Robert LaFleur

709 Harrison Ave Beloit WI 53511  
(Address) (City) (State) (Zip)

(Office Phone #) 1 608-312-1547 (Cell Phone #) 1 zody@rocketmail.com (E-mail Address)

5. Present use of property: 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.)

*Replace rotted decorative scallops with new on the front porch. See attached estimate and description from D.B.R., as well as photographs*

**8. Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): \_\_\_\_\_

**9. Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- NHS       City of Beloit       SHSW       Federal

**NOTE:**


The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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

*[Signature]* , *April 20, 2015* , *Patricia Zody*  
(Signature of applicant) (Print name) (Date)

Review fee: ~~\$50.00~~ / ~~\$25.00~~ \* if staff approved    Amount paid: \$ 50.<sup>00</sup>  
\* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.  
Scheduled meeting date: May 19, 2015  
Application accepted by: Bruce Pennington    Date: 4/20/15

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: <b>1</b> BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Harrison		
Street Address: 709 Harrison		Legal Description:		Acreage:			
Current Name & Use: residence			Current Owner:				
Film Roll No. RO-117		Current Owner's Address:			Number 709		
Negative No. 10		Special Features Not Visible In Photographs:					
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction / Alteration c. 1925		Source A					
Architect and/or Builder:		Source					
<b>3</b> Architectural Significance			<b>4</b> Historical Significance				Map Name Near East Side Historic District
<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			<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				
Architectural Statement: Demonstrating Dutch Colonial Revival influence, this frame house has a gambrel roof, shed dormers, and exposed rafters below the 2nd story. As with many 1920's Dutch Colonial Revival houses, the gambrel is a fake, simply composed of applied eaves.			Historical Statement:				
<b>5</b> Sources of Information (Reference to Above)			<b>6</b> Representation in Previous Surveys				Map Code NES 117/10
<b>A</b> Visual estimate of surveyor			<input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____				
<b>B</b>			<b>7</b> Condition				
<b>C</b>			<input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
<b>D</b>			<b>8</b> District: Near East Side Historic Dist.				
<b>E</b>			<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>				
<b>F</b>			<b>9</b> 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: <u>R</u>				



# GENERAL CONTRACTOR

FULLY INSURED

- \*ADDITIONS
- \*SIDING
- \*DECKS
- \*BASEMENTS

LIGHT COMMERCIAL  
\*  
RESIDENTIAL



2201 AFTON RD  
BELOIT, WI 53511

LICENSED

- \*REMODELING
- \*WINDOWS
- \*GARAGES
- \*GUTTER HELMETS

PHONE: 608-365-0217

608-754-4641

FAX: 608-365-0610

E-MAIL: [dbrbld@yahoo.com](mailto:dbrbld@yahoo.com)


Estimate # 2015-14

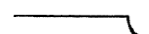
Date: 04/06/15

ATTN:  
Pat Zody  
709 Harrison  
Beloit, WI 53511

## FRONT PORCH DECORATIVE SCALLOPS

Replace rotted decorative scallops with new:

\*Cut with bevel  ~~\$ 1,250.00~~

\*Cut with scallops  \$ 1,489.00 ✓

\*To paint (wood) new decorative's \$ 460.00 ✓

\*To fix and paint existing gutter \$ 362.00 ✓

\*Install (leaf guard) gutter helmet \$ 695.00 ✓

Contractor to remove Debris.

The prices above are quoted subject to acceptance within 10 days from above date.

\*D.B.R. Builders Inc. is not responsible for any Permits/Inspections needed, the moving of any Utilities or the contacting of Diggers Hotline (if needed).

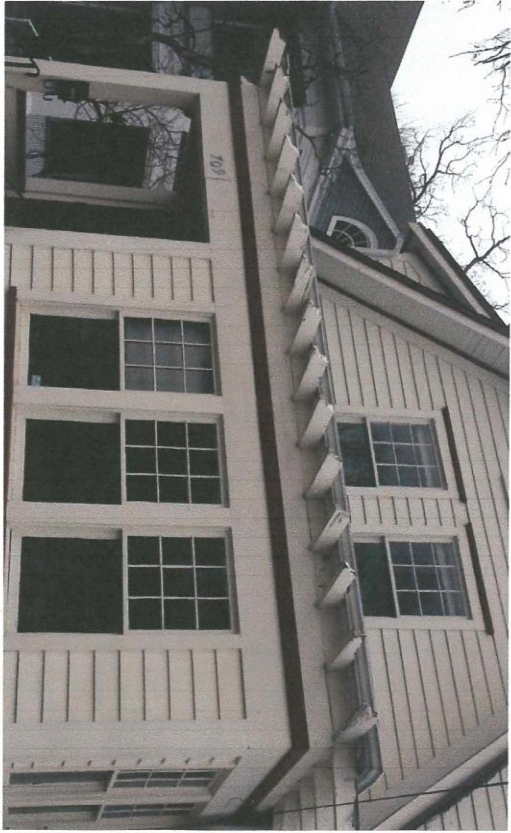
\*This price does not include the following: Primer, Painting, Staining, Varnishing, Electrical, Plumbing or HVAC unless stated in Estimate.

\*All materials are priced at IN-STOCK & IN-STORE prices and colors.

\*Please keep this Estimate for your records.

When a decision has been made please contact us and a contract will be sent at that time.

Respectfully Submitted:  
Tod Quinn  
D.B.R. Builders Inc.



# 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: 709 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		
<b>New scallops will have look identical to the current scallops.</b>			
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:** June 16, 2015

**Agenda Item:** 6

**File Number:** COA-2015-21

**Applicant:** Patrick Gathof

**Owner:** Patrick Gathof

**Location:** 633 Church Street

**Existing Zoning:** R-1B Single-family Residential

**Existing Land Use:** Single-family Residential

**Parcel Size:** .2136 Acre

---

### Request Overview/Background Information:

Patrick Gathof has submitted an application for a Certificate of Appropriateness for demolition of a garage located on the property located at 633 Church Street. This property is located in the College Park Historic District. Section 32.07 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to demolition of any improvement in 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 the demolition of a detached garage located at 633 Church Street.
- The garage is currently in a state of disrepair. A visual inspection by the Site Visit Committee on June 8, 2015 revealed a heavily worn roof, broken windows, and rotting wood. A large tree near the rear of the property has begun to push against the side of the garage, causing the entire structure to lean perceptibly.
- Section 32.07(2) lists the standards by which to evaluate approval of demolitions. Section (f) states that any hardship or difficulty claimed by the owner cannot be self-created. The current dilapidated state of the garage is largely due to neglect of routine maintenance and a failure to mitigate the damage caused by the large tree pushing against the garage.
- Sections (a) and (d) of the review standards help determine whether or not a historic structure is of architectural or historical significance and whether or not certain unique features would make reproduction of the structure difficult. After evaluation against the standards and a visual inspection, the structure appears to lack any type of historic significance or unique architectural features. The detached garage is an accessory structure and is not mentioned at all in the attached intensive survey. Due to the lack of distinguishing architectural features and common design of the building, future replication of the garage would not be difficult.
- Under normal circumstances, damage due to a self-created hardship would not justify the demolition of a structure in a historic district. However, due to the negligible contribution the garage currently makes to the historic district, demolition of the structure would not have a negative impact on the neighborhood.

---

### 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 demolish the detached garage located on the property at 633 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The project must be completed by June 16, 2016.
2. The applicant must provide Staff an estimate for both a structure rehabilitation option and structure demolition option before issuance of a demolition permit.
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.

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

---

**Attachments:** Location Map, Application, Photos, Intensive Survey Form, COA Demolition Checklist



**Current Condition of Garage at 633 Church St (06/08/15)**







# 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-2015-21

1. Address of property: 633 CHURCH

2. Parcel #: <sup>ALM</sup> 13660480

3. Owner of record: PATRICK GATHOF Phone: (H) 608.365.9171

633 CHURCH BELOIT WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: SAME

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

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

5. Present use of property: RESIDENCE

6. The following action is requested:

Approval of COA by Landmarks Commission (projects not listed below) to CC on 6/16/15

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 (Approved by staff on 5/19/15)

Storm window/storm door repair or replacement DP

Installation of glass blocks in basement window openings

Please continue to #7 (Over)

\$50



**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.)

1) FENCE  
 2) DEMO GARAGE

**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): \_\_\_\_\_

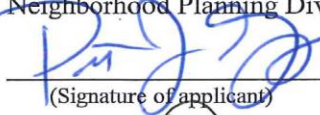
**9. Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- 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).

 / PATRICK GATHOF / 19-MAY-2015  
 (Signature of applicant)                      (Print name)                      (Date)

Review fee: **\$50.00\*** / **\$25.00\* if staff approved**    Amount paid: \$ 50.00    \$50 total PP  
 \* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.  
 Scheduled meeting date: June 16, 2015  
 Application accepted by: Don Pennington    Date: 5/19/15





# 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: 633 Church Street

DEMOLITION REVIEW STANDARDS	YES	NO	N/A
Whether the historic building is of such architectural or historic significance that demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State		<b>X</b>	
Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State		<b>X</b>	
Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in Section 32.01 and to the objectives of the historic preservation plan for the applicable district as adopted by the City Council		<b>X</b>	
Whether the historic building is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense		<b>X</b>	
Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture, and design or by developing an understanding of American culture and heritage		<b>X</b>	
Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair	<b>X</b>		
<i>The current disrepair of the detached garage appears to be due to neglect and deferred maintenance by the owner.</i>			
Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located			<b>X</b>