



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

**MEETING NOTICE AND AGENDA
BELOIT LANDMARKS COMMISSION
Tuesday, July 21, 2015, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the June 16, 2015 Meeting
3. Public Comments
4. Jeffery Henderson – Certificate of Appropriateness
COA-2015-23 Review and consideration of a Certificate of Appropriateness to restore and replace exterior masonry on the front porch of the residential structure located at 816 Wisconsin Avenue.
5. Devin Hanson – Certificate of Appropriateness
COA-2015-24 Review and consideration of a Certificate of Appropriateness to construct a storage shed behind the residential structure located at 928 Bluff Street.
6. Shawn Gillen – Certificate of Appropriateness
COA-2015-25 Review and consideration of a Certificate of Appropriateness to replace a second story porch railing of the residential structure located at 905 Bushnell 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
July 7, 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, June 16, 2015, 7:00 PM
The Forum, 100 State Street

1. Roll Call

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

2. Minutes of the April 21, 2015 Meeting

Commissioner Joyce moved to approve the Minutes. Commissioner Truesdale seconded the motion. The motion passed unanimously (4-0).

3. Public Comments: None

4. St. Paul's Episcopal – Certificate of Appropriateness

COA-2015-16 Review and consideration of a Certificate of Appropriateness to add a storage shed behind the church structure at 212 West Grand Avenue.

Planner Alex Morganroth read the staff report and recommendations.

Commissioner Joyce made a motion to approve the requested COA as written, subject to the conditions recommended by staff. Commissioner Kaye seconded the motion. The motion carried (4-0)

5. Patricia Zody – Certificate of Appropriateness

COA-2015-17 Review and consideration of a Certificate of Appropriateness to replace decorative scallops above the front porch of residential structure located at 709 Harrison Avenue.

Mr. Morganroth read the staff report and recommendation.

Patricia Zody introduced herself as the applicant. She explained that the scallops support the porch and because of the rotting and deteriorating nature of the wood, they will need to

be completely replaced as opposed to rehabbed. Commissioner Kaye asked the applicant what kind of wood they would be using. Ms. Zody responded that they would use treated spruce, pine, or fir. Commissioner Joyce asked if the Commission had any other comments or questions. Commissioner Johnson made a motion to approve the requested COA as written, subject to the conditions recommended by staff. Commissioner Truesdale seconded the motion. The motion carried (4-0).

Commissioner Joyce made a motion to approve the COA as recommended in the staff report. Commissioner Kaye seconded the motion. The motion passed unanimously (4-0).

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 at 633 Church Street.

Mr. Morganroth read the report and recommendation.

Commissioner Kaye asked if staff knows when the garage was built. Mr. Morganroth replied that he does not know the exact date, but that the garage is not original and is not listed as a contributing structure in the 1981 Intensive-level Survey. He stated that he tried to pose this question to the applicant but was unable to reach him over the course of the staff review process. Commissioner Truesdale added that the garage was likely built in the 1930s or 1940s due to the “bumpout” in the rear of the garage that would have been added to make room for the bigger cars of the 1960s and 1970s.

Commissioner Truesdale added that during a site visit, the garage appeared to be off the foundation and that it would be an improvement to the neighborhood to see it gone. Commissioner Joyce asked Mr. Morganroth if the applicant had any plans to replace the garage after it is demolished. Mr. Morganroth responded that he was not sure as he was unable to get a hold of the homeowner for more information about the project.

Commissioner Kaye asked if the applicant lives in the home, to which Mr. Morganroth responded that the applicant does live in the home. Commissioner Joyce expressed hope that the applicant would provide the estimates for demolition and rehabilitation as required by one of the conditions set by staff. Commissioner Kaye asked whether or not the estimates would make a difference in the Commission’s decision, as the garage appears to be beyond repair. Mr. Morganroth added that after seeing the garage in person, it seems unlikely that rehabilitation of the house would be cost-effective. Commissioner Johnson asked if the floor of the garage was cement. Mr. Morganroth responded that the garage is cement.

Commissioner Truesdale made a motion to approve the COA as recommended in the staff report. Commissioner Johnson seconded the motion. The motion passed unanimously (4-0).

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

Mr. Morganroth announced that five COAs were approved by staff since the last meeting. The approved COAs included a window replacement at 501 Prospect Street, replacement of a semi-flat roof area at 709 Harrison Avenue, roof replacement at 829 Church Street at 829 Church Street, fence replacement at 717 Harrison Avenue, and a privacy fence installation at 703 Park Avenue.

8. Committee Reports

- A. Education and Outreach Committee: Commissioner Johnson informed the Commissioners that a welcome packet will be delivered to the new home owners at 757 Euclid Avenue. She then asked if there was any news from Visit Beloit about the “Heritage Days” event. Commissioner Joyce responded that she had not heard any news about the event. Commissioner Kelly stated that they always put on the event but they haven’t heard anything so far this year.
- B. Commissioner Joyce introduced John Glennan, a Beloit College student that will be working on historic preservation issues as part of a fellowship. She stated that she hopes Mr. Glennan can help with outreach, especially during the intensive-level survey process that will be starting up soon. She suggested that he meet with members of the Education and Outreach Committee to find out what outreach opportunities already exist and what new ones could be used.

Commissioner Kelly expressed interest in having a website dedicated to historic preservation in Beloit. Commissioner Joyce explained that the Wisconsin State Historical Society already has a large amount of information, to which Commissioner Kelly responded she would like to have a website with more localized information. Commissioner Joyce recommended that Commissioner Kelly should meet with Mr. Glennan to discuss making some maps for the website. Commissioner Kelly also asked about pictures of historic houses located in the City Hall.

- C. Grant Writing Committee: Commissioner Joyce informed the Commissioners that there has been a slight delay in the process due to the personnel change at the City. Mr. Morganroth then stated that he had sent out an RFP to four different consultants chosen by Joe DeRose at the Wisconsin State Historical Society. He said at this time, two have declined and two have not responded. Mr. Morganroth then stated that if he did not hear from the other two consultants by the June 19 deadline, he would work with Mr. DeRose to find a different one. Commissioner Kelly asked about the 2001 reconnaissance survey. Mr. Morganroth stated that he would dig around and try to find a copy of the report to bring to the next meeting.
- D. Site Visit Committee: None
- E. Historic Sign Update: Commissioner Joyce asked about the Historic District signs project. Mr. Morganroth responded that because he is so new, he is not very familiar with process or where it was left off. He then stated that he would check with the Director of Planning and Building Services to see what needs where we are in the process. Commissioner Kelly explained that an RFP was sent out to solicit proposals for

new signs and the City Manager decided that there was not enough money and the project fizzled out. The Commission agreed to re-visit the topic next week after Mr. Morganroth was able to find out more information.

9. Adjournment

At 8:00 PM, Commissioner Joyce made a motion to adjourn the meeting, and Commissioner Truesdale seconded the motion. The motion carried (4-0).

Alex Morganroth, Planner



CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 21, 2015

Agenda Item: 4

File Number: COA-2015-23

Applicant: Jeffery Henderson

Owner: Jeffery Henderson

Location: 816 Wisconsin Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.32 Acre

Request Overview/Background Information:

Jeffery Henderson has submitted an application for a Certificate of Appropriateness (COA) to renovate the property located at 816 Wisconsin Avenue. The subject property is located in the College Park Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

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

Key Issues:

- The applicant was granted a COA to renovate the home at 816 Wisconsin at the September 18, 2012 Landmarks Commission meeting.
 - The proposed renovations, some completed and some not completed, in the original 2012 COA (see attached) included the following:
 - Renovation of a brick porch wall and floor (completed with mistakes)
 - Renovation of brick on the southwest screened porch (completed with mistakes)
 - Repainting the historic house and its two chimneys (not completed)
 - Repair of a front entry door (not completed)
 - Repair or replacement of wooden windows (completed)
 - Repair of window sills (not completed)
 - Installation of storm windows (not completed)
 - Reroofing of historic house and detached garage (completed with mistakes)
 - Installation of new gutters and downspouts (not completed)
 - Repair and painting of stucco siding (not completed)
 - Repair of the chimney flue on the detached garage (not completed)
- During the course of the project the primary contractor used multiple subcontractors unbeknownst to the owner. The subcontractors made a number of mistakes during the course of the renovation to both the masonry and roof repair.
 - Improper work included failure to dress and clean the bricks and the usage of multiple colors of mortar during the restoration, resulting in a fragmented look.
- The applicant is requesting a COA in order to fix or complete previously approved projects in the 2012 COA as well as one new project:
 - Removal of concrete layer on the porch in order to reveal the original brick pattern.
 - Renovation of masonry on the front porch. Bricks on the exterior side of the porch wall that are irreparably damaged will be replaced with bricks from the interior side of the porch wall. The interior bricks will then be replaced with matching new brick of the same size and color as the original.
 - Applicant will ensure that the color of the new mortar matches the existing mortar and is uniform across the entire area.
 - The applicant will not allow subcontractors for any of the COA projects and will ensure the mortar used is consistent in color.
 - Limestone caps will be removed, cleaned, and re-laid.
 - Three brick chimneys (two on house and one on carriage house) will be ground-out and tuck-pointed using the same color mortar as the existing dark mortar.
 - Multiple window sills around the house will be removed, metal supports repaired, and sills repositioned at the appropriate angle away from the house in order to prevent water from draining into the window area

as currently occurs.

- Photographs of the various project locations are attached to this report.
- During the Beloit Intensive Survey, the house was classified as a 'pivotal' 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 the completed work against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:

(1) *Proportions of Windows and Doors: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.*

- The window sills will be repaired by removing them and installing appropriate reinforcement with metal supports. No window openings will be altered, therefore preserving the architectural style and character of the feature.

(2) *Architectural Details: Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.*

- Porch Wall and Chimney Repointing: The applicant has proposed to repoint the entire front façade of the house and three chimneys with the intent to fix the previous mistakes by strengthening loose bricks and using mortar consistent appearance with regard to color pigmentation. Existing bricks from the inside wall of the porch will be used to replace broken bricks on the outside wall. New bricks for the inside wall will exactly match the existing bricks in color, materials, and style.
- Porch Cement Removal: Cement on the porch will be carefully removed to expose the original pavers beneath. This will allow a lost historic detail to be visible again and further add original architectural style to the 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 and Building Services Division recommends approval of a Certificate of Appropriateness to renovate the property located at 816 Wisconsin Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The brick porch wall shall be reconstructed using the original bricks and mortar that duplicates the original mortar in strength, composition, color, texture, width, and joint profile. Replacement bricks of identical color and materials may be used on the inside of the porch when necessary. The same applies to the mortar to be used to repoint the remainder of the house.
2. When cleaning the bricks, the applicant shall use the gentlest cleaning methods possible, such as low-pressure water and masonry detergents using natural bristle brushes. Sandblasting and the use of harsh chemicals are prohibited.
3. All work shall be done in a workman like manner and consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by July 21, 2015, and if more time is needed to complete the renovation, Planning Staff may grant an extension.
5. 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, Applicant Project Description, Intensive Survey Form, COA Checklist

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: ~~COA~~-2015-23

1. Address of property: 816 Wisconsin Avenue

2. Parcel #: 13670760 REM

3. Owner of record: Jeff Henderson Phone: 630-408-6801

816 Wisconsin Ave Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: SAME

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

(Office Phone #) (Cell Phone #) (E-mail Address) jeffreyhenderson@1010.com

5. Present use of property: Single Family Home

6. The following action is requested:

Approval of COA by Landmarks Commission (projects not listed below)

Approval of COA by staff: (Check all that apply)

Roof repair/replacement

Gutter repair/replacement with historically appropriate materials and in historically appropriate styles ✓

Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation

Installation of historic plaques (residential properties only)

Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design

Installation of fences

Storm window/storm door repair or replacement il rec'd door

Installation of glass blocks in basement window openings

Please continue to #7 (Over)

816 Wisconsin Avenue Beloit, WI

This proposal concerns the second wave of restoration of the residence at 816 Wisconsin Ave. No structural alterations are planned. The only external change planned is the removal of the concrete layer of the porch, which will reveal the original brick pattern.



Front (east) view of residence



North side of residence



Rear (west) view of residence



South side of residence

Exterior masonry restoration

Front Porch

The curved front porch has suffered severe damage due to missing footings, allowing water to seep up from the ground level; previous poorly completed reconstruction and repairs; and from a concrete layer being added, covering the original brick pattern. Damage to one section of the layer of concrete reveals a small portion of the original brick.

The porch is to be completely restored on top of a 6 inch footing. All bricks and limestone caps are to be removed, numbered, cleaned, and then relaid down to the footing, including the paver bricks beneath the concrete. Front porch wing walls to be removed, numbered and relaid. New front steps under each wing wall to be restored. Paint removed from all brick. If exterior brick is damaged so as to mar the front façade appearance, it will be replaced with undamaged brick from the interior of the porch curve. The interior will use all matching new brick of the same size and color as the original. All new will be used on the inside of the porch only, to prevent a mottled, patchwork appearance.

All masonry and mortar to be historically significant: torpedo sand, Portland cement and hydrated lime, with color to be added to match existing mortar (dark) as needed. The entire house will be tuck-pointed with a dark mortar matching the original color to maintain a consistent appearance. The mix will be equal parts of hydrated lime to Portland cement and six parts of sand (Type N).

The previous attempt to redo the mortar on the house failed as the contractor subcontracted out the work and the different companies used different mixes for the mortar. Some of them even failed to properly dress and clean the bricks. No subcontracting will be allowed in this repair and one consistent mix of mortar is to be used.



Above can be seen two views of the front porch showing the overall deterioration of appearance and integrity.



Above left shows the portion of the front porch that was previously deconstructed and improperly reconstructed. The bricks in that section have been painted. Above right is the right side of the porch.



Above left can be seen the damaged concrete on the front steps, revealing a portion of the underlying paver bricks. Above right is a view of the internal section of the porch.



Above left is another view of the inside curve of the front porch. Above right the color of the mortar can be seen to be darker in the protected areas, having been originally colored with coal dust.

Other Exterior Masonry

Sills are to be removed, cleaned and restored around the house.

The chimneys (2) on the 2-story house needs to be ground-out and tuckpointed. The stone sills on the top need relaying. Color of mortar used is to be historically significant dark mortar.

Chimney on garage (carriage house) will have all bricks and sills removed, cleaned and relaid.

Roof repair


The roof for the house is red Spanish tile and the same tiles that are currently on the home will be restored, except for those damaged. The previous repairs on the side porch ended with the tiles not finishing in line with the end of the porch. The tile line was not parallel to the recut underlayment and tiles must be removed and realigned so they end with a proper course at the edge of the porch. The south-west valley needs to be replaced. Also the valleys between the front porch and the entrance to the house are leaking and must be replaced.

Back Porch and Garage

Currently the back porch and garage have red asphalt shingles and they would both be repaired with new shingles, plywood and underlayment as required.



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Wisconsin		
Street Address: 816 Wisconsin Avenue		Legal Description:	Acreage:			
Current Name & Use: Residence		Current Owner:			Number 816	
Film Roll No. RO-87 *RO-111			Current Owner's Address:			
Negative No. 11 *34	Special Features Not Visible In Photographs:				Town Range Section Map Name Near East Side Historic District	
Facade Orient. E	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: Dr. Connell		Source	Previous Owners	Dates	Uses	Source
Dates of Construction/Alteration 1913		Source A				
Architect and/or Builder:		Source				
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input 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			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			
Architectural Statement: An architecturally significant example of Prairie style influence in Beloit, this two story stucco house is dominated by rectangular massing, horizontal lines, and a variety of materials and textures. The ribbon windows (leaded casement on the second story, sash on the first), extended eaves, and a low retaining wall all stress the horizontal quality of the house. Wooden trim provides a highly linear decorative scheme, dividing the facade into horizontal panels and enframing the windows in horizontal bands, while heavy rafters extend beyond (over)			Historical Statement: Although built by Mrs. R. Watrous in 1913 (A), the house stood vacant until it was purchased four years later by Dr. and Mrs. Daniel Connell, a locally prominent surgeon and his wife. In the ensuing 68 years, only three families have lived there: Dr. and Mrs. Connell, Dr. and Mrs. G. W. Curless (1930-1960), and Dr. and Mrs. Walter Scholten (1960's to present). (B)			
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B City Directories, 1913-1968 C D E F			6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:			
7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			8 District: <u>Near East Side Historic Dist.</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>July 1981</u>			
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: <u>R</u>			Map Code NES 87/11			

Wisconsin Avenue
Architectural Statement (Continued)

the eaves. A cross gable and two story box bay window project slightly from the east wall but are held in low relief. The pedimented brick entry and the side porch are supported by squat, battered brick piers. Both the wooden trim and the tile roof--reminiscent of the Arts and Crafts movement as well as traditional Japanese architecture--enliven the solid stucco walls and provide an eclectic element to the Prairie massing. The house has a large lot and serves as an imposing landmark along Wisconsin Avenue, anchoring the northeast corner of the Near East Side Historic District.

rivotal

816 Wisconsin

East



East



North-
East



College
Park
Historic
District

East



South



6-17-91

CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 816 Wisconsin Avenue

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	X		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	X		
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.	X		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?	X		
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			X
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	X		



CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: September 18, 2012

Agenda Item: 5

File Number: COA-2012-36

Applicant: Jeffery Henderson

Owner: Jeffery Henderson

Location: 816 Wisconsin Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.32 Acre

Request Overview/Background Information:

Jeffery Henderson has submitted an application for a Certificate of Appropriateness (COA) to renovate the property located at 816 Wisconsin Avenue. The subject property is located in the College Park Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #4.

Key Issues:

- Jeffrey Henderson has recently purchased the subject property and has proposed to renovate it.
- The proposed renovation includes the following:
 - Renovation of a brick porch wall and floor
 - Renovation of brick on the southwest screened porch (rear)
 - Repointing the historic house and its two chimneys
 - Repair of a front entry door
 - Repair or replacement of wooden windows
 - Repair of window sills
 - Installation of storm windows
 - Reroofing of historic house and detached garage
 - Installation of new gutters and downspouts
 - Repair and painting of stucco siding
 - Repair of the chimney flue on the detached garage
- Photographs of the various project locations are attached to this report.
- Staff has discussed this project with an experienced mason and the property owner, and the mason confirmed that there are numerous problems with the porch wall including mortar color, mortar type, and brick alignment.
- During the Beloit Intensive Survey, the house was classified as a 'pivotal' 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 the completed work against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:

- (1) *Proportions of Windows and Doors: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.*

Repair & Potential Replacement of Windows: The applicant has proposed to repair all damaged wood windows, and if necessary replace those beyond repair with new wood windows and that matches the appearance of other windows. Moreover, the applicant has also proposed to repair all window sills by removing them and reinforcing them properly with metal supports. No window openings will be altered during this portion of the project.

Storm Windows: The applicant has proposed to install appropriately styled storm windows.

Front Door: The applicant will retain the front entry door and repair it appropriately to restore its appearance.

- (2) *Architectural Details:* Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.

Porch Wall & Southwest Screened Porch (Rear): While deconstructing the porch wall to repoint the mortar joints and to unify color pigments is contrary to the suggestions provided by the Secretary of the Interior, it is necessary in this case in order to prevent further deterioration of the wall, and to revive its appearance. It is also necessary for the southwest screened porch to be deconstructed in order to stop the current deterioration to the structure. The property owner has hired a professional mason who is experienced with the special requirements for work on historic buildings.

Repointing: The applicant has proposed to repoint the entire front façade of the house and two chimneys with the intent to strengthen loose bricks and have a consistent appearance with regard to color pigmentation of the mortar with the porch and house.

Reroofing: The technique the applicant will employ and the proposed replacement materials that will be utilized for this portion of the project are consistent with the Secretary of Interior standards for the reroofing of clay tiled roofs.

The propose shingles for the detached garage are appropriate and consistent with the appearance of the historic house.

Downspouts & Gutters: The materials proposed and techniques that will be employed for this portion of the project are consistent with the standards provided by the Secretary of the Interior.

Painting & Repair to Stucco Façade: The techniques that will be employed for this portion of the project are consistent with standards provided by the Secretary of the Interior.

- Section 32.06(6)(c) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines that the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.
- Staff feels that the applicant has satisfied the conditions of approval of Section 32.06(6)(c).

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

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

1. The brick porch wall and southwest screened porch (rear) shall be reconstructed using the original bricks and mortar that duplicates the original mortar in strength, composition, color, texture, width, and joint profile. The same applies to the mortar to be used to repoint the remainder of the house.
2. When cleaning the bricks, the applicant shall use the gentlest cleaning methods possible, such as low-pressure water and masonry detergents using natural bristle brushes. Sandblasting and the use of harsh chemicals are prohibited.
3. If the applicant determines that wood windows are beyond repair and need to be replaced, the replacement windows shall be reviewed and approved by the Landmark Commission prior to installment.
4. All work shall be done in a workman like manner and consistent with the standards provided by the Secretary of the Interior.

5. All work shall be completed by December 31, 2013, and if more time is needed to complete the renovation, Planning Staff may grant an extension.
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.
7. The applicant must obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

Fiscal Note/Budget Impact: N/A

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

**AMENDED CERTIFICATE OF APPROPRIATENESS
COA-2012-36**

September 19, 2012

Jeffery Henderson
816 Wisconsin Avenue
Beloit, WI 53511

Dear Mr. Henderson:

On September 18, 2012, the Beloit Landmarks Commission reviewed your request for a Certificate of Appropriateness (COA) to renovate the property located at 816 Wisconsin Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance. The requested COA was approved by the Landmarks Commission, subject to the following conditions:

1. The brick porch wall, "southwest flat balcony," and masonry below the balcony shall be reconstructed using the original bricks and mortar that duplicates the original mortar in strength, composition, color, texture, width, and joint profile. The same applies to the mortar to be used to repoint the remainder of the house.
2. When cleaning the bricks, the applicant shall use the gentlest cleaning methods possible, such as low-pressure water and masonry detergents using natural bristle brushes. Sandblasting and the use of harsh chemicals are prohibited.
3. If the applicant determines that wood windows are beyond repair and need to be replaced, the replacement windows shall be reviewed and approved by the Landmark Commission prior to installment.
4. All work shall be done in a workman like manner and consistent with the standards provided by the Secretary of the Interior.
5. All work shall be completed by December 31, 2013, and if more time is needed to complete the renovation, Planning Staff may grant an extension.
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.
7. The applicant must obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

An approved COA means that you may proceed to the next stage of your project, which involves obtaining any necessary building permits. This letter may be used as evidence when requesting said permits. If you have any other questions or concerns, please contact me at (608) 364-6708.

Sincerely,

Michael D. Lofton II
Assistant Planner

c: Files: COA-2012-36, Building Official, Property

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 21, 2015

Agenda Item: 5

File Number: COA-2015-24

Applicant: Devin Hanson

Owner: Devin Hanson

Location: 928 Bluff Street

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

Existing Land Use: Single-Family Residential

Parcel Size: .1667 Acres

Request Overview/Background Information:

Devin Hanson has submitted an application for a Certificate of Appropriateness (COA) to allow the construction of a shed at 928 Bluff Street. The shed will be used to store lawn equipment and is approximately 10 x 16 feet in size.

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 was unaware that the installation of a shed required a Certificate of Appropriateness.
- At the time of application, the shed was scheduled for delivery on a flatbed truck the same day.
- Due to the difficulty and cost of postponing the delivery, Staff chose to allow a retroactive review of the COA application, with the applicant's understanding that the Landmark Commission's decision may require them to remove the shed.
- The shed was constructed and delivered by Rock County Fence and Deck in the City of Beloit.
 - Rock County Fence and Deck contracts with Mennonite craftsmen that build high quality portable sheds/buildings.
- **Shed Characteristics**
 - The shed footprint is approximately 10 x 16 feet. The shed height is approximately twelve (12) feet.
 - The shed is located near the rear property line and directly south of the detached garage.
 - Constructed with wood side panels and aluminum roof (see attached photos for colors).
 - Double lofted.
 - Sits on crushed gravel bed with wood skids and can easily be moved.
 - Wood lattice installed around edges to keep small animals out.
- The shed is not visible from Bluff Street.
- 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 is approximately 12 feet tall and will not be visible from Bluff Street. The height is significantly shorter than the house.
 - (2) *Relationship of Building and Masses*: Although the shed is relatively large, the structure is not visible from Bluff Street at any angle and therefore does not look out of proportion to the house.
 - (3) *Architectural Details*: The proposed colors and look of the shed will not negatively impact the original character of this historic property. Owner plans to paint shed to match house in future.
- 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 have a shed at 928 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

- The project must be completed by July 21, 2016.
- 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*

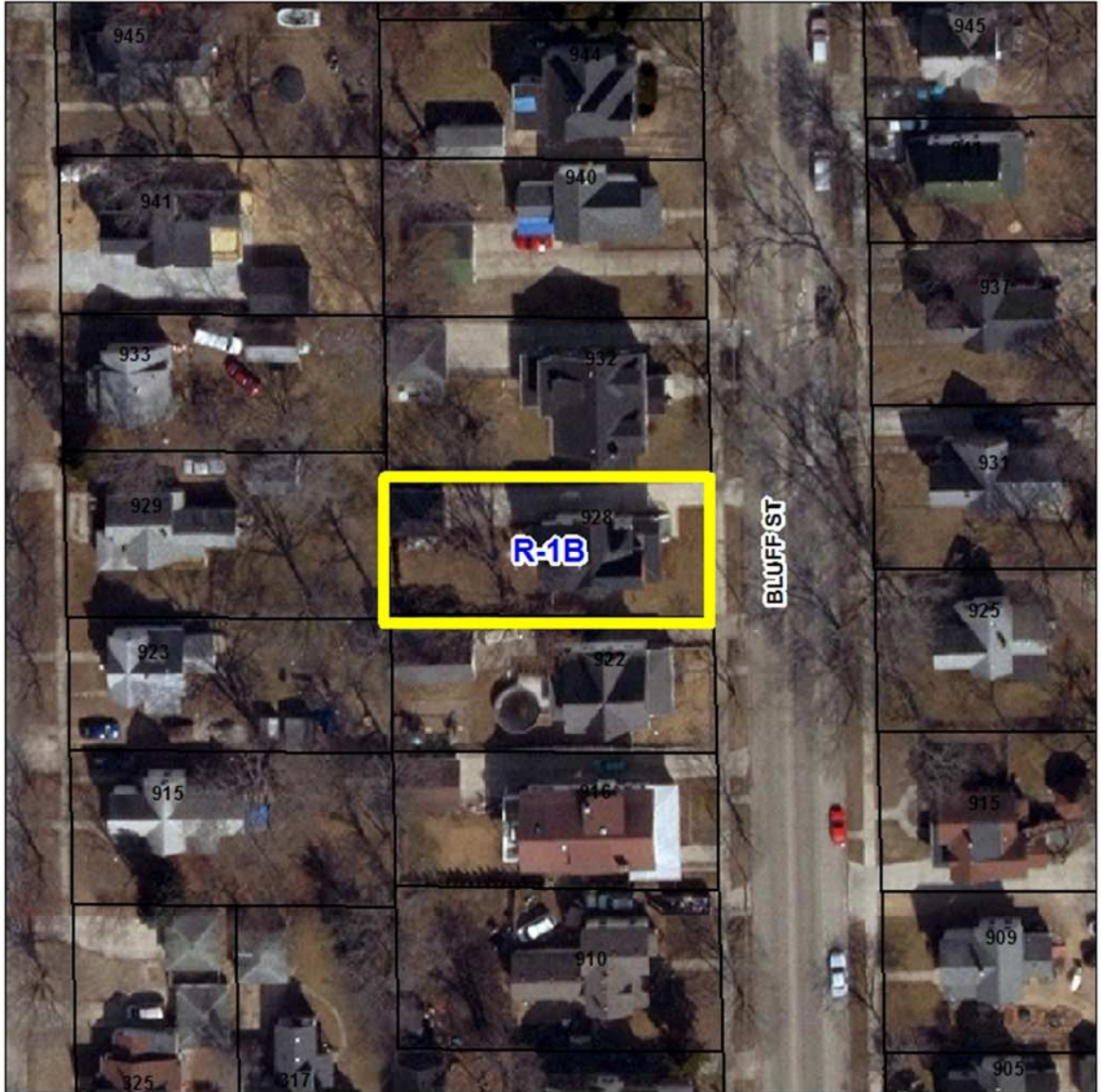
Attachments:

Location Map, Application, Intensive Survey Form, Manufacturers Information, Photos, COA Checklist



Location & Zoning Map

928 Bluff Street

COA-2015-24



Legend

-  COB Parcels
-  Zoning District



0 25 50 100 Feet

PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth

Date: July 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-2015-21

1. Address of property: 928 Bluff St

2. Parcel #: 13540375

3. Owner of record: _____ Phone: _____

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

4. Applicant's Name: Devin Hanson

928 Bluff St Beloit W. 53511

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

_____ 1608-207-9628 _____

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

5. Present use of property: _____

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.)

natural wood
10x16
rock county fence & deck.

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:

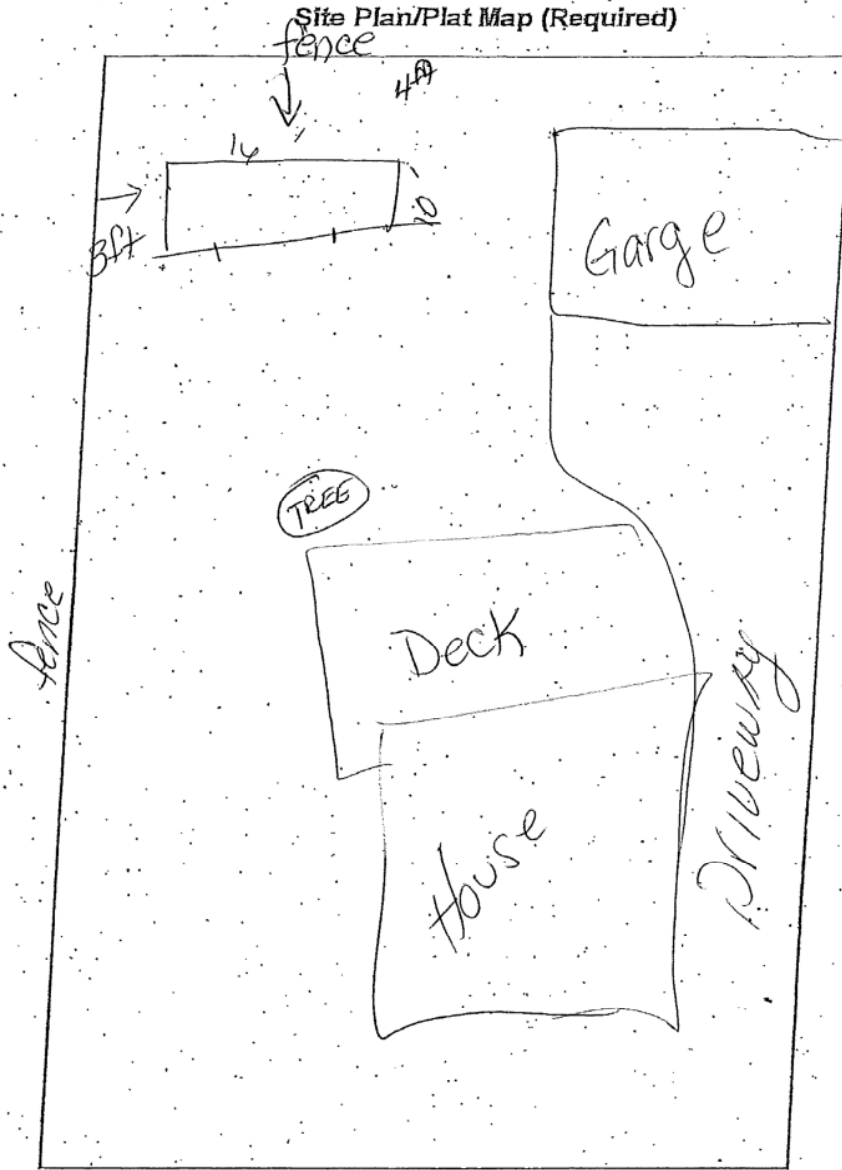
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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: \$ 50.00
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: July 21 2015
Application accepted by: [Signature] Date: 6/17/15


Site Plan/Plat Map (Required)



Required Elements:

- Property Lines
- Adjacent Streets
- Existing Structures
- Fence Location & Height
- Distance between fence and property lines
- Distance between fence and existing structures
- Berms or dramatic changes in grade

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff	
Street Address: 928 Bluff Street		Legal Description:		Acresage:		
Current Name & Use: Residence			Current Owner:		Number 928	
Film Roll No. RO-93 *RO-105 **RO-115				Current Owner's Address:		
Negative No. *19 **7				Special Features Not Visible In Photographs:		Town Bluff
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		Range		
Original Name & Use: 2		Source	Previous Owners		Dates	Uses
Dates of Construction / Alteration: c. 1885-1890		Source A				
Architect and/or Builder:		Source				
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: None			4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None			Section
Architectural Statement: Late Picturesque/Queen Anne style two story plus attic residence with cross gable roof; a pyramidal square turret topped with a finial has bracketed eaves. Gables have scaled shingles with curved recesses at windows. A two story chamfered bay extends to the south; the staircase, in another bay, rises midway up the first floor and steps up to the attic.			Historical Statement:			Map Name Bluff Street Historic District
5 Sources of Information (Reference to Above) A Visual estimate of surveyor B C D E F			6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:			Map Code BS 93/7
			7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
			8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81			
			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: R			



"Premier Portable Buildings builds the best quality portable buildings for your storage needs!"



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About Our Company

Premier Portable Buildings is a family owned business that sells a variety of treated and metal buildings in 18 states and one Canadian province. Being in the building industry for over 15 years and fostering long-lasting relationships with skilled Mennonite craftsmen across the United States and Canada, Premier Portable Buildings takes great pride in our work and is continually helping customers with solutions to all of their storage needs with backyard sheds, garages, utility buildings, lofted barns and cabins. We construct an attractive, affordable, high quality, hand-crafted, and often completely customizable building the old fashioned way! We are proud to say "Made in the USA!"



About Our Buildings

All of our buildings are built by skilled and experienced Mennonite craftsmen from across the United States. We are progressively researching innovative technologies and new and improved products to continue bringing our customers a quality building that is in fact the best in the business. A Premier building! Below are some of the key features built into each of our buildings:

All buildings come standard with a 30-year metal roof (shingled roofs are available)
We use 2" x 6" floor joists, instead of the common 2" x 4", set into notched 4" x 6" ground skids for added building stability.

All buildings have 5/8" tongue-and-groove floors & 5/8" T1-11 pressure treated siding

- **Metal siding is an option on all of our buildings.
- **LP Smart Siding with a specific colored stain is an option in select territories.

Truss plates are used on all doors & trusses for maximum durability.

All buildings are sealed with a 3-year weather coating stain with treated siding.

All buildings include a diamond-plate threshold on all door openings.

All building design drawings are drafted by licensed professional engineers for each respective state.

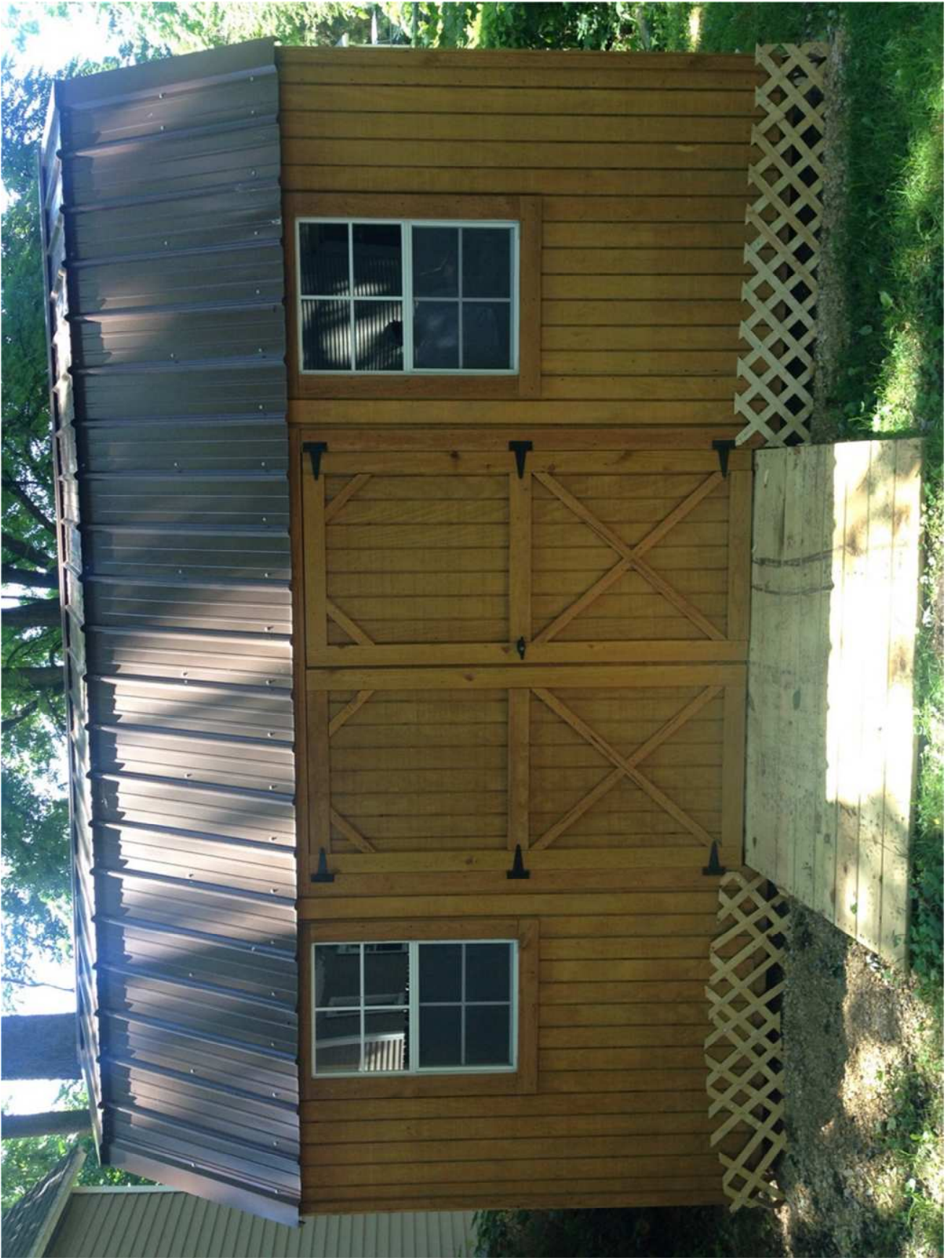


Tongue-and-Groove Flooring



Diamond-Plate Thresholds





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: 928 Bluff Street

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?			X
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			X
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			X
<i>The shed is on skids (not visible) and can moved or taken off property very easily.</i>			

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 21, 2015

Agenda Item: 6

File Number: COA-2015-25

Applicant: Shawn Gillen

Owner: Shawn Gillen

Location: 905 Bushnell Street

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

Existing Land Use: Single-Family Residential

Parcel Size: .1901 Acres

Request Overview/Background Information:

Shawn Gillen has submitted an application for a Certificate of Appropriateness (COA) for the rebuilding and restoration of the balustrade on the second-floor front porch at 905 Bushnell Street. The wood used in the existing porch has rotted and deteriorated significantly.

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 restoration and replacement of the balusters, box newels, and railings on the second-floor porch.
- The porch has deteriorated and requires rehabilitation in order to ensure the structural stability of the porch and to preserve the historic character of the home.
- The approximate cost for the materials and labor will be between \$7,360 and \$8,460.
- The contractor for the project is Mulligan Restoration Inc., a historic preservation consulting and general contracting firm specializing in the rehabilitation of historic structures.
- The contractor has stated the existing balusters are not original (see attached estimate and notes). The contractor proposes using a slightly larger diameter to more closely match the original look of the home.
- The new box newels and porch railings will be fabricated from mahogany wood and will match the original profiles.
- 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 replacement and rehabilitation of the balustrade is compatible with the original architectural style of the historic property.
- The proposed project meets the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance: The proposed exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.

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 rebuild and restore the second floor porch balustrade at 905 Bushnell Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. Approval is only granted for the work described in the estimate provided by Mulligan Restoration Inc.
2. All work on the project must be completed by Mulligan Restoration Inc. unless approved by staff prior to the start of any construction.
3. A Building Permit is required prior to starting work on this project.
4. The project must be completed by July 21, 2016.

5. 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*

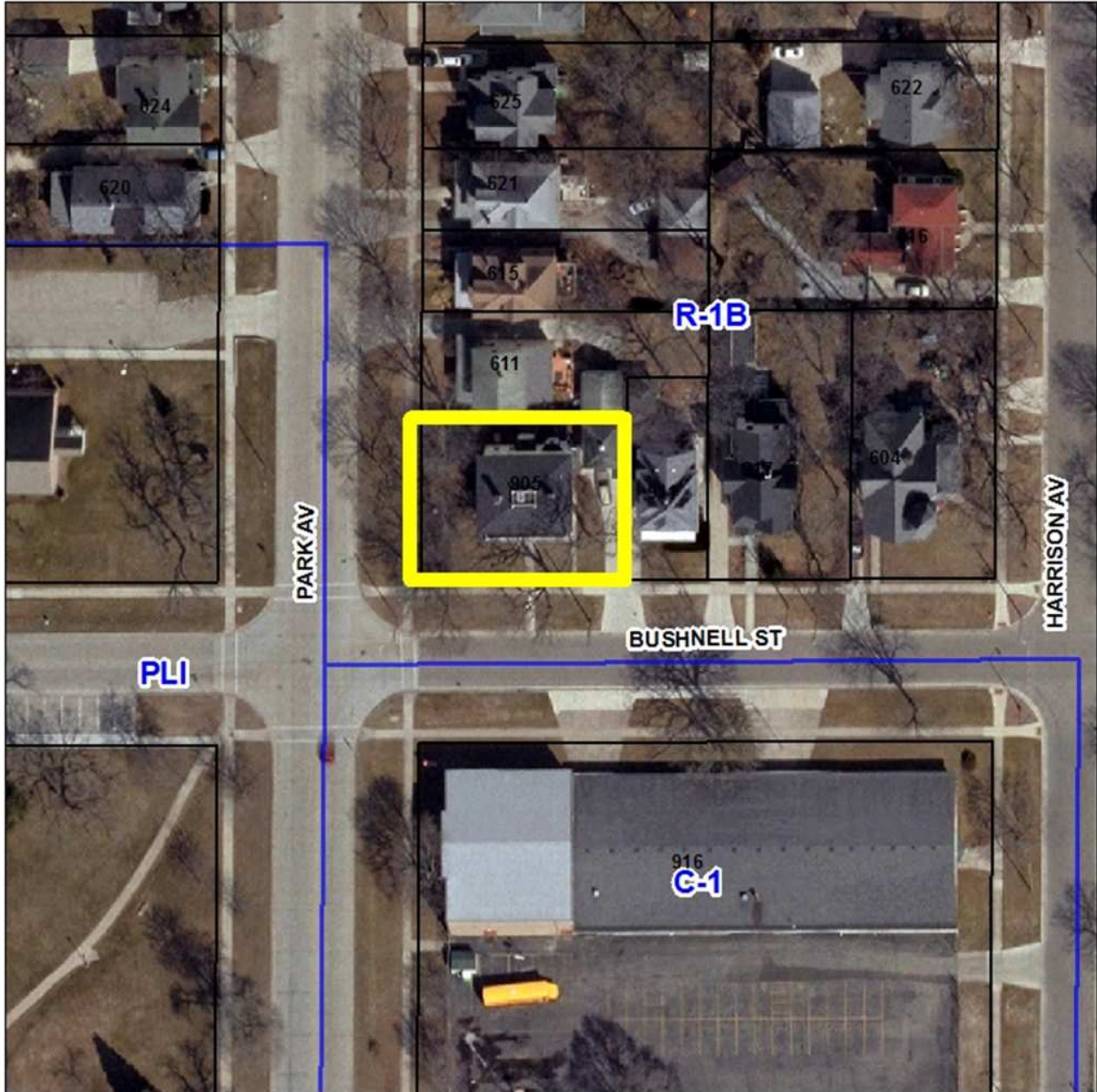
Attachments:

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

Location & Zoning Map

905 Bushnell Street

COA-2015-25



PLI

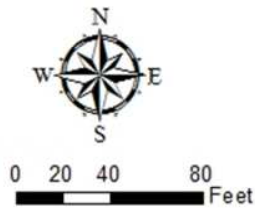
R-1B

BUSHNELL ST

C-1

Legend

- COB Parcels
- Zoning District



PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth

Date: July 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-2015-25

1. Address of property: 905 Bushnell Street

2. Parcel #: 13660490

3. Owner of record: Shawn Gillen Phone: 608-362-0622

905 Bushnell Street 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: Single-Family Residential

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)

INTENSIVE SURVEY FORM Historic Preservation Division State Historic

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung		ishnell			
Street Address: 905 Bushnell		Legal Description:		Acreage:				
Current Name & Use: Residence		Current Owner:		905				
Film Roll No. RO-85 *RO-111		Current Owner's Address:						
Negative No. 34 *7, 8		Special Features Not Visible In Photographs:		Number 905				
Facade Orient. S		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town	
Dates of Construction /Alteration 1869		Source A						Range
Architect and/or Builder:		Source						
3 Architectural Significance		4 Historical Significance		Section		Map Name		
<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		<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: One of the finest mid-century residences in Beloit, this house is an architecturally significant example of the Italianate style, with a commanding site on top of the hill at the northeast corner of Horace White Park. Florid in its profuse detail yet controlled by a classic rectilinear spirit, the two story frame house is at once stately and exuberant. The low-pitched hip roof, crowned with a balustrade and two symmetrically disposed chimneys, has widely projecting eaves, treated as a classical cornice and supported by paired scroll brackets. (over)		Historical Statement: In 1869, R. Newcomb built this house, a portion of which was reputedly moved to 1410 White. The house on that site is clearly of a mid 19th century origin, but was not at that location prior to 1913. There was no change in the assessment for 905 Bushnell at that time, however; thus, the tax roll records do not offer conclusive proof of a move (perhaps the former wing was moved twice). A old photographic view of the house from the west does show a rear wing which is gone. (A B)		Near East Side Historic District		Map Code NES 85/34		
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys						
A Beloit Tax Rolls, RCHS Archives		<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRRP <input type="radio"/> landmark <input type="radio"/> other: _____						
B Old photographic views of Beloit; collection on loan to City of Beloit planning department (Xerox copy in RCHS Archives).		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins						
C		8 District: <u>Near East Side Historic Dist.</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing						
D		initials: <u>R</u> date: <u>2/1/81</u>						
E		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown						
F		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>R</u>						

S. Bushnell

Architectural Statement (Continued)

A heavy molded frieze, with perforated ventilator panels, surrounds the house and thin corner boards frame it. A veranda, complete with paired pillars, brackets, banister and balustrade, shelters the first floor. The symmetrically placed 4 over 4 windows, tall and narrow in proportion, are surmounted on the second floor by segmentally arched window heads and on the first floor by pedimented heads. The center window on the second story has a Palladian motif, with rounded center sash, and the entry door has a segmented arch, transom, and side pilasters. Bay windows project on either side. Although all the detail is ornately carved and molded, the clapboard siding is taut and unornamented, adding restraint to the exuberant detail.

NOTE:

1867 R NEWCOMB PURCHASED LAND FROM E BURNALL FOR \$250.00

1868 R F NEWCOMB PURCHASED LOTS 15 & 16 FOR \$160.00 EACH

1869 LOTS 1 AND 2, AND LOTS 15 AND 16 PURCHASED FOR \$5000.00

VERIFIED BY MARQUE MONTGOMERY AT ROCK COUNTY HISTORICAL SOCIETY 5/19/93

JANET WOOD



MULLIGAN RESTORATION INC.

Preservation consultant and general contractor

June 6th, 2015

Homeowners:

Shawn and Barbara Gillen
905 Bushnell St.
Beloit, WI 53511

Project:

Rebuild and restore the balustrade around the front porch roof

Project specifications:

- Remove the existing newel post finials, turn one new replacement from mahogany, repair the remaining with abatron epoxy, and reinstall upon the completion of the new newels
- Fabricate and install new box newels and railings to match the original profiles from mahogany
 - We plan to change the following current detail:
 - The balusters are currently 1-3/4" x 1-1/2" and have been replaced in the past. We intend to mill them at 1-3/4" x 1-3/4" and we feel that would have been the original profile.

Note: This bid assumes that the building permit, certificate of appropriateness, and the painting will be furnished by the homeowners and is not included in the bid.

Total cost: \$7,360-\$8,460.00

Terms: 10% due on acceptance & balance on completion

Thank you for the opportunity to provide these services for your project. We look forward to working with you and delivering a successful project. Any questions about this proposal or the qualifications of our firm can be directed to me at 815-964-4210.

Submitted by:

Rory Mulligan- President

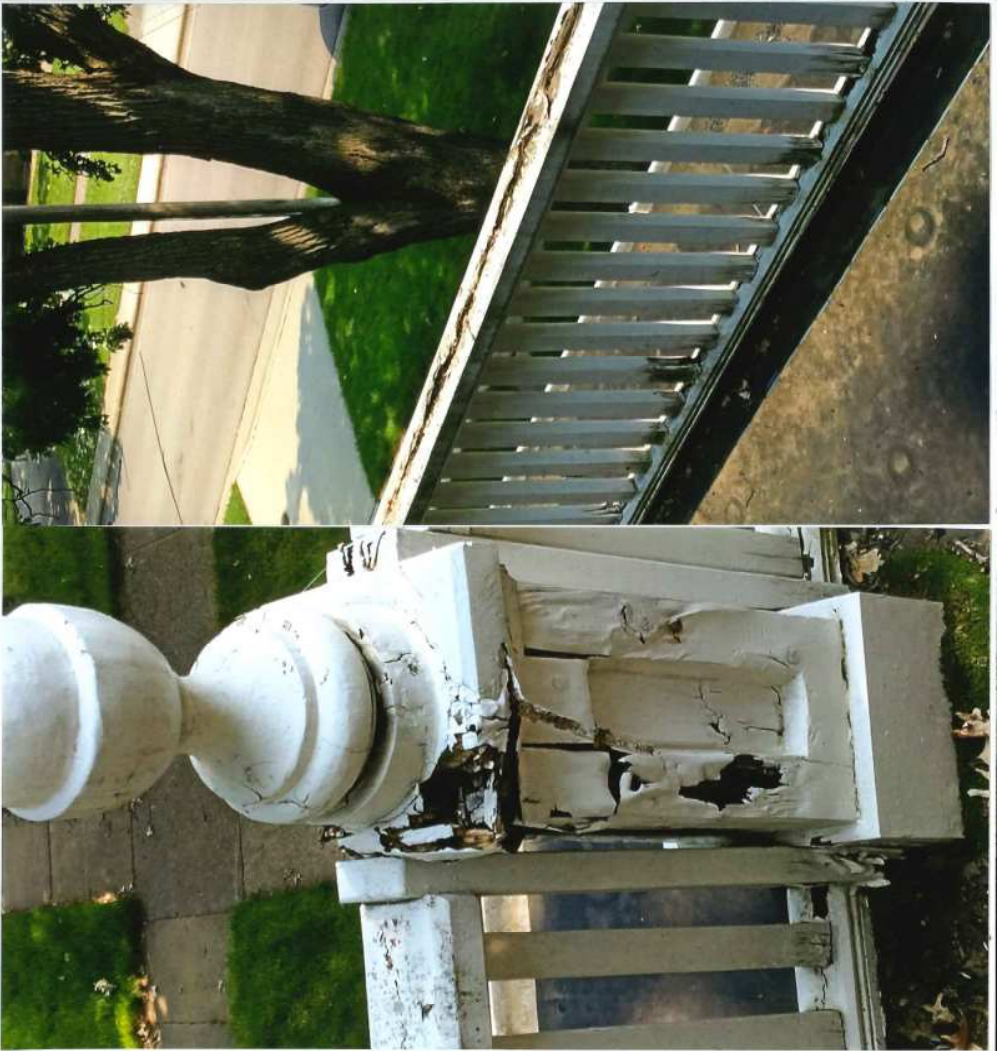
APPROVED BY:

Signature

Date

Mulligan Restoration Inc.
123 S. Madison St., Rockford, IL 61104 Phone 815-964-4210





Planning and Building Services Division

100 State Street, Beloit, WI 53511

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 905 Bushnell Street

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. <i>By rehabbing the porch balustrades, the applicant will be restoring the original architectural features and character of the home.</i>	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? <i>Mulligan Restoration, a contractor specializing in historic home rehabilitation, is committed to protecting the distinguishing characteristic and features of the second-story porch.</i>	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. <i>The contractor will repair the balustrade using epoxy when possible and will custom fabricate some elements of the porch when repair is not financially or technically feasible. The materials used for the fabrication of the new railings and balusters will match the existing materials in color, type of wood, and original character.</i>	X		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?	X		
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			X

Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			X