



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, August 18, 2015, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the July 21, 2015 Meeting
3. Public Comments
4. Devin Hanson – Certificate of Appropriateness
COA-2015-32 Review and consideration of a Certificate of Appropriateness to allow a storage shed behind the residential structure located at 928 Bluff Street.
5. Imperial Builders - Certificate of Appropriateness
COA-2015-23 Review and consideration of a Certificate of Appropriateness to restore and replace the knee wall on the second story porch of a residential structure located at 348 Euclid Avenue.
6. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
7. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
8. Adjournment

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

Approved: Alex Morganroth, Planner
August 4, 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, July 21, 2015, 7:00 PM
The Forum, 100 State Street

1. Roll Call

Commissioner Blazer called the meeting to order at 7:00pm.
Commissioners Blazer, Vollmer, Johnson, Joyce, Kelly, Vollmer, and Kaye were present.
Commissioner Truesdale was absent.

2. Minutes of the June 16, 2015 Meeting

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

3. Public Comments: None

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.

Planner Alex Morganroth read the staff report and recommendations.

Commissioner Blazer invited the applicant to speak about the project. Mr. Henderson stated that he wanted to clarify that the windowsills will not be being replaced, and that the concrete apron or skirt at the bottom of the window will be replaced. Commissioner Joyce thanked Mr. Henderson for fixing up his house and stated that he has a beautiful home. Councilwoman Kelly asked the applicant if the roof was fixable. Mr. Henderson explained that the contractor did an adequate job, but that some of the tiles didn't line up so they would have to be removed and re-laid.

Commissioner Vater made a motion to approve the requested COA as written, subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. The motion carried unanimously (6-0).

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.

Mr. Alex Morganroth read the staff report and recommendations.

Councilwoman Kelly asked how long they have lived in the house. Commissioner Vater stated that she would also like to know how long they have lived there. Mr. Morganroth responded that he wasn't sure exactly how long, but likely less than a year. Commissioner Vater then asked if they were aware of the meeting tonight, to which Mr. Morganroth responded yes. Mr. Morganroth said that he encouraged them to attend but did not expect them to. Commissioner Vollmer then stated that the property gave him concern as it didn't conform architecturally to the surrounding area. He said that if the shed is approved it would have to be on the criteria that it is not visible from the street.

Commissioner Blazer asked Mr. Morganroth if the shed required a building permit, to which Mr. Morganroth replied that the applicant did apply for and received a permit. Commissioner Blazer then asked if the shed was prefabricated off-site, to which Mr. Morganroth responded yes. Mr. Morganroth went on to explain that the applicant came in and was unaware her house was in a historic district. She stated that the delivery truck was coming that afternoon and that it would be extremely costly to have it sent back and delivered a different day. Commissioner Johnson asked why there seem to be so many people that are unaware that they are in a historic district. She then stated that she cannot support the shed.

Commissioner Blazer asked Mr. Morganroth if they can get fined or some kind of violation for doing the work without a COA. Commissioner Blazer then stated that there were two questions: Is the shed appropriate for the property? And should the applicant get reprimanded for constructing it without a COA. Commissioner Vater asked if the property already has a garage, to which Mr. Morganroth responded that yes, they have a garage. Commissioner Vater stated that in her mind, there was no way she could accept the shed in its current state. She then said she might be able to get more excited about the project if the metal roof was replaced by a shingled roof.

Commissioner Joyce stated that if the applicant had gone through the normal channels for approval, she may have been able to get on board with the project. She then stated that she doesn't want the Commission to seem vindictive or punitive, especially as we enter the period of work on the Historic Intensive Survey. Commissioner Joyce then stated that we should make it clear to the applicant that they can come back with an idea on how to better match the roof to architectural details in the surrounding area, the COA may be approved.

Commissioner Vater stated that the Commission should deny the COA in order to get the applicant to attend the next meeting in order to negotiate. Commissioner Blazer made a motion to approve the COA as written, subject to the conditions recommended by Staff. Commissioner Vater seconded the motion. The motion did not carry (0-6).

6. Shawn Gillen – Certificate of Appropriateness
COA-2015-25 Review and consideration of a Certificate of Appropriateness to 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.

Commissioner Vater Made a motion to approve the COA as written, subject to the conditions recommended by Staff. Commissioner Vollmer second the motion. The motion carried unanimously (6-0).

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

Mr. Morganroth announced that three COAs were approved by staff since the last meeting. The approved COAs included a privacy fence at 917 Church Street, a roof placement and gutter replacement at 816 Wisconsin Avenue, and a fence at 840 Park Avenue.

8. **Committee Reports**

- A. Education and Outreach Committee: Commissioner Joyce spoke about John Glennan, a student at Beloit College, and his historic preservation project. She explained that he will be making a large poster for his project that shows what the Commission is doing and why.
- B. Grant Writing Committee: Mr. Morganroth stated that the City has retained a firm to work on the Historic Building Intensive Survey. He said the firm is Legacy Architecture out of Sheboygan, WI and that they have extensive experience with these types of surveys.
- C. Site Visit Committee: Commissioner Vollmer stated that he had no comments.

9. **Adjournment**

At 7:44 PM, Commissioner Joyce made a motion to adjourn the meeting, and Commissioner Vater seconded the motion. The motion carried (6-0).

Alex Morganroth, Planner

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: August 18, 2015

Agenda Item: 4

File Number: COA-2015-32

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 submitted an application for a Certificate of Appropriateness (COA) to allow the placement of a shed at 928 Bluff Street. The shed was constructed without obtaining a COA, and the COA request presented at the July 21, 2015 meeting was denied.

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 original COA request (COA-2015-24) was presented by Staff at the July 21, 2015 Landmarks Commission meeting.
 - The Commission voted unanimously (6-0) to deny the request for a COA to allow the shed.
 - Commissioner concerns included the scale of the structure in context with other structures in the neighborhood, as well as the metal roof that does not match the roof of the principle structure.
- 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 or alter 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**
 - Shed footprint is approximately 10 x 16 feet. The shed height is approximately twelve (12) feet.
 - 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 making it easy to be moved.
 - Wood lattice installed around edges to keep small animals out.
- The roof of the shed is 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 the roof is visible from Bluff Street. Although the height of the shed is significantly shorter than the principal structure, it is quite bulky when compared to an average storage shed.
 - (2) *Relationship of Building and Masses:* Although the shed is relatively large, the structure is not a permanent structure and therefore does not threaten the long-term integrity of the building and mass relationships in the historic district.
 - (3) *Architectural Details:* The proposed colors and look of the shed will not negatively impact the original character of this historic property. Owner has stated the intention to paint the shed to match the house in the 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 neither denial or approval*** of a Certificate of Appropriateness to have a shed at 928 Bluff Street, and will instead defer to the Landmarks Commission in order to make a determination of appropriateness and to set the final conditions.

Fiscal Note/Budget Impact: *N/A*

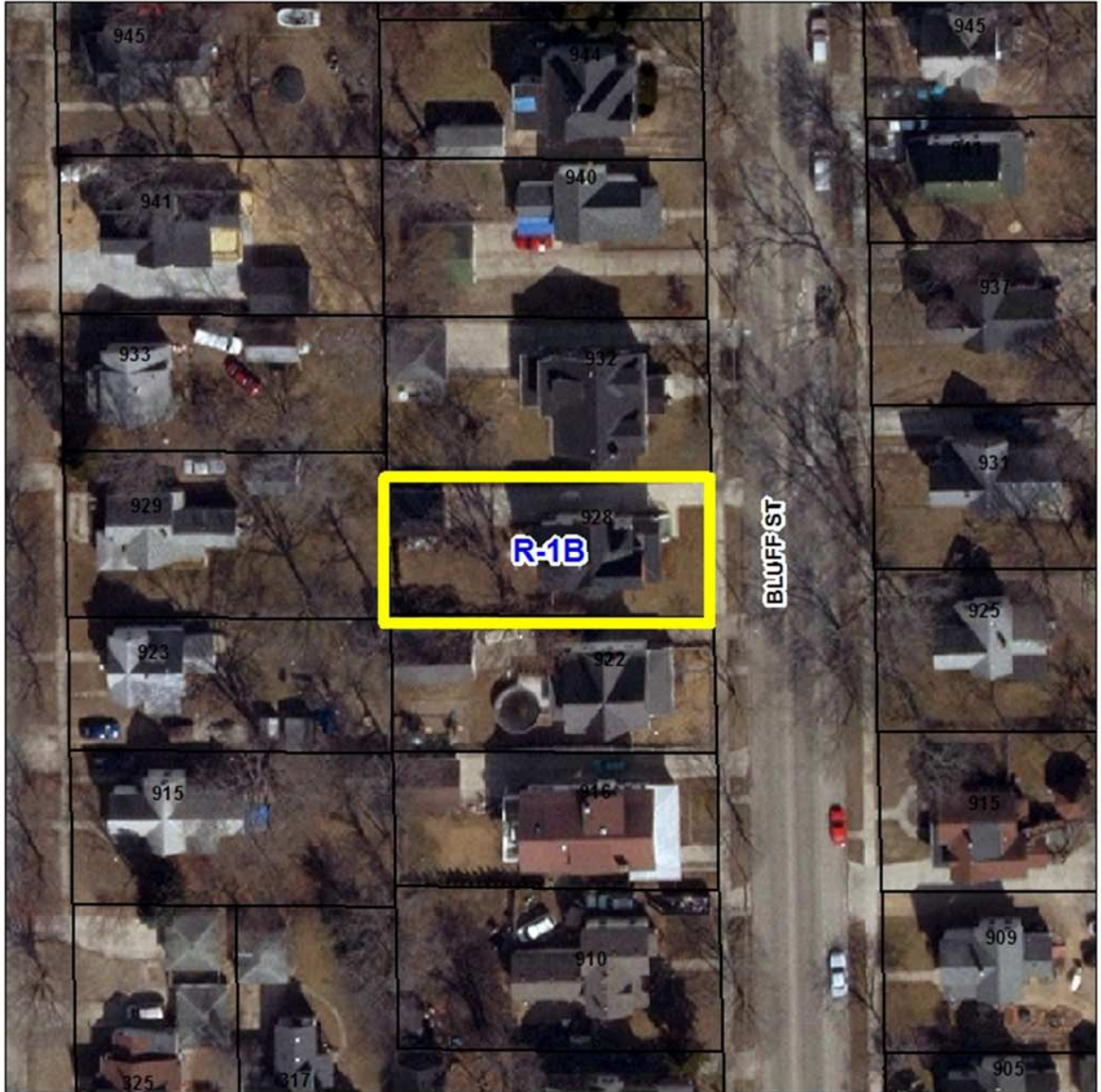
Attachments:

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)

(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
 10 x 16
 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:

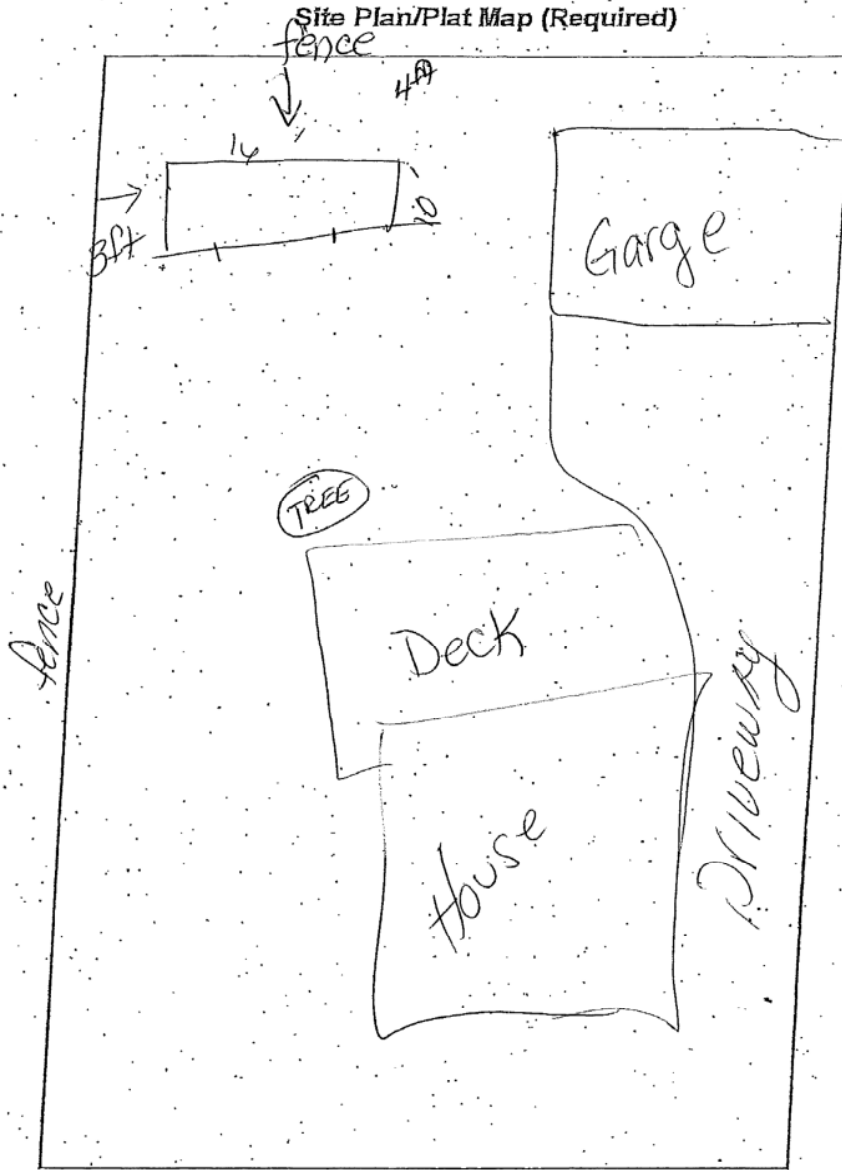
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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:		Acres: 		
Current Name & Use: Residence			Current Owner:		Number 928	
Film Roll No. RO-93 *RO-105 **RO-115		Current Owner's Address:		Town Bluff		
Negative No. *19 **7		Special Features Not Visible In Photographs:			Range	
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		Section		
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			Map Name Bluff Street Historic District
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: _____			
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			



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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.

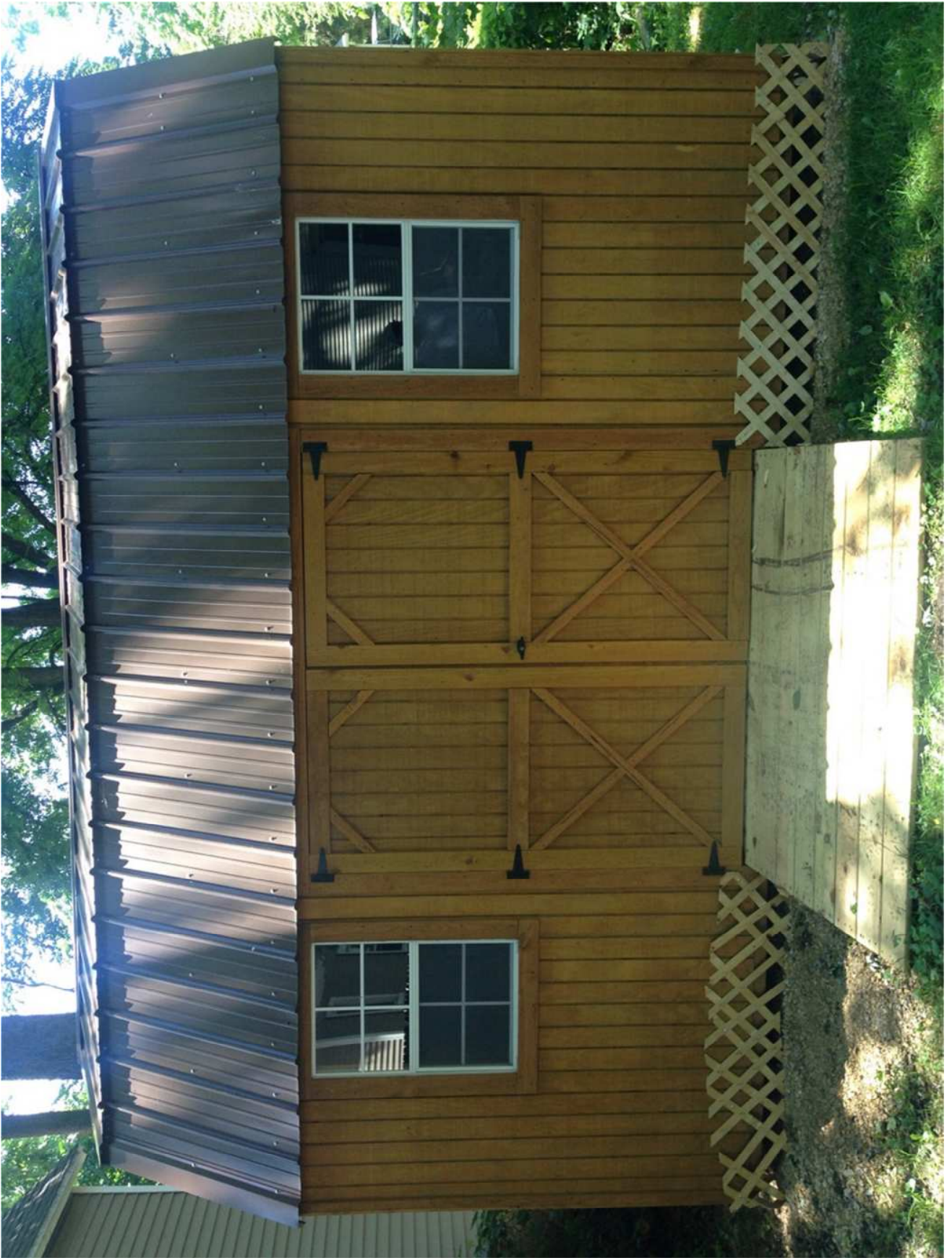


Tongue-and-Groove Flooring



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: August 18, 2015

Agenda Item: 5

File Number: COA-2015-27

Applicant: Derek Card, Imperial Builders

Owner: Sam Watkins

Location: 348 Euclid Avenue

Existing Zoning: R-1B Single-family Residential

Existing Land Use: Single-family Residential

Parcel Size: .2 Acres

Request Overview:

Derek Card, owner of Imperial Builders, submitted an application for a Certificate of Appropriateness for the replacement of a second-story porch knee wall located on the residential structure located at 348 Euclid Avenue. Mr. Card submitted the application on behalf of the owner of the subject property. This property is an Individual Historic Landmark, informally known as the Stephen Slaymaker House. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designed landmark, landmark site, or structure within an historic district.

Background Information:

The applicant emailed a COA application for a variety of projects, including the knee wall replacement and two staff approved projects on July 1, 2015, the filing deadline for the July 21, 2015 meeting agenda. The applicant's COA was not processed due to the absence of the fee, pictures, and material specifications. The applicant was made aware that the COA application would require review by the Landmarks Commission at the August 18, 2015 meeting and acknowledged this requirement. On August 7, 2015, a Staff person drove by the structure at 348 Euclid Ave and observed that a new railing had been constructed prior to the Landmarks Commission approving a COA, a violation of Section 32.06(4)(a) of the Historic Preservation Ordinance. The applicant was notified of the violation immediately and acknowledged that the work had been completed without a COA. Staff chose to defer a Notice of Violation or citation until after the issue is brought to the attention of the Commissioners at the August 18, 2015 meeting.

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 had proposed the replacement of a second-story porch knee wall.
 - The previous knee wall had deteriorated significantly due to rotting wood (see attached pictures).
 - The wall also did not meet the Wisconsin State Building Code requirement that porch railings be at least 36 inches in height.
- Staff approved two projects that were also on the July 21, 2015 COA application including the replacement of the black rubber roof on the porch and the aluminum soffit/fascia around the porch.
 - A building permit was issued for the staff approved projects but not for the new porch railing.
- In the COA application for the knee wall replacement, the applicant had proposed replacing the existing wall with a metal railing. The applicant originally stated the intention to use a black wrought iron railing. Staff asked for the railing specifications/photos but never received them.
- After inspecting the house on August 7, 2015, Staff observed that the knee wall had already been removed and replaced with a wooden railing (see attached photos of completed project).
 - Instead of evaluating a wrought iron railing, as was the intended material according to the application, the new wood railing was evaluated based on the criteria in the Historic Preservation Ordinance.
 - The unpainted wood railing is approximately 36 inches in height and is made from treated pine.
- 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 also establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
 - (1) Scale: Second story porch railings are required to be at least 36 inches. The railing meets this requirement.
 - (2) Architectural Details: The architectural style of the house, known as Stick Style, is defined by decorative wood trim, exposed wood framing, and decorative structural elements. The railing and ornamental balusters does not detract from the architectural integrity of the structure and may actually

compliment the Stick architecture of the structure.

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 second-story porch knee wall on the structure at 348 Euclid Ave, based on the standards and criteria contained in the Historic Preservation Ordinance. Staff has chosen to not recommend any conditions due to the completed nature of the project.

Fiscal Note/Budget Impact: *N/A*

Attachments: Photos, Location Map, Application, Intensive Survey Form, COA General Criteria Checklist

Streetview of 348 Euclid Avenue

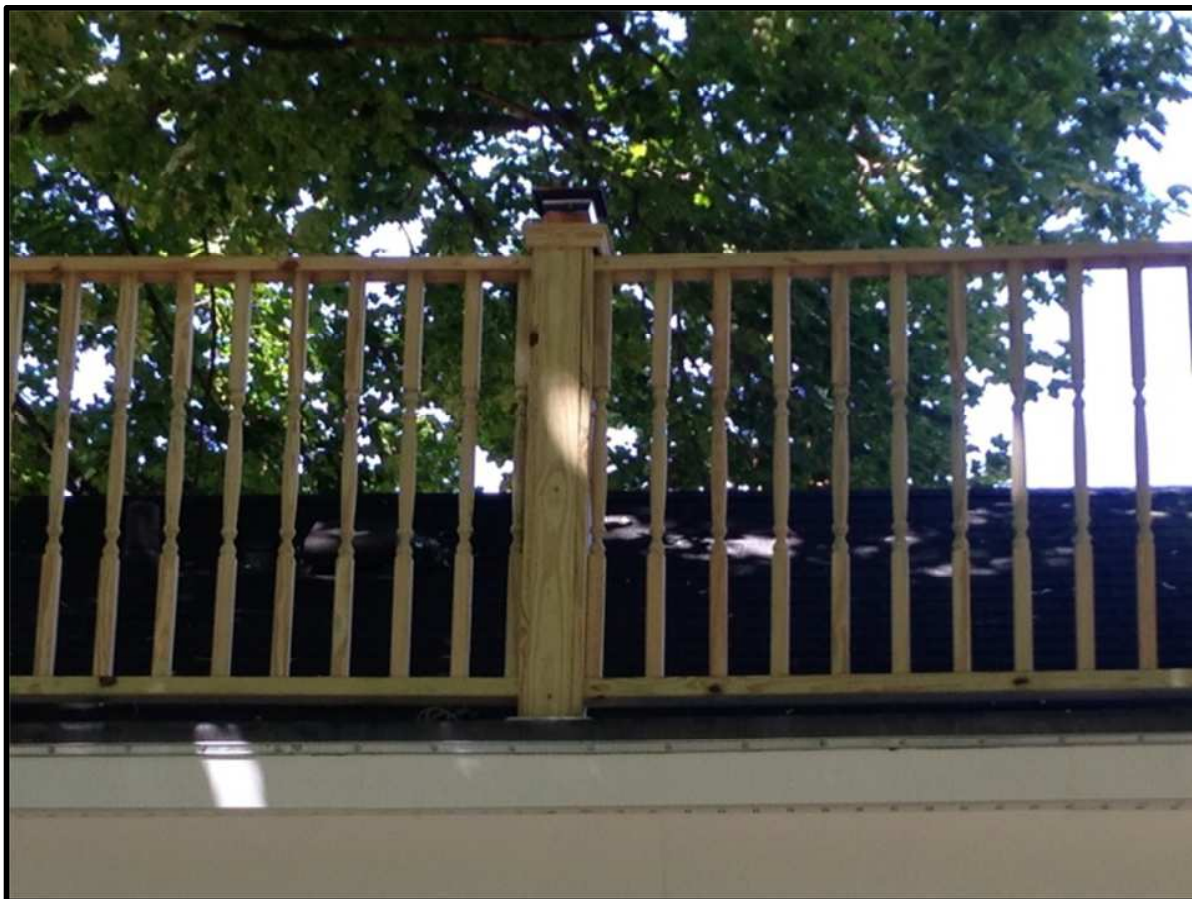


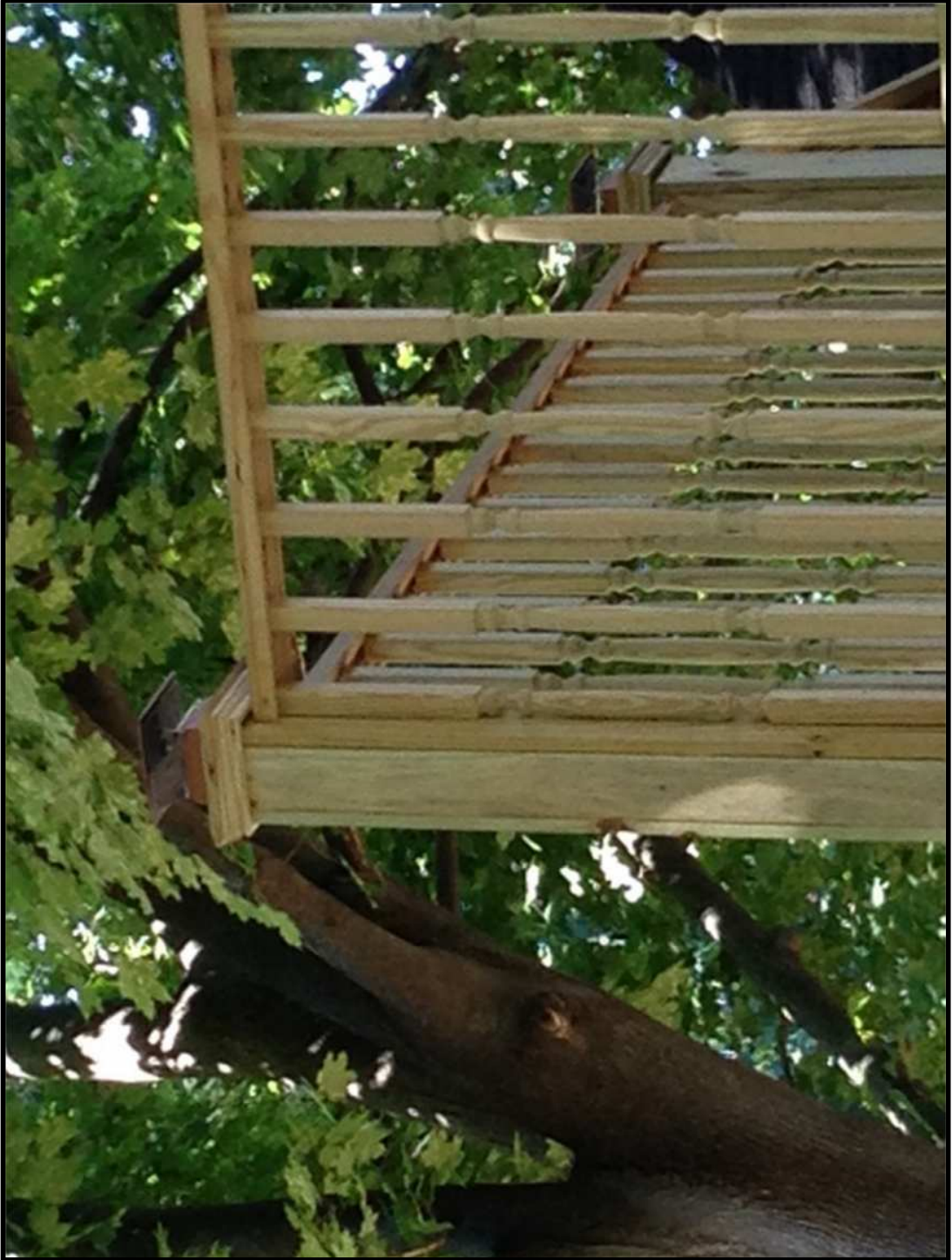
Old Knee Wall



New Wood Railing



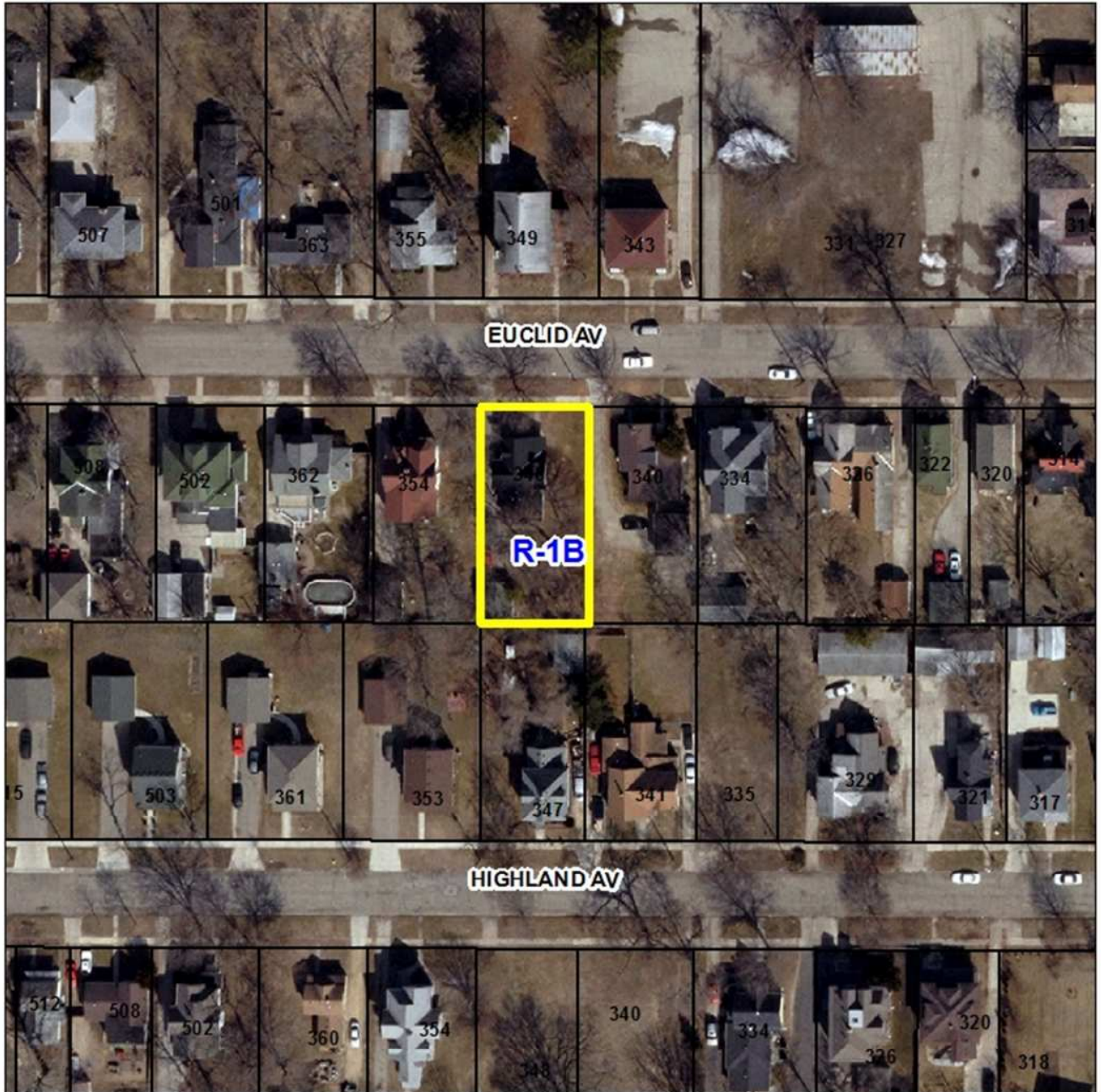




Location & Zoning Map

348 Euclid Avenue

COA-2015-27



Legend

-  348 Euclid Ave
-  COB Parcels
-  Zoning District

0 25 50 100 Feet



PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth
Date: August 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-2015-348

1. Address of property: 348 EUCLID AVE

2. Parcel #: 13551830

3. Owner of record: SAM WATKINS Phone: 608-201-2541
348 EUCLID AVE BELOIT WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: DEREK CARD / IMPERIAL BUILDERS
4831 DREAM LANE MADISON WI 53718
(Address) (City) (State) (Zip)

(Office Phone #) 1608-290-1147 (Cell Phone #) DEREK@IMPERIALBUILDERS.NET (E-mail Address)

5. Present use of property: SINGLE FAMILY RESIDENCE

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.)

- ① COVER OVER HANG ON REAR PORCH WITH ALUMINUM SUFFIT & FASCIA AFTER REPLACING ROTTEN WOOD
- ② REPLACE RUBBER ROOF ON REAR PORCH
- ③ REPLACE EXISTING WALL ON PORCH ROOF WITH METAL GUARD RAIL OF APPROPRIATE HEIGHT - CURRENT WALL IS TOO SHORT

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).

Derek Card DEREK CARD 6/30/15
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>10.00</u> * Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA. Scheduled meeting date: _____ Application accepted by: <u>AEM</u> Date: <u>7/3/15</u>
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INVENTORY 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 Euclid	
Street Address: 348 Euclid Avenue		Legal Description: Lot 117, Hackett's Addition		Acreage: 0.2		
Current Name & Use: Residence		Current Owner: Eva Anschutz			Number 348	
Film Roll No. RO-91 *RO-112		Current Owner's Address: 911 Sixth Street				
Negative No. 35 *16		Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 331800 Northing: 4707050 USGS Beloit Quadrangle/Scale: 1:24,000 Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			Town Range Section Map Name City Engineer's	
Facade Orient. N						
Original Name & Use:		Source	Previous Owners	Dates	Uses	Source
Dates of Construction/Alteration 1887		Source A				
Architect and/or Builder: Stephen Slaymaker		Source A, B				
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 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: <p>Displaying a full panoply of late picturesque motifs, the house at 348 Euclid is architecturally significant as a well-preserved example of Beloit's modest yet decorative frame houses built in the last quarter of the 19th century. Nearly every familiar "picturesque" effect is developed in this two story house: multiple, intersecting and steeply pitched gables; angular and asymmetrically disposed masses; decorative and variegated siding; Eastlake ornament. Although no single style is inclusive enough to embrace such an eclectic (over)</p>		Historical Statement: <p>Built in 1886 or 1887 according to tax rolls, the house at 348 Euclid was first owned by Stephen Slaymaker. (A) At the time of construction, Slaymaker was employed as a carpenter for the Beloit Iron Works. But shortly thereafter, city directories list Slaymaker as a woodworker, and there is little doubt that Slaymaker's carpentry skills contributed to the design and detail of this house. (B)</p>				
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"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____				
B Rock County Directories, 1887, 1895, 1905		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: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____				
D		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 checked="" type="radio"/> local initials: Rch				
E						
F						

Architectural Statement (Cont'd)

range of effects, the house draws upon the Stick style for much of its character, including the tall proportions, and irregular silhouette. Yet the exposed framing members--hallmark of the style--are limited here to the uppermost sections of the gables where diagonal boards suggest the timber framing system. Instead, the builder expresses the inherent appeal of his material through the use of reticulated shingles and narrow clapboarding. Corner posts--acting much like framing boards--articulate each unit and the shingled upper story projects slightly over the first story. The variegated texture is complemented with ornamental mill work. Decorative brackets, braces, and bargeboards are machine tooled and demonstrate the blocky, rectilinear quality of Eastlake ornament. The perforated bargeboards in the gables combine a geometric pattern--the six-pointed star, for example, or the series of circular moldings beneath the collar beam--with an occasional naturalistic detail; for example, the incised floral pattern on the brackets under the eaves or the braces under the collar beam. Other ornament is kept simple but shares a marked preference for the blocky Eastlake style, as seen on the otherwise plain window and door frames. A square bay window, severely boxy in character, juts out slightly from the north facade, and features a pent roof covered with fish-scale shingles and supported by scroll brackets. Ornamental mullions divide the panes of the box window. Between the pent roof, and the second story windows is a panel with an engaged balustrade in low relief. The railing of the north porch features the same squat dimensions and the knee brace at the porch corner is left unornamented. The porch is sheltered by a pent roof, sloping dramatically over the entry and visually extending the plane of the gable on the north facade. Elsewhere, intersecting gables and dormer windows create an irregular profile and add complexity to an otherwise simplistic design. Not surprisingly, the house was first owned--and probably built--by a Beloit carpenter and woodworker whose skills no doubt contributed to the success of the design. At any rate, the builder was well aware of the local Stick style vernacular and was able to incorporate those elements into a coherent whole.



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: 348 Euclid 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. The original knee wall was removed due to rotting wood that according to the applicant, was unable to be repaired. While not original, the new railing barrier height will meet code, unlike the previous wall.		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. The replacement barrier does not match the material in color, texture, or general visual qualities. The old knee wall had the appearance of being an extension of the exterior wall while the new barrier is a typical porch railing with spindle balusters.		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		