



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, October 20, 2015, 7:00 PM
Beloit Public Library, North Meeting Room, 605 Eclipse Blvd**

1. Roll Call
2. Minutes of the September 15, 2015 Meeting
3. Public Comments
4. Imperial Builders - Certificate of Appropriateness
COA-2015-42 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.
5. Chris Gallagher – Certificate of Appropriateness
COA-2015-40 Review and consideration of a Certificate of Appropriateness to allow the installation of vinyl windows, clapboard repair/replacement, and porch baluster replacement on a residential structure located at 259 St. Lawrence Avenue.
6. Lori Dunaway – Certificate of Appropriateness
COA-2015-41 Review and consideration of a Certificate of Appropriateness to allow a sign on the rear of the commercial structure located at 312 State Street.
7. Beloit Family Services – Certificate of Appropriateness
COA-2015-39 Review and consideration of a Certificate of Appropriateness to allow a memorial garden in Horace White Park located at 825 East Grand Avenue.
8. Bruce Rhea – Certificate of Appropriateness
COA-2015-36 Review and consideration of a Certificate of Appropriateness to allow new columns on the front porch of the residential structure located at 103 Merrill Street.
9. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
10. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee

11. 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
October 5, 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, September 15, 2015, 7:00 PM
The Forum, 100 State Street

1. Roll Call

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

2. Minutes of the August 18, 2015 Meeting

Commissioners Blazer and Johnson moved to approve the minutes as presented. Motion carried, voice vote.

3. Public Comments: None

4. Imperial Builders – Certificate of Appropriateness

COA-2015-27 Review and consideration of a Certificate of Appropriateness to allow a new railing on a second-story porch at 348 Euclid Avenue.

Mr. Morganroth read the staff report and recommendation.

Commissioner Blazer asked for verification that the contractor, Imperial Builders, received a citation for the un-approved work. Mr. Morganroth stated that a citation had been sent in late August.

Commissioner Vater asked for a discussion on whether or not the railing would have been approved if the COA had come before the Landmarks Commission prior to construction.

Following this discussion, Commissioner Joyce made a motion to approve the COA as written, subject to the conditions recommended by staff. Commissioner Blazer seconded the motion. Motion failed, voice vote.

5. James Allen Custom Masonry – Certificate of Appropriateness

COA-2015-34 Review and consideration of a Certificate of Appropriateness to allow masonry and foundation repair at the residential structure located at 725 Bushnell Street.

Mr. Morganroth read the staff report and recommendation.

Commissioner Blazer asked if anyone was at the meeting representing James Allen Custom Masonry.

James Allen introduced himself as the owner of James Allen Custom Masonry. Commissioner Blazer asked Mr. Allen to explain the project. Mr. Allen replied that project descriptions in Mr. Morganroth's report were accurate.

Commissioner Blazer and Mr. Allen discussed the worst case scenario and how the project would change if the extent of damage is worse than anticipated. Mr. Allen described multiple types of repairs that he could use if the foundation is cracked beyond repair.

Commissioner Blazer emphasized that it is key to create a repair that will last for many years. Mr. Allen agreed and discussed the methods he will use to ensure the longevity of the masonry work.

Commissioner Joyce made a motion to approve the COA as written, subject to the conditions recommended by staff. Commissioner Johnson seconded the motion. Motion carries, voice vote.

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

None

7. Committee Reports

Education and Outreach Committee: Commissioner Johnson invited the other Commissioners to the Bluff Street Neighborhood Association to take place the following week. Commissioner Johnson then stated that residents on Bluff Street have begun to help pick up trash in the park and emphasized the importance of leading by example.

Grant Writing Committee: Mr. Morganroth reminded the Commissioners of the Intensive Survey Kick-Off Meeting to take place at 6pm on October 20, 2015 in the Beloit Public Library.

Site Visit Committee: The committee had nothing to report.

8. Adjournment

Commissioners Joyce and Vater moved to adjourn at 8:18pm. Motion carried, voice vote.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: October 15, 2015

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: October 20, 2015

Agenda Item: 4

File Number: COA-2015-42

Applicant: Derek Card, Imperial Builders

Owner: Sam Watkins

Location: 348 Euclid Avenue

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

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 issued a citation on August 14, 2015.

The original COA request was presented at the August 18, 2015 meeting. The Commission voted to lay-over the item until the September 15, 2015, in order to allow Staff additional time to research building codes as it related to historic structures. Staff came to the conclusion that because the previous railing had been completely torn down, the new railing has to meet the current building code railing height requirement of 36 inches or more.

The COA was presented at the September 20, 2015 meeting. The applicant was not present. The Commission motion to approve the COA did not carry, with a vote of 2-4. The Commission asked that the applicant reapply for a COA and return to the October 21, 2015 meeting with a redesigned railing. The applicant provided Staff with one possible variation to the railing, but is looking to the Commissioners for additional guidance on the design of the railing and balusters.

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. The proposed new railing is more consistent with the look of historic railings from the era the house was built in.
- The applicant has provided a proposal for a new, more substantial railing that he believes will better compliment the historic structure (see attached proposal).

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 replace the second-story porch knee wall on the structure at 348 Euclid Ave, 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: Photos, Location Map, Application, Proposal Sketch, Intensive Survey Form, COA General Criteria Checklist

Streetview of 348 Euclid Avenue

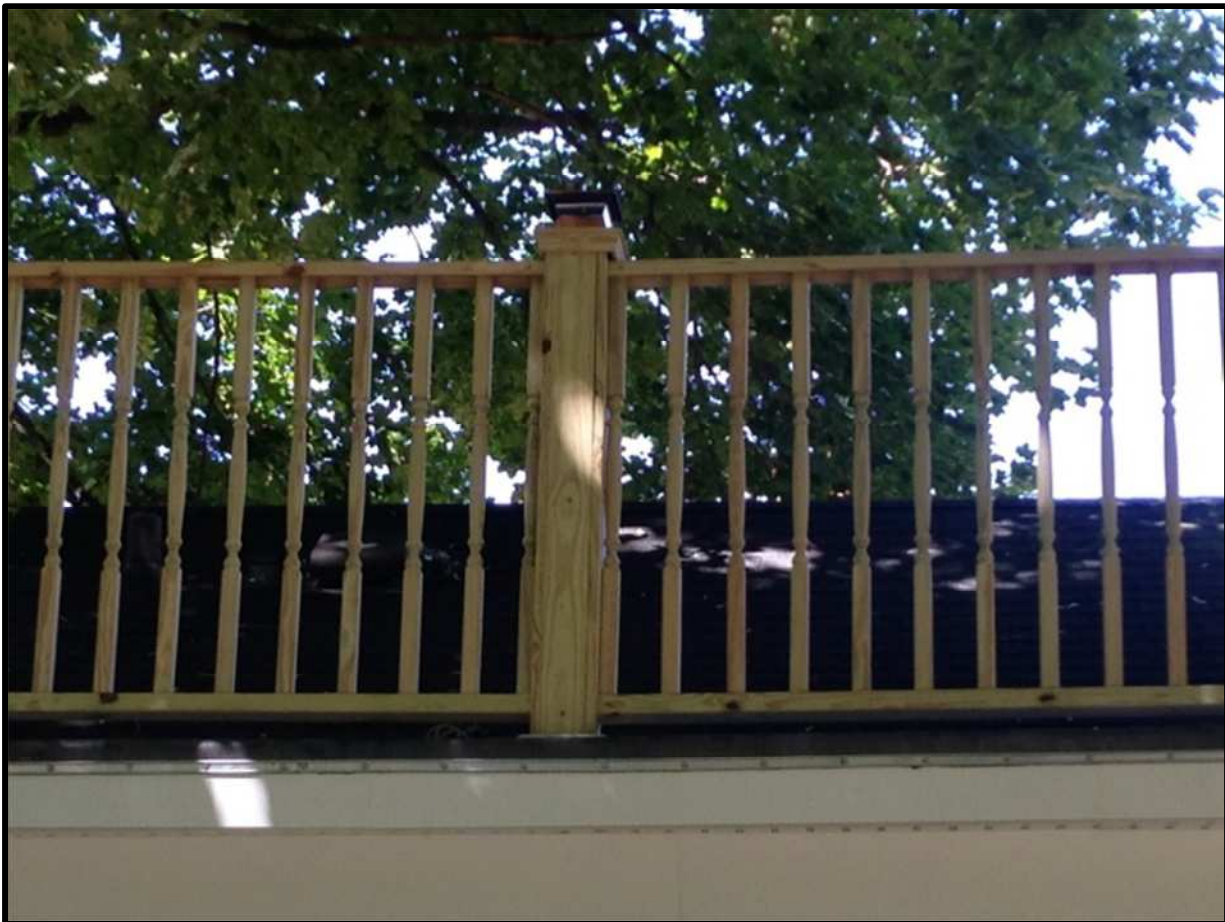


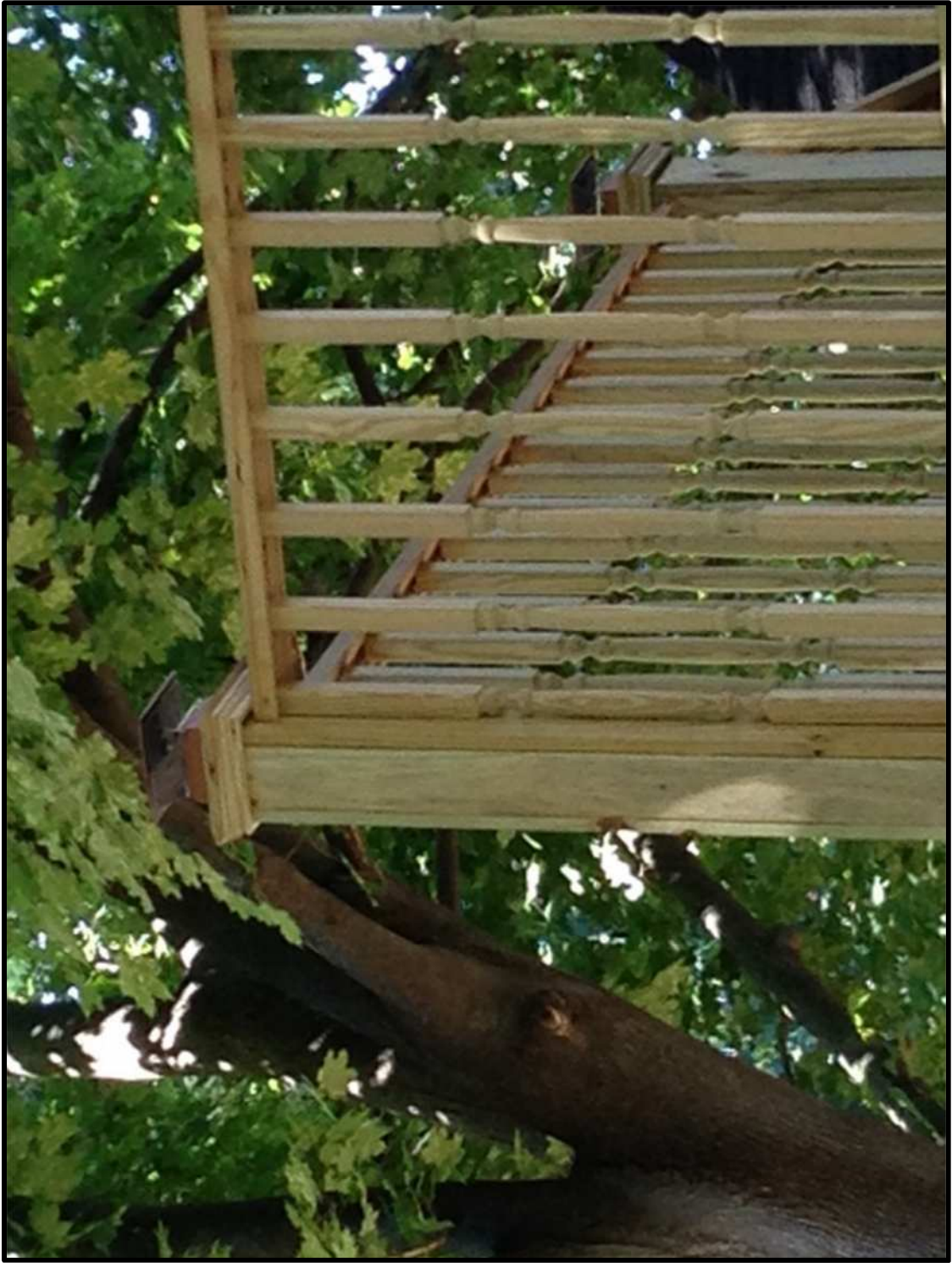
Old Knee Wall



New Wood Railing



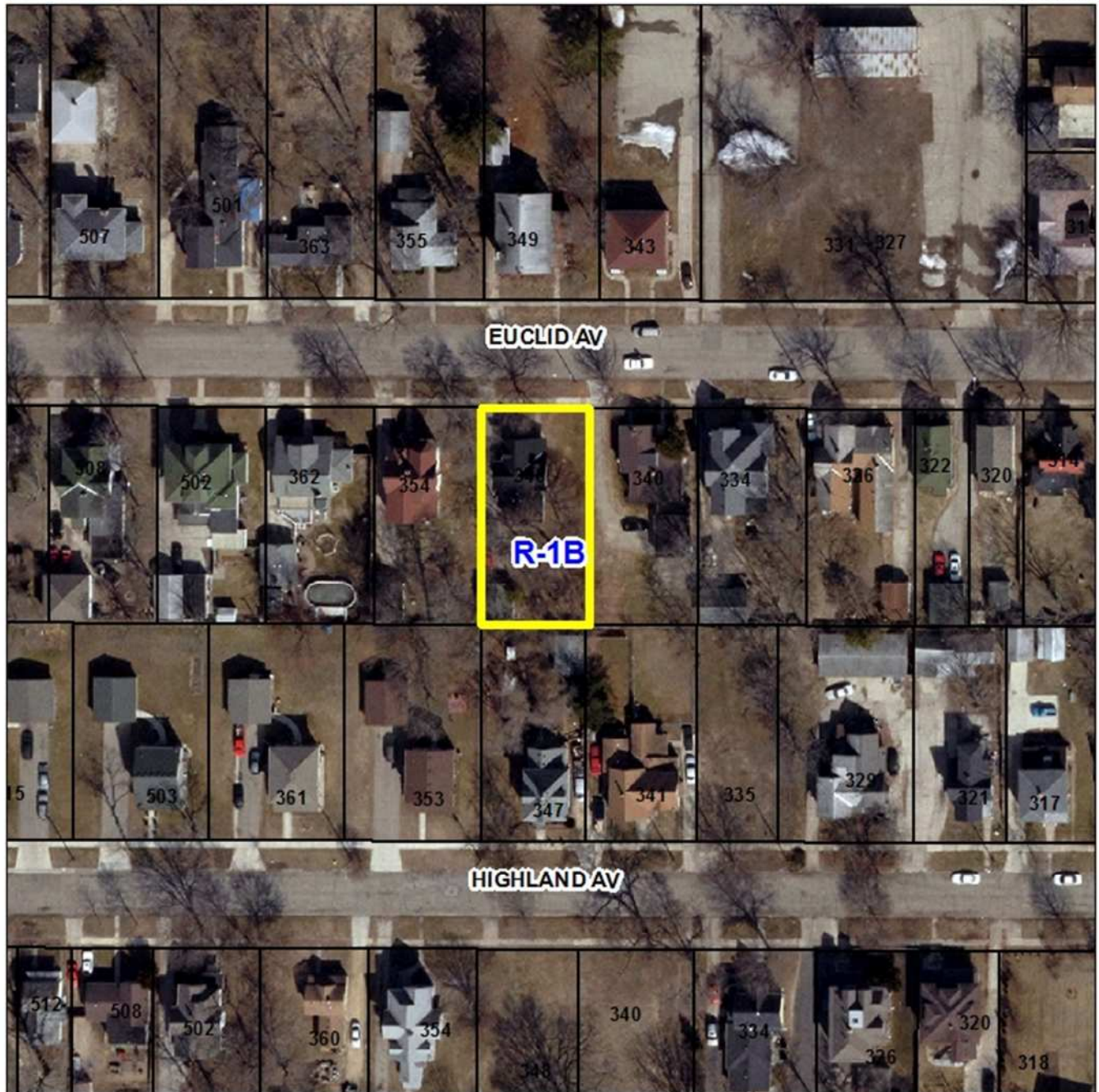







Location & Zoning Map

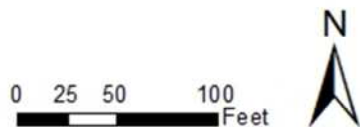
348 Euclid Avenue

COA-2015-27



Legend

-  348 Euclid Ave
-  COB Parcels
-  Zoning District



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

Document Path: \\s01h01\public\Information\GIS\Projects\Map_Templates\...

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-2015-42

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
4837 DREAM LANE MADISON WI 53718
(Address) (City) (State) (Zip)
1608-290-1147 (Office Phone #) (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 SOFFIT & 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:

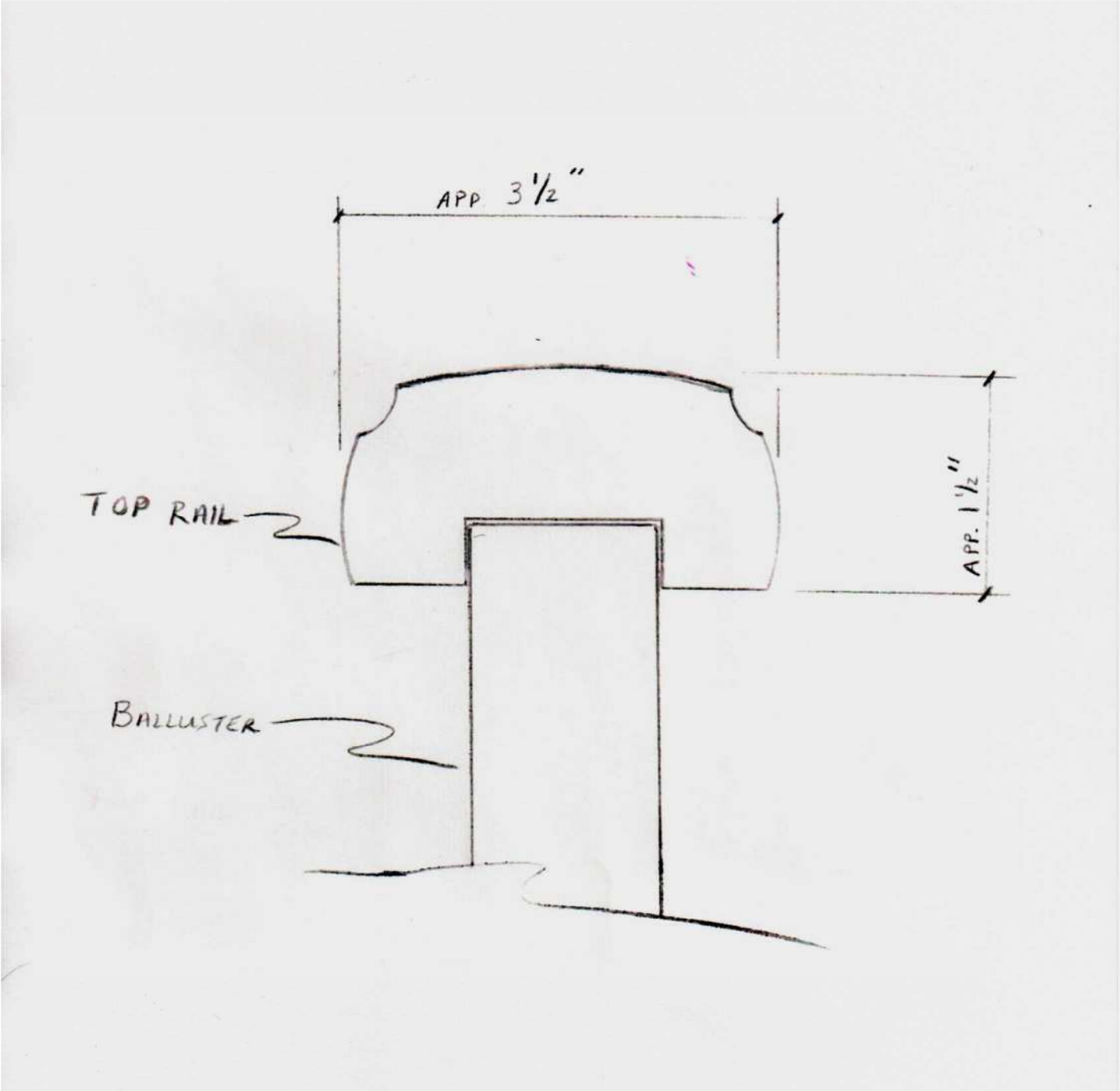
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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

 (Signature of applicant) _____ _____
 (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>20.00</u> * Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA. Scheduled meeting date: <u>10/21/15</u> Application accepted by: <u>AEM</u> Date: <u>10/7/15</u>
--

Proposed Railing



City, Village or Town: 1 BELLOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Euclid Number 348 Town Range Section Map Name City Engineer's Map Code CE 91/35		
Street Address: 348 Euclid Avenue		Legal Description: Lot 117, Hackett's Addition	Acreage: 0.2			
Current Name & Use: Residence		Current Owner: Eva Anschutz				
Film Roll No. RO-91 *RO-112 Negative No. 35 *16 Facade Orient. N			Current Owner's Address: 911 Sixth Street			
Original Name & Use: 2		Source	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			
Dates of Construction /Alteration 1887		Source A	Previous Owners	Dates	Uses	Source
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: 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)		Historical Statement: 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)				
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Rock County Directories, 1887, 1895, 1905 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: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____				
		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: <i>Rph</i>				

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 balusters used in the replacement barrier do 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. The railing in the sketch provided by the applicant would be more architecturally appropriate for the structure, but does not do anything to address the spindles.		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: October 20, 2015	Agenda Item: 5	File Number: COA-2015-40
Applicant: Chris Gallagher	Owner: Scott Wiedner	Location: 259 St. Lawrence Avenue
Existing Zoning: R-1B Single-Family Residential District	Existing Land Use: Single-family Residential	Parcel Size: .2 Acres

Request Overview:

Chris Gallagher submitted an application for a Certificate of Appropriateness to replace six windows, repair front porch slats, and replace clapboard siding as needed on the residential structure located at 259 St. Lawrence Avenue. This property is in the Bluff Street Historic District. The home was constructed in 1889 and is classified as a "Pivotal" structure. 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.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

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

Key Issues:

- The applicant has proposed the replacement of six wood windows with new vinyl windows (see cost estimates below for both wood and vinyl windows).
 - The applicant prefers vinyl windows due to the cost savings and increased energy efficiency.
 - The home has a number of architecturally significant, multi-paned windows that will not be altered.
 - All six windows to be replaced are double-hung.
 - Prior owners have replaced multiple original wood windows with aluminum windows.
 - The applicant has proposed clapboard repair/replacement.
 - The structure has retained its original wood clapboard siding.
 - During the course of repainting the house, the applicant has discovered numerous areas where the wood siding has deteriorated past the point of repair.
 - The applicant has stated the intent to use identical wood clapboard for any replacements.
 - During a site visit, Staff did observe heavily deteriorated siding in multiple locations.
 - The applicant has proposed repair/replacement of slats covering the crawl space below the porch.
 - The porch is missing multiple slats and many are broken.
 - The applicant has stated the intent to replace the broken/missing slats with slats identical in material, color, and overall appearance.
 - 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) *Architectural Details:* The clapboard and porch slat replacement is compatible with the original architectural style and character of the house. Replacement of original wood windows with vinyl windows is not compatible with the character 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 allow the installation of new vinyl windows, clapboard replacement where necessary, and porch slats replacement/repair, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions.

1. Any replacement clapboard must be identical to the existing siding in material, color, style, and overall

appearance.

2. The applicant may only replace six, double-hung windows with vinyl and must apply for another COA for any additional window replacements. The applicant must inform Planning staff exactly which windows will be replaced prior to installation.
3. New porch slats must match the material, color, and overall appearance of the existing slats.
4. A Building Permit is required prior to starting work on this project.
5. The project must be completed by October 20, 2016.
6. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: *N/A*

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

Location Map

259 St. Lawrence Ave

COA-2015-40



Legend

-  259 St. Lawrence Ave
-  COB Parcels



0 15 30 60 Feet

PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth

Date: October 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-2015-40

1. Address of property: 259 St Lawrence

2. Parcel #: _____

3. Owner of record: SCOTT WIEDER Phone: _____

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Chris Gallagher

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of property: Single family

6. The following action is requested:

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

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

Roof repair/replacement

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

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

Installation of historic plaques (residential properties only)

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

Installation of fences

Storm window/storm door repair or replacement

Installation of glass blocks in basement window openings

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

7. **Description of Project:** Describe each item of the project separately.

Project item: Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Replace windows
possible clapboard replacement
replace porch balusters

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): _____

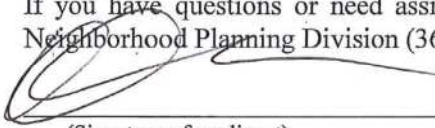
9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- 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).

 Chris Gallacher 9/20/15
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 5000
* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: Oct 20, 2015 at 7:00pm
Application accepted by: AEM Date: 9/28/15

Window Estimate (Vinyl)



Page 1 of 10
BLOT 30108147



SPECIAL ORDER CONTRACT

*** GUEST COPY ***

CASHIER: Please staple receipt to back

STORE # 3217
2851 MILWAUKEE ROAD
BELOIT, WI 53511
Phone: (608) 365-8933
Fax: (608) 365-6859

GUEST NAME - ADDRESS - PHONE

Galager, Chris
1210 Buchanan St
Rockford, IL 61101-1404
Phone: (779) 221-6640
Email: stampworksbydesign@yahoo.com

IMPORTANT

1. Verify quoted product and quantity
2. Product will be ordered upon payment
3. Track order on Menards.com
4. Pick up order within 14 days of arrival at store
5. Retain Receipt

THANK YOU!

SOLD BY	ORDER DATE
JOE W	09/28/2015
ESTIMATED ARRIVAL DATE NOT BINDING ON MENARD, INC. BASED ON PROMISES BY OTHERS	
	10/19/2015

QTY	ORD	DESCRIPTION	SKU	UNIT PRICE	EXTENDED PRICE
6		None Assigned Jeldwenvinyl, Series = Vinyl Builders, Rough Opening Width = 36 1/2, Rough Opening Height = 72 1/2, productname=Single Hung, QACatalogVersionDate=07/14/2015, QANumberofUnitsMulledTogether=1, QAAssembly=CompleteUnit, QAProductModel=TiltLatch, QADesignPressurePerformanceRating=DP-20, QAFrameType=PocketFrame, QAActiveVentHeight=36 1/4, QAExteriorColor=White,QAInteriorColor=White, QAEnergyPackage=EnergyStar,QAZipCode=53511, QAEnergyStarZone=EnergyStar-Northern, QASTC/OITCRating=None(Standard), QAGlazing=Insulated,QALow-E=Low-E, QAGlassColor/Texture=Clear, QAGlassType=Annealed(Standard), QAIGOptions=Argon,QAWithorWithoutScreen=Screen, QASelectScreenOptions=StandardScreenFrame, QASelectScreenMeshType=FiberglassMesh, QALockType=CamLock(s),QANumberofLocks=2Locks, *** By purchasing today, you saved 607.98 ***	4000176	*201.52	*1209.12

This is a quote valid today. This quote becomes an order only upon payment and a valid Menards receipt for this order is attached.

READ THIS CONTRACT CAREFULLY. The terms and conditions set forth in this document are a complete and final expression of the parties. The contract cannot be altered except by written instrument explicitly signed and executed by the General Manager. Any and all claims under this contract must be brought within one year of purchase. "Custom made" special order merchandise purchased from Menards is **NON-REFUNDABLE**. Purchaser is responsible for providing to Menards all measurements, sizes, and colors stated above. Menards is **NOT** responsible for providing to Menards all measurements, sizes, and colors stated above. All product is sold "AS IS," and the manufacturer's warranty, if any, is controlling. **MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PRODUCT.** There are no representations that the products listed herein meet local, state, or federal code requirements. Menards liability shall not exceed the purchase price of the products sold. **MENARDS SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES** Menards agrees to email Purchaser when the product is available for pick-up. If Purchaser fails to provide an email address, it is Purchaser's responsibility to check the status of the order by visiting Menards.com. If Purchaser refuses or fails to pick up the product within 14 days from the date of its availability, Menards may liquidate the product and shall be entitled to a 25% restocking fee. Menards may withhold any payment received as partial satisfaction. Purchaser agrees that Menards is not liable if the vendor, which supplies the product on this contract, fails to perform. Purchaser agrees that any and all controversies or claims arising out of or relating to this contract, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules.

SUB-TOTAL: 1,209.12
SHIPPING: 0.00
PRE-TAX TOTAL: 4,931.54
VENDOR: Jeldwenvinyl

For the most accurate and up-to-date status of your order, please visit:

www.menards.com

If this is a partial pickup, please verify all quantities/items being signed for. Menards is not responsible for shortages after leaving the yard.

YOUR PURCHASE OF THE PRODUCT ON THIS CONTRACT CONSTITUTES YOUR AGREEMENT TO ALL TERMS AND CONDITIONS STATED ABOVE



Window Estimate (Wood)



Page 1 of 4
BLOT 30108149



SPECIAL ORDER CONTRACT *** GUEST COPY ***

CASHIER: Please staple receipt to back

STORE # 3217
2851 MILWAUKEE ROAD
BELOIT, WI 53511
Phone: (608) 365-8933
Fax: (608) 365-6859

GUEST NAME - ADDRESS - PHONE

Galager, Chris
1210 Buchanan St
Rockford, IL 61101-1404
Phone: (779) 221-6640
Email: stampworksbydesign@yahoo.com

IMPORTANT

1. Verify quoted product and quantity
2. Product will be ordered upon payment
3. Track order on Menards.com
4. Pick up order within 14 days of arrival at store
5. Retain Receipt

THANK YOU!

SOLD BY	ORDER DATE
JOE W	09/28/2015
ESTIMATED ARRIVAL DATE NOT BINDING ON MENARD, INC. BASED ON PROMISES BY OTHERS	
	10/19/2015

QTY	ORD DESCRIPTION	SKU	UNIT PRICE	EXTENDED PRICE
6	None Assigned JeldwenWood, Series = WoodTraditionPlus-Premium, Rough Opening Width = 36 3/4, Rough Opening Height = 72 3/4, productname=Double Hung, QAPlantLocation=Rantoul,IL, QAPhone=1-800-301-8170press2, QAFax=1-800-225-9598, QAEmail=RantoulMenards@Jeld-Wen.com, QACatalogVersionDate=07/14/2015, QAOperation(OutsideView)=DoubleHung, QANumberofUnitsMulledTogether=1, QAAssembly=Unit, QAJamblinerColor=WhiteJambliners, QAExteriorColor=Primed,QASpecies=AuralastPine, QAInteriorFinish=Natural, QAEnergyRating=EnergyStarRated,QAZipCode=53511, QAEnergyStarZone=EnergyStar-Northern, QAGlazingType=Insulated, QALow-EOption=DualLow-EEC, QATintedGlass=NoTint(Clear),QAGlassStyle=Clear, QATemperedGlass=NotTempered, QAPreserveGlass=Preserve-ProtectiveFilmReducesClean-up,	4000179	*533.66	*3201.96
				18,888.26
*** By purchasing today, you saved 412.23 ***				

This is a quote valid today. This quote becomes an order only upon payment and a valid Menards receipt for this order is attached.

READ THIS CONTRACT CAREFULLY. The terms and conditions set forth in this document are a complete and final expression of the parties. The contract cannot be altered except by written instrument explicitly signed and executed by the General Manager. Any and all claims under this contract must be brought within one year of purchase. "Custom made" special order merchandise purchased from Menards is **NON-REFUNDABLE**. Purchaser is responsible for providing to Menards all measurements, sizes, and colors stated above. Purchaser's exclusive remedy, if any product is defective or fails to conform to the terms of the contract, is replacement of the product. All defects and non-conformities must be reported to Menards within 3 days of receiving the product. Purchaser understands that all product is sold "AS IS," and the manufacturer's warranty, if any, is controlling. **MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PRODUCT.** There are no representations that the products listed herein meet local, state, or federal code requirements. Menards liability shall not exceed the purchase price of the products sold. **MENARDS SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES** Menards agrees to email Purchaser when the product is available for pick-up. If Purchaser fails to provide an email address, it is Purchaser's responsibility to check the status of the order by visiting Menards.com. If Purchaser refuses or fails to pick up the product within 14 days from the date of its availability, Menards may liquidate the product and shall be entitled to a 25% restocking fee. Menards may withhold any payment received as partial satisfaction. Purchaser agrees that Menards is not liable if the vendor, which supplies the product on this contract, fails to perform. Purchaser agrees that any and all controversies or claims arising out of or relating to this contract, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules.

SUB-TOTAL: 3,201.96
SHIPPING: 0.00
PRE-TAX TOTAL: 3,709.83
VENDOR: JeldwenWood

For the most accurate and up-to-date status of your order, please visit:

www.menards.com

If this is a partial pickup, please verify all quantities/items being signed for. Menards is not responsible for shortages after leaving the yard.

YOUR PURCHASE OF THE PRODUCT ON THIS CONTRACT CONSTITUTES YOUR AGREEMENT TO ALL TERMS AND CONDITIONS STATED ABOVE



Streetview



Deteriorating Clapboard




Windows (Top – Aluminum, Bottom – Wood)



Porch Slats



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street St. Lawrence		
Street Address: 259-261 St. Lawrence Avenue		Legal Description:		Acreage:			
Current Name & Use:		Current Owner:			Number 259-261		
Film Roll No. RO-92 *RO-103			Current Owner's Address:				
Negative No. 9 *13			Special Features Not Visible In Photographs:				
Facade Orient. S	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				Town Range Section Map Name Bluff Street Historic District		
2 Original Name & Use:	Source	Previous Owners	Dates	Uses		Source	
Dates of Construction /Alteration 1889	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: <p>With an asymmetrical composition, an explosively varied profile and a full array of decorative ornament, the house at 261 St. Lawrence is an outstanding example of the fully embellished Queen Anne style in Beloit. The main north-south gable is steeply pitched and ornamented with a massive king post, collar beam, and bargeboard. Intersecting with the roofline is an engaged conical roof, with finial, surmounting the two story western bay, while a three story rectangular tower rises above the composition at the southwest corner, (over)</p>			Historical Statement: <p>Built in 1889 (A), the house was first owned by George H. Anderson, an agent of the American Express Company and a manager of the Wisconsin Telephone Company. (B)</p>	
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Beloit Directory, 1886-87 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			Map Code BS 92/9	
8 District: Bluff Street Historic District <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>Ra</u> date: <u>8/1/81</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>Ra</u>					

COMPREHENSIVE 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 St. Lawrence Number 259-261		
Street Address: 259-261 St. Lawrence Avenue		Legal Description:	Acreage:			
Current Name & Use:		Current Owner:				
Film Roll No. RO-92 *RO-103			Current Owner's Address:			
Negative No. 9 *13			Special Features Not Visible In Photographs:			
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 Range
Dates of Construction /Alteration 1889	Source A					
Architect and/or Builder:	Source					
3 <u>Architectural Significance</u> <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 <u>Historical Significance</u> <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: With an asymmetrical composition, an explosively varied profile and a full array of decorative ornament, the house at 261 St. Lawrence is an outstanding example of the fully embellished Queen Anne style in Beloit. The main north-south gable is steeply pitched and ornamented with a massive king post, collar beam, and bargeboard. Intersecting with the roofline is an engaged conical roof, with finial, surmounting the two story western bay, while a three story rectangular tower rises above the composition at the southwest corner, (over)		Historical Statement: Built in 1889 (A), the house was first owned by George H. Anderson, an agent of the American Express Company and a manager of the Wisconsin Telephone Company. (B)			Map Name Bluff Street Historic District	
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Beloit Directory, 1886-87 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		Map Code BS 92/9
8 District: Bluff Street Historic District <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: Ra 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: Ra				

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: 259 St. Lawrence 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. Wood windows are considered a distinguishing original quality of historic buildings. The applicant has stated that the windows are past the point of repair.		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 applicant has stated the intent to repair what is possible, including clapboard siding and porch slats. The windows observed on a Staff site visit appeared to be past the point of repair due to rotting.		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: October 20, 2015	Agenda Item: 6	File Number: COA-2015-41
Applicant: Lori Dunaway	Owner: John Mansfield	Location: 312 State Street
Existing Zoning: CBD-1, Central Business Core District	Existing Land Use: Commercial	Parcel Size: .07 Acres

Request Overview:

Lori Dunaway has submitted an application for a Certificate of Appropriateness for the installation of a sign at the rear of the building at 312 State Street in the City of Beloit. 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.

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 installation of a sign on the rear of the building.
 - The applicant is in the process of opening a massage business in the rear of the building.
 - A sign rendering 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 also establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
 - (1) Scale: The size of the proposed sign is appropriate for the relatively small building façade.
 - (2) Architectural Details: The sign shape will complement the arced rear entrance and the neutral colors used will not detract from the new masonry work on the façade.
-

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 install a sign at the rear of the building at 312 State Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the least intrusive method possible to attach to the sign to the building in order to minimize the impact on the brickwork.
 2. All work shall be completed by October 20, 2016.
 3. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.
-

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Application, Project Rendering, Intensive Survey, COA General Criteria Checklist


Location & Zoning Map

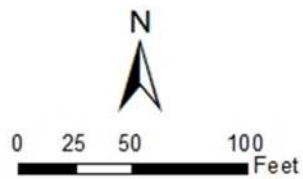
312 State Street

COA-2015-41



Legend

-  312 State Street
-  COB Parcels
-  Zoning District



PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth
Date: October 2015
For: City of Beloit,
Planning & Building Services
Date of Aerial Photography: April 2011

Document Path: \\scb\apps\GIS\morgana\GIS\Projects\Map\COA_103_Merrill_Street.mxd

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-2015-41

1. Address of property: 312 State Street
2. Parcel #: 13540245
3. Owner of record: John Mansfield Phone: _____
1900 Shirland Ave S. Beloit WI 61080
(Address) (City) (State) (Zip)
4. Applicant's Name: Lori Dungway
(Address) (City) (State) (Zip)
608-346-8625 / _____ / _____
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Massage Parlor

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.)

New sign on rear of building
108" x 44"
Silver & Gold Lettering
3mm polymetal

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).

Lori Dunaway Lori Dunaway
(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: 10/21/15
Application accepted by: AKM Date: 10/1/15

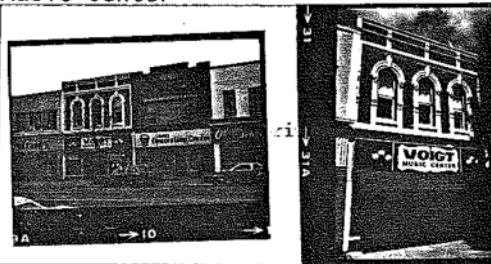
**9' x 44" - Polymetal Sign Face
Black Background, Silver Gray Metallic & Gold Metallic Vinyl Lettering**



**OLSON
SIGNS**

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No part of this graphic may be reproduced, distributed, publicly displayed or made into a derivative work without the permission of Olson Signs.
Olson Signs is not responsible for obtaining any building permits or approvals for this sign. It is the customer's responsibility to obtain proper authorization from their local ordinance before installing signs.

By approving this proof you agree to financial details associated with the production and or installation of this product. All graphic locations, scaling in this proof are approximate and not guaranteed.

City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	State	
Street Address: 312 State Street		Legal Description: See Addendum	Acreage: 0.067		
Current Name & Use: Voigt Music Center		Current Owner: Edna Marie Waxler			
Film Roll No. RO-88 *RO-96 **RO-107 Negative No. 24 *10 **31 Facade Orient. E			Current Owner's Address: 649 Church Street, Beloit		
Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 332720 Northing: 4707000 USGS Beloit Quadrangle/Scale: 1:24,000 Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: Moran's Saloon	Source: B	Previous Owners	Dates	Uses	Source
Dates of Construction /Alteration 1880	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 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: Architecturally significant as one of the best-preserved (and one of the few remaining) Victorian Italianate commercial structures in Beloit, 312 State Street is an excellent vernacular adaptation of the Renaissance Revival modes ubiquitous in American cities after 1850. Although the ground story has been regrettably altered, the second story retains its original appearance. Divided into three bays with round arched windows of tall and narrow proportions, the building employs heavily molded brick (over)		Historical Statement: 312 State Street, built in 1880 (A), was constructed by barkeeper Thomas Moran and used originally as a saloon in the heart of Beloit's downtown. Moran's son George continued in the business until 1913, when management of the saloon was taken over by Carroll and Haley. In 1919, the remaining proprietor, Harry Carroll, adapted to Prohibition by selling soft drinks. Edward Kohn purchased the building from George Moran in 1931, and in 1948 Kohn's business (over)			
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Beloit City Directories, 1887-1963 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 type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
		8 District: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____			
		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: RPL			

State

312

City Engineer's

CE 88/24

ARCHITECTURAL STATEMENT:

Description: A two-story brick commercial building, Moran's Saloon has been regrettably altered on the first floor but still retains its original second floor Victorian Italianate character. Divided into three window bays on the second story, with round arched windows of tall narrow proportions, the building employs heavily molded brick detail to create a lively facade. The windows, featuring one-over-one sash, are surrounded by brick arches with successively receding archivolt. The arches, crowned with diamond shaped keystones, spring from corbelled impost which in turn rest atop thin pilasters. The window treatment is richly decorative, and endows an otherwise flat facade with considerable depth. The second story is framed by thin corner pilasters, a brick course above the ground story and another course at the top of the second story which features dog-toothed and corbelled brick. That same pattern is repeated in the brick ornament at the cornice, where three squat pilasters intersect corbelled bands of molded brick. Abutted on either side by twentieth century buildings, the architectural detail of Moran's Saloon is limited to its street facade.

Significance: Architecturally significant as one of the best preserved and few remaining Victorian Italianate commercial structures in Beloit, Moran's Saloon is distinguished by the elaborate second story detail which enlivens an otherwise utilitarian structure. Typical of other nineteenth century facades which stood along State Street (a principal business thoroughfare in the city) Moran's Saloon is the last such facade still standing on the west side of the street and one of the last reminders of the mercantile importance of Beloit in the late nineteenth century. It faces the East Grand Avenue Historic District.

HISTORICAL STATEMENT:

Moran's Saloon, built in 1880 (A), was constructed by barkeeper Thomas Moran and used originally as a saloon in the heart of Beloit's downtown. Moran's son George continued in the business until 1913, when management of the saloon was taken over by Carroll and Haley. In 1919, the remaining proprietor, Harry Carroll, adapted to Prohibition by selling soft drinks. Edward Kohn purchased the building from George Moran in 1931, and in 1948 Kohn's business there was called the Three-Twelve Tavern and Cafe. The building was vacant for a brief period in the early 1960's, and today is the Voigt Music Center. (B)

ADDENDUM

Legal Description: Part of Lot 3, Block 59, Original Plat commencing 59 feet northerly of the southeast corner of Lot 2; Thence westerly 133.98 feet; Thence northerly 22 feet; Thence easterly 133.98 feet; Thence southerly 22 feet to point of beginning. Also 12 feet of right-of-way on the west.

Architectural Statement (Cont'd)

detail to transform itself from a simple utilitarian structure into a building of elegance and exuberance. The windows, featuring one-over-one sash, are surrounded by brick arches with successively receding archivolts. The arches, crowned with diamond shaped keystones, spring from corbelled impostes which in turn rest atop thin pilasters. The window treatment is richly decorative, even sculptural, and endows an otherwise flat facade with dramatic depth. The second story is framed by thin corner pilasters, a brick course above the ground story and another course at the top of the second story which features dog-toothed and corbelled brick. That same pattern is repeated in the brick ornament at the cornice, where three squat pilasters intersect corbelled bands of molded brick. The Renaissance detail enlivens the brick facade while also suggesting the mercantile importance of Beloit in the last quarter of the 19th century.

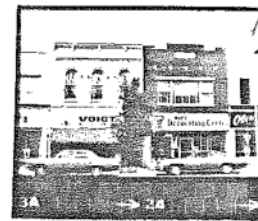
As the only 19th century facade remaining on the west side of State Street, this structure stands out by itself, but it does face the East Grand Avenue Historic District. See RO-107/28 for view of entire street.

Historical Statement (Cont'd)

there was called the Three-Twelve Tavern and Cafe. The building was vacant for a brief period in the early 1960's, and today is the renovated Voigt Music Center. (B)

ADDENDUM

Legal Description: Part of Lot 3, Block 59, Original Plat commencing 59 feet northerly of the southeast corner of Lot 2; Thence westerly 133.98 feet; Thence northerly 22 feet; Thence easterly 133.98 feet; Thence southerly 22 feet to point of beginning. Also 12 feet of right-of-way on the west.





Beloit

312 State Street

ISF as submitted to the SHSW, Fall, 1981 and as included in the material submitted for the National Register 10-900 nomination form, April, 1982. For revised form as submitted to Historic Preservation Review Board, May, 1982, see Form 10-900, Draft #2; for form as submitted to the National Register, see the National Register of Historic Places Master File.

Additional information not on original ISF as submitted to SHSW:

Directory-

1886:

T. Moran & Son Saloon , 18 S. State (now 312 State)

1915: M.H. Moran, saloon, 213 State

G. Moran, son, res. 854 Bluff; tavern owner

Tax Records- 312 State (apparently three buildings on one lot)

1860	\$1400. \$1600. \$1750.
1865	\$1200. \$2,000. \$1600.
1869	\$2250. \$2700. -- McKey & Bros. \$3420.
1870	\$2000. \$2400. -- McKey & Bros. \$4000.
1873	\$3800. -- C. Thompson \$2400. -- McKey \$4300. -- Hau
1879	\$2600. \$1500. -- McKey Estate \$3200.
1880	\$2400. -- Thompson \$3000. -- Moran, Thomas \$3000. -- Hau

File card missing as of 3/4/83

State Street

312

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: 312 State 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? <i>The scale and look of the sign is appropriate for the building.</i>	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: October 20, 2015

Agenda Item: 7

File Number: COA-2015-39

Applicant: Beloit Family Services

Owner: City of Beloit

Location: 825 E Grand Avenue
(Horace White Park)

Existing Zoning: PLI, Public
Lands/Institutions District

Existing Land Use: Park

Parcel Size: 8.0 Acres

Request Overview:

Beloit Family Services submitted an application for a Certificate of Appropriateness for the installation of a memorial garden in Horace White Park located at 825 E Grand Avenue in the City of Beloit. The memorial garden will be dedicated to those individuals who have suffered from interpersonal violence. Horace White Park is a historic landmark site. 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.

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 installation of a memorial garden in Horace White Park.
- A site plan and specification sheets are attached to this report.
- The Parks & Recreation Commission approved the installation of the garden on September 9, 2015.
- The memorial garden proposal will be reviewed by the Plan Commission on November 4, 2015, and by the City Council on November 16, 2015.
- The design for the proposed garden was completed by the City's Horticultural Specialist and Angus Young & Associates and includes a pergola, benches, rock sculpture, brick patio area, and a variety of perennial plants.
 - The design team has submitted two landscaping options.
- 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: The proposed garden will have a minimal impact on the large, eight acre park and is consistent with the scale of other architectural and landscape features in the park.
 - (2) Architectural Details: The pergola proposed for the garden will complement the existing gazebo at the center of the park.
 - (3) Landscaping: The proposed landscaping in both options is compatible with the existing landscaping in the park. The park contains numerous flower beds and perennial plants and the garden species would add additional color and variety to the landscape.

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 install a memorial garden at Horace White Park, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall maintain the garden in order to ensure a consistent appearance that does not detract from the park landscape.

2. The proposed garden must substantially conform to the plans submitted to staff. Any changes in the structures to be installed in the garden must be approved by staff prior to installation.
3. All work shall be completed by October 20, 2016.
4. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: The Parks and Leisure Service Division anticipates minimal financial costs for the division as the garden will be maintained primarily by volunteers from Beloit Family Services.

Attachments: Application, Project Proposal, COA General Criteria 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-2015-39

1. Address of property: 825 E Grand Avenue (Horace White Park)

2. Parcel #: 1366075

3. Owner of record: City of Beloit Phone: _____

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

4. Applicant's Name: Beloit Family Services

416 College St Beloit WI 53511

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

608-365-1244 _____

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

5. Present use of property: Institution (Family Services)

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.)

Memorial Garden for victims of interpersonal violence

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: \$ <u>Waived</u>
* Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>10/20/15</u>
Application accepted by: <u>AEM</u> Date: <u>09/23/15</u>

**PARKS & RECREATION COMMISSION
NEW BUSINESS ACTION REPORT – ITEM A**

MEETING DATE September 9, 2015

TITLE: Review and consideration of a Remembrance Garden in Horace White Park as proposed and presented by Beloit Family Services.

BACKGROUND

In October, 2014, John Pfleiderer, Executive Director of Family Services in Beloit, first addressed the Commission regarding their conceptual idea to develop a Remembrance Garden in Horace White Park. The purpose of the garden would be dedicated to those who have suffered from interpersonal violence and is intended to create a place for meditation. Currently, they are working with Angus Young Architecture in order to create an appropriate design which may include a pergola, benches, a deep-tone wind chime, a central rock sculpture, perennials, and would include a brick-style patio area. As Family Services is located directly across College from Horace White Park, they are interested in sponsoring this new feature within the park, and would like to review design and location for this proposed project with the Parks & Recreation Commission.

Furthermore, Family Services indicated that they would seek volunteers to adopt the new garden area in regards to maintenance and upkeep.

Since our initial meeting, we have had several discussions regarding this design, which include the impact within the park and the how it fits within the scheme and scope of the Master Plan for Horace White Park which was created in 2009.

Enclosed is a design plan from Angus Young regarding the construction of a Pergola as the central focus point of the garden, and a proposed garden designed as completed by the city's Horticultural Specialist, Sam Huffman. At the requested by Family Services, the plant material for the garden area has specifically been design with plants that generally attract butterflies as they are attempting to establish a theme for the garden.

BUDGET & FINANCIAL IMPACT

Family Services would be donating the garden and paying for the installation of all materials. Even though Family Services plan to use volunteers in regards to long-term care of the garden, the Parks & Leisure Service Division anticipates minimal impact to

our annual operation funds as related to long-term maintenance and care of the garden within the park.

OPTIONS

NA

PROJECT TIMELINE

- Determination of a generalized location within the park site at tonight's meeting.
- An appropriate design would need to be reviewed at a Landmarks Commission Meeting due to the historic significance of this park site.
- Upon approval of the Parks Commission and the Landmarks Commission, a presentation would be scheduled for review with City Council to accept the project.
- Currently, it may be possible to begin the construction of the Pergola yet this fall, and the development of the landscaping garden next spring of 2016.

STAFF RECOMMENDATION

Based upon several planning meetings with John Pfleiderer, the staff has no objections to the proposed project, and highly recommends support of this project by Parks & Recreation Commission.

Angus
Young

Architecture | Engineering
Interior | Landscape

Balance in Creativity

www.angusyong.com



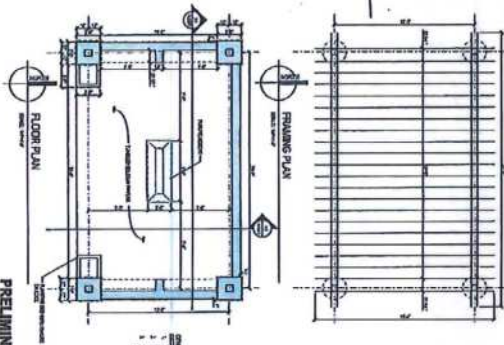
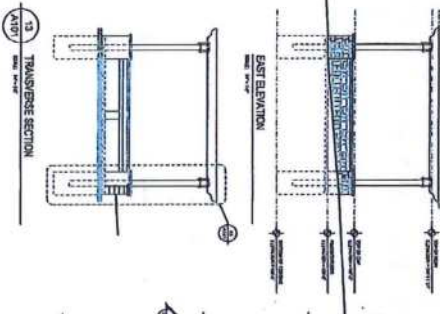
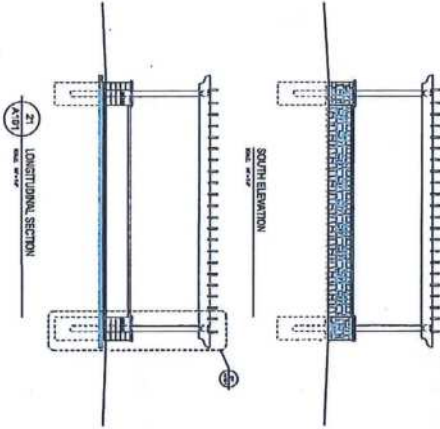
Remembrance Garden

PROJECT CLASSIFICATION
ARCHITECTURAL

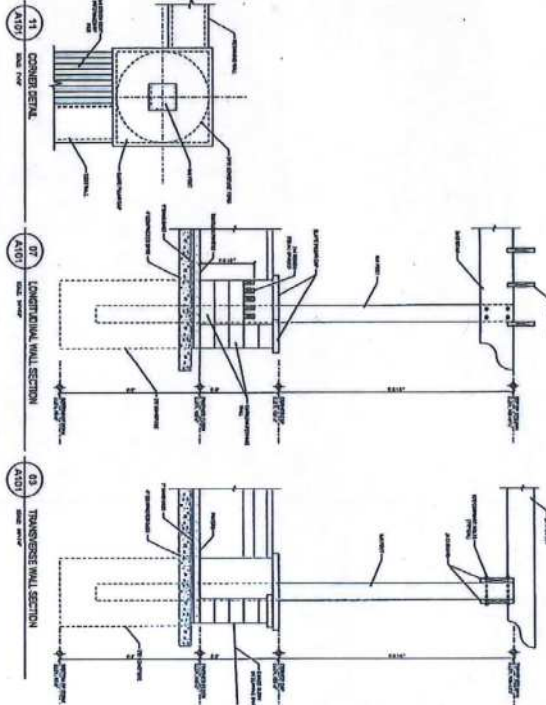
DATE: 11/11/11
DRAWN BY: KATYON



10 PARTIAL PARK SITE PLAN
DATE: 11/11/11



PRELIMINARY - NOT FOR CONSTRUCTION



Each drawing shall be read in conjunction with the specifications and the drawings. Do not construct any structure or structure.

Each drawing shall be read in conjunction with the specifications and the drawings. Do not construct any structure or structure.

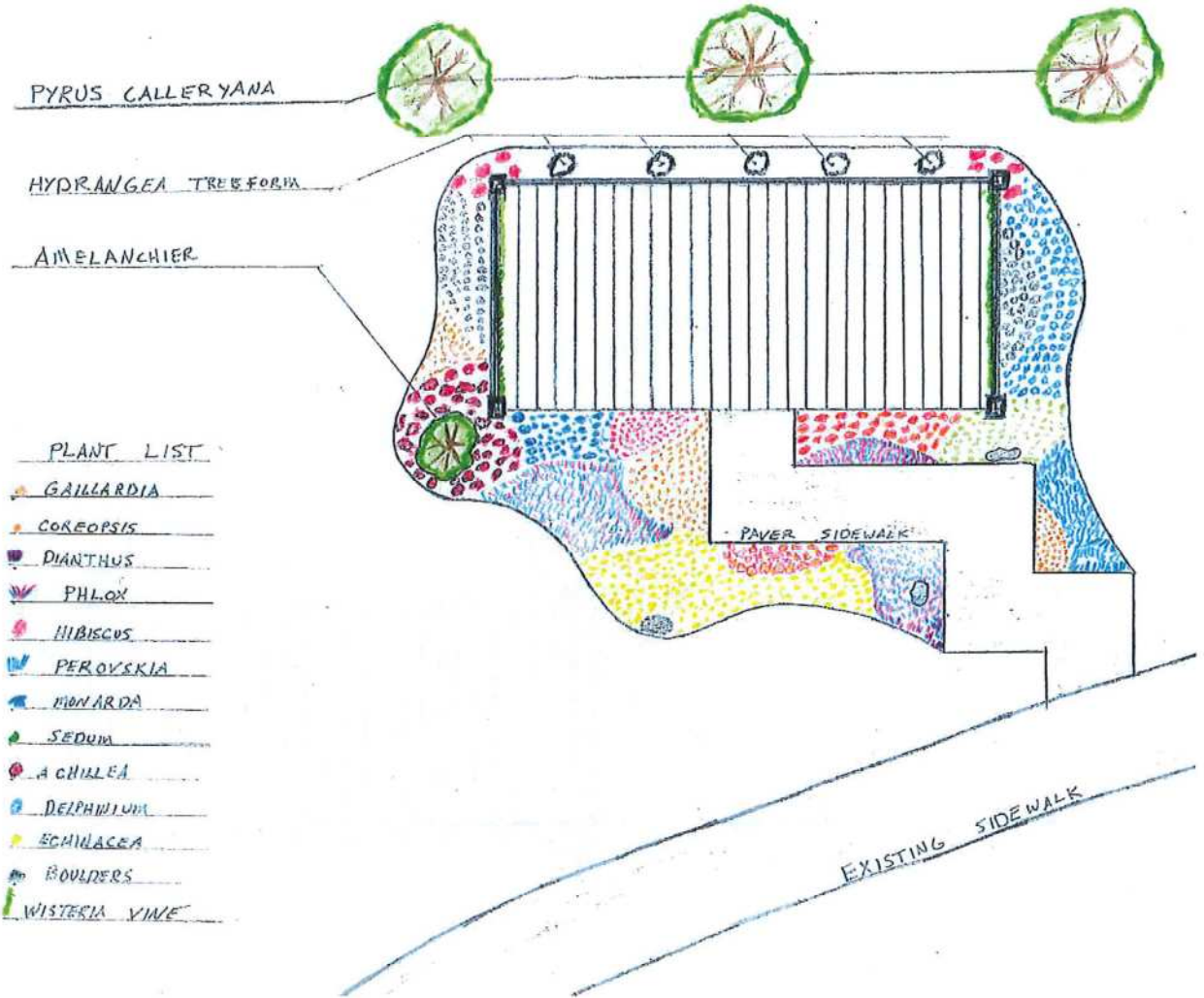
PROJECT CLASSIFICATION	ARCHITECTURAL
DATE	11/11/11
PROJECT CLASSIFICATION	ARCHITECTURAL
DATE	11/11/11

REMEMBRANCE GARDEN
PERGOLA
FAMILY SERVICES OF BELOIT
BELOIT, WI

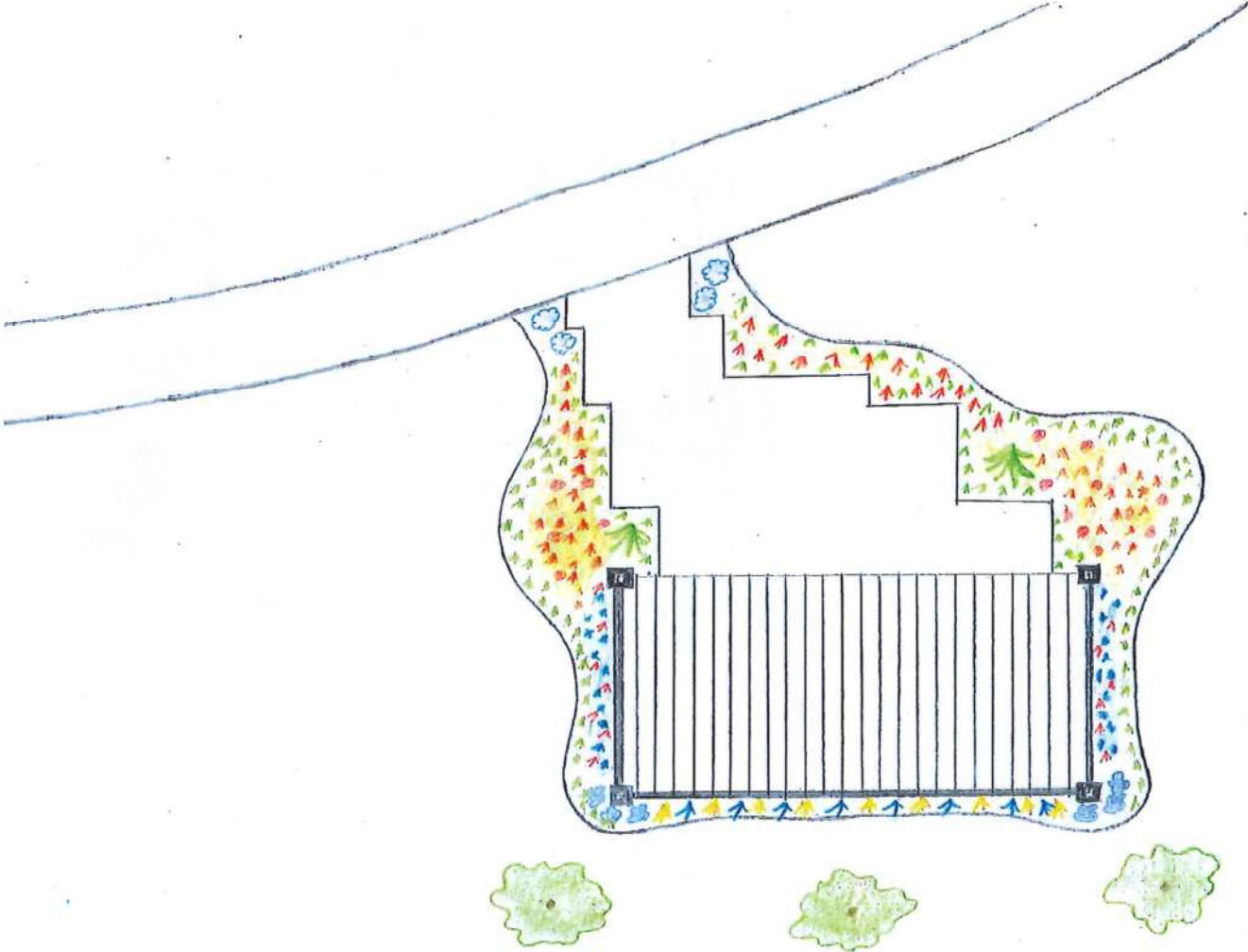
Angus Young
Architecture
Engineering
Interior Design
200 North Lincoln Street, Suite 200
Beloit, WI 53510
608.735.1111

REVISIONS	DATE

Landscaping Option A



Landscaping Option B



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: 825 E Grand Avenue (Horace White Park)

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>The proposed garden will only disturb a small area and will complement the other landscaping elements that currently exist in the park.</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?			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? <i>The scale of the pergola and garden area is appropriate for the park.</i>	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: October 20, 2015

Agenda Item: 8

File Number: COA-2015-36

Applicant: Bruce Rhea

Owner: Bruce Rhea

Location: 103 Merrill Street

Existing Zoning: R-3 Low-Density
Multi-Family Residential District

Existing Land Use: Single-family
Residential

Parcel Size: .06 Acres

Request Overview:

Bruce Rhea submitted an application for a Certificate of Appropriateness for the replacement four supporting columns on a front porch located on the residential structure located at 103 Merrill Street. This property is in the Merrill Street Historic District. 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:

01/28/15 – Above the Peak Construction receives a building permit to “tear-off/re-roof” due to storm damage (granted a COA for roof replacement by Staff in November of 2014).

06/08/15 – Staff observes four columns replaced on front porch of structure (see attached photos) with unpainted 4x4’s.

06/09/15 – Applicant issued a “Notice of Violation” with instructions to complete COA and return to office by 07/02/15 to avoid citation (see attached letter).

08/03/15 – Staff still has not been contacted by applicant and observes no change during site visit to the property.

08/04/15 – Staff issues a citation in accordance with the Historic Preservation Ordinance (see attached letter).

08/28/15 – Applicant contacts Staff regarding the citation. Staff explains the COA process and asks applicant to send in fee and application.

Early September – Staff receives application and fee for COA request.

09/17/15 – Staff drives by the property and observes that the new porch columns have been painted white.

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:

- Applicant replaced four architecturally significant columns on the front porch of the structure (see picture below for original porch).
- The applicant had proposed allowing the new columns on the front porch.
 - Applicant stated that columns needed to be replaced due to rotting.
 - Although originally unpainted, the new columns were painted white sometime in August.
- Staff approved a COA for a roof replacement in November of 2014, but nothing more.
 - Building Official issued building permit for only roof replacement.
- 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) *Architectural Details*: The cottage style home used architecturally significant porch columns with decorative brackets before being torn down. The new 4x4 columns are not architecturally appropriate for the historic structure.
- The applicant has provided a proposal for a new, more substantial railing that he believes will better compliment the historic structure (see attached proposal).

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 allow the four columns on the front porch of the structure at 103 Merrill Street to remain, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions.

1. The applicant must add brackets to each column in order to match the original architectural brackets. The bracket design must be reviewed by Planning staff prior to installation.
2. The color of the brackets must match the existing color of the columns (white).
3. The brackets must be completely installed and painted by December 1, 2015.
4. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Application, Violation/Citation Letters, and Photos, Intensive Survey Form, COA General Criteria Checklist




Location & Zoning Map

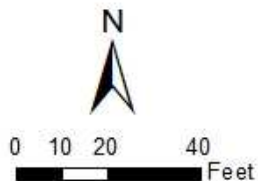
103 Merrill Street

COA-2015-36



Legend

-  103 Merrill Street
-  COB Parcels
-  Zoning District



PLANNING AND BUILDING SERVICES DIVISION

Map prepared by: Alex Morganroth
Date: October 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

ARCHITECTURAL REVIEW APPLICATION

(Please Type or Print)

File Number: COA-2015-36

1. **Address of property:** 103 Merrill St

2. **Parcel Number:** _____

3. **Owner of record:** Bruce Rhea Phone: 260-402-1052
7303 Selkirk Rd Fort Wayne IN 46816
(Address) (City) (State) (Zip)

4. **Applicant's Name:** B Same

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

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

5. **Description of Project:** Provide a description of the proposed project. For modifications to an existing building, describe the proposed work, material(s) to be used, and the impact the item would have on existing architectural features of the property. (Attach additional sheets if necessary.)

ROOF Replacement
Porch Beams BOTTLE
Replaced PUT IN ORDER
FOR PERMIT. INSPECTOR
WAS GRANTED ME OK.

6. **Attachments:**

- A current survey map of the project area, including a legal description of the project area
- A site plan which complies with Section 2.6 of the Zoning Code
- Building elevations and drawings and/or graphic representations sufficient in detail to portray the design concept. Written manufacturer's literature or photographic representations of sample exterior materials to be used in the project shall be included.
- Drawings and specifications of any proposed signs indicating locations, colors, sizes and heights, including illumination calculations and diagrams
- Manufacturer's illustrations of exterior lighting fixtures for the site and buildings including illumination calculations and diagrams

Please TELL me Flip →

ARCHITECTURAL REVIEW APPLICATION (continued)

The Requirements

6. Attachments (continued):

- A landscape plan and a tree protection and preservation plan which comply with Section 34.21 of this chapter
- Photographs of adjacent buildings and/or sites
- Photographs or graphic representations of other buildings or sites which serve to illustrate the proposed project
- Samples of exterior materials proposed for buildings, screenings, and other improvements, showing color, texture and type
- A list of exterior materials and specifications for the exterior design features
- The following statistical data, if applicable:
 - Gross site area
 - Net site area
 - Area to be dedicated for public rights-of-way
 - Impervious surface area calculated in acres, square feet and percentage of total site area
 - Pervious surface area calculated in acres, square feet and percentage of total site area

PLEASE TELL ME THE REQUIREMENTS

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. Incomplete applications will not be reviewed.

Bruce Rhea, Bruce Rhea, 9-1-15

 (Signature of applicant) (Print name) (Date)

Same / _____ / _____
 (Signature of owner, if different) (Print name) (Date)

Review fee: **\$100.00*** for major improvements (i.e. new buildings, additions, parking lots, etc.)
\$25.00* for minor improvements (i.e. signs, painting) Amount paid: \$ 25.00

*Review fees are doubled to \$200.00 and \$50.00, respectively, when work begins prior to issuance of an Architectural Review Certificate.

Application accepted by: _____ Date: _____

Description of project and approvals granted with this application: _____

Date final approval granted: _____ by: _____

Original Building Permit



CITY OF БЕЛОIT

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF HOUSING SERVICES
100 STATE STREET
BELOIT, WI 53511

TELEPHONE: (608) 364-6700
FAX: (608) 364-6609
www.ci.beloit.wi.us

RESIDENTIAL BLDG ALTERATIONS

B20150021

RES-ALTERATION/CONVERSION

103 MERRILL ST

Application Number: 37220
Parcel Number: 13511035

Application Date: 11/12/14
Permit Date: 01/28/15
Expire Date: 01/28/16

THIS PERMIT HAS BEEN ISSUED IN ACCORDANCE WITH THE APPLICATIONS AND PLANS APPROVED BY HOUSING SERVICES. ALL WORK MUST BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES.



Building Official

Estimated Cost: \$1,250.00
Permit Fee Paid: \$68.00

Owner:
RHEA, BRUCE
7303 S SELKIRK DR
FT WAYNE, IN 46816
260-447-9352

Description of Work: TEAR OFF/RE-ROOF - STORM DAMAGE

Keep this card posted until final inspection has been made. Inspections shall be arranged 48 hours in advance. Work shall not proceed until the inspector has approved the various stages of construction or the 48 hour period since notification has elapsed. This permit will expire 12 months from date of issue.

Contractor:
ATPC
1722 W GRAND AVE
BELOIT, WI 53511

NOTICE OF NONCOMPLIANCE
This issuing jurisdiction shall notify the applicant in writing of any violations to be corrected. All cited violations shall be corrected within 30 days after notification, unless extension of time is granted.

103 Merrill – Taken 06/08/15 by AEM



Notice of Violation (06/11/15)



City of
BELOIT, Wisconsin
Division of Planning and Building Services

June 11, 2015

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.beloitwi.gov

Equal Opportunity Employer

Bruce Rhea
7303 S Selkirk Drive
Fort Wayne, IN 46816

Re: Notice of Violation – 103 Merrill Street

Dear Mr. Rhea:

Our records indicate that you are the owner of the property located at 103 Merrill Street in the City of Beloit. As you know, this property is in the Merrill Street Historic District. Section 32.06(2) of the City's Historic Preservation Ordinance states that "any alteration of designated landmarks, landmark sites, or structures within an historic district in the City shall first require a Certificate of Appropriateness." A recent inspection of your property revealed that the porch of the building has been altered without a Certificate of Appropriateness (COA), which is a violation of Section 32.06(2) of the Historic Preservation Ordinance.

In accordance with Section 32.20(1) of the Historic Preservation Ordinance, you are hereby ordered to restore the property to its appearance prior to the violation. This process begins with the submittal of a COA application (enclosed), which will be considered by the Landmarks Commission on July 21, 2015. The COA application, relevant attachments, and the review fee must be received by Thursday, July 2, 2015. If a completed COA application is not received by this deadline, this office will pursue the penalties outlined in Section 32.20 of the Historic Preservation Ordinance.

You may request a review of this order or may appeal the order as provided in Section 1.15 of the Municipal Ordinances. I look forward to a quick resolution of this matter.

Sincerely,

Alex Morganroth
Planner

Enclosure

c: File, Property
Building Official

103 Merrill St – Alteration without COA

- Photos taken 8/3/15 by Alex Morganroth
- No change in porch construction



Notice of Citation (08/04/15)



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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Equal Opportunity Employer

August 4, 2015

Bruce Rhea
7303 S Selkirk Drive
Fort Wayne, IN 46816

**RE: 103 Merrill Street – Notice of Citation for Alteration on Historic Structure without Certificate of Appropriateness
Tax Parcel No. 13511035**

A Notice of Violation (see attached) regarding **alterations of a structure in a historic district without a Certificate of Appropriateness (COA)** was sent to you on **June 11, 2015** with a compliance date of **July 2, 2015**. The Notice of Violation included an order to either apply for a Certificate of Appropriateness (COA) or restore the front porch to its original form. A COA application has not been submitted and an inspection of the premises has revealed that the unauthorized work has not been removed.

Attached is a copy of the citation issued to you for non-compliance and requiring you to appear in the **City of Beloit, Municipal Court, City Hall, 100 State Street, Beloit, Wisconsin at 8:30 a.m. on Thursday, September 3, 2015** or to post a cash deposit before that time.

IF YOU DO NOT POST A CASH DEPOSIT, YOU MUST APPEAR IN COURT OR A WARRANT WILL BE ISSUED FOR YOUR ARREST, AT WHICH TIME YOU WOULD BE REQUIRED TO POST A CASH BOND OR GO TO JAIL.

Should the court find you guilty and the violation(s) remain uncorrected or allowed to recur, additional citations for non-compliance will follow. The penalty for a second offense is \$177.00.

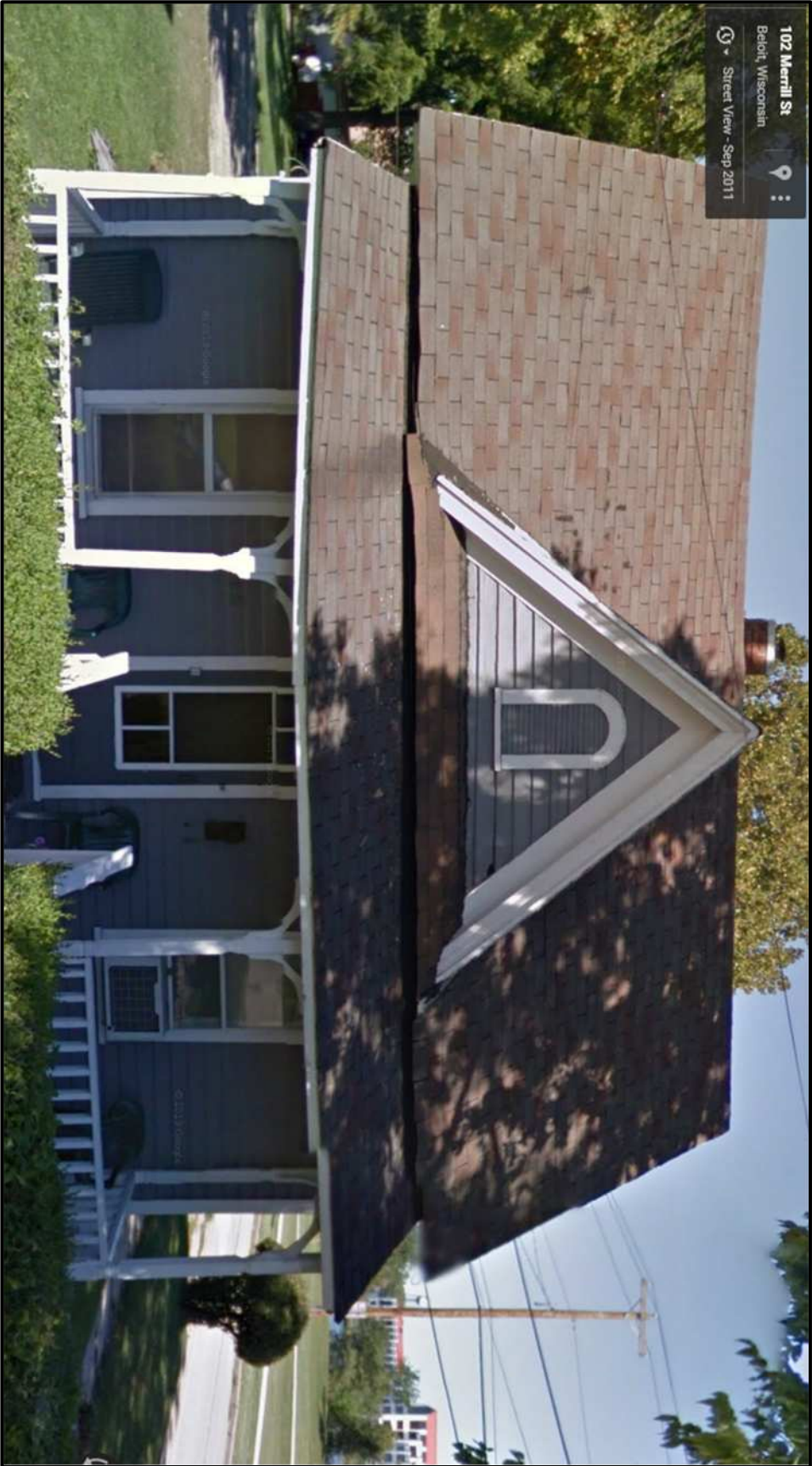
FOR THE CITY OF BELOIT


Alex Morganroth, Planner

Citation(s): 1382861 – 1st citation

Log:

Photo via Google Street (2011) showing original columns with brackets



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: ROCK	County: BELOIT	Surveyor: Richard P. Hartung	Date: July, 1981	Street Merrill			
Street Address: 103, 107, 111, and 115 Merrill		Legal Description:	Acreage:				
Current Name & Use: Residence		Current Owner:					
Film Roll No. RO-96 *RO-118		Current Owner's Address:			Number 103, 107 111, 115		
Negative No. 18 *32, 33, 34		Special Features Not Visible In Photographs:					
Facade Orient. S		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Original Name & Use: 2		Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction/Alteration c. 1885		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 type="radio"/> Other: _____ <input checked="" 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					Section Map Name City Engineer's
Architectural Statement: Four of a set of six "Brasstown cottages" which together form the most complete such group remaining in Beloit (see also ISF for 209 and 213 Merrill, located immediately to the west). Those at 103 and 107 are two of the best preserved of the "Brasstown cottage" type in Beloit. Each cottage is in good condition and has a single story with end gables and a cross gable centered in the front: 103 - Clapboard siding, Eastlake style spindle porch with shed roof across entire (over)		Historical Statement:					
5 Sources of Information (Reference to Above) A Visual estimate of surveyor		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 CE 96/18
B		7 Condition See Statement <input 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 type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R					
E							
F							



Map Code
CE 96/18

Architectural Statement (Continued)

- 103 - facade; round arched louver in center gable. Unaltered.
- 107 - Identical to 103 except missing balusters on porch railing.
- 111 - Wide aluminum siding changes scale and hides louver in gable; less than full width front porch with some decoration remaining; enclosed railing.
- 115 - Wide aluminum siding as on 111; full front porch but railings and pillars are altered.



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: 103 Merrill 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. The old porch columns were torn down and replaced with standard 4x4's.		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 new porch columns do not match the architectural of the original columns. However, the color (white) of the columns is the same.		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		