



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, September 15, 2015, 7:00 PM**  
City Manager's Conference Room, 100 State Street

1. Roll Call
2. Minutes of the August 18, 2015 Meeting
3. Public Comments
4. Imperial Builders - Certificate of Appropriateness  
COA-2015-27 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. 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.
6. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
7. Committee Reports
  - A. Education & Outreach Committee
  - B. Grant Writing Committee
  - C. Site Visit Committee
8. Adjournment

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

Approved: Alex Morganroth, Planner  
September 1, 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, August 18, 2015, 7:00 PM**  
The Forum, 100 State Street

**1. Roll Call**

Commissioner Blazer called the meeting to order at 7:00pm.

Commissioners Blazer, Vollmer, Johnson, Truesdale, Kelly, Vollmer, and Kaye were present.

Commissioner Joyce was absent.

**2. Minutes of the July 21, 2015 Meeting**

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

**3. Public Comments:**

Rick McGrath (1747 Sherwood Drive SW) presented a couple of ways to raise awareness about historic preservation. He presented a door hanger that would improve community relations by recognizing historic home owners who engage in projects to improve their properties. Mr. McGrath invited Commissioners to co-sponsor a “plant exchange” that would allow home owners with native plants or gardens to share clippings or seeds with other home owners. He stated that the purpose of the exchange is to beautify Beloit’s neighborhoods.

Mr. McGrath stated that Beloit is witnessing an rising number of land contracts. He claimed they are predatory in nature and often do not result in a person eventually owning the land. Mr. McGrath stated that he is not looking for any action on land contracts, but that the Commission should be aware and wary of them.

**4. Devin Hanson – Certificate of Appropriateness**

COA-2015-32 Review and consideration of a Certificate of Appropriateness to construct a storage shed behind the residential structure located at 928 Bluff Street.

Planner Alex Morganroth read the staff report and gave a brief overview of the history of the COA request.

Belinda Hanson (928 Bluff Street), the mother of Devin Hanson, spoke on behalf of the applicant. She described the process of obtaining the shed and explained that she was not aware that the property is in a historic district and required a COA for any exterior alterations. She explained that the shed is barely visible from the street with only the roof in plain sight.

Commissioner Vollmer asked Ms. Hanson if she has considered re-roofing or re-siding the shed. Ms. Hanson responded that they have not considered those options. She explained that they are still in the process of paying for the shed through a “rent to own” payment plan and will not own it out-right for many months.

Commissioner Johnson asked Ms. Hanson if she is willing to paint the shed. Ms. Hanson responded that she is willing to paint the shed walls or roof any color necessary. Mr. Morganroth reminded the Commission that they cannot require a specific color for the walls or roof of the shed. Commissioner Blazer commented that he doesn’t recommend painting the roof of the shed due to how it is designed.

Commissioner Vollmer stated he does not believe the shed conforms to the criteria in the Historic Preservation Ordinance and doesn’t support the shed without a modification of the siding.

Councilor Kelly stated that in past COAs, the Commission has required the color of a new modification to match the existing structure. Commissioner Vater clarified that while the Commission cannot require a specific color, they are able to require that a modification match or complement the existing structure.

Commissioner Vater made a motion to approve the COA with a modification to the conditions requiring that the applicant modify the shed to match the existing colors of the house.

Commissioner Vollmer stated he would like to add a friendly amendment to require the roof be shingled to match the house. Commissioner Truesdale stated that he is opposed to the friendly amendment because of the undue burden it would put on the applicant. Commissioner Vater stated that the intent of her motion is to allow the homeowner flexibility in how they match the shed with the home. She clarified that both the walls and the roof of the shed will need to match the house. Commissioner Vollmer withdrew his friendly amendment.

Commissioner Vollmer seconded the motion made by Commissioner Vater. Motion carried, voice vote.

**5. 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 recommendations.

Derek Card, the owner of Imperial Builders, was present at the meeting. He stated that it was not his intent to complete the project without a COA, but that he had a limited time period to complete the project and didn't have a choice.

Commissioner Vater asked Mr. Card if the Commission had ever worked with the City on his behalf in order to allow him to replace railings on historic homes with new railings that do not meet code. Mr. Card replied that he has not had this issue before.

Councilor Kelly stated that Wisconsin State Building Code allows historical owners to obtain a variance in order to make historically accurate modifications that do not meet current building codes.

Commissioner Vater stated that Commission needs clarification regarding the code requirements for historic properties.

Commissioner Vater made a motion to lay over the COA. Commissioner Blazer seconded the motion. Motion carried, voice vote.

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

Mr. Morganroth announced that two COAs were approved by staff since the last meeting. He stated that the staff-approved COAs included a new fence and new gutters at 622 Harrison Street and roof repair at 744 Wisconsin Avenue.

**7. Committee Reports**

Education and Outreach Committee: The committee had nothing to report.

Grant Writing Committee: Mr. Morganroth stated that the firm hired to work on the Intensive Survey Update, Legacy Architecture, will be holding a kick-off meeting prior to the October Landmarks Commission meeting.

Site Visit Committee: The committee had nothing to report.

**8. Adjournment**

Commissioners Vollmer and Johnson moved to adjourn at 8:27pm. Motion carried, voice vote.

Respectfully Submitted,  
Alex Morganroth, Planner  
Date Approved: September 3, 2015

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION



**Meeting Date:** September 15, 2015

**Agenda Item:** 4

**File Number:** COA-2015-27

**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

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### Request Overview:

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

### Background Information:

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

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

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

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### Key Issues:

- The applicant had proposed the replacement of a second-story porch knee wall.
  - The previous knee wall had deteriorated significantly due to rotting wood (see attached pictures).
  - The wall also did not meet the Wisconsin State Building Code requirement that porch railings be at least 36 inches in height.
- Staff approved two projects that were also on the July 21, 2015 COA application including the replacement of the black rubber roof on the porch and the aluminum soffit/fascia around the porch.
  - A building permit was issued for the staff approved projects but not for the new porch railing.
- In the COA application for the knee wall replacement, the applicant had proposed replacing the existing wall with a metal railing. The applicant originally stated the intention to use a black wrought iron railing. Staff asked for the railing specifications/photos but never received them.
- After inspecting the house on August 7, 2015, Staff observed that the knee wall had already been removed and replaced with a wooden railing (see attached photos of completed project).
  - Instead of evaluating a wrought iron railing, as was the intended material according to the application, the new wood railing was evaluated based on the criteria in the Historic Preservation Ordinance.
  - The unpainted wood railing is approximately 36 inches in height and is made from treated pine.
- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates the completed work against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance also establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
  - (1) Scale: Second story porch railings are required to be at least 36 inches. The railing meets this requirement.
  - (2) Architectural Details: The architectural style of the house, known as Stick Style, is defined by decorative wood trim, exposed wood framing, and decorative structural elements. The railing and ornamental balusters does not detract from the architectural integrity of the structure and may actually

compliment the Stick architecture of the structure.

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**Sustainability:**

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

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**Staff Recommendation:**

The Planning & Building Services Division recommends ***approval*** of a Certificate of Appropriateness to replace the second-story porch knee wall on the structure at 348 Euclid Ave, based on the standards and criteria contained in the Historic Preservation Ordinance. Staff has chosen to not recommend any conditions due to the completed nature of the project.

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

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

**Streetview of 348 Euclid Avenue**



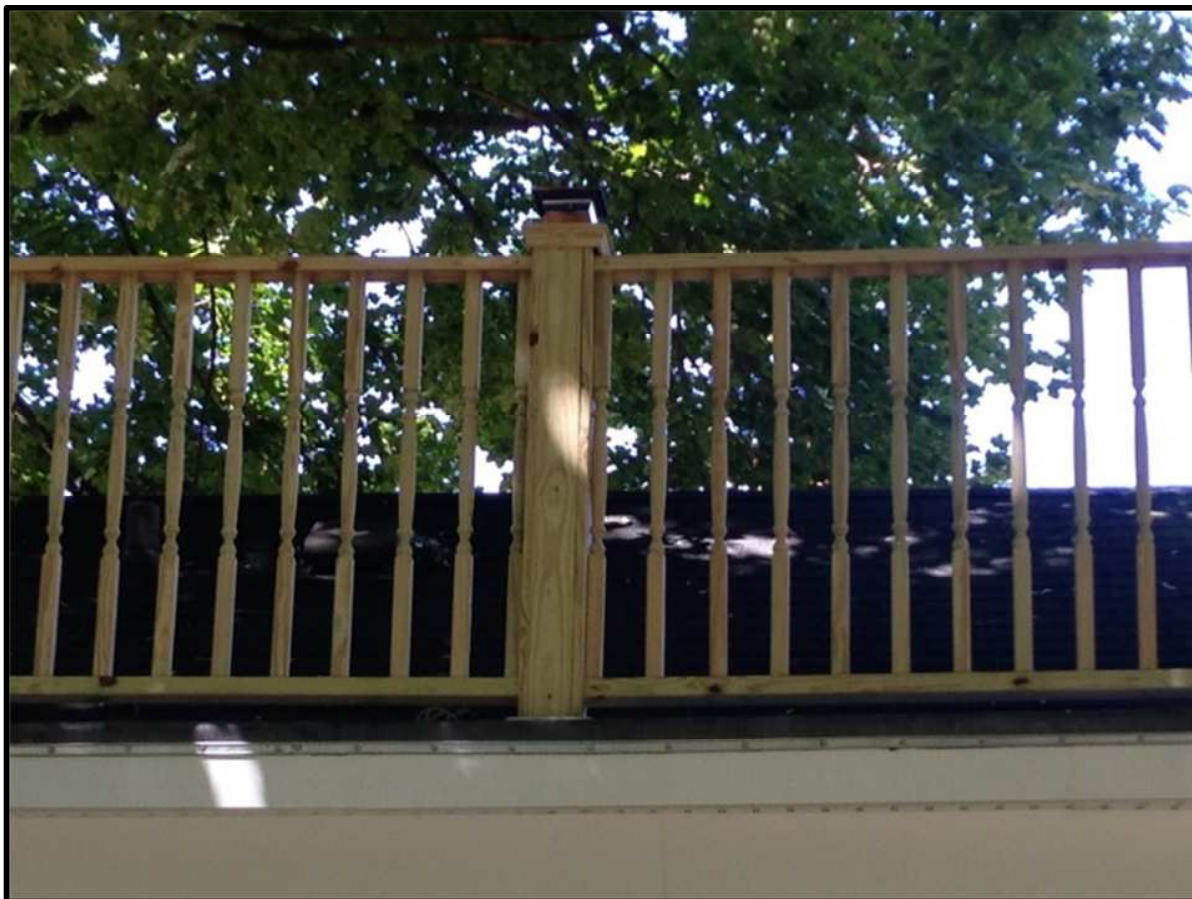
# Old Knee Wall

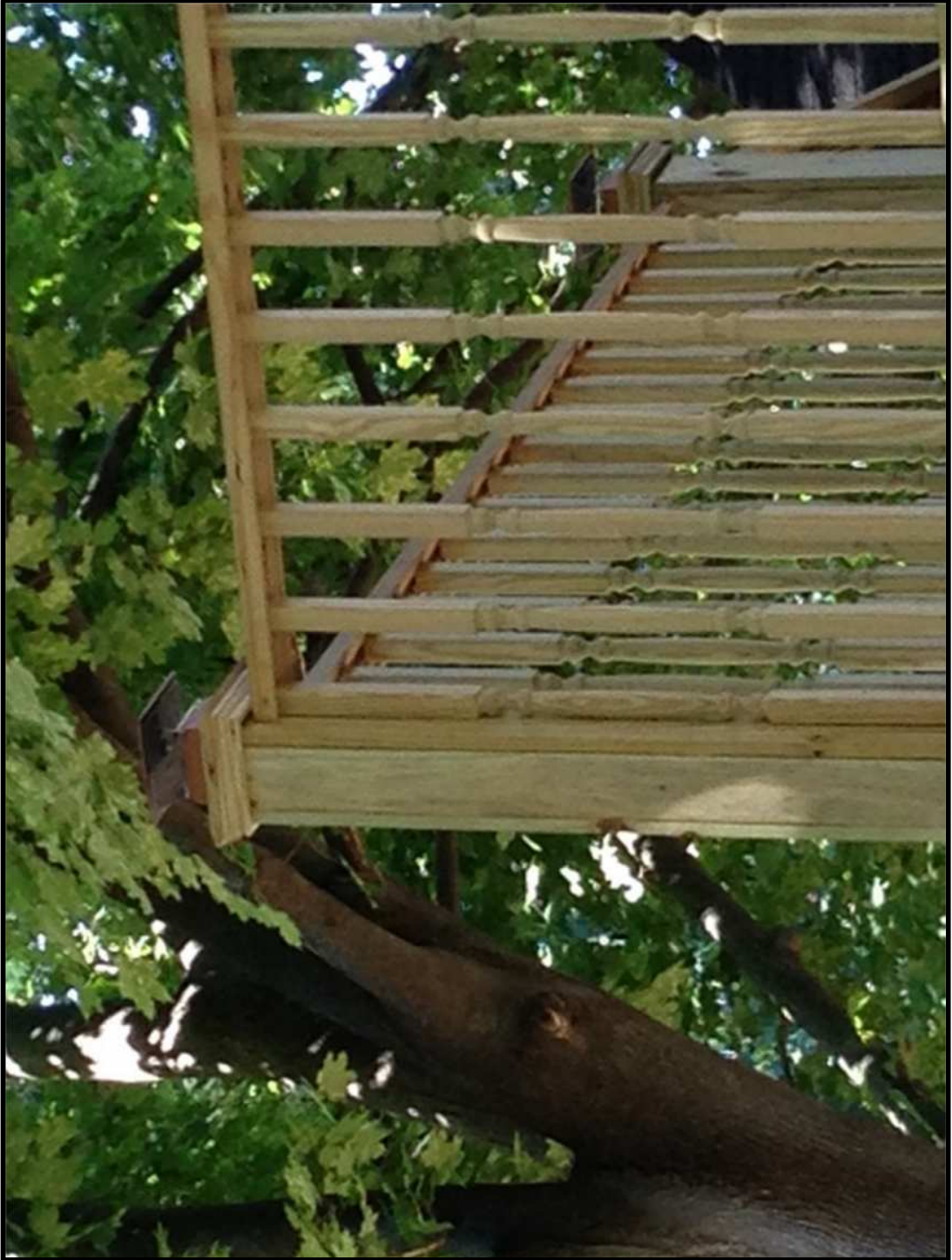




**New Wood Railing**



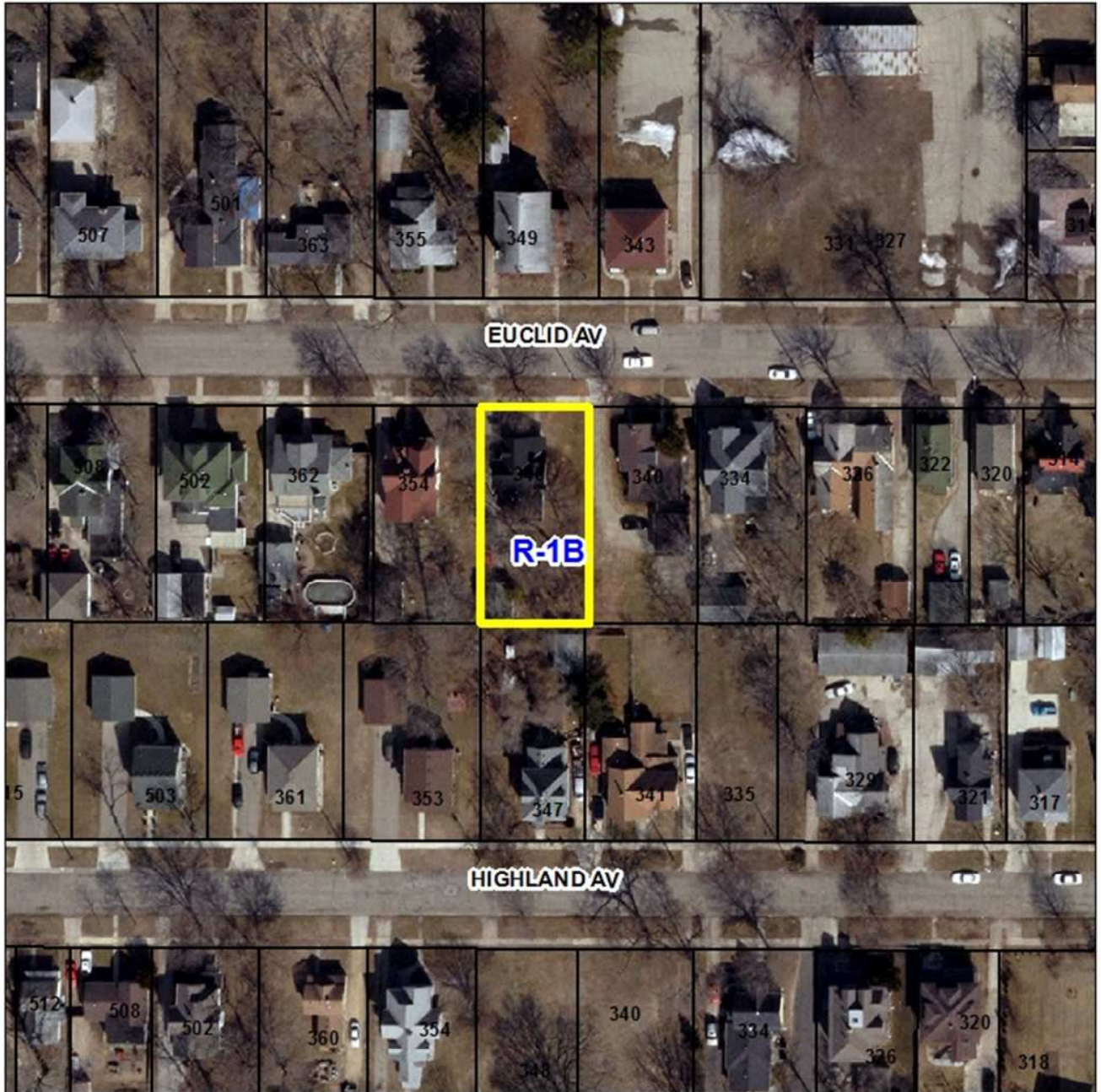




# Location & Zoning Map

348 Euclid Avenue

COA-2015-27



## Legend

-  348 Euclid Ave
-  COB Parcels
-  Zoning District

0 25 50 100 Feet



## PLANNING AND BUILDING SERVICES DIVISION

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

# CITY of BELOIT

## PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2015-348

1. Address of property: 348 EUCLID AVE

2. Parcel #: 13551830

3. Owner of record: SAM WATKINS Phone: 608-201-2541

348 EUCLID AVE BELOIT WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: DEREK CARD / IMPERIAL BUILDERS

4831 DREAM LANE MADISON WI 53718  
(Address) (City) (State) (Zip)

(Office Phone #) 1608-290-1147 (Cell Phone #) 1DEREK@IMPERIALBUILDERS.NET (E-mail Address)

5. Present use of property: SINGLE FAMILY RESIDENCE

6. The following action is requested:

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

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

Roof repair/replacement

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

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

Installation of historic plaques (residential properties only)

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

Installation of fences

Storm window/storm door repair or replacement

Installation of glass blocks in basement window openings

Please continue to #7 (Over)

**CERTIFICATE of APPROPRIATENESS APPLICATION (continued)**

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

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

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

8. **Attachments:**

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

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

- NHS                       City of Beloit                       SHSW                       Federal

**NOTE:**

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

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

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

Review fee: <b>\$50.00*</b> / <b>\$25.00* if staff approved</b> Amount paid: \$ <u>10.00</u> * Review fees are doubled to <b>\$100.00</b> and <b>\$50.00</b> , respectively, when work begins prior to issuance of a COA. Scheduled meeting date: _____ Application accepted by: <u>AEM</u> Date: <u>7/3/15</u>
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City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>		Surveyor: <b>Richard P. Hartung</b>		Date: <b>July, 1981</b>		Street Euclid
Street Address: <b>348 Euclid Avenue</b>				Legal Description: <b>Lot 117, Hackett's Addition</b>		Acreage: <b>0.2</b>		
Current Name & Use: <b>Residence</b>				Current Owner: <b>Eva Anschutz</b>				Number 348
Film Roll No. <b>RO-91</b> <b>*RO-112</b>				Current Owner's Address: <b>911 Sixth Street</b>				
Negative No. <b>35</b> <b>*16</b>				Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 331800 Northing: 4707050 USGS Beloit Quadrangle/Scale: 1:24,000 Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				Town
Facade Orient. <b>N</b>								
Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Range	
Dates of Construction/Alteration <b>1887</b>		Source <b>A</b>						
Architect and/or Builder: <b>Stephen Slaymaker</b>		Source <b>A, B</b>						
<b>3</b> Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None				<b>4</b> Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None				Section
Architectural Statement:  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)				
<b>5</b> Sources of Information (Reference to Above)  <b>A</b> Beloit Tax Rolls, RCHS Archives  <b>B</b> Rock County Directories, 1887, 1895, 1905  <b>C</b>  <b>D</b>  <b>E</b>  <b>F</b>				<b>6</b> 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 91/35
				<b>7</b> Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
				<b>8</b> District: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____				
				<b>9</b> Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <b>Rch</b>				

### 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?			<b>X</b>
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  <b>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.</b>		<b>X</b>	
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			<b>X</b>
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.  <b>The replacement barrier does not match the material in color, texture, or general visual qualities. The old knee wall had the appearance of being an extension of the exterior wall while the new barrier is a typical porch railing with spindle balusters.</b>		<b>X</b>	
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			<b>X</b>
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	<b>X</b>		

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION



**Meeting Date:** September 15, 2015

**Agenda Item:** 5

**File Number:** COA-2015-34

**Applicant:** James Allen of Custom Masonry Specialists

**Owner:** Noah Hollander

**Location:** 725 Bushnell Street

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

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

**Parcel Size:** .24 Acres

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### Request Overview:

James Allen, owner of Custom Masonry Specialists, submitted an application for a Certificate of Appropriateness to perform masonry and foundation repair on the residential structure located at 725 Bushnell Street. This structure is in the College Park 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.

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

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

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### Key Issues:

- The applicant will be completing masonry work in various locations around the house.
  - Brick and mortar on the chimney is beginning to crack and fail. Deteriorated sections will be tuck-pointed with new mortar that matches the existing mortar in color and composition.
    - Flashing on the roof that has deteriorated will be also repaired or replaced with matching materials.
  - The footing at the rear of the house has begun to fail and crack in two places, causing the brick work to slant downward and detach.
    - The failing sections of footing will be repaired if possible; otherwise they will be replaced by new sections that match the existing.
  - The bricks that have slid and cracked will be completely removed. After being removed, they will be fully restored and replaced in the proper alignment. A dark mortar made of lime and Portland cement will be used when re-pointing the bricks in order to match the existing mortar in color and composition.
    - Concrete sills will also be removed, restored, and replaced.
  - Small sections in various locations around the house will also be tuck-pointed and restored using matching mortar.
- Photographs of the various project locations are attached to this report.
- During the 1981 Beloit Intensive Survey, the house was classified as a “Contributing” structure within the College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates the completed work against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance also establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
  - (1) Architectural Details: Repairing the walls, sills, and chimney will greatly enhance the house and help preserve the home's architectural and historical integrity.
- The proposed project meets the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

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### Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

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### Staff Recommendation:

COA-2015-34, 725 Bushnell Street

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to perform various masonry and foundation repairs on the structure at 725 Bushnell Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. When restoring the existing bricks, the applicant shall use the gentlest cleaning methods possible, such as low-pressure water and masonry detergents using natural bristle brushes. Sandblasting and the use of harsh chemicals are prohibited.
2. Any new bricks used in the project must duplicate the color, dimensions, and composition of the existing bricks.
3. Any mortar used for tuckpointing must duplicate the original mortar in strength, composition, color, texture, width, and joint profile.
4. All work shall be done in a workman like manner and consistent with the standards provided by the Secretary of the Interior.
5. All work shall be completed by September 15, 2016.
6. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

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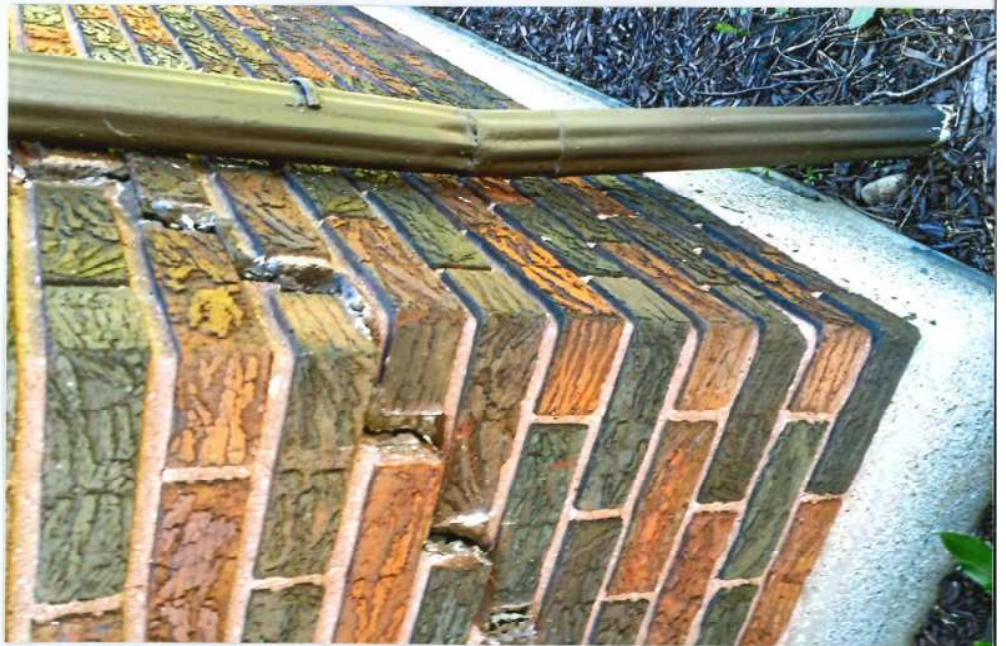
**Fiscal Note/Budget Impact:** *N/A*

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

**Photos from 725 Bushnell Street**







COA-2015-34, 725 Bushnell Street



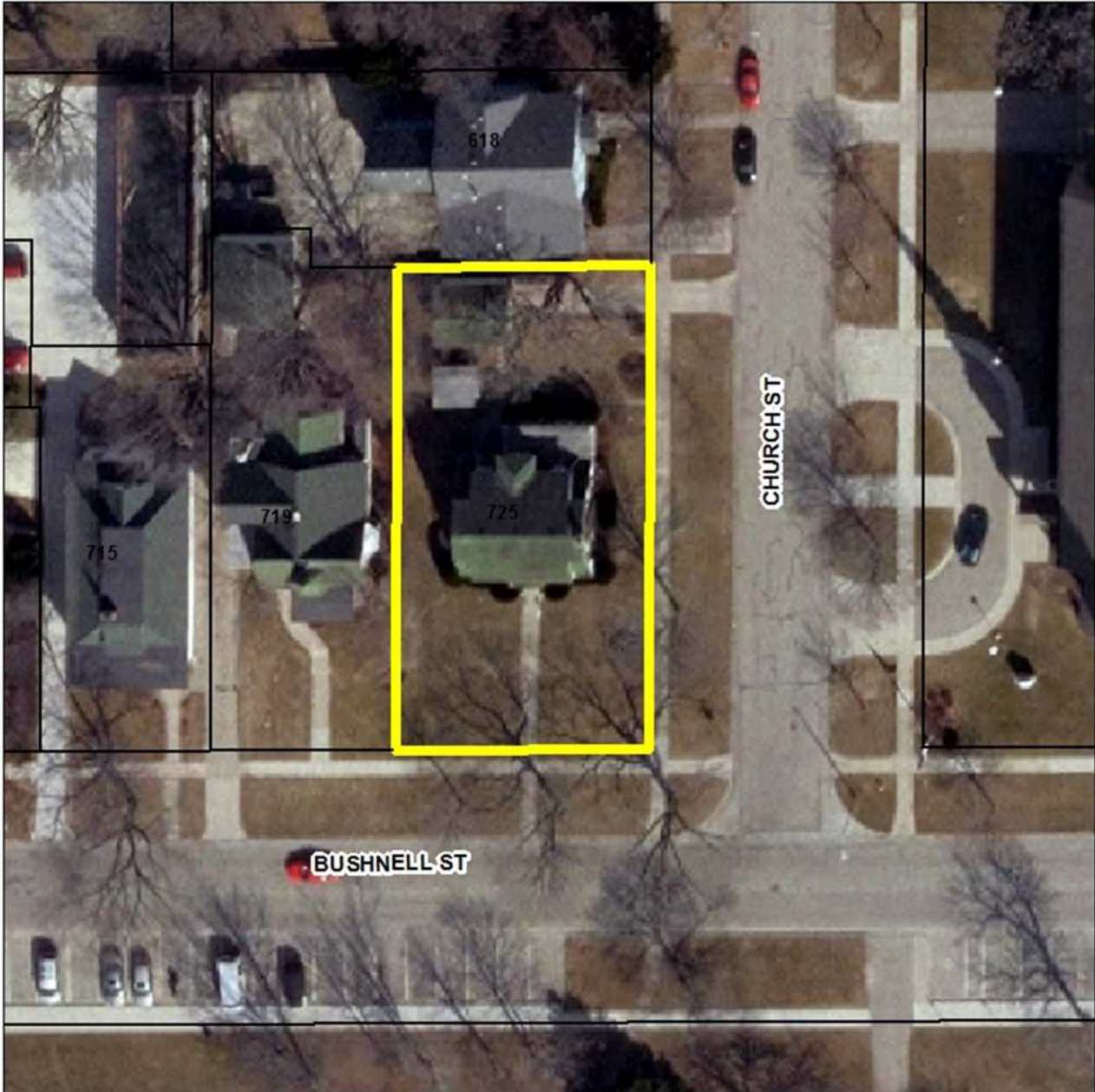




# Location Map

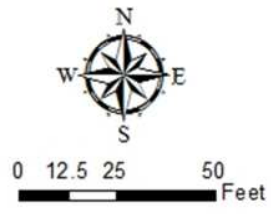
725 Bushnell Street

COA-2015-34



**Legend**

- COB Parcels
- 725 Bushnell St



## PLANNING AND BUILDING SERVICES DIVISION

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

Document Path: \\gis\workspace\GIS\workspace\Map\725\725.mxd

**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.)

*Tuckpoint Bad areas with a color matched mortar repair chimney as needed. we also will be repairing a crack in foundation. All brick will be retained and refurbished. Pics Before and after will be taken. J till impact*

**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): *Pictures of Proposed work*

**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).

*James Allen* / *JAMES ALLEN* / *08/18/2015*  
 (Signature of applicant)                      (Print name)                      (Date)

Review fee: <b>\$50.00*</b> / <b>\$25.00* if staff approved</b> Amount paid: \$ <u>50.00</u> * Review fees are doubled to <b>\$100.00</b> and <b>\$50.00</b> , respectively, when work begins prior to issuance of a COA. Scheduled meeting date: _____ Application accepted by: _____                      Date: _____
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## Custom Masonry Specialists

## Estimate

**N 6291 Jhonson Rd Delavan  
WI 53115**



Date	Estimate #
7/21/2015	23

Name / Address
Noah Hollander 725 Bushnell ST Beloit WI.

Ship To
Noah Hollander 725 Bushnell ST Beloit, WI

Terms	Project

Description	Qty	Rate	Total
<p>Masonry Custom Masonry would like to thank you for your time and making us feel welcome at your home during your proposal. We would like to let you know all materials and labor will be included in this proposal. All proposals are expected to be changed due to weather and unforeseen things beyond are control... This estimate will include the following. Custom Masonry will try to in detail summarize. The Tuck point of home will be as follows. We will start at top of chimney where we see that there is spalding of brick and there is also a crack in the top of chimney. This will need pointed and cap will be addressed and new will be put on. We will address all flashing why we are there on roof. This will include new flashing if needed. if not needed we will reflect your cost. There is quite a bit of Tuck pointing around door ways and entry ways and above headers . There is quite a few deep areas on chimney that will be also ground out and color matched. The largest part of this project will be The restoration of the back of home that has the footing that has failed in two spots. The actual support under the home in the back corner has failed. All brick work in the rear of home are compromised and sliding. We will be removing brick in this area and doing a full restoration on those brick and sills that are concrete so that we can use them to blend new brick in. We will use a dark buff mortar with lime and Portland cement for density and color. This job is very time consuming and needs a lot of TLC . This is a historic home and must be done as such. We are experienced in all fields of restoration and have done jobs of this nature in Beloit WI. The home in back where brick have failed will get new footing if needed and wall. All landscape work is included in this price. We will black dirt and seed all finished product.</p>		16,500.00	16,500.00
<p>It's been a pleasure working with you! Signature</p>		<b>Total</b>	

Phone #
6083146193

E-mail
masonmasonsjim@hotmail.com

Web Site
custommasonrywisconsin.com

## Custom Masonry Specialists

## Estimate

**N 6291 Jhonson Rd Delavan  
WI 53115**



Date	Estimate #
7/21/2015	23

<b>Name / Address</b>
Noah Hollander 725 Bushnell ST Beloit WI.

<b>Ship To</b>
Noah Hollander 725 Bushnell ST Beloit, WI

Terms	Project


Description	Qty	Rate	Total
Construction Draw A insurance certificate will be sent at owners request. We will take care of permits and help walk home owner through the historical part of this project.		0.00	0.00
<p>~~~~~ CHANGE ORDER ~~~~~</p> <p>July 21, 2015</p> <p>&gt; Increased price of 05 Masonry from \$0.00 to \$24,300.00.</p> <p>Changed description of 05 Masonry. (+\$24,300.00)</p> <p>&gt; Added 1 Const. Draw. (+\$0.00)</p> <p>Total change to estimate +\$24,300.00</p> <p>~~~~~</p> <p>Plans and Permits There now will be no stamped patio on property this has been removed from plans.</p> <p>~~~~~ CHANGE ORDER ~~~~~</p> <p>August 19, 2015</p> <p>&gt; Decreased price of 05 Masonry from \$24,300.00 to \$16,500.00.</p> <p>Changed description of 05 Masonry. (-\$7,800.00)</p> <p>&gt; Added 1 01 Plans and Permits. (+)</p> <p>Total change to estimate -\$7,800.00</p> <p>~~~~~</p>		0.00	
It's been a pleasure working with you!		<b>Total</b>	<b>\$16,500.00</b>

<b>Phone #</b>
6083146193

<b>E-mail</b>
masonmasons jim@hotmail.com

<b>Web Site</b>
custommasonrywisconsin.com

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

<b>1</b> City, Village or Town: DELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bushnell		
Street Address: 725 Bushnell		Legal Description:	Acreage:			
Current Name & Use: Residence		Current Owner: Walter C. Von Fischer and Wife				
Film Roll No. RO-101	 Prints	Current Owner's Address: Same				
Negative No. 12		Special Features Not Visible In Photographs:				
Facade Orient. S		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
<b>2</b> Original Name & Use: Salmon Residence	Source: B	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction/Alteration c. 1925	Source: A					
Architect and/or Builder:	Source					
<b>3</b> Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: _____ <input checked="" type="radio"/> None		<b>4</b> Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None			Map Name Near East Side Historic District	
Architectural Statement: Two story plus attic Dutch Colonial red brick house with full upper dormer intersecting with the gambrel roof. A chimney stack at each end with quarter round windows flanking stack at the attic level. Front entry has deep barrel-vaulted porch below gambrel eave with a lattice type enclosure.		Historical Statement: Built for Salmons' 50th wedding anniversary. (B)				
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor Walter Von Fischer, owner, verbal statement to surveyor, July, 1981 <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b>		<b>6</b> 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 NES 101/12	
		<b>7</b> Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
		<b>8</b> District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>				
		<b>9</b> Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>R</u>				

HP-02-17

# Planning and Building Services Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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**For property located at: 725 Bushnell Street**

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			<b>X</b>
<p>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.</p> <p><i>By repairing the home's brickwork, the applicant will preserve the distinguishing architectural features and qualities of the home. The alterations will be historically appropriate and will protect the home from rain, ice, and frost.</i></p>	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?			<b>X</b>
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	<b>X</b>		
<p>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.</p> <p><i>The applicant has stated the intent to restore rather than replace the majority of brick on the rear of the house. If sections of footing need to be replaced due to significant deterioration, the applicant will ensure the new footing is consistent with the existing.</i></p>	<b>X</b>		
<p>Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?</p> <p><i>The applicant will not use sandblasting or chemicals to restore the bricks, as prohibited by the Historic Preservation Ordinance.</i></p>	<b>X</b>		
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			<b>X</b>
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			<b>X</b>