



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, November 17, 2015, 7:00 PM
Beloit Public Library, North Meeting Room, 605 Eclipse Blvd**

1. Roll Call
2. Minutes of the October 20, 2015 Meeting
3. Public Comments
4. Chris Gallagher – Certificate of Appropriateness
COA-2015-52 Review and consideration of a Certificate of Appropriateness for the replacement of windows on a residential structure located at 259 St. Lawrence Avenue.
5. Beloit Family Services – Certificate of Appropriateness
COA-2015-49 Review and consideration of a Certificate of Appropriateness for a memorial garden in Horace White Park located at 825 East Grand Avenue.
6. Scott Muth – Certificate of Appropriateness
COA-2015-47 Review and consideration of a Certificate of Appropriateness various repairs on a detached carriage house located at 736 Bluff Street.
7. David and Dana Carper – Certificate of Appropriateness
COA-2015-48 Review and consideration of a Certificate of Appropriateness for masonry work on the front entrance of the residential structure located at 951 Bluff Street.
8. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
9. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
10. 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
November 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, October 20, 2015, 7:00 PM
Beloit Public Library, North Meeting Room, 605 Eclipse Blvd

1. Roll Call

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

2. Minutes of the October 20, 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) reminded the Commissioners that the Downtown Business Association is holding a workshop on October 21, 2015 to review the new downtown design guidelines produced by Angus Young and Associates.

4. Imperial Builders – Certificate of Appropriateness

COA-2015-42 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.

Mr. Morganroth explained to the Commission that the applicant, Mr. Derek Card of Imperial Builders, had proposed reshaping the top rail in order to make the railing appear more historically appropriate. Mr. Card confirmed that he planned to modify the existing rail.

Commissioner Vater asked Mr. Card to explain the copper lights installed on top of the porch columns. Mr. Regard replied that the lights were installed by the owner after he finished the project.

Commissioner Vater asked Mr. Card if the railing could be painted to match the trim on the house. Mr. Card replied that the owner would be willing to paint the railing and balusters white using an oil-based stain.

Commissioner Vollmer made a motion to amend the COA to add two conditions of approval: the railing will be modified to match the drawing provided by the applicant, and the railing will be painted/stained to match the trim on the house. Commissioner Vater seconded the motion. Motion carried, voice vote.

Commissioner Vater made a motion to approve the amended COA, subject to the conditions recommended by staff and added by the Commission. Commissioner Blazer seconded the motion. Motion carries, voice vote.

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.

Mr. Morganroth read the staff report and recommendation.

The applicant, Mr. Chris Gallagher, addressed the Commission and clarified that he was seeking approval to replace 32 windows, not six as Mr. Morganroth stated in his report. Mr. Gallagher explained each project to the Commission and emphasized that he would use materials identical to the existing for both the siding and porch slat repairs/replacement. Mr. Gallagher also emphasized that he would not be replacing any of the small, decorative windows on the house.

Commissioner Blazer and Mr. Gallagher discussed the large price difference between vinyl and wood window replacements and whether or not it was accurate. They also discussed the cost and viability of using sash replacement kits. Commissioner Blazer explained to Mr. Gallagher that they could not consider the window replacement project until the Commission could see estimates for sash replacement kits.

Commissioner Blazer made a motion to amend the COA by striking the window project. Commissioner Johnson seconded the motion. Motion carried, voice vote.

Commissioner Vater made a motion to approve the amended COA, subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. Motion carried, voice vote.

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.

Mr. Morganroth read the staff report and recommendation.

Commissioner Truesdale made a motion to approve the COA as written, subject to the conditions recommended by staff. Commissioner Vollmer seconded the motion. Motion carried, voice vote.

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.

Mr. Morganroth read the staff report and recommendations.

The Commission discussed how the garden would be properly maintained and whether or a condition could be added in order to guarantee funding for upkeep.

Mr. Morganroth reminded the Commission that multiple parks committees had approved and were on-board with the project. Mr. Morganroth also reminded the Commissioners that the garden should be evaluated based on the overall design and compatibility with the historic park, not the availability of funding mechanisms or future maintenance.

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

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.

Mr. Morganroth read the staff report and recommendations.

Commissioners Truesdale and Vollmer discussed the feasibility of recreating the original brackets, as well as reshaping the columns to conform more closely to the original architectural style of the porch.

Mr. Morganroth recounted to the Commission his communications with the contractor for the project and how the original building permit for a roof did not include permission for any work to be done on the porch.

Commissioner Vater made a motion to amend the COA to change the deadline for completion from November 1, 2015 to June 1, 2016. Commissioner Vollmer made a friendly amendment to add two conditions: the new brackets will be identical to the original brackets in architectural style, and the pillars will have grooves added and the top beveled in order to substantially conform to the architectural style of the original pillars. Commissioner Blazer seconded the motion to amend the COA. Motion carried, voice vote.

Commissioner Vollmer made a motion to approve the amended COA, subject to the conditions recommended by staff and added by the Commission. Commissioner Johnson seconded the motion. Motion carried, voice vote.

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

Mr. Morganroth announced that four COAs were approved by staff since the last meeting. He stated that the staff-approved COAs included a new roof at 749 Harrison Avenue, a new roof and sidewalk at 239 St. Lawrence Avenue, a new roof a 657 Bluff Street, and glass blocks in a basement window at 847 Park Avenue.

10. Committee Reports

Education and Outreach Committee: Commissioner Johnson recounted the neighborhood meeting at Schellenger Park she set up to try and engage with residents in the Bluff Street Neighborhood.

Grant Writing Committee: None

Site Visit Committee: Commissioner Vollmer recounted the Site Visit Committee's inspections at the subject properties.

11. Adjournment

Commissioners Vollmer and Johnson moved to adjourn at 8:12pm. Motion carried, voice vote.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: November 12, 2015

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: November 17, 2015	Agenda Item: 4	File Number: COA-2015-52
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 the sashes on twelve windows on the residential structure located at 259 St. Lawrence Avenue. This property is in the Bluff 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:

The Commission reviewed a COA application submitted by the applicant at the October 20, 2015 meeting. The applicant's COA requested permission to replace thirty-two windows, front porch slats, and clapboard repair. The Commission approved a modified COA that struck the request for the window replacement. The Commission requested the applicant research additional options for repair or replacement that would not significantly alter the historically significant wood windows.

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 home was constructed in 1889 and is classified as a "Pivotal" structure.
- The applicant has proposed replacing sashes in twelve windows in various locations.
 - Four windows in widow's peak.
 - Three dormer windows.
 - Three windows in kitchen near back porch.
 - One window in dining room.
- The applicant is proposing the installation of new wood sashes from a window-manufacturer in Milwaukee that specializes in historic window repair and replacement (applicant will clarify company name and additional specifications for the sashes).
- The home has a number of architecturally significant, multi-paned windows that will not be altered.
 - Prior owners have replaced multiple original wood windows with vinyl windows.
- The applicant is not proposing any additional modifications to the windows (confirmation from applicant needed).
- 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 use of wood replacement sashes is compatible with the character of the structure and will ensure the historic integrity of the structure is retained.

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 wood sashes in twelve windows, based on the standards and criteria contained in the Historic

Preservation Ordinance and subject to the following conditions.

1. The work must be done according to the Secretary of the Interior's Standards for Rehabilitation.
2. Only twelve sashes may be replaced, with no additional window work being completed without a new COA review.
3. A Building Permit is required prior to starting work on this project.
4. The project must be completed by November 17, 2016.
5. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: *N/A*

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

Location Map

259 St. Lawrence Ave

COA-2015-40




Document Path: \\s01b01\GIS\mxd\GIS\mxd\Map\COA_2015-52_St_Lawrence_Ave.mxd


Legend

-  259 St. Lawrence Ave
-  COB Parcels

N



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): _____

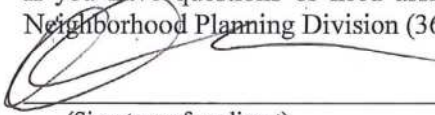
9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- 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).

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

Streetview




Windows (Top – Vinyl, Bottom – Wood)



INTENSIVE SURVEY FORM		Historic Preservation Division		State Historical Society of Wisconsin	
1 City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung	
Street Address: 259-261 St. Lawrence Avenue		Legal Description:		Date: July, 1981	
Current Name & Use:		Current Owner:		Acreage:	
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
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: <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>		Map Name Bluff Street Historic District	
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____		Map Code BS 92/9	
B Beloit Directory, 1886-87		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
C		8 District: Bluff Street Historic District <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: Ra date: 8/1/81			
D		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: Ra			
E					
F					

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:		Section Map Name Bluff Street Historic District		
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			
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D	9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: Ra		Section			
E			Section			
F			Section			

HP-02-17

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. The use of wood replacement sashes will allow the applicant to retain the original character of the windows in the historic structure.	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 wood sashes will be as close to identical as possible with the existing sashes in order to ensure a consistent look to the house.	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: November 10, 2015

Agenda Item: 5

File Number: COA-2015-49

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.

Background:

An identical COA application was reviewed by the Landmarks Commission at the October 20, 2015 meeting. The Commission voted not to approve the request due to maintenance and precedent setting concerns. The applicant requested a new review to reflect the additional information to be presented by a representative of Beloit Family Services and City staff.

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.
- A Master Plan, drafted by Design Perspectives Inc, was created in 2009 and shows a sitting area with landscaping near the proposed location of the garden. However, this plan was never adopted by the City Council.
- The Beloit Parks, Open Space & Recreation Plan 2012-2016 prepared by Design Perspectives Inc, approved by the City Council in July of 2013, contains a master plan for each park in the city.
 - The Horace White Park master plan map recommends a garden area in the location proposed by BFS for the memorial garden.
- The memorial garden proposal will only be reviewed by the Plan Commission and City Council if approved by the Landmarks Commission.
- 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.
- The review criteria considered by Staff and Landmarks Commission only evaluate the proposed garden based its overall design and visual compatibility with the historic park.

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, the recommendation in the Parks, Open Space, and Recreation Plan 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 November 17, 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, Park Master Plan Map (2009), Park Master Plan Map (2012), 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: \$ Waived

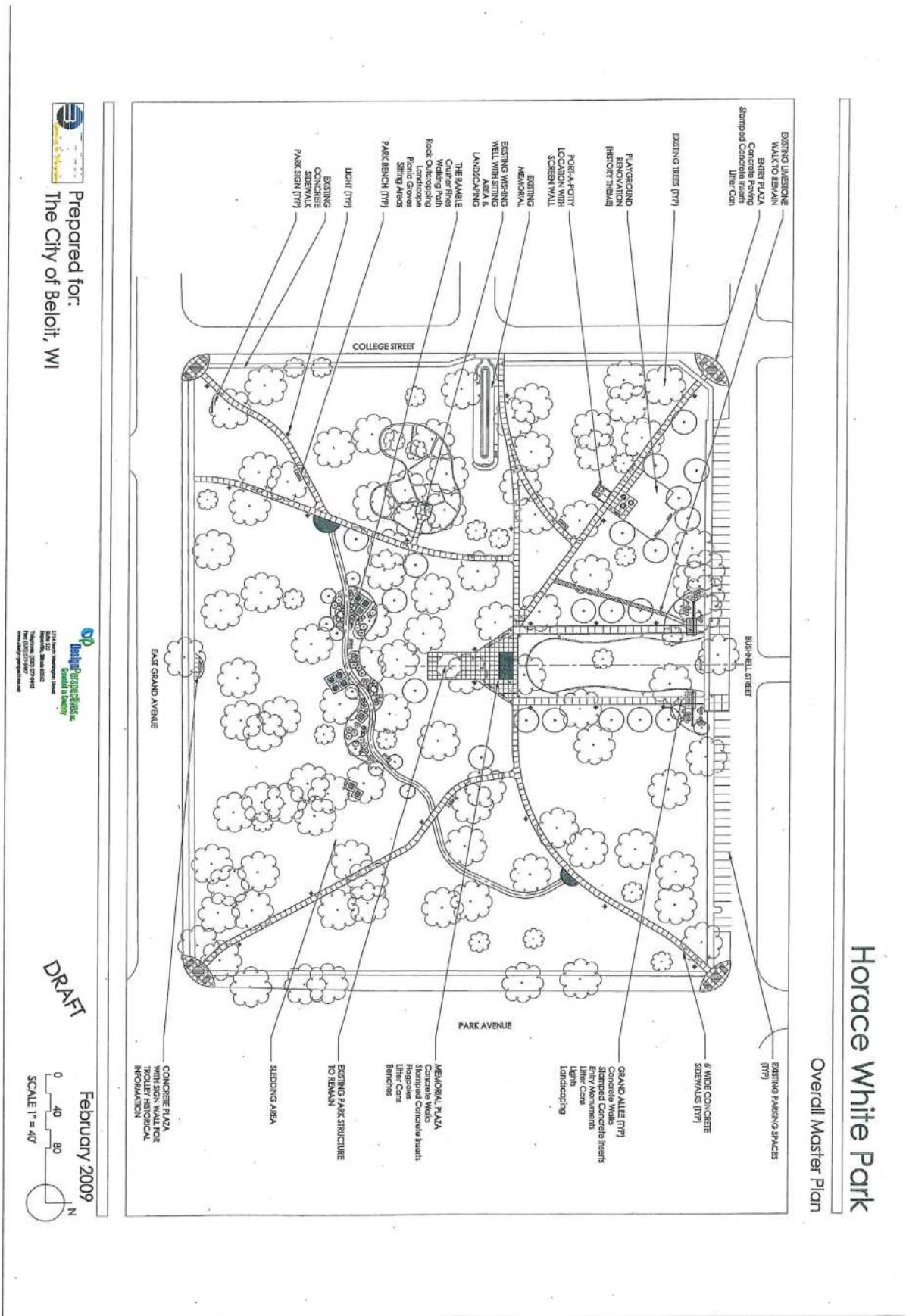
* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.

Scheduled meeting date: 10/20/15

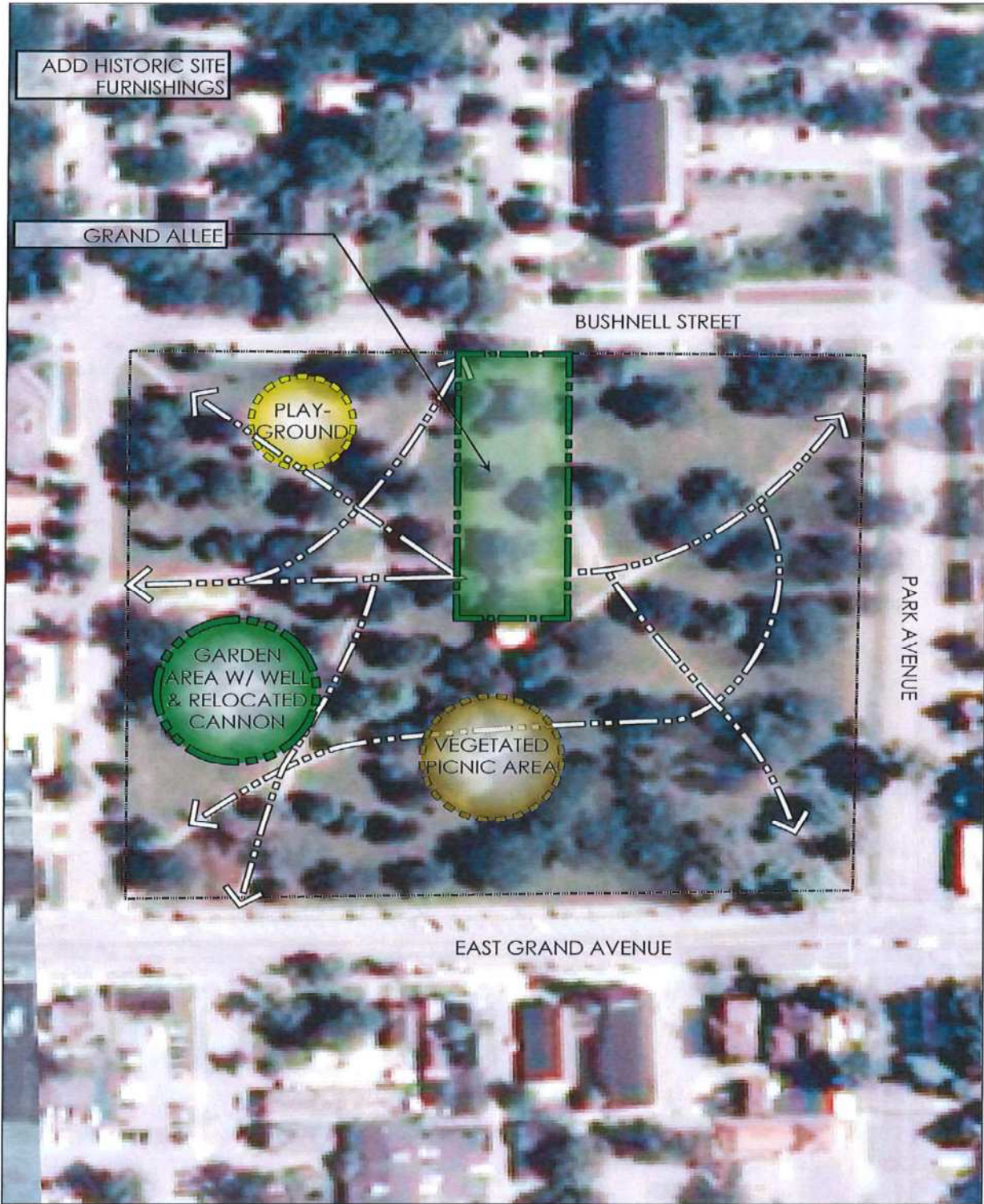
Application accepted by: AEM

Date: 09/23/15

Horace White Park Master Plan, 2009



Horace White Park



PREPARED FOR THE:
City of Beloit
Department of Parks & Leisure Services
Beloit, WI

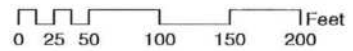


Figure 6.11

**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 Pfeiderer, 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. As requested by Family Services, the plant material for the garden area has specifically been designed 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.



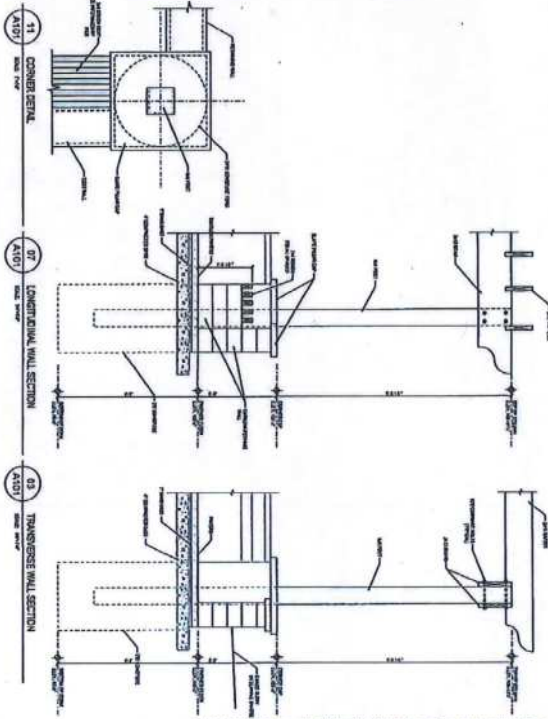
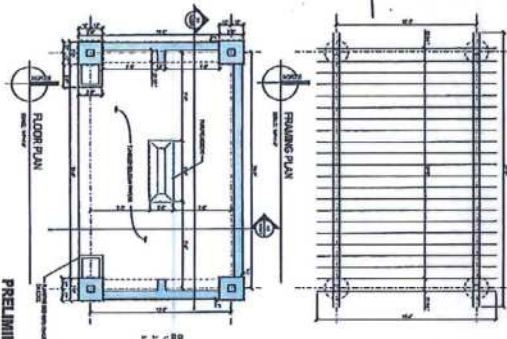
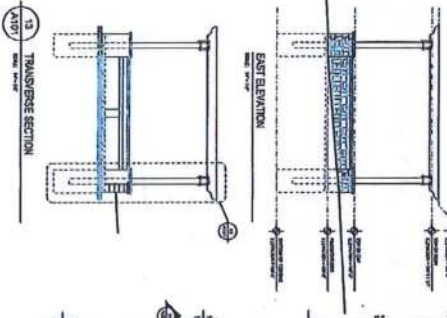
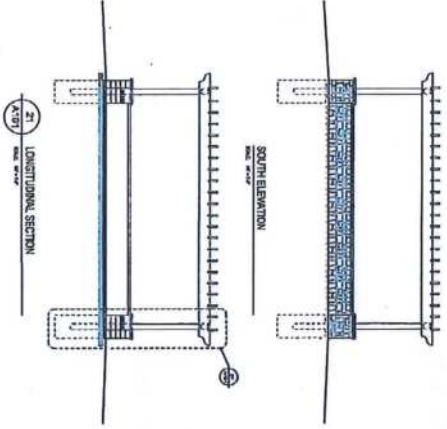
Remembrance Garden

PROJECT CLASSIFICATION
ARCHITECTURAL

DATE: 11/11/11
DRAWN BY: KATYON



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



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT CLASSIFICATION
ARCHITECTURAL

DATE: 11/11/11

DRAWN BY: KATYON

CHECKED BY: [Signature]

PROJECT LOCATION: REMEMBRANCE GARDEN PERGOLA

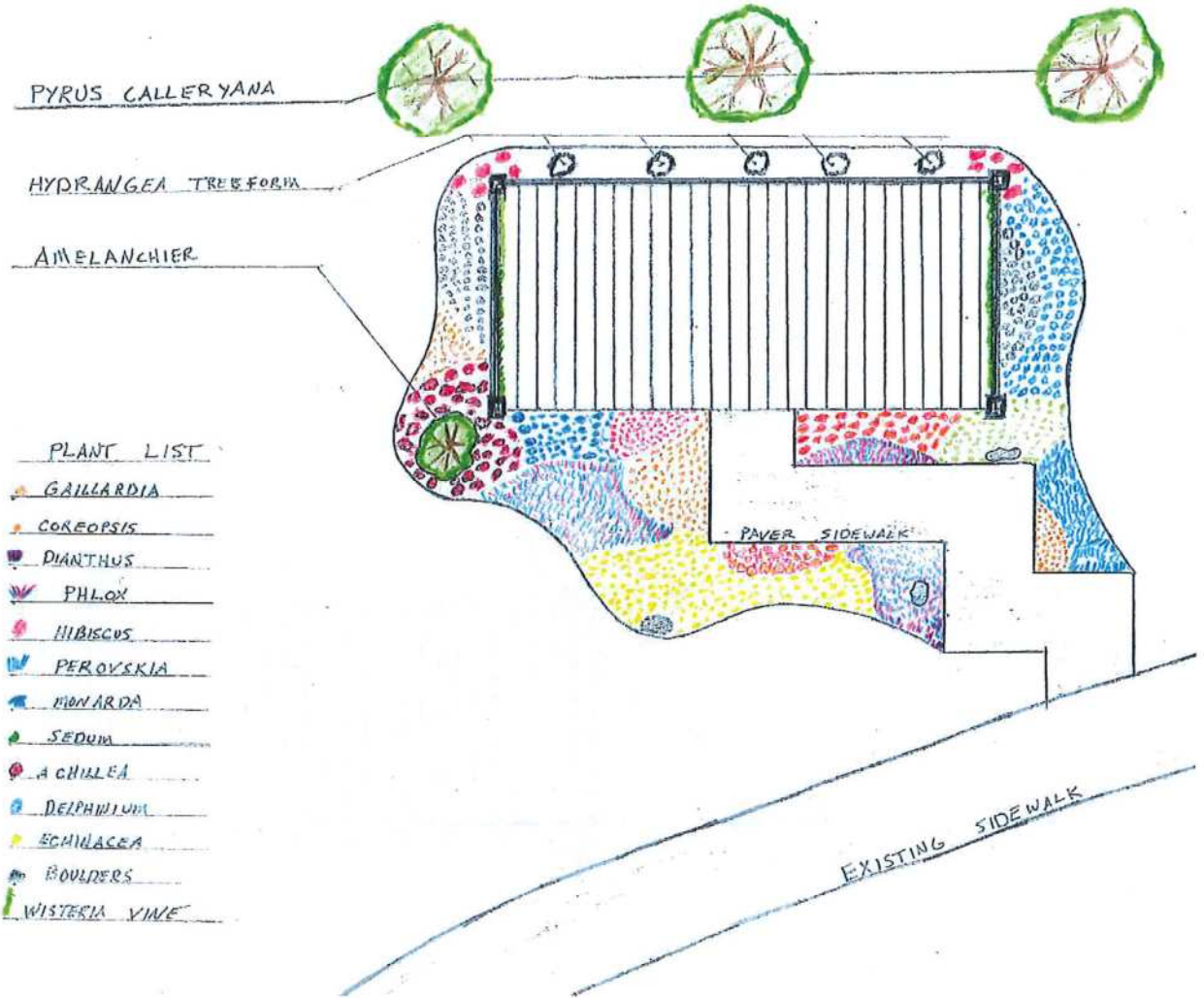
PROJECT NUMBER: A101

REMEMBRANCE GARDEN
PERGOLA
FAMILY SERVICES OF BELOIT
BELOIT, WI

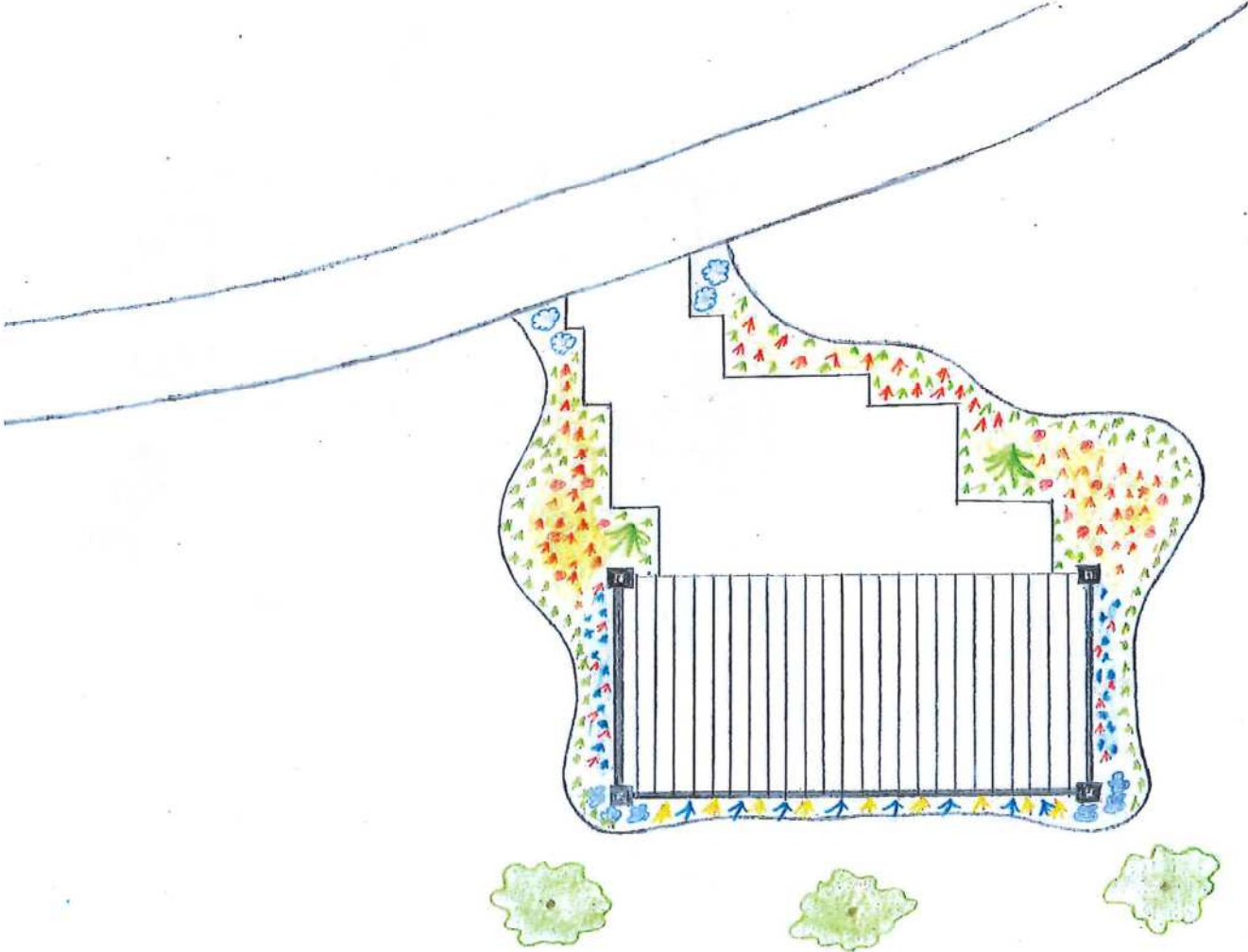
Angus Young
Architecture
Engineering
Interior Design
200 North Lincoln Street, Suite 200, Beloit, WI 53510
TEL: 608.735.1111 FAX: 608.735.1112
www.angusyoung.com

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: November 17, 2015	Agenda Item: 6	File Number: COA-2015-47
Applicant: Scott Muth	Owner: Scott Muth	Location: 736 Bluff Street
Existing Zoning: R-1B Single-Family Residential District	Existing Land Use: Single-family Residential	Parcel Size: .2 Acres

Request Overview:

Scott Muth submitted an application for a Certificate of Appropriateness to rehab the carriage house structure on the residential property located at 736 Bluff Street. This property is in the Bluff 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.

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 rehabilitating the historic carriage house at the rear of the property.
- The home was constructed in 1895 and was classified as a “contributing” structure in the 1981 Beloit Intensive Survey.
 - The carriage house is not mentioned in the survey.
- According to the applicant, the carriage house is an original accessory building built at the same time as the house.
- The carriage house features two bays; one covered with a roll-up door that is not original and one covered with a sliding door that is original.
- The applicant is requesting approval for multiple rehabilitation projects including:
 - Replace existing roll-up door with an insulated steel garage door made by Ideal Door (see attached photo).
 - Repair and paint the slider door and hayloft doors to match the siding.
 - Re-side the carriage house with white, double 4” vinyl siding.
 - The applicant submitted cost estimates for both vinyl and wood siding
 - Vinyl | White | Double 4” - \$3,700.00
 - Wood | White | Double 5” Dutch Lap Siding - \$5,700.00
- The applicant is requesting approval to use vinyl due to the lower cost and future maintenance requirements.
- The existing siding on the house is white vinyl installed by a prior owner.
- 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:
 - a. **Garage Door Replacement** – The new garage door will be a significant improvement over the current garage door with regards to architectural style. The white steel door, decorative windows, and black decorative handles and spade strap hinges are architecturally compatible with the style of the historic carriage house.
 - b. **Sliding Door and Hayloft Door Repair** – The sliding door and hayloft door will be repaired with identical materials and painted in order to preserve their uniqueness and architectural significance.
 - c. **Siding Replacement** – The proposed vinyl siding replacement is architecturally compatible with the original architectural style of the house to a certain degree. From a materials perspective, vinyl is not an ideal substitute for original wood. However, the style and color of the proposed siding is compatible with the design guidelines in the Historic Preservation Guide for Property Owners, which recommends 4” double siding when vinyl is used.

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 for all proposed projects, including siding replacement, roll-up door replacement, and sliding door hayloft door repair, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions.

1. The work must be completed according to the Secretary of the Interior's Standards for Rehabilitation.
 2. The applicant must preserve as much of the original wood used in the sliding and hayloft doors as possible and only replace with new wood when repair is not possible.
 3. A Building Permit is required prior to starting work on this rehabilitation.
 4. All work must be completed by November 17, 2016.
 5. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.
-

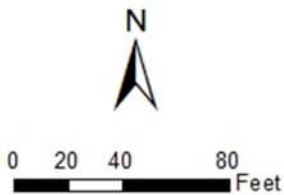
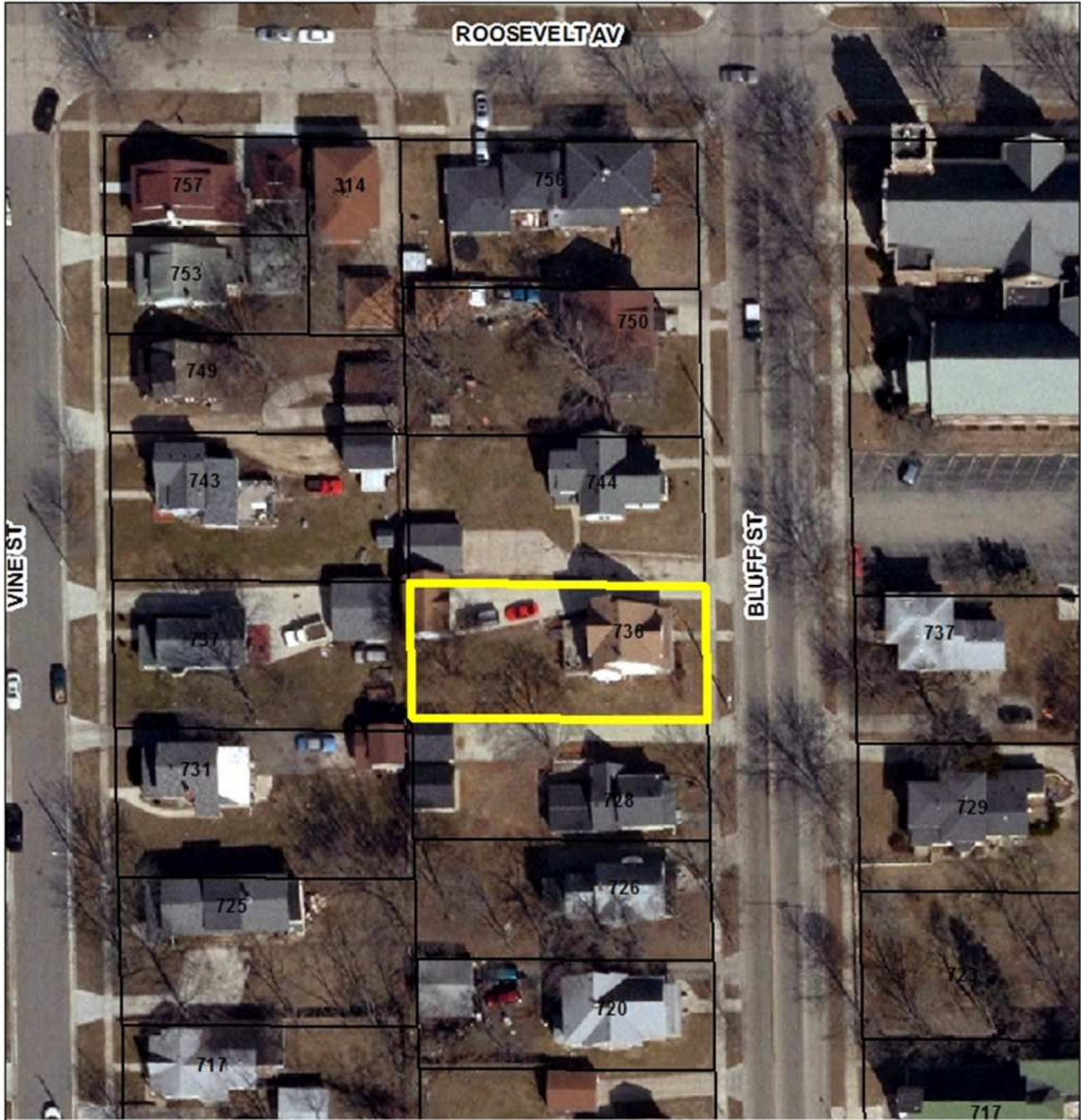
Fiscal Note/Budget Impact: N/A

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



Location Map

736 Bluff Street

COA-2015-47



Legend

-  736 Bluff Street
-  COB Parcels

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: \\s:\data\GIS\Information\GIS\Projects\COA_2015-47_736 Bluff Street\Map\Map.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: SR-2015-47

1. Address of property: 736 BLUFF ST.

2. Parcel #: _____

3. Owner of record: SCOTT MUTH Phone: 815-509-6062

736 BLUFF ST BELOIT WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: SCOTT MUTH

736 BLUFF ST BELOIT WI 53511
(Address) (City) (State) (Zip)

815-509-6062 / 815-509-6062 / SCOTT@SSRINC.ORG
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: HOME

6. The following action is requested:

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

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

Roof repair/replacement

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

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

Installation of historic plaques (residential properties only)

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

Installation of fences

Storm window/storm door repair or replacement

Installation of glass blocks in basement window openings

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

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

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

SIDE CARRIAGE HOUSE (POOR CONDITION - SEE PICTURE) TO MATCH HOME
REPLACE ROLL UP DOOR, REPAIR / PAINT SLIDER &
HAY LOFT DOORS (TO MATCH SIDING) - WHITE - REPLACE
PICKET FENCE w/LATTICE TOP

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

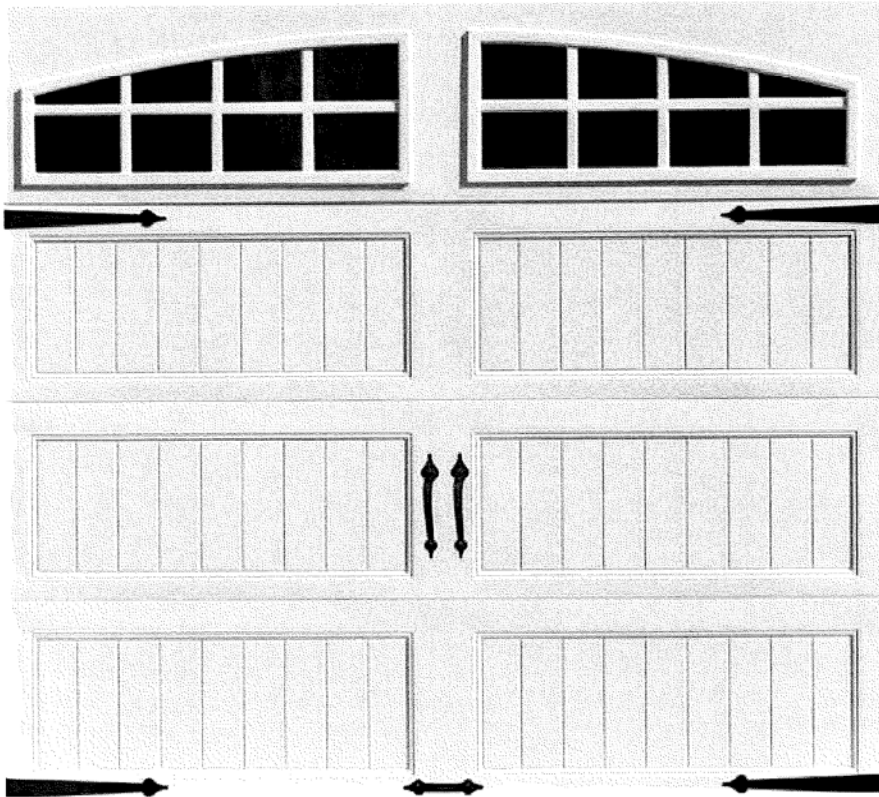
NOTE:

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).

Scott Muth / SCOTT MUTH / 10/25/15
 (Signature of applicant) (Print name) (Date)

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





LP® SmartSide® 1/2" x 12" x 16' Prefinished Engineered Wood Double 5" Dutch Lap Siding 25 Yr Paint Warranty

Product Specifications:
Variation: Snow White-25YR **Online Price**
Dimensions: 1/2" x 12" x 16' **\$26.69** each
Model Number: **Everyday Low Price:** ~~\$29.99~~
 1_2x12x16SMARTSIDED5DL25_SnowWhite **11% Mail-In Rebate:** \$3.30
Menard SKU: 1433753 **Your Final Price:** **\$26.69**
Shipping Dimensions: 192.0 x 12.0 x 0.5 **You Save: \$3.30 after Mail-In Rebate**
Shipping Weight: 31.6 lbs

Online Availability
Ship to Home
 Available for shipment as soon as 5 days.

*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store.

Ship to Store - Free!

Additional Packaging/Handling Charges May Apply.

Store Availability

Product Description

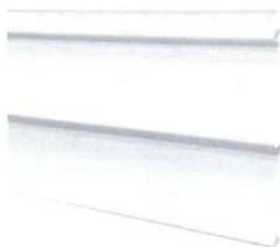
These premium prefinished sidings are available in a variety of colors already painted and ready to install, saving you valuable time and labor. The premium paints are applied using a machine-coating process to ensure a great looking finish.

- 50-year LP product warranty
- Two coat finish with 25-year PPG paint warranty
- Shiplap edges make it easier to level and apply
- Siding and trims available in matching colors
- Bold profiles produce remarkable detail, distinctive width and rich textures
- 11" horizontal exposure
- Each piece covers 14.66 square feet
- 16' length for faster installation, 33% longer than traditional 12' lap sidings, resulting in fewer seams. Cuts with standard circular saw blades and woodworking tools.
- We make every effort to show accurate colors on our website. Due to variations in computer monitors, they won't always accurately represent the product color. Please order profile samples to ensure color accuracy.
- Additional protective packaging and handling charges required
- Nominal size

Brand Name: PPG Prefinished

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 10/26/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards® store.

Menards®
 5106 Menard Drive
 Eau Claire, WI, 54703, USA
customerservice@menardsoc.com



Cedar Creek™ Double 4" Vinyl Siding

Product Specifications:

Variation: White
Dimensions: 8" x 12' 6"
Model Number: VLC4001
Menard SKU: 1461211
Thickness (in.): 0.04
Length (in.): 150
Width (in.): 8
Exposure (in.): 8
Coverage Per Piece (sq. ft.): 8.33
Pcs. Per 100 Sq. Ft.: 12
Material: PVC
Profile: D4
Warranty: Limited Lifetime
Color: White
Minimum Order Quantity: 12
Package Quantity: 24

Online Price

Online Price	\$4.74 each
Everyday Low Price:	\$5.33
11% Mail-In Rebate:	\$0.59
Your Final Price:	\$4.74

You Save: \$0.59 after Mail-In Rebate

*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store.

Online Availability

Ship to Home
 Not eligible for Ship to Home

Ship to Store - Free!

Store Availability

Product Description

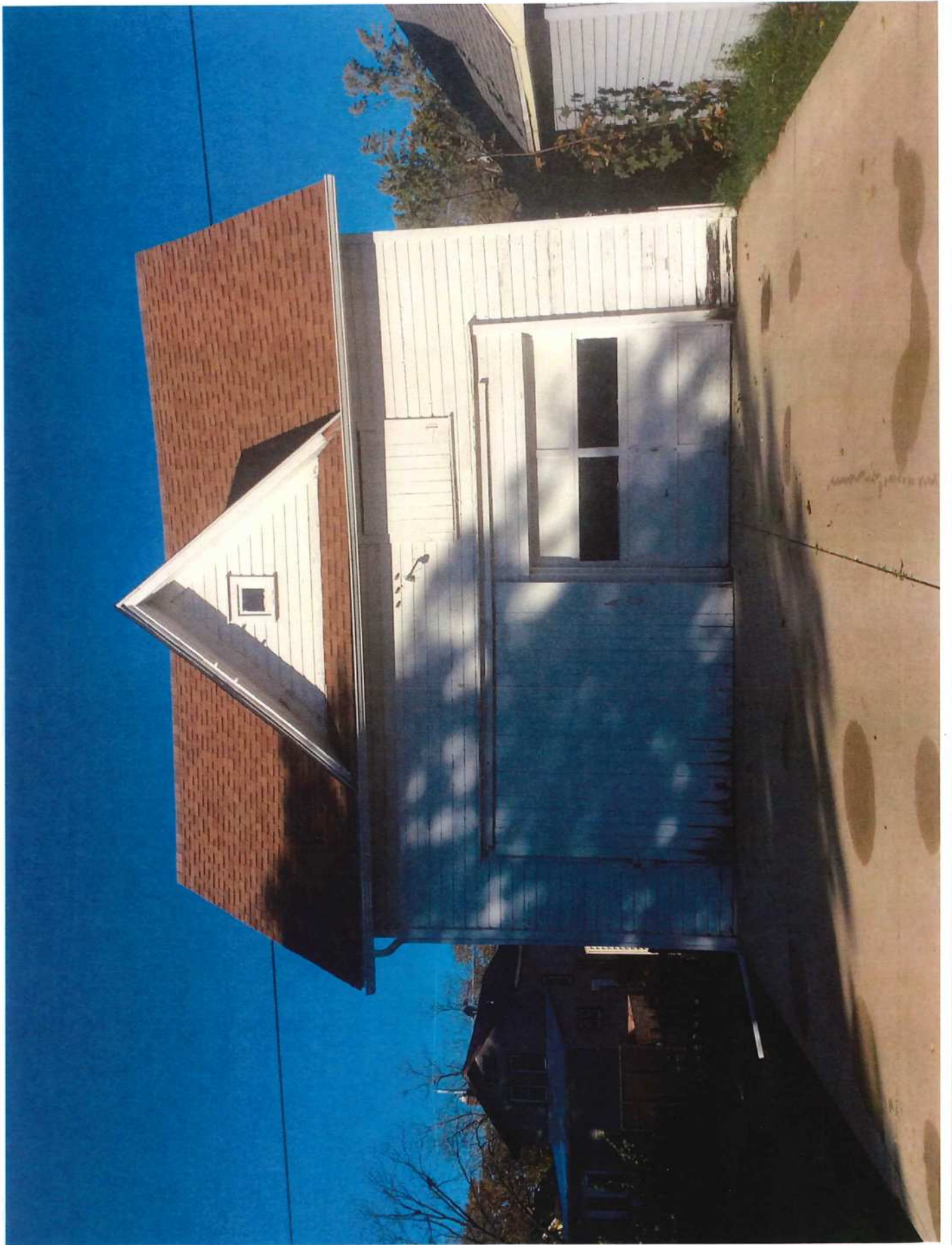
The most affordable option in our product line, the cedar creek double 4" vinyl siding is textured with a weathered wood grain that is built to withstand the elements. The unique LineLock panel locking system means quick and easy installation.

- Double 4"
- .040 thickness
- 12 pieces per square
- Order in 12 piece quantities
- Transferable lifetime limited warranty
- Weathered wood grain texture with a low gloss finish
- Meets or exceeds ASTM D3679
- Each 8" x 12' 6" piece covers approximately 8.33 Sq Ft
- 161 MPH wind rating

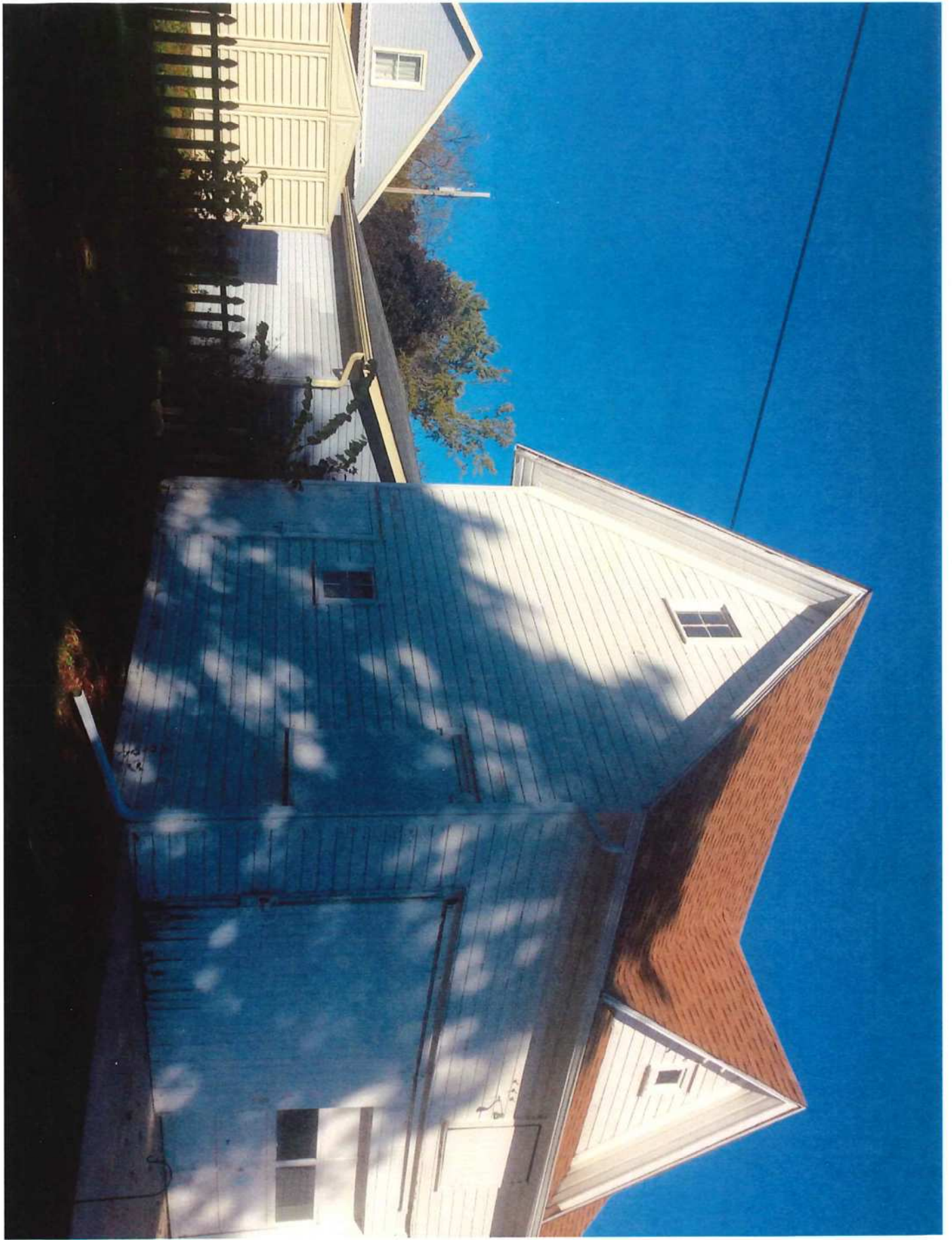
Brand Name: ABTCO

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 10/26/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards® store.

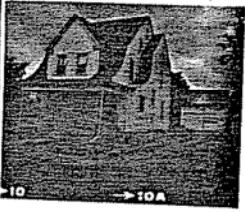
Menards®
 5106 Menard Drive
 Eau Claire, WI, 54703, USA
customerservice@menardsoc.com



COA-2015-47, 736 Bluff Street



COA-2015-47, 736 Bluff Street

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff	
Street Address: 736 Bluff		Legal Description:		Acreage:		
Current Name & Use: residence			Current Owner:		Number 736	
Film Roll No. RO-114		Current Owner's Address:				
Negative No. 10		Special Features Not Visible In Photographs:				
Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
2 Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town
Dates of Construction / Alteration c. 1895	Source A					Range
Architect and/or Builder:	Source					
3 Architectural Significance	4 Historical Significance		Section			Map Name Bluff Street Historic District
<input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None	<input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None					
Architectural Statement: An unusual variation on the early Colonial Revival, this frame house is distinguished by multiple gambrel roofs with concave slopes and broad overhangs. A large gabled dormer dominates the front facade. The chaste clapboard siding is shorn of ornament.		Historical Statement:				
5 Sources of Information (Reference to Above)	6 Representation in Previous Surveys		Map Code			
A Visual estimate of surveyor	<input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
B	8 District: Bluff Street Historic District		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81			
C	9 Opinion of National Register Eligibility		<input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R			
D			BS 114/10			
E			SP-02-17			
F						

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: 736 Bluff Street

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. The rehabilitation of the sliding door and hayloft door, two distinct architectural features, will help ensure the long-term preservation of these important features. The wood siding, a distinguishing original quality, will not be retained in the applicant's proposal. However, the replacement 4" double siding is historically appropriate in every aspect except for type of material.	X	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 sliding and hayloft doors will be repaired. The siding will be replaced but will match the original siding in color, texture, and general visual qualities.	X		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			X