



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, May 17, 2016, 7:00 PM  
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the April 19, 2016 Meeting
3. Public Comments
4. Larry Hansen - Certificate of Appropriateness  
COA-2016-08 Review and consideration of a Certificate of Appropriateness to repair the front porch on the residential structure located at 811 Bluff Street.
5. Angus-Young Associates – Certificate of Appropriateness  
COA-2016-09 Review and consideration of a Certificate of Appropriateness to replace the ramp and sidewalk at the entrance of Campbell Hall located on the Beloit College campus at 700 College Street.
6. Nancy Soeurt – Certificate of Appropriateness  
COA-2016-10 Review and consideration of a Certificate of Appropriateness to rebuild a dormer on the residential structure located at 816 Harrison Avenue.
7. Historic District Signage  
Street sign-topper and small sign design finalization.
8. Turtle Creek Bath House  
Determine next steps and discuss possible options for rehabilitation
9. Eclipse Neighborhood  
Update the Commission on the Beloit 2020 charrette and general discussion on future of neighborhood in a preservation context.
10. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting

11. Committee Reports
  - A. Education & Outreach Committee
  - B. Grant Writing Committee
  - C. Site Visit Committee

12. Items for Future Agendas

13. 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  
May 3, 2016

\*\* 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, April 19, 2016, 7:00 PM**  
The Forum, 100 State Street

**1. Roll Call**

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

**2. Minutes of the March 15, 2016 Meeting**

Commissioners Vollmer and Kaye moved to approve the minutes. Motion carried, 6-0.

**3. Public Comments: None**

**4. Allen Carley – Certificate of Appropriateness**

COA-2016-02 Review and consideration of a Certificate of Appropriateness to replace four windows on the residential structure located at 729 Bluff Street.

Mr. Morganroth read the staff report and recommendation. He informed the Commission that Mr. Carley had found a suitable alternative to the aluminum-clad windows originally proposed. He stated that Mr. Carley would be purchasing wood sashes and screens from Marlin Lumber in Janesville but will still be permanently removing the storm windows.

Commissioners Vater and Kaye made a motion to approve the COA. Motion carried, 6-0.

**5. Beloit College – Certificate of Appropriateness**

COA-2016-06 Review and consideration of a Certificate of Appropriateness to replace the ramp at the entrance of Campbell Hall located at 700 College Street.

Mr. Morganroth informed the Commission that the applicant had switched contractors and is not ready to have their proposal considered. He recommended tabling the COA review.

Commissioners Vater and Vollmer made a motion to table to the COA. Motion carried, 6-0.

**6. Julie Christensen – Director of Community Development – Discuss City-Owned Bluff Street Properties**

Mr. Christensen described the current condition of the property at 422 Bluff Street. The property previously contained two houses, one of which was torn down last fall due to significant deterioration. She explained that the City would like to eventually restore the remaining structure at 310 Euclid Ave including interior work, exterior work, and the construction of garage. She explained that due to lot size minimums in the Zoning Code, another house could not be built at the site of the torn down structure.

Ms. Christensen stated that Planning Staff had the idea to create an outlot on the property near the corner of Euclid Ave and Bluff Street. The outlot would have a small sitting area with an educational sign in order to improve the aesthetics of the vacant lot and provide visitors with information on the Bluff Street Historic District.

Commissioner Blazer asked about the future of the property and whether or not the City would retain ownership. Ms. Christensen responded that the City plans to sell the property if it's rehabbed. She confirmed to Commissioner Blazer that the City would perform a land division prior to the property being sold in order to divide off the outlot with the future sign/bench/landscaping.

Commissioners Blazer and Truesdale expressed concern about the view from Bluff Street if a garage is built for 310 Euclid Ave. Commissioner Vater suggested that landscaping could be used as a buffer between the garage and the road.

Commissioner Vater asked Ms. Christensen to remind the Commission about the different options for the lot looked into previously. Ms. Christensen explained that the City tried to get an investor to buy the property and rehab the house, but no one was interested. She also stated that new construction is not possible, as the Zoning Code prohibits having two principal structures on one lot.

Ms. Christensen asked the Commissioners to consider the proposals discussed so that the City can move forward with dividing off the outlot on the property.

**7. Historic District Signage Update**

Mr. Morganroth gave a summary of the quotes he had received for both street sign toppers and small identification signs. He informed the Commission that the City has chosen TAPCO as the preferred sign supplier due to cost.

The Commission expressed support for including the text "National Register of Historic Places" on the small identification signs. Mr. Morganroth discussed his preferences for the sign design regarding text placement and a white border. All Commissioners stated their agreement with his recommendation. Commissioner Vater asked Mr. Morganroth to request additional font options from TAPCO.

Commissioners Vater and Vollmer made a motion to recommend acceptance of the TAPCO proposal. Motion carried, 6-0.

**8. Discussion of Landscaping Improvement Awards**

Mr. Morganroth asked the Commission to provide him with some background information on the program from past years.

Commissioner Truesdale suggested that offering awards for restoration projects as opposed to landscaping would be more appropriate given the purpose of the Landmarks Commission. Commissioner Johnson countered that the landscaping awards would allow home owners to take small steps when improving their property and be recognized for their efforts. Commissioner Vater stated her agreement with both Commissioners Johnson and Truesdale and suggested that they could offer both types of awards.

Mr. Morganroth stated that he will look into possibilities for an awards program and will get back to the Commission with his findings.

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

Mr. Morganroth reported that one new Certificates of Appropriateness had been issued since the previous meeting. The COA was issued for 512 Bluff Street for a new roof.

Mr. Morganroth informed the Commissioners that the Landmarks Commission and Parks, Recreation, and Conservation Advisory Commission will be holding a joint special meeting at the Turtle Creek Bathhouse in Turtle Creek Park on April 27, 2016 at 6:00pm. The purpose of the meeting is to discuss the future of the historic Turtle Creek Bathhouse and options for rehabilitation.

Mr. Morganroth also reminded the Commission about the 4<sup>th</sup> Street Corridor Design Charrette at Beloit Public Library taking place on Wednesday and Thursday of this week.

**10. Committee Reports**

Education and Outreach Committee: None

Grant Writing Committee: None

Site Visit Committee: Commissioner Blazer stated that he and Mr. Morganroth met with Allen Carley regarding the COA application at 729 Bluff Street.

**11. Items for Future Agendas**

None

**12. Adjournment**

Commissioners Vollmer and Kaye moved to adjourn at 7:52pm. Motion carried, 6-0.

Respectfully Submitted,  
Alex Morganroth, Planner  
Date Approved: May 12, 2016

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION



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<b>Meeting Date:</b> May 17, 2016	<b>Agenda Item:</b> 4	<b>File Number:</b> COA-2016-08
<b>Applicant:</b> Larry Hansen	<b>Owner:</b> John Mitchel	<b>Location:</b> 811 Bluff Street
<b>Existing Zoning:</b> R-1B Single-Family Residential District	<b>Existing Land Use:</b> Single-Family Residential	<b>Parcel Size:</b> .17 Acres

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### Request Overview:

Larry Hansen, of L & H Remodeling, has submitted an application for a Certificate of Appropriateness to rebuild the front porch on the residential structure at 811 Bluff Street in the City of Beloit. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated 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:

- Structure Info
  - The property is located in the Bluff Street Historic District.
  - The Queen Anne-style home, built in 1910, is classified as a *non-contributing* structure in the 1981 Intensive Survey.
  - The structure has been significantly altered including, but not limited to, the porch overhang, the mansard roof, and the cedar shingles.
- Current Condition
  - The overhang over the front porch has deteriorated significantly, as evidenced by the photos provided by the applicant and an inspection by the site visit committee.
- Project Scope
  - Repair or replacement of the columns, soffit, and various other structural elements.
  - The wood railing on the top of the roof will be removed and access to the roof from the existing second story door will be removed.
  - Gutters will be repaired and reused on the porch.
  - Entrance to the second story overhang area will be sealed from the interior.
- **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:
    - According to the National Parks Service, the goal of regulating non-contributing structures is to ensure they don't detract from the historic district as a whole. Faux-historic alterations are not appropriate (similar to when dealing with new construction in a district) when altering the exterior of a non-contributing structure. In addition, the alteration should not add to the level of non-contribution.
    - The repair of the front porch will not change the overall look of the structure and therefore meets the "Architectural Detail" criteria when considered in a non-contributing context.

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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 repair the front porch on the residential structure located at 811 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The repair work shall not change the appearance of the porch, including but not limited to, materials, colors, and overall style.
2. All work shall be done in a workman like manner and consistent with the standards provided by the Secretary of the Interior.
3. All work shall be completed by May 17, 2017.
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.

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

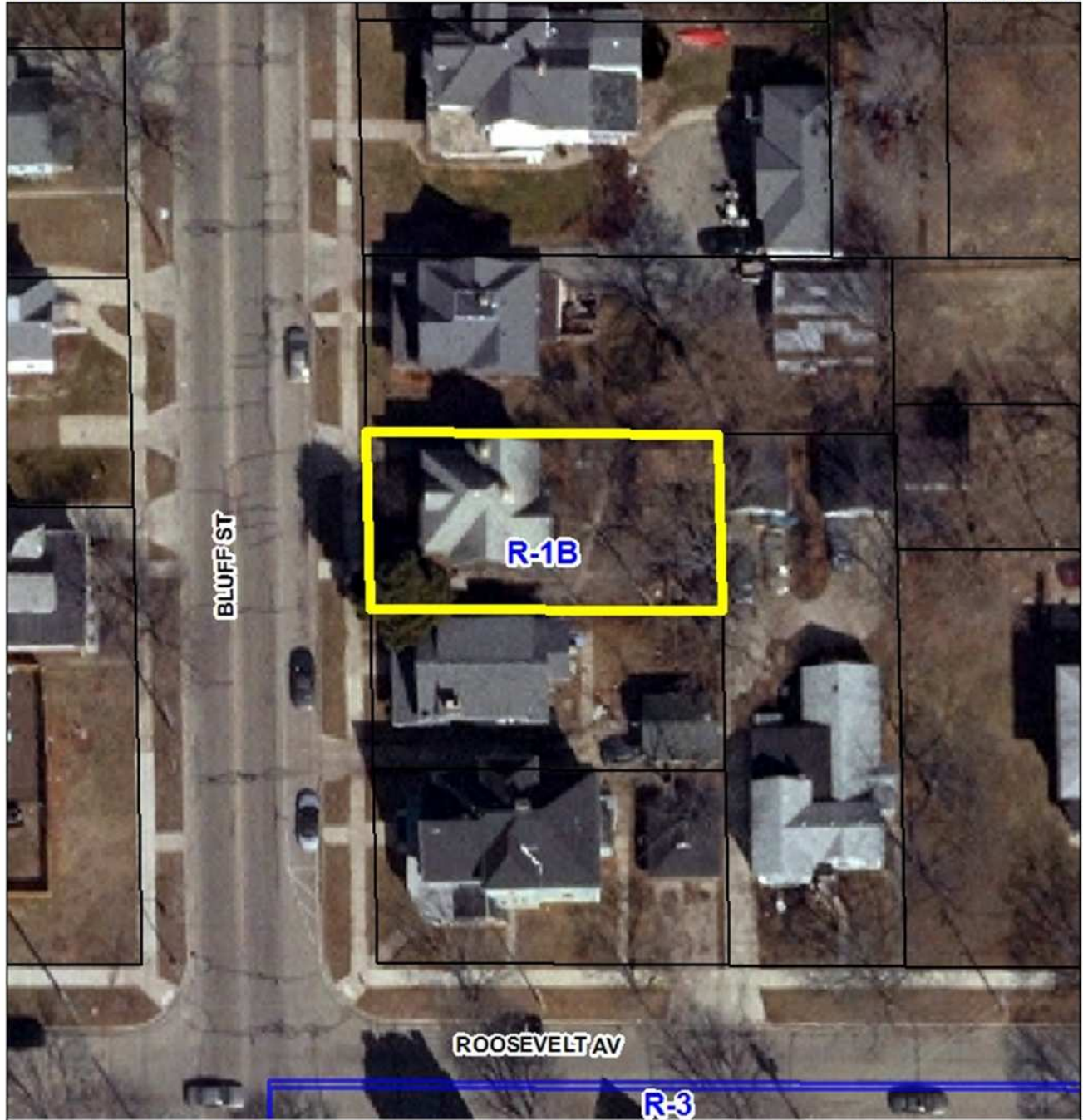
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**Attachments:** Location Map, Application, Intensive Survey, Photos, COA General Criteria Checklist

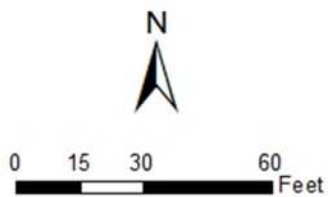
# Location Map

811 Bluff Street



COA-2016-08



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**Legend**

-  811 Bluff Street
-  COB Parcels
-  Zoning District

## Planning and Building Services Division

Map prepared by: Alex Morganroth  
Date: February 2016  
For: City of Beloit  
Planning & Building Services  
Date of Aerial Photography: April 2011





**L&H Remodeling**

2743 Scotties Dr.  
Beloit, Wisc. 53511

Larry Hansen  
Residential Project Planner

Phone: 608-289-6657  
Email: lvhansen1973@charter.net

DEAD LINE 4/28/16

**CITY of BELOIT**

**BUILDING SERVICES DIVISION**

Phone: (608) 364-6700 Fax: (608) 364-6609

**PROPRIATENESS APPLICATION**

(Please Type or Print)

File Number: COA-206-08

1. Address of property: 811 BLUFF ST

2. Parcel #: \_\_\_\_\_

3. Owner of record: JOHN MITCHEL Phone: \_\_\_\_\_  
811 BLUFF ST BELOIT Wisc 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: HARRY HANSEN L+H REMOLD  
2743 SCOTTIES DR BELOIT Wisc 53511  
(Address) (City) (State) (Zip)  
608 3650288 / 608.2896657 / lvhansen1973@charter.net  
(Office Phone #) FAK (Cell Phone #) (E-mail Address)

5. Present use of property: OWNER OCCUPIED

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.)

REPAIR DETERIORATING FRONT PORCH,  
RETAINING CURRENT LOOK EXCEPT REMOVING  
REST OF UPPER ROOF RAIL SECURING EXTERIOR DOOR  
TO ROOF OF PORCH.

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]                      LARRY HANSEN                      4/25/16  
(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: \_\_\_\_\_

<b>1</b> City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 817 Bluff Street		Legal Description:		Acreage:			
Current Name & Use: Residence			Current Owner:				
Film Roll No. RO-119	Affix Contact Prints See ISF for 811 Bluff Street		Current Owner's Address:			Number 817	
Negative No. 27			Special Features Not Visible In Photographs:				
Facade Orient. W			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction / Alteration c. 1910		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			Section	
Architectural Statement: Two story plus attic frame four square house, extensively altered. Overhang eave added above first floor; vertical cedar siding on first floor, possibly enclosing full veranda, second floor exterior skin of shingles. Stone foundation.			Historical Statement:				Map Name Bluff Street Historic District
<b>5</b> Sources of Information (Reference to Above) A Visual estimate of surveyor			<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 BS 817	
<b>B</b>			<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>C</b>			<b>8</b> District: Bluff Street Historic District <input type="radio"/> pivotal <input type="radio"/> contributing <input checked="" type="radio"/> non-contributing initials: <i>R</i> date: 8/1/81				
<b>D</b>			<b>9</b> Opinion of National Register Eligibility <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <i>R</i>				
<b>E</b>							
<b>F</b>							

# Complete View of Front Porch





**Picture 1 & 2 : Rotted wood, underside of porch roof**

**Picture 3: Second story railing to be removed**





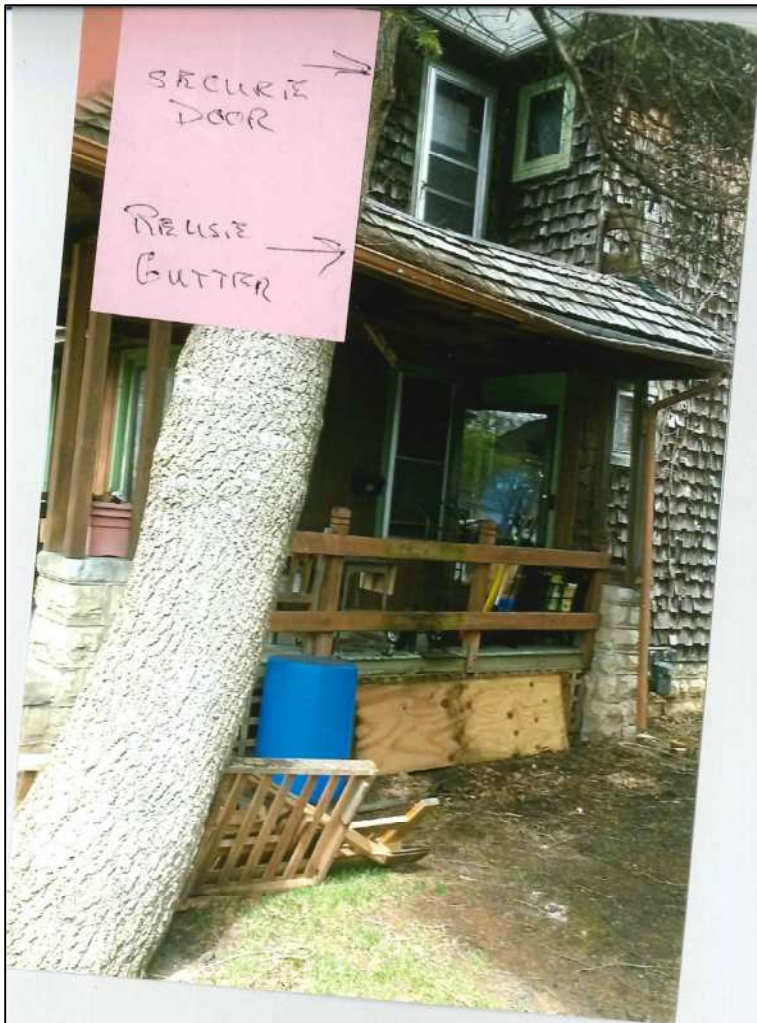


Missing  
RAILING  
South  
SIDE



REMOVE





# 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: 811 Bluff 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?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.			X
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?			X
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.	X		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			X
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			X



# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION



**Meeting Date:** May 17, 2016

**Agenda Item:** 5

**File Number:** COA-2016-09

**Applicant:** Joe Stadelman (Angus-Young Associates)

**Owner:** Beloit College

**Location:** 700 College Street (Campbell Hall)

**Existing Zoning:** PLI, Public Lands and Institutions District

**Existing Land Use:** College

**Parcel Size:** 21.22 Acres

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### Request Overview:

Joe Stadelman of Angus-Young and Associates, on behalf of Beloit College, has submitted an application for a Certificate of Appropriateness to renovate the front portico, remove the existing ramp and install a new ramp, and install hardscape elements at Campbell Hall. Campbell Hall is located on the Beloit College Campus at 700 College Street in the City of Beloit. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated 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:

- Structure Info
  - Campbell Hall is located on the Beloit College campus, all of which is located in the College-Park Historic District.
  - Greek Revival style, designed by Racine architect Lucas Bradley and constructed in 1854.
    - Bradley designed many structures in Beloit including the First Congregational Church, the Chapin House (Presidents House on college campus), and other campus buildings.
  - Portico added to front façade in 1940.
  - Currently houses the Economics Department.
  - Although some features of the original design are still present, many architectural elements have been removed/changed (see WHS assessment on pg 6 of Staff Report).
- Current Condition
  - Concrete ramp has significantly deteriorated including fracturing concrete and sections of railing rusted completely through.
  - Portico columns do not have bases and have begun to deteriorate at bottom.
  - Stone pavers on the portico landing are not historically appropriate for the structure and would be removed.
- Project Scope (see pgs 8-11 of Staff Report)
  - Concrete ramp, rails, steps and sidewalks will be removed.
  - New concrete slab will be installed at the same grade as the existing stone pavers.
  - New polyurethane bases will be added to the columns and painted white to match columns.
  - New concrete ramp with black railings will be installed on the west side of the portico (opposite side as existing ramp). Design will look similar to other ramps on campus.
  - New landscaping, benches, and light poles will be installed that are consistent with other features used around campus.
- **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 portico, although not original, should be considered a distinguishing feature of the structure due to its 70+ year existence.
    - The proposed column bases, stairway and ramp reconfiguration, and stone paver removal will retain the original architectural style of the portico while providing a better designed and more attractive entry to the structure.
  - (2) Scale:
    - The proposed size of the new ramp and railings is compatible with the portico.
  - (3) Landscaping:
    - The hardscape elements (benches and street lamps) are compatible with the architectural character of the structure and are consistent with other features installed on campus.

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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 rebuild part of the front portico, remove the existing ramp and install a new ramp, and install hardscape elements at the Campbell Hall institutional structure located at 700 College Street on the Beloit College Campus, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The completed work shall be consistent with the scope of work outlined by the applicant.
2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
3. All work shall be completed by May 17, 2017.
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.

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

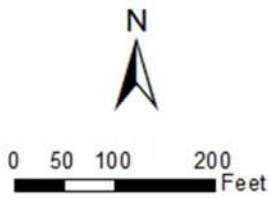
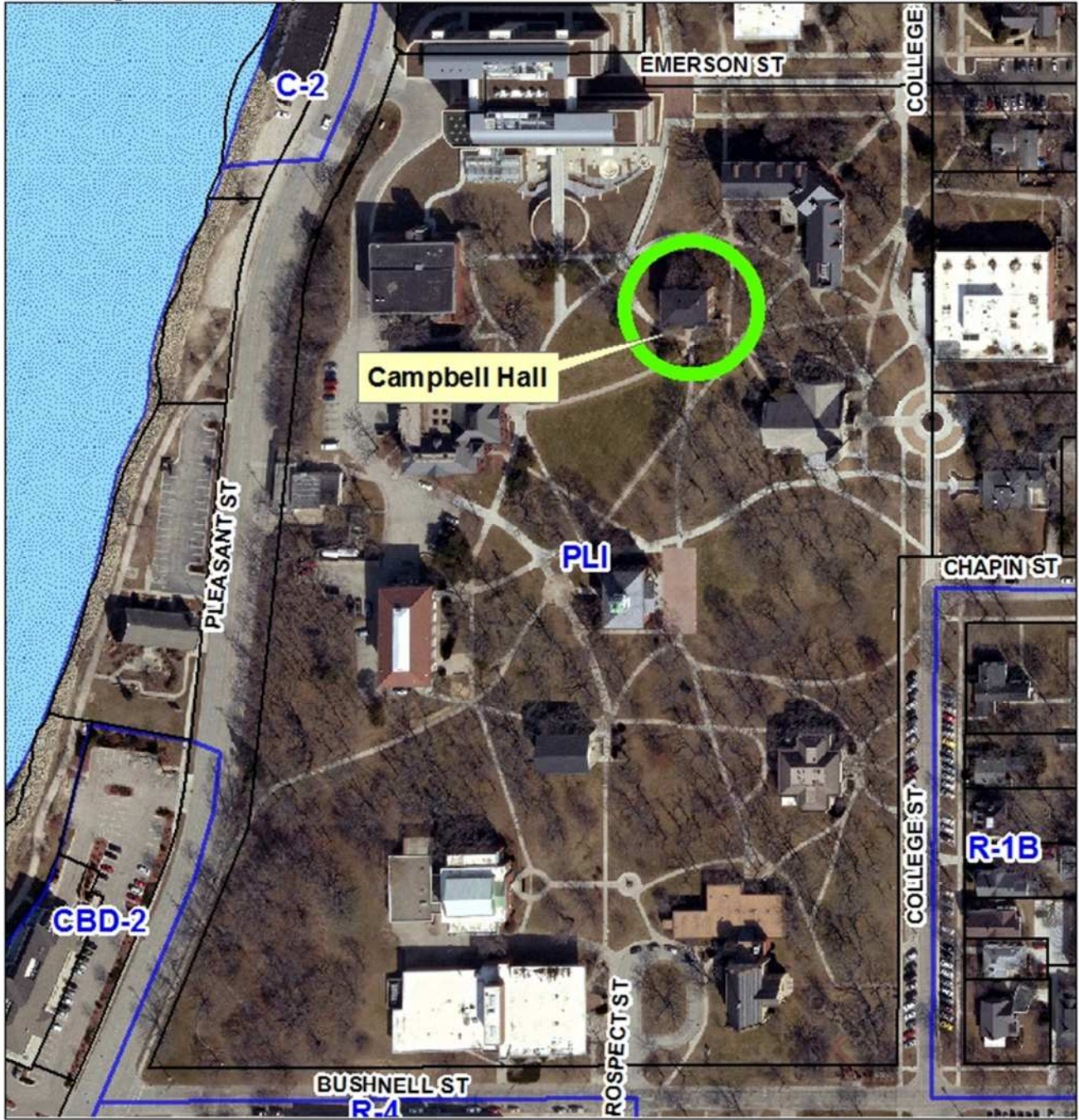
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**Attachments:** Location Map, Application, WHS Info, Project Specifications, Photos, COA General Criteria Checklist

# Location Map

700 College Street - Campbell Hall

COA-2016-09



Legend	
	COB Parcels
	Zoning District

## Planning and Building Services Division

Map prepared by: Alex Morganroth  
Date: May 2016  
For: City of Beloit  
Planning & Building Services  
Date of Aerial Photography: April 2011

Document Path: \\s:\data\GIS\GIS\Map\COA\_2016\COA\_2016-09\_SiteMap.aprx



CITY of BELOIT

NEIGHBORHOOD PLANNING 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 2016-09

1. Address of property: Campbell Hall, 700 College Street, Beloit WI

2. Parcel #: 13660330

3. Owner of record: Beloit College Phone: (608) 363-2000
700 College Street, Beloit, WI
(Address) (City) (State) (Zip)

4. Applicant's Name: Joseph J. Stadelman, AIA, Vice President Angus-Young Associates
555 South River Street, Janesville, WI 53548
(Address) (City) (State) (Zip)
(608) 756-2326 / (608) 751-1546 / joes@angusyoung.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: College Offices and Classrooms

- 6. The following action is requested:
[ ] Approval of COA by Landmarks Commission (projects not listed below)
[X] Approval of COA by staff: (Check all that apply)
[ ] Roof repair/replacement
[ ] Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
[X] 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.)

Removal of Existing concrete sidewalk and ramp to allow for regrading at entrance and creation of two new ramps, reduction in number of steps at entrance.  
Modification of existing portico columns to add a column base.

**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: <del>\$50.00*</del> / <b>\$25.00* if staff approved</b> Amount paid: \$ _____ * 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: <u>5/17/16</u> Application accepted by: <u>AEM</u> Date: <u>5/9/16</u>
--

**Wisconsin State Historical Society File  
(No individual entry from 1981 Intensive Survey on file)**

PROPERTY RECORD  
**BELOIT COLLEGE CAMPUS**

**Architecture and History Inventory**

 PRINT |  EMAIL A FRIEND |  FACEBOOK |  TWITTER |  MORE...



**NAMES** ▶

Historic Name: **NORTH COLLEGE**

Other Name:

Contributing: **Yes**

Reference Number: **58038**

**PROPERTY LOCATION** ▶

Location (Address): **BELOIT COLLEGE CAMPUS**

County: **Rock**

City: **Beloit**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES ▶

Year Built: **1854**

Additions:

Survey Date: **1977**

Historic Use: **dormitory**

Architectural Style: **Greek Revival**

Property Type: **Building**

Structural System:

Wall Material: **Brick**

Architect: **LUCAS BRADLEY**

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

## DESIGNATIONS ▶

National/State Register Listing Name: **NEAR EAST SIDE HISTORIC DISTRICT**

National Register Listing Date: **1983-01-07**

State Register Listing Date: **1989-01-01**

National Register Multiple Property Name: **Multiple Resources of Beloit**

## NOTES ▶

**Additional Information:** Although remodelled in the century after its initial construction in 1854, North College still retains the simple classical lines designed by Racine architect, Lucas Bradley. The three story building, built of red brick (from the Turtle Township kiln of Asa Curtis) is divided into bays by slightly projecting pilasters. Three bays wide (across the north and south facades) and two bays deep (east and west facades), each bay has one window per story, surrounded by flat stone lintels and projecting sills. A broad architrave and frieze cap the composition, below the projecting cornice and hip roof. Originally, the building featured recessed shallow arches running from the water table to the eaves, bracketed eaves, a sloping hip roof and a slight central dormer. But in 1940, a general campus remodelling attempted to unite buildings on the north end of the campus to conform with the new face of Middle College. Brackets were removed from below the eaves and the architrave and frieze were added to cover the shallow brick arches. A pedimented portico, supported by Doric columns, was added to the front entry. Nevertheless, the chaste lines and tall proportions of the original design remain. In the basement of the original building was a kitchen and a dining club, probably disappearing in the 1890s. North College was built in 1854 as the first college dormitory, in response to the need of more living space for men, and in part as a response to the coming of the railroad to Beloit, that brought laborers to town industry. Exhausted laborers were more preferable boarders for Beloit housewives than college students, given to irregular hours and unpredictable practices and pranks. The cost exceeded the estimate of \$4,000 by \$3,000 and the dormitory was built on borrowed funds. Lucas Bradley, Racine, was the architect. The building remained a dormitory until 1891-1892 when Chapin Hall was built as a residence for men. It was used for classroom instruction until the construction of Morse-Ingersoll in 1931, and reverted to dormitory use for women. Sometime in the 1950s, it again was returned to office and classroom use. Later, the infirmary and college nurse were housed there, and much later the basement became the accounting offices and the treasurer's office.



# Project Specifications Provided by Applicant

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## PROJECT MEMO

**TO:** Mr. Alex Morganroth  
**COMPANY:** City of Beloit  
**FROM:** Joseph Stadelman, AIA  
**RE:** Landmarks Commission Submittal  
**PROJECT:** Beloit College, Campbell Hall

May 5, 2016

Page 1 of 3

Alex, enclosed you will find the drawing for the work proposed at the entrance to Campbell Hall, Beloit College. Below is a picture of current conditions.





# PROJECT MEMO

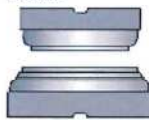
To outline the scope of this work I offer the following:

1. The existing concrete ramp, rails and sidewalks will be removed in their entirety.
2. The main steps to the current entrance portico will be removed.
3. The existing stone pavers installed over the existing concrete slab at the entrance will be removed entirely.
4. A new concrete slab will be installed at the existing stone paver elevation.
5. The wood columns will be sawed off and new polyurethane column bases will be installed between the new concrete slab and the existing wood columns. Column bases will be painted white to match columns. See chart below.

To view a full color brochure, click on the pdf file at the bottom of this page.  
**Colonial Cap and Base for Tapered Wood Columns**

Colonial polyurethane cap and base are specially designed to provide increased durability. They are load bearing and contain no wood components to warp, rot or decay.

Polyurethane



Column Size	Set Price	Set Stock #	Set Weight	Lead Time	Pallet Qty.	Cap Price	Cap Stock #	Base Price	Base Stock #
6"	\$31.59	2500	4	3	200	\$14.22	2531	\$17.37	2532
8"	\$38.29	2503	6	3	126	\$17.23	2533	\$21.06	2534
10"	\$50.99	2510	8	3	81	\$22.94	2535	\$28.04	2536
12"	\$69.59	2512	10	3	72	\$31.45	2537	\$34.43	2538
14"	\$214.27	2514	12	4	1	\$36.42	2539	\$117.53	2540
16"	\$242.01	2516	14	4	1	\$110.61	2541	\$135.20	2542
18"	\$319.84	2518	22	4	1	\$143.93	2543	\$175.91	2544
20"	\$384.12	2520	31	4	1	\$163.85	2545	\$200.27	2546
22"	\$519.32	2522	25	4	1	\$233.89	2547	\$285.63	2548
24"	\$620.75	2524	41	4	1	\$278.35	2549	\$316.15	2550

6. New concrete ramp will be installed on the west side of the ramp. This will have a similar look to the railings installed on Middle College a few years past. This picture shows railing. Concrete curb will not be detailed under the railing.



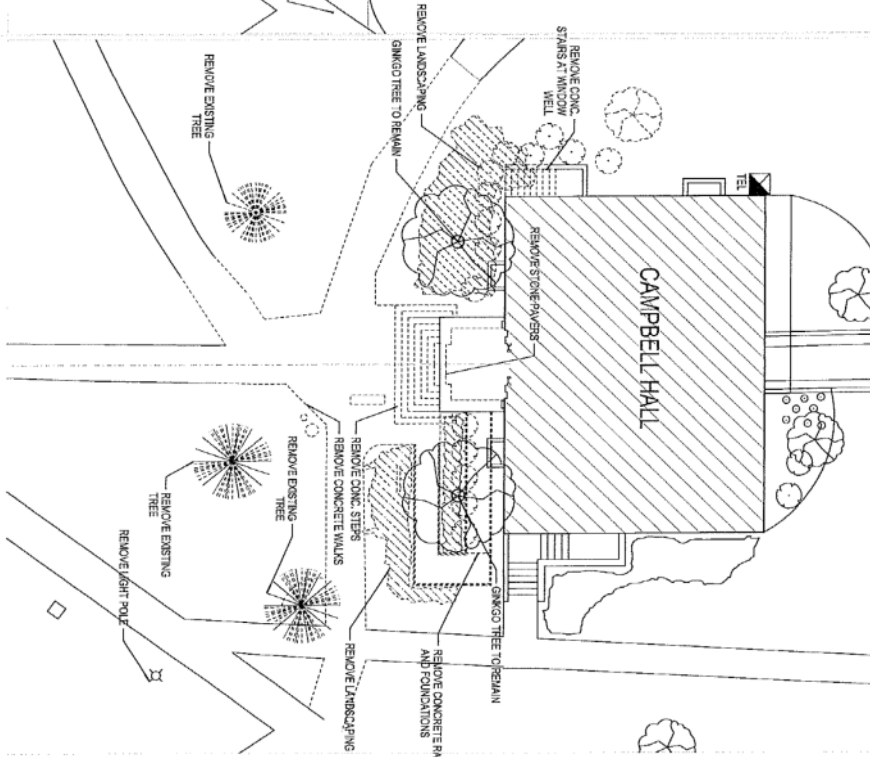
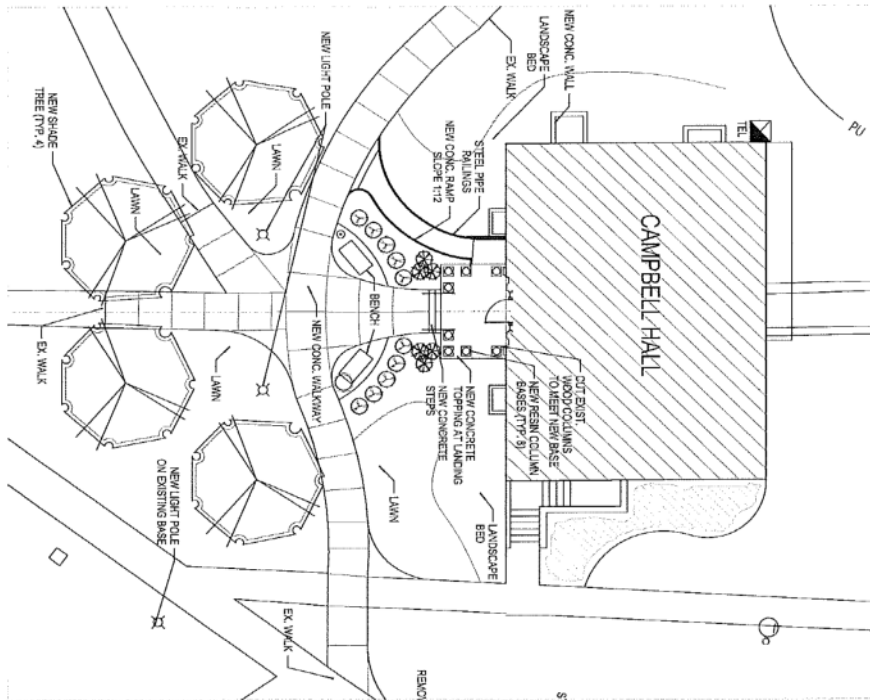
## PROJECT MEMO

7. New Landscaping will be provided in new beds around entrance. Four shade trees will be planted to frame the entrance approach to the building and create an outdoor space for the space.
8. Two new light poles will be provided at the intersection of the walkways and the entrance.
9. 2 Benches will be provided at the entrance walkway. Benches are similar To benches installed in front of World Affairs Center.



Please let me know if you require any further information prior to the commission Meeting on the 17<sup>th</sup> of May.

Thank You.



**PRELIMINARY - NOT FOR CONSTRUCTION**

**C100**

SITE DEMOLITION PLAN

PROJECT NUMBER  
00090  
APPROVED BY  
JJS  
REVIEWED BY  
JJS  
DRAWN BY  
KAU

CAMPBELL HALL  
ENTRY MODIFICATIONS  
BELOIT COLLEGE  
BELOIT, WI

**Angus Young** Architecture  
Engineering  
Interior Design  
*Balance in Creativity*  
255 South River Street, Jasonville, WI 53548-4193  
Ph: 608.726.2700 Fax: 608.726.8961  
www.angusyoung.com

ISSUANCES	REVISIONS

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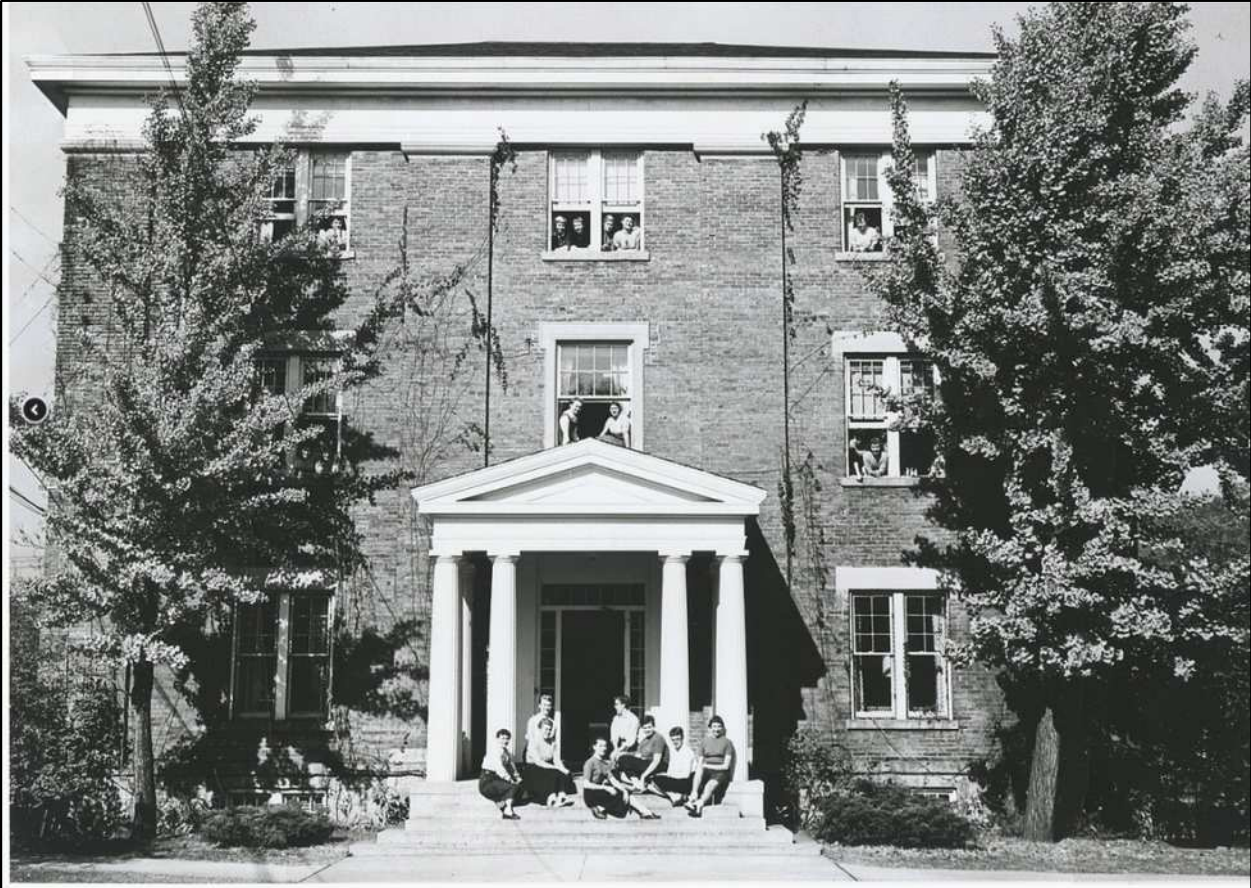
**Campbell Hall, 1890s | Photo by Herbert Gaytes  
Courtesy of Beloit College**

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**Campbell Hall, 1950s | Photographer Unknown, Courtesy of Beloit College**

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# 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>
---

For property located at: 700 College Street (Campbell Hall)

<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>
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 building will be not altered. The proposed project will not have a negative impact on the character or quality of the structure. Instead, it will enhance the original building through good design.</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>Although the portico is not original, it has been a feature of the building for over 70 years. The proposed project will enhance the structure both structurally and aesthetically.</b>	<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.  The replaced concrete ramp and stairs will exactly match the original in overall look, but will ensure the longevity of the portico structure and building as a whole.	<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:** May 17, 2016

**Agenda Item:** 6

**File Number:** COA-2016-10

**Applicant:** Nancy Soeurt

**Owner:** Nancy Soeurt Revocable Trust

**Location:** 816 Harrison Avenue

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

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

**Parcel Size:** .21 Acres

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### Request Overview:

Nancy Soeurt has submitted an application for a Certificate of Appropriateness to renovate the north dormer on the residential structure located at 816 Harrison Avenue in the City of Beloit. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated 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:

- Structure Info
  - Property is an individual landmark also known as the Chester E Paige house.
  - Queen Anne w/ Colonial Style features built in 1900.
  - One dormer on each side of structure.
- Current Condition of North Dormer
  - Clapboard near sill is rotted.
  - Returns on both sides of window are rotted.
  - Trim on both the inside and outside may be rotted.
- Project Scope (see pgs 8-11 of Staff Report)
  - Removal of existing clapboard and replace with ½" x 4" beveled cedar clapboard.
  - Rebuilt rotted returns on both sides of window.
  - Check for rot behind trim and replace as necessary.
  - Install copper flashing around arch of dormer window (identical to other dormers).
  - The firm completing the project, Insite Consulting Architects of Madison, specializes in historic preservation has substantial experience with the restoration of historic features like the dormer.
- **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 proposed project will restore parts of the dormer with identical materials and will ensure the unique feature does not deteriorate further. Proactive maintenance like this prevents larger, more costly repairs in the future and is a great example of how to take care of a historic home.

---

### 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 renovate the north dormer on the residential structure located at 816 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The completed work shall be consistent with the scope of work outlined by the applicant.
2. Any new parts used shall match the existing in color, composition, and materials type.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by May 17, 2017.
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.

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

---

**Attachments:** Location Map, Application, Intensive Survey, Project Specifications, Photos, 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-2016-10

1. **Address of property:** 816 Harrison Ave

2. **Parcel #:** 13670660

3. **Owner of record:** Nancy Soeurt Revocable Trust Phone: 608-365-7552  
816 Harrison Ave Beloit WI 53511  
(Address) (City) (State) (Zip)

4. **Applicant's Name:** Nancy Soeurt  
816 Harrison Ave Beloit WI 53511  
(Address) (City) (State) (Zip)  
/ 608-290-7155 / soeurt@prodigy.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. **Present use of property:** primary 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.)

Rebuild north dormer. Remove existing clapboard and replace with 1/2" x 4"

Beveled cedar clapboard. Rebuild rotted returns on east and west side.

Remove existing trim to check for rot behind it and repair rot as necessary.

Flash arch of dormer window with copper flashing.

**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): Plans from InSite Consulting Architects of Madison

**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).

Nancy K Soeurt  
(Signature of applicant)

Nancy K. Soeurt  
(Print name)

05-02-16  
(Date)

Review fee: ~~\$50.00\*~~ \$25.00\* if staff approved    Amount paid: \$ 50.00


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

Scheduled meeting date: 6/2/16

Application accepted by: AEM

Date: 5/2/16

# 1981 Intensive Survey Entry

INTENSIVE SURVEY		HISTORIC PRESERVATION		State Historical Society of Wisconsin	
<b>1</b> City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung	
Date: July, 1981		Street Address: 816 Harrison Avenue		Legal Description: L. 3, B. 17, Original Plat	
Current Name & Use: Residence		Current Owner: Hazel Paige Lipman		Acreage:	
Film Roll No. RO-102	 Prints	Current Owner's Address: Same		Special Features Not Visible in Photographs:	
Negative No. 9		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Facade Orient. E					
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses
Dates of Construction/Alteration c. 1900		Source A			
Architect and/or Builder:		Source			
<b>3</b> Architectural Significance		<b>4</b> Historical 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		<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:  Late picturesque house with Colonial Revival details including well proportioned dormers with broken pediments and round arched windows with wood keystone. Front porch has Tuscan columns but massing of the house remains asymmetrical and picturesque.		Historical Statement:			
<b>5</b> Sources of Information (Reference to Above)		<b>6</b> Representation in Previous Surveys			
<b>A</b> Visual estimate of surveyor		<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:			
<b>B</b>		<b>7</b> Condition			
<b>C</b>		<input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
<b>D</b>		<b>8</b> District:			
<b>E</b>		<input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____			
<b>F</b>		<b>9</b> Opinion of National Register Eligibility			
		<input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <i>RL</i>			

Harrison

816

City Engineer's

RAP Code  
CE 102/9

HP-02-17



**Project Specifications Provided by Applicant**

North dormer to be rehabbed

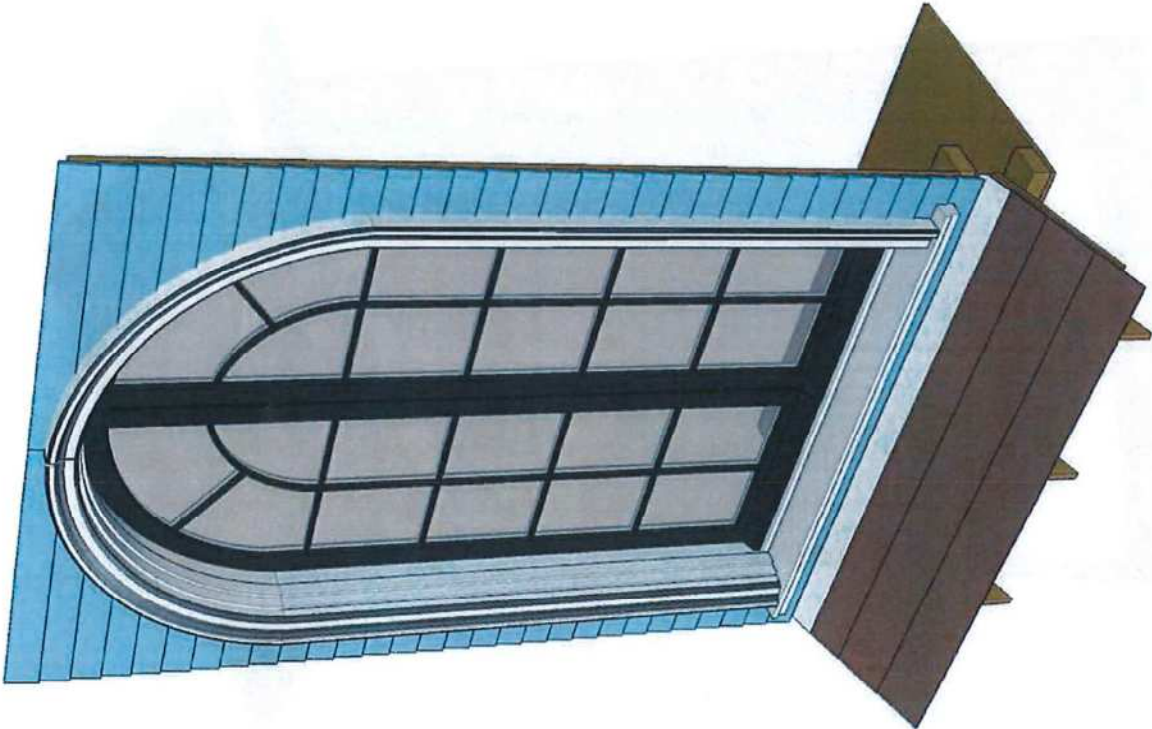


View of 816 Harrison Ave from Street





**Rendering of Window (inside and outside)**





**Photos Showing Deteriorating Returns, Clapboard, etc.**

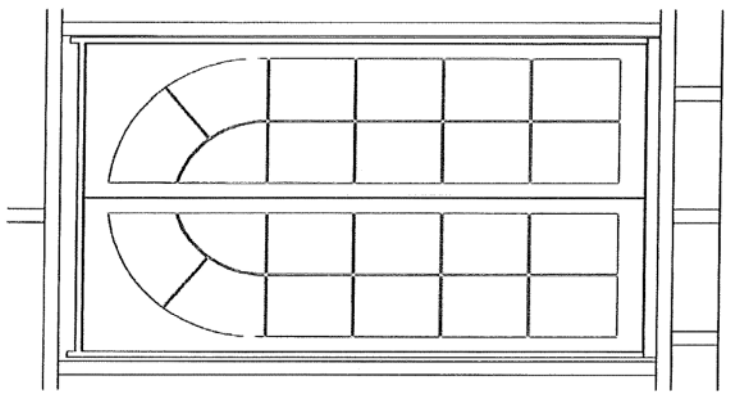




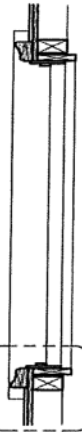
# Detailed Drawings



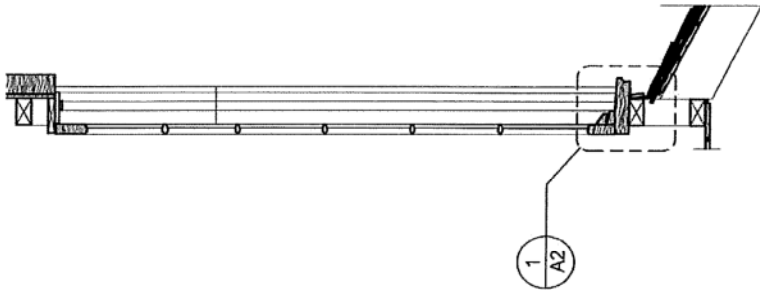
2016 ATTIC WINDOW REPAIRS  
NANCY SOEURT RESIDENCE



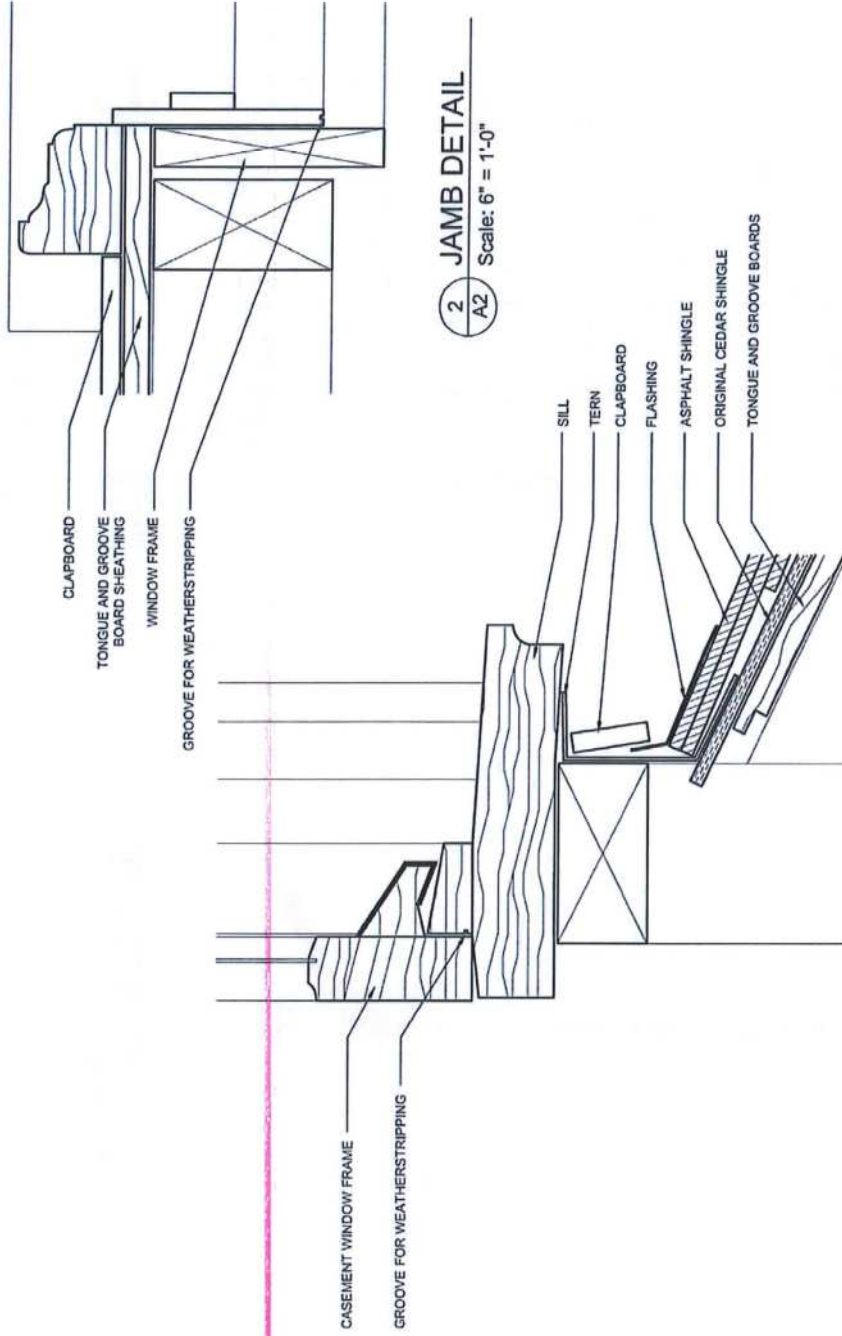
2 INTERIOR ELEVATION  
A1 Scale: 1" = 1'-0"



3 WINDOW PLAN  
A1 Scale: 1" = 1'-0"



1 WINDOW SECTION  
A1 Scale: 1" = 1'-0"



2 JAMB DETAIL  
A2 Scale: 6" = 1'-0"

1 SILL DETAIL  
A2 Scale: 6" = 1'-0"



# 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: 816 Harrison 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.  <b>The proposed project will not have a negative impact on the character or quality of the structure. In fact, the project is primarily maintenance-based and will ensure the longevity of the structure.</b>	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.  <b>The dormer project is primarily repair based and will only use replacement when wood has rotted beyond repair.</b>	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		