



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, June 21, 2016, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the May 17, 2016 Meeting
3. Public Comments
4. Scott Schneider (City of Beloit) - Certificate of Appropriateness
COA-2016-19 Review and consideration of a Certificate of Appropriateness to construct a new garage, replace the front porch, construct an addition, and perform an overall rehabilitation of the residential structure located at 310 Euclid Avenue.
5. David and Deborah Amstutz – Certificate of Appropriateness
COA-2016-16 Review and consideration of a Certificate of Appropriateness to construct a storage shed on the residential property located at 710 Bluff Street.
6. Harold Pann – Certificate of Appropriateness
COA-2016-17 Review and consideration of a Certificate of Appropriateness to rehabilitate the front porch, including the floor, railings, and steps, on the residential structure located at 825 Park Avenue.
7. Matthew Ruch – Certificate of Appropriateness
COA-2016-15 Review and consideration of a Certificate of Appropriateness to rehabilitate the garage, install storm windows, and perform various other repairs on the residential structure located at 822 Park Avenue.
8. Susan Behrens – Certificate of Appropriateness
COA-2016-14 Review and consideration of a Certificate of Appropriateness to demolish the residential structure located at 627 Church Street.
9. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting

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

11. Items for Future Agendas

12. 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
June 9, 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, May 17, 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, Kaye and Sloniker were present.
Commissioner Joyce was absent.

2. Minutes of the March 15, 2016 Meeting

Commissioners Vater and Johnson moved to approve the minutes. Motion carried, 7-0.

3. Public Comments: John Sabaka of the Beloit Historical Society expressed his support for a sign marking the place of Caleb Blodgett's cabin in downtown Beloit. He asked the Commission to think about possible funding sources.

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.

Mr. Morganroth read the staff report and recommendation.

Mr. Hansen explained the projects in more detail to the Commission. He asked the Commission to alter the COA to allow him to install 6x6 center posts for supports instead of the three 4x4s currently used to support the roof. Commissioner Vater expressed support for the change to 6x6 supports.

Commissioner Vollmer asked for clarification on the supporting the 18 foot span on the south side of the porch. Mr. Hansen explained that a 2x10 or 2x12 LVL board would be sufficiently strong enough to support the roof without the adding a fourth post to the structure.

Commissioner Vater asked Mr. Hansen whether or not the wood used would be treated. Mr. Hansen stated that he would be using treated wood. He said he may be able to wrap the treated wood posts in brown instead of painting/staining.

Commissioner Vater suggested an amendment of the COA to allow for the replacement of the 4x4 posts with 6x6 posts and to allow for the installation of the 18 foot, wrapped LVL on the south expanse.

Commissioners Vater and Truesdale made a motion to amend the COA. Motion carried, 7-0.

Commissioners Johnson and Vater made a motion to approve the amended COA. Motion carried, 7-0.

5. Angus-Young Associates – Certificate of Appropriateness

COA-2016-06 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.

Mr. Morganroth read the staff report and recommendation.

Commissioner Blazer noted that the Site Visit Committee observed no issues when they visited the subject building.

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

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.

Mr. Morganroth read the staff report and recommendation.

Ms. Souert provided an overview of the history of her home and explained that the projects being requested in the COA application are to fix a number of issues caused by a prior contractor. She stated that she has worked with the contractor, InSite Consulting Architects of Madison, before and has confidence in the quality of their work. She also stated her intent to rehabilitate the other three dormer windows on the structure within the next few years.

Commissioner Vater suggested that the Commission add the other three dormers to the COA request so Ms. Souert doesn't have to reapply for a new COA.

Commissioners Vater and Vollmer made a motion to amend the COA to include the rehabilitation of all four dormers and to extend the completion deadline to May 17, 2018. Motion carried, 7-0.

7. Historic District Signage

Street sign-topper and small sign design finalization.

Mr. Morganroth gave a summary of the different design options received from TAPCO.

The Commission discussed the various options and asked Mr. Morganroth to order signage with the font "Benguiat" for the text on the top of the sign and the font "Futura" for the text

on the bottom of the sign. The Commission also expressed support for the center-justified text.

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

8. Turtle Creek Bath House

Determine next steps and discuss possible options for rehabilitation

Mr. Morganroth recapped the Turtle Creek Bath House visit.

The Commission discussed the minor maintenance issues including plants growing on the roof and misaligned rain diffusers that could be fixed this summer. Commissioner Vater suggested penning a letter to Parks Director Brian Ramsey requesting that some of the minor maintenance issues be addressed as soon as possible. All Commissioners agreed to have their name on this letter.

Mr. Morganroth said he would deliver the letter to Mr. Ramsey.

9. Eclipse Neighborhood

Mr. Morganroth recapped the Eclipse Neighborhood charrette held in April. He then gave a brief summary of the Eclipse Neighborhood history. He asked the Commission to consider the possibility of designating all or part of the neighborhood as historic district, as the Intensive Survey will likely recommend that it be protected.

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

Mr. Morganroth reported that five new Certificates of Appropriateness had been issued by Staff since the previous meeting. A COA for 932 Bluff Street for a new roof, 635 Park Avenue for a new fence, 934 Bluff Street for a new fence, and 617 Harrison Avenue for chimney tuck-pointing, and 719 Bushnell for chimney tuck-pointing, new storm door, fence, gutters and roof.

11. Committee Reports

Education and Outreach Committee: None

Grant Writing Committee: None

Site Visit Committee: None

12. Items for Future Agendas

None

13. Adjournment

Commissioners Vollmer and Kaye moved to adjourn at 8:41pm. Motion carried, 7-0.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: June 17, 2016

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: June 21, 2016	Agenda Item: 4	File Number: COA-2016-19
Applicant: Scott Schneider (City of Beloit)	Owner: City of Beloit	Location: 310 Euclid Ave
Existing Zoning: R-1B, Single-Family Residential District	Existing Land Use: Single-Family Residential	Parcel Size: .2 Acres

Request Overview:

Scott Schneider, on behalf of the City of Beloit, has submitted an application for a Certificate of Appropriateness to renovate the residential structure located at 310 Euclid Avenue in the City of Beloit. The subject property is located on the same parcel as the recently demolished structure addressed as 422 Bluff Street. 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:

- Background Info
 - Previously two single-family residential structures located on the lot (422 Bluff St and 310 Euclid Ave).
 - 422 Bluff Street demolished in winter of 2015/2016.
 - City purchased parcel in 2013.
 - As condition of approval for the demolition of 422 Bluff Street, the Wisconsin State Historical Society (WHS) required that 310 Euclid Ave be rehabilitated.
 - WHS did not require that specific rehabilitation efforts/projects be approved by their office.
 - Project scope is large due to the significant exterior and interior deterioration.
 - City is requesting a COA to perform extensive rehab on the property in order to attract a potential buyer.
 - Project specifications will be bid out to regional contractors after a COA is approved.
- Structure Info
 - The subject property is located in the Bluff Street Historic District and is classified as a *contributing* structure.
 - The Queen-Anne style home was constructed in 1895.
 - The condition of the structure was noted as "Fair" in the 1981 Intensive Survey.
- Current Condition
 - Mild to severe deterioration of features on both the exterior and interior of the structure.
 - Wood siding possibly salvageable.
- Project Scope
 - Chimney removed
 - Re-roof with cedar-colored architectural-style shingles
 - New aluminum soffit, fascia, window and door wrap
 - New gutters
 - Three possible siding options: repair existing, new wood, or cement board
 - Corner boards wrapped in wood or fiber cement
 - New aluminum clad windows
 - Multiple windows to be added or removed to accommodate new interior layout
 - New wrap-around style porch on north and east side of house
 - Appearance to be substantially similar to current porch
 - Back porch to be removed and replaced with new addition
 - New steel door to be installed on the rear addition
 - New storm doors on front and rear entrances (full view door on front)
 - Foundation tuck-pointed and painted
 - Four foundation windows to be replaced with vinyl units

- Construction of new detached 2.5 car garage with white carriage-style door
 - Roof slope of garage will match the house and will have a central ridge
 - New concrete driveway will be constructed with ingress/egress on Euclid Ave
 - Six new exterior lights to be added to house and garage – hanging wall lantern-style
 - Possible additional items include exterior shutters and central air conditioning (A/C unit to be hidden from view when viewing from Bluff Street)
 - Color will match suggested color profile in Historic Preservation book – Pavilion Beige body, white trim, and Mesquite Wood Accent
- **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. *Applied to major projects only.*
 - (1) Architectural Details:
 - The proposed wrap-around porch is compatible with the style and character of the structure. Wrap-around porches are a common architectural feature of Queen Anne-style homes built in the late 1800s and early 1900s.
 - Wood siding repair or replacement would be compatible with the original architectural details including materials, textures, and overall look. Cement board would not have originally been used as a siding material, but would look and feel substantially similar to the wood while providing more durability and requiring less maintenance.
 - The garage and rear addition will match the existing structure in overall look and will not look substantially different from the original structure when being viewed from Bluff Street.
 - The roof pitch and style of the garage will match that of the principal structure.
 - The shingles will also be identical to the shingles installed on the principal structure.
 - (2) Scale/Relationship of Building Masses and Spaces:
 - The proposed size of the detached garage and rear addition will not be out of character with other buildings in the historic district. Many other properties have one or two car garages. The large lot 310 Euclid Ave now sits on allows for the addition of a garage without the buildings looking “cramped” on the lot.
 - (3) Roof Shape:
 - The style and pitch of the garage roof is identical to that of the principal structure.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The rehabilitation of the currently inhabitable structure will greatly improve the aesthetic quality of the Bluff St and Euclid Ave corner. In addition, investing in the property will provide a safe house with modern amenities for a new owner and will hopefully help spur additional investment in the neighborhood.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to renovate the residential structure located at 310 Euclid Avenue in the City of Beloit, 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 June 21, 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.

Fiscal Note/Budget Impact: N/A

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

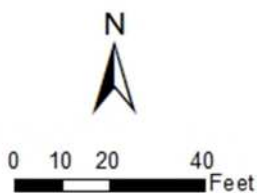
Location Map

310 Euclid Ave



COA-2016-19



Document Path: \\s01b0101\GIS\mxd\GIS\mxd\COA_2016_College_Sites.mxd



Legend

-  310 Euclid Ave
-  COB Parcels

Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: June 2016

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-2016-19

1. Address of property: 310 Euclid

2. Parcel #: 13551495

3. Owner of record: City of Beloit Phone: 361 6447

100 State St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Scott Schneider for the City of Beloit

2400 Springbrook Ct Beloit WI 53511
(Address) (City) (State) (Zip)

361 6447 / 751 4105 / schneiders@beloitwi.gov
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Vacant single family house

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.)
Chimney will be removed. House will get architectural shingles that have a color like cedar. House will receive aluminum soffit, fascia, window & door wrap. House will get new contemporary colored gutters. House to have existing wood siding, new wood siding, or cement board siding, TBD after comparing bids. Cornerboards will be aluminum wrapped wood or fiber cement. The color choices will follow the guidance in the Beloit Historical Preservation book, and will be Pavillion Beige body, White trim, and Mesquite Wood Accent. If fiber cement is selected, then colors TBD. *Continued on next page

8. Attachments:

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

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

- NHS City of Beloit SHSW Federal

NOTE:


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

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

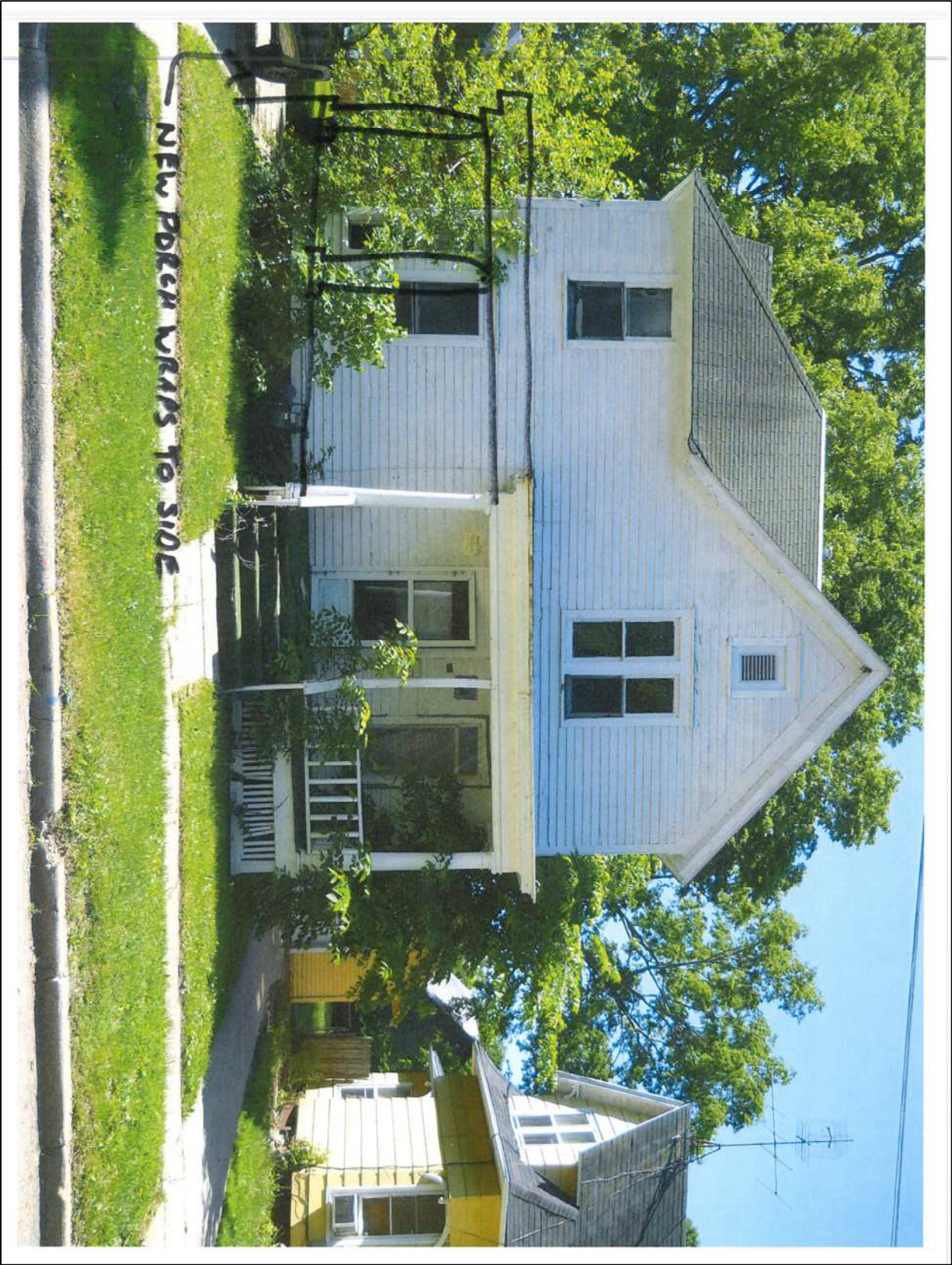
_____/_____/_____
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>N/A - waived</u>
* Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>6/21/16</u>
Application accepted by: <u>Aery</u> Date: <u>6/13/16</u>

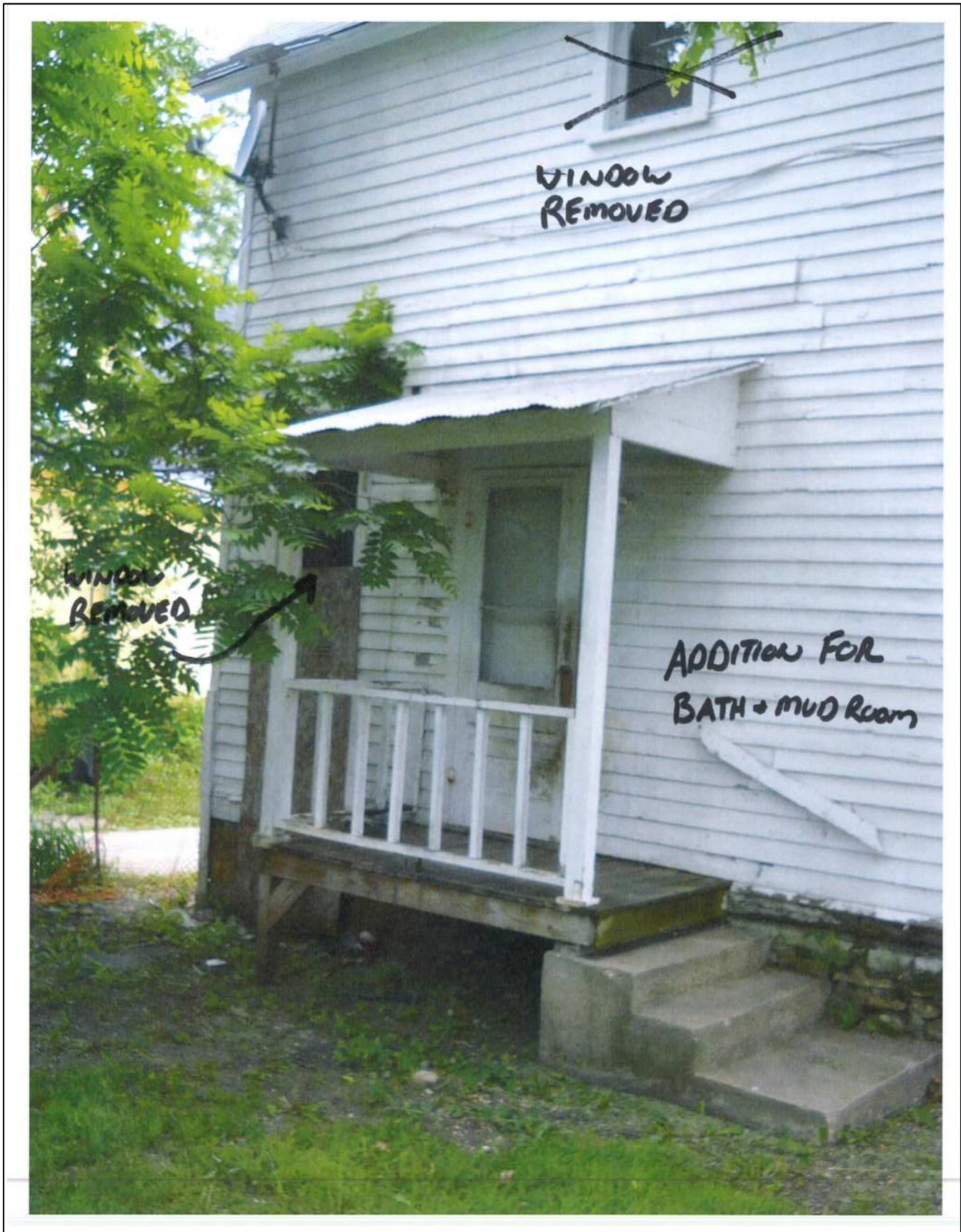
Intensive Survey - 1981

INTENSIVE SURVEY FORM		Historic Preservation Division		State Historical Society of Wisconsin	
City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung	
Street Address: 310 Euclid		Legal Description:		Date: July, 1981	
Current Name & Use: residence		Current Owner:		Acreage:	
Film Roll No. RO-113		Current Owner's Address:		Euclid	
Negative No. 27		Special Features Not Visible In Photographs:		310	
Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Original Name & Use: 2		Source	Previous Owners	Dates	Uses
Dates of Construction / Alteration c. 1895		Source A			
Architect and/or Builder:		Source			
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: <input checked="" type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None		Section	
Architectural Statement: A simple Victorian vernacular, this two-and-a-half story clapboard house has a hipped roof with cross gables. The porch features Tuscan columns and a plain entablature.		Historical Statement:		Map Name Bluff Street Historic District	
5 Sources of Information (Reference to Above) A Visual estimate of surveyor B C D E F		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		Map Code ES 113/27	
		7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
		8 District: <u>Bluff Street Historic District</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>			
		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>R</u>			

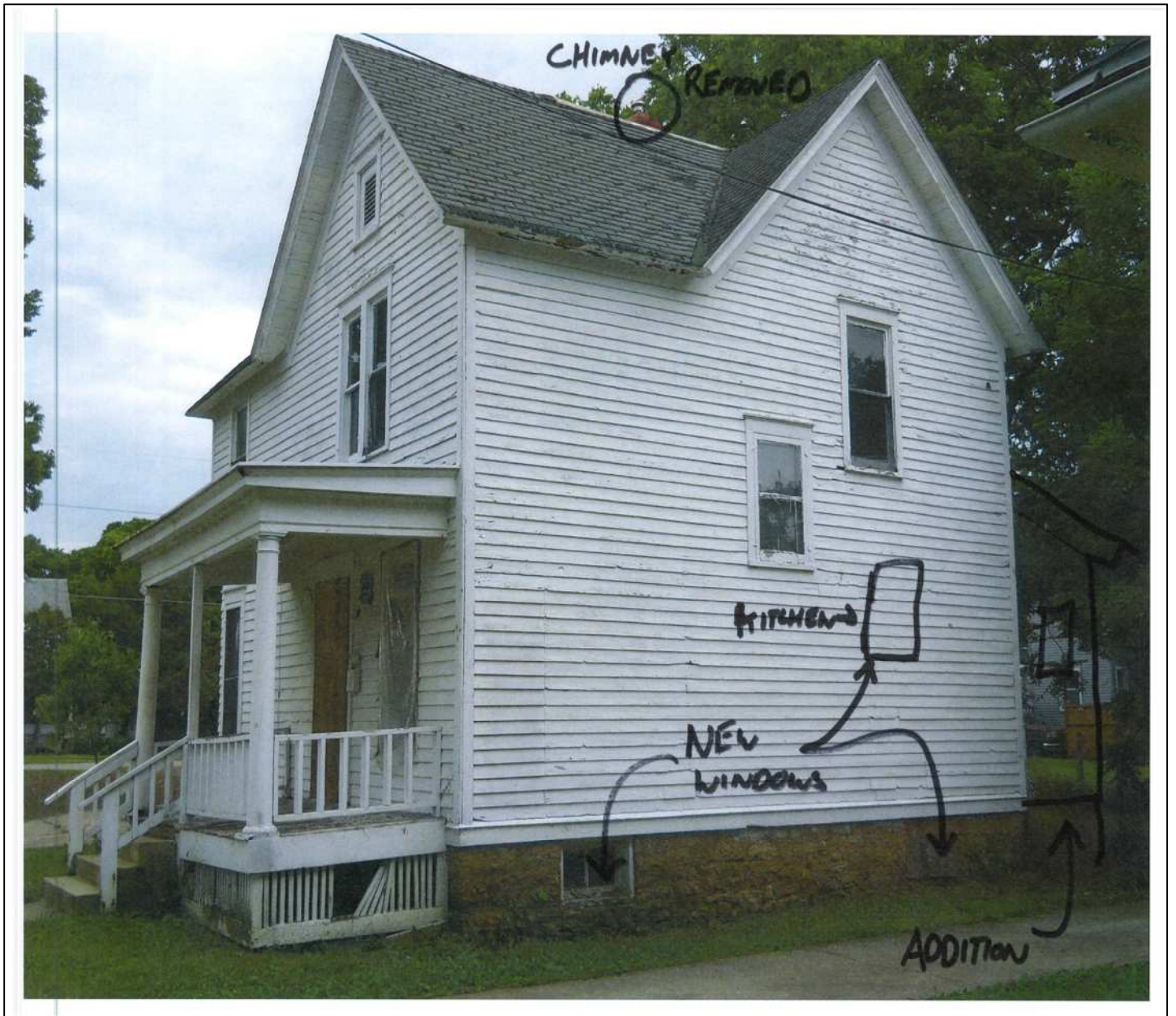
Photos Provided by Applicant



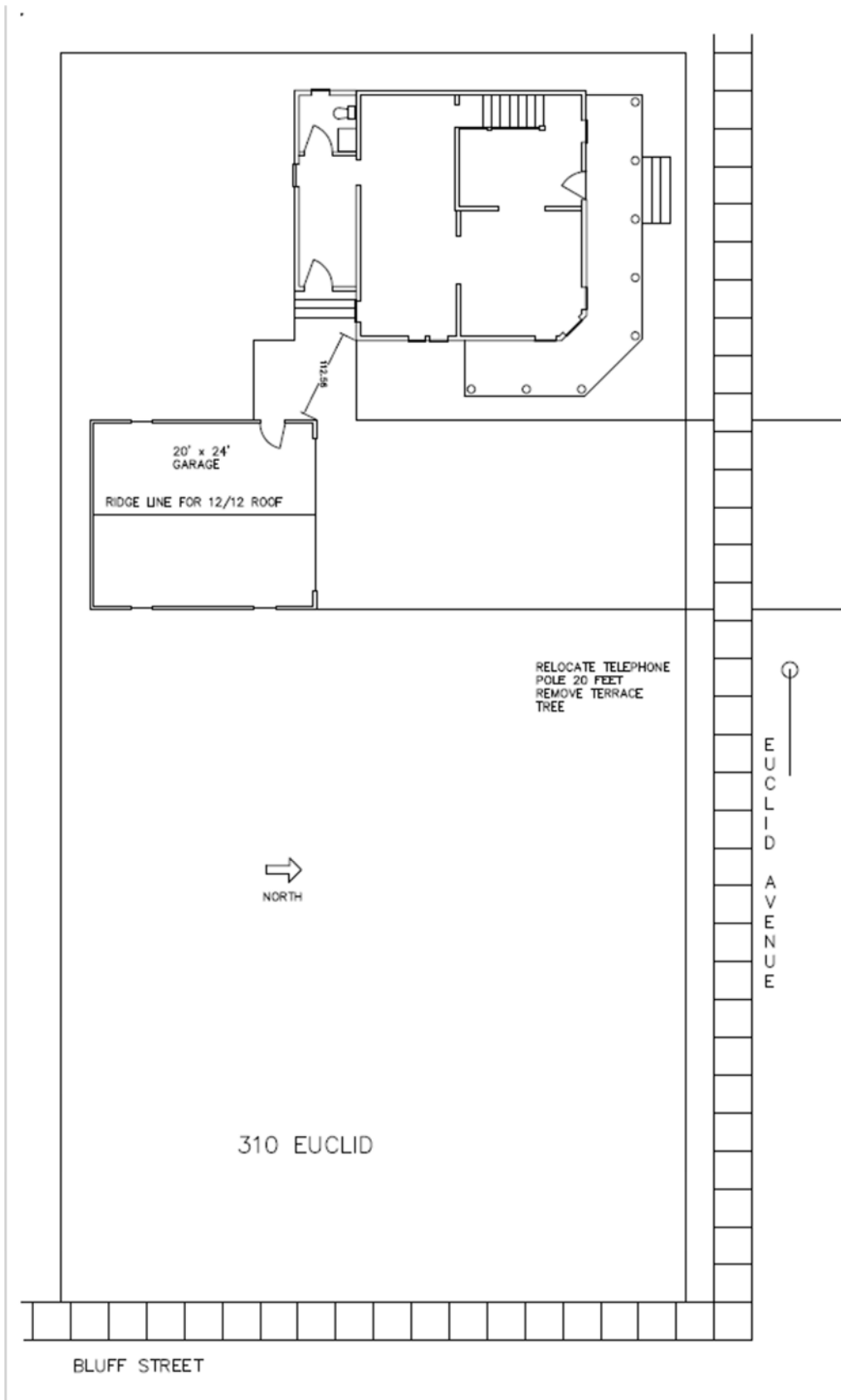




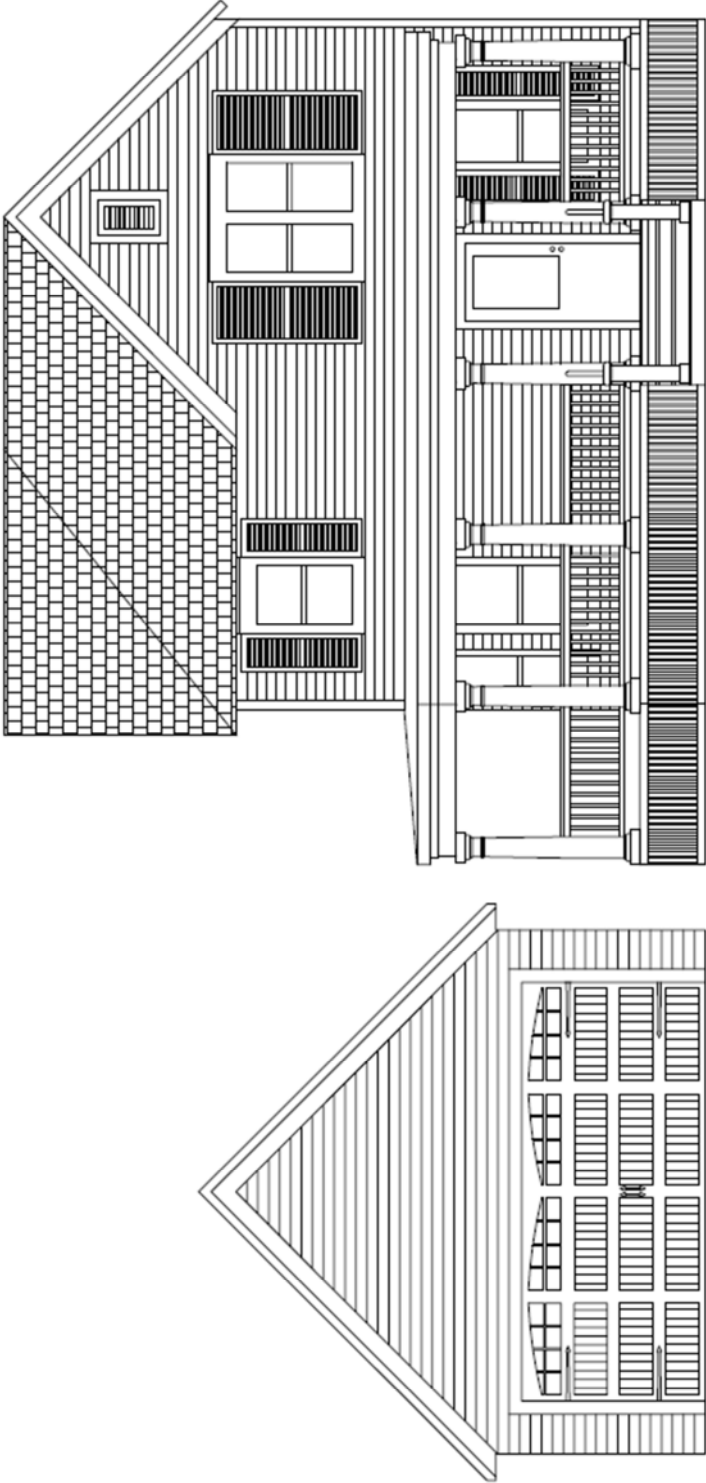




Site Plan (w/ additions)



Site Plan (w/ additions)



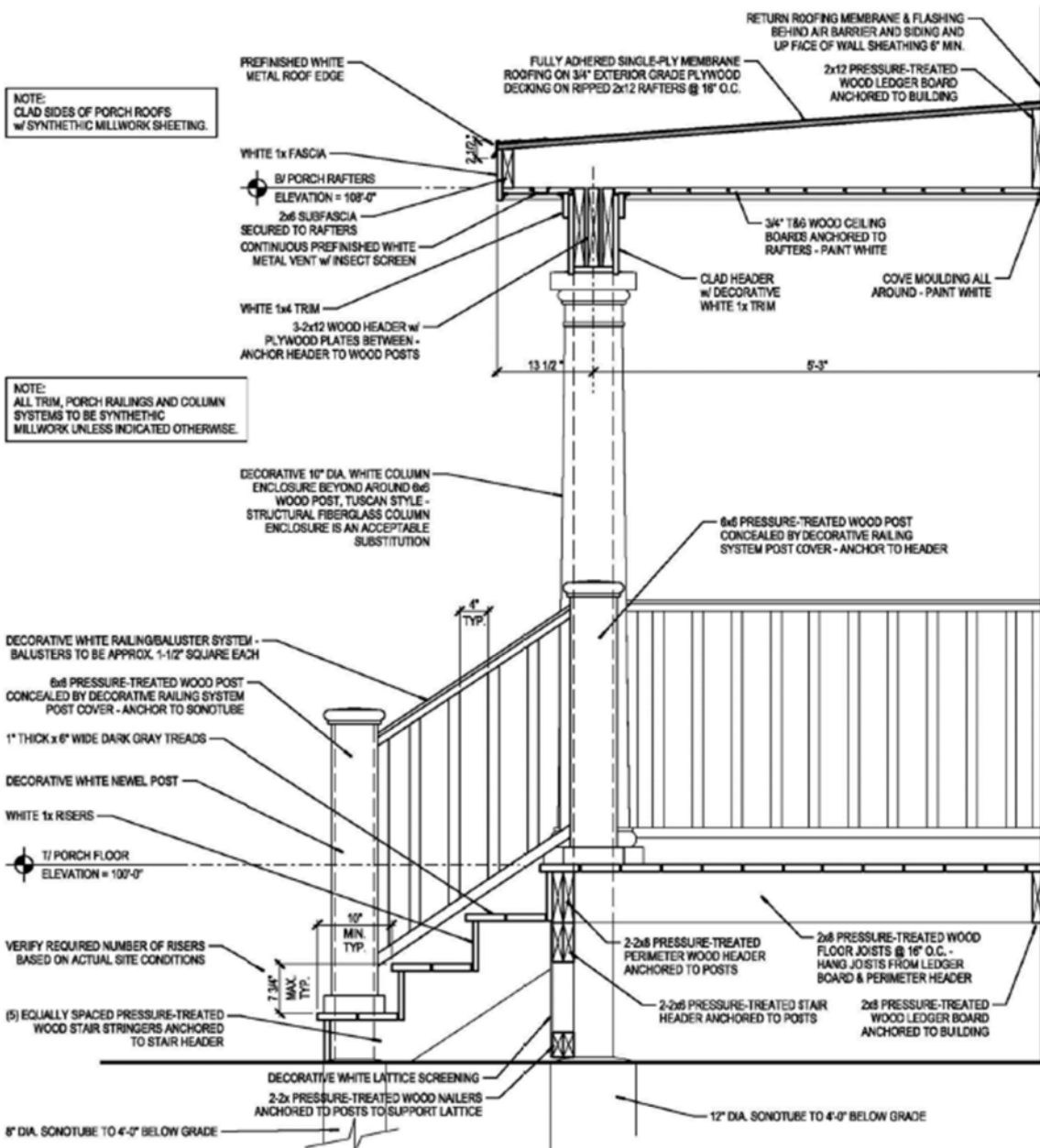
310 EUCLID NORTH ELEVATION



310 EUCLID AS SEEN FROM BLUFF



310 EUCLID EAST ELEVATION
GARAGE REMOVED FOR CLARITY



23
A101

SECTION THROUGH PORCH - 310 EUCLID AVENUE

SCALE: 3/4"=1'-0"



Dixie-Pacific™ DuraCast™ 10" x 8' Plain Tapered Round Fiber Column

Product Specifications:

Dimensions: 10" D x 8' H
Model Number: M70011008PL
Menard SKU: 1854397
Product Type: Column
Material: Fiberglass
Color / Finish: Unfinished
Column Shape: Round
Column Design: Round
Column Profile: Round
Overall Diameter: 9.625 inch
Overall Height: 8 foot
Overall Length: 9.625 inch
Overall Width: 9.625 inch
Safety Load: 14000 pounds

Everyday Low Price:	\$182.
11% Mail-In Rebate:	\$22.55
Your Final Price:	\$182.45

You Save: \$22.55 After Mail-In Rebate

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

Online Availability

Ship to Home

Not eligible for Ship to Home

Pick Up at Store

Store Availability

1 In-Stock ** at **BELOIT**

Product Description

DuraCast™ fiberglass columns are designed for load-bearing and decorative installations. These columns are ideal indoor or outdoor applications and can be used to line porches, frame entryways or as decorative accents.

- Limited lifetime warranty
- Will not rot or decay
- Columns are unfinished fiberglass (see Installation Instructions below for finishing and painting instructions)
- DuraCast™ fiberglass columns are listed with ICC Report #2307A
- Insect proof
- Cap and base sold separately
- Column is tapered (9-5/8" diameter at the bottom and 8-1/4" at the top)
- Column has a decorative neck ring
- Cap and base not included

Brand Name: Dixie Pacific

**** 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 6/9/2016 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



Dixie-Pacific™ DuraCast™ 10" Tuscan Cap and Base Set for Fiberglass Column

Product Specifications:

Dimensions: 10"
Model Number: 8M58101002
Menard SKU: 1854419
Product Type: Cap & Base Set
Material: Plastic
Color / Finish: Unfinished
Column Shape: Round
Column Design: Column Shape
Column Profile: Column Shape
Overall Diameter: Cap-11 15/16 Base-12 3/4 inch
Overall Height: Cap-3 Base-2 7/8 inch
Overall Length: Cap-11 15/16 Base-12 3/4 inch
Overall Width: Cap-11 15/16 Base-12 3/4 inch
Safety Load: 0 pounds

Everyday Low Price:	\$46.2
11% Mail-In Rebate:	\$5.72
Your Final Price:	\$46.27

You Save: \$5.72 After Mail-In Rebate

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

Online Availability
 Ship to Home
 Not eligible for Ship to Home

 Ship to Store - Free!
 Estimated arrival date 07/02/2016

Store Availability
 Special Order at **BELOIT**

Product Description

The round Tuscan cap and base set are to be used with the Dixie-Pacific™ round DuraCast™ fiberglass column. The cap and base are synthetic and slide around the shaft.

- Limited lifetime warranty
- Will not rot or decay
- Cap and base sets are unfinished (see Installation Instructions for finishing and painting instructions)
- Weatherproof
- Insect proof

Brand Name: Dixie Pacific

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 6/9/2016 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



Mastercraft® I-4 32" x 80" Steel 9-Lite Internal Grilles Prehung Exterior Door - Right Inswing

Product Specifications:

Variation: Primed White Steel 1/2 Lite - Right Inswing

Dimensions: Rough Opening: 34-1/4" W x 82" H and Brick Opening: 36" W x 82-3/4" H

Model Number: 4142142

Menard SKU: 4142142

Color: Primed White

Deadbolt Bore: Yes

Door Construction: Primed Steel

Door Style: 1/2 Lite

Door Swing: Right Inswing

Door Thickness: 1 3/4 inches

Energy Star Qualified: Yes

Frame Material: Primed Wood

Glass Caming Finish: White

Glass Style: Clear

Hinge Finish: Dull Brass

Includes: Hinges, Sill, Frame, Preassembled Door Slab, Brickmould

Lockset Bore: Yes

Lockset/Deadbolt Backset Dimension: 2 3/8

Nominal Door Height: 80 inches

Nominal Door Width: 32 inches

Obscurity Rating: 1

Rough Opening Height: 81 1/2 inches

Rough Opening Width: 33 inches

Sill Finish: Aluminum

Sill Type: Adjustable

Warranty: Limited Lifetime

Everyday Low Price:	\$175.
Sale Price:	\$208.00
11% Mail-In Rebate:	\$21.67
Your Final Price:	\$175.33

You Save: \$32.67 After Sale Price & Mail-In Rebate
Limited Time Offer

*The displayed final price is your price today after mail-in rebate. Rebate is subject to the terms and time frame of the rebate. Rebate is based on the purchase of a merchandise credit check which may only be redeemed at participating Menards stores.

Online Availability

Ship to Home

Not eligible for Ship to Home

Pick Up at Store

Store Availability

5 In-Stock ** at BELOIT

Product Description

Shed some light into your garage, side entry or back entry with this nine-lite steel door from Mastercraft®. With its between-the-glass design and steel construction, it stands up to even the most rigorous wear and tear while still adding a stylish flair to your entrance. This durable door has a right inswing, which means the knob is on the right side of the door when you are pulling it toward you.

- Right inswing
- 24-gauge steel primed white and ready to finish with 1-3/4" thick energy-saving, insulating foam core
- Prehung with 4-9/16" primed wood frame and high-performance weatherstrip
- 1-3/4" thick foam core also reduces sound transfer
- Inswing adjustable aluminum no-rot sill and 3 Dull Brass hinges
- 1" thick, clear, insulated glass measuring 22" x 36"



Ideal Door® 4-Star 16 ft. x 7 ft. White Arch Lite Long Panel Ins Carriage House Garage Door

Product Specifications:

Variation: White Finish Steel
Dimensions: 16 ft. wide x 7 ft. high
Model Number:
16X7_Mr4Lv_White_Ez-Set
Menard SKU: 4254702
Application: Residential
Width: 16 Feet
Overall Depth: 2 inches
Height: 7
Material: 1 sheet steel (24 gauge)
Headroom: 12
Backroom: Door Height + 18" Required
Style: Residential Carriage House Steel
Finish: White
Insulation: Insulated
R-Value: 6.3
Spring: EZ-SET® Torsion Spring
Window Style: ARCH1 Insert
Door Type: Long Panel Design
Includes: Installation Instructions, All track and installation hardware
Warranty: Limited Warranty - Lifetime Paint System

Everyday Low Price:	\$999.00
11% Mail-In Rebate:	\$109.89
Your Final Price:	\$889.11

You Save: \$109.89 After Mail-In Reba

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

Online Availability

Ship to Home

Not eligible for Ship to Home

Ship to Store - Free!

Estimated arrival date 07/01/2016

Store Availability

Visit a Store to Special Order



Product Description

Select Value Stamped Steel doors provide a Carriage House appearance with the added benefit of insulation. This MR4LV 16 ft. wide x 7 ft. high garage door has 2-layer construction. This white door with ARCH 1 windows has is and more energy efficient than non-insulated doors.

- Stamped steel design with decorative hardware handles and spade strap hinge
- 24-gauge steel construction with a classic woodgrain texture
- Arch 1 style, double strength, single pane glass windows installed
- Standard lift style with 2" bracket mount and 12" radius track
- EZ-SET® galvanized torsion spring requires 12" minimum headroom (see image above)
- Faced polystyrene insulation with an R-value of 6.3
- Standard hinge and roller hardware included
- 1- support strut included
- All track and installation hardware included
- Rear track hanger kit, lock and operator reinforcement bracket purchased separately

Brand Name: Ideal Door

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: 310 Euclid Ave

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance? Although the footprint of the structure will be changed and multiple new features added, the alterations would not create an appearance that is substantially more contemporary.	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? Only distinctive feature highlighted in the 1981 Intensive Survey is the hipped roof with cross gables – a common feature on Queen Anne-style homes.	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 three siding options – repair, replace with wood, or replace with cement board will match the existing material in composition, 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

<p>Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?</p>	<p>X</p>		
<p>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?</p> <p>Construction of addition and detached garage will not detract from the district as a whole. Many homes in the Bluff Street Historic District have multi-car detached garages. The garage will be visually compatible with the principal structure including roof profiles, shingles color, and trim/base colors.</p>	<p>X</p>		
<p>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?</p>	<p>X</p>		

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 21, 2016

Agenda Item: 5

File Number: COA-2016-16

Applicant: David and Deborah
Amstutz

Owner: Same

Location: 710 Bluff Street

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

Existing Land Use: Single-Family
Residential

Parcel Size: .12 Acres

Request Overview/Background Information:

Devin Hanson submitted an application for a Certificate of Appropriateness (COA) to allow the construction of a shed at 710 Bluff Street. 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
 - Located in the Bluff Street Historic District and classified as a *contributing* structure.
 - Constructed sometime between 1878.
 - Brass town cottage
- Proposed Shed Characteristics
 - To be located on the north property line behind the existing fence in the rear yard (see attached sketch)
 - Constructed with wood side panels and uses either a shingled or metal roof (see attached manufacturers brochures).
 - Size to be either 12x16 or 12x20 (applicant is considering two options).
 - Applicant plans to side the shed with vinyl siding that matches the existing style on the house.
 - Applicant also plans to install matching shingles on the roof.
- The roof of the shed will likely be visible from Bluff Street.
- The attached COA Checklist evaluates this application against the General Review Criteria included in Section 32.06(5) of the Historic Preservation Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
 - (1) *Relationship of Building and Masses*: The twelve foot tall shed is not overly large and would not threaten the long-term integrity of the building and mass relationships in the historic district.
 - (2) *Architectural Details*: If sided and shingled, the proposed colors and look of the shed will not negatively impact the original character of this historic property. Owner has stated the intention to paint the shed to match the house in the future.
- The proposed project meets the standards of Section 32.06(6)(b) of the Historic Preservation Ordinance.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division ***recommends approval*** of a Certificate of Appropriateness to construct a shed at the residential structure located at 710 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The shed shall be constructed in a workman like manner.
2. The shed shall be placed on a concrete pad in order to per the City of Beloit Building Code.

3. The shed shall be fitted with siding and shingles that substantially match the siding and shingles on the principal structure.
4. All work shall be completed by June 21, 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.

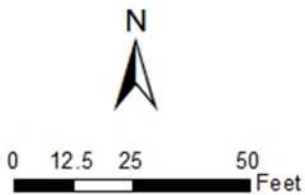
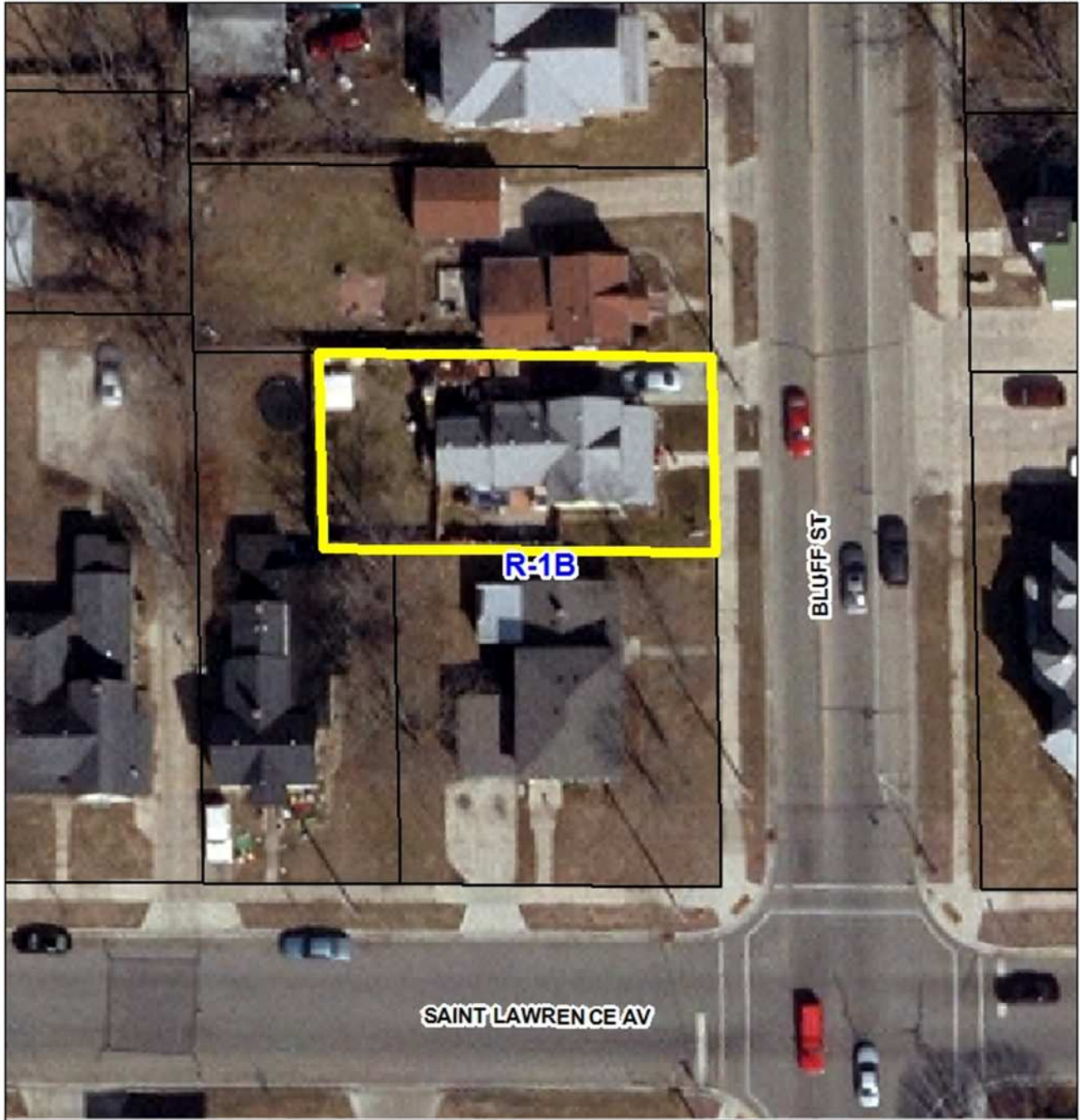
Fiscal Note/Budget Impact: *N/A*

Attachments: Location Map, Application, Intensive Survey Form, Photos, Manufacturers Information, COA Checklist

Location Map

710 Bluff Street

COA-2016-16



Legend	
	710 Bluff Street
	COB Parcels
	Zoning District

Planning and Building Services Division

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

Document Path: \\beloit\public\GIS\GIServer\MapServer\COA_710BluffStreet.mxd

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2016-16

1. Address of property: 710 Bluff St.

2. Parcel #: _____

3. Owner of record: Deborah Amstutz Phone: _____

710 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: David + Deborah Amstutz

710 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 1 302-2776 (Cell Phone #) 1 Lady-Bug 404@g mail .com (E-mail Address)

5. Present use of property: Living In

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.)

Shed Back behind Fence
12 by 20, or 12 by 16, Either of the
Two, in pictures,

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 Hopefully under \$4,000.00
- 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).

Deborah Amstutz Deborah Amstutz 05-15-16
(Signature of applicant) (Print name) (Date)

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

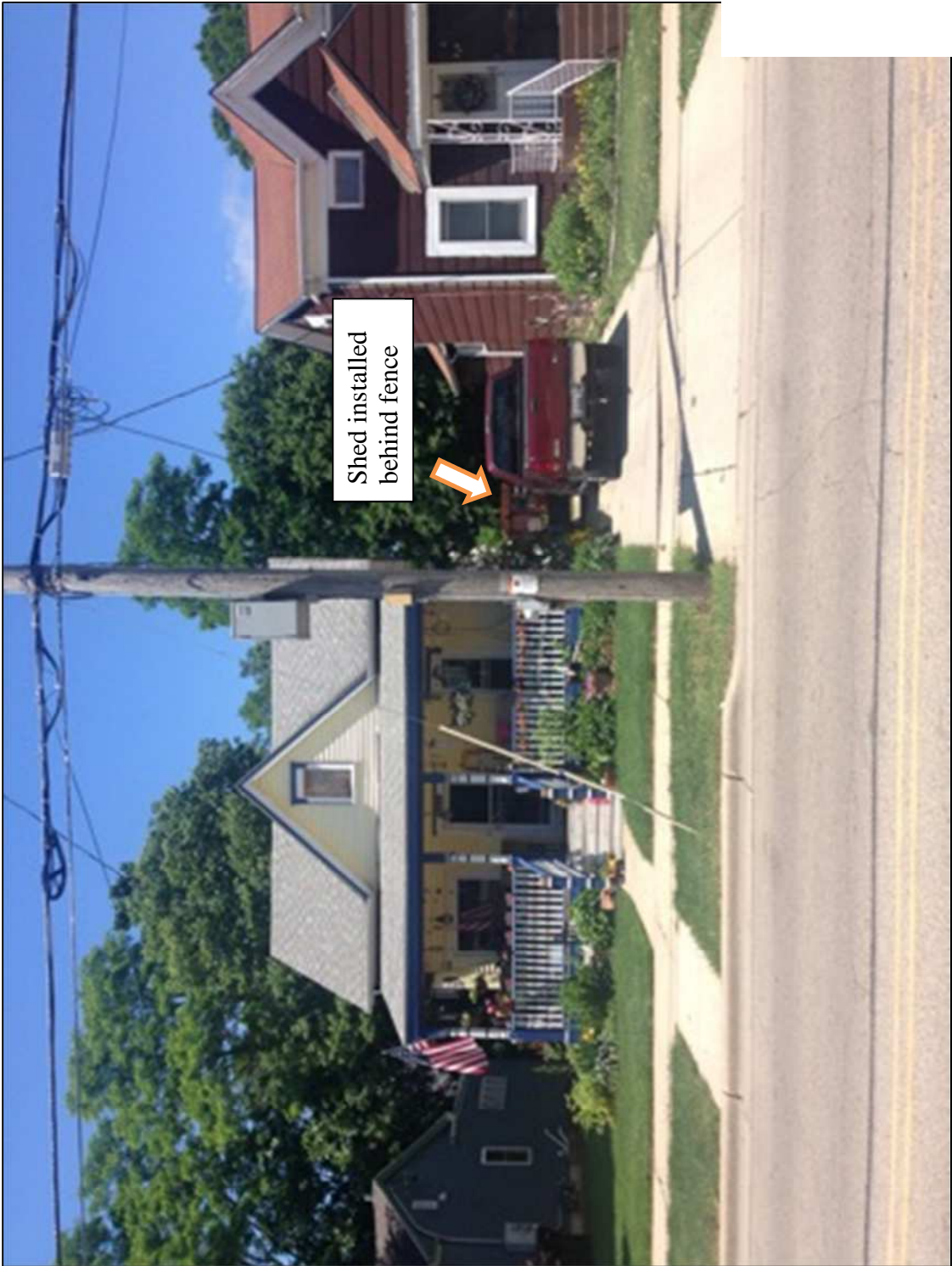
City, Village or Town: 1 Detroit		County: Rock	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff
Street Address: 710 & 714 Bluff		Legal Description:		Acreage:	
Current Name & Use: Two residences		Current Owner:			
Film Roll No. RO-93		Current Owner's Address:			
Negative No. 21		Special Features Not Visible In Photographs:			
Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town
2						
Dates of Construction /Alteration	Source					Range
c. 1855-1865	A					
Architect and/or Builder:	Source					Section

3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: <u>None</u>	4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None	Map Name Bluff Street Historic District
Architectural Statement: Vernacular one and one half story "Brasstown" type residences with cross gable roofs; 714 Bluff has side return cornices, apparently later enlarged and central gable added to create "Brasstown" effect. Both are composition sided.	Historical Statement:	

5 Sources of Information (Reference to Above) A Visual estimate of surveyor	6 Representation in Previous Surveys <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:	Map Code BS 93/21
B	7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
C	8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>	
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: <u>R</u>	
E		
F		

Photos



Shed to be located behind fence



WOOD BUILDINGS

METAL BUILDINGS

COTTAGE SHED



Size: 10'x16'
Roof Color: Dark Brown
Comes with 6' door, 2-2x3 windows and flower box. 8' wide bldgs have 4 door

Size	Price	Rent To Own	Size	Price	Rent To Own
8x8	1650	76.39	14x20	4785	221.53
8x10	1830	84.72	14x24	5495	254.40
8x12	2025	93.75	14x28	6200	287.04
10x10	2244	103.89	14x32	6795	314.58
10x12	2500	115.74	14x36	7765	359.49
10x16	3000	138.89	14x40	8635	399.77
12x12	3175	146.99		7600	351.85
12x16	3700	171.30		8415	389.58
12x20	4410	204.17		9355	433.10
12x24	5285	244.68	16x40	9885	457.64

Option #1

COTTAGE SHED



Size: 10'x16'
Roof Color: Gray
Side Color: White
Trim Color: Gray

Size	Price	Rent To Own	Size	Price	Rent To Own
8x8	1650	76.39	14x20	4785	221.53
8x10	1830	84.72	14x24	5495	254.40
8x12	2025	93.75	14x28	6200	287.04
10x10	2244	103.89	14x32	6795	314.58
10x12	2500	115.74	14x36	7765	359.49
10x16	3000	138.89	14x40	8635	399.77
12x12	3175	146.99	16x28	7600	351.85
12x16	3700	171.30	16x32	8415	389.58
12x20	4410	204.17	16x36	9355	433.10
12x24	5285	244.68	16x40	9885	457.64
14x16	4250	196.76			

GARAGE



Size: 14'x24'
Roof Color: Crimson Red
Comes with 9' Garage Door, 36" Metal door, 2-2x3 windows and HD Floor

Size	Price	Rent To Own	Size	Price	Rent To Own
12x16	4150	192.13	14x32	7395	342.36
12x20	4655	215.51	14x36	8415	389.58
12x24	5300	245.37	16x20	5995	277.55
12x28	5755	266.44	16x24	6792	314.44
12x32	6050	280.09	16x28	7700	356.48
14x20	5190	240.28	16x32	8495	393.29
14x24	5775	267.36	16x36	9515	440.51
14x28	6590	305.09	16x40	10560	488.89

GARAGE



Size: 14'x28'
Roof Color: Burgundy
Side Color: Taupe, Trim Color: Burgundy
Options Shown: Weinscot-\$194/ft., Cupalo-\$425

Size	Price	Rent To Own	Size	Price	Rent To Own
12x16	4150	192.13	14x32	7395	342.36
12x20	4655	215.51	14x36	8415	389.58
12x24	5300	245.37	16x20	5995	277.55
12x28	5755	266.44	16x24	6792	314.44
12x32	6050	280.09	16x28	7700	356.48
14x20	5190	240.28	16x32	8495	393.29
14x24	5775	267.36	16x36	9515	440.51
14x28	6590	305.09	16x40	10560	488.89

LOFTED CABIN



Size: 12x26'
Roof Color: Slate
Comes with regular 36" metal door, 4-2x3 windows
Raised loft floor and 6' porch

Size	Price	Rent To Own	Size	Price	Rent To Own
8x12	2780	128.70	14x26	7150	331.02
8x16	3295	152.55	14x30	7830	362.50
10x18	4075	188.66	14x34	8725	403.94
10x24	4895	226.62	14x40	9790	453.24
12x18	4505	208.56	16x22	7200	333.33
12x22	4760	220.37	16x26	8055	372.92
12x26	5975	276.62	16x30	8850	409.72
12x30	6115	283.10	16x34	9910	458.80
14x18	5445	252.08	16x40	11350	525.46
14x22	6250	289.35			

LOFTED CASITA



Size: 12'x32'
Roof Color: Slate
Comes with regular 36" metal door, 4-2x3 windows
6'8" high walls and 4'x12' porch

Size	Price	Rent To Own	Size	Price	Rent To Own
12x16	4625	214.12	14x32	8540	395.37
12x20	5305	245.60	16x20	7189	332.82
12x24	6000	277.78	16x24	7945	367.82
12x28	6630	306.94	16x28	8720	403.70
14x16	5060	234.26	16x32	9735	450.69
14x20	5860	271.30	16x36	10532	487.59
14x24	7095	328.47	16x40	11500	532.41
14x28	7600	351.85			

ALL 8' WIDE WOOD BUILDINGS HAVE 4 SINGLE DOORS. ALL 10', 12', 14' & 16' WIDE BUILDINGS HAVE 6 DOUBLE DOORS
ALL 8' METAL BUILDINGS HAVE A 42" VINYL DOOR, ALL 10', 12', 14' & 16' WIDE BUILDINGS HAVE 6 DOUBLE DOORS

Price List



Your Choice of Metal or Wood

WOOD BUILDINGS

METAL BUILDINGS



Size: 10'x12' Roof Color: Gray
8' Wide Bams Come With 4' Door

Size	Price	Rent To Own	Size	Price	Rent To Own
8x8	1630	75.46	14x16	3320	153.70
8x10	1750	81.02	14x20	3895	180.32
8x12	1865	86.34	14x24	4565	211.34
10x10	1940	89.81	14x28	5170	239.35
10x12	2115	97.92	14x32	5800	268.52
10x16	2495	115.51	14x36	6595	305.32
12x12	2695	124.77	16x24	5200	240.74
12x16	3130	144.91	16x28	5930	274.54
12x20	3740	173.15	16x32	6755	312.73
12x24	4395	203.47	16x36	7590	351.39
			16x40	8350	386.57



Size: 8'x12'
Roof Color: Taupe
Side Color: Stone
Trim Color: Taupe

Size	Price	Rent To Own	Size	Price	Rent To Own
8x8	1630	75.46	14x16	3320	153.70
8x10	1750	81.02	14x20	3895	180.32
8x12	1865	86.34	14x24	4565	211.34
10x10	1940	89.81	14x28	5170	239.35
10x12	2115	97.92	14x32	5800	268.52
10x16	2495	115.51	14x36	6595	305.32
12x12	2695	124.77	16x24	5200	240.74
12x16	3130	144.91	16x28	5930	274.54
12x20	3740	173.15	16x32	6755	312.73
12x24	4395	203.47	16x36	7590	351.39
			16x40	8350	386.57



Size: 12'x28' Roof Color: Weather wood
Comes with 9' garage door, 36" metal door,
2-2x3 windows, HD floor & Raised 1st floor

Size	Price	Rent To Own	Size	Price	Rent To Own
12x16	4640	214.81	14x36	9130	422.69
12x20	5495	254.40	14x40	10045	465.05
12x24	6090	281.94	16X20	6925	320.60
14x16	5610			7775	359.95
14x20	6270			8440	390.74
14x24	6977			9250	428.24
14x28	7618	352.89	16x30	10295	476.62
14x32	8295	384.03	16x40	11250	520.83

Option #2



Size: 16'x32'
Roof Color: Hunter Green
Side Color: Stone, Trim Color: Hunter Green
Optional: Wainscot \$1/sq. ft.

Size	Price	Rent To Own	Size	Price	Rent To Own
12x16	4640	214.81	14x36	9130	422.69
12x20	5495	254.40	14x40	10045	465.05
12x24	6090	281.94	16X20	6925	320.60
14x16	5610	259.72	16x24	7775	359.95
14x20	6270	290.28	16x28	8440	390.74
14x24	6977	323.01	16x32	9250	428.24
14x28	7618	352.89	16x36	10295	476.62
14x32	8295	384.03	16x40	11250	520.83



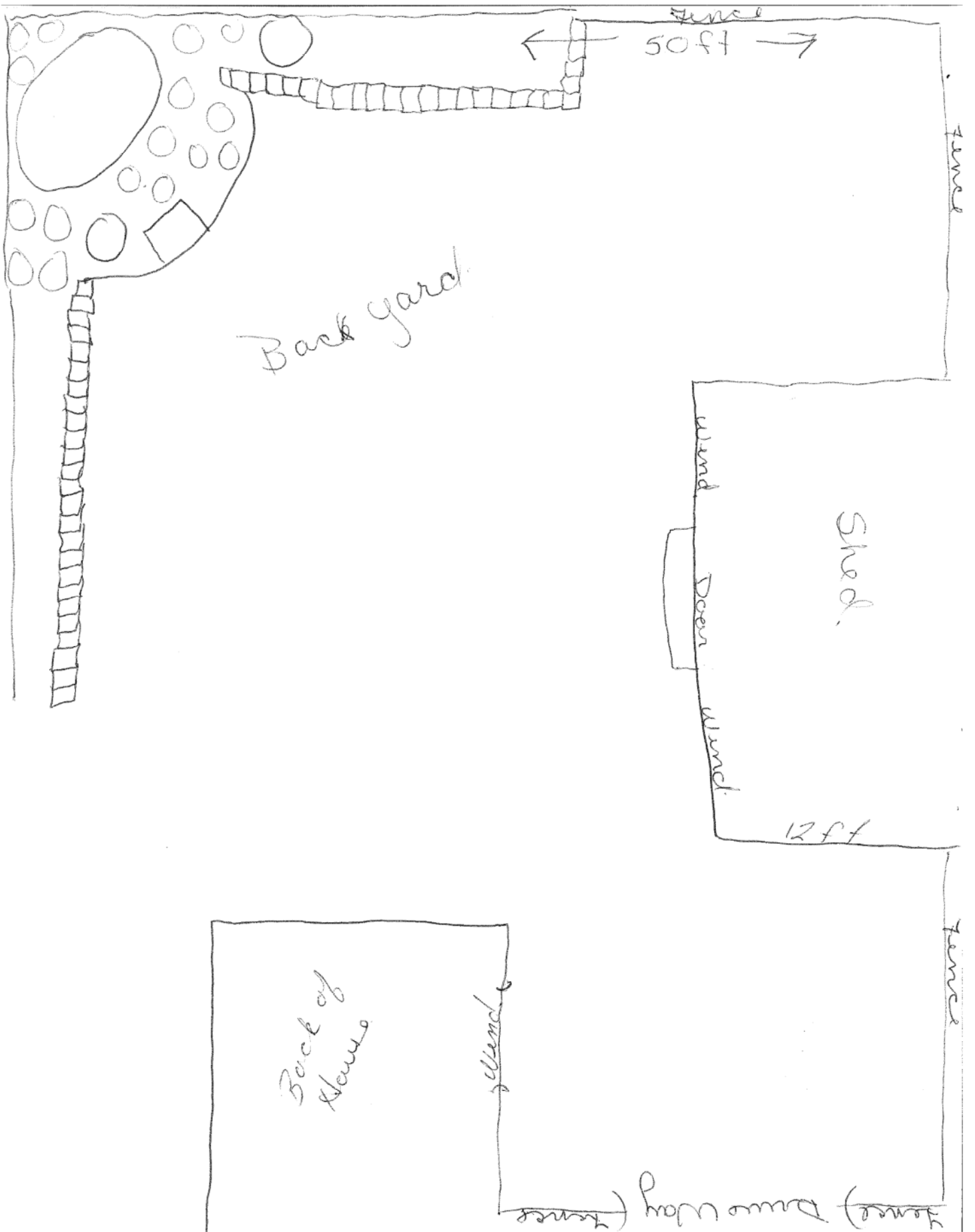
Size: 12'x20' Roof Color: Dark Brown
20' or longer Bldgs come with 3x3 windows
8'x12' Bldg comes with 4' door

Size	Price	Rent To Own	Size	Price	Rent To Own
8x12	2235	103.47	14x28	6975	322.92
10x12	2820	130.56	14x32	7650	354.17
10x16	3305	153.01	14x36	8488	392.96
12x20	3760	174.07	14x40	9400	435.19
12x16	3845	178.01	16X20	6380	295.37
12x20	4850	224.54	16x24	7135	330.32
12x24	5445	252.08	16x28	7795	360.88
12x28	6045	279.86	16x32	8593	397.82
12x32	6530	302.31	16x36	9650	446.76
14x16	4935	228.47	16x40	10529	487.45
14x20	5630	260.65			
14x24	6335	293.29			



Size: 12'x16' Roof Color: Hunter Green
Side Color: Stone, Trim Color: Hunter Green
16' or shorter Bldgs come with 2x3 windows
Optional: Wainscot \$1/sq. ft.
Arch Glass Doors - \$120.00

Size	Price	Rent To Own	Size	Price	Rent To Own
8x12	2235	103.47	14x28	6975	322.92
10x12	2820	130.56	14x32	7650	354.17
10x16	3305	153.01	14x36	8488	392.96
10x20	3760	174.07	14x40	9400	435.19
12x16	3845	178.01	16X20	6380	295.37
12x20	4850	224.54	16x24	7135	330.32
12x24	5445	252.08	16x28	7795	360.88
12x28	6045	279.86	16x32	8593	397.82
12x32	6530	302.31	16x36	9650	446.76
14x16	4935	228.47	16x40	10529	487.45
14x20	5630	260.65			
14x24	6335	293.29			



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: 710 Bluff Street

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?			X
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	X		
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?	X		
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	X		
<i>The shed is on skids (not visible) and can moved or taken off property very easily.</i>			

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: June 21, 2016

Agenda Item: 4

File Number: COA-2016-08

Applicant: Harold Pann

Owner: Michael Longlois

Location: 825 Park Ave

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

Existing Land Use: Single-Family Residential

Parcel Size: .21 Acres

Request Overview:

Harold Pann has submitted an application for a Certificate of Appropriateness to rehabilitate the front porch and remove the rear deck on the residential structure located at 825 Park 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
 - Subject property located in the College-Park Historic District.
 - Queen Anne-style, built in 1890, and classified as a *contributing* structure in the 1981 Intensive Survey.
 - Structure has maintained a fair degree of historic integrity, with the addition of vinyl siding being the only major alteration.

- Current Condition
 - The porch has deteriorated significantly including rotting or loose wood decking, loose PVC stair railings, and rotting stair treads.
 - The wood railing around the entire porch is still structurally sound but is loose due it not being reattached to the house when the vinyl siding was installed.
 - PVC skirt panel on north side of porch is falling off and is not compatible with the historic character of the structure.

- Project Scope
 - Replacement of existing wood deck with treated tongue and groove wood slats.
 - Removal of PVC railings.
 - To be replaced by custom designed treated wood railings, balusters, and posts. See drawings attached to this report.
 - Removal of existing stair treads.
 - To be replaced with new treated wood deck boards.
 - Removal of PVC skirt panel.
 - New treated wood lattice panel to be installed in place.
 - Elevated rear deck to be removed and replaced with concrete patio slab.
 - Deck is not original and takes away from the character of the rear portico.
 - Owner will be removing deck himself.
 - Porch columns extend all the way to the ground.
 - New concrete patio slab will be poured around the columns in the location of the existing patio located under the deck.
 - Installation of a 4x4 post on both sides of porch where railing and balusters meet the house. Attaching the existing railings to new 4x4s (to be painted white match) will significantly strengthen them.

- **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 installation of new wood railings and balusters will be a significant improvement over the current PVC staircase features. Although we don't know exactly what type of railing existed on the porch in the past, the wood railings likely match the style, material, and visual qualities of the originals much better than the PVC.
 - Replacement of the PVC skirt panel along the underside of the porch with wood lattice will provide a uniform visual appearance and will match the existing lattice skirt in material, style, and color.
 - Removal of the non-original elevated rear deck will improve the visual quality of the back of the house by exposing the rear portico columns and drawing attention to the unique architectural details of the porch.
 - (2) Scale
 - The new profile of the staircase (smaller) will allow the new railings to better line up with the porch columns and will be a reversion to the staircases original size.

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 rehabilitate the front porch and remove the rear deck on the residential structure located at 825 Park Avenue in the City of Beloit, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The railings, balusters, and steps should be stained or painted to match the existing color-scheme on the porch.
2. The new wood lattice skirt shall be painted to match the existing lattice work on the front of the porch.
3. The rear portico must not be altered in any way during the removal of the deck and installation of the concrete patio.
4. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
5. All work shall be completed by June 21, 2017.
6. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

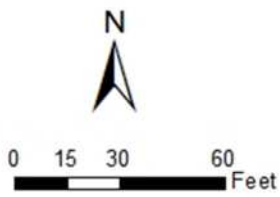
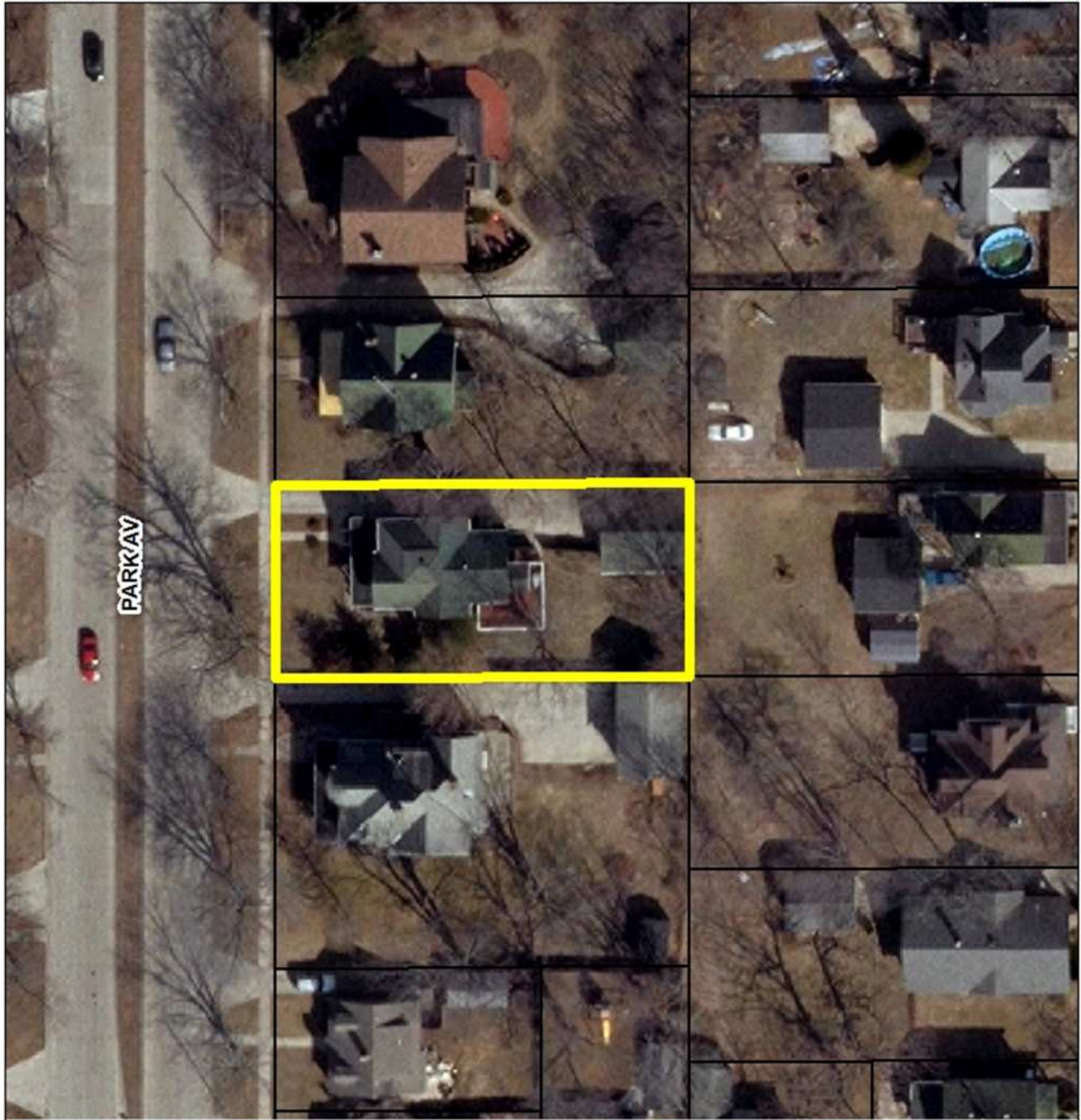
Fiscal Note/Budget Impact: N/A

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


Location Map

825 Park Avenue

COA-2016-17



Legend

-  825 Park Avenue
-  COB Parcels

Planning and Building Services Division

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

Document Path: \\scabsh\cityofbeloit\morgana\GIS\Projects\COA\Map\COA_825_Park_Ave.mxd

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2016-17

- X 1. Address of property: 825 PARK AVE:
2. Parcel #: _____
- X 3. Owner of record: MICHAEL LONGLOIS Phone: 517 513 4592
825 PARK AVE. BELOIT WI 53511
(Address) (City) (State) (Zip)
- X 4. Applicant's Name: HAROLD PANN
12449 LOVE RD. ROSCOE IL 61073
(Address) (City) (State) (Zip)
815 389-0081 / 815 520 6324 / haroldpann@yahoo.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Single-family residential
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.)

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).


Harold Pann / HAROLD PANN / 6/8/16
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: <u>\$50.00</u>
* Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>6/21/16</u>
Application accepted by: <u>AE M</u> Date: <u>6/8/16</u>

INTENSIVE SURVEY FORM

Historic Preservation Division

State Historical Society of Wisconsin

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park			
Street Address: 825 Park		Legal Description:		Acreage:				
Current Name & Use: residence			Current Owner:					
Film Roll No. RO-116		Current Owner's Address:				Number 825		
Negative No. 30		Special Features Not Visible In Photographs:						
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
Original Name & Use: 2		Source	Previous Owners	Dates	Uses	Source	Town	
Dates of Construction / Alteration c. 1890		Source A						Range
Architect and/or Builder:		Source						
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: None			4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None				Section	
Architectural Statement: A large frame Victorian house, with multiple gabled roof, chamfered bay walls, and porch with Tuscan columns. Detail is reduced by composition siding.			Historical Statement:				Map Name Near East Side Historic District	
5 Sources of Information (Reference to Above) A Visual estimate of surveyor			6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code NES 116/30	
B			7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C			8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R 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: R					
E								
F								

HP-02-17

Michael Longlois
925 Park Avenue
Beloit, Wi 53511
(517) 518-4592

June 10, 2016

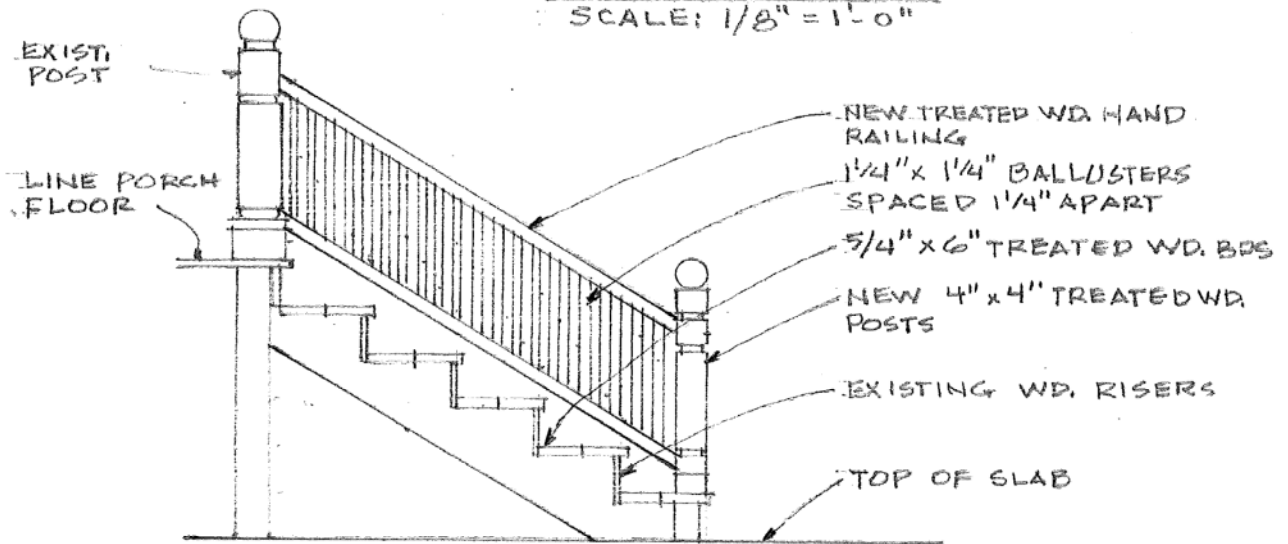
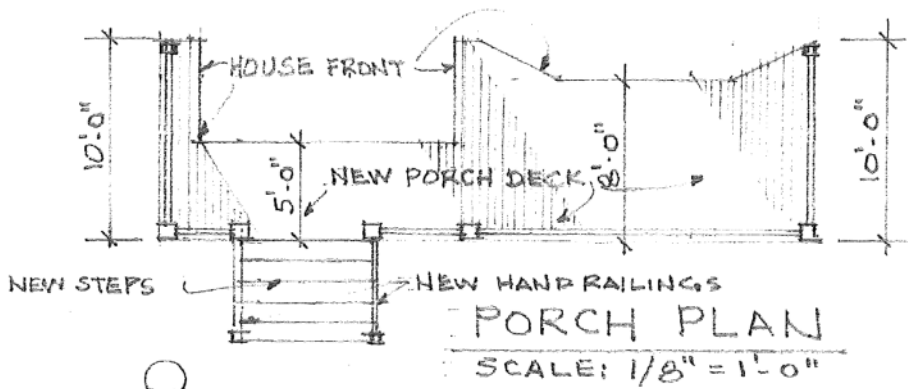
Proposed work shall be to replace the front porch wood with new treated T & G wood deck. The existing horizontal wood hand railings shall be kept and be attached to new 4x4 treated wood posts adjacent to the house. The existing loose PVC hand railings at the steps shall be removed and be replaced with new treated wood hand railings similar to the design of the existing wood hand railings of the porch. The stair treads shall be removed and replaced with new treated wood deck boards. The PVC skirt panel along the driveway shall be removed and replaced with treated wood lattice panel to be similar to the panels on the front of the porch.

The Owner will remove the existing rear deck and have a separate contractor replace the concrete patio with a new concrete slab.

MATERIALS ESTIMATE

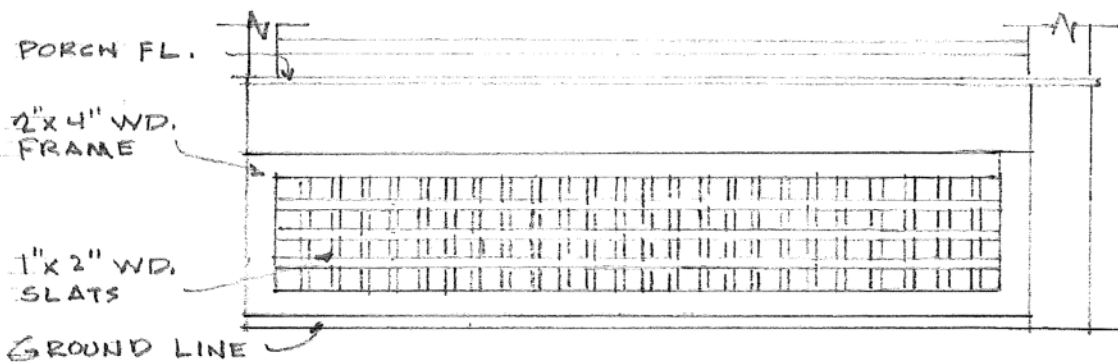
Floor deck lumber – 1x3 treated T&G bd. w/ galv. nails	\$627.00
Porch railing posts – 4x4 treated	\$10.00
Stair treads – 5/4x6 treated bds. w/ galv. screws	\$50.00
Stair hand railings – treated 1 1/4 x 1 1/4 ballusters @1 1/4" apart	\$150.00
Stair posts- 4x4 treated	\$20.00
Porch skirt panel – 1x2 treated bds. w/ 2x4 outer frame	\$100.00

Materials Total **\$957.00**



STAIR SECTION

SCALE: 1/2" = 1'-0"



SKIRT PANEL

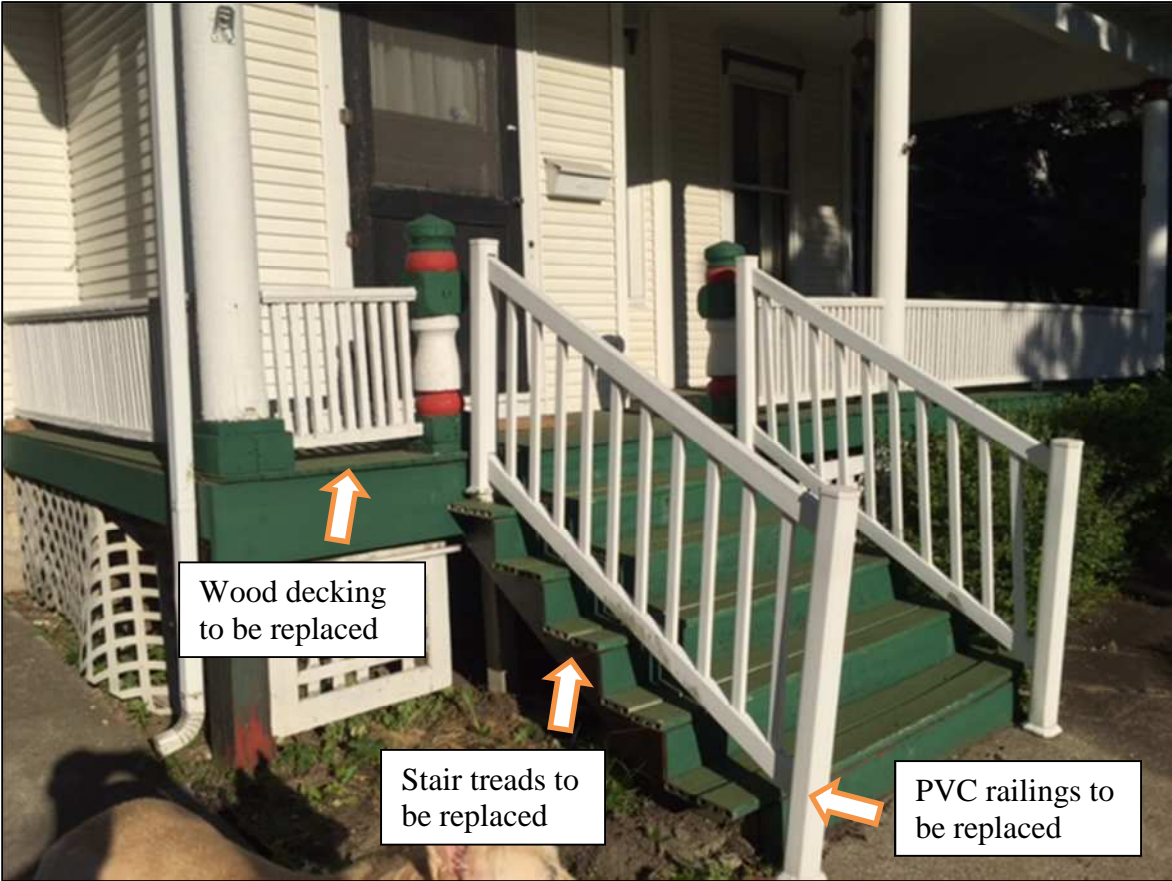
SCALE: 1/2" = 1'-0"

SUBMITTED BY: _____
 HAROLD PANN _____

FRONT PORCH REPAIRS FOR
 MICHAEL LONGLOIS
 925 PARK AVENUE
 BELoit, WI 53511

Photos Provided by Applicant

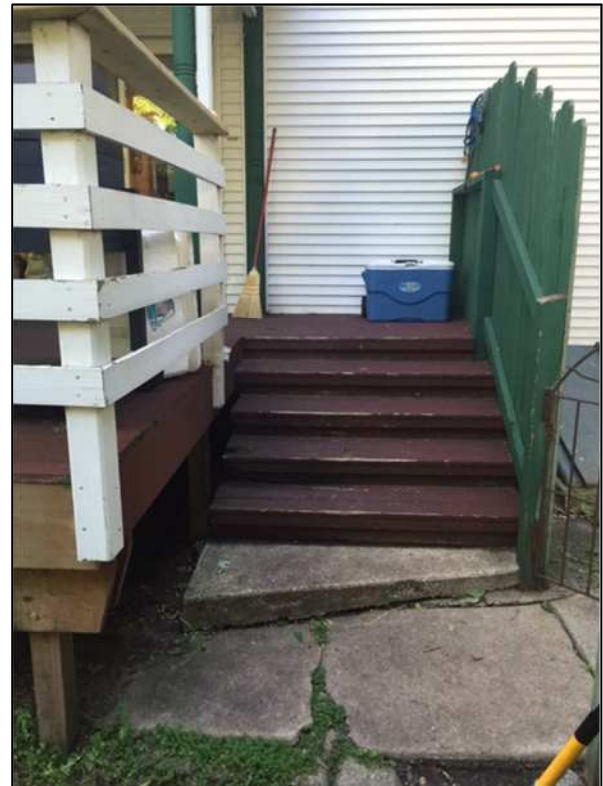






Columns to be extended to ground

Entire deck to be removed



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 Park 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.	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		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: June 21, 2016	Agenda Item: 7	File Number: COA-2016-15
Applicant: Matthew Ruch	Owner: Matthew and Joanne Ruch	Location: 822 Park Avenue
Existing Zoning: R-1B, Single-Family Residential District	Existing Land Use: Single-Family Residential	Parcel Size: .24 Acres

Request Overview:

Matt Ruch has submitted an application for a Certificate of Appropriateness to perform multiple rehabilitation projects including but not limited to tuck-pointing, storm window installation, garage door replacement, shutter replacement, and a variety of other projects, on the residential structure located at 822 Park Avenue. 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
 - Subject property is a *contributing* structure located in the College-Park Historic District.
 - Georgian Revival style and constructed in 1915.
 - High level of historic integrity remaining and with limited alterations in the past.

- Current Condition
 - Some deterioration of mortar on the main structure exterior walls and chimney.
 - Concrete railing and pillar in front yard have some light deterioration and discoloration.
 - Sunken pillar on the carport.
 - Rotted shutters (removed due to safety).
 - Main garage doors rotted and crumbling.
 - Multiple basement windows deteriorated beyond repair.
 - Some windows missing storms/screens.

- Project Scope – The applicant has applied for and received approval to participate in the Income Tax Credit program from the Wisconsin Historical Society (WHS). WHS approved all projects being considered in this COA request. WHS applies the Secretary of the Interiors Standards for Rehabilitation when reviewing projects. The following projects include all exterior alterations that were reviewed and approved by WHS.
 - Replacement of multiple basement windows with new Jeldwen wood windows.
 - Install egress window in SW window opening in order to provide exit from basement.
 - Reglaze multiple basement windows.
 - Installation of 15 combination aluminum storm windows in windows that do not have any storms or screens. Applicant would also like permission to change out other existing storm windows with the flush-mount style storms.
 - Install new shutters that will match the previously installed shutters in style and material (wood).
 - Replace the main garage doors and the man door on the carriage house (project already completed).
 - Straighten out driveway so as to make it perpendicular to Park Avenue.
 - Repair the sunken pillar on the carport by lifting to proper height and installing a new footing.
 - Perform tuck-pointing in multiple locations on exterior walls and chimney.
 - Cosmetic restoration of concrete railing and pillars in front yard.

- **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:
 - All projects being considered in this COA have been found to be compatible with the original architectural style or character of the landmark. The applicant is using identical materials, colors, and styles for replacement features and is repairing deteriorated features with methods recommended by the Secretary of the Interior's Standards for Rehabilitation.

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 perform multiple rehabilitation projects including but not limited to tuck-pointing, storm window installation, garage door replacement, shutter replacement, and a variety of other projects at the residential structure located at 822 Park 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. 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 June 21, 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.

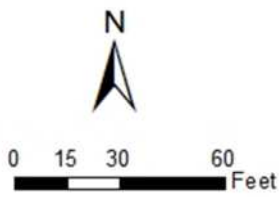
Fiscal Note/Budget Impact: N/A

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

Location Map

822 Park Avenue

COA-2016-15



Legend

-  822 Park Avenue
-  COB Parcels

Planning and Building Services Division

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

Document Path: \\scabshk\cityofbeloit\gis\municipal\div\gis\coas\2016\15\822 Park Avenue\822 Park Avenue

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-2016-15

1. Address of property: 822 PARK AVE

2. Parcel #: _____

3. Owner of record: MATTHEW RUCH Phone: 608 921 6896

822 PARK AVE Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: MATTHEW RUCH

822 PARK AVE BELOIT WI 53511
(Address) (City) (State) (Zip)

608 361 6896 1 608 921 6896 1 mjru@charter.net
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: _____

6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
 - Roof repair/replacement
 - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
 - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
 - Installation of historic plaques (residential properties only)
 - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
 - Installation of fences
 - Storm window/storm door repair or replacement
 - Installation of glass blocks in basement window openings

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

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

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

see Attached packet

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).

Matthew Ruch MATT RUCH 05/02/16
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00 / \$25.00* if staff approved Amount paid: \$ <u>50.00</u>	
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: <u>6/21/16</u>	
Application accepted by: <u>AEM</u>	Date: <u>5/2/16</u>

1981 Intensive Survey

INTENSIVE SURVEY FORM								Historic Preservation Division		State Historical Society of Wisconsin	
City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Street Park		Number 822	
Street Address: 822 Park		Legal Description:		Acreage:							
Current Name & Use: residence				Current Owner:				Town Range		Section Map Name Near East Side Historic District	
Film Roll No. RO-116				Current Owner's Address:							
Negative No. 32				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	
Dates of Construction /Alteration c. 1915		Source A									
Architect and/or Builder:		Source									
3 Architectural Significance				4 Historical Significance				Map Name Near East Side Historic District		Map Code NES 116/32	
<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: Georgian Revival in inspiration, this two-story house of variegated brick also features non-historical detail. The eaves of the low-pitched gable roof extend over the walls in an echo of the prairie vernacular. The fenestration, while symmetrical, is sparse and broad. The dormer is also broad with a low segmental pediment. The entry features a segmentally arched pediment with pilasters, fan light, and side lights. Brick quoins frame the house and a porte cochere and sun porch buttress the composition on either side.				Historical Statement:							
5 Sources of Information (Reference to Above)				6 Representation in Previous Surveys				Map Code NES 116/32			
A 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				7 Condition				Map Code NES 116/32			
				<input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins							
C				8 District: Near East Side Historic Dist.				Map Code NES 116/32			
D				<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81							
E				9 Opinion of National Register Eligibility				Map Code NES 116/32			
F				<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							

Wisconsin Historical Society Income Tax Credit Application



WISCONSIN
HISTORICAL
SOCIETY

DIVISION OF HISTORIC PRESERVATION - PUBLIC HISTORY
HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 -- DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: Matthew and JoAnne Ruch House
ADDRESS: Street 822 Park Avenue
City Beloit County Rock ZIP 53511
2. OWNER'S NAME: Matthew & JoAnne Ruch
Street: 822 Park Avenue
City: Beloit State: WI ZIP: 53511 Telephone (days): 608/921-6896
Social Security or Taxpayer Identification Number: ---
3. PROJECT CONTACT (If different from owner):
Street: _____
City: _____ State: _____ ZIP: _____ Telephone (days): /
4. OWNER'S CERTIFICATION I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit state form "HPD:WTC003: Request for Certification of Completed Work" within 90 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER: _____

DATE: _____

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI15W177

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

The Wisconsin Historical Society, Division of Historic Preservation - Public History has reviewed the "Historic Preservation Certification Application" for the above name property and has determined that:

the property is historic property and the described rehabilitation meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

JAN-Draeger
For JIM DRAEGER, State Historic Preservation Officer

DATE 12.17.15

NON-CERTIFICATION

THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.

THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For JIM DRAEGER, State Historic Preservation Officer

DATE _____



WISCONSIN
HISTORICAL
SOCIETY

DIVISION OF HISTORIC PRESERVATION – PUBLIC HISTORY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 2

Property Name Matthew & JoAnne Ruch

Property Address 822 Park Avenue, Beloit, WI 53511

5a. TAX CREDIT-ELIGIBLE WORK. List the work for which you plan to claim the 25% tax credit.

- Eligible work is limited to: 1) exterior work; 2) structural repair; 3) work on heating and ventilating systems; 4) work on electrical and plumbing systems; and 5) interior work on windows, if you repair or replace existing windows.
- Be specific about the work that you are proposing. Applications with statements like, "possible porch replacement" or "will either paint house or install vinyl siding" will be returned for clarification. If your plans change, you can usually amend the project. (See the program instructions for information about amendments.)
- For each work item, give an estimated cost and dates. Do not give ranges of costs, such as "\$2,000 - \$6,000."
- Please give the Total Cost of Eligible Work and remember that, in order to qualify for the credit, it must be at least \$10,000.
- You have only 2 years to carry out eligible work. If the latest completion date is more than 2 years after the earliest start date, you should consider submitting a Request for Five-Year Project Phasing. [Note: this must be included with your application. If your project is approved without a 5-year phasing plan, it cannot be extended past the 2 years. See program instructions.]
- Use additional sheets if necessary, but be sure to give estimated costs and dates for each item.
- Please do not forget items 6 and 7 on the following page. If you do not photograph or describe the work, your application will be returned without action.

ELIGIBLE WORK ITEM	Estimated cost	Est. start date	Est. completion date
Repair & Seal Metal Roof Surfaces	\$ 1,500	11/2015	11/2015
Electrical, Heat/boiler work for basement room	\$ 6,000	01/2016	02/2017
Repair & Replace basement windows	\$ 2,500	04/2016	06/2016
Install Egress window in SW window opening	\$ 3,000	04/2016	06/2016
Reglaze & paint windows	\$ 1,000	05/2016	05/2016
Paint exterior wood surfaces and replace shutters	\$ 3,000	10/2016	11/2016
Tuck pointing of exterior brick & resurface porch	\$ 2,500	04/2017	06/2017
Repair sunken pillar on carport	\$ 1,000	04/2017	06/2017
	\$		
Replace main garage doors and side garage door	\$ 4,300	12/2015	01/2016
Install combination storm windows in 15 locations	\$ 1,200	12/2015	01/2016
Upgrade Electrical wiring in house/garage	\$ 4,000	05/2016	08/2016
TOTAL COST OF ELIGIBLE WORK	\$ 30,000		

5b. INELIGIBLE WORK. List additional work that you plan to carry out, or that you have carried out within the last year.

INELIGIBLE WORK ITEM	Estimated cost	Est. start date	Est. completion date
Insulate walls	\$ 2,500	09/2016	10/2016
Fence- Wood with square lattice top	\$ 2,000	12/2015	01/2016
Replace driveway approach	\$ 1,000	04/2016	05/2016
Clean and paint steel grates over window wells	\$ 400	01/2016	01/2016
Basement room remodel	\$ 2,000	01/2016	02/2017
	\$		
	\$		
TOTAL COST OF INELIGIBLE WORK	\$ 7,900		



WISCONSIN
HISTORICAL
SOCIETY

DIVISION OF HISTORIC PRESERVATION - PUBLIC HISTORY
HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 2

Property Name Matthew and JoAnne Ruch House

Property Address 822 Park Avenue

6. **PHOTOGRAPHS AND DRAWINGS.** Please enclose clear photographs of the pre-project conditions indicated in items 5a. and 5b., as well as photographs showing the overall appearance of your house from all sides. (Note: Photographs that you have sent with your Part 1 application also apply to this application. There is no need to send duplicate sets.)

7. **DESCRIPTION OF WORK TO BE PERFORMED.** In order to approve your project, staff at the Division of Historic Preservation - Public History must be able to determine that the work will not harm your building's materials or diminish its historical significance. For this reason, you must describe your project and the methods and materials that you will use. This application package contains a publication titled, "Documentation Requirements for Wisconsin's Historic Homeowner's tax credit Program" which lists the types of information that we need in order to complete our review. Note that for certain types of work, you will need to send drawings, manufacturers literature, or samples. Use additional sheets if necessary, but if you send contractors' bids or proposals, you may need to send additional information to meet the documentation requirements.

Repair and Seal 3 Metal Roofs- using GACO roof products (see attached brochure). Re-paint metal roof to seal and protect it. Remodel Basement Room- see attached.

Repair and Replace Basement Windows- windows have deteriorated beyond repair. Replace with wood windows keeping square pane(Lites) features.

Install Egress window in SW window opening- Egress window is desired to go with basement room remodel for safety.

Reglaze and Paint Windows- clean deteriorated glazing from window panes and reglaze, then paint

Paint Exterior Wood Surfaces- exterior wood surfaces are deteriorating and need to be sealed and repainted

Replace rotten shutters with same style and dimensions made of wood. (Shutters had to be taken down due to safety)

Repair Sunken Pillar on Carport- lift pillar to proper height and install new footing below to support weight

Tuckpointing of Brick Exterior and Restore Surfaces of Concrete Porch Railing- mortar joints are deteriorating and need to be repaired. Also, the concrete rail and pillars of the front porch need cosmetic restoration.

Replace Main Garage Doors- The garage doors have a lot of rotted wood and are crumbling. The rails and hinges are also deteriorated beyond use. We did paint the garage doors to mask the deterioration for family events held at our house this summer. Enclosed pictures show both conditions.

Replace Side Door on Garage- The wood on this door has also deteriorated from lack of maintenance. Replace door, maintaining window feature on the top.

Upgrade Electrical Wiring in House and Garage- The existing wiring is knob and tube and needs to be replaced before insulating the walls. The electrical wiring to the garage was damaged before home was purchased. Appears that metal supply pipe to garage corroded, then wiring corroded and all broke off where it came into the garage.

Finish Installing New Combination Storm Windows- 32 of 49 windows had combination storms on them when we purchased property. We would like to change 15 other windows to match. There are no screens for any of the others and on 3 windows, no storms either.

INELIGIBLE WORK ITEMS

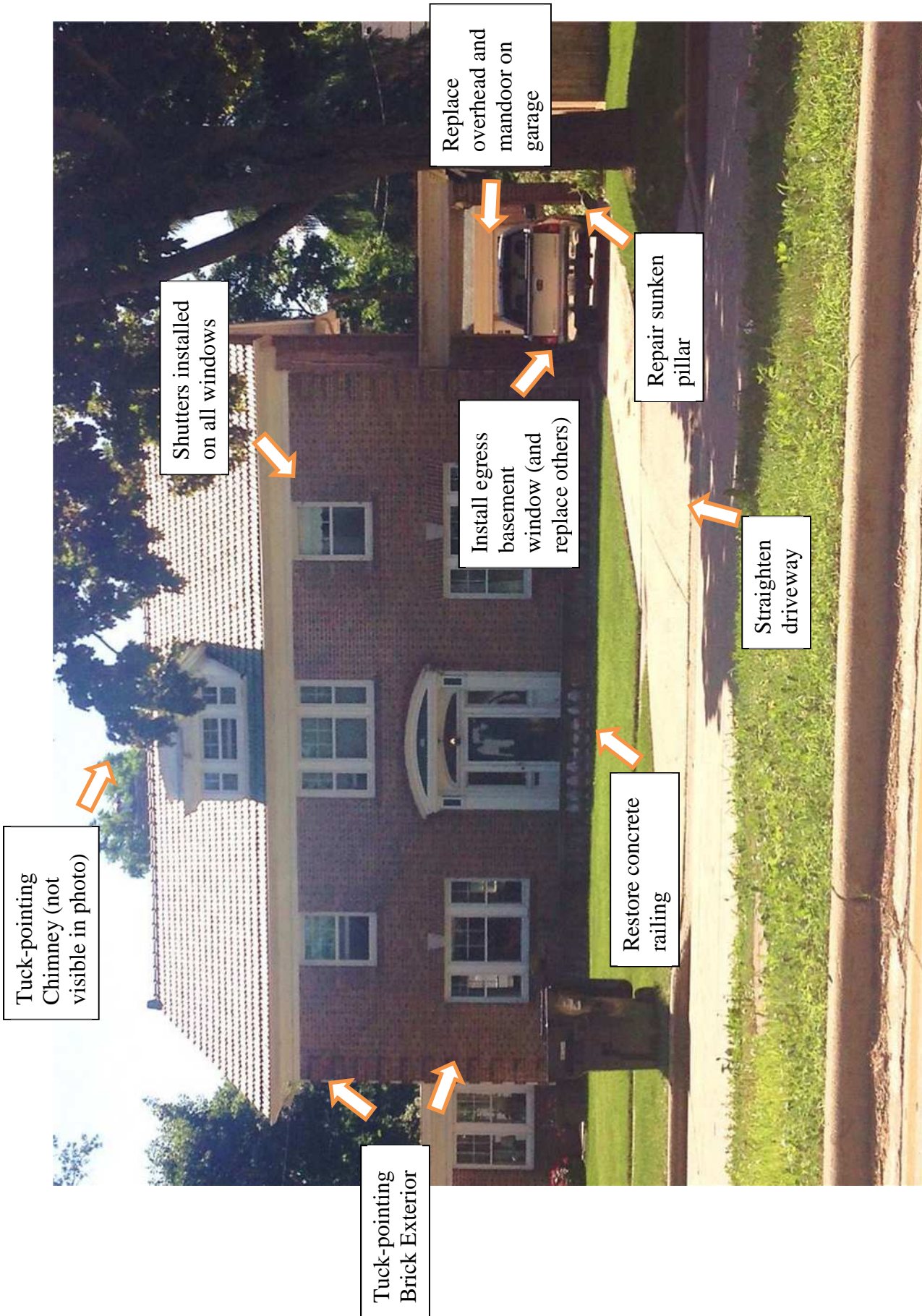
Insulate Walls- Exterior wall cavities need to be insulated for energy efficiency. Blow-in insulation.

Fence Around Backyard- From back-side of sunporch following property line to rear of garage. Wood fence with square lattice top section as shown in enclosed picture.

Replace driveway approach- driveway approach is offset against the flow of traffic which creates safety issues while backing out and also keeping lawn in good shape due to tires constantly driving over grass. Shift driveway approach at street to straighten driveway.

Clean and Paint Steel Grates over Window Wells- The grates covering the window wells are severely rusted and need to be sand blasted and painted.

Project Locations



Shutters (before and after removal)



Overhead Garage Door

Door Repairs in MA New England Overhead Door

Page 1 of 1



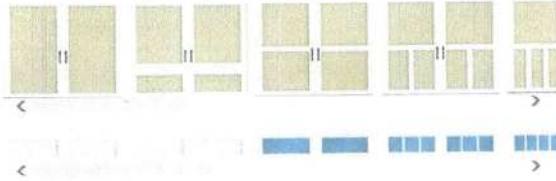
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View Home



Door Information

Sync Door Designs



Door #1

Size: 8' Wide x 8' Tall
Brand: Pella
Collection: Chatsworth
Construction: 4-Layer
Design: Piermont
Top: 8 Lite Square
Color: White
Hardware: None



Image Disclaimer

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http://www.nellagaragedoor.com/visualizer.htm

7/15/2015

Garage Man Door



MENARDS QUOTE
 1600 WEST LANE ROAD
 MACHESNEY PARK, IL 61115
 (815) 636-5121
 (815) 636-5126
 Store Number: 3249
 Store Code: MACH

Date: 1/22/2016

Business:
 Guest:

Team Member:
 Quote Number: TBD
 Quote Name: Unassigned Quote

Phone:
 Fax:

Line Item	Quantity	Product Description	Unit Price	Total Price
100-1	1		\$672.93	\$672.93

Rough Opening: 2' 10" X 6' 10 1/8" Fiberglass Entry Entry Door Right Hand In-Swing (Entry) 33.5 x 81.625
 Frame Size: 2' 9 1/2" X 6' 9 5/8" Fiberglass Smooth



Unit is viewed from the outside looking in.

Room Location:
 None Assigned

Price Breakdown	
Base Price	\$622.23
Brickmould Price	-\$6.30
Door Bore Price	\$5.70
Frame Price	\$43.70
Hinge Price	\$7.60

Total: \$672.93



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Click image for a larger view.
Hover to zoom in.



Larson® Performance 36" x 55" White Finish 2-Track Storm Window with Low-E Glass

Model Number: L201E_36X55_WHITE_STORM | Menards® SKU: 4054951
Variation: White



Everyday Low Price: ~~\$72.99~~
11% Mail-In Rebate: ~~\$8.03~~
Your Final Price: **\$64.96**

You Save: \$8.03 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. [Learn More](#)



Variation: White
 *Prices may vary by variation

Select Color



Select Nominal Size

36" W x 55" H

[Description](#) | [Specifications](#)

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 Not eligible for Ship to Home

Pick Up at Store

Quantity

Add to Cart

Add to My List

Store Availability

2 In-Stock at BELOIT

Check Another Store for Availability

Guests Who Viewed This Item Also Viewed These



ClimateRite 2-Track White Double Hung Storm Window

\$46.28



ClimateRite 2-Track White Double Hung Storm Window

\$47.17

Description & Documents

Larson® Low-E storm windows cut energy loss by up to 60%, keeping your home reliably warm in the winter and cool in the summer with the included durable fiberglass screen. Low-E glass lets in sunlight without letting in solar heat and damaging UV rays, so you'll feel more comfortable while lowering your energy usage. You can save up to 35 dollars in energy costs per window per year. Each window is installed as Inside Mount (blindstop) or Outside Mount (overlap) depending on where you choose to install it on your primary window.

- Easy to install
- High performance Low-E glass makes your home more comfortable
- Protects floors and furniture from damaging UV rays
- Can be installed as Inside or Outside Mount
- Limited 10 - year warranty
- Actual energy savings may vary based on primary window condition and other factors
- Larson Bronze Series

Dimensions: 36" W x 55" H nominal size

Brand Name: Larson



Technical Specifications: [view PDF file](#)
 Installation Instructions: [view PDF file](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site.

Replacement Basement Windows (x6) – Jeldwen W-4500 Wood Windows



MENARDS QUOTE
 2851 MILWAUKEE ROAD
 BELOIT, WI 53511
 (608) 365-8933
 (608) 365-6859
 Store Number: 3217
 Store Code: BLOT

Date: 11/14/2015

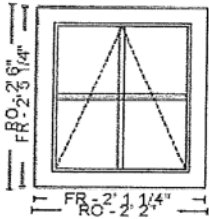
Business:
 Guest:

Team Member:
 Quote Number: TBD
 Quote Name: Unassigned Quote

Phone:
 Fax:

Line Item	Quantity	Product Description	Unit Price	Total Price
100-1	1		\$520.25	\$520.25

Rough Opening: 2' 2" X 2' 6"
 Frame Size: 2' 1 1/4" X 2' 5 1/4"



Unit is viewed from the outside looking in.

Room Location:
 None Assigned

gt4-6

WAWN Clad W-4500 Awning Operating , Frame Size = 25 1/4 x 29 1/4, Ordered by = Rough Opening, 26 x 30
 Frame Width = 25 1/4, Frame Height = 29 1/4
 Assembly = Unit,
 DP Rating = DP35
 Operation (Outside View) = Operating, Number of Units Muller Together = 1
 Energy Rating = Energy Star,
 Zip Code = default, Energy Star Zone = EStar Northern, Glazing Type = Insulated,
 Low-E Option = Dual Low-E EC,
 Tinted Glass = No Tint (Clear),
 Glass Style = Clear, Tempered Glass = Not Tempered,
 Preserve Glass = Preserve,
 Neat Glass = Neat,
 IG Options = Argon
 7/8" Clad Bead SDL w/Perm Wood, Colonial, Shadow Bar Color = Silver Shadow Bar, External Grille Material = Aluminum Clad, Interior Grille Finish = Natural, Exterior Grille Finish = Brilliant White, 2W2H
 Lock Type = Stainless Steel Concealed Hardware,
 Hardware Type = Nested Folding Handle,
 Hardware Finish = Chestnut Bronze,
 Number of Locks = 2 Locks
 Screen Option = BetterVue Mesh,
 Screen Csmt Frame Color = Chestnut Bronze
 Room Location = None
 Is this a reorder? = No
 Plant Location = Rantoul IL, Phone = 1-800-301-8170 press 2, Fax = 1-800-225-9598, Email = RantoulMenards@Jeld-Wen.com, Catalog Version Date = 07/14/2015
 Anodized Finish = No, Kynar Finish = No, Exterior Color = White,
 Sash/Panel to Match Exterior Frame Color = Yes, Species = Auralast Pine,
 Interior Finish = Natural
 Jamb Width = 4.5625, Exterior Trim = Integral Nailing Fin,
 Drip Cap = Vinyl Drip Cap,
 Jamb Thickness = 4/4 JE



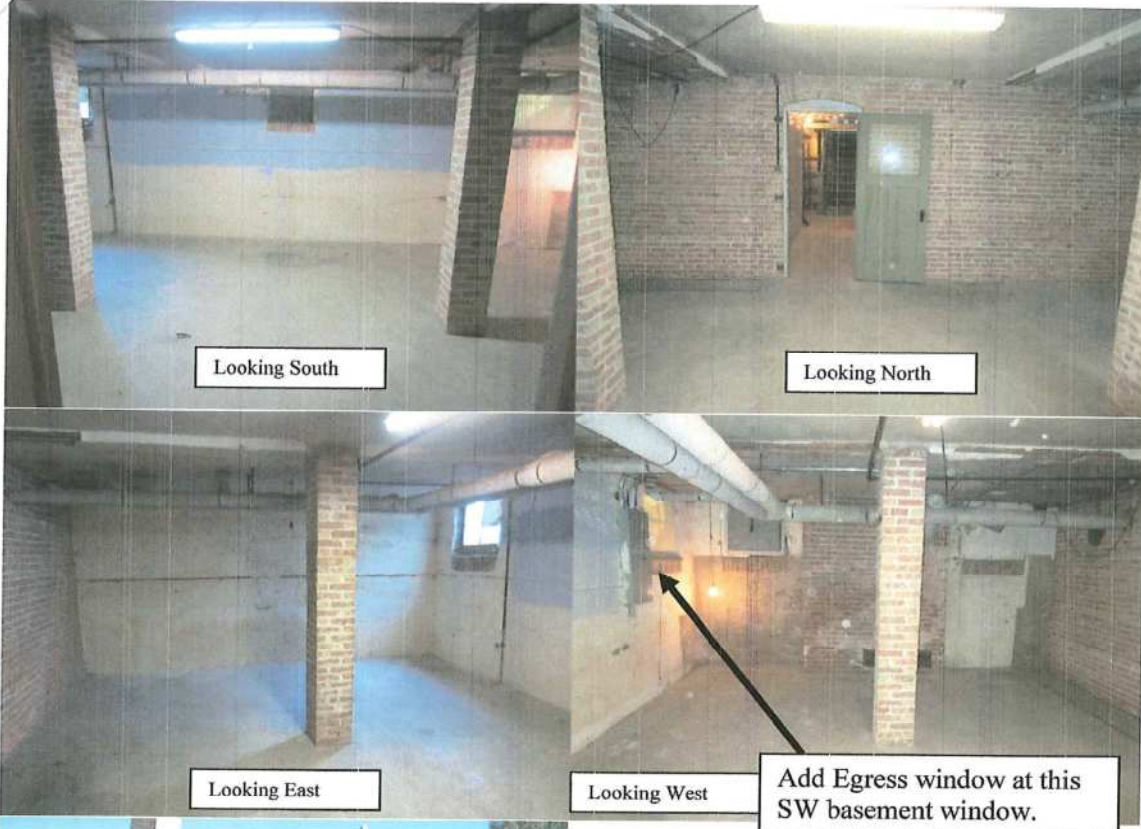
Wood Windows & Patio Doors

*Approx -
 Price
 Reference
 Based on size*

Price Breakdown	
Base	\$308.47
Extension Jamb	\$4.67
Grid	\$65.13
Custom Size	\$94.80
Hardware	\$29.55
Glass	\$17.62

Additional Info on Basement Windows

822 Park Avenue Beloit, WI 2015 Basement Room Remodel Pre-Work Pictures



Egress window to be in this SW corner of backyard.

Notes, Goals, and Plan on next page.

Basement Room Remodel cont'd.

GOAL:

Finish 17' x 28' basement room to be a safe, clean, and usable living space.

PLAN:

Keep all natural brick walls exposed, use existing door to room.

Keep 2 brick columns in existing locations.

Clean and seal concrete foundation walls, frame them, and plaster.

Repair/restore brickwork on chimney section located in room.

Repair deteriorated masonry around 4 windows in room.

Repair and re-plaster ceiling.

Install electrical wiring and lighting components per Code around the room.

Move boiler pipes closer to ceiling and change to appropriate sizing for existing new boiler system.

Replace 3 rotten windows with new wood windows to match existing character and features

Replace 1 rotten window with wood Egress window as noted above.

Install radiant floor heating supplied by current boiler system under new floor.

Add zone-control in basement rooms for heating control.

Paint room.

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: 822 Park 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.	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. New wood basement windows shall match the existing in material and overall look and style.	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: June 21, 2016	Agenda Item: 8	File Number: COA-2016-14
Applicant: Susan Behrens (on behalf of First Congregational Church)	Owner: First Congregational Church	Location: 627 Church Street
Existing Zoning: PLI, Public Lands and Institutions District	Existing Land Use: Single-Family Residential (Vacant)	Parcel Size: 1.487 Acres

Request Overview:

Susan Behrens, on behalf of First Congregational Church, has submitted a Building Alteration Permit application for the demolition of a structure in the College-Park Historic to the City of Beloit Residential Building Inspector. The submittal of the demolition application triggered a Certificate of Appropriateness (COA) application to allow for the demolition of the residential structure located at 627 Church Street in the City of Beloit. The subject structure is located on the same parcel as the First Congregational Church.

Section 32.07(b) of the Historic Preservation Ordinance grants the Landmarks Commission the authority to either authorize or refuse a Certificate of Appropriateness to demolish all or part of a historic building. The Commission may refuse to grant a COA authorizing the permit for a period of up to 10 months from the filing of the application, during which time the Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. The application was submitted on May 10, 2016. At the end of the 10 month period, or March 10, 2017, the Building Inspector may issue a permit to demolish the historic building, without the approval of the Commission, if:

1. The Commission and owner of the historic building were unable to agree upon a mutually acceptable method of saving the subject property; and
2. No one has proposed a method of saving the historic building which has a reasonable prospect of success; and
3. There are no funds available from any governmental unit or nonprofit organization for preservation of the historic building.

See Page 4 for the full text from Section 32.07 of the Historic Preservation Ordinance (Chapter 32).

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:

- Background Info
 - Similar COA request considered in November of 2010.
 - Request was tabled so other options could be considered.
 - Interior of structure cleaned up in the winter of 2010/2011 with the intent of being mothballed until other options had been fully evaluated.
 - No other record of contact with City since spring of 2011.
 - According to applicant, the Church has worked with multiple prospective buyers including both Beloit College, a member of their congregation, and a daycare, who ultimately decided not to purchase the property for a dollar due to a variety of factors including maintenance.
 - The house has not been openly advertised for sale to the general public.
 - According to the applicant, this is to prevent the property from being purchased by an absentee landlord.
- Structure Info
 - The subject property is located in the College-Park Historic District and is classified as "Contributing".
 - The Queen-Anne style home was constructed in the 1890s.
 - The condition of the structure was noted as "Good" in the 1981 Intensive Survey.
 - Extensive alterations
 - Front wrap-around porch removed prior to 1981 Survey
 - Vinyl siding

- New vinyl windows and doors
 - Staff submitted an inquiry to Legacy Architecture regarding the subject property in March of 2016
 - From Legacy Architecture – “The property at 627 Church Street lacks integrity. Despite being in the district, the house significant porch and side additions, replacement windows and doors, and vinyl siding. While it does resemble the original Queen Anne house, it does not have the necessary integrity to be contributing.”
- Current Condition (according or applicant)
 - New roof needed
 - Dated electrical and plumbing that no longer meets code
 - Interior deterioration due to lack of heat for 3+ winters
 - Asbestos abatement
 - Insulation needed
 - New flooring and some ceilings
 - A quote from Draeving Construction, Inc received in July of 2014 estimated a total cost of \$296,300 to rehabilitate the building and bring it up to current code. See Page 15 for the complete quote.
- **Findings of Fact:** Section 32.07(2) of the Historic Preservation Ordinance includes standards to be used in determining whether to issue a COA for any demolition. The Ordinance states that the Commission shall consider and may give decisive weight to any or all of the following:
 - (a) *Whether the historic building is of such architectural or historic significance that this demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.*

The extensive alterations to the house have greatly degraded the historic and architectural integrity of the building. The opinion of Legacy Architecture also confirms the lack historic features remaining on the structure.
 - (b) *Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State.*

This house is a contributing structure within the historic district, and the preservation of structure, regardless of condition, would benefit the public. When considered in the context of the entire district, demolition of this house would result in a substantial gap along this block. The Bluff Street Historic District is an example of the negative visual affect a vacant lot can have on the entire district.
 - (c) *Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in section 32.01 and to the objective of the historic preservation plan for the applicable district as adopted by the City Council.*

The issuance of a COA to demolish a historic building for financial reasons would be contrary to the purpose and intent of the Historic Preservation Ordinance.
 - (d) *Whether the historic building is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.*

The structure could be reproduced, but only with great expense.
 - (e) *Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.*

By preserving the integrity of this block of the historic district, the retention of this house would promote the general welfare by encouraging study of American history and architecture. If anything, the house represents an example of how alterations can degrade and negatively affect a historic structure.
 - (f) *Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair.*

The deferral of certain maintenance and repairs has led to a long list of necessary repairs, as described in the attached letter.
 - (g) *Whether any new structure proposed to be constructed or any change in use proposed to be made is*

compatible with nearby historic buildings or the historic district in which the subject property is located.

Not applicable.

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 ***tabling*** the Certificate of Appropriateness to demolish the residential structure located at 627 Church Street in the City of Beloit in order to provide additional time for the Commission and the applicant to evaluate options for preservation of the structures.

Fiscal Note/Budget Impact: N/A

Attachments: Demolition Regulations, Location Map, Aerials, Applications, Intensive Survey, Letter of Intent, Estimate, Photos

Section 32.07 – Regulation of Demolitions

32.07 - REGULATION OF DEMOLITION. (Am. #2410; #2488; #3029)

Unless an historic building has been condemned pursuant to §66.0413(3), Wis. Stats., the Building Inspector may not grant a permit to demolish all or part of any historic building except as follows:

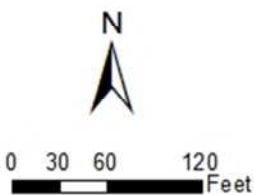
- (1) PERMIT.
 - (a) An owner requesting a permit to demolish an historic building shall file the application with the Building Inspector. The Building Inspector shall file a copy of the application with the Commission.
 - (b) The Commission may issue a certificate of appropriateness to authorize the Building Inspector to grant a permit to demolish all or part of an historic building.
 - (c) The Commission may refuse to authorize a permit for a period of up to 10 months from the filing of the application, during which time the Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property.
 - (d) During this time, the owner shall take whatever steps deemed necessary by the Commission to prevent further deterioration of the historic building.
 - (e) During that period, the owner and Commission shall cooperate in attempting to avoid demolition of the historic building.
 - (f) At the end of the 10-month period, the Building Inspector may issue a permit to demolish the historic building, without the approval of the Commission, if:
 1. The Commission and the owner of the historic building were unable to agree upon a mutually acceptable method of saving the subject property; and
 2. No one has proposed a method of saving the historic building which has a reasonable prospect of success; and
 3. There are no funds available from any governmental unit or nonprofit organization for preservation of the historic building.
 - (g) If at the end of the 10-month period, the Commission determines that there is a mutually agreeable method of saving the historic building; that there is a project underway that has a reasonable prospect of success; or that there are funds available to preserve the historic building, no demolition permit may be issued without the approval of the Commission. If, after two additional months, there is no mutually agreed method of saving the property; no proposed method of saving the historic building which has a reasonable prospect of success; and no funds available to preserve it, the Building Inspector may issue a permit to demolish the historic building without the approval of the Commission.
- (2) STANDARDS. In determining whether to issue a certificate of appropriateness for any demolition, the Commission shall consider and may give decisive weight to any or all of the following:
 - (a) Whether the historic building is of such architectural or historic significance that demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
 - (b) Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State.
 - (c) Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in §32.01 and to the objectives of the historic preservation plan for the applicable district as adopted by the City Council.
 - (d) Whether the historic building is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.

- (e) Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.
 - (f) Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair. (Am. #2488)
 - (g) Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located.
- (3) APPEAL. If a property owner is denied a certificate of appropriateness authorizing a permit to demolish all or part of an historic building, and the property owner claims that the denial constitutes a denial of all use of the property, the property owner may appeal such decision to the City Council within 30 days of the Commission's decision. The City Council may, after a public hearing and by a majority vote of all of its members authorize the issuance of a demolition permit. Notice of the public hearing shall be given by publication of a class 2 notice and by written notice mailed to the applicant and the Commission at least 7 days prior to the public hearing. If the Council finds that the property owner is not denied all use of the property, then the 10-month moratorium period shall continue as provided in subsection (1).



627 Church St (801 Bushnell St)

Location Map

COA-2016-14



Legend

-  Full Parcel
-  COB Parcels

Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: June 2016

For: City of Beloit

Planning & Building Services

Date of Aerial Photography: April 2011

Document Path: \\s:\data\GIS\Information\GIS\Projects\2016\COA_2016_14\Final\Map\627 Church St (801 Bushnell St).map

Aerial (showing with building and with building removed)



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-2016-14

1. Address of property: 627 Church St

2. Parcel #: 13660410

3. Owner of record: First Congregational Church Phone:

801 Bushnell St Beloit WI 53511

4. Applicant's Name: Susan Behrens (on behalf of First Congregational Church)

2540 E Ridge Rd Beloit WI 53511

(Office Phone #) 1608-362-2481 (Cell Phone #) 1st behrens@charter.net (E-mail Address)

5. Present use of property: Single-Family Residential

6. The following action is requested:

[X] 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.)

Demolition of principal structure

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: <u>\$50.00</u> / \$25.00* if staff approved Amount paid: \$ _____	
<small>* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.</small>	
Scheduled meeting date: <u>6/21/16</u>	
Application accepted by: <u>ARM</u>	Date: <u>5/20/16</u>

Building Alteration Permit - Demolition



BUILDING ALTERATION PERMIT APPLICATION

May 11, 2016

Tax Parcel _____

Location 627 Church St

Owner First Congregational Church

Address 801 Bushnell St

City Beloit State WI Zip 53511

Owner ID _____

Building Contractor NA

Address _____

City _____ State _____ Zip _____

Phone # _____ Contractor ID _____

Type of Work

Residential

____ Alteration (A021)

____ Repair (A021)

Wrecking (M000)

____ Reduction of Size (A021)

____ Moving < 500 Sq Ft

of Days _____

Commercial - Heated

____ Alteration (C031)

____ Repair (C031)

____ Wrecking (M010)

____ Reduction of Size (C031)

____ Moving > 500 Sq Ft

of Days _____

Commercial - Unheated

____ Alteration (C050)

____ Repair (C050)

____ Wrecking (M010)

____ Reduction of Size (C050)

Description We are again requesting permission to demolish the house and garage

Cost of Improvement

\$ _____

Minimum fee: \$30.00

The applicant certifies that all of the above information is true and correct, and agrees to do the work described according to the information given, the plans and specifications filed, and to be in full compliance with all applicable laws, codes, rules and regulations of the City of Beloit and the State of Wisconsin. The applicant has read the Cautionary Statement to owners obtaining building permits. This permit is good for one year; deadlines contained therein are always subject to any shorter deadline contained in an order imposed by the Division of Housing Services and Code Enforcement.

Applicant's Signature: Susan L. Bekens, clerk

Inspector's Signature: _____

Housing Services (608) 364-6700 Date _____ Cash _____ Check _____ Check # _____

Intensive Survey - 1981

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: 627 Church Street		Legal Description:		Date: July, 1981	
Current Name & Use: Residence		Current Owner:		Acreage:	
Film Roll No. RO-88 *RO-101		Current Owner's Address:		Church	
Negative No. 3 * 11		Special Features Not Visible In Photographs:		Number 627	
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		Street	
2 Original Name & Use:		Source	Previous Owners	Dates	Uses
Dates of Construction /Alteration c. 1890 ?		Source A			
Architect and/or Builder:		Source			
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		Section	
Architectural Statement: Two story plus attic Late picturesque Queen Anne style residence with gable and interrupting multi-sided tower roofs over extending bays. Aluminum siding over clapboard resulting in removal of detail and covering of eave bracketing and window trim.		Historical Statement:		Map Name Near East Side Historic District	
5 Sources of Information (Reference to Above) A Visual estimate of surveyor		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		Range	
B		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		Town	
C		8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>		Range	
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: <u>R</u>		Section	
E				Map Name	
F				Map Name	

Letter of Intent from Applicant

May 11, 2016

Beloit Landmarks Commission
Beloit Neighborhood Planning Commission
City Hall
Beloit, Wisconsin 53511

Dear Sirs:

The First Congregational Church, Beloit, respectfully requests that we be allowed to tear down the house and garage located at 627 Church Street, which is owned by the Church and is on the same lot as the Church.

In 2010, we previously requested a Certificate of Appropriateness to demolish the same property. At that time the Landmarks Commission refused this request. Because the request would not be allowed, the Church withdrew its application.

The Church's letter of 2010 documented the need to demolish this property at that time.

In the past 5 ½ years, nothing has improved. We repaired leaks in the roof. However, we have had no use for these buildings and they have stood vacant. We are now at a point where we cannot afford to maintain these vacant buildings.

We have hoped that a use would be found for it. We have not advertized it for sale because we have been concerned that people who might desire to own this type of property would not put it to good uses. In other words, we did not want to risk bringing undesirable activities into the neighborhood. One of our members, with a large family, wanted to purchase it, fix it up and live in it. However, when he found the expense involved, he could not do it. There was a group of parents, employees at Beloit College, who wanted to make it into a daycare for the children of College employees. When they tallied up the expense involved, that deal fell through as well. Over the years we have talked to the College administration about the property. They have toured it and evaluated it. We approached them one more time about 3 months ago. They are still not interested.

This property has been an ongoing problem for us ever since our new church was built in 2000 after the fire.

The church council revisited the issue again in recent meetings. Our position was reiterated:

- We do not have the funds to repair these buildings to useful condition
- We do not need the space any more for either Sunday School or offices

- We do not need the space any more for either Sunday School or offices
- We are concerned that it will soon become an eyesore and hazard to the neighborhood
- We are concerned that in the Beloit economy no person or company will be able to rehab it and then maintain it because of today's costs
- We would like to maintain control of the land to try to keep it a pleasant area for the neighborhood. We do not want this to be purchased by a 'slum landlord'
- The time for repair and use of this property is long past and we cannot continue to maintain empty buildings

Mr Alex Morganroth requested estimates for the repairs needed on this property. The estimates needed would include, but are not limited to, the following:

- roof
- gutters
- windows
- furnaces (there are 3)
- plumbing
- electricity
- plastering repair or plasterboard
- create a kitchen
- create a full bathroom and update other bathroom
- asbestos management
- insulation

After giving the request for estimates sincere consideration, we believe that it is not ethical for us to require the time and energies of these many businessmen to request new estimates for a property which we have no intension of repairing. This would be a huge waste of their time and definitely unfair to them and their businesses.

However, we did have an estimate done in 2014. As you can see, this is nearly \$300,000.00!

The one alternative we have considered is finding someone to move the house off this lot and rehab it in a different location. This would be acceptable to us. The conditions would be:

- purchase the buildings for \$1.00
- remove both the house and garage entirely and clean up any debris and remnants of manmade products remaining on the lot.
- fill in any holes remaining in the ground by first properly managing anything that is below ground surface level and then fill in the holes
- in other words, they would need to make the site ready for sewing grass seed or applying sod.

We are definitely aware that buildings can be moved and be functional structures. This worked well for the Baptist house and also for our parsonage which was moved from our property after the fire.

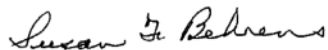
We also wish to point out that the outside of the house was drastically changed many years ago and contributes little to the ambience of the Historic District. There is a picture of the house as it originally was: a large, beautiful porch wrapped around the front and side, and the original siding was still in place. The removal of the porch and other decorative accents from the turn of the 18th to the 19th century have left it unattractive and not in harmony with the houses which remain and are maintained in their original condition. The siding is, of course, not true to the period of the house either.

The inside of the house has deteriorated, especially after the heat had to be stopped because of expense (note that it took 3 furnaces to heat this building!), with plastering in disarray and plumbing needing to be totally redone. We could not trust the electricity to be safe and that has been turned off also.

This is the time that we must take action on this property.

We respectfully request that we be allowed to demolish the buildings at 627 Church Street.

Yours truly,



Susan Behrens, Council member and clerk

Repair Estimate Provided by Applicant

Draeving Construction Inc.

3236 Prairie Avenue
Beloit, WI 53511

Phone# 608-365-6690
Fax # 608-365-2270
Email draeving@draevingconstruction.com

Estimate

Estimate Date: 7/28/2014

Estimate #: 596

Customer:

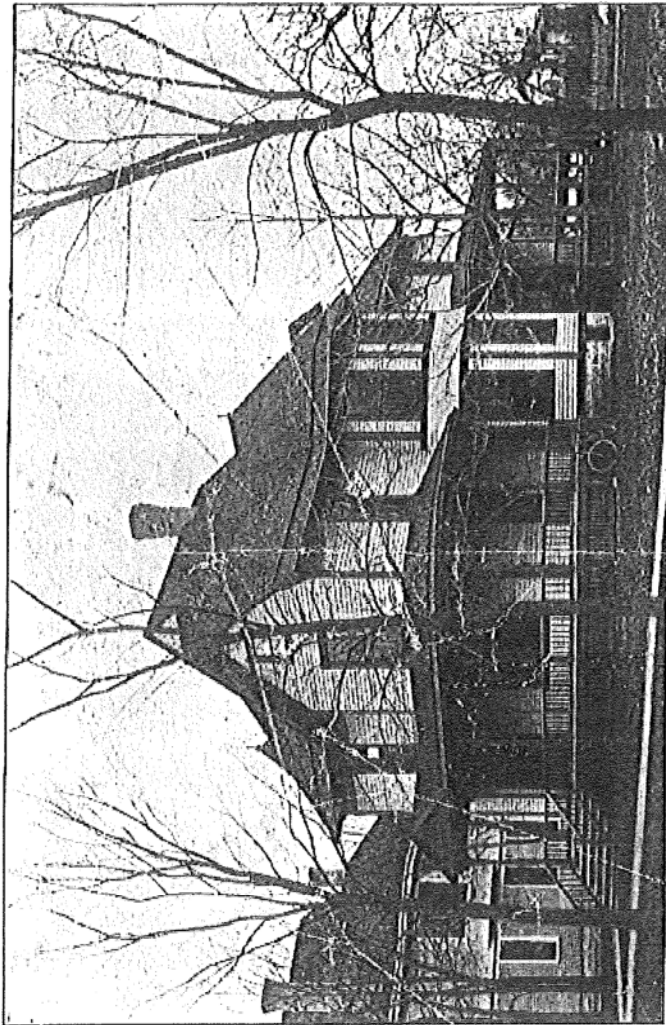
First Congregational Church
801 Bushnell St.
Beloit, WI. 53511

Description	Sub Total
Bring 627 Church Street back up to commercial code	0.00
Reroof house	23,000.00
Replace windows	35,000.00
Replace damaged sidewalk and drive	11,000.00
Install ADA ramp and railings	18,000.00
Install new exterior doors	7,500.00
Landscaping of yard	4,500.00
Remove asbestos	13,500.00
Remove knob and tube electrical and bring up to code	34,000.00
Insulate exterior walls and attic	24,800.00
Plumbing and heating remove old plumbing and install new furnaces and duct work where needed	65,000.00
Patch and paint interior, install new drop ceilings, and install new flooring	60,000.00
Thank you for the opportunity to bid your work.	
Total	\$296,300.00

SIGNATURE _____

Photos

House before front porch removed – no date



RESIDENCE OF CHAM INGERSOLL, CHURCH STREET.

Photos



View from Church Street



View from Church Street



View from Rear Yard



View from Rear Yard





View from Church St



Carriage House