



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609

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Equal Opportunity Employer

**MEETING NOTICE AND AGENDA
BELOIT LANDMARKS COMMISSION
Tuesday, July 19, 2016, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the June 21, 2016 Meeting
3. Public Comments
4. Margaret Bredeson – Certificate of Appropriateness
COA-2016-23 Review and consideration of a Certificate of Appropriateness to replace the existing garage doors on the residential carriage house structure located at 837 Church Street.
5. Anthony Jackson – Certificate of Appropriateness
COA-2016-16 Review and consideration of a Certificate of Appropriateness to repair various front porch features and to tuckpoint the chimney on the residential structure located at 327 Vernon Avenue.
6. Discussion of Potential Uses for Structure 627 Church Street
7. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
8. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
9. Items for Future Agendas
10. Adjournment

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

Approved: Alex Morganroth, Planner
July 7, 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, June 21, 2016, 7:00 PM
The Forum, 100 State Street

1. Roll Call

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

Commissioners Blazer, Joyce, Vater, Johnson, Vollmer, and Sloniker were present.

Commissioner Kaye and Truesdale were absent.

2. Minutes of the March 15, 2016 Meeting

Commissioners Joyce and Vater moved to approve the minutes. Motion carried, 6-0.

3. Public Comments: Rob Lynch, son of the owner of the Aldrich House at 423 Bluff Street, gave a brief overview of his experience with rehabbing the house and voice his support for the rehabilitation of 627 Church Street.

Bill Dorr, a resident in the College Park Historic District area, gave a summary of his experience with the house at 627 Church Street. In 2010, he and other residents helped clean up the house in order to find a buyer.

John and Natalie Waltrous, owners of 805 Church Street, both expressed their disapproval of the demolition of 627 Church Street and urged the Commissioners and the Church to find a compromise that allowed the building to remain in place.

Scott Lynch, the owner of the Aldrich House at 423 Bluff Street gave a summary of the rehab efforts at the Aldrich House and registered his support for saving the house at 627 Church Street.

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.

Mr. Morganroth read the staff report and recommendation.

Commissioner Vollmer gave an overview of the Site Visit Committees walk-through. Commissioner Blazer described the current condition of the siding and stated that the proposed projects are appropriate for the level of deterioration. Mr. Schneider gave an

overview of the siding condition and described the various siding options available. Mr. Schneider also described the proposed replacement windows.

The Commissioners expressed their approval of the wrap-around porch as it would complement the facade of the house facing Bluff Street.

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

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.

Mr. Morganroth read the staff report and recommendation.

The Commission expressed their support for shed Option 1.

Mr. Amstutz asked the Commission if the COA could be amended to allow a gravel pad instead of a cement pad.

Commissioner Vater made a motion to amend the COA to allow gravel instead of cement for the pad. Commissioner Joyce seconded the motion. Motion carried, 6-0.

Commissioners Joyce and Vollmer made a motion to approve the amended COA. Motion carried, 6-0.

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.

Mr. Morganroth read the staff report and recommendation.

Mr. Pann explained how he would attached the railing to the house and reiterated that the overall look of the front staircase would not be different than the existing.

Commissioners Joyce and Vollmer made a motion to approve the COA. Motion carried, 7-0.

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.

Mr. Morganroth read the staff report and recommendation.

Commissioner Joyce asked the applicant if he would need longer than one year to complete the projects. Mr. Ruch affirmed that he would need more time and suggested using the Wisconsin Historical Society deadline of five years from project start.

Commissioner Joyce made a motion to amend the COA to extend the deadline to be identical to the deadline set by the Wisconsin Historical Society. Commissioner Vater seconded the motion. Motion carried, 6-0.

Commissioner Vater asked the applicant to explain the methods he when replacing the brickwork around the proposed new egress. The applicant stated that he would make the top decorative bricks identical to what is existing. The applicant confirmed that the depth of the egress window would change, but not the width.

Commissioner Vater made a motion to amend the COA to require the brickwork around the new egress match the brickwork around the remaining existing windows. Commissioner Joyce seconded the motion. Motion carried, 6-0.

Commissioners Vollmer and Sloniker made a motion to approve the amended COA. Motion carried, 6-0

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.

Mr. Morganroth read the staff report and recommendation.

The Commission asked Ms. Behrens to give a summary of the timeline of events that got the church to this point. Ms. Behrens described how the church used the structure until around 2010 and have not been able to maintain the structure since due to the cost. She expressed the congregation's and church board's support that the house be demolished.

Commissioner Joyce stated that demolition of the building is the last resort option and that the Commission would like to work with the applicant to find options that do not involve demolition.

Commissioner Vater suggested monthly meetings with church board members and Commissioners to be held once a month over the course of the 10 month review period. Ms. Behrens agreed that meetings would be beneficial in finding an option.

Commissioner Vollmer requested financial statements from the church in order to determine whether or not repairs were financially feasible.

John Carroll, a resident of Beloit, expressed his support for saving the building. He wondered why the church wouldn't open up the sale of the property to everyone as opposed to just certain buyers.

Bill Dorr expressed his concern that the churches property rights were being infringed on, but also expressed support for saving the house.

Commissioner Blazer asked Ms. Behrens for a tour of the property. Mr. Morganroth stated that he would set a meeting up at the house for a few Commissioners and church members.

Commissioners Vater and Joyce moved to table the COA. Motion carried, 6-0.

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

Mr. Morganroth reported that four new staff-approved COAs were issued since the last meeting.

Mr. Morganroth informed the Commission that Legacy Architecture will hold a wrap-up meeting for the Intensive Survey on July 19, 2016 at 5:30pm in the Beloit Public Library. The meeting will be open to the public

10. Committee Reports

Education and Outreach Committee: Commissioner Johnson informed the Commission that she would be holding a walking tour of the west side on October 15, 2016. She also gave the Commissioner an update on the garden awards.

Grant Writing Committee: None

Site Visit Committee: Commissioner Vollmer informed the Commission that the committee visited all five properties.

11. Items for Future Agendas

None

12. Adjournment

Commissioners Joyce and Johnson moved to adjourn at 8:58pm. Motion carried, 7-0.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: July 15, 2016

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: July 19, 2016

Agenda Item: 4

File Number: COA-2016-23

Applicant: Margaret Bredeson

Owner: Margaret Bredeson

Location: 837 Church Street

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

Existing Land Use: Single-Family Residential

Parcel Size: .21 Acres

Request Overview:

Margaret Bredeson has submitted an application for a Certificate of Appropriateness to replace the garage doors on the residential garage structure located 837 Church Street in the City of Beloit. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an historic district.

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.
 - Dutch Colonial-style and constructed in 1925.
 - High level of historic integrity remaining and main house is in excellent condition.
- Current Condition (Garage)
 - Carriage House/Garage has four swinging wood doors, each with 3 over 3 paned windows.
 - Doors show significant deterioration in areas, specifically on the bottom where water has caused rot and discoloration.
 - Although deterioration has affected the doors, it is the opinion of staff that they are not unrepairable and may just need reinforcement, replacement in a few sections, and new hardware in order to improve functionality.
 - Cars not currently stored in garage due to difficulty of opening and closing doors.
 - It is unknown whether the garage and garage doors are originally, but is likely due to the main houses date of construction.
- Project Scope
 - The applicant has requested permission to install a new overhang garage door.
 - Proposed overhead door (see attached spec sheet) is 16' x 7' and included a double row of windows.
 - White in color with black heavy gauge galvanized steel hardware.
 - Exterior manufactured to mimic wood grain.
 - Contractor would reinforce or install a new header which would not be visible from the exterior.
 - New garage door would add functionality to the garage.
- **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 applicant is proposing a garage door replacement that will look historic from the curb due to the windows, hardware, and faux wood grain texture. However, the proposed door does not match the material or exact style of the existing doors. Although the door does not technically meet this criterion, the proposed door would not necessarily detract from the character of the landmark in the historic district.

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 replace the swing garage doors with an overhead door on the residential garage structure located 837 Church Street, 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 July 19, 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, Photos, Project Specifications, COA General Criteria Checklist

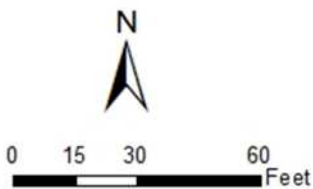
Location Map

837 Church Street



COA-2016-23



Document Path: \\scb\apps\GIS\morgano\GIS\Projects\Map\COA_837_Church_Street.mxd



Legend

-  837 Church St
-  COB Parcels

Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: July 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-2016-23

1. Address of property: 837 Church St

2. Parcel #: 13670610

3. Owner of record: Margaret Bredeson Phone: 608 346 9499

837 Church St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Margaret Bredeson

837 Church St Beloit WI 53511
(Address) (City) (State) (Zip)

1 608 346-9499 bredesonp@charter.net
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: residence

6. The following action is requested:

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

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

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

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

Item 1: Replace existing ^{wood} garage swing doors with 16' x 7' remote control door with double row of windows. The new door has look of embossed wood grain carriage style with heavy gauge galvanized steel + polyurethane insulation.

Item 2: Storage shed at back of lot for mowers + other items. 10 x 8 or 7 x 7

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).

Margaret Bredeson *Margaret Bredeson* *7/1/16*
 (Signature of applicant) (Print name) (Date)

Review fee: <u>\$50.00*</u> / <u>\$25.00* if staff approved</u> Amount paid: \$ <u>50.00</u>
<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>7/19/16</u>
Application accepted by: <u>ABM</u> Date: <u>7-1-16</u>

1981 Intensive Survey

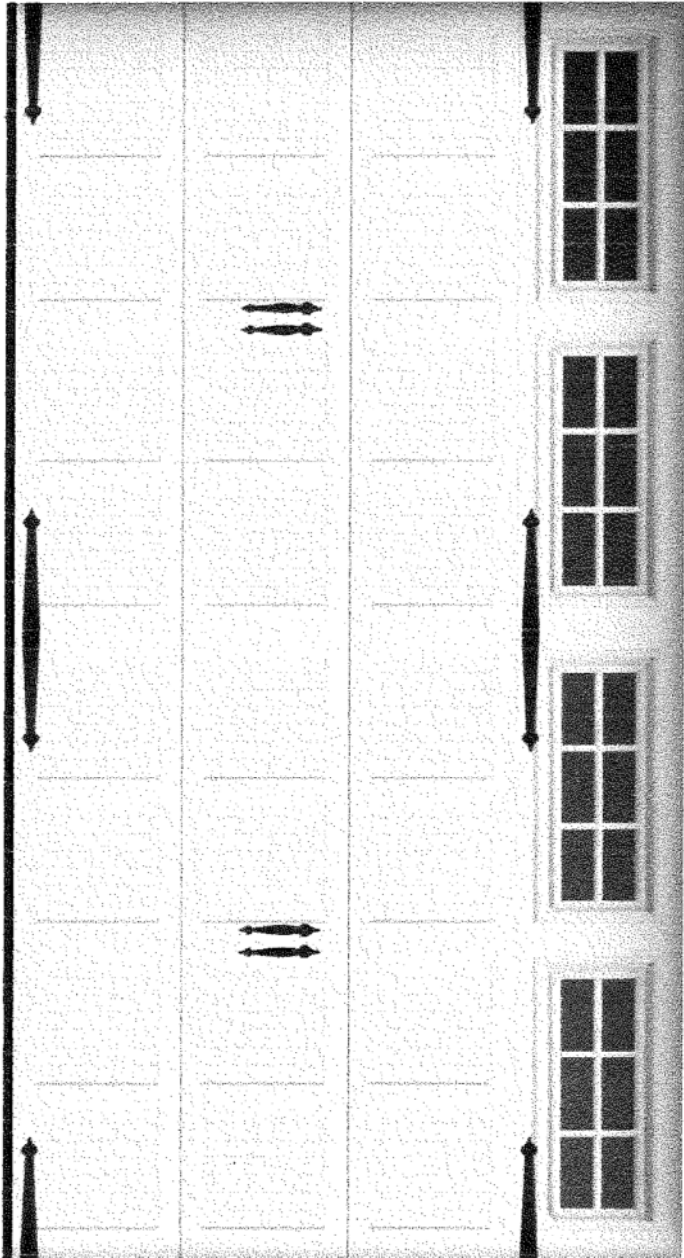
INTENSIVE SURVEY FORM		Historic Preservation Division		State Historical Society of Wisconsin		
City, Village or Town: 1 BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981		
Street Address: 837 Church		Legal Description:		Acreage:		
Current Name & Use: residence		Current Owner:				
Film Roll No. RO-116	 Prints	Current Owner's Address:				
Negative No. 2		Special Features Not Visible In Photographs:				
Facade Orient. W	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. 1925		Source A				
Architect and/or Builder:		Source				
3 Architectural Significance		4 Historical Significance				
<input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input 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: A gambrel roofed Dutch Colonial brick house, with flared eaves, dormer with pent roof, and gable returns.		Historical Statement:				
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys				
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				
C		<input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
D		8 District: Near East Side Historic Dist.				
E		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>				
F		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>				

Church
 837
 Town
 Range
 Section
 Map Name
 Near East Side Historic District
 Map Code
 NES 116/2

Exterior Photos



Garage Door Replacement



600 series

600 Series / 1 3/8" thick / R-13.45



670 in sandstone



660 in sandstone with 6 pane windows, hinges and handles



680 in white



Raised Ranch Panel
Model 670
All Colors Except Walnut
Bevelite Windows p22
Ranch Windows p24



Raised Standard Panel
Model 680
All Colors Except Walnut
Bevelite Windows p22
Standard Windows p25



Sculptured Raised Panel
Model 690
All Colors Except Walnut
Bevelite Windows p22
Standard Windows p25



A Full Thermal Break is used in the tongue-and-groove construction of all 600 series doors. This rigid vinyl extrusion seals the joints and -eliminates metal-to-metal contact, which limits the transfer of temperature.

Make a Statement.

The 600 Series combines the look of deep embossed wood grain with the strength and durability of heavy gauge galvanized steel for years of virtually maintenance free use without the worry of warping, cracking, or rotting. This series provides maximum energy efficiency with 1 3/8" thick, CFC free, polyurethane insulation that provides more than five times the insulating value of wood. Backed by a Limited Lifetime Warranty, the 600 Series is ideal in all climates and offers a full range of color and window options. Adding beauty and value to your home has never been so easy!

R Value
13.45

p15

Country Door Systems, Inc.

625 S. Wuthering Hills Drive
Janesville, WI 53546
T: (608) 752-9537, F: (608) 756-4313

Submitted To: Peg Bredeson
bredesonp@charter.net

Job Address: 837 Church Street
Beloit, WI 53511

Phone #'s Home: 608-346-9499 Email: Mobile: Fax:

Qty.: 1 Size: 16' x 7' Brand: Haas Model: 660 \$1,215.00
Sections High 4 Panels Wide 8

Option: 1 Set of Black Spade Handles and Hinges: \$125.00

Panel Design Short Ribbed Panel

Door Colors White \$

Door Stop Color Match to door

- Insulation Type Urethane R-Factor R-13.45

- **Windows: Customer Deciding on Inserts with DSB Non insulated Glass in the Top Section** \$400.00

Spring Type Torsion Track Configuration Radius 6" Low Headroom

Omit Door Lock

New Construction Opening
Customer will have the opening framed
Visual Inspection of framed opening is Required for a valid quote.

Notes or Directions to job site:

Qty: 1 LDO 50 with a 7' Rail \$325.00

A 1/2 hp

B Chain Drive

C 2 Transmitters with 1 Button

D

Date ready: _____

Order date: _____

Acknowledgment #: _____

Ship Date: _____

Installed Price: \$1,940.00

50% down payment required to order: \$970.00

Balance Due Day of Installation: \$970.00

Completed flush, plumb and level jams, header and spring blocks are the responsibility of the General Contractor or Owner.

Country Door Systems is not responsible for door sealing against floors that are not level.

Note: Please allow 2-3 weeks for special order doors to be fabricated and delivered for installation. Note: All dents and scratches on exterior of door must be reported within (3) working days.

Accepted By: _____ Date: _____

Submitted By: _____ Date: 6-28-2016

Nick Knuth, Sales Representative

This quote is subject to acceptance within (30) days - Prices Subject to Change Without Notice - Please Confirm Pricing Before Ordering

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: 837 Church Street

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. The existing doors on the garage likely represent a distinguishing original quality, although it is not known for sure if the garage or doors are original. Although they may represent a distinguishing quality on the garage, they are rather insignificant when compared the principal structure.	X	X	
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	X		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities. Proposed new garage door does not match the existing in composition, but does match in design color, texture, and other visual qualities.	X	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: July 19, 2016

Agenda Item: 5

File Number: COA-2016-24

Applicant: Anthony Jackson

Owner: Neighborly Home Rentals, LLC

Location: 327 Vernon Avenue

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

Existing Land Use: Vacant Single-Family Residential

Parcel Size: .24 Acres

Request Overview:

Anthony Jackson, on behalf of Neighborly Home Rentals, LLC, has submitted an application for a Certificate of Appropriateness to rehabilitate the front porch on the residential structure located at 327 Vernon Ave 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 is a *contributing* structure located in the Bluff Street Historic District.
 - Brasstown Cottage-style constructed in 1883.
 - House was noted as being in “excellent” condition in 1981 Survey after rehab in 1975. Structure has experienced moderate deterioration of certain features since then.
- Current Condition (Porch)
 - Porch railings, treads/risers, decking, and support posts have experienced mild to severe rotting.
 - Rot has caused the railings to become unstable.
 - Decking has started to buckle and present a safety issue.
- Project Scope (see attached scope from Wiser Home Improvement and Repair.
 - Removal of existing deck boards, treads, risers, handrails, and trim boards.
 - Installation of new 3 step pressured treated stair stringers, total of four.
 - Installation of three 2” x 12” x 8’ pressure treated stair treads and three 1” x 8” by 8’ treated risers.
 - Installation of 1 1/4” x 6” tongue and groove deck boards.
 - Wrap new posts in 1” x 4” treated material.
 - Installation of four new hand rails with existing details cut in out of 2” x 4” material
 - Will paint or stain to match existing after drying for 6 -12 months.
 - All wood material used in project is pressure treated select pine.
 - All decorative details will be cut and restored to reflect its original state.
- **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 applicant is proposing a complete rehab of the front porch. If completed as described, the proposed work will result in a new front porch that matches the existing in material, texture, style, and overall visual qualities. It is essential that the decorative elements of the porch be restored or recreated in order to retain the historic integrity of the front façade. The project would therefore be compatible with the original architectural style and charter of the landmark in the historic district.

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 rehabilitate the front porch on the residential structure located at 327 Vernon 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. The completed work shall be painted or stained within 12 months of project completion in order to match the existing colors.
4. The applicant shall exactly recreate all architectural details on the existing porch including but not limited to the railings, balusters, stair treads, risers, support posts, and trim boards.
5. The posts shall be wrapped in treated pine.
6. The applicant shall use tongue and groove deck boards when replacing the existing deck boards.
7. All work shall be completed by July 19, 2017.
8. 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, Project Specifications, COA General Criteria Checklist

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: CA-2016-24

1. Address of property: 327 Vernon Ave - Beloit, WI

2. Parcel #: _____

3. Owner of record: Neighborly Home Rentals, LLC Phone: 608-751-5441
PO Box 32 Orfordville, WI 53576
(Address) (City) (State) (Zip)

4. Applicant's Name: Anthony Jackson, Managing Member
PO Box 32 Orfordville WI 53576
(Address) (City) (State) (Zip)

608-751-5441 / (Office Phone #) 1 (Cell Phone #) 14jnhc1221@gmail.com (E-mail Address)

5. Present use of property: Vacant

6. The following action is requested:

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

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

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

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

Repair of rot on front porch / steps
Repair or replace rotten railings
Paint / Chimney repair of leak
* Contractor to provide details - forthcoming

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).

Anthony Jackson Anthony Jackson 7-8-16
(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: 7/19/16
Application accepted by: AEM Date: _____

1981 Intensive Survey

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: 327 Vernon Avenue		Legal Description:		Date: July, 1981	
Current Name & Use: Residence		Current Owner:		Acreage:	
Film Roll No. RO-91 *RO-98 *RO-118				Current Owner's Address:	
Negative No. 16 *10 *16				Special Features Not Visible In Photographs:	
Facade Orient. S				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No	
2 Original Name & Use:		Source	Previous Owners	Dates	Uses
Dates of Construction / Alteration 1883		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: 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: One and one-half story large "Brasstown Cottage" type house with front cross gable roof. Gable contains fish scale shingle triangular detail above window; 45° extended bay at corner contains extensive Stick detail. Clapboard siding. Rehabilitated after 1975.		Historical Statement:		Map Name Bluff Street Historic District	
5 Sources of Information (Reference to Above) A Beloit Tax Records, RCHS Archives		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		Map Code BS 91/16	
B		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
C		8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/18			
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					

Exterior Photos











WISER HOME IMPROVEMENT & REPAIR

Janesville, WI 608-359-2537

Plan to restore front porch on Historic Victorian home built in the 1900's, located at 327 Vernon Ave Beloit, WI.

Removal of existing deck boards, treads, risers, handrails, and trim boards.

Installation of new 3 step pressured treated stair stringers, total of 4.

Install 3 2in x 12in x 8ft pressure treated stair treads, 3 1in x 8in x 8ft treated risers.

Install 5/4in x 6in deck boards. Boards can be cut to tongue and groove if needed.

Install 4 x 4 x 8 support post if needed.

Wrap new posts in 1 x 4 pressure treated material.

4 new hand rails, with existing details cut in out of 2 x 4 material to match 20017 stain or paint to match color. Boards need 6 to 12 months to dry.

All wood material used for the restoration of this porch is pressure treated select pine.

All existing decorative details will be cut and restored to reflect its original state.

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: 837 Church 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