



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.beloitwi.gov

Equal Opportunity Employer

**MEETING NOTICE AND AGENDA
BELOIT LANDMARKS COMMISSION
Tuesday, September 20, 2016, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the August 16, 2016 Meeting
3. Public Comments
4. Angus Young Associates – Certificate of Appropriateness
COA-2016-23 Review and consideration of a request to amend a Certificate of Appropriateness granted on May 17, 2016 to allow the replacement of the ramp and sidewalk at the entrance of institutional structure located at 700 College Street.
5. C&E Wurzer – Certificate of Appropriateness
COA-2016-26 Review and consideration of a Certificate of Appropriateness to install new siding on the residential structure located at 961 Bluff Street.
6. Doug Anderson – Certificate of Appropriateness
COA-2016-33 Review and consideration of a Certificate of Appropriateness to replace a section of exterior wall on the residential structure located at 710 Park Avenue.
7. Shawn Gillen – Certificate of Appropriateness
COA-2016-34 Review and consideration of a Certificate of Appropriateness to replace the garage door at the residential structure located at 905 Bushnell Street.
8. Report on Staff Activities Since Last Meeting
 - A. Report on Staff-Approved Certificates of Appropriateness
 - B. CLG Grant Application for National Register Nomination and “Great Unveiling” event
 - C. Historic Signs
9. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
10. Items for Future Agendas
11. Adjournment

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

Approved: Alex Morganroth, Planner
September 8, 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, August 16, 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, Truesdale, and Sloniker were present.

Commissioners Vollmer and Kaye were absent.

2. Minutes of the July 19, 2016 Meeting

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

3. Public Comments: None

4. Margaret Bredeson – Certificate of Appropriateness

COA-2016-28 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.

Mr. Morganroth read the staff report and recommendation.

The applicant, Ms. Bredeson, reiterated her reasons for wanting a new garage door and discussed the various alternatives that she and Mr. Morganroth researched since the last meeting.

Commissioners Joyce and Truesdale made a motion to approve the COA. Motion carried, 4-2.

5. C&E Wurzer – Certificate of Appropriateness

COA-2016-16 Review and consideration of a Certificate of Appropriateness to install new siding on the residential structure located at 961 Bluff Street.

Mr. Morganroth read the staff report and recommendation.

Commissioner Blazer gave an overview of the Site Visit Committee's inspection of the property and stated that the committee was unable to determine whether original wood siding was in place behind the existing aluminum siding. Mr. Morganroth then stated that he was unable to make contact with the applicant prior to the meeting and therefore had no information on the potential wood clapboard under the aluminum siding.

Commissioner Joyce suggested that the Commission layover the COA request in order to provide the applicant with additional time to find out if the original wood siding is still in place.

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

6. Report from 627 Church Street Work Group

Mr. Morganroth stated that the work group met on Monday, August 15, 2016. He informed the Commission that the church had found a buyer and was in the process of working out the details of the sale and division of the land. He also stated that while the buyer is unknown, the church stated that the building will be occupied by a use permitted by-right in the PLI, Public Lands and Institutions District.

7. Discussion on Historic District Large Signage

Mr. Morganroth gave the Commission an update on the signage and explained that approximately \$1,200.00 of the sign grant remained. He asked the Commission to think about the potential location and style of the sign before discussing more in depth at the September 20, 2016 meeting.

8. 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 including COAs for new gutters at 847 Park Ave, a screen door replacement at 910 Bluff Street, a screen door and fence replacement at 714 Bluff Street, and two storm windows at 501 Prospect Street.

Mr. Morganroth also gave a brief update on the Certified Local Government grant that he will be applying for in the fall of 2016 in order to fund the National Register nomination of the Milwaukee Road/Emerson Street district.

9. Committee Reports

Education and Outreach Committee: Commissioner Johnson updated the Commission on the garden contest and reminded them that the Commission will have a table at the August 27, 2016 Beloit Farmers Market.

Grant Writing Committee: None

Site Visit Committee: Commissioner Blazer gave an update on the Site Visit Committee's activities since the previous meeting.

10. Items for Future Agendas

None

11. Adjournment

Commissioners Vater and Vollmer moved to adjourn at 8:07 pm. Motion carried, 6-0.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: September 16, 2016

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: September 20, 2016

Agenda Item: 4

File Number: COA-2016-09

Applicant: Joe Stadelman (Angus-Young Associates)

Owner: Beloit College

Location: 700 College Street (Campbell Hall)

Existing Zoning: PLI, Public Lands and Institutions District

Existing Land Use: College

Parcel Size: 21.22 Acres

Request Overview:

The Landmarks Commission issued a Certificate of Appropriateness to renovate the front portico, remove the existing ramp and install a new ramp, and install hardscape elements at Campbell Hall on the Beloit College campus on May 17, 2016. The applicant, Joe Stadelman on behalf of Beloit College, is requesting an **amendment** to the COA that would allow them to reinstall only six of the eight original columns on the front portico.

The original plan for the portico was to replace the deteriorating bases on each of the eight columns with polyurethane bases and reinstall all eight columns. However, after installing the ramp up to the entranceway, the applicant and Beloit College discovered that leaving off two of the rear columns would provide more space to those using the ramp in order to access the building. The applicant is requesting the Landmarks Commission amend the COA approved on May 17, 2016 to allow for the installation of only six of the eight original columns.

The proposed new column configuration would not be identical to the original. However, the portico and columns were constructed in the 1940s and are not original to the buildings. In addition, the new configuration would improve the function of the ramp and porch while retaining the look and style of the portico. For these reasons, staff recommends approval of the amendment request.

The project is complete (see photo below), but the columns can be installed if the Commission denies the COA amendment request.



Sections of the original staff report, Location Map, and various historic photos are below.

Key Issues:

- Structure Info
 - Campbell Hall is located on the Beloit College campus, all of which is located in the College-Park Historic District.
 - Greek Revival style, designed by Racine architect Lucas Bradley and constructed in 1854.
 - Bradley designed many structures in Beloit including the First Congregational Church, the Chapin House (Presidents House on college campus), and other campus buildings.
 - Portico added to front façade in 1940.
 - Currently houses the Economics Department.
 - Although some features of the original design are still present, many architectural elements have been removed/changed (see WHS assessment on pg 6 of Staff Report).

- Current Condition
 - Concrete ramp has significantly deteriorated including fracturing concrete and sections of railing rusted completely through.
 - Portico columns do not have bases and have begun to deteriorate at bottom.
 - Stone pavers on the portico landing are not historically appropriate for the structure and would be removed.

- Project Scope (see pgs 8-11 of Staff Report)
 - Concrete ramp, rails, steps and sidewalks will be removed.
 - New concrete slab will be installed at the same grade as the existing stone pavers.
 - New polyurethane bases will be added to the columns and painted white to match columns.
 - New concrete ramp with black railings will be installed on the west side of the portico (opposite side as existing ramp). Design will look similar to other ramps on campus.
 - New landscaping, benches, and light poles will be installed that are consistent with other features used around campus.

- **Section 32.06(5)** of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates the completed work against the general review criteria included in the Ordinance.

- **Section 32.06(5)** of the Historic Preservation Ordinance also establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
 - (1) Architectural Details:
 - The portico, although not original, should be considered a distinguishing feature of the structure due to its 70+ year existence.
 - The proposed column bases, stairway and ramp reconfiguration, and stone paver removal will retain the original architectural style of the portico while providing a better designed and more attractive entry to the structure.
 - (2) Scale:
 - The proposed size of the new ramp and railings is compatible with the portico.
 - (3) Landscaping:
 - The hardscape elements (benches and street lamps) are compatible with the architectural character of the structure and are consistent with other features installed on campus.

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

1. The completed work shall be consistent with the scope of work outlined by the applicant.
2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
3. All work shall be completed by May 17, 2017.
4. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

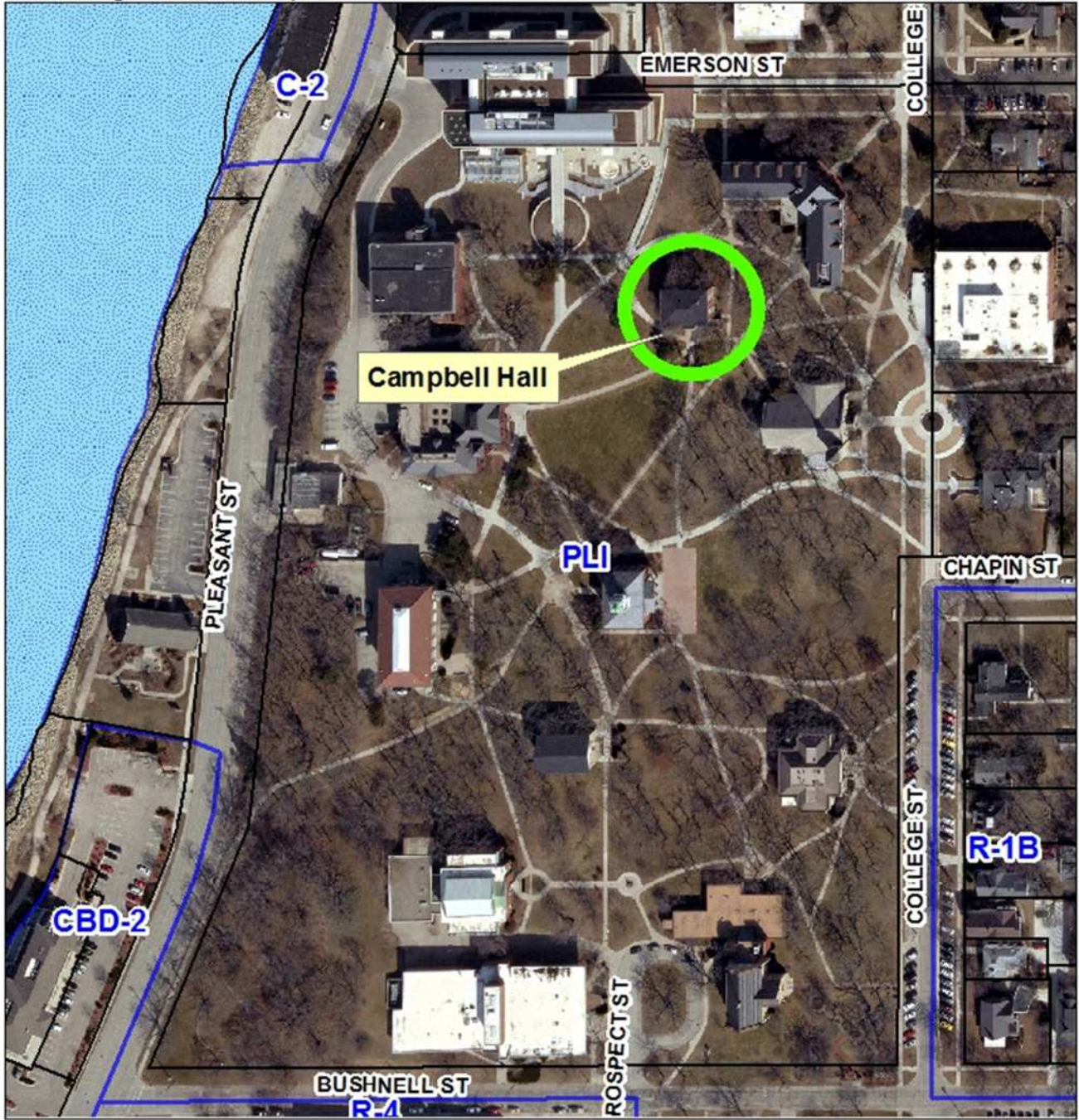
Fiscal Note/Budget Impact: N/A

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

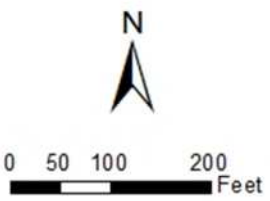
Location Map

700 College Street - Campbell Hall

COA-2016-09



Document Path: \\s:\data\GIS\GIS\MapData\MapData\MapData\700 College Street.aprx



Legend	
	COB Parcels
	Zoning District

Planning and Building Services Division

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

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

PROPERTY RECORD
BELOIT COLLEGE CAMPUS

Architecture and History Inventory

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



NAMES ▶

Historic Name: **NORTH COLLEGE**

Other Name:

Contributing: **Yes**

Reference Number: **58038**

PROPERTY LOCATION ▶

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

County: **Rock**

City: **Beloit**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built: **1854**

Additions:

Survey Date: **1977**

Historic Use: **dormitory**

Architectural Style: **Greek Revival**

Property Type: **Building**

Structural System:

Wall Material: **Brick**

Architect: **LUCAS BRADLEY**

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶

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

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

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

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

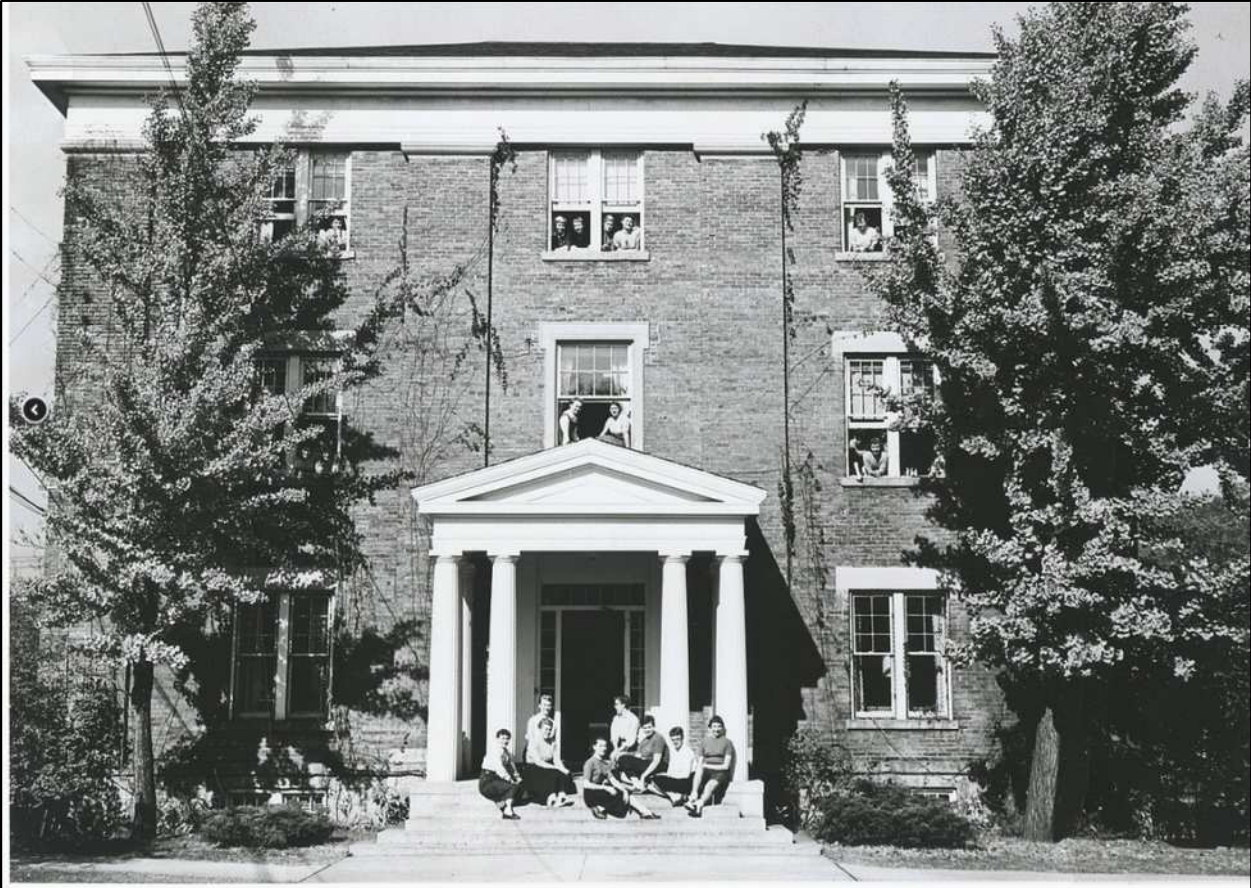
NOTES ▶

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

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



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



CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: September 20, 2016	Agenda Item: 5	File Number: COA-2016-26
Applicant: C&E Wurzer Construction	Owner: Eliazar Gaspar	Location: 961 Bluff Street
Existing Zoning: R-1B, Single-Family Residential District	Existing Land Use: Single-Family Residential	Parcel Size: .11 Acres

Request Overview:

The applicant submitted an application for a COA to replace the siding on the residential structure located at 961 Bluff Street that was considered at the August 16, 2016 meeting. The Landmarks Commission voted unanimously to layover the COA and reconsider the request at the September 20, 2016 meeting. The Commission asked that the applicant provide additional information regarding the possibility of wood siding underneath the existing aluminum siding.

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:

- *NEW Information (item tabled at August 16, 2016)
 - The applicant has confirmed that wood siding is in place underneath the existing aluminum siding.
 - The applicant will provide photos and a detailed explanation of the condition of the wood siding.
 - The owner would still like to install vinyl siding for cost reasons.
 - The applicant stated that they do not intend to remove the wood siding and will install the vinyl over it.
- Structure Info
 - Subject property is a *contributing* structure located in the Bluff Street Historic District.
 - Queen Anne-style home constructed in 1900.
 - Low to moderate level of historic architectural integrity remaining.
 - Existing aluminum siding is not original and has experienced moderate deterioration.
- Project Scope
 - Applicant proposing the installation of Crane 4.5" Dutch Lap vinyl siding in the color "Greystone".
- **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: Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.***
 - The applicant is proposing new vinyl siding to replace the existing aluminum siding. Vinyl siding generally does not meet this criterion due to the use of modern materials. However, the original siding is no longer present and therefore the proposed project would not have any greater a negative impact on the character of the historic district than the existing siding. With regards to style/texture, the installation of Dutch-lap siding is not an appropriate style for a Queen-Anne home. A smooth (or traditional) lap siding in the same size and color in order would more closely match the original style of the home and character of the 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 install new vinyl siding on the residential structure located 961 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The siding style shall be smooth or traditional-lap instead of Dutch-lap.
2. No architectural features shall be either temporarily or permanently altered during the siding installation unless Staff is consulting first.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by August 16, 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, Photos, Project Specifications, COA General Criteria Checklist

Location Map

961 Bluff Street

COA-2016-26



0 15 30 60 Feet

Legend

-  961 Bluff Street
-  COB Parcels

Planning and Building Services Division

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

Document Path: \\s01b01\cityofbeloit\gis\mxd\GIS\mxd\Map\COA_322_Vermont_Aerial.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: _____

1. Address of property: 961 Bluff St

2. Parcel #: _____

3. Owner of record: Eliazar Martinez Phone: 608-481-2563
961 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: C+E Wurzer Construction
4115 Hwy 51 N. Janesville WI 53545
(Address) (City) (State) (Zip)
608-563-2371 608-314-4401 Ericharmon83@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: single-family

- 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.)

Remove existing aluminum siding and replace with new vinyl siding - 4.5" Dutch Lap

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)

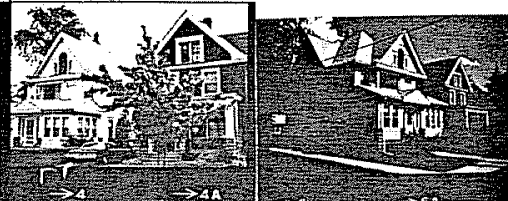
Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ _____

* 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: _____

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	Date: July, 1981		
Street Address: 961 Bluff		Legal Description:		Acreage:	
Current Name & Use: Residence		Current Owner: Gertrude Hilgendorf			
Film Roll No. RO-93 *RO-107			Current Owner's Address: Same		
Negative No. 4 *6			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. 1900--left	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				
Architectural Statement: Late Picturesque two story plus attic residence of rectangular plan topped by cross gable roof. Front gable includes recessed Palladian windows bordered with large scroll detail. Porch roof has added front and side pediment character. Entire facade covered with aluminum siding.	Historical Statement:				
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:				
7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81			
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		Map Name Bluff Street Historic District Map Code BS 93/4			

Exterior Photos



Front of House



Back of House

Photo Courtesy of WHS – 1981



Contractor Agreement

6/1



Job # 0285 J

AGREEMENT

THIS AGREEMENT IS SUBJECT TO INSURANCE COMPANY APPROVAL

WURZER CONSTRUCTION



WI Lic.# 898825
IL Lic.# 104.017146
MN Lic.# 6788616

Name: Eliazor Martinez Date: 5-8-16
 Address: _____ City / State: Beloit, WI Zip: 53544
 Billing Address: 961 Bluff St City / State: _____ Zip: _____
 Home Phone: 609 481-2563 Cell: _____ Email: _____

PRE-EXISTING CONDITIONS

Existing Leaks: No
 Existing Interior Damage: No
 Emergency Repair Yes No
 Existing Gutter Damage Yes No
 Existing Driveway Damage Yes No
 Existing Landscape Damage: No

PAYMENT SCHEDULE

First Check from Insurance Due on/or before: _____
 PAID DATE: _____ Ck#: _____ @ \$ _____
 Payment Due On/Or Before _____
 PAID DATE: _____ Ck#: _____ @ \$ _____
 Payment Due On/Or Before _____
 PAID DATE: _____ Ck#: _____ @ \$ _____
 Payment Due On/Or Before _____
 PAID DATE: _____ Ck#: _____ @ \$ _____
 BALANCE \$ _____

LIMITED WARRANTY AND WAIVER UPON FINAL PAYMENT

ROOFING SPECIFICATIONS

Shingle Grade: Asphalt
 3-Tab Architectural
 Pitch: 8/12
 Ice and Water Shield: Per state code
 Felt: 15 lb
 Vents: All New
 Plumbing Jacks: All New
 2 Story: Yes
 Other: _____
 Complete Tear Off
 Remove Debris From Yard
 Roll Yard with a Magnetic Roller
 Final Inspection Upon Completion
 Permit Roofing / Siding
 Secured by C&E Wurzer Builders

TRADE	COLOR	STYLE	DATA	INITIALS
ROOF				
SIDING	Grey stone	DuraCrane	Cap Performance	EM
GUTTERS				

Please indicate whether, to the best of your knowledge, the work contemplated by this contract is related to a claim under a property insurance policy:
 Yes, to the best of my knowledge, the work contemplated by this contract is related to a claim under a property insurance policy.
 No, to the best of my knowledge, the work contemplated by this contract is not related to a claim under a property insurance policy.
 Date: 5-8-16
 Customer's Signature: _____
 Residential Contractor's Signature: _____

SIDING SPECIFICATIONS

Existing Grade / Style of Siding: Alumina
 Other: _____
 Remove Debris From Yard
 House Wrap
 Final Inspection Upon Completion

You may cancel this contract at any time before midnight on the fifth business day after you have received written notice from your insurer that the claim has been denied in whole or in part under the property insurance policy. See the attached notice of cancellation form for an explanation of this right.

GENERAL CONTRACTOR: Homeowner acknowledges C&E Wurzer Construction, Inc. as a general contractor and hereby authorizes the Insurance and/or Mortgage Company below to make any checks payable jointly. **TERMS:** the homeowner authorizes C&E Wurzer Construction, Inc., to pursue the homeowner's best interests for a roof / siding replacement at a "price agreeable" to the Insurance Company and C&E Wurzer Construction, Inc. with no additional cost to the homeowner except for the DEDUCTIBLE. When "price agreeable" is determined it shall become the final contract price of INSURANCE PROCEEDS PLUS THE DEDUCTIBLE and the homeowner authorizes C&E Wurzer Construction, Inc. to obtain labor and material in accordance with the "price agreement" and the specifications set out herein and on the reverse side hereof to accomplish the replacement.

AGENDA: _____
 NOTES: _____

Accepted Date: 5.8.16 Agree To Terms: _____
 Claim Specialist: _____ Insurance Co. Badger Mutual Claim # X1267607
 Field Supervisor: _____ Mortgage Co. _____ Acct # _____
 Management Approval: _____ Other: _____

Color Swatch – Greystone



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: 961 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. <i>The unique architectural details around the windows shall be retained during the installation of the siding.</i>	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance? <i>The proposed Dutch-lap siding does not have a historic basis with regards to this structure. However, smooth lap would create the correct appearance for a Queen-Anne style house.</i>		X	
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood? <i>As noted above, Dutch-lap siding is not an appropriate design to use for this Queen-Anne structure and is not compatible with other homes in the neighborhood.</i>		X	
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	X		

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: September 20, 2016	Agenda Item: 6	File Number: COA-2016-33
Applicant: Doug Anderson	Owner: Katherine Buker	Location: 710 Park Avenue
Existing Zoning: R-1B, Single-Family Residential District	Existing Land Use: Single-Family Residential	Parcel Size: .18 Acres

Request Overview:

The applicant submitted an application for a COA to replace a section of exterior wall on the residential structure located at 710 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.
 - Prairie/Chalet-style home constructed in 1915.
 - High level of historic architectural integrity remaining.
 - Fiberboard patch on front façade installed many years ago.
- **Project Scope**
 - Applicant proposing the removal of the fiberboard and installation of stucco to match the rest of the structure.
 - Work to be completed by Ballou Masonry.
- **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:** *Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.*
 - The proposed project will restore the front façade to its original condition and architectural style.

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 remove the fiberboard and install stucco on the front façade of the residential structure located at 710 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The new stucco must be installed in a manner that will make it indistinguishable from the existing stucco material on the structure.
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 September 20, 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.

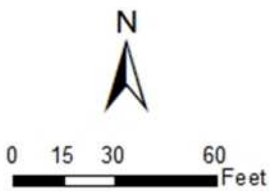
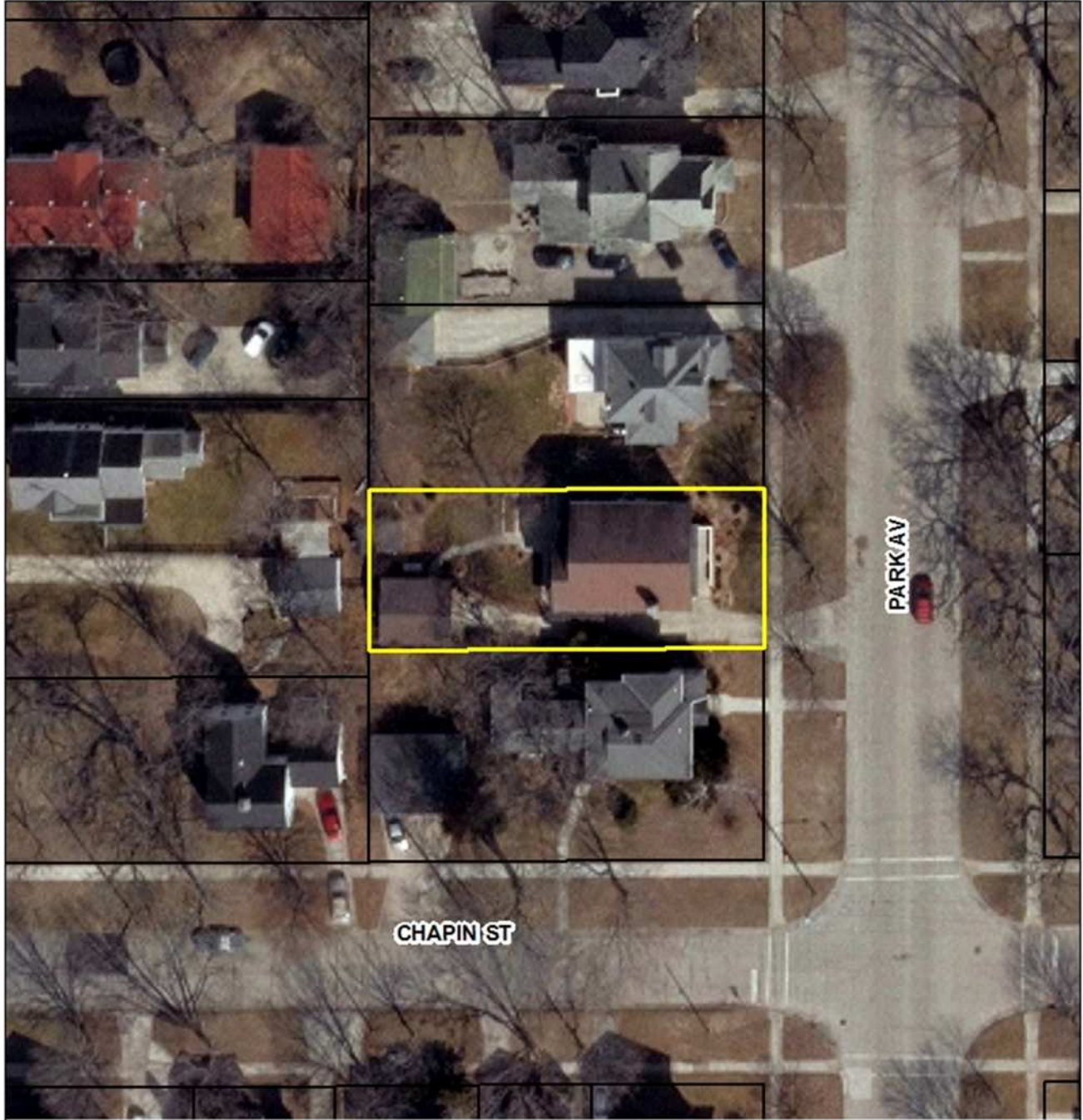
Fiscal Note/Budget Impact: N/A

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


Location Map

710 Park Avenue

COA-2016-33



Legend

-  710 Park Ave
-  COB Parcels

Planning and Building Services Division

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

Document Path: \\scb\city\GIS\municipal\GIS\Projects\Map\COA_2016_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-2016-33

1. Address of property: 710 Park Ave

2. Parcel #: Kate Buker

3. Owner of record: Doug Anderson Phone: 364 0022

710 Park Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Doug Anderson

710 Park Beloit WI 53571
(Address) (City) (State) (Zip)

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Home

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.)

Removal of fiberboard and return to stucco surface consistent with existing surface. Work will be done by Ballou Masonry, who has done past repairs.

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:

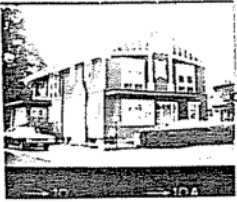
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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

Doug Anderson ; Doug Anderson 8/16/16
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00* \$25.00* if staff approved Amount paid: \$ <u>5000</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>9/20/16</u>	Date: <u>8/16/16</u>
Application accepted by: <u>AKM</u>	

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	Date: July, 1981	Street Park		
	Street Address: 710 Park Avenue		Legal Description:	Acreage:			
	Current Name & Use: Residence		Current Owner:				
	Film Roll No. RO-86	 Prints	Current Owner's Address:			Number 710	
	Negative No. 10		Special Features Not Visible In Photographs:				
	Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
2	Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range
	Dates of Construction /Alteration c. 1915	Source A					
	Architect and/or Builder:	Source					
3	<u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input 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				Section Map Name
	<u>Architectural Statement:</u> A two story plus attic Prairie/Chalet style residence with a large gable roof and extended eaves. The first floor is wood shingled while the second and gable wall are stuccoed with half-timbering. A large wall chimney is on the south facade. Foundation is of brick.		<u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None				
5	<u>Sources of Information (Reference to Above)</u>		6				Near East Side Historic District Map Code NES 86/10
A	Visual estimate of surveyor		<u>Representation in Previous Surveys</u> <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				
C			<u>Condition</u> <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
D			8				
E			<u>District: Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81				
F			9				
			<u>Opinion of National Register Eligibility</u> <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: SR				

Exterior Photos





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 Park 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? The proposed project will return the front façade bac to its original condition and will provide a more uniform look to the front of the house.		X	
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	X		
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?		X	
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	X		

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: September 20, 2016

Agenda Item: 7

File Number: COA-2016-34

Applicant: Shawn Gillen and Barb Higgins

Owner: Shawn Gillen

Location: 905 Bushnell Street

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

Existing Land Use: Single-Family Residential

Parcel Size: .19 Acres

Request Overview:

Shawn Gillen and Barb Higgins have submitted an application for a Certificate of Appropriateness to replace the garage door and rehabilitate the widows walk at the residential garage structure located 905 Bushnell 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.

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 *pivotal* structure located in the College-Park Historic District.
 - Italianate-style and constructed in 1869.
 - High level of historic integrity remaining and main house is in excellent condition.
 - Noted in the 1981 Intensive Survey as one of the finest mid-century residences in Beloit.

- Current Conditions
 - Garage
 - Detached garage has a single garage door that covers two bays.
 - Garage door is wood but likely not original.
 - Door has experienced moderate deterioration due to rotting.
 - Not mentioned in Intensive Survey.
 - Widows Walk
 - Deteriorating woodwork.
 - Difficult to see from ground level.

- Project Scope
 - The applicant has requested permission to install a new Raynor overhead garage door.
 - Proposed overhead door (see attached spec sheet) will be in the carriage house-style and include a double row of windows (see Stockton Colonial option in manufacturers spec sheet).
 - White in color with black heavy gauge galvanized steel hardware.
 - Exterior manufactured to mimic wood grain.
 - Staffs opinion that new garage door will match the look/style of the home better than the existing door.

- **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 wood grain texture. The proposed door does not match the exact material of the existing door, which is likely not original, but the style and look of the door would be a positive visual addition to the garage structure. The proposed repaired/rebuilt widows walk will match the material, architectural style, and color of the existing walk.

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 garage door with an overhead door and rehabilitate the widows walk at the residential garage structure located at 905 Bushnell 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. Wood, either cedar or oak, shall be used for the reconstruction/rehabilitation of the widows walk and shall be painted to match the rest of the trim on the structure.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by September 20, 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.

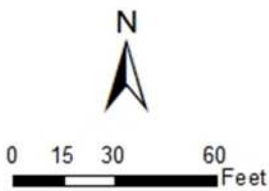
Fiscal Note/Budget Impact: N/A

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



Location Map

905 Bushnell Street

COA-2016-34



Legend

-  905 Bushnell Street
-  COB Parcels

Planning and Building Services Division

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

Document Path: \\s:\data\GIS\GIS\municipal\GIS\COA_2016_34\905_Bushnell_Street

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: CUA-2016-34

1. Address of property: 905 Bushnell St

2. Parcel #:

3. Owner of record: Shawn Miller, Barb Higgins Phone: 608-362-0622
905 Bushnell St Beloit WI 53511

4. Applicant's Name: Shawn Miller & Barb Higgins
as above

(Office Phone #) / 815-289-3241 (Cell Phone #) / bhiggins@gmail.com (E-mail Address)

5. Present use of property: 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)
[X] 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.)

replacement of windows walk with roof replacement
replacement of garage door

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 - photos to be included
- 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 Garage: \$2,000 roof \$11,000 - \$17,000
Windows walk - TBD
- 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).

Tom [Signature] / Barbara Higgins / 8/29/16
(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: 9/20/16
Application accepted by: [Signature] Date: 8/29/16

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	
Street Address: 905 Bushnell		Legal Description:		Date: July, 1981	
Current Name & Use: Residence		Current Owner:		Acreage:	
Film Roll No. RO-85 *RO-111				Current Owner's Address:	
Negative No. 34 *7, 8				Special Features Not Visible In Photographs:	
Facade Orient. S				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Original Name & Use: 2		Source	Previous Owners	Dates	Uses
Dates of Construction / Alteration 1869		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 checked="" type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 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 of the finest mid-century residences in Beloit, this house is an architecturally significant example of the Italianate style, with a commanding site on top of the hill at the northeast corner of Horace White Park. Florid in its profuse detail yet controlled by a classic rectilinear spirit, the two story frame house is at once stately and exuberant. The low-pitched hip roof, crowned with a balustrade and two symmetrically disposed chimneys, has widely projecting eaves, treated as a classical cornice and supported by paired scroll brackets. (over)		Historical Statement: In 1869, R. Newcomb built this house, a portion of which was reputedly moved to 1410 White. The house on that site is clearly of a mid 19th century origin, but was not at that location prior to 1913. There was no change in the assessment for 905 Bushnell at that time, however; thus, the tax roll records do not offer conclusive proof of a move (perhaps the former wing was moved twice). A old photographic view of the house from the west does show a rear wing which is gone. (A B)		Map Name Near East Side Historic District	
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Old photographic views of Beloit; collection on loan to City of Beloit planning department (Xerox copy in RCHS Archives). 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: _____		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
		8 District: Near East Side Historic Dist. <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 2/1/81		Map Code NES 85/34	
		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			

HP-02-17

905 Bushnell
Architectural Statement (Continued)

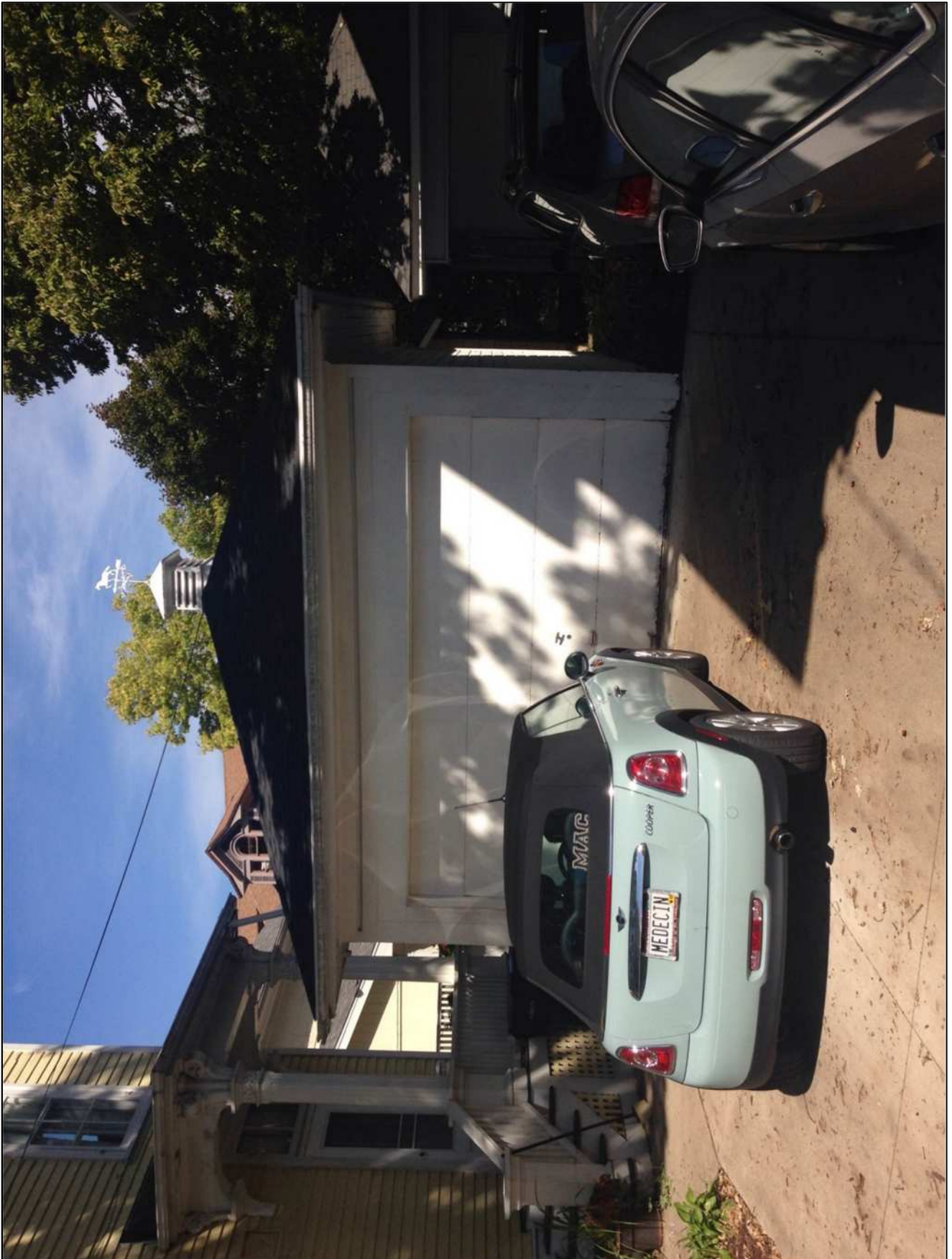
A heavy molded frieze, with perforated ventilator panels, surrounds the house and thin corner boards frame it. A veranda, complete with paired pillars, brackets, banister and balustrade, shelters the first floor. The symmetrically placed 4 over 4 windows, tall and narrow in proportion, are surmounted on the second floor by segmentally arched window heads and on the first floor by pedimented heads. The center window on the second story has a Palladian motif, with rounded center sash, and the entry door has a segmented arch, transom, and side pilasters. Bay windows project on either side. Although all the detail is ornately carved and molded, the clapboard siding is taut and unornamented, adding restraint to the exuberant detail.

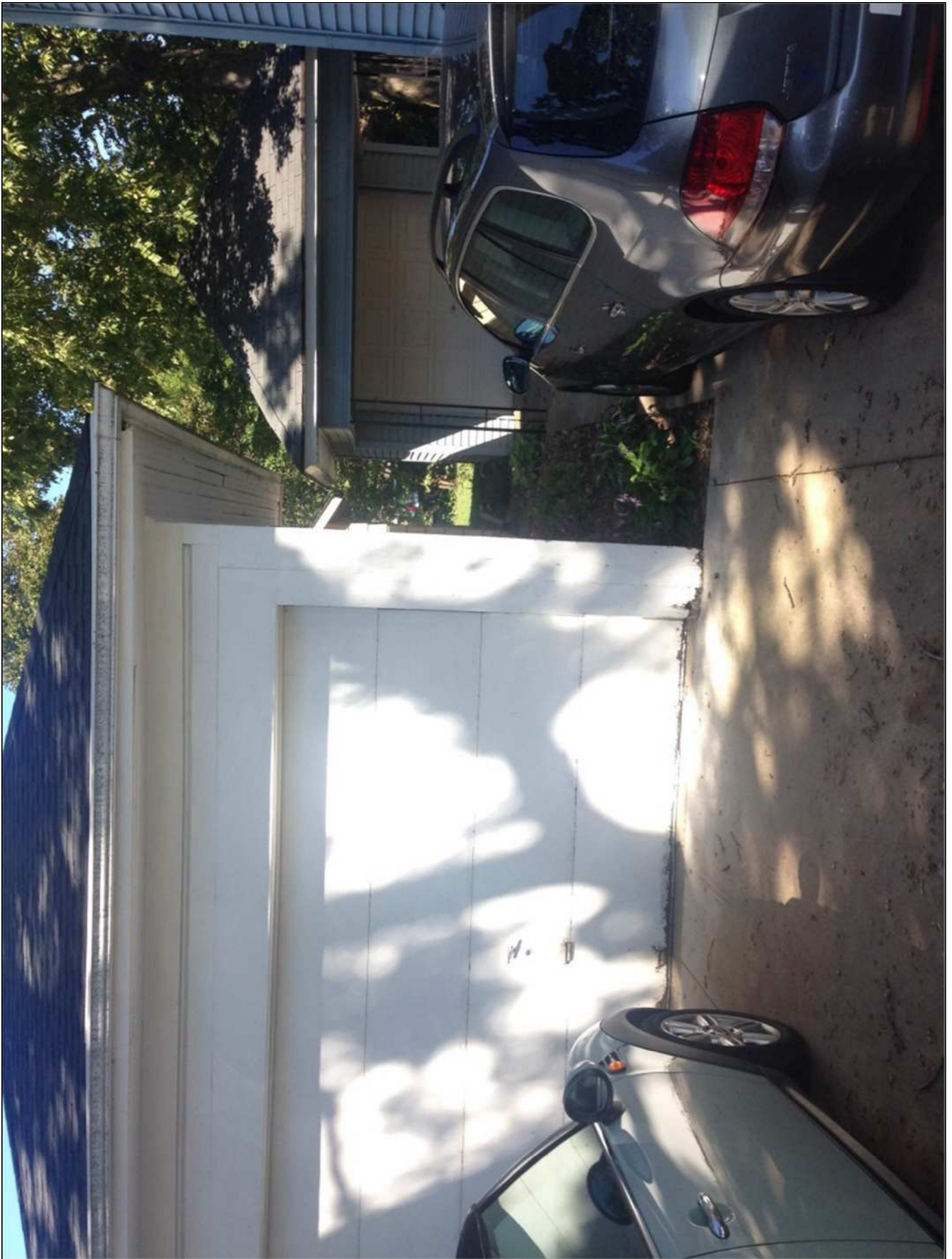
NOTE: 1867 R NEWCOMB PURCHASED LAND FROM E BURNALL FOR \$350.00
1868 R F NEWCOMB PURCHASED LOTS 15 & 16 FOR \$160.00 EACH
1869 LOTS 1 AND 2, AND LOTS 15 AND 16 PURCHASED FOR \$5000.00
VERIFIED BY MARJORIE MONTGOMERY AT ROCK COUNTY HISTORICAL SOCIETY 5/19/93
JANET NEWELL



Exterior Photos









WARRANTY:

Sections*: Limited Lifetime (Rust-Through) — Track/Hardware: 6-year — Springs: 3-year

*See full warranty details, available at www.raynor.com

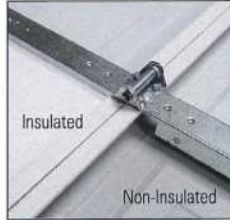
WWW.RAYNOR.COM

Hardware



Track formed from strong galvanized steel, paired with durable, long-wearing steel rollers ensures smooth, quiet operation.

Insulation



An energy-saving core of polystyrene insulation provides added comfort and helps keep your garage quieter.

Section Joints



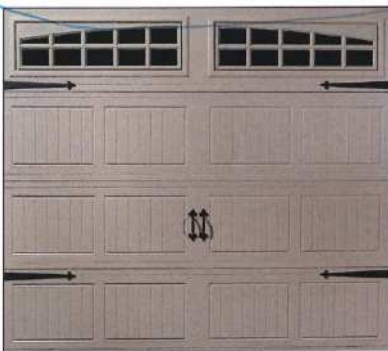
Strong, roll-formed tongue-and-groove meeting rails seal out wind, rain, and snow, keeping your garage dry and secure.

Authentic Woodgrain



Authentic woodgrain texture on the door's exterior adds visual appeal.

Carriage House Option



The carriage house panel option offers a maintenance-free carriage house design in a steel pan door. Add character to your door with attractive decorative face hardware.

Decorative Hardware

The black matte powdercoated straps and handles are designed to appear hand-forged, adding a historically-accurate dimensional quality to your door. Choose from handles and straps with Bean or Fleur-de-lis designs.

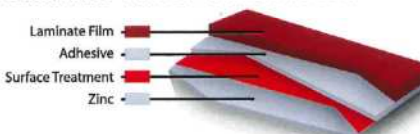


ArmorFinish™ Option



For homes in a coastal environment, ArmorFinish is a durable, fade-resistant laminate film that serves as a protective barrier from harsh winds, rain, ocean spray, sun, and sand. Available in White and Almond.

White Almond
Laminate Finish Construction



SIZES

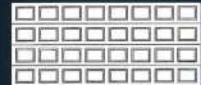
Heights: 6'6" through 10' in 3" increments*
 Widths: 4' through 20' in one inch increments

*7'3" height not available. Additional heights available. See Commercial TradeMark in SteelForm.

PANEL STYLES*



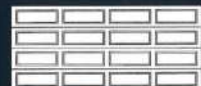
1-Car Colonial



2-Car Colonial



1-Car Ranch



2-Car Ranch



1-Car Carriage House



2-Car Carriage House

*1-car doors shown in 8' x 7' configuration.
 2-car doors shown in 16' x 7' configuration.

COLORS



SNAP-IN WINDOW STYLES*



Plain Ranch (shown) or Colonial



Stockbridge Ranch



Sunburst Colonial



Sunburst Ranch



Stockton Colonial



Stockton Ranch



Cascade Colonial



Cascade Ranch



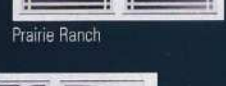
Sherwood Colonial



Cathedral Colonial



Arched Stockton Ranch



Prairie Ranch



Sunray Ranch*

*Not all window styles are shown. Please consult your Raynor Dealer or see the Raynor Decorative Windows literature for more options.

*Windows are shown in single-car configurations, with the exception of Sunray Ranch.

* But with the Stockton Colonial and in melons



800-4-RAYNOR (472-9667)

www.raynor.com

P.O. Box 448, 1101 East River Road • Dixon, IL 61021-0448

Garage Door Replacement – Carriage House Option w/ Stockton Colonial

WARRANTY:

Sections*: Limited Lifetime (Rust-Through) — Track/Hardware: 6-year — Springs: 3-year

WWW.RAYNOR.COM

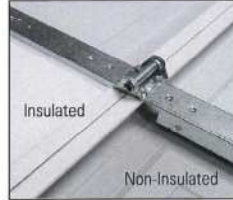
*See full warranty details, available at www.raynor.com

Hardware



Track formed from strong galvanized steel, paired with durable, long-wearing steel rollers ensures smooth, quiet operation.

Insulation



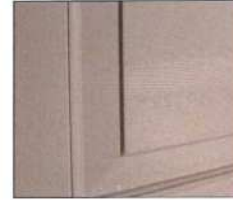
An energy-saving core of polystyrene insulation provides added comfort and helps keep your garage quieter.

Section Joints



Strong, roll-formed tongue-and-groove meeting rails seal out wind, rain, and snow, keeping your garage dry and secure.

Authentic Woodgrain



Authentic woodgrain texture on the door's exterior adds visual appeal.

Carriage House Option



The carriage house panel option offers a maintenance-free carriage house design in a steel pan door. Add character to your door with attractive decorative face hardware.

Decorative Hardware

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White Almond

Laminate Finish Construction



SIZES

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PANEL STYLES*



1-Car Colonial



2-Car Colonial



1-Car Ranch



2-Car Ranch



1-Car Carriage House



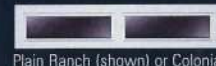
2-Car Carriage House

*1-car doors shown in 8' x 7' configuration
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COLORS



SNAP-IN WINDOW STYLES*



Plain Ranch (shown) or Colonial



Stockbridge Ranch



Sunburst Colonial



Sunburst Ranch



Stockton Colonial



Stockton Ranch



Cascade Colonial



Cascade Ranch



Sherwood Colonial



Cathedral Colonial



Arched Stockton Ranch



Prairie Ranch

Available for ranch & carriage house options.



Sunray Ranch*

*Not all window styles are shown. Please consult your Raynor Dealer or see the Raynor Decorative Windows literature for more options.

*Windows are shown in single-car configurations, with the exception of Sunray Ranch.

* But with the Stockton Colonial windows

RAYNOR

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www.raynor.com

P.O. Box 448, 1101 East River Road • Dixon, IL 61021-0448

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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: 905 Bushnell 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
<p>Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.</p> <p>Due to the house being constructed in the mid-19th century, it is highly unlikely that the house is original. The garage door is also likely not original and is not considered a historic architectural feature.</p> <p>The widows walk IS a historic architectural feature and will be restored/repared with identical materials/style and in a way that will retain the distinguishing original qualities of the feature.</p>	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		
<p>Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.</p> <p>The widows walk will be repaired using wood identical in color and texture, and will match the existing feature when completed.</p>	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		