



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, October 18, 2016, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the September 20, 2016 Meeting
3. Public Comments
4. Ron Mixon Builders – Certificate of Appropriateness
COA-2016-37 Review and consideration of a Certificate of Appropriateness to allow the replacement of windows and soffit on the commercial structure located at 654 Bluff Street.
5. David Williams – Certificate of Appropriateness
COA-2016-35 Review and consideration of a Certificate of Appropriateness to allow the rehabilitation of the front portico, rehabilitation of the front two-story enclosed porch, and construction of an attached garage on the residential structure located at 651 Park Avenue.
6. Report on Staff Activities Since Last Meeting
 - A. Report on Staff-Approved Certificates of Appropriateness
 - B. Update on CLG Grant Application
 - C. Update on Installation of Historic Signs
 - D. Update on New Commissioner Appointments
7. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
8. Items for Future Agendas
9. 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
October 5, 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, September 20, 2016, 7:00 PM
The Forum, 100 State Street**

1. Roll Call

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

Commissioners Blazer, Kaye, Johnson, Truesdale, and Sloniker were present.

Commissioners Vollmer, Joyce, and Vater were absent.

2. Minutes of the August 16, 2016 Meeting

Commissioners Kaye and Johnson moved to approve the minutes. Motion carried, 5-0.

3. Public Comments: None

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.

Mr. Morganroth read the staff report and recommendation.

Commissioners Truesdale and Johnson made a motion to approve the COA. Motion carried, 5-0.

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.

Mr. Morganroth read the staff report and recommendation.

Eric Harmon from C&E Wurzer explained that the homeowner would like to install new vinyl siding due to hail damage to the existing aluminum siding. He stated that the original wood siding underneath the aluminum would be preserved for possible future use. He also stated that all wood architectural features and trim would be preserved during the vinyl installation.

Commissioners Sloniker and Kaye made a motion to approve the COA. Motion carried, 5-0.

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.

Mr. Morganroth read the staff report and recommendation.

Commissioner Johnson asked Commissioner Blazer to report what he saw during the site inspection. Mr. Blazer responded that it was evident that some repairs had been made and that wood had been used to patch up part of the stucco façade. He stated his support for the project.

Commissioners Johnson and Kaye made a motion to approve the COA. Motion carried, 5-0.

7. Shawn Gillen – Certificate of Appropriateness

COA-2016-34 Review and consideration of a Certificate of Appropriateness to replace the garage door and rehabilitate the widows walk at the residential structure located at 905 Bushnell Street.

Mr. Morganroth read the staff report and recommendation.

The applicant, Mr. Shawn Gillen, discussed the history of the widows walk and stated that he's not sure what material would be best to replace the existing wood railings. He also stated that he would like the Landmarks Commission to give him the flexibility to change the design as he does not think it's original.

Commissioner Blazer asked if the Mr. Gillen would have a problem coming back in front of the commission if he decides to change the design or material of the widows walk.

Commissioners Kaye and Truesdale made a motion to approve the COA. Motion carried, 5-0.

8. Report on Staff Activities Since Last Meeting

A. Report on Staff-Approved Certificates of Appropriateness

Mr. Morganroth reported that no Staff-Approved COAs were issued. He did state that the Building Official had issued an emergency order at 651 Park Ave that requires them to stabilize a sleeping porch. He stated that the home owner would be applying for a COA to be reviewed at the October 18, 2016 meeting.

B. CLG Grant Application for National Register Nomination and "Great Unveiling" event

Mr. Morganroth reported that he is in the process of applying for two grants from the Wisconsin Historical Society - one for a district nomination and one for an educational event – and that he would update the Landmarks Commission on their progress through the review process.

C. Historic Signs

Mr. Morganroth reported that the historic district identification signs had been delivered and that they would be installed in either the fall of 2016 or spring of 2017, depending on the availability of the sign shop.

9. Committee Reports

Education and Outreach Committee: Commissioner Johnson gave the Commission a report on Landmarks Commission's table at the August farmers market. She reported that it was a success and that they got to speak with many members of the community. She also reported that the garden awards were a success, but that more outreach is needed for next year.

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 7:57 pm. Motion carried, 5-0.

Respectfully Submitted,
Alex Morganroth, Planner
Date Approved: October 14, 2016

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: October 18, 2016 **Agenda Item:** 4 **File Number:** COA-2016-37
Applicant: Ron Mixon Builders **Owner:** Jerry Fagerstrom **Location:** 654 Bluff Street
Existing Zoning: R-1B, Single-Family Residential District **Existing Land Use:** Chiropractic Office **Parcel Size:** .21

Request Overview:

The applicant submitted an application for a COA to replace the windows and soffit on the commercial structure located at 961 Bluff Street. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an historic district.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #5.

Key Issues:

- Structure Info
 - Subject property is a *non-contributing* structure located in the Bluff Street Historic District.
 - Single story ranch-style home constructed in 1960 and eventually converted into office space.
 - Out of character in historic district with regards to both scale and design
 - Previous windows were aluminum and had deteriorated significantly.
- Project Scope
 - Applicant proposing the installation of new white vinyl windows and soffit.
 - This project is already mostly completed.
- **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 windows to replace the existing aluminum windows. This structure is a non-contributing structure and therefore the goal for any alteration project is to limit or mitigate any negative visual impact on the district as a whole. Although this project does not meet Architectural Details criterion, similar to the majority of projects on non-contributing structures, the new windows will not have a significant negative impact on the surrounding properties. The structure already looks out of place in scale and design, and changing out the windows will have a neutral impact on the property.

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 windows on the commercial structure located at 654 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. All work shall be done in a workman like manner.
2. All work shall be completed by October 18, 2017.
3. 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.

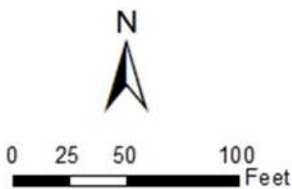
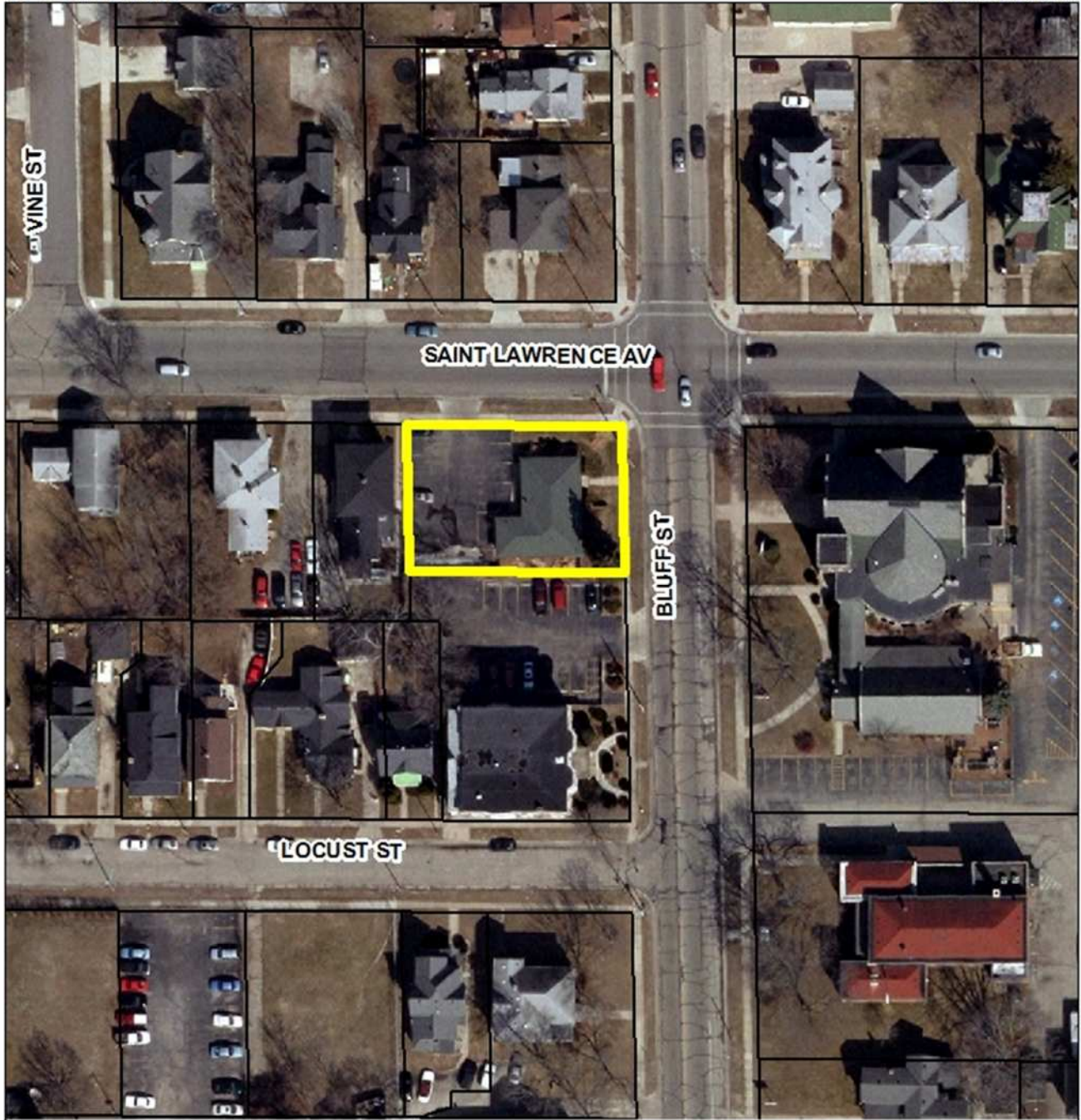
Fiscal Note/Budget Impact: N/A

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



Location Map

654 Bluff Street

COA-2016-37



Legend

-  654 Bluff Street
-  COB Parcels

Planning and Building Services Division

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

Document Path: \\s01b01\city\GIS\mxd\GIS\COA\2016\37\654 Bluff Street.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-2016-37

1. Address of property: 654 Bluff St

2. Parcel #: 13561370

3. Owner of record: Jerome Fagerstrom Phone: _____

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

4. Applicant's Name: Ron Nixon Builders

(Address) (City) (State) (Zip)

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

5. Present use of property: Chiropractors office

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.)

New windows + soffits

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:

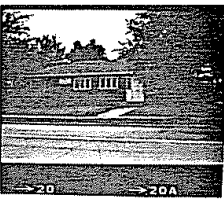
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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			
Street Address: 654 Bluff Street		Legal Description:		Date: July, 1981			
Current Name & Use: Chiropractor's Offices		Current Owner:		Current Owner's Address:			
Film Roll No. RO-119		Special Features Not Visible In Photographs:		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Negative No. 20		Prints					
Facade Orient. E							
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	
Dates of Construction /Alteration c. 1960		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: One story "ranch house" structure which shares neither the scale nor the character of the Bluff Street Historic District.		Historical Statement:	
5 Sources of Information (Reference to Above) A Visual estimate of surveyor		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		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: Bluff Street Historic District <input type="radio"/> pivotal <input type="radio"/> contributing <input checked="" type="radio"/> non-contributing initials: R date: 8/1/81	
9 Opinion of National Register Eligibility <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R						Map Name Bluff Street Historic District	
						Map Code BS 654	

HP-02-17

Exterior Photos

Before New Window Installation



After New Window Installation



Before New Window Installation



After New Window Installation



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: 654 Bluff Street

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.			X
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?		X	
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			X
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			X

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: October 18, 2016	Agenda Item: 5	File Number: COA-2016-35
Applicant: David Williams	Owner: David Williams	Location: 651 Park Ave
Existing Zoning: R-1B, Single-Family Residential District	Existing Land Use: Single-Family Residential	Parcel Size: .21

Request Overview:

The applicant submitted an application for a COA to rehabilitate the two-story porch and single-story portico, as well as construct an attached garage, on the residential structure located at 651 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 Bluff Street Historic District.
 - Condition noted as *fair* in the 1981 Intensive Survey.
 - No garage, attached or detached, on property.
 - Two-Story Sleeping Porch
 - Presumably altered at some time in the past, as screen porch extension is not original.
 - Building Official determined that the extension was sagging dangerously and presented a life/safety issue. Order to shore up the footings before the possibility of frost.
 - Applicant has therefore requested retroactive permission to rehabilitate the porch extension and install new windows.
 - Portico
 - Applicant did not get permission to rehabilitate portico and Building Official orders did not include the portico.
 - Contractors explanation is that they noticed problems with the footings when there were working on the portico and decided to rehab the porch at the same time.
 - Railings, decking, and balusters are substantially similar to the originals in style, material, and overall visual quality.
 - Original decorative support columns uncovered and incorporated into the portico.
 - Applicant is aware that the Commission may require changes in material or design due to the project being completed prior to review by staff or the Commission.
- Project Scope
 - Attached Garage
 - Applicant is requesting permission to construct an attached garage on the north side of the structure.
 - The garage would not extend past the west façade of the structure.
 - The top of the garage would serve as a deck.
 - A variance would be required prior to constructing the garage, as it would not meet the setback requirements in the zoning code (30 ft for rear yard setback required, ~5 feet proposed).
 - Applicant would like to know whether or not the Landmarks Commission would approve a garage prior to applying for a variance.
 - Staff suggests that the Landmarks Commission consider the building envelope dimensions and location on the property during this review. If a variance is then approved, the applicant can come back in front of the Commission to determine the specific design, style, and materials used.
 - Due to the lack of garage and limited visual impact the garage would have when viewing the property from Park Avenue, Staff recommends approval of the proposed garage size and style,

- with multiple conditions to be addressed at the end of this report.
 - Two-Story Sleeping Porch
 - Applicant is requesting permission to rehab the sleeping porch.
 - The structure will have new footings installed and the lean will be corrected.
 - Wood clapboard siding in identical color and size will be installed.
 - New windows will be installed – the applicant has provided multiple options.
 - Option A, with three windows on first floor and three windows on second floor, is substantially more compatible with the style and character of the house.
 - The overall look of the structure will not change substantially.
 - Staff recommends approval of the sleeping porch rehabilitation with multiple conditions to be addressed at the end of this report.
 - Portico
 - Applicant is requesting permission to rehab the front portico.
 - Footings to be replaced, deck boards replaced with like materials, railings and balusters replaced with like materials.
 - Copper caps installed on end posts were not existing and do not match the style or period of the house.
 - Option A for the front door replacement is substantially more compatible with the style of the structure.
 - Skirting boards used to cover underside of porch should be put back in place or replaced with identical materials.
 - Columns previously wrapped in wood should remain exposed.
 - Staff recommends approval of the portico rehabilitation with multiple conditions to be addressed at the end of this report.
- **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 rehabilitation of the portico and porch used identical materials and textures and are therefore compatible with the architectural style of the landmark. The uncovering of original architectural features is especially exciting. However, the copper post caps do not meet this criterion due to their modern materials and appearance. Front Door Option A meets this criterion as it is a solid wood door – a common style for historic homes. The new windows on the sleeping porch, if Option A is chosen, will also partially meet this criterion in terms of color and style. The proposed garage was not evaluated under this criterion due to lack of information on proposed materials, style, and color.
 - (2) ***Height: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.***
 - The height of the proposed one-story garage is compatible with the style and character of the landmark.
 - (3) ***Proportions of Windows and Doors: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmarks, or in the case of new construction, with surrounding structures within the historic district.***
 - The size of Windows Option A is compatible with the architectural style and character of the landmark. However, Windows Option B is not compatible with the architectural style and character of the landmark due to their large size and modern appearance.
 - (4) ***Roof Shape: The design of the roof should first be compatible with the architectural style and character of the landmark itself and then, if necessary, with other surrounding structures in the historic district.***
 - The roof shape of the proposed garage (flat) is not compatible with the architectural style and character of the landmark. A slanted roof on the garage that better matches the pitch of the main structure's roof would be more appropriate.

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 portico (including the front door), rehabilitate the sleeping porch, and construct a one story attached garage at the residential structure located at 651 Park Ave, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The new windows on the sleeper porch shall be sized similarly to the windows on the rest of the house and shall substantially match Option A provided by the applicant.
2. The window trim shall be painted to match the existing windows on the main structure.
3. All new siding installed on the sleeping porch shall match the existing wood clapboard in style, material, and color.
4. The copper post caps on the portico must be removed and replaced with an all wood cap.
5. Option A shall be used for the replacement front door.
6. The solid skirting boards previously used to cover the foundation under the portico shall be reinstalled or replaced with a skirt identical in style, color, and material.
7. The attached garage shall have a pitched roof that matches the pitch of the main structure.
8. The applicant shall return to the Landmarks Commission after the variance is granted in order to get approval for the siding style, overhead door style, shingle style, and window style of the proposed attached garage.
9. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
10. All work shall be completed by October 18, 2017.
11. 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.

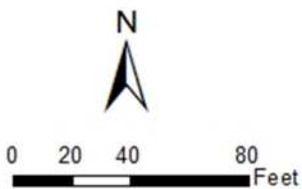
Fiscal Note/Budget Impact: N/A

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


Location Map

651 Park Avenue

COA-2016-35



Legend

-  651 Park Ave
-  COB Parcels

Planning and Building Services Division

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

Document Path: \\scb\city\GIS\municipal\GIS\Projects\Map\COA_651_Park_Ave.mxd

ON CALLED 12
FOR SENT 20TH
OCT 15TH

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-2016-35

1. Address of property: 651 PARK AVE.

2. Parcel #: 18660545

3. Owner of record: DAVID WILLIAMS Phone: 608-751-1576

651 PARK AVE. BELOIT Wis 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: DAVID WILLIAMS

651 PARK AVE BELOIT Wis
(Address) (City) (State) (Zip)

N/A 1 608-751-1576 MIKE @ WIL BELOIT.COM
(Office Phone #) (Cell Phone #) (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)
 - 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

Mike: 608-751-1576

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.)

FRONT WINDOW REPLACEMENTS
FRONT DOOR REPLACEMENT, RAISE PORCH ^{THAT IS} ON ANGLE
ADD REAR GARAGE & DECK

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.

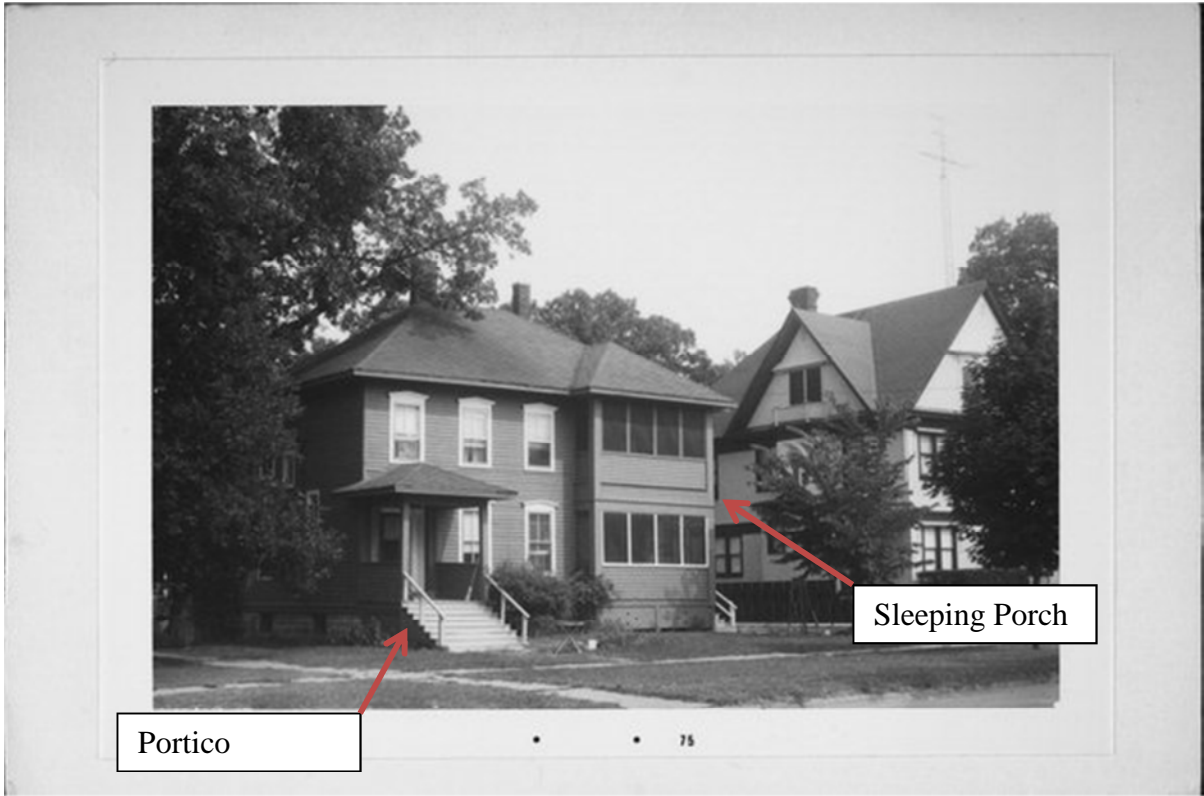
If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

[Signature] DARYL E. WILLIAMS 2016/08/26
 (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>9/20/16</u>
Application accepted by: <u>[Signature]</u> Date: <u>9/13/16</u>

Exterior Photos

Photo: 1981 Survey



Before Work



During Work





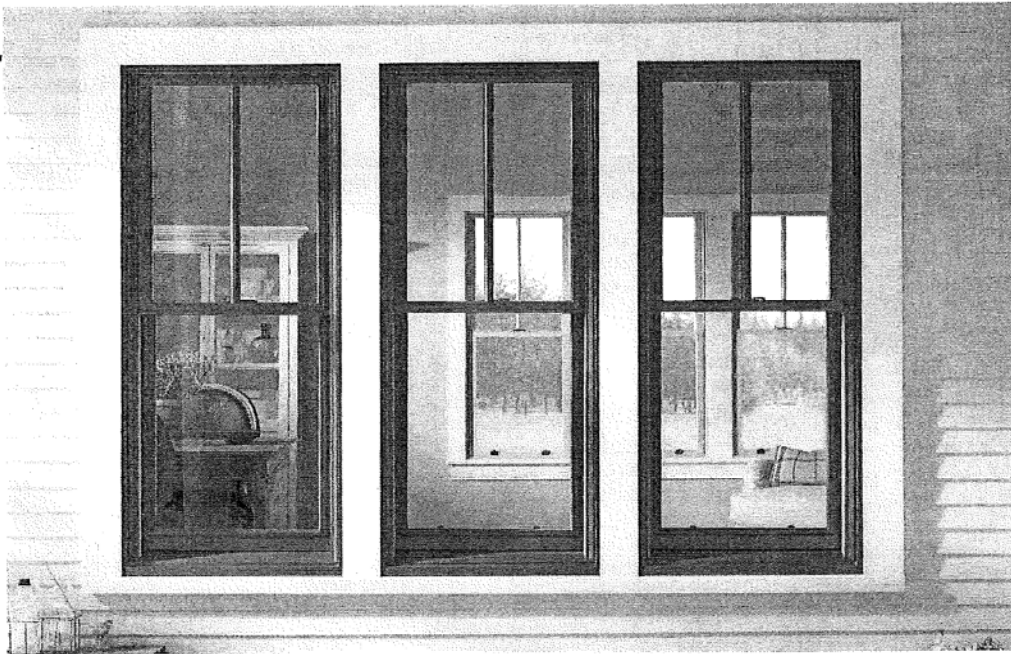
Crooked siding to be straightened and reinstalled

New windows to installed on each floor

New columns and footings installed

Two Window Options

Option A

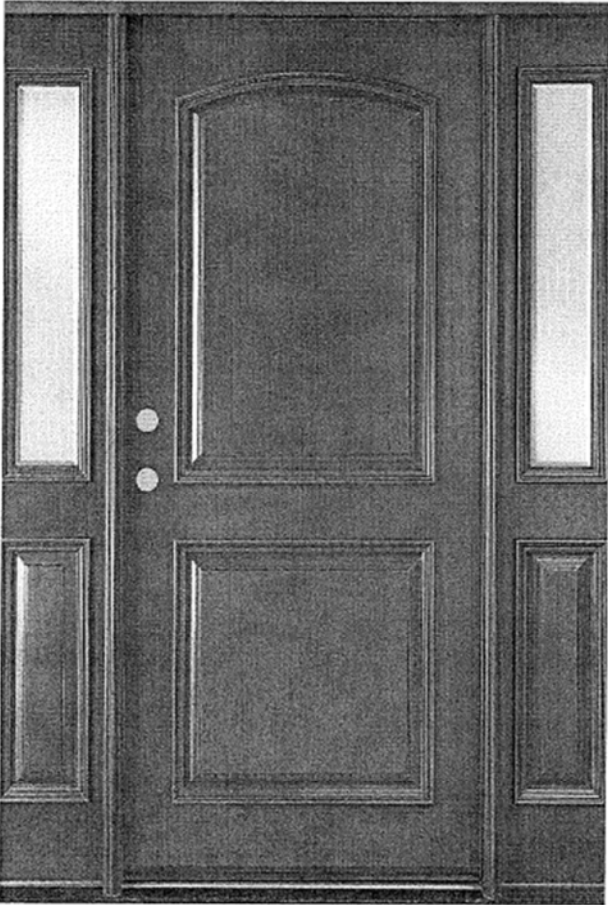


Option B

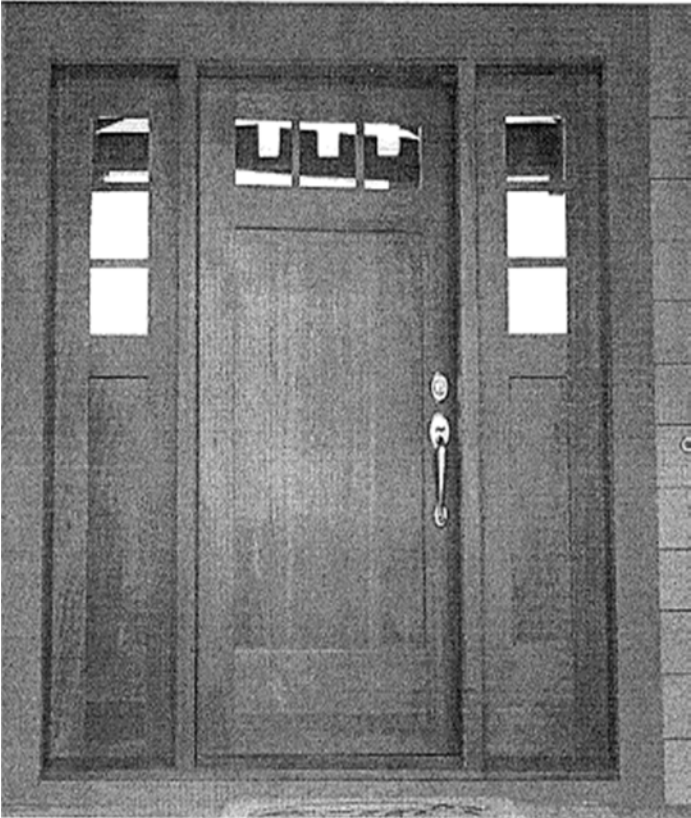


Proposed Front Door

Option A



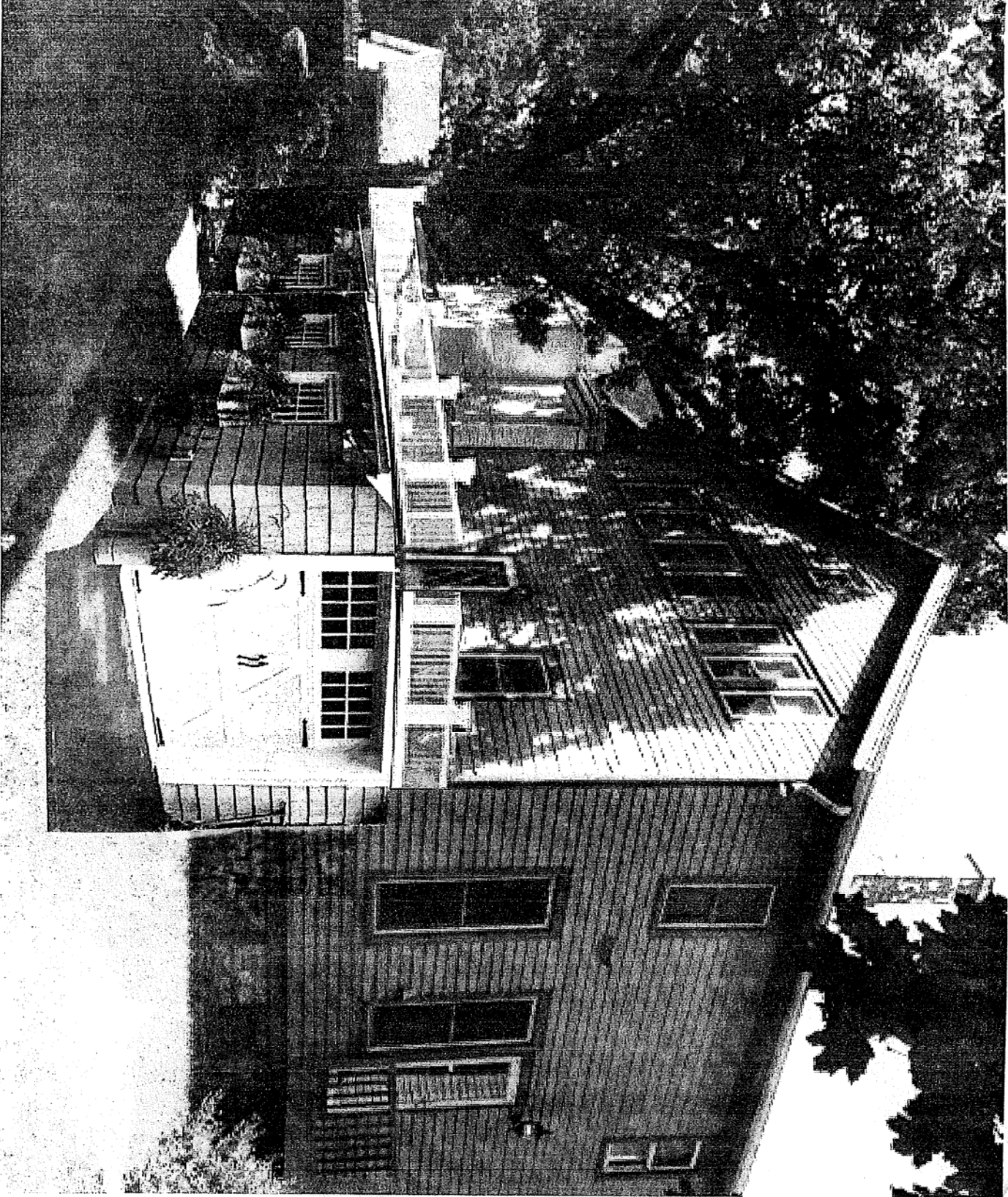
Option B



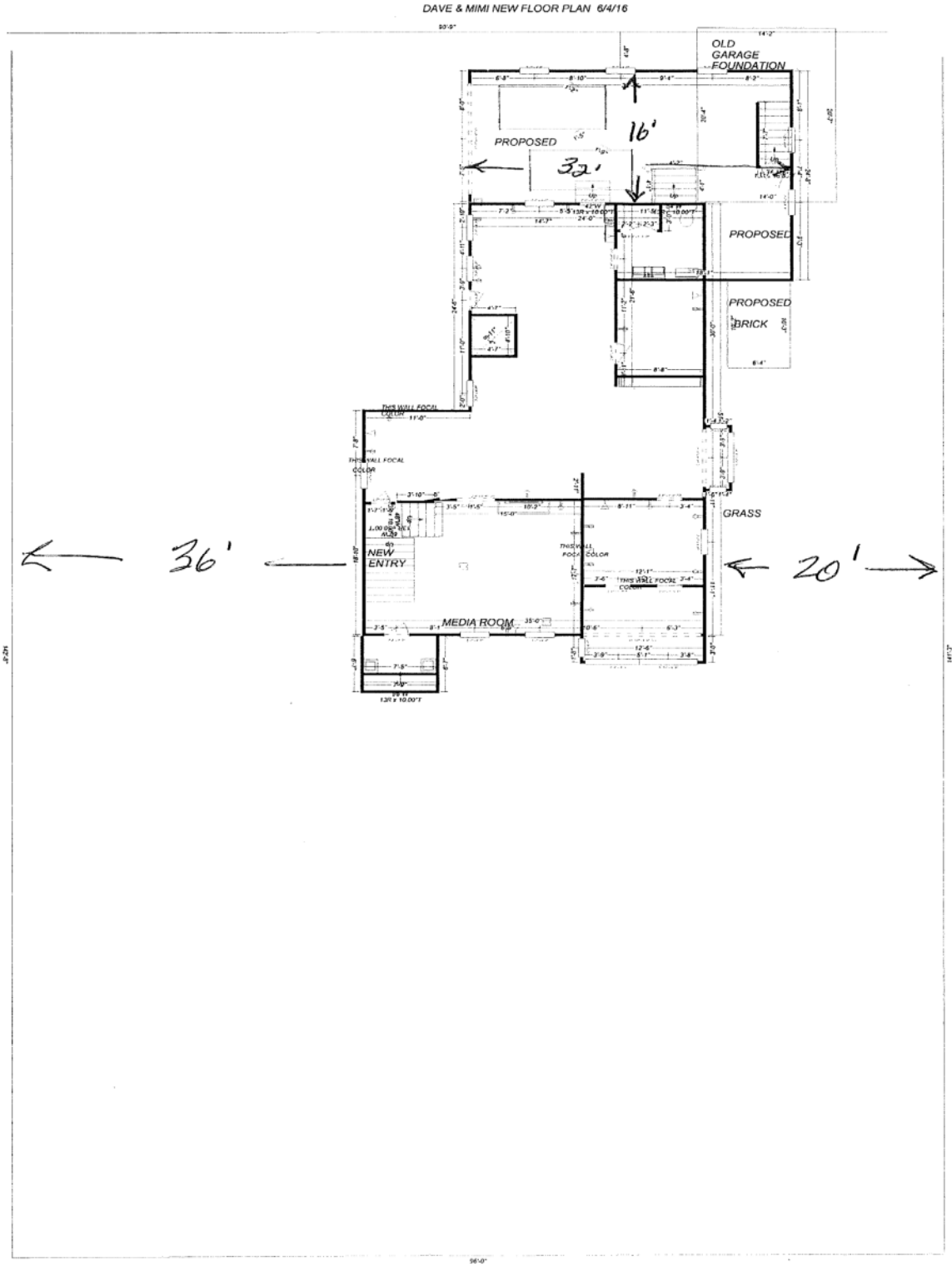
Rear Yard – Location of Proposed Garage



Proposed Garage Rendering



Proposed Floor Plan of House w/ Garage



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: 651 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?	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		