

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 20, 2008

Agenda Item: 5

File Number: COA-2008-07

Applicant: Larry Ufken

Owner: Larry Ufken

Location: 2601 Afton Road

Existing Zoning: DH, Development Holding District

Existing Land Use: Single-Family Residence & Accessory Buildings

Parcel Size: 9.985 acres

Request Overview/Background Information:

Larry Ufken has submitted a Certificate of Appropriateness (COA) Application for various repairs and changes to the dairy barn on the property located at 2601 Afton Road. The applicant is seeking a COA to replace broken roof tiles and glass blocks, to install a new garage door, to repair glazed blocks, to create a new opening for a garage door, to replace some glazed blocks with red brick, and to install a new EPDM roof. The dairy barn is currently used as a garage.

The attached *Location and Zoning Map* shows the location of the parcel involved in this application. The dairy barn is located in the south central portion of the ten acre parcel.

Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to alteration of a designated landmark.

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 #4.

Key Issues:

- The house on this property has substantial architectural and historical significance. The house, built in 1904, is an Individual Historic Landmark and is listed on the National Register of Historic Places. The house has been listed on the National Register since 1983. A copy of the Intensive Survey Form is attached to this report. The form briefly mentions the "elaborate concrete, brick, and steel dairy barn." The Intensive Survey Form estimates that the dairy barn was constructed in the early 1940's.
- The applicant has not proposed any alterations to the historic house located on this property.
- The applicant has submitted two photos of the barn and has submitted a manufacturer's pamphlet that includes photos and specifications for garage doors. The photos are attached to this report and a copy of the manufacturer's pamphlet is on file in the Neighborhood Planning Division.
- The applicant requested and received a COA in March of 2007 to perform various repairs and to install a new garage door and lighting. The applicant also received approval to install a new roof, and it is unclear from the application whether further replacement is needed or whether the previously issued COA simply expired before completion.
- Staff believes that the proposed work, with the exception of the new opening, will enhance the long-term preservation of this historic structure. Staff is concerned that a new opening will be detrimental to the integrity of the historic barn.
- 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 this application against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. Specific Review Criteria include:

(1) *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 proposed work does not involve any change in the height of the dairy barn.

- (2) Proportions of Windows and Doors: *The proportions and relationship between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.*

The proposed work, excluding the new opening, will not alter the proportions and relationship between the barn's doors and windows.

- (3) Relationship of Building Masses and Spaces: *The relationship of a structure within the historic district to the open space between it and adjoining structures should be compatible.*

The proposed work will not alter the location of the barn nor change its relationship to the historic house.

- (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 proposed EPDM roof will not change the shape and appearance of the barn's roof.

- (5) Landscaping: *Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.*

The applicant has not proposed any additional landscaping.

- (6) Scale: *The scale of the structure after alteration, construction or partial demolition should first be compatible with its architectural style and character and then, if necessary, with the surrounding structures in the historic district.*

The proposed work will not alter the scale of this historic structure.

- (7) Directional Expression: *Facades in historic districts should blend with other structures with regard to directional expression.*

The proposed work will not alter the directional expression of the dairy barn.

- (8) 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 majority of the proposed work involves using like materials. Staff believes that replacing some glazed blocks with red brick will not negatively impact the character of the structure. The addition of a contemporary garage door will not alter the character of the structure, as the applicant has already installed several contemporary garage doors in accordance with previously issued COA's. Staff is concerned that a new door opening will negatively affect the character of the structure.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
 - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
 - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
 - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.
- Staff believes that the proposed actions (excluding the new door opening), subject to certain restrictions, satisfy the standards of Section 32.06(6)(c).

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- 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 Neighborhood Planning Division recommends *denial* of a Certificate of Appropriateness to create a new opening for a garage door, based on the above Specific Review Criteria.

The Neighborhood Planning Division recommends *approval* of a Certificate of Appropriateness to replace broken roof tiles and glass blocks, to install a new garage door, to repair glazed blocks, to replace some glazed blocks with red brick, and to install a new EPDM roof on the dairy barn located at 2601 Afton Road, subject to the following conditions:

1. All work must be completed by June 1, 2009.
2. The garage door shall be a plain, raised-panel door without windows.
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.
4. The applicant must obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from Housing Services.

Fiscal Note/Budget Impact:

N/A

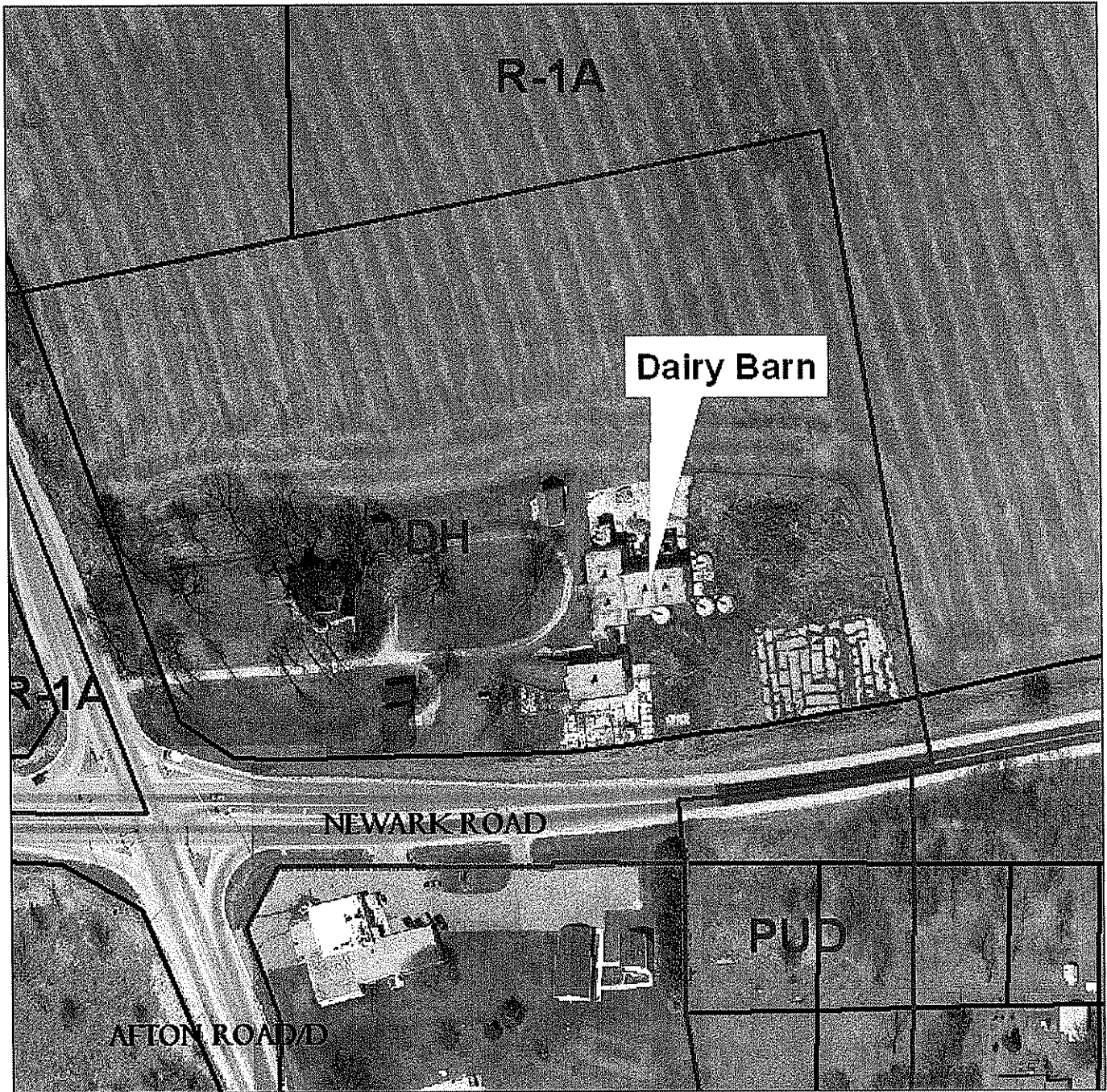
Attachments:

Location & Zoning Map, Application, COA Checklist, Intensive Survey Form, and Site Photos.

Location & Zoning Map

2601 Afton Road

COA-2008-07



1 inch equals 149 feet

0 25 50 100 150 Feet

Legend

-  Parcel
-  Dairy District
-  City Limit

Map prepared by: Drew Pennington
Date: May, 2008
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: March, 2000

NEIGHBORHOOD PLANNING DIVISION

CITY of BELOIT

NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2008-07

1. Address of property: 2601 AFTON RD

2. Parcel #: _____

3. Owner of record: LARRY LEFREN Phone: 363-1923

2601 AFTON RD BELOIT, WI. 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: LARRY LEFREN

2601 AFTON RD BELOIT, WI. 53511
(Address) (City) (State) (Zip)

363-1923 1 1
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: RES.

6. The following action is requested:

- Approval of COA by Landmarks Commission.
- Approval of COA by staff: (Check all that apply)
 - Roof repair/replacement
 - Gutter repair/replacement with like materials & styles
 - Private sidewalk & driveway repair/replacement with like materials
 - Stair & stoop repair/replacement with like materials & design
 - Installation of historic plaques (Residential properties only)
 - Porch columns, railings, and skirting repair/replacement with like materials
 - Chimney repair & tuck pointing in like color and design
 - Installation of fences
 - Window repair/replacement (provided no change in the rough opening) BRICK
 - Exterior siding BRICK
 - Storm window/storm door repair or replacement
 - Soffit, fascia or trimwork repair or replacement

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

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

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

8. Attachments:

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

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

- NHS City of Beloit SHSW Federal

NOTE:

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

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

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

Review fee: \$35.00 / \$20.00 if staff approved	Amount paid: \$ <u>35.⁰⁰</u>
Scheduled meeting date: <u>5/20/2008</u>	
Application accepted by: <u>[Signature]</u>	Date: _____

CITY of BELOIT

Neighborhood Planning Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 2601 Afton Road

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

Architectural Statement (Cont'd)

in height from a foundation of rock-faced stone. The first and second stories are constructed of brick while the steeply pitched gables are covered with fish-scale shingles. Gable returns suggest a pediment below which a partial frieze provides a further formality.

Each story of the tower is demarcated by a stone string course, with an unornamented frieze beneath the flared eaves. Although the detail is classic in inspiration, the spirit is freewheeling. A modified Palladian window in the gable features Ionic mullions and a molded panel in place of a fanlight. The first floor entries and the side bay window feature full entablatures and the doors are framed by pilasters and sidelights (although the original veranda has since been removed). Perhaps the most fanciful ornament is the brick pattern above the second story of the tower, where diagonal rows of raised brick intersect each other to create a diamond pattern. Altogether, the house--although built as a farm home in a formerly rural location--is one of the most elaborate in the City, and an excellent example of the rural Queen Anne. Several additional buildings--originally built at part of the A. O. Smith operation--sit on the nominated property but have no significance and are not included in the nomination.

Historical Statement (Cont'd)

went to Alaska where he built a trading post in the Yukon Territory. During the great Klondike gold rush, Crist was reputed to have mined one of the first and richest mines in the territory.

In 1901, Crist returned to Beloit, bought the rights to his family's farm, named the operation the "Klondike Farm," and began to build the large brick home which stands today. A strong promoter of rural interests, Crist served on the Rock County Board and other civic panels where he represented agricultural concerns. Throughout this period, the Klondike Farm was noted for its fine flock of sheep and its large herd of beef cattle, and the farm buildings that Crist built were considered among the finest in the county. But in 1914 fire destroyed many of those buildings and Crist sold the property to W. J. Allen of Beloit who rebuilt the barns. By the early 1940's, the farm was owned by W. C. Heath, an executive with the A. O. Smith Corporation of Milwaukee, who built the present elaborate concrete, brick, and steel dairy barn that stands near the house. Mr. Heath also directed the building of one of the finest herds of purebred Brown Swiss cattle on the farm, and gave the place a new name--Swisstown.

In 1947, the farm was bought by the A. O. Smith Corporation as a field research center. The corporation used the site for experimenting with such products as Harvestore crop storage units and dairying equipment. Eventually, A. O. Smith sold the property to Lester A. Helgesen of Janesville. (B) Helgesen operated it for a number of years prior to selling it, and in recent years the farm has been partially subdivided. The area is becoming suburbanized, and the site has been annexed to the city.

*Addendum

Legal Description: Additional buildings on the property are not significant and are not included in the nomination.

WEST - REPLACE BROKEN
ROOF TILE AND
GLASS BLOCK.

NORTH - INSTALL NEW
OVERHEAD GARAGE
DOOR. REPAIR GLAZED
FACE BRICK.

SOUTH - REPAIR GLAZED
FACE BRICK.

EAST - CUT IN NEW
OPENING FOR 8'x10'
OVERHEAD DOOR.
REPLACE GLAZED BRICK
WITH RED BRICK.

NEW EPDM ROOF.

