

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** September 23, 2008

**Agenda Item:** 4

**File Number:** COA-2008-29

**Applicant:** Lisa Anderson-Levy

**Owner:** Lisa Anderson-Levy

**Location:** 723 Church Street

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

**Existing Land Use:** Residential

**Parcel Size:** 13,043 square feet

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### Request Overview/Background Information:

Lisa Anderson-Levy has submitted a Certificate of Appropriateness (COA) Application to replace five basement windows with glass blocks and to close the basement window opening underneath the porch on the house located at 723 Church Street. The attached **Location and Zoning Map** shows the location of the property involved in this application.

Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration of structures within a Historic District.

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### 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.

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### Key Issues:

- The applicant has proposed the removal of five wood frame basement windows. In order to address moisture and efficiency problems, the applicant has proposed the installation of glass blocks in these window openings. The glass blocks are 8" x 8" x 3". The applicant has not proposed any change to the size of the visible window openings. Two of the window openings are shown on the attached photographs.
- The applicant has also proposed the removal of one basement window opening that is underneath the porch. This opening is completely concealed and will be closed with cement blocks.
- During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within the College Park Historic District. A copy of the Intensive Survey Form is attached to 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 this application against the general review criteria included in the Ordinance. Staff feels that the architectural significance of this house is due to the roof, eave brackets, and window lintels. The glass blocks will not impact these historic features. In addition, staff feels that preventing recurring moisture problems will enhance the long-term viability of this historic house.
- 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.
    - Not Applicable
  - (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 applicant has not proposed any changes to the visible basement window openings. The opening under the porch is completely screened from view.
  - (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.

- Not Applicable
- (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.*
- Not Applicable
- (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.*
- Not Applicable
- (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.*
- Not Applicable
- (7) Directional Expression: *Facades in historic districts should blend with other structures with regard to directional expression.*
- Not Applicable
- (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.*
- Staff feels that the glass blocks are compatible with the existing foundation and the remainder of the house.
- 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, subject to certain conditions, 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 **approval** of a Certificate of Appropriateness to replace five basement windows with glass blocks and to close the basement window opening underneath the porch on the house located at 723 Church Street, subject to the following conditions:

1. All work must be completed by February 28, 2009.
2. 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.
3. 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, Photos, COA Checklist, and Intensive Survey Form.

# Location & Zoning Map

723 Church Street

COA-2008-29



1 inch = 100 feet



### Legend

- Parcels
- Zoning District
- City Limits

Map prepared by: Drew Pennington

Date: September 2008

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

## NEIGHBORHOOD PLANNING DIVISION

**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.)

The house has a crumbling Michigan limestone basement and this project will resurface the areas of open dirt and limit water access to the basement. A concrete mixture will be used for the resurfacing. There are 5 small windows at ground level in the basement that I would like to replace with glass blocks to aid with keeping the moisture at bay with the additional benefit of increased energy efficiency. These blocks are eight inch square and are rated R-35 in terms of energy efficiency and would be installed in the existing opening and will not change the integrity of the exterior of the home. Questions may be directed to the contractor designated to complete the repairs - Robert Davis at Triple A Masonry Inc. 608.247.1160 or 608.365.0566. Please find estimate attached.

**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

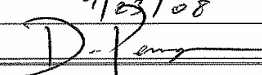
**NOTE:**

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.

Planning Form No. 22                      Established: November, 1992                      Revised: January, 2008                      Page 2 of 3 Pages

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

 / Lisa Anderson-Levy / 9/16/2008  
(Signature of applicant) (Print name) (Date)

Review fee: <b>\$35.00 / \$20.00 if staff approved</b>	Amount paid: \$ <u>35.00</u>
Scheduled meeting date: <u>9/23/08</u>	
Application accepted by: <u></u>	Date: <u>9/16/08</u>



# *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: 723 Church Street

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

<b>1</b> City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Church Number 723		
Street Address: 723 Church Street		Legal Description:	Acreage:			
Current Name & Use: Residence		Current Owner: Jarrett W. Strawn				
Film Roll No. RO-86 Negative No. 1, 4 Facade Orient. W			Current Owner's Address: Same Special Features Not Visible In Photographs:  Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
<b>2</b> Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration c. 1885	Source A					
Architect and/or Builder:	Source					
<b>3</b> Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None	<b>4</b> 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: Two story Italianate/Greek Revival style residence with intersecting gabled roof. Eaves include single bracketing. Front porch has prismatic rustication in pediment gable and entrance. Windows have flat hooded lintels with brackets. Corner pilasters frame clap-board facade.			Section Map Name Near East Side Historic District
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b>	<b>6</b> 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: _____		<b>7</b> Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			Map Code NES 86/1
<b>8</b> District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____		<b>9</b> 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: _____				