

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 17, 2008

Agenda Item: 3

File Number: COA-2008-15

Applicant: Traci Walker

Owner: Traci Walker

Location: 909 Bluff Street

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

Existing Land Use: Residence

Parcel Size: 8,712 square feet

Request Overview/Background Information:

Traci Walker has submitted a Certificate of Appropriateness (COA) Application to construct a detached garage on the property located at 909 Bluff Street. The applicant has proposed the construction of a 24' x 24' garage in the northeast corner of the parcel.

The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The parcel is located just north of Portland Avenue in the northernmost block of the Bluff Street 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 of a new structure within a 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 #4.

Key Issues:

- During the Beloit Intensive Survey, the house on this property was classified as a 'contributing' structure within the Bluff Street Historic District. A copy of the Intensive Survey Form is attached to this report.
- There was a detached garage on this property until 1996. In March of 1996, the Building Inspector declared the detached garage an unsafe building and the applicant was ordered to demolish the garage. The garage was demolished in late 1996.
- The proposed garage will have vinyl siding and a gable roof with 6/12 pitch rafters. Other specifications are shown on the attached design sheet, which was submitted with the application.
- The applicant has not proposed any alterations to the historic house located on this property.
- 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 garage is shorter than the historic house, which is consistent with an accessory structure's relationship to a primary structure. With respect to height, the proposed garage is compatible with the style and character of the historic district.

(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.

Staff is recommending a condition requiring at least one window on the proposed garage. The applicant is encouraged to select a window with proportions similar to the house 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 detached garage will be constructed in accordance with the specifications contained in the City's Zoning Ordinance. The specifications (e.g. setbacks) will ensure open space compatibility.

- (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 gable roof is compatible with the architectural style of the historic house.

- (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 scale of the proposed garage is compatible with the historic house and the larger historic district.

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

The proposed garage will be located behind the historic house and will face Bluff Street.

- (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 applicant will install vinyl siding and shingles that match the historic house in color and other characteristics. Staff feels that the proposed materials, colors, and textures are compatible with the style and character of the historic district.

- 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 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 *approval* of a Certificate of Appropriateness to construct a detached garage on the property located at 909 Bluff Street, subject to the following conditions:

1. All work must be completed by December 31, 2008.
2. The vinyl siding to be installed on the detached garage shall match the house siding in color and width.
3. The shingles to be installed on the detached garage shall match the house shingles in color and texture.
4. The detached garage shall have at least one window. The window may be a real or a faux window.
5. The proposed detached garage must meet all applicable specifications contained in the City's Zoning Ordinance. This includes, but is not limited to an interior side setback of three feet and a rear setback of three feet.
6. 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.
7. 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, Design Sheet, Plot Plan, COA Checklist, Intensive Survey Form, and Site Photos.

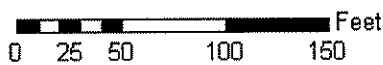
Location & Zoning Map

909 Bluff Street



COA-2008-15



1 inch equals 85 feet



Legend

-  Zoning District
-  City Limits

Map prepared by: Drew Pennington
Date: June, 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-2008-15

1. Address of property: 909 Bluff Street

2. Parcel #: 13510130

3. Owner of record: Traii K (Brown) Walker Phone: 6082895346

Same as property
(Address) (City) (State) (Zip)

4. Applicant's Name: Traii Walker

Same as property
(Address) (City) (State) (Zip)

815-624-1356 (BEARD) (Office Phone #) 6082895346 (Cell Phone #) 1walker61997@yahoo.com (E-mail Address)

5. Present use of property: Home

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)

Exterior siding

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.)

We would like to build a garage. At present we do not have one. The size would be 24x24 with a 6x12 pitch to complement our homes roof pitch. The siding color stems and shingles will also match the house. Please see attached plans for a pictorial representation.

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).

Traci Walker Traci Walker 4/10/08
 (Signature of applicant) (Print name) (Date)

Review fee: <u>\$35.00 / \$20.00 if staff approved</u>	Amount paid: \$ <u>35.⁰⁰</u>
Scheduled meeting date: <u>June 17, 2008</u>	
Application accepted by: <u>Dore Pennington</u>	Date: <u>5/8/08</u>

Design # 70869



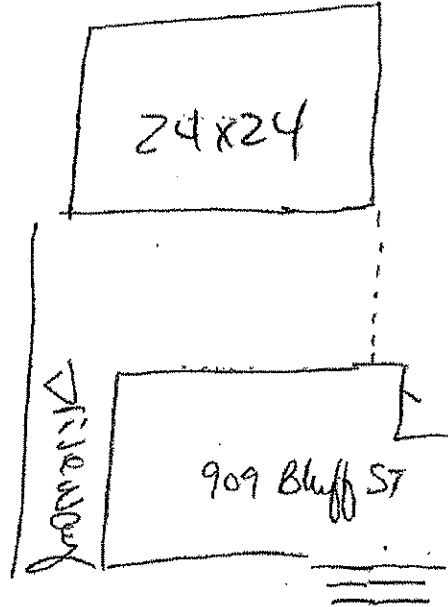
Page 1 of 1
4/5/2008

***** Take this sheet to the Building Materials counter to purchase your materials.**

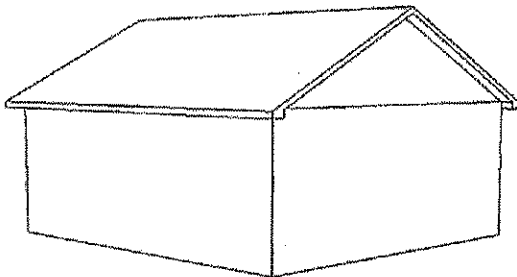
You have selected a Garage with:

- 24' Wide X 26' Deep X 10' High
- Gable roof w/ 6/12 pitch rafters 16" O.C.
- 2x4 Wall Framing Material
- 12" gable/12" eave overhangs
- 7/16" OSB Wall Sheathing
- 7/16" OSB Roof Sheathing
- Sterling Gray Newtown Vinyl Double 4" Lap Siding
- 25 yr. Supreme, Chapel Gray Shingles
- Mongoose Ridge Vent
- White Aluminum Soffit & Fascia
- White Premium Roof Edge
- White Vinyl Overhead Door Jamb

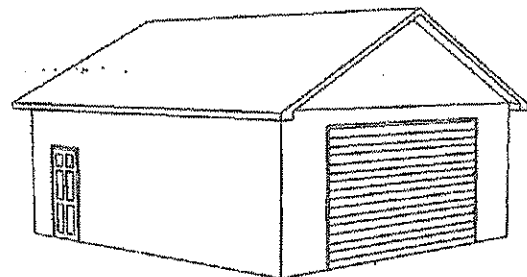
The options you have selected are:
15 LB Roof Felt



Front View



Back View



Today's cost for materials estimated in this design: \$3,962.76

*The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galvanized Regular Roof Edge, 8" Textured Vertical Hardboard Siding, No Service Doors, No Overhead Doors, No Windows, or Any Other Options.

***(BASE price): \$2,213.22**

You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your building code requirements. These plans are suggested designs and material lists only. We do not guarantee the completeness or prices of these structures. Tax, labor and delivery not included.

Parcel # _____

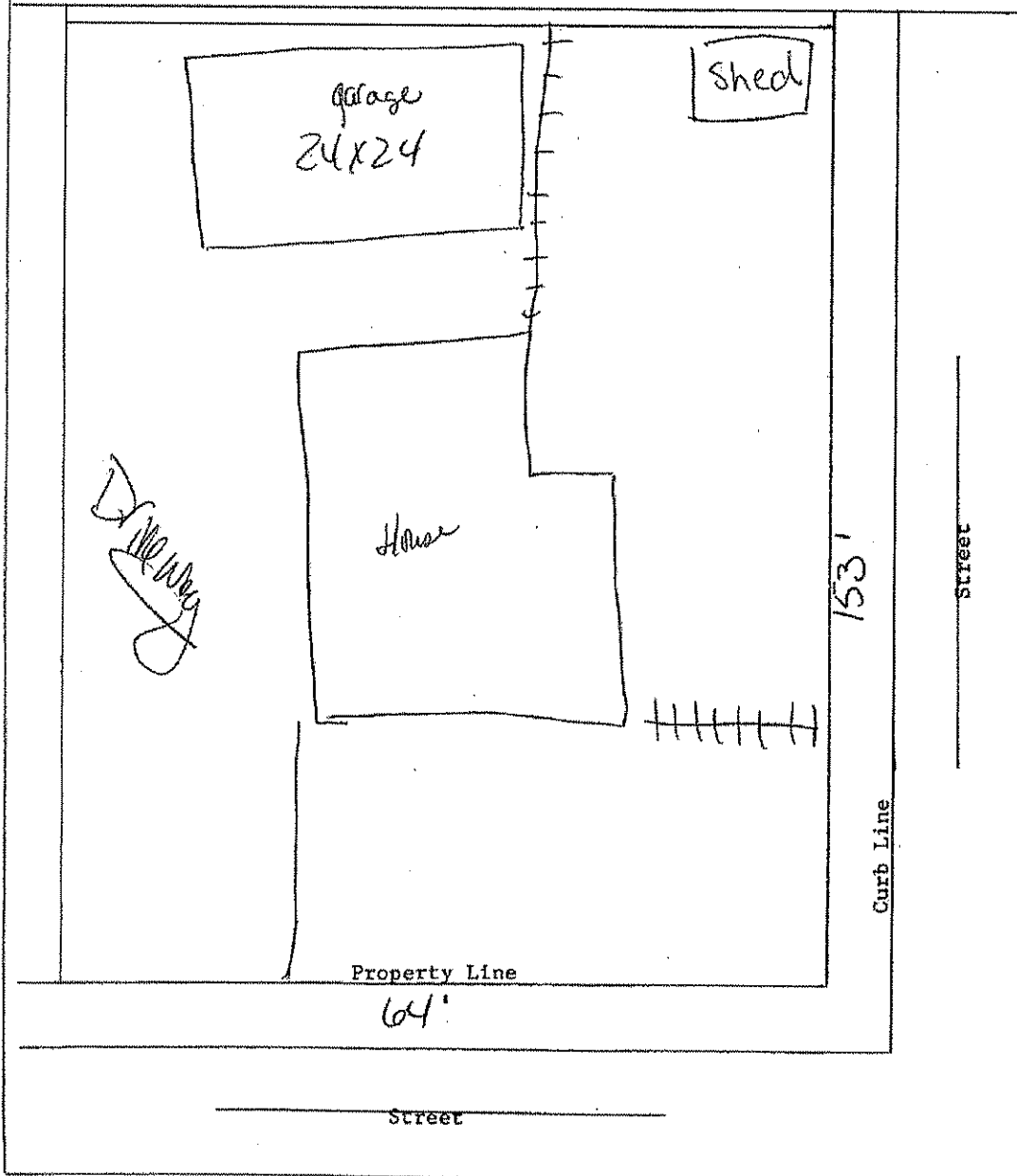
Permit# _____

PLOT PLAN

Street Address 909 Bluff ST
Lot _____ Block 900 Subdivision _____
 Interior Lot Corner Lot Thru Lot

Show The Following

- | | |
|--|--|
| 1. All Existing & Proposed Buildings | 6. Elevation of Curb at Lot Corners extended |
| 2. All Lot Dimensions | 7. Finish Grade At Lot Corners |
| 3. All Yard Dimensions | 8. Finish Grade At Building Corners |
| 4. Building Dimensions | 9. North Arrow |
| 5. Location of Drive & Opening Width at Curb | 10. Elevation at top of Foundation Wall. |



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: 909 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

INTENSIVE SURVEY FORM

Historic Preservation

FEDERAL GOVERNMENT

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 909 Bluff		Legal Description:		Acreage:			
Current Name & Use: residence			Current Owner:				
Film Roll No. RO-114	 Prints	Current Owner's Address:				Number 909	
Negative No. 31		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	Town Range Section
	Dates of Construction /Alteration c. 1880	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 type="radio"/> Other: _____ <input checked="" 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				Map Name Bluff Street Historic District
	Architectural Statement: A vernacular Italianate home, with an original T-shaped plan, the structure has forfeited some of its original character to a two story enclosed sun porch. The earlier elements remain, however, in the proportions of the gable, the architrave trim on the windows, and the simplicity of the clapboard facade.		Historical Statement:				
5	Sources of Information (Reference to Above) A Visual estimate of surveyor		6 Representation in Previous Surveys <input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code BS 114/31
B			7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C			8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing				
D			Initials: <u>RA</u> date: <u>8/1/81</u>				
E			9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>RA</u>				
F							

