

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 19, 2009

Agenda Item: 6

File Number: COA-2009-10

Applicant: Jia-He Xiao & Anne Lessick-Xiao

Owner: Jia-He Xiao & Anne Lessick-Xiao

Location: 1015 Chapin Street

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

Existing Land Use: Single-Family Dwelling

Parcel Size: .32 Acres

Request Overview/Background Information:

Jia-He Xiao & Anne Lessick-Xiao have submitted a Certificate of Appropriateness (COA) Application to cover concrete steps with treated wood and to construct a deck for the property located at 1015 Chapin Street. The attached Location & Zoning map shows the location of the subject property. This property is located within the College Park Historic District.

The concrete steps have already been covered with treated wood. Planning staff noticed this alteration during a routine inspection of the area, and the applicant was notified of the violation on April 23, 2009. In accordance with Section 32.20(1) of the Historic Preservation Ordinance, the applicant is seeking a COA to retain the unauthorized alteration. The applicant is also seeking a COA to construct a deck in the back yard. 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.

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:

- Several photographs of the subject property are attached to this report.
- The concrete steps have not been removed. According to the applicants, the treated wood was used to cover the deteriorating concrete steps due to safety concerns. Covering concrete steps with treated wood does not violate the building code.
- Staff feels that covering the concrete steps until the applicants are ready for complete replacement is acceptable.
- The applicants have stated that they intend to paint the treated wood steps.
- The attached Plot Plan shows the proposed deck, which will connect to an existing concrete landing and will wrap around the northeast corner of the house.
- The proposed deck will extend approximately four feet from the side of the house, and approximately 10 feet from the rear. The proposed deck meets all applicable setbacks.
- According to the applicants, all supporting elements will be treated wood, while the deck boards and railings will be cedar. Staff asked the applicant to bring a sample to the Landmarks Commission meeting.
- All decks above two feet are required to include a railing. Before authorizing a Building Permit, staff would like additional information on the style and appearance of the deck.
- 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.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:

- (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.

Based on the height of the existing landing, the proposed deck will be approximately three feet in height, which is compatible with the style and character of the house and neighboring structures.

- (2) *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.

As shown on the Plot Plan, the proposed deck will be 30 feet from the western property line, 26 feet from the eastern property line, and at least 80 feet from the northern (rear) property line. The proposed setbacks greatly exceed the minimum setbacks contained in the Zoning Ordinance, and will ensure that adequate open space remains.

- (3) *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 has not altered the size or shape of the steps, and the wood will be painted to complement the house. As stated above, the concrete steps have not been removed. The cedar deck will be finished with paint or an opaque stain to ensure compatibility with the 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 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** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **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 cover concrete steps with treated wood and to construct a deck for the property located at 1015 Chapin Street, subject to the following conditions:

1. The treated wood steps shall be painted by July 1, 2009. The paint color shall complement the colors of the house.
2. The deck shall include cedar decking boards, rim joists, balusters, railing posts, and railings, which shall be finished with paint or an opaque stain.
3. Prior to issuance of a building permit, the applicant shall submit a sketch of the proposed deck for staff review and approval. The sketch shall include the components required by condition number two.
4. The deck shall be completed by December 31, 2009.
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.
6. 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

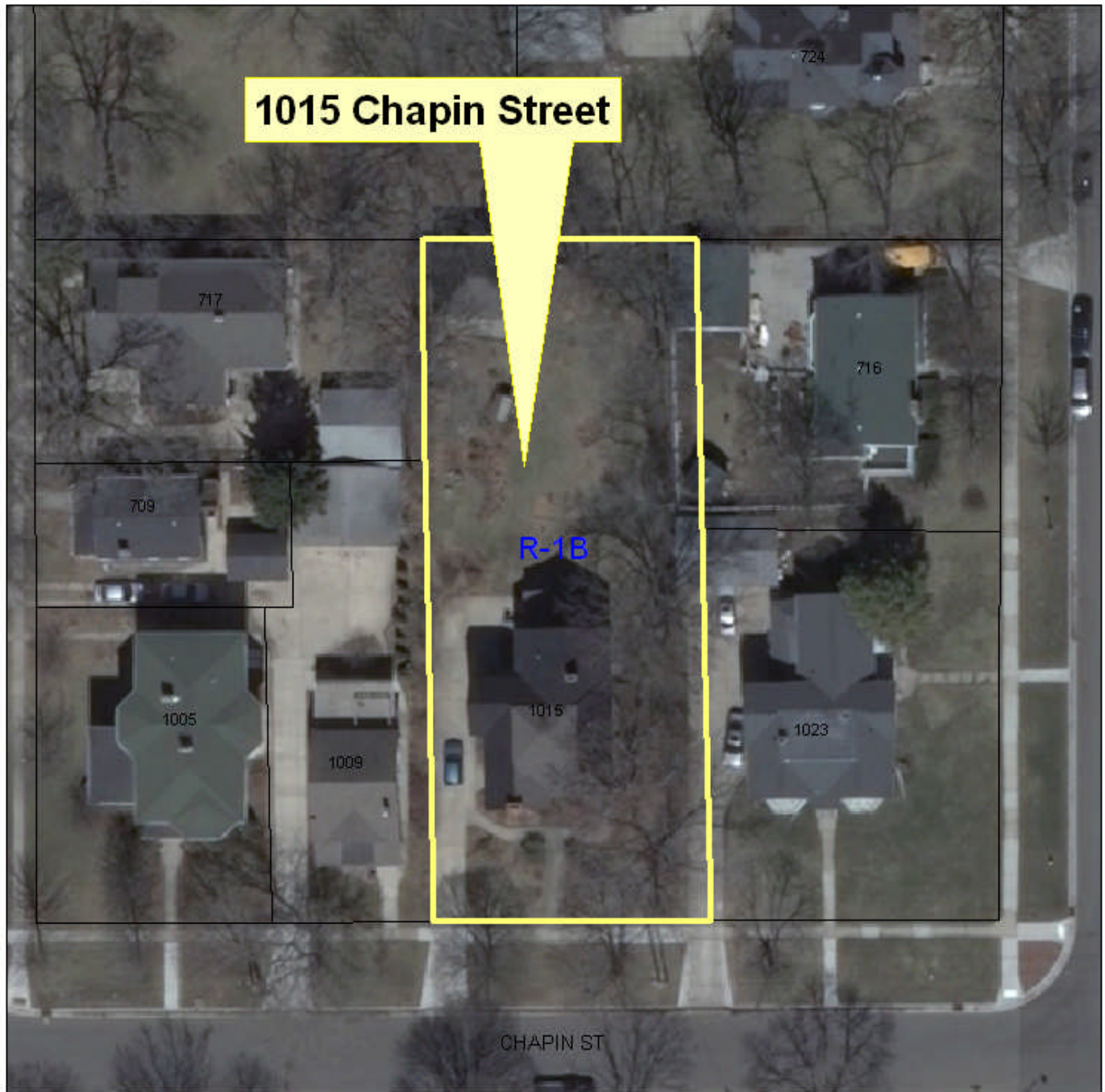
Attachments:

Location & Zoning Map, Photos, Deck Anatomy, Plot Plan, Intensive Survey Form, and COA Checklist.

Location & Zoning Map

1015 Chapin Street

COA-2009-10



1 inch = 42 feet



Legend

- Parcels
- Zoning District

Map prepared by: Drew Pennington

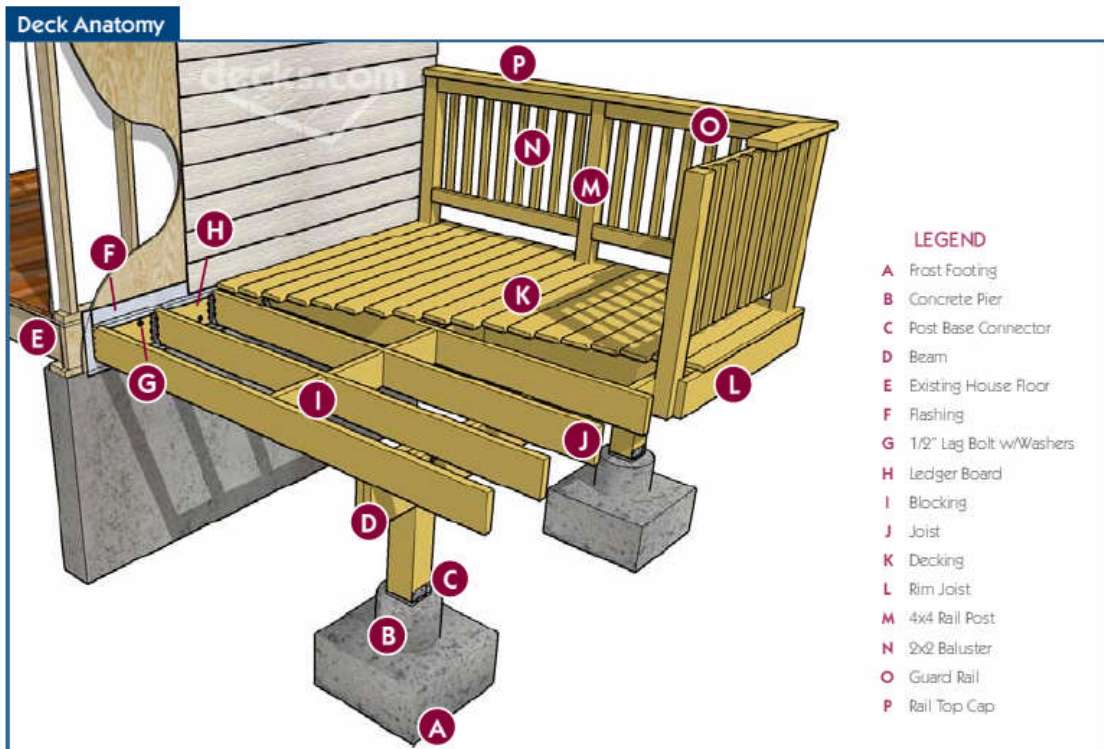
Date: May 2009

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

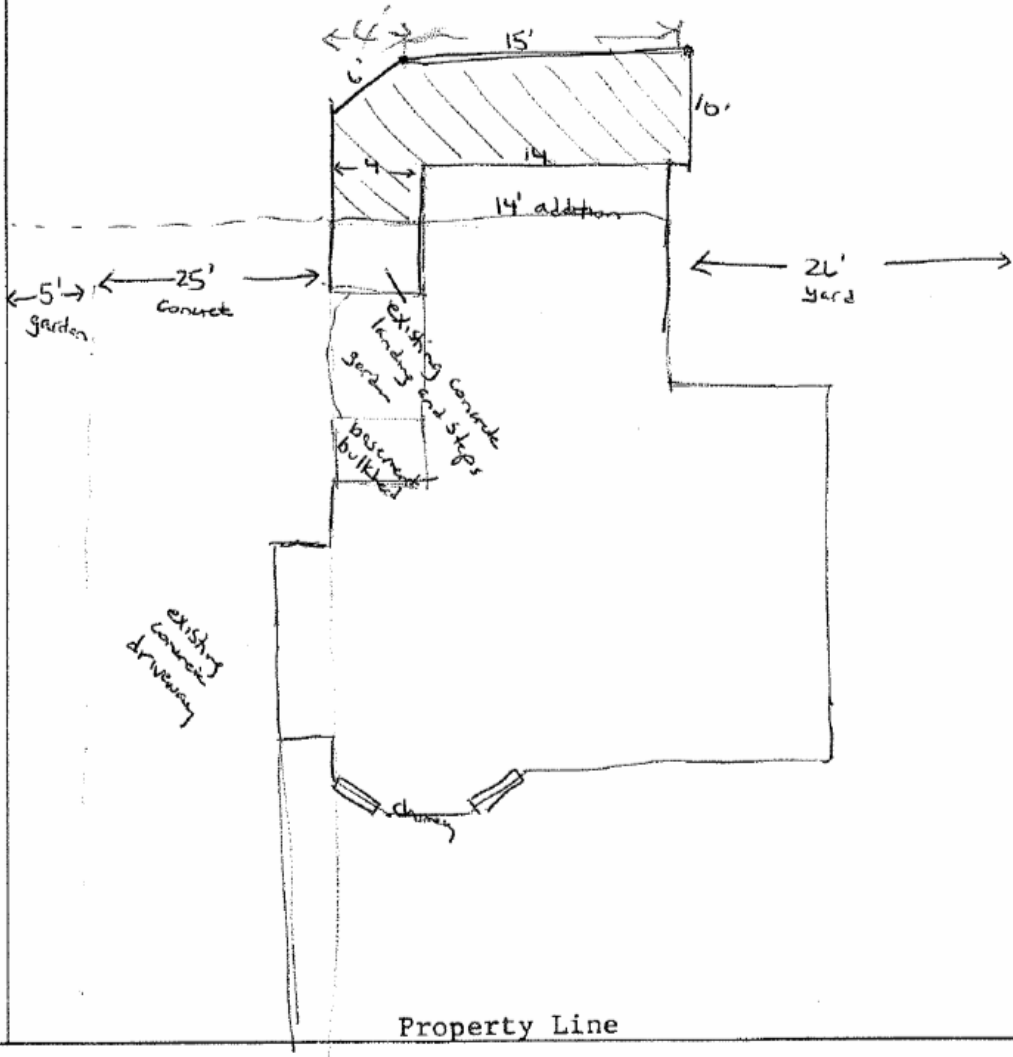
NEIGHBORHOOD PLANNING DIVISION





Source: Decks.com

Plot Plan




Street

Curb Line

Property Line

1015 Chapin Street
Street

1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Chapin			
Street Address: 1015 Chapin Street		Legal Description: Lots 1, 2, 3, Block 13, Original Plat		Acreage:				
Current Name & Use: Residence (Apartments)		Current Owner: Thorpe Finance c/o Jimmy D. Hatch						
Film Roll No. RO-87	 Prints	Current Owner's Address: Same						
Negative No. 31		Special Features Not Visible In Photographs:						
Facade Orient. S		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town	
Dates of Construction/Alteration c. 1886-1887 Enlarged, 1900		Source A						Range
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		Section					
	Architectural Statement: A two story residence of late picturesque features, with an attic. Original cross plan was added to about 1900. Hip roof has front low rim band of 6 dormer windows. Tall narrow windows on clapboard facade. Stained glass window on first level of chimney on south elevation.		Historical Statement: For many years this house belonged to Henry Rosenblatt and his family; he was the founder of the H. Rosenblatt and Sons overall factory on Beloit's west side.			Map Name Near East Side Historic District		
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives		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:			Map Code NES 87/31			
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: Near East Side Historic Dist. <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								
B								
C								
D								
E								
F								

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: 1015 Chapin 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		