

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 18, 2013

Agenda Item: 6

File Number: COA-2013-19

Applicant: David Christopher Luebke

Owner: Valerie V. Kiekhafer Living Trust

Location: 745 Milwaukee Road

Existing Zoning: R-1A, Single-Family

Existing Land Use: Multifamily (4 units)

Parcel Size: 0.33 Acre

Request Overview/Background Information:

David Christopher Luebke has submitted an application for a Certificate of Appropriateness (COA) to replace existing windows, to repair & paint wood shake siding, and to replace existing gutters for the property located at 745 Milwaukee Road. The subject property is an individual historic 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 #5.

Key Issues:

- According to the applicant, the existing wood windows are deteriorated and inefficient. The applicant has proposed the replacement of all existing windows with Lindsay SunView vinyl windows. A section of the manufacturer's pamphlet is attached and the entire pamphlet is available for review upon request.
 - The majority of the approximately 50 existing windows are double-hung windows.
 - Several photos of the subject property are attached to this report.
 - On June 7, 2013, Planning staff approved a COA for the subject property to replace a section of the roof and to replace the existing concrete steps and private sidewalk.
 - As shown in the attachments, the applicant has proposed the repair of wood-shake siding, which will be painted.
 - The applicant has also proposed the replacement of existing gutters, if deemed necessary during the roofing project.
 - During the Beloit Intensive Survey, the building was described as "architecturally significant as an outstanding example of the late (or transitional) Queen Anne houses of Beloit." A copy of the Intensive Survey Form is attached.
 - 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 believes that the proposed actions satisfy the standards of Section 32.06(6)(c)
 - 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) *Proportions of Windows and Doors:* The applicant has not proposed any changes to the size of the window openings.
 - (2) *Architectural Details:* Although the applicant has proposed the use of vinyl replacement windows, the architectural features of this structure mentioned in the survey will not be altered. Planning staff is recommending a condition stating that the window style (e.g. double-hung) may not be changed. The wood shake siding, which is specifically mentioned in the survey, will be repaired and painted. If the applicant decides to replace the gutters, staff will review the manufacturer's specifications and details at that time.
-

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.
- **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 replace existing windows, to repair & paint wood shake siding, and to replace existing gutters for the property located at 745 Milwaukee Road, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the materials that are described in the application and attachments.
2. The style of the replacement windows (including grids) shall match the style of the original wood windows.
3. The applicant shall submit manufacturer's specifications and details for the gutters prior to installation.
4. The applicant shall obtain a Building Permit before beginning any work.
5. All work shall be completed by December 31, 2013.
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. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Window Specs, Application, Intensive Survey Form, and COA Checklist.



The Distinctive Features in a SunView Window

Fusion Welded Frame and Sash:

Provides strength and durability

Optional Sash Vent:

Limits travel of top and bottom sash

High Quality Balances:

Smooth and easy operation of your windows

Stylish Hardware:

Contoured locks provide smooth look and tight fit

Beveled Sash:

Great look, smooth feel

Sloped Sill:

Easy water run-off and easy cleaning

Tilt-in, Lift-out Sash:

Easy to clean and easy to remove from the inside

Non-Metal Edge Spacer:

The most innovative and warmest glass spacer to save energy for your home. Reduces condensation on your glass because the edge of the glass is up to 70% warmer than a metal spacer.



Double Strength LowE Glass:

Protects your home furnishings and saves energy. Optional LowE 366 ultimate performance with Neat glass available



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-2013-19

1. Address of property: 745 MILWAUKEE ROAD
2. Parcel #: 13620270
3. Owner of record: VALERIE V. KIEKHAFER ^{LIVING TRUST} Phone: 608-365-0936
1327 NINTH ST, BELOIT, WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: DAVID CHRISTOPHER LUEBKE
2518 SUNSET DR, BELOIT, WI 53511
(Address) (City) (State) (Zip)
608-207-5024 1608-207-5024 / DC LUEBKE@HOTMAIL.COM
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: FOUR UNIT APARTMENT BUILDING
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.)

SEE 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): _____

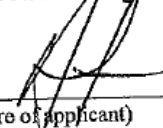
9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

- 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.

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

 (Signature of applicant) DAVID C. LUERKE (Print name) 5/30/2013 (Date)

Review fee: **\$50.00* / \$25.00* if staff approved** Amount paid: \$ 50.00
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: June 18, 2013
Application accepted by: Drew Permyth Date: 5/31/13

745 Milwaukee Road – Certificate of Appropriateness Application – Supplemental Information

7) Description of Project

Items for Approval by Staff

- A) Roof Repair/Replacement: Replace steep slope shingle roof (north facing) with new architectural shingles to match recently replaced steep slope shingle roof (south facing). Complete replacement of the attached garage flat roof. New roofing material applied to porch flat roof.

Currently the north facing steep slope shingle roof is significantly deteriorated and failing. The attached garage flat roof is in poor shape and apparently not properly done previously. The porch flat roof is in OK shape but will have new material applied to extend the life of all roofs at the same time and prevent any potential leaking or other damage to the building.

- B) Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation: Replace bottom three steps and private sidewalk in-front/below with new concrete.

Currently the concrete is crumbling.

Items for Approval by Landmarks Commission

- C) Repairing and Painting Wood Shake Siding: Replace missing shake pieces and paint to match existing areas in good shape.

Currently the shake siding on the north and west facing sides of the building are in poor condition and in need of new paint.

ESTIMATE = \$500

- D) Replace and Install New Gutters: If determined to be needed during roof replacement, the gutters will be replaced also with aluminum gutters appropriately sized and placed for this building size and roof drainage.

Currently it is unknown if the existing gutters are in need of replacement. To promote effective drainage, new gutters may be needed in certain places where not installed previously.

ESTIMATE = \$3,000

- E) Window Replacement: Replace the existing wood and single pane glass windows and storm screens/windows with premium Lindsay Sunview replacement vinyl windows.

Currently the windows are deteriorated, inefficient and non-functional. The paint is peeling and wood is disintegrating. The single-pane glass along with deteriorated weather tightness and lack of insulation in the rope weight corridor promotes energy inefficiency by allowing heat to escape. The weighted ropes no longer function to hold the windows open.

New vinyl windows are best for a four unit apartment building because they will match the size and look of the existing white painted wood windows (and grids where currently existing) while providing superior energy efficiency, durability, sustainability and functionality.

Architectural Statement (Cont'd)

seems to unify the house and minimize the angularity of design, while a broad and horizontal porch unifies the lower stories. A "skin" of shingles wraps around the gables while a siding of thinly gauged clapboarding covers the lower stories. Almost all external ornament has been omitted from the house and simple horizontal framing boards and corner boards outline the various units. Simple rafter-like brackets support the eaves. The porch, too, reflects the simplification of design: square posts, blocky brackets, and angular braces contrast with the turned and incised decorative work on other Queen Anne homes, and even the turned balusters are simply executed. But if the house has a minimum of ornament, it is not without a variegated profile. The top portion of the gables, featuring concentric bands of shingles, project out over the rest of the pedimented gables. The whole gable, in turn, overhangs the lower stories. A shingled, gabled dormer, with scalloped shingles along the edges, and a tall brick chimney rising from the second story roof, provide further "picturesque" effects. But the restraint in massing and detail mark this home as an excellent example of the transitional Queen Anne style of the late 19th century.

CITY of BELOIT

Planning & 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: 745 Milwaukee 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		