

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: May 20, 2014 **Agenda Item:** 5 **File Number:** COA-2014-14
Applicant: Julie Christensen **Owner:** City of Beloit **Location:** 422 Bluff Street
Existing Zoning: R-1B, Single-Family Residential District **Existing Land Use:** Vacant Residential **Parcel Size:** .2000 Acre

Request Overview/Background Information:

Julie Christensen, on behalf of the City of Beloit, has submitted an application for a Certificate of Appropriateness (COA) to demolish the front house on the property (422 Bluff Street), add new foundation, and move the rear house (310 Euclid Avenue) onto the new foundation. This property is in the Bluff Street Historic District. Section 32.07 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the demolition of properties in historic districts.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The City of Beloit purchased 422 Bluff Street with the intentions of rehabilitating the site. This lot contains two homes. The front home is addressed 422 Bluff Street and the rear home is addressed 310 Euclid Avenue. Zoning code does not allow for two homes on one lot. This lot is not large enough to split into two lots and meet the minimum lot dimensions. Because of this, it was determined that one of the homes would need to be demolished and the other rehabilitated.
 - After inspections were completed and quotes received for both homes, it has been determined that it is not cost effective to rehabilitate 422 Bluff Street. This house has been a neglected duplex for some years and also has severe structural damage. The house at 310 Euclid Avenue is in better condition and has been a single-family use, making rehabilitation easier.
 - The applicant is currently proposing the demolition of 422 Bluff Street, construction of new foundation, and the moving of 310 Euclid Street to the new foundation. Other site repairs for 310 Euclid Avenue will be brought forward in a separate COA application. With this, the applicant will likely be requesting approval of a new front porch to more accurately match the surrounding Bluff Street properties.
 - The last move of a historic property was done in 2002 for the property currently located at 308 West Grand Avenue. During this review, zoning consistency and historical integrity were the main concerns. The zoning for the current COA is a non-issue as these properties are on the same lot and therefore zoned the same. With the proposed addition of a new front porch, the Euclid house will integrate well into the Bluff Street Historic District. With that being said, the current setback of 422 Bluff Street should be maintained when the new foundation is poured to ensure consistency with the surrounding properties.
 - During the Beloit Intensive Survey, both properties were classified as contributing sites in the Bluff Street Historic District. Copies of the Intensive Survey Forms are attached to this report.
 - Section 32.07(2) of the Historic Preservation Ordinance includes general standards to be used when evaluating demolition COA applications. The attached COA Demolition Checklist evaluates this application against these criteria.
 - The proposed demolition satisfies the standards of Section 32.07 of the Historic Preservation Ordinance.
-

Sustainability:

- **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 Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness (COA) to demolish the front house on the property (422 Bluff Street), add new foundation, and move the rear house (310 Euclid Avenue) onto the new foundation, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The front house (422 Bluff Street) shall be demolished and the rear house (310 Euclid Avenue) shall be moved to the new foundation facing Bluff Street by May 20, 2015.
 2. The current front setback shall be maintained. All other setbacks shall be determined by current Zoning Code.
 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.
-

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, Intensive Survey Forms, and COA Demolition Checklist.



422 Bluff Street



310 Euclid Avenue



Front Setbacks on Bluff Street



Adjacent Properties on Bluff Street

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-2014-14

1. Address of property: 422 Bluff Street
2. Parcel #: 13551495 R-1B .2000
3. Owner of record: City of Beloit Phone: 608-364-6703
100 State Street, Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Julie Christensen
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)
608-364-6703 1 jchristensen@beloitwi.gov
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Single family house
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.)

*Demolish 422 Bluff Street, remove foundation,
construct new foundation, and move rear house,
310 Euclid, onto the new foundation*

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

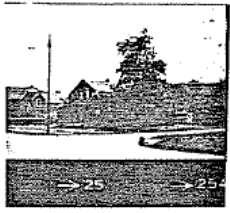
NOTE:

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).

Julie Christensen | Julie Christensen | 5/2/14
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ n/a
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: 5/20/14
Application accepted by: STVP Date: 5/1/14

1		2		3		4		5		6		7		8		9	
City, Village or Town: Beloit		County: Rock		Surveyor: Richard P. Hartung		Date: July, 1981		Street Bluff		Legal Description:		Acreage:		Number 422		Town	
Street Address: 422 Bluff Street		Current Name & Use: Residence		Current Owner:		Current Owner's Address:		Range		Special Features Not Visible In Photographs:		Section		Map Name Bluff Street Historic District		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Film Roll No. RO-91		Negative No. 25		Facade Orient. E				Source		Previous Owners		Dates		Uses		Source	
Original Name & Use:		Dates of Construction / Alteration 1857-1858		Architect and/or Builder:		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		Source A								Map Code BS 91/25	
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		Architectural Statement: One and one half story brick residence of Greek Revival style with returned cornice and dormers interrupting roof line. Stone lintels over main structure's windows. Late 19th century wing added to rear. Filigree porch in front of the south (side) wing.		Historical Statement:		Sources of Information (Reference to Above) A Beloit Tax Records. RC CHS Archives		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:		Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81		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			

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Euclid	
Street Address: 310 Euclid		Legal Description:	Acresage:		
Current Name & Use: residence		Current Owner:			
Film Roll No. RO-113		Current Owner's Address:			310
Negative No. 27		Special Features Not Visible In Photographs:			
Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
2 Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Dates of Construction / Alteration c. 1895	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 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				Bluff Street Historic District
Architectural Statement: A simple Victorian vernacular, this two-and-a-half story clapboard house has a hipped roof with cross gables. The porch features Tuscan columns and a plain entablature.	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:				
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 initials: R date: 8/1/81				
D	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				
E					
F					

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 DEMOLITION CHECKLIST
--

For property located at: 422 Bluff Street & 310 Euclid Avenue

GENERAL REVIEW CRITERIA	YES	NO	N/A
Is the historic building of such architectural or historic significance that demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State?		X	
Has this historic building not been designated as an historic landmark and contributes to the distinctive architectural or historic character of the historic district as a whole, and therefore should be preserved for the benefit of the people of the City and the State?			X
Would demolition of the historic building be contrary to the purpose and intent of this chapter as set forth in Section 32.01 and to the objectives of this historic preservation plan for the applicable district as adopted by the City Council?		X	
Is the historic building of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense?		X	
Would retention of this historic building promote the general welfare of the people of the City and the State by encouraging study of American history, architecture, and design or by developing an understanding of American culture and heritage?		X	
Is any hardship or difficulty claimed by the owner self-created or the result of this owner's failure to maintain the property in good repair?		X	
Would a new structure or any change in use of the property be compatible with nearby historic buildings or the historic district in which the subject property is located?	X		