

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: August 19, 2014 **Agenda Item:** 6 **File Number:** COA-2014-30
Applicant: Diana Updike **Owner:** Diana Updike **Location:** 949 Brooks Street
Existing Zoning: C-2, Neighborhood Commercial District **Existing Land Use:** Commercial **Parcel Size:** .0712 Acre

Request Overview/Background Information:

Diana Updike has submitted an application for a Certificate of Appropriateness (COA) for façade updates for the property located at 949 Brooks Street. This property is an Individually Listed Landmark. 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 landmarked properties.

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 applicant is proposing a façade update that includes replacing wood trim and decorative framing near the windows. The repairs will be done in wood and painted to match the existing façade.
 - This property was classified as an Individually Listed Landmark. Intensive Survey information 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 these criteria.
 - Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application: Architectural Details
 - The proposed colors and materials are compatible with the original character of this historic property.
 - The proposed site improvements satisfy the standards of Section 32.06(6)(c) 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
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Staff Recommendation:

The Planning & Building Services Division recommends approval of a Certificate of Appropriateness for façade updates at the property located at 949 Brooks Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. All work shall be completed by December 1, 2014.
 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.
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Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, Intensive Survey Information, and COA Checklist.



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-2014-30

1. Address of property: 949 Brooks St

2. Parcel #: 13560705 C-2

3. Owner of record: Diane Updike Phone: 365-0651

1844 Strong Ave Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Diane Updike (BDU Properties)

1844 St Rom Ave Beloit WI 53511
(Address) (City) (State) (Zip)

365-0651 1608-921-3989 smackshop@charter.net
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Commercial

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.)

Replace rotted material w/ same
above windows

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).

Diana Lpdike DIANA Lpdike 7-21-14
(Signature of applicant) (Print name)* (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: 8/19/14

Application accepted by: S Hummel Date: 7/22/14

713

REGISTER OF DEEDS
ROCK CO WI 53545

RECORDED
CARD # 853
IMAGE # 713
MAY 28 3 37 PM '96

1295919

Notice is hereby given that on May 7, 1994 the City of Beloit designated the following properties as Local Historic Landmarks.

10th

The properties are as follows:

112

1. Chester E. Paige House
816 Harrison Avenue, Beloit, WI 53511
Tax Parcel #1357-0660

Legal Description:
Lot 7, Block 7, Walkers Addition, City of Beloit, Rock County,
Wisconsin.

WI

2. Charles H. Jones House
1111 Clary Street, Beloit, WI 53511
Tax Parcel #1368-0385

Legal Description:
East 65.25 feet of Lots 15 & 16, and West 6 feet of Lots 1 & 2,
Block 6, Original Plat, City of Beloit, Rock County, Wisconsin.

055

3. Simon Smith Jr. Building
949 Brook Street, Beloit, WI 53511
Tax Parcel #1356-0705

Legal Description:
Part of Lot 1, Assessors Plat 2, commencing at a point on the West
end of Lot 1, then Easterly 113.67 feet, then Southerly 54.78
feet, then Northwesterly 124.76 feet to the point of beginning,
City of Beloit, Rock County, Wisconsin.

AB9

Elaine R. Smith
Elaine R. Smith
Deputy City Clerk

City of Beloit
Attn: Brian Pionka
100 STATE ST.
Beloit, WI 53511

949 Brooks Street Flat iron Building

Legal description

Part of Lot I assessor's plot II
commencing at the point on the West
end of Lot I, then Easterly 113.67',
then Southerly 54.78', then Northerly
124.76' to the point of beginning.

4th Ward

| Year | Owner of property | Value |
|------|-------------------|--------|
| 1897 | Simon Smith | 300.00 |
| 1896 | same | same |
| 1895 | same | same |
| 1894 | same | same |
| 1893 | same | same |
| 1892 | same | same |
| 1891 | same | same |
| 1890 | same | 400.00 |
| 1889 | same | 450.00 |
| 1888 | same | 450.00 |
| 1887 | same | 450.00 |
| 1886 | same | 450.00 |

| year | Owner of property | value |
|--------|--|--------|
| 1885 | Simon Smith | 450.00 |
| * 1884 | George Shread on the tax roll written in pencil it says "should be S. Smith." This is the year Simon Smith acquired the property and built the building. | 75.00 |
| 1883 | George Shread | 75.00 |

This information is verified by Maurice
Montgomery of the Rock County Historical
Society. Notes taken by Janet J. Nicoll.
September 6, 1994

J.N.

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 CHECKLIST

For property located at: 949 Brooks 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 |