

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: December 2, 2014

Agenda Item: 4

File Number: COA-2014-46

Applicant: Debra Ramsey

Owner: Debra Ramsey

Location: 820 Chapin Street

Existing Zoning: R-1B, Single-Family

Existing Land Use: Single-Family

Parcel Size: 0.0606 Acre

Request Overview/Background Information:

Debra Ramsey has submitted an application for a Certificate of Appropriateness (COA) to install new rear porch windows at the property located at 820 Chapin Street.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent of the Ordinance and supports City of Beloit Strategic Goal #5.

Key Issues:

- The existing windows on the rear porch of the subject property are rotted and deteriorated wood windows.
 - The applicant is proposing new vinyl, double-hung windows for the rear porch of the subject property. Exterior grilles will be added in either a 6-over-6 or 6-over-1 design. Aluminum wrap will be used on the exterior. The windows will be white. These windows are not visible from the roadway.
 - The windows throughout the home are either 6-over-1 or 4-over-1 while the existing rear porch windows are full grid style in varying sizes. Because of this, Staff is comfortable with either design and is recommending leaving the selection up to the applicant.
 - Spot trim repairs will also be done. This will be like-for-like with wood replacement where necessary.
 - During the Beloit Intensive Survey, the house was classified as a contributing structure within the College Park Historic District. 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. Planning staff believes that the proposed alterations comply with Section 32.06(6) of the Ordinance.
 - Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. For this particular application, applicable review criteria include:
 - (1) Proportions of Windows and Doors: The proposed windows are proportional to the size and scale of the house and the existing window openings.
 - (2) Architectural Details: The proposed window material is not compatible with the original architectural style and character of this historic house, but replacement wood windows at this size and design is cost prohibitive.
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Sustainability:

- **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 constructed 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
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Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to install new rear porch windows and associated trim work at the property located at 820 Chapin Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall obtain a Building Permit before beginning any work.
 2. The rear porch replacement windows shall be either a 6-over-6 or 6-over-1 design.
 3. All work shall be completed by July 1, 2015.
 4. Any changes or additions to this COA 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.
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Fiscal Note/Budget Impact: N/A

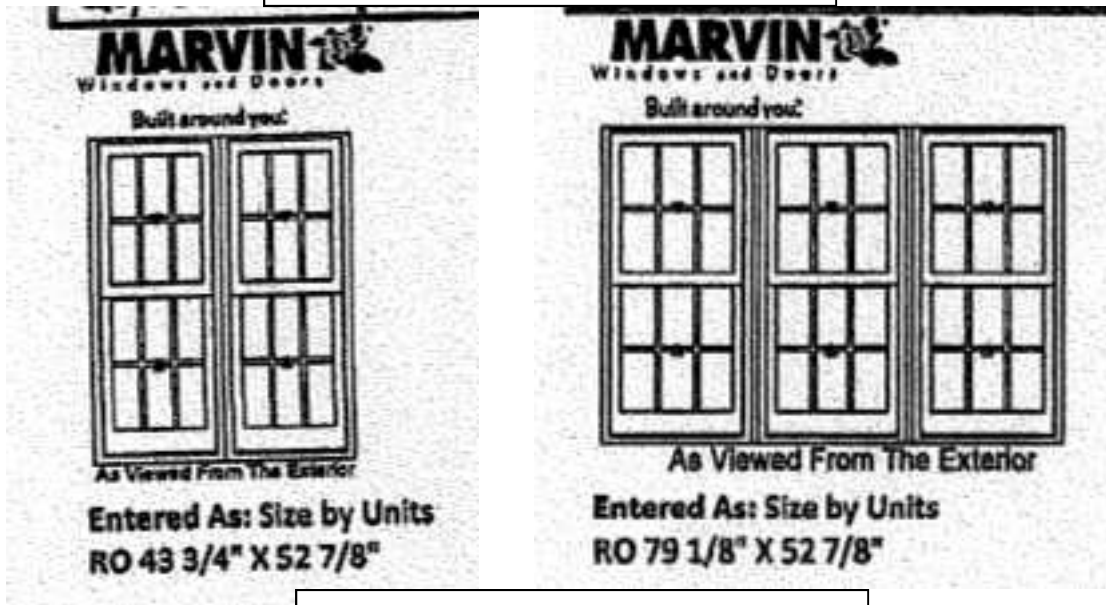
Attachments: Photos, Product Specifications, Application, Intensive Survey Form, and COA Checklist.



Existing Windows




Proposed Size and Design of Windows



Staff Recommendation for 6-over-1

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Chapin			
Street Address: 820 Chapin		Legal Description:	Acreage:				
Current Name & Use: residence		Current Owner:					
Film Roll No. RO-115	 Prints	Current Owner's Address:		Number 820			
Negative No. 26		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	Town Range Section	
Dates of Construction /Alteration c. 1910	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		Architectural Statement: Although rising two stories with attic, this stuccoed house reflects the influence of the Bungalow style. Projecting eaves of the gable roof are supported by rafters and have a thin vergeboard. A gently projecting bay window dominates the first story, sheltered by a hipped porch roof.			Historical Statement:	Map Name Near East Side Historic District
5 Sources of Information (Reference to Above) A Visual estimate of surveyor B C D E F		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:			7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	Map Code NES 115/26	
District: Near East Side Historic Dist.		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: RH 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: RH							

CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 820 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