

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: February 20, 2018

Agenda Item: 4

File Number: COA-2017-30

Applicant: Valerie Kiekhafer

Owner: Valerie Kiekhafer Rev Living Trust

Location: 1009 Chapin Street

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

Existing Land Use: Residential

Parcel Size: 0.11 Acre

Request Overview/Background Information:

Valerie Kiekhafer, property owner, has submitted an application to amend a Certificate of Appropriateness (COA) to allow the demolition and reconstruction of the detached garage located at 1009 Chapin Street. The new garage will be rebuilt on the existing foundation and will have the same square footage and height as the current garage. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an 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 #1.

Key Issues:

- In 2017, the detached garage had been determined to be structurally unsafe by a City inspector, and there is still an open violation on the subject property. The structure is leaning and has sustained roof damage. Some of the structural supports and exterior features have sustained wind and moisture damage.
- On November 21, 2017, the Landmarks Commission had approved a COA to allow exterior alterations to the garage which included roof & siding repairs, and the replacement of doors and windows.
- Originally, the applicant had requested approval for exterior alterations as she planned on having a contractor restore the dilapidated garage. However, the contractor later determined the structure was not restorable and would have to be replaced.
- The applicant intends to demolish and reconstruct the garage on the existing foundation. The replacement garage will have the same dimensions (square footage and height) as the existing garage and will be constructed with materials that closely resemble the original.
- State Statue 62.23 (7)(hb)(2), regarding repair, rebuilding, and maintenance of certain nonconforming structures, states “An ordinance may not prohibit, or limit based on cost, the repair, maintenance, renovation, or remodeling of a nonconforming structure.” Therefore, the replacement garage will not require a zoning variance provided that it is built in the exact dimensions and location as the original nonconforming structure.
- The residential structure located on the subject property was determined to be contributing the College-Park Historic District as shown in the attached Intensive Survey; however, the garage is not mentioned in the intensive survey form, and there is no record of when the garage was constructed.
- Section 32.06(5)(a) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
 - The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance. Only three of the ten review criteria apply in this case, and the applicant has satisfactorily complied with two of the general criteria.
- Section 32.06(5)(b) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criterion is relevant to this application:
 - (1) *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.
 - The proposed garage will be placed on the existing foundation.
 - The new siding and trim will be white .04” thick vinyl siding manufactured by Cedar Creek.
 - New Sierra Gray asphalt shingles will be placement on the new roof. The eaves will be shortened so they do not project over the property lines.
 - New white double hung, vinyl framed windows will be placed on the east and west exterior walls of the reconstructed garage. The top window pane will have muntin design as shown on the attached building materials document.
 - Two new white sectional, steel garage doors will be placed on the front exterior wall. These garage doors will mimic carriage-house style doors, and will display windows on the top section.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).

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 an amended Certificate of Appropriateness to allow the demolition and reconstruction of the detached garage located at 1009 Chapin Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. This approval authorizes demolition and replacement of the detached garage, as a nonconforming structure, provided that the replacement structure will be restored to, or replaced at, the size, location, and use that it had immediately before the damage or destruction occurred.
2. No part of the replacement garage shall encroach on adjacent properties.
3. The applicant shall obtain all necessary permits prior to starting work on this project.
4. The completed work shall be consistent with the scope of work outlined by the applicant.
5. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
6. All work shall be completed by February 20, 2019 unless extended by the code enforcement officer.
7. 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: 2017 COA, Location & Zoning Map, Application, Floor Plan, Building Materials, Photos, Intensive Survey Form, & COA Checklist

COMMUNITY DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS
COA-2017-30

Via U.S. Mail

November 22, 2017

Valerie Kiekhafer
1327 Ninth Street
Beloit, WI 53511

Dear Ms. Kiekhafer:

On Tuesday, November 21, 2017 the Beloit Landmarks Commission met and reviewed your request for approval of a Certificate of Appropriateness (COA) to allow exterior alterations on the detached garage located at 1009 Chapin Street. The COA was approved, subject to the following conditions:

1. This approval authorizes roof, garage door, and window replacements and repairs to the siding, soffits, and fascia.
2. The applicant shall obtain all necessary permits prior to starting work on this project.
3. The completed work shall be consistent with the scope of work outlined by the applicant.
4. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
5. All work shall be completed by November 21, 2018 unless extended by the code enforcement officer.
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.

If you have any questions or concerns, please feel free to contact me in the Planning & Building Services Division at (608) 364-6708.

Sincerely,


Rudy Moreno, Planner II
Planning & Building Services Division

c: File, COA-2017-30
Linda Charbonneau, Residential Inspector
File, Property

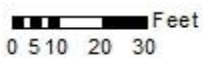
Location & Zoning Map

1009 Chapin Street


COA-2017-30



1 inch = 43 feet



Legend

-  Zoning District
-  City Limits
-  Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: November 7, 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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: CUA-2017-38

1. Address of property: 1009 Chapin

2. Parcel #: 13670270

3. Owner of record: VALERIE VOEKS KIEKHAFER Phone: 608-365-0936

1327 Ninth St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: VALERIE VOEKS KIEKHAFER

SAME
(Address) (City) (State) (Zip)

608-365-0936
(Office Phone #)

1
(Cell Phone #)

v.kiekhaf@gmail.com
(E-mail Address)

5. Present use of property: garage

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
 - Rubbed glass and delivery 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/door repair or replacement
 - Installation of glass blocks in basement window openings

Please continue to #17 (Cont.)

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.)

Garage located behind home at 1009 Chapin deemed historical not able to be repaired. Newly passed state allows rebuilding as original in same location.

8. Attachments: *Amendment to previous application & approval, 11-21-18 deadline. Modernizing garage doors for electrical opening with some hook as barn doors against previously.*

- 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

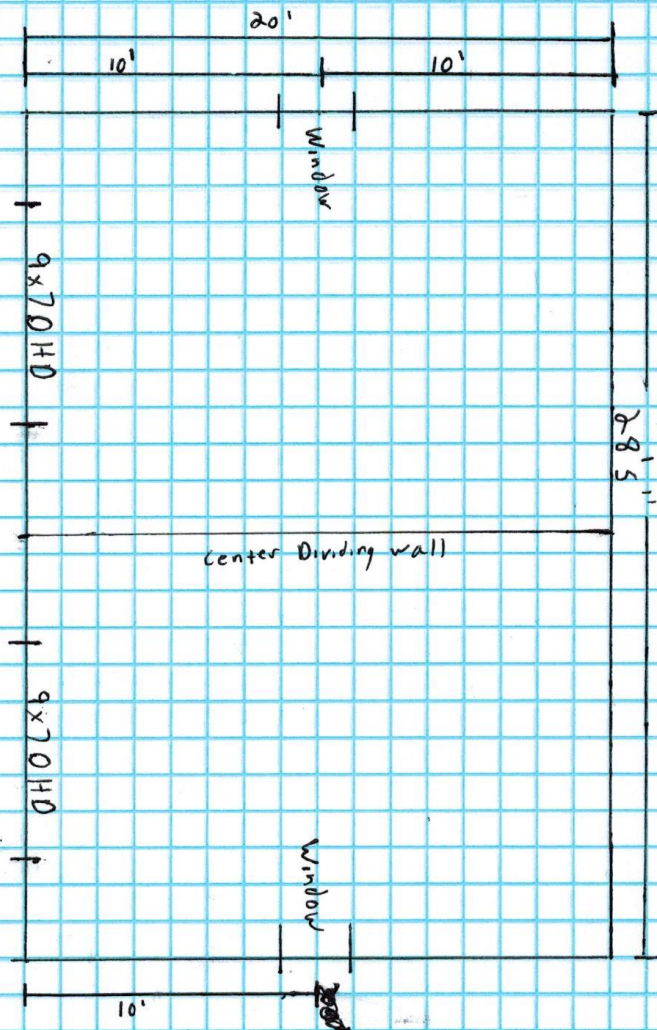
NOTE:

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).

Valerie Voeks Steinhilber VALERIE VOEKS STEINHILBER 1-24-18
 (Signature of applicant) (Print name) (Date)

| |
|--|
| Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>N/A</u> |
| <small>* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.</small> |
| Scheduled meeting date: <u>FEB. 20, 2018</u> |
| Application accepted by: <u>[Signature]</u> Date: <u>1/24/18</u> |

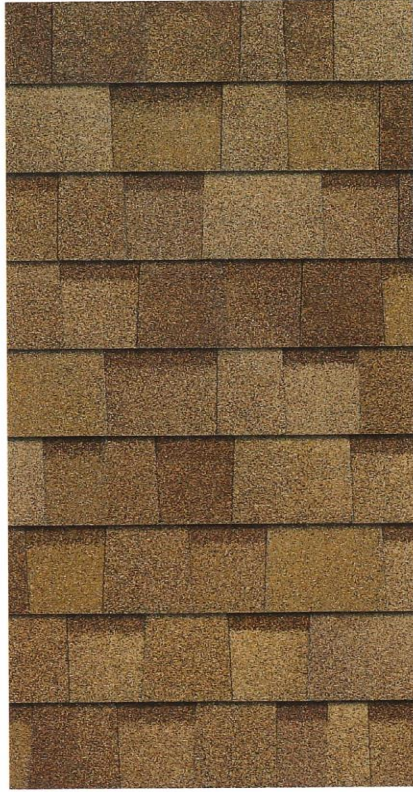


1009 Chapin

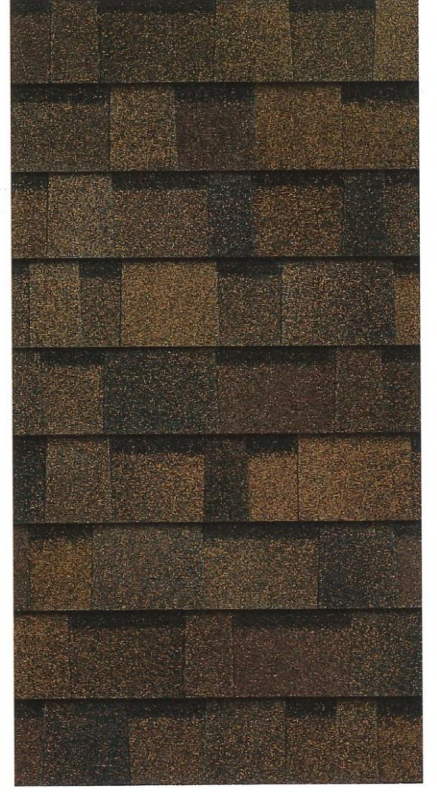
COLORS AVAILABLE IN ALL SERVICE AREAS – see map below



Amber†



Desert Tan†



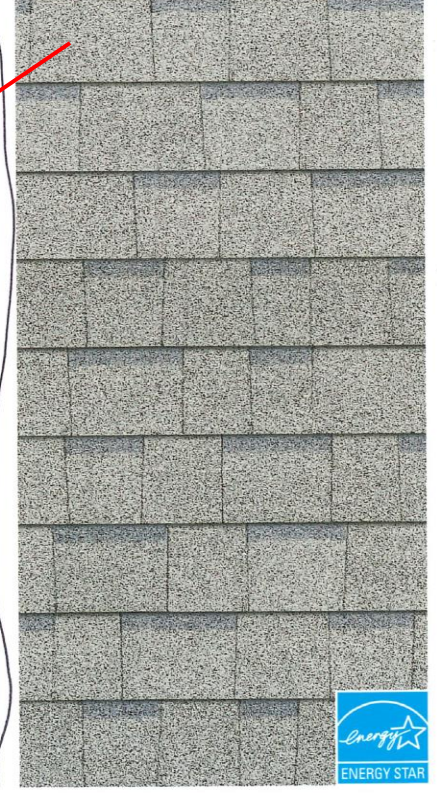
Brownwood†



Quarry Gray†



Sierra Gray†



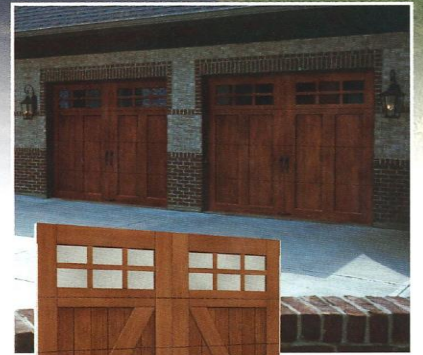
Shasta White†





RESIDENTIAL GARAGE DOORS

STEEL PANEL DOORS | CARRIAGE HOUSE DOORS



IdealDoorGarageDoors.com

CAN'T FIND THE SIZE YOU NEED
IN STOCK?



BUYING WINDOWS IS EASY
ON MENARDS.COM!

Great news! You can now buy custom sized windows on Menards.com - right from your home, job site or the office!

STEP 1:



LEARN
ABOUT
WINDOWS

STEP 2:



LEARN
THE
DIFFERENCES

STEP 3:



CHOOSE
YOUR
WINDOW

MENARDS.COM KEYWORD: JELD-WEN

menards.jeld-wen.com | jeld-wen.com

MEN-95684 03/17 Northern ©2017 JELD-WEN, Inc.



We made buying windows
as easy as:

GOOD ✓

BETTER ✓

BEST ✓



JELD-WEN



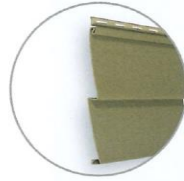
LIFETIME
WARRANTY

VINYL WINDOW In-Stock Selection Guide

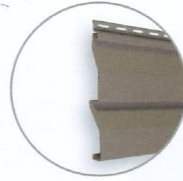


The Best Selection.
The Best Prices. Period.

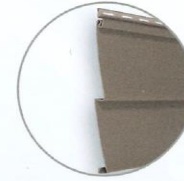
Cedar Creek™ Vinyl Siding is available in 4 profiles to give you more options.



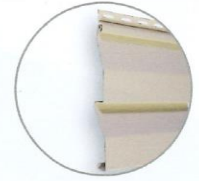
DOUBLE 4



DOUBLE 4 DUTCHLAP



DOUBLE 5



DOUBLE 5 DUTCHLAP

You'll want to take this new-found maintenance freedom to all corners of your home!

Cedar Creek vinyl siding becomes an even greater value when you couple it with ABTCO soffit and accessories. They are a great complement to the siding that makes your whole home exterior low-maintenance.

Vinyl soffits come in many designs and widths, with special venting perforations that help the necessary exchange of air and moisture. There are also special window and door trims that do a great job of protecting your house and looking just like wood trim at the same time. Most of these accessories and trims come in a broad variety of colors to match your siding exactly, or provide a nice architectural statement in a contrasting shade. Ask your Menards team member for information on all your options.



Why Cedar Creek™ Siding?

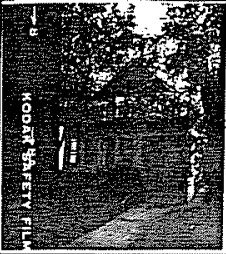
- Cedar Creek siding's .040" thickness exceeds ASTM D3679 minimum requirements.
- Our unique LineLock™ panel locking system means quick and easy installation.
- High-grade vinyl compounds and UV inhibitors mean outstanding resistance to the elements.
- Cedar Creek's 1/2" profile depth offers excellent rigidity and attractive shadow lines.
- Our VaporVent™ weep hole system helps channel condensed water vapor away from the siding.



Please see grid for available colors and profiles. Printed colors may vary from actual siding color. Please make a final color selection from siding samples.





| | | | | | | | |
|--|---|--|---------------------------------|---------------------|---|--------|----------------|
| 1 City, Village or Town: BELOIT | | County: ROCK | Surveyor: Richard P. Hartung | Date: July, 1981 | Street Chapin | | |
| Street Address: 1009 Chapin | | Legal Description: | | Acreage: | | | |
| Current Name & Use: residence | | Current Owner: | | | | | |
| Film Roll No. RO-117 |  | Current Owner's Address: | | | | | |
| Negative No. 8 | | 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. Range |
| 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: <input checked="" type="radio"/> 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 Map Name Near East Side Historic District | | |
| Architectural Statement: A late picturesque frame house with cross gables and an enclosed sun porch. | | 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: | | | Map Code NES 117/8 | | |
| B | | 7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins | | | | | |
| C | | 8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u> | | | | | |
| 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: <u>R</u> | | | | | |
| E | | | | | | | |
| F | | | | | | | |

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: 1009 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 | | |