

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 19, 2018

Agenda Item: 6

File Number: COA-2018-13

Applicant: Gerri Downing

Owner: Gerri Downing

Location: 811 Church Street

Existing Zoning: R-1B, Single-Family

Existing Land Use: Single-Family

Parcel Size: 0.21 Acre

Request Overview/Background Information:

Gerri Downing has submitted an application for a Certificate of Appropriateness (COA) to repair stucco sections on the residential structure located at 811 Church Street. This property is located within the College Park Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

Key Issues:

- On May 24, 2018, the applicant submitted the attached application to repair damaged stucco sections. The application also includes two projects eligible for staff approval: chimney repair & tuck-pointing and sidewalk/steps replacement.
 - According to the application, the damaged stucco sections had cracked and were falling from the structure.
 - On June 7, 2018, Planning staff contacted the applicant to advise her of that afternoon's site visit. The applicant advised staff that the stucco collapse was imminent and that her contractor already completed the project.
 - The attached photo shows the repaired stucco sections, which are nearly identical to the original stucco in texture and appearance. The applicant intends to paint the repaired section to match.
 - During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within the College Park Historic District. A copy of 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 COA checklist is attached.
 - Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria*:
 - (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 in the historic district.*

The replacement stucco has been completed in a workmanlike manner and very closely matches the existing stucco exterior of this home. All of the proposed maintenance projects will enhance the appearance and value of the subject property and surrounding properties.
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Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to repair stucco sections on the residential structure located at 811 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The repaired section shall be painted to match the remainder of the house by September 1, 2018.
 2. 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.
 3. The applicant shall obtain all necessary building permits. 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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Attachments: Photographs, Application, Intensive Survey Form, 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-2018-13

1. Address of property: 811 Church Street

2. Parcel #: 13670630

3. Owner of record: Geraldine (Gerri) Downing Phone: 608-289-2338

811 Church Street Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Gerri Downing

811 Church Street Beloit WI 53511
(Address) (City) (State) (Zip)

608-757-7759 / 608-289-2338 / gdowning1@blackhawk.edu
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Residential

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.)

- Staff [1. Chimney repair - attachment
2. Sidewalk repair - attachment
LC 3. Stucco repair - attachment

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).

A. Downing / GERRI DOWNING / 5.21.2018
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 50.-
* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: June 19, 2018
Application accepted by: Don Pennington Date: 5/24/18

Project #3 – Stucco Repair



Stucco is cracked and coming away from the top of the window and needs to be repaired.



Stucco is cracked and coming away from the side of the window and needs to be repaired.

Project #1 – Chimney Repair



Chimney is cracked and needs to be repaired and tuckpointed above the roof line.

Project #2 – Sidewalk Repair



Walkway from the front door is cracked and uneven. We would replace with the same material (concrete).




Front steps are cracked and are different heights. We would replace concrete steps with same material and correct step height.

INTENSIVE SURVEY FORM

Historic Preservation Division

State Historical Society of Wisconsin

City, Village or Town: 1 BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Church		
Street Address: 811 Church Street		Legal Description:		Acreage:			
Current Name & Use: Residence		Current Owner: Donald A. Summers and Wife			Number 811		
Film Roll No. RO-101		Current Owner's Address: Same					
Negative No. 6		Prints	Special Features Not Visible In Photographs:				
Facade Orient. W	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
Original Name & Use: 2		Source	Previous Owners	Dates	Uses	Source	Town
Dates of Construction /Alteration: c. 1915 ?		Source A					
Architect and/or Builder:		Source					Range
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: <u>None</u>		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
Architectural Statement: Two story plus attic Prairie/Western stucco; broad gable roof. Fenestration irregular; window bay rises three stories, topped by partial barrel vault roof; flat planed wide chimney stack; entry on corner through a rounded archway.		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: _____					Map Code NES 101/6
		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
		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>					
		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>					

CITY of BELOIT
Planning Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 811 Church 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