

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 24, 2018

Agenda Item: 5

File Number: COA-2018-16

Applicant: Ben Schoder

Owner: KT Premier Properties LLC

Location: 303 St. Lawrence Ave (706 Bluff Street)

Existing Zoning: R-1B, Single-Family

Existing Land Use: Duplex Family

Parcel Size: 0.16 Acre

Request Overview/Background Information:

Ben Schoder has submitted an application for a Certificate of Appropriateness (COA) to replace the existing porch, overhang, roof, posts and hand railings at the residential structure located at 303 St. Lawrence Avenue. This property is located within the Bluff Street 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:

- A Certificate of Appropriateness was granted for the addition of window screens in 2001.
 - A Certificate of Appropriateness was granted to install vinyl siding, to replace window trim, and to add a pitched roof to the garage on the property in 2008.
 - There is a current open violation through code enforcement to repair or replace the porch.
 - The applicant has proposed replacing the existing porch overhang, roof, posts and hand rails with treated lumber and color coordinating paint job. The fascia of the porch will be wrapped in aluminum and existing soffits will be reused. Applicant will bring specification for railing and spindles for porch to the meeting.
 - The applicant has proposed other tasks, such as roof and gutter repair that do not require a COA. Said tasks are outlined in the project description.
 - During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within the Bluff Street Historic District. The Intensive Survey also classifies the house as being in "good condition." A copy of the Intensive Survey Form is attached to this report. Staff feels that the proposed improvements, along with ongoing maintenance, are important steps that will enhance the appearance of this historic structure.
 - 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 applicant must select a design and materials for the improvements that are consistent with both the current colors and design style. The proposed projects will enhance the appearance and value of the subject property and surrounding properties.
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
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Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to reconstruct the porch on the residential structure at 303 St. Lawrence Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. Reconstruction must be completed by August 15, 2018.
 2. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.
 3. 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.
 4. 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.
-

Attachments: Photographs, Application, Intensive Survey Form, and COA Checklist.

Existing





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-2018-16

1. Address of property: 706 Bluff St, Beloit WI 53511

2. Parcel #: 1357 0695 / 303 St. Lawrence Ave

3. Owner of record: _____ Phone: _____

4. Applicant's Name: Ben Schroder (BRS Remodeling)

944 ROTSTER Beloit WI 53511

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

1 608-921-4273 / schroderben@yahoo.com

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Rental

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 Existing Porch overhang / Roof /
 Post / handrails, gutter.
 Treated Lumber with color coordinated Paint Job
 match Roof Shingles / reuse Soffit material

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:

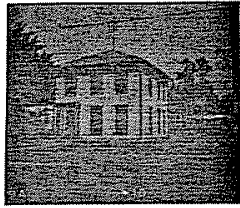
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

Ben Schrader / Ben Schrader / 7/9/18
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved	Amount paid: \$ <u>50.</u>	<i>pd in Treasury</i>
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.		
Scheduled meeting date: <u>July 24, 2018</u>		
Application accepted by: <u>Don Pennington</u>	Date: <u>7/9/18</u>	

*via Credit Card
 7/9/18
 ~ 8:30 AM*

1 City/Village or Town: Beloit		County: Rock	Surveyor: Richard P. Hartung	Date: July, 1981	Street St. Lawrence		
Street Address: 303 St. Lawrence Avenue (a.k.a 706 Bluff)		Legal Description:	Acreage:				
Current Name & Use: Residence			Current Owner:		Number 303		
Film Roll No. R0-92		Current Owner's Address:					
Negative No. 10		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. 1860		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			Section	
Architectural Statement: Two story Italianate residence with low hip roof, wide eaves supported by spaced double brackets. Facade is clapboard sided. Entry contains recessed side lights.			Historical Statement:			Map Name Bluff Street Historic District	
5 Sources of Information (Reference to Above) A Visual estimate of surveyor			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 BS 92/10	
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: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing				
D			initials: R date: 8/1/81				
E			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				
F							

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: 303 St. Lawrence Avenue

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	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		