CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 20, 2008 | **Agenda Item:** 3 | **File Number:** COA-2008-14

Applicant: Beloit College | **Owner:** Beloit College | **Location:** 823 Church Street

Existing Zoning: R-1B, Single-Family Residential District | **Existing Land Use:** Multifamily Building (Staff Housing) | **Parcel Size:** 9,240 square feet

Request Overview/Background Information:
Beloit College has submitted a Certificate of Appropriateness (COA) Application for the property located at 823 Church Street. The applicant is seeking a COA to demolish two detached garages and to repair the existing porch and stairs. The garages are in a state of disrepair and are currently used as storage space. The applicant would like to demolish the garages, remove the concrete, and restore the area to grass. The existing porch and stairs will be repaired to ensure structural integrity.

The attached ***Location and Zoning Map*** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

North: R-1B, Single-Family Residential District; Residences
South: R-1B, Single-Family Residential District; Residences
East: R-1B, Single-Family Residential District; Residences
West: R-1B, Single-Family Residential District and PLI, Public Lands and Institutions District; Residences and Beloit College Facilities

Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to alteration of a structure within a historic district. Section 32.07 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to demolition of a historic building.

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 #4.

Key Issues:

- Both garages are in poor condition, as shown on the attached photos. The City's Division of Housing Services has notified the College of several code violations relating to the condition of the garages.
- As described on the attached application, the concrete under the garages would be removed and the area would be restored to grass.
- The property's inclusion within the historic district is due to the house's architectural significance. During the Beloit Intensive Survey, the house was characterized as a "contributing" site within the Near East Side/College Park Historic District. The Intensive Survey Form does not mention the detached garages. A copy of the Intensive Survey Form is attached to this report.
- Section 32.07(2) of the Historic Preservation Ordinances includes standards to be used in determining whether to issue a Certificate of Appropriateness for any demolition. The Ordinance states that the Commission shall consider and may give decisive weight to any or all of the following:

  (a) *Whether the historic building is of such architectural or historic significance that this demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.*

The historical significance of this property is due to the house. The garages were constructed well after the house and are architecturally and historically insignificant. Demolishing the garages will not be detrimental to the public interest nor contrary to the general welfare.

(b) *Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State.*

The garages do not contribute to the character of the historic district as a whole.

(c) *Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in section 32.01 and to the objective of the historic preservation plan for the applicable district as adopted by the City Council.*

Demolition of the garages will not be contrary to the purpose and intent of the Historic Preservation Ordinance. The garages do not represent or reflect important elements of the City's history.

(d) *Whether the historic building is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.*

The garages could be reproduced with relative ease and at a reasonable cost.

(e) *Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.*

Retention of the garages would not encourage or contribute to the study of American history, culture, and/or heritage.

(f) *Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair.*

The owner is not claiming any hardship or difficulty.

(g) *Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located.*

The applicant has not proposed any new structures and the use of the house will remain the same.

- Section 32.06(5) of the Historic Preservation Ordinances 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.

- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. In this case, the criteria are not applicable, as the proposed repairs involve using like materials and ensuring the structural integrity of the porch and stairs. Porch and stair repair/replacement qualify as staff-approved projects, but staff has combined them with the demolition request to simplify the administrative process.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:

  (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.

  (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.

  (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.

- Staff believes that the proposed actions, subject to certain restrictions, satisfy the standards of Section 32.06(6).

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- 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 Neighborhood Planning Division recommends approval of a Certificate of Appropriateness to demolish two detached garages and to repair the existing porch and stairs for the property located at 823 Church Street, subject to the following conditions:

1. All work must be completed by December 31, 2008.
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.
3. The applicant must obtain all necessary building and/or demolition permits. The completion date above does not extend any other time limits, such as those imposed by an order from Housing Services.

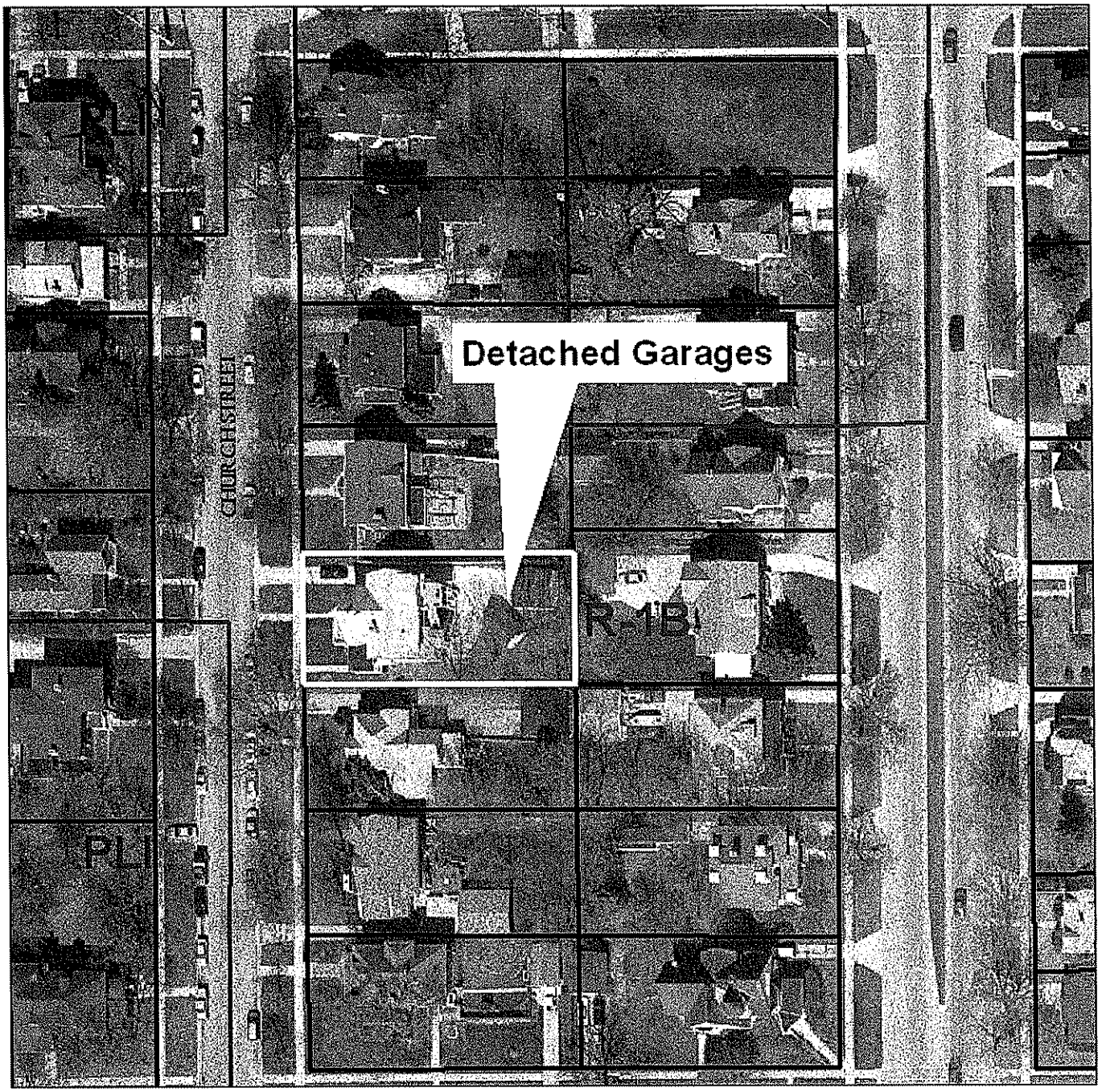
Fiscal Note/Budget Impact:
N/A

Attachments:
Location & Zoning Map, Applications, COA Checklist, Intensive Survey Form, and Site Photos.

Location & Zoning Map

823 Church Street

COA-2008-14



N

W E

S

1 inch equals 74 feet

0 20 40 80 120 Feet

Legend

Zoning District

City Limits

Map prepared by: Drew Pennington
Date: May, 2008
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: March, 2000

NEIGHBORHOOD PLANNING DIVISION

CITY of BELOIT

NEIGHBORHOOD PLANNING 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-2008-~~00~~14

1. **Address of property:** [redacted]/823 Church Street
2. **Parcel #:** 13670620
3. **Owner of record:** Beloit College Phone: 608-363-2200

   700 College Street (Address) Beloit (City) WI (State) 53511 (Zip)
4. **Applicant's Name:** Beloit College (Bruce Hamilton)

   700 College Street (Address) Beloit (City) WI (State) 53511 (Zip)

   608-363-2200 (Office Phone #) / 608-289-4087 (Cell Phone #) / physicalplant@beloit.edu (E-mail Address)
5. **Present use of property:** Staff housing
6. **The following action is requested:**

   ☑ **Approval of COA by Landmarks Commission.**

   ☐ **Approval of COA by staff:** (Check all that apply)

   - [ ] Roof repair/replacement
   - [ ] Gutter repair/replacement with like materials & styles
   - [ ] Private sidewalk & driveway repair/replacement with like materials
   - [ ] Stair & stoop repair/replacement with like materials & design
   - [ ] Installation of historic plaques (Residential properties only)
   - [ ] Porch columns, railings, and skirting repair/replacement with like materials
   - [ ] Chimney repair & tuck pointing in like color and design
   - [ ] Installation of fences
   - [ ] Window repair/replacement (provided no change in the rough opening)
   - [ ] Exterior siding
   - [ ] Storm window/storm door repair or replacement
   - [ ] Soffit, fascia or trimwork repair or replacement

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.)

   Beloit College proposes to replace/repair existing porch with like materials to make porch structurally sound. There will be no impact to historic or architectural features of this property.

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

   [XX] 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).

Bruce Hamilton (Signature of applicant) | Bruce Hamilton (Print name) | 4/23/08 (Date)

Review fee: **$35.00 / $20.00 if staff approved** Amount paid: $ 35.00 paid w/ Windmark COA

Scheduled meeting date: _____

Application accepted by: [signature] Date: 4/30/08

CITY of BELOIT

Neighborhood Planning Division

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

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 823 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

Revised 01-18-08

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 Address: 821-823 Church | Legal Description: | Acreage:

Current Name & Use: residence (multiple) | Current Owner:

Current Owner's Address:

Film Roll No. RO-115

Negative No. 36

Facade Orient. W

t Prints

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

Street: Church | Number: 821-823 | Town: | Range: | Section: | Map Name: Near East Side Historic District | Map Code: NES 115/36

2 Original Name & Use: | Source:

Dates of Construction/Alteration: c. 1890 | Source: A

Architect and/or Builder: | Source:

Previous Owners	Dates	Uses	Source

3 Architectural Significance
- ○ Represents work of a master
- ○ Possesses high artistic values
- ○ Represents a type, period, or method of construction
- ○ Is a visual landmark in the area
- ○ Other:
- ⊗ None

4 Historical Significance
- ○ Assoc. with lives of significant persons
- ○ Assoc. with significant historical events
- ○ Assoc. with development of a locality
- ○ Other:
- ⊗ None

Architectural Statement:

A large frame house, rising two stories with attic, covered with clapboards and shingles in the upper gables. The house is composed of two intersecting gabled sections, with projecting bays and a two-story porch on the side. The side gables feature a palladian motif above an oriel window, while a pent roof shelters a first floor window on the front facade. A bracketed canopy covers the entry.

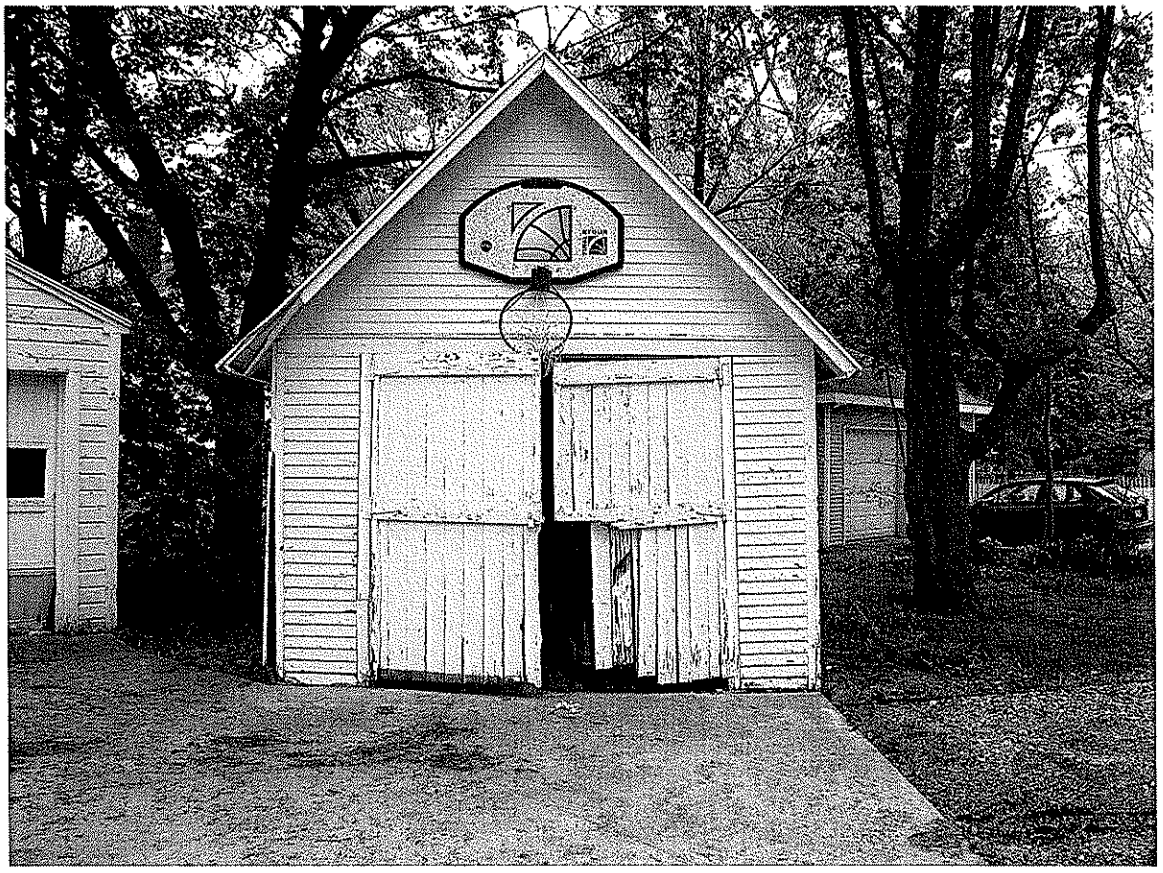
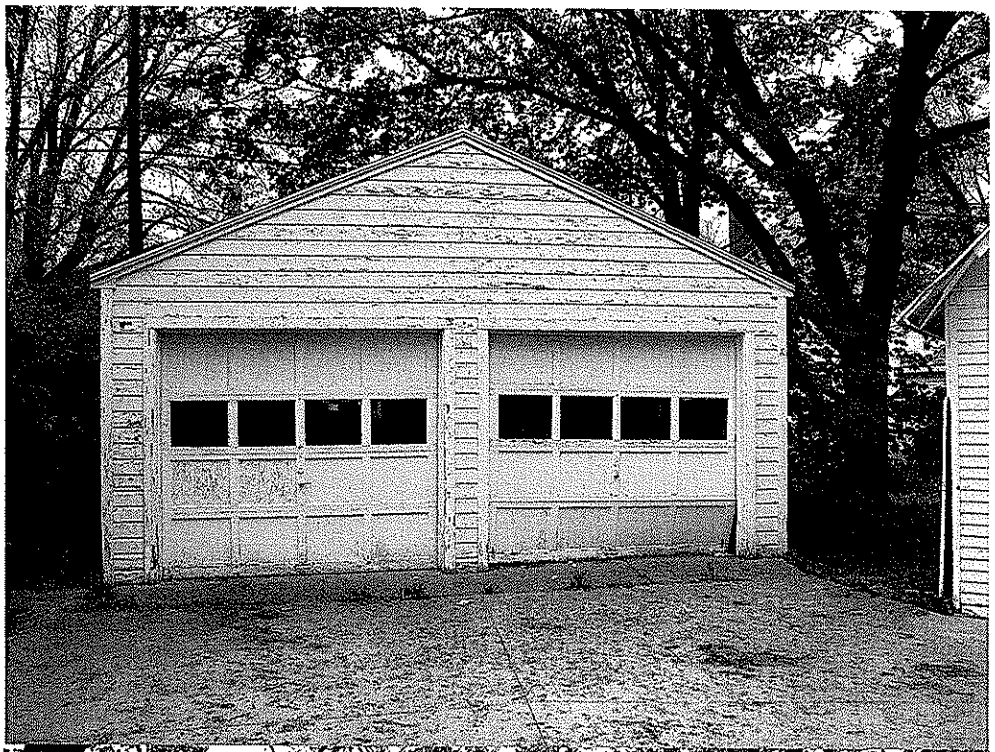
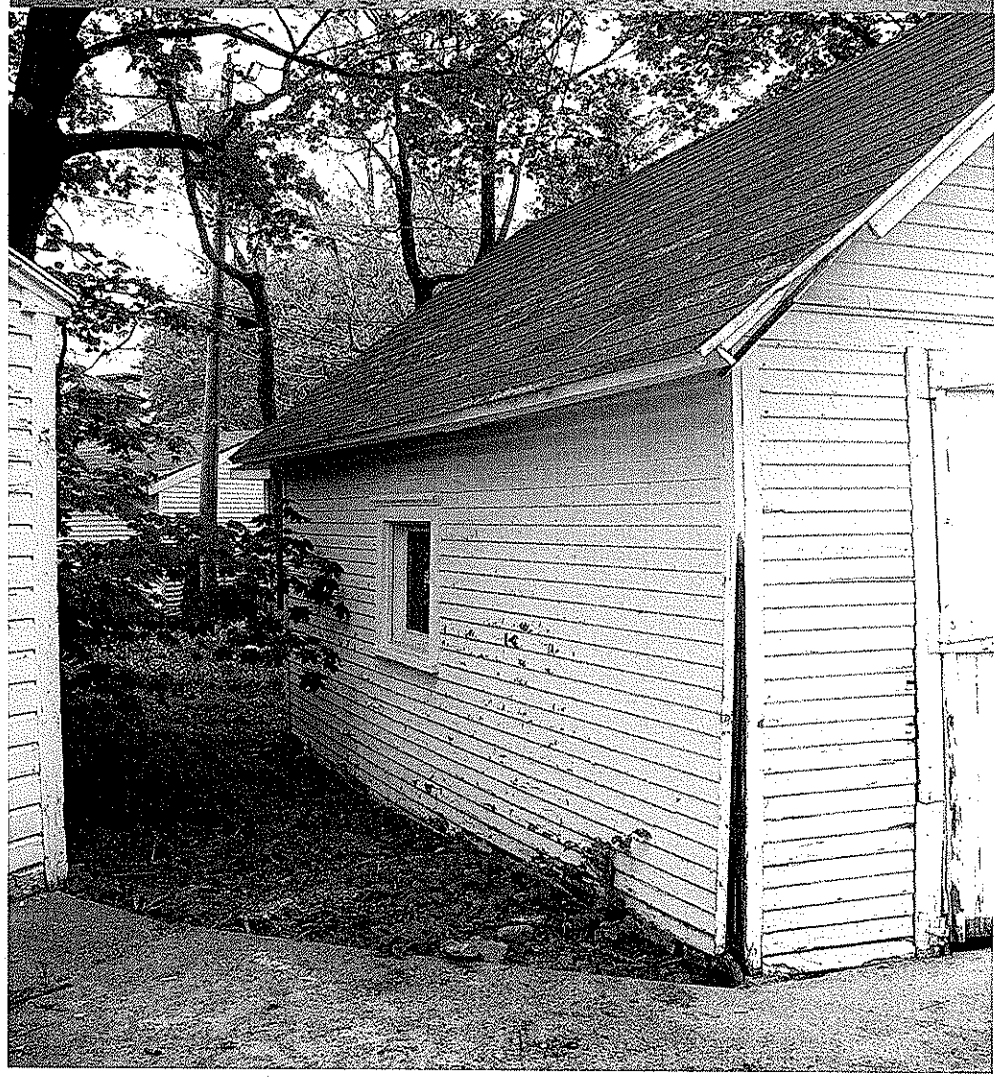
Historical Statement:

5 Sources of Information (Reference to Above)
- A Visual estimate of surveyor
- B
- C
- D
- E
- F

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark ○ other:

7 Condition
⊗ excellent ○ good ○ fair ○ poor ○ ruins

8 District: Near East Side Historic Dist.
○ pivotal ⊗ contributing ○ non-contributing
initials: R date: 8/14/81

9 Opinion of National Register Eligibility
⊗ eligible ○ not eligible ○ unknown
○ national ○ state ○ local initials: R

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