



CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 17, 2008

Agenda Item: 4

File Number: COA-2008-16

Applicant: Rudy Kaderly

Owner: RJK Properties LLC

Location: 303 St. Lawrence Avenue

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

Existing Land Use: Residences (2)

Parcel Size: 6,970 square feet

Request Overview/Background Information:

Rudy Kaderly has submitted a Certificate of Appropriateness (COA) Application to install vinyl siding, to replace window trim, and to add a pitched roof to the garage on the property located at 303 St. Lawrence Avenue.

The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The parcel is located on the northwest corner of the intersection of Bluff Street and St. Lawrence Avenue.

Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration of structures within a 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 #4.

Key Issues:

- The applicant has submitted a project description, which is attached to this report. As stated in the project description and as shown by the attached photos, the siding and trim are in a deteriorated condition. The flat roof on the attached garage has also deteriorated and water damage is a recurring problem.
- The applicant has proposed the use of vinyl siding to prevent recurring maintenance problems. The proposed vinyl siding is slate blue in color. The applicant has proposed the replacement of window trim with like materials. The proposed garage roof addition will add a slight pitch to the roof. The roof will connect to the house approximately one or two feet above the current connection point, thereby allowing rainwater to drain away from the house.
- The applicant has proposed other tasks, such as painting, 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 first 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 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. Specific Review Criteria include:

- (1) *Height:* The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.

The proposed garage roof will remain substantially lower than the height of the historic house. The height of the proposed garage roof is compatible with the style and character of surrounding structures.

- (2) Proportions of Windows and Doors: *The proportions and relationship between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.*

The proposed window trim replacement will not affect the proportions and relationship between doors and windows.

- (3) Relationship of Building Masses and Spaces: *The relationship of a structure within the historic district to the open space between it and adjoining structures should be compatible.*

The proposed work does not involve any change in the open space surrounding the structure.

- (4) Roof shape: *The design of the roof should first be compatible with the architectural style and character of the landmark itself and then, if necessary, with other surrounding structures in the historic district.*

Staff is recommending a condition requiring that the proposed garage roof match the pitch of the house's roof.

- (5) Landscaping: *Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.*

The applicant has not proposed any additional landscaping. Staff is recommending a condition requiring foundation plantings that will conceal the exposed foundation and enhance the attractiveness of the entire property.

- (6) Scale: *The scale of the structure after alteration, construction or partial demolition should first be compatible with its architectural style and character and then, if necessary, with the surrounding structures in the historic district.*

The scale of the proposed garage roof will be compatible with the house's style and character.

- (7) Directional Expression: *Facades in historic districts should blend with other structures with regard to directional expression.*

The applicant has not proposed any changes in directional expression.

- (8) 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 proposed vinyl siding is compatible with the original style of the house. The window trim replacement will involve like materials and colors. The proposed garage roof will have a pitch that matches the pitch of the house's hip roof.

- 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 conditions, satisfy the standards of Section 32.06(6)(c).

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 install vinyl siding, to replace window trim, and to add a pitched roof to the garage on the property located at 303 St. Lawrence Avenue, subject to the following conditions:

1. All work must be completed by December 31, 2008.
2. With respect to the proposed garage roof, the applicant shall attempt to duplicate the pitch of the house's existing hip roof. The shingles to be installed on the garage roof must match the house shingles in color and texture.
3. The applicant shall submit a sample or image of the proposed vinyl siding for staff review and approval before installation.
4. Following completion of the approved projects, the applicant shall install foundation plantings on the Bluff Street and St. Lawrence Avenue sides of the building. Foundation plantings include bushes, shrubs, flowers, etc.
5. The plywood above the garage door shall be removed and not replaced. The applicant is encouraged to remove the satellite dish, especially if it is not in use.
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.
7. The applicant must obtain all necessary building 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, Application, Description of Project, COA Checklist, Intensive Survey Form, and Site Photos.

Location & Zoning Map

303 St. Lawrence Avenue



COA-2008-16



1 inch equals 75 feet



Legend

-  Zoning District
-  City Limits

Map prepared by: Drew Pennington

Date: June, 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-2008-16

1. Address of property: 303 St Lawrence
2. Parcel #: 13570695
3. Owner of record: RJK Properties Phone: 608-312-9139
P.O. Box 33 Beloit WI 53512
(Address) (City) (State) (Zip)
4. Applicant's Name: Rudy Kaderly
3116 S FLACK Beloit WI 53511
(Address) (City) (State) (Zip)
608-312-9139 Ruderly@Charter.net
(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.
- Approval of COA by staff: (Check all that apply)
- Roof repair/replacement on Garage
- 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.)

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).

Rudy Kaderly , Rudy Kaderly , 5/8/08
(Signature of applicant) (Print name) (Date)

| | |
|--|---|
| Review fee: <u>\$35.00 / \$20.00 if staff approved</u> | Amount paid: \$ <u>35.⁰⁰</u> |
| Scheduled meeting date: <u>6/12/08</u> | Date: <u>5/9/08</u> |
| Application accepted by: <u>Jan Pennington</u> | |

7 Description of Project

303 St. Lawrence and 706 Bluff: (303) is a 2 story house with an attached garage. It also has a one bedroom apartment (706) built on the back.

The paint is peeling, the trim is rotten, and the garage roof is leaking. I would like to paint the top area under the roof, and soffit area, to keep the house in its original architectural look. The siding has been painted many times and the paint continues to peel. Because of this I would like to use vinyl siding. The trim around the windows need to be replaced. I would do my best to keep the trim with the same look as it is today. The roof on the garage is flat and poorly constructed. It is not part of the original house. I would like to build a new roof over the old roof with some pitch. These projects should be done this year. In the future I would like to add insert windows.

8 Materials

Paint \$200 Siding and trim \$4000 Roofing material and lumber \$1000
Windows \$2500


CITY of BELOIT
Neighborhood Planning Division

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

CERTIFICATE OF APPROPRIATENESS CHECKLIST

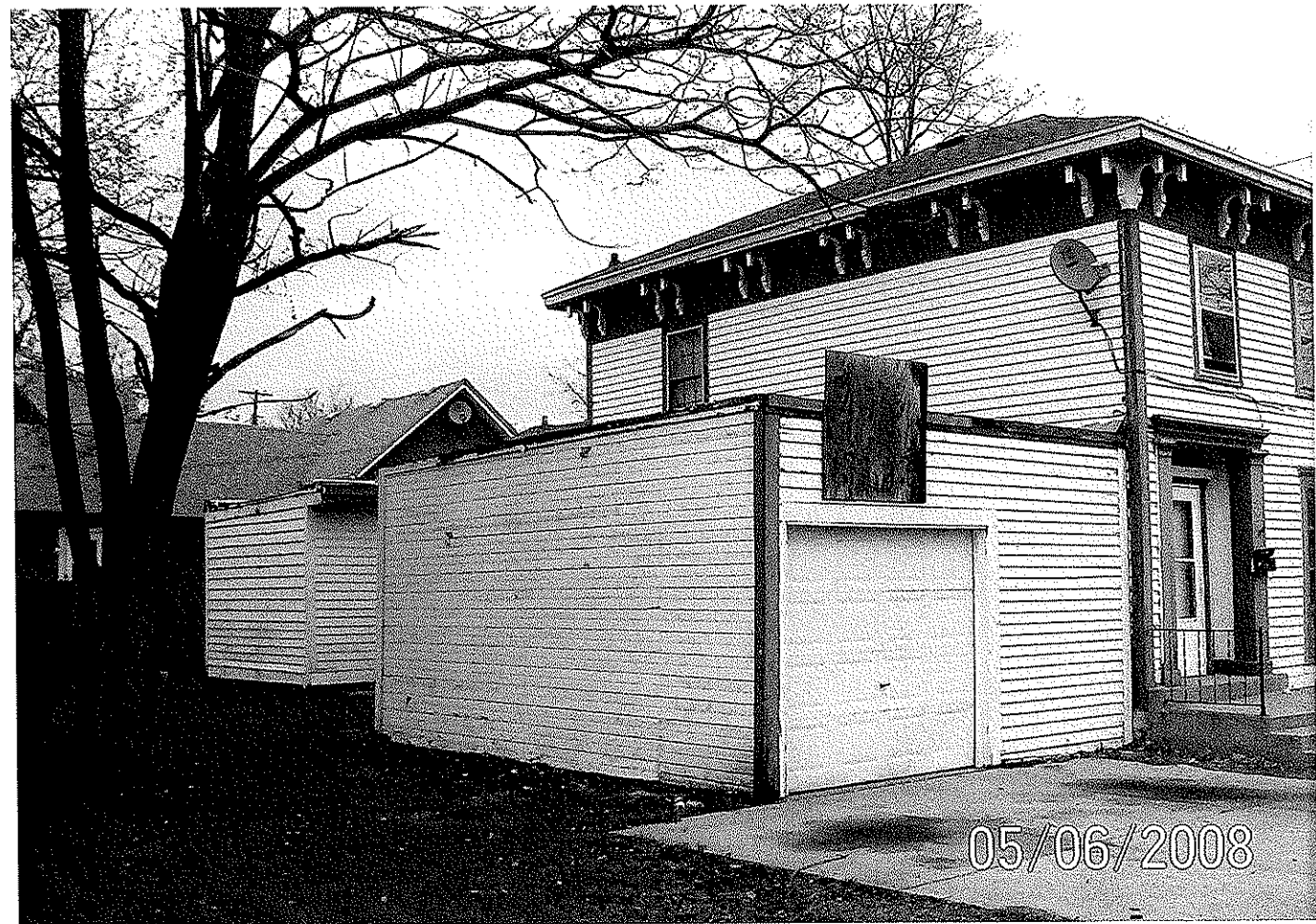
For property located at: 303 St. Lawrence Avenue

| 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 | | |
| 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 | | |

| | | | | | | | |
|---|---|---|----------------------------|-------------------------------|------|--------|---|
| 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: | | | | | |
| Film Roll No. RO-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 Section |
| 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: <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 | | | | | Map Name Bluff Street Historic District |
| 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: | | | | | |
| 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 initials: R date: 8/1/81 | | | | | |
| 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: R | | | | | |
| E | | | | | | | |
| F | | | | | | | |



South
Side
St
Lawrence



West
Side
GARAGE



*Apartment
North
Side*



*East
Side
706
Bluff
Apartment
&
House*