



CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 15, 2008

Agenda Item: 3

File Number: COA-2008-21

Applicant: Rick Barder, on behalf of
Preserve Beloit LLC

Owner: Preserve Beloit LLC

Location: 617 Harrison Avenue

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

Existing Land Use: Residence

Parcel Size: 9,240 square feet

Request Overview/Background Information:

Rick Barder, on behalf of Preserve Beloit LLC, has submitted a Certificate of Appropriateness (COA) Application to construct a driveway and a detached garage on the property located at 617 Harrison Avenue. The applicant has proposed the construction of a 24' x 24' garage in the southeastern corner of the parcel. The applicant has also proposed a new concrete driveway that will extend from Harrison Avenue to the proposed garage, as shown on the attached site plan.

The parcel involved in this application is located on the eastern side of Harrison Avenue. It is the third parcel north of Bushnell Street. On September 4, 2007, City staff approved a Certificate of Appropriateness to replace the windows, to replace the roof, to install new siding, and to replace gutters and downspouts on the historic house on this property. On September 20, 2007, the Landmarks Commission approved a Certificate of Appropriateness to completely rehabilitate the historic house. According to the applicant, the proposed driveway and detached garage are the final projects associated with this rehabilitation effort.

Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction of a new structure within a Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the installation of hardscape landscaping (e.g. driveways).

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:

- During the Beloit Intensive Survey, the house on this property was classified as a 'contributing' structure within the Near East Side Historic District. A copy of the Intensive Survey Form is attached to this report.
- The proposed garage will have vinyl siding and a gable roof. Black and white exterior elevations are attached to this report and a manufacturer's pamphlet detailing vinyl siding options is on file in the Neighborhood Planning Division.
- This property is currently served by a driveway that is shared with 625 Harrison Avenue. According to the Engineering Division, single-family properties are typically allowed only one driveway. Planning staff is concerned that retaining two driveways on this property (part of the shared driveway and the proposed driveway) would be aesthetically displeasing and detrimental to the character of the historic district. Accordingly, staff is recommending a condition requiring the subject property's portion of the shared driveway to be removed and replaced with grass. This removal can be coordinated with the Harrison Avenue construction project.
- Planning and Engineering staff have surveyed the subject property and have several observations regarding the proposed site plan. The site plan does not show a large tree along the southern property line (near the street). The driveway cannot be constructed exactly as shown on the site plan, as the tree is in the path of the driveway. The proposed driveway, if approved, will need to be set back approximately five feet from the southern property line. This setback will allow the driveway to fit in between the two mature trees in this area that are approximately eleven feet apart. Planning staff feels strongly that all of the mature trees on this property must be protected and retained before, during, and after this project.

- The excavation equipment that was used to excavate Harrison Avenue has been moved from the site. Therefore, adding a new driveway approach at this point in the project may result in additional excavation charges. Therefore, the Engineering Division has requested that the applicant reimburse the City for any additional excavating expenses incurred as a result of this request. The total amount of any additional expenses will be known following completion of the Harrison Avenue reconstruction project. It is noteworthy that this expense will be substantially reduced because the Harrison Avenue curb and gutter has already been removed as part of the reconstruction project.
- 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 is shorter than the historic house, which is consistent with an accessory structure's relationship to a primary structure. With respect to height, the proposed garage is compatible with the style and character of the historic district.

- (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 garage includes one overhead door, one access door, and two windows on the northern façade. Staff feels that the relationship between the proposed garage's doors and windows is compatible with the historic house and with the surrounding structures in the historic district.

- (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 garage will be constructed in accordance with the specifications contained in the City's Zoning Ordinance. The specifications (e.g. setbacks) will ensure an appropriate relationship between the proposed garage and adjoining structures.

- (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.*

The proposed gable roof is compatible with the architectural style of the historic house.

- (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.

- (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 is compatible with the historic house and the larger historic district.

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

The proposed garage will be located approximately twenty-seven feet behind the historic house and will face Harrison Avenue.

- (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 applicant will install vinyl siding and shingles that match the historic house in color and other characteristics. Staff feels that the proposed materials, colors, and textures are compatible with the style and character of the historic district.

- 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 – The rehabilitation of this historic property will reduce dependence upon fossil fuels by enhancing a existing residence that is in close proximity to parks, schools, employment opportunities, and transit routes.
- 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 construct a concrete driveway and a detached garage on the property located at 617 Harrison Avenue, subject to the following conditions:

1. All work must be completed by December 31, 2008.
2. The vinyl siding to be installed on the detached garage shall closely match the house siding in color and width. The shingles to be installed on the detached garage shall closely match the house shingles in color and texture.
3. The detached garage shall meet all applicable specifications contained in the City's Zoning Ordinance. This includes, but is not limited to, an interior side setback of three feet and a rear setback of three feet.
4. The subject property's portion of the shared driveway (south of the existing seam) shall be removed as part of this project. The ground underneath the existing shared driveway shall be restored to grass when the remainder of the lawn is restored.
5. The new driveway shall be set back at least four feet, ten inches (4' 10") from the southern property line and shall extend in between the mature trees on the subject property. The trees on the subject property shall be protected before, during, and after completion of this project.
6. The applicant shall reimburse the City of Beloit for any additional excavation expenses incurred as a result of the new driveway apron.
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.
8. 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:

Application, Proposed Site Plan, Exterior Elevations, COA Checklist, Intensive Survey Form, and Site Photo.

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-2008-21

1. Address of property: 617 Harrison Avenue
2. Parcel #: 13 66 06 80
3. Owner of record: PRESERVE BELOIT LLC Phone: 608-365-0058
MYE BANK c/o RICK BARDER 500 E. GRAND AVE BELOIT,
(Address) (City) (State) (Zip) WI 53511
4. Applicant's Name: RICK BARDER
c/o MYE BANK 500 E. GRAND BELOIT WI 53511
(Address) (City) (State) (Zip)
608-364-3879 / 608-751-2934 / rick.barder@micorp.
(Office Phone #) (Cell Phone #) (E-mail Address) com
5. Present use of property: SINGLE FAMILY RESIDENCE
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

*Carla
751-3117*

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

6. 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.)

DRIVEWAY + GARAGE ON SOUTH SIDE
OF HOUSE

7. 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 *DP*
- Specifications (materials) for the project *DP*
- 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): _____

8. 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

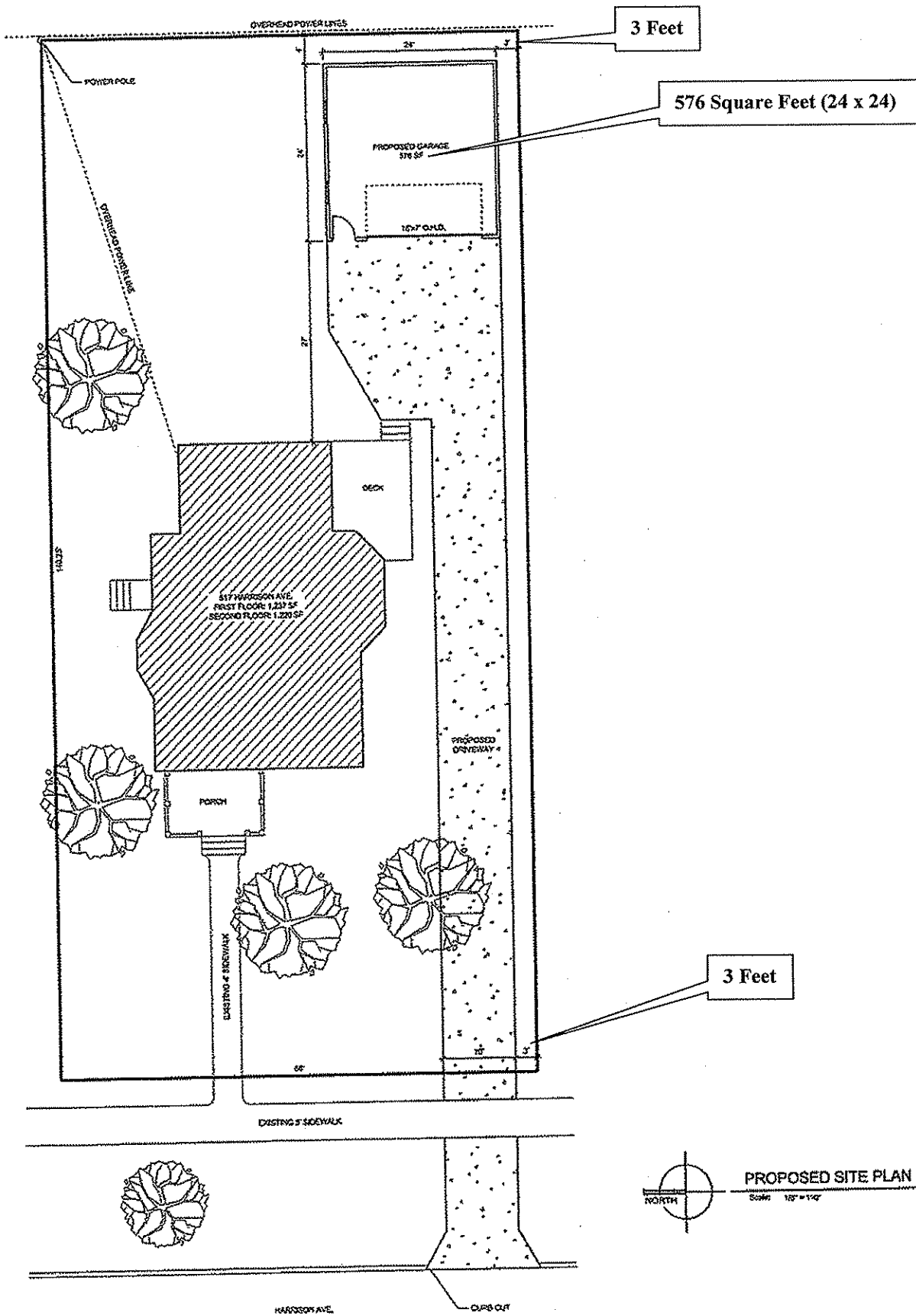
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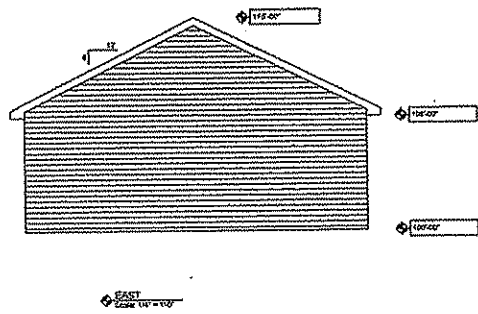
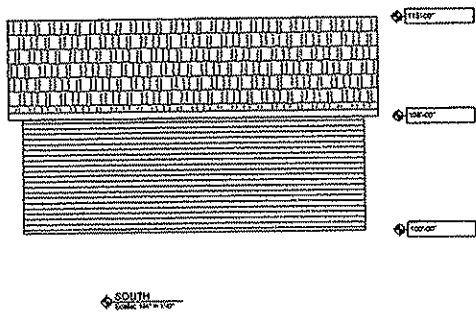
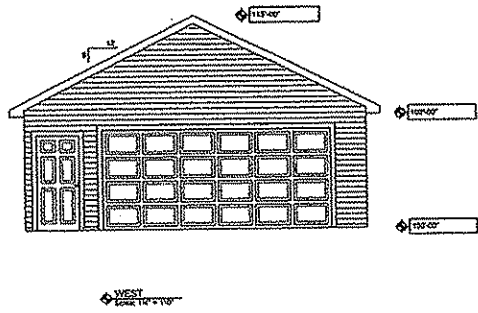
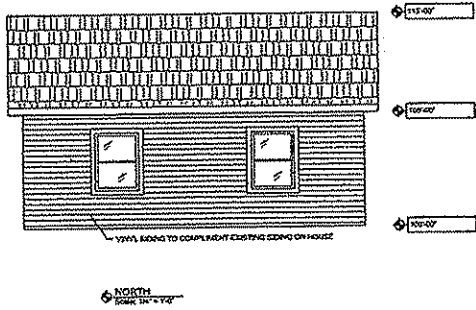
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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

Rick Barden RICK BARDER 7/3/08
(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>July 15, 2008</u>	
Application accepted by: <u><i>[Signature]</i></u>	Date: <u>7/3/08</u>





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: 617 Harrison 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

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Harrison		
Street Address: 617 Harrison		Legal Description: Historical Soc	Acres: Wis.	Date:			
Current Name & Use: residence		Current Owner:	Acres:				
Film Roll No. RO-116		Current Owner's Address:					
Negative No. 12		Special Features Not Visible In Photographs:					
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	TOWN
Dates of Construction / Alteration c. 1890		Source A					
Architect and/or Builder:		Source					
3 Architectural Significance		4 Historical Significance					Section
<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 type="radio"/> Other: <input checked="" type="radio"/> None		<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					
Architectural Statement: Almost unornamented, this two-story late picturesque clapboard house has a hip roof with cross gable. The gable features a vergeboard. A side bay window is sheltered by a pent roof with denticulation. Simple frames surround the windows; the original porch posts have been removed.		Historical Statement:					Map Name Near East Side Historic District
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys					
A Visual estimate of surveyor		<input type="radio"/> NARS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NHRP <input type="radio"/> landmark <input type="radio"/> other:					
B		7 Condition					
C		<input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
D		8 District: Near East Side Historic Dist.					
E		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>					
F		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>					

Map Code
NES 116/12

**Existing Shared Driveway
(note seam along property line)**

Location of Proposed Driveway

