

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: August 19, 2008

Agenda Item: 4

File Number: COA-2008-24

Applicant: Doug Cash

Owner: Doug Cash

Location: 1103 Chapin Street

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

Existing Land Use: Residential

Parcel Size: 8,755 square feet

Request Overview/Background Information:

Doug Cash has submitted a Certificate of Appropriateness (COA) Application to replace the front door on the house located at 1103 Chapin Street. The attached **Location and Zoning Map** shows the location of the property involved in this application. The property is located on the northeast corner of the intersection of Wisconsin Avenue and Chapin Street.

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 not proposed any changes to the front door opening or transom. A photograph of the existing front door is attached to this report.
- The applicant has submitted a manufacturer's pamphlet that details the proposed door and sidelights. Images of the proposed door and sidelights are attached to this report.
- Staff has approved sidewalk repair/replacement with like materials and stair & stoop repair/replacement with like materials for this property.
- During the Beloit Intensive Survey, the house was classified as a 'pivotal' structure within the College Park Historic District. The Intensive Survey Form includes this statement: "Now the only relatively intact example of the Second Empire (style) in Beloit, this house reflects the exuberance with which mid-Victorian builders endowed essentially mundane buildings." 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 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.

Not Applicable

(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 applicant has not proposed any changes to the front door opening. The proposed door and sidelights include windows that are similar in size to those on the existing door and sidelight.

- (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.*

Not Applicable

- (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.*

Not Applicable

- (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.*

Not Applicable

- (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.*

Not Applicable

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

Not Applicable

- (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 door is compatible with the style of the house. Staff is recommending a condition stipulating that the door and sidelights must be painted to match the color of the house. The existing transom will remain.

- 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 replace the front door on the house located at 1103 Chapin Street, subject to the following conditions:

1. The door and sidelights shall be substantially similar to those pictured on the manufacturer's pamphlet that was submitted with the application.
2. The existing transom shall not be altered or damaged during this project.
3. The door and sidelights shall be painted to match the color of the house.
4. All work must be completed by December 31, 2008.
5. 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.
6. 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, Existing & Proposed Door and Sidelights, COA Checklist, and Intensive Survey Form.

Location & Zoning Map

1103 Chapin Street




COA-2008-24



1 inch equals 80 feet



Legend

-  Parcels
-  Zoning District
-  City Limits

Map prepared by: Drew Pennington
Date: August 2008
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: April 2008

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-2008-24

1. Address of property: 1103 / 1105 Chapin

2. Parcel #: _____

3. Owner of record: DOUG CASH Phone: _____

PO BOX 1317 Beloit WI 53512-1317
(Address) (City) (State) (Zip)

4. Applicant's Name: SAHE

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

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

5. Present use of property: _____

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.)

Replace front door with single door with 2 sidelites
per attachments. New unit will fit existing opening

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).

D. C.

(Signature of applicant)

DOUG CASH

(Print name)

7/31/08

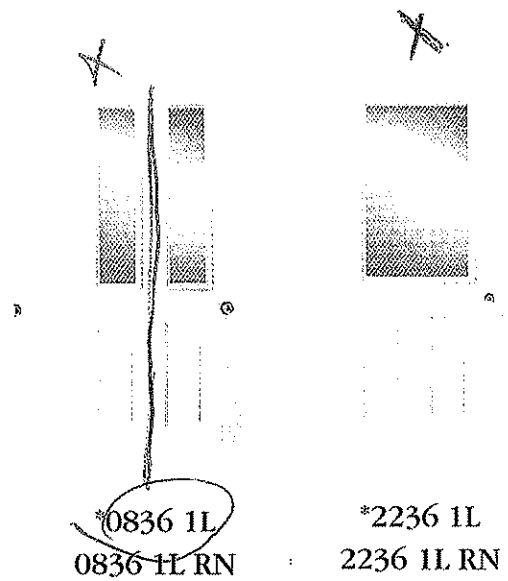
(Date)

Review fee: <u>\$35.00 / \$20.00 if staff approved</u>	Amount paid: \$ <u>35.⁰⁰</u>
Scheduled meeting date: <u>Aug. 19, 2008</u>	
Application accepted by: <u>D. Pennington</u>	Date: <u>7/31/08</u>

Existing



Proposed



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: 1103 Chapin 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

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 Chapin Number 1103-1105 Town Range Section Map Name Near East Side Historic District Map Code NES 87/29	
Street Address: 1103-1105 Chapin Street		Legal Description: Lot 16, Block 8, Original Plat	Acreage:		
Current Name & Use: Residence		Current Owner: Simon K. Chen			
Film Roll No. RO-87 *RO-111		Current Owner's Address: 555 Lawton Avenue, Beloit Wisconsin			
Negative No. 29 *5		Special Features Not Visible In Photographs:			
Facade Orient. S		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
2 Original Name & Use: Holmes House	Source B	Previous Owners	Dates	Uses	Source
Dates of Construction /Alteration: c. 1875-1876	Source B				
Architect and/or Builder:	Source				
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input 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				
Architectural Statement: This cream brick house, one story in height with attic, is a rare, and architecturally significant, example of the Second Empire style in Beloit. Small in scale, and based on a corner L-shape plan, the house is nonetheless distinguished by a mansard roof of multi-colored slate from which project dormer windows crowned with cornices. The plain facade is relieved by the segmental window heads which surmount the tall and narrow first floor windows, and by the stone sills beneath them. Classical detail--denticulation on the heads and a molded (over)	Historical Statement: Raised in Londonderry, New Hampshire, John Anderson Holmes taught his way through school. Upon graduation, he turned to surveying, farming, building and trading. Eventually he concentrated on the hardware business, developing substantial holdings which he sold when he came to Beloit. Upon his arrival in Beloit in 1874, he erected a substantial set of buildings, including this house. When the Beloit Savings Bank was organized in 1881, he was requested to take (over)				
5 Sources of Information (Reference to Above) A Portrait and Biographical Album of Rock County, 1889, Chicago, pp. 675-676. B Beloit Tax Rolls, RCHS Archives 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:				
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 checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>7/1/81</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>					

1103-1105 Chapin Street
Architectural Statement (Continued)

frieze below the projecting cornice--confer a dignity which counteracts the modest dimensions. Now the only relatively intact example of the Second Empire in Beloit, this house reflects the exuberance with which mid-Victorian builders endowed essentially mundane buildings.

Historical Statement (Continued)

charge of it as Secretary and Treasurer. He was also elected to the City Council for six years. He was City Surveyor and Rock County Surveyor for a time. In 1877, he was named an elder in the Presbyterian Church, and held high offices in the church in addition to his duties as a public servant. (A)