

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: January 20, 2009

Agenda Item: 5

File Number: COA-2009-01

Applicant: Gilbank Construction, Inc.

Owner: Mission Investment Fund of
the Evangelical Lutheran Church

Location: 717 Bluff Street

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

Existing Land Use: Church

Parcel Size: 8,279 square feet

Request Overview/Background Information:

Gilbank Construction, Inc. has submitted a Certificate of Appropriateness (COA) Application to replace the exterior molding on the church located at 717 Bluff Street. The attached **Location and Zoning Map** shows the location of the property involved in this application. The applicant has been hired to stabilize this historic structure using threaded steel rods and hardware. A copy of the construction diagrams is attached to this report. This project involves temporary removal of the existing exterior molding. The existing molding is shown on the attached photographs.

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 will attempt to salvage and reuse the existing molding. However, it is likely that the molding will need to be replaced.
- The applicant has proposed the use of customized molding that will match the existing molding in shape and appearance. A sketch of the proposed 6 ¼ - inch pine molding is attached to this report.
- The proposed work is not expected to result in any additional changes to the exterior of this structure.
- During the Beloit Intensive Survey, the church was classified as a pivotal structure within the Bluff Street Historic District. The church was constructed in 1877. The Survey Form notes that the church is “an outstanding and well-preserved example of vernacular Victorian Gothic architecture.” The Intensive Survey Form is on file in the Neighborhood Planning Division.
- Unfortunately, the church has been targeted by vandals in recent years. Several stained glass windows were broken in early 2008. The church was for sale at that time and the realtor obtained a COA to repair the windows.
- 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. For this particular application, applicable review criteria include:
 - (1) **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 applicant has not proposed any changes to the shape of the roof.
 - (2) **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 has proposed the use of customized molding that will match the original molding with respect to shape and appearance. The customized molding will be compatible with the original architectural style and character of this historic church.
- 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 preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were constructed when walking was a primary mode of travel.
- **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 exterior molding on the church located at 717 Bluff Street, subject to the following conditions:

1. The replacement molding shall match the original molding with respect to shape and appearance.
2. Following installation, the molding shall be painted white.
3. All work must be completed by September 30, 2009.
4. 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.
5. 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.

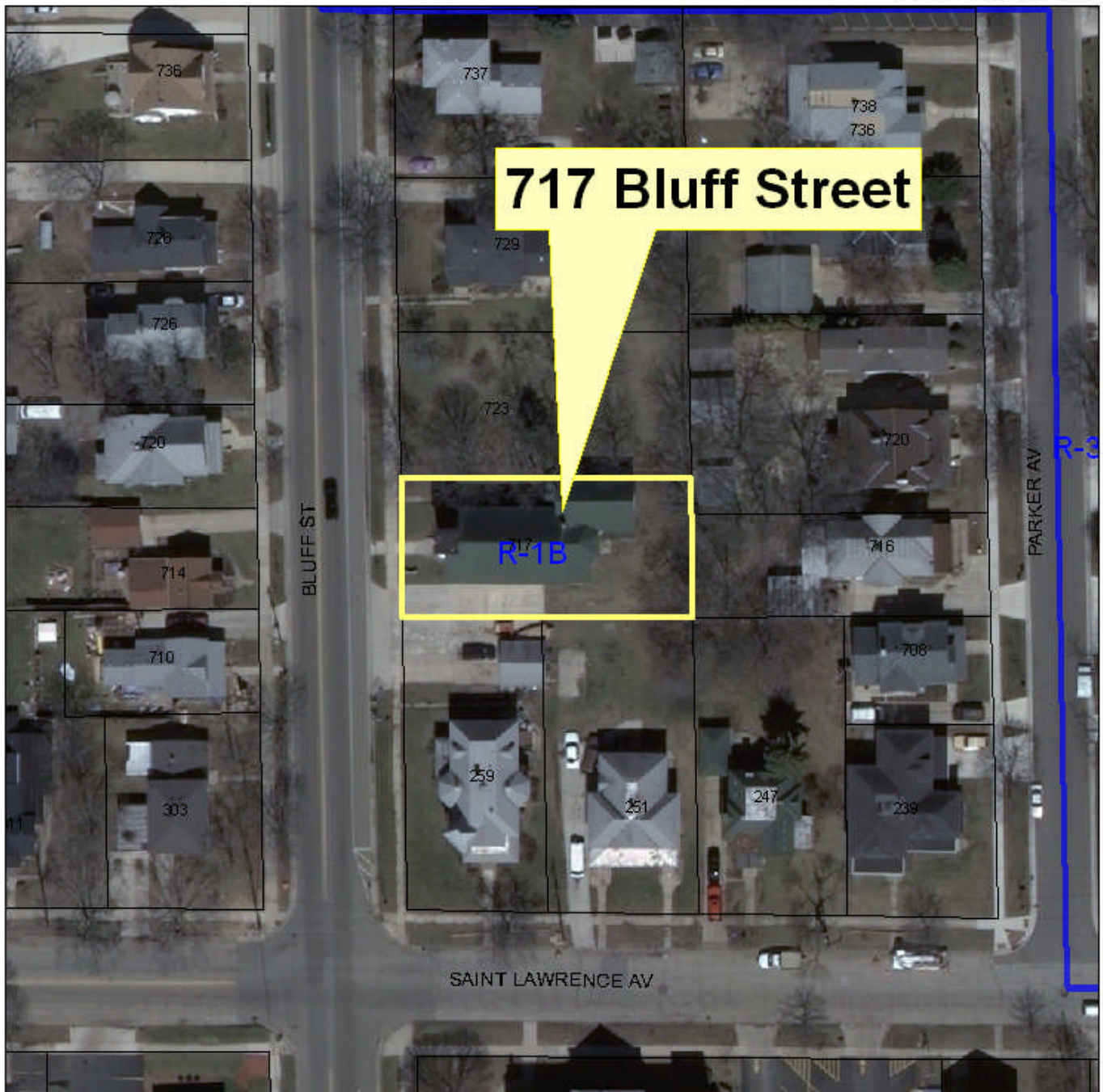
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, Construction Drawings (4), Molding Sketch, and COA Checklist.

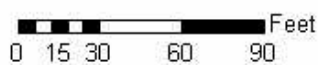
Location & Zoning Map

717 Bluff Street

COA-2009-01



1 inch = 64 feet



Legend

- Parcels
- Zoning District

Map prepared by: Drew Pennington

Date: January 2009

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

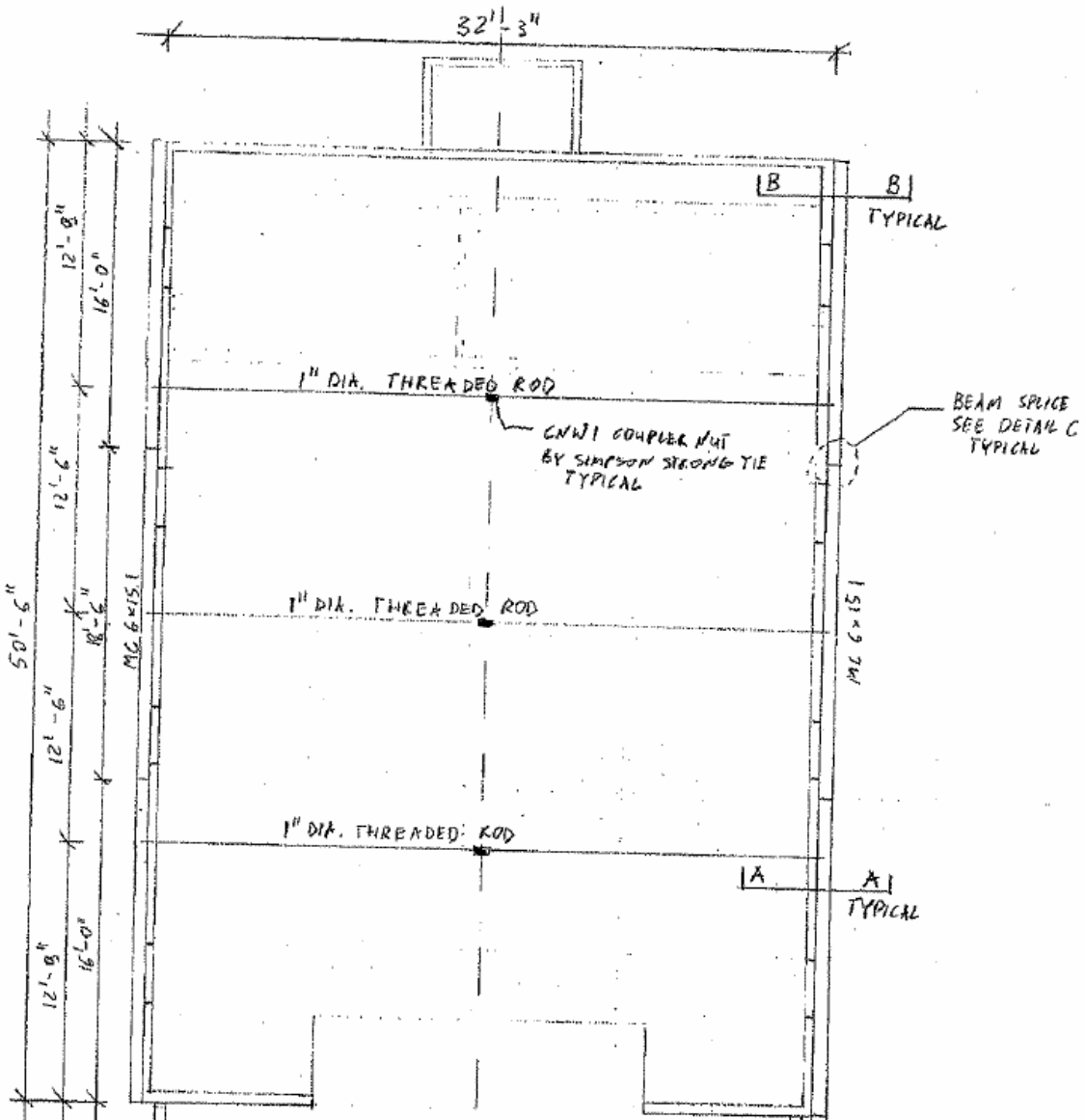
NEIGHBORHOOD PLANNING DIVISION



Project No: 02311
 Project Name: FOUR SQUARE CHURCH
 WELL MODIFICATION
 BRACE FRAMING PLAN
 Subject:

Sheet: D1 of

By:	Date:
Prepared: GHS	05.22.08
Reviewed:	



GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFY.
2. BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. RODS SHOULD BE TIGHTENED SLOWLY AND EQUALLY.
4. REINSPECT THE TRUSSES BEFORE AND AFTER CONSTRUCTION.
5. SHORE THE ROOF DURING CONSTRUCTION AS NEEDED.

BRACE FRAMING PLAN

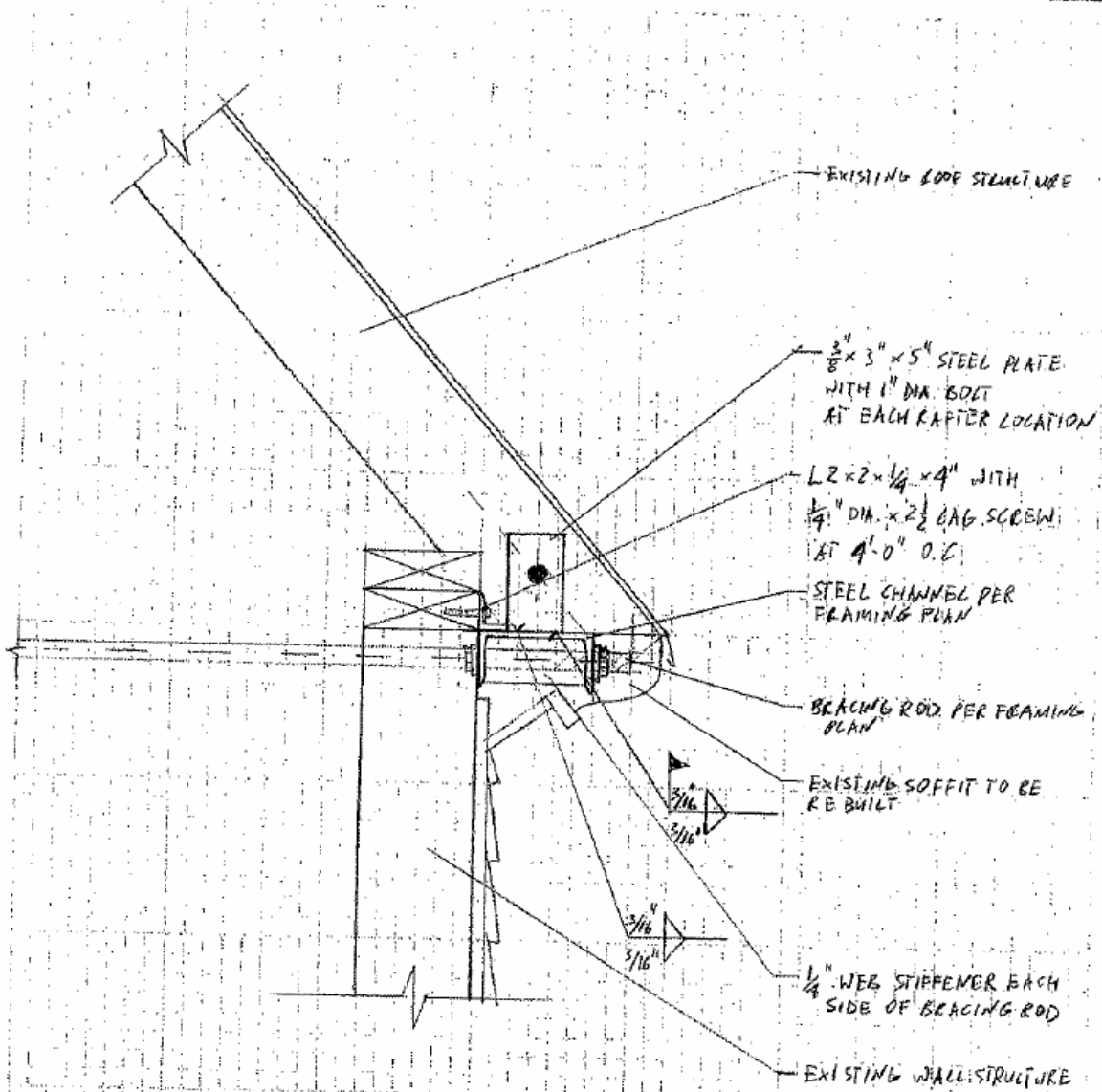
SCALE: NOT TO SCALE

Structural Calculations

Project No: 42511
Project Name: FOUR SQUARE CHURCH WALL MODIFICATIONS
Subject: SECTION A-A

Sheet: D2 of

By:	Date:
Prepared: GMS	05.27.08
Reviewed:	



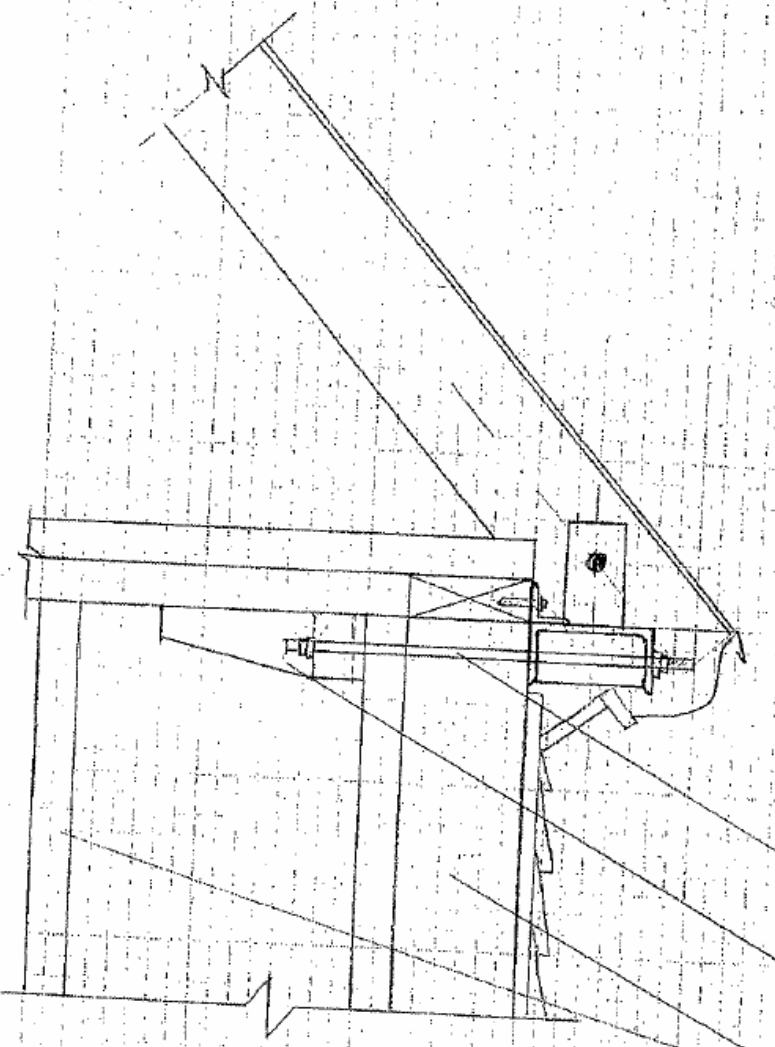
SECTION A-A
SCALE: $1\frac{1}{2}'' = 1'-0''$

Structural Calculations

Project No: 42311
Project Name: FOUR SQUARE CHURCH WALL MODIFICATIONS
Subject: SECTION B-B

Sheet: D3 of

Prepared:	By:	Date:
Reviewed:	AMS	05.27.08



NOTE:
SEE SECTION A-A
FOR OTHER CALLOUTS

- 5/8" DIA. THREADED ROD
- HDU-9 - SDS 2.5 HOLD-DOWN BY SIMPSON STRONG TIE
- EXISTING WALL STRUCTURE

SECTION B-B
SCALE: 1/2" = 1'-0"

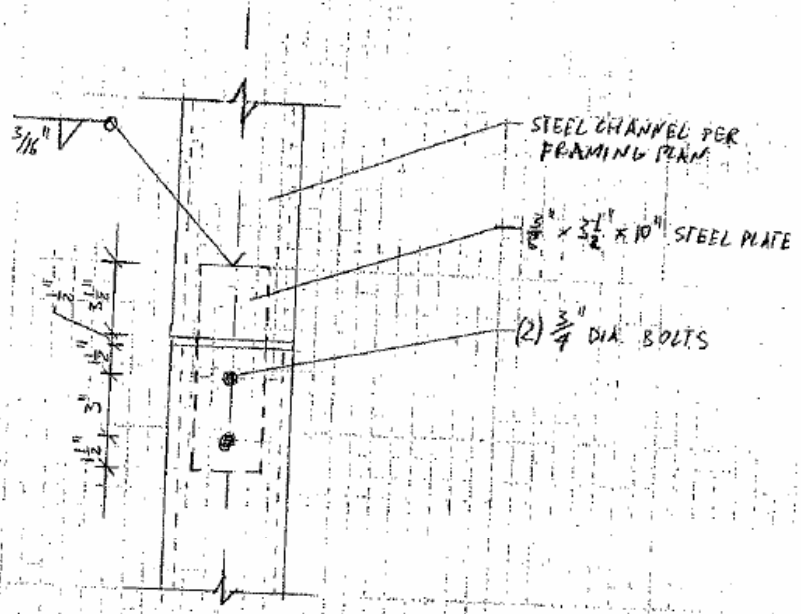
per Chief 12.4.08
4 locations only

Structural Calculations

Project No: 42311
 Project Name: FOURSQUARE CHURCH WALL
 MODIFICATION
 Subject: DETAIL C

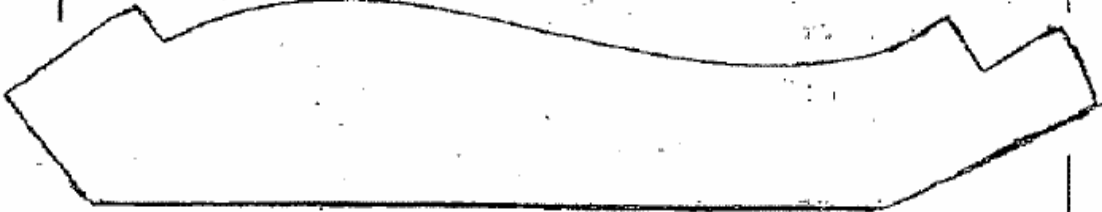
Sheet: 14 of

Prepared:	By: GHS	Date: 05.27.02
Reviewed:		



DETAIL C - BEAM SPlice
 SCALE: 1 1/2" = 1'-0"

1	1	EA MMILL	LIN FT CN-495 6 1/4" PINE CROWN	1
2			MOULDING	
3	1	EA MMILL	MOULDING SET UP CHARGE	1



CN-495

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: 717 Bluff 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