

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: January 20, 2009

Agenda Item: 6

File Number: COA-2009-02

Applicant: Larry Ufken

Owner: Larry Ufken

Location: 2601 Afton Road

Existing Zoning: DH, Development
Holding District

Existing Land Use: Single-Family
Residence & Accessory Buildings

Parcel Size: 9.985 acres

Request Overview/Background Information:

Larry Ufken has submitted a Certificate of Appropriateness (COA) Application for various repairs and changes to the dairy barn on the property located at 2601 Afton Road. The applicant is seeking a COA to replace broken blocks, to repair existing windows, to replace certain blocks with red bricks, to install a new overhead garage door, and to install new gutters. The attached photographs provide additional details. The dairy barn is currently used as a garage.

The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The dairy barn is located in the south central portion of the 10-acre parcel. 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 designated landmark.

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:

- Installation of a new 10' x 8' overhead door on the eastern side of the barn would require a slight expansion of 1 to 2 feet in the size of the existing opening (see photo).
- An example of the previously approved overhead doors is attached. The doors are plain, raised-panel doors without windows.
- The house on this property has substantial architectural and historical significance. The house, built in 1904, is an Individual Historic Landmark and is listed on the National Register of Historic Places. The house has been listed on the National Register since 1983. The Intensive Survey Form briefly mentions the "elaborate concrete, brick, and steel dairy barn" and estimates that the dairy barn was constructed in the early 1940's. The Intensive Survey Form is on file in the Neighborhood Planning Division.
- The applicant has not proposed any alterations to the historic house located on this property.
- The applicant requested and received a COA in March of 2007 to perform various repairs and to install new garage doors and lighting. The applicant also received approval to install a new roof.
- The applicant requested and received a COA in May of 2008 to replace broken roof tiles and glass blocks, to install a new garage door, to repair glazed blocks, to create a new opening for a garage door, to replace some glazed blocks with red brick, and to install a new EPDM roof on the dairy barn. Staff had recommended denial of the request to create a new door opening in the eastern façade, but the Commission approved this request.
- The applicant has requested two full years to complete this work.
- 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:
 - (a) *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.*
 - While the existing opening on the eastern side will be expanded slightly, this will not significantly alter the proportions and relationship between the barn's doors and windows.

(b) *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.

- Unfortunately, staff feels that the recently approved projects, while enhancing the barn's usefulness in the modern era, have diminished some of the barn's original character. Fortunately, the historical significance of this property is due to the house.
- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
 - (c) 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.
 - (d) 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.
 - (e) 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 broken blocks, to repair existing windows, to replace certain blocks with red bricks, to install a new overhead garage door, and to install new gutters on the dairy barn located at 2601 Afton Road, subject to the following conditions:

1. All work shall be completed by January 1, 2011.
2. The garage door shall be a plain, raised-panel door without windows that is white in color.
3. The gutters shall match the existing gutters and downspouts in style, color, and material.
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

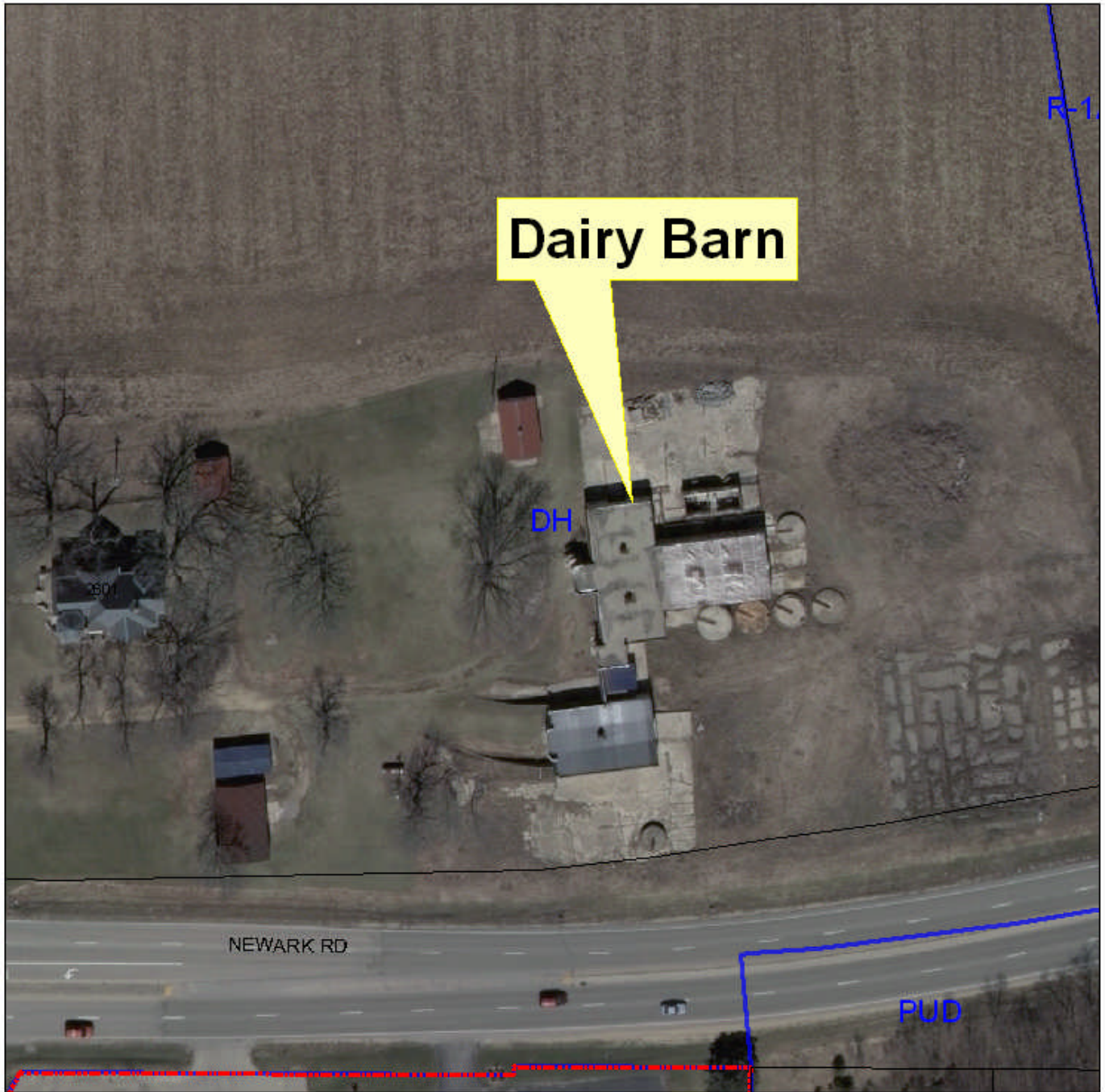
Attachments:

Location & Zoning Map, Photos, Door Specifications, and COA Checklist.

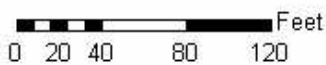
Location & Zoning Map

2601 Afton Road

COA-2009-02



1 inch = 83 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

Southern Façade

- Replacement of blocks with red bricks
- Window repair
- Gutter installation



Northern Façade

- Replacement of damaged blocks & window repair

Eastern Façade

- **Replacement of blocks with red bricks**
- **Installation of 10' x 8' Overhead Garage Door**



2283 & 2284

Raised Panel Sandwich Door



- Door sections are formed from galvanized draw quality steel
- Section joints are roll-formed into a tongue and groove design which produces a superior weather seal
- Long-lasting durable rollers assure consistent, efficient operation
- Bottom weather seal utilizes an aluminum retainer and extruded virgin vinyl
- Inside stiles are made of galvanized steel and stile holes are "dimpled" for increased holding power
- Extension or torsion springs are individually computer-calibrated to lift your door
- Extra heavy paint system consists of .25 mil. primer with rust inhibitor and a .75 mil. coating of baked on polyester paint in your choice of three designer colors
- Hinges are stamped from galvanized steel in a "wide body" pattern for greater stability and longer life
- Optional automatic latching lock system opens easily from inside or outside
- Double sided steel doors are 2" thick

Model 2283 - Short Panel, Insulated

Model 2284 - Flush, Insulated

SPECIFICATIONS

An attractive, select model engineered for durability and energy efficiency. The 2283/2284 is available in 3

beautiful.
durable.

pre-painted, easy to care for colors, with an insulated core that protects through the harshest conditions. The beauty of this door is continued on the inside with polyester coated steel protection. Designed to complement a wide variety of home styles, this model will provide many years of dependable service.



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: 2601 Afton Road

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