

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** February 17, 2009

**Agenda Item:** 4

**File Number:** COA-2009-03

**Applicant:** Matt Ruch

**Owner:** Matt Ruch

**Location:** 1023 Chapin Street

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

**Existing Land Use:** Multi-Family Dwelling (3 units)

**Parcel Size:** Approx. ¼ acre

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### Request Overview/Background Information:

Matt Ruch has submitted a Certificate of Appropriateness (COA) Application to replace three exterior doors and to tuck point the chimney on the building located at 1023 Chapin Street. The attached **Location and Zoning Map** shows the location of the property involved in this application. The property is located on the northwest corner of the intersection of Wisconsin Avenue and Chapin Street. This property is located within the College Park 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 alteration of structures within a Historic District.

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### 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.

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### Key Issues:

- Several photographs of the existing exterior doors are attached to this report. Door #1 is located on the Chapin Street side of the building, while the other doors are located on the Wisconsin Avenue side of the building.
- The applicant has not proposed a change in the size of any of the door openings.
- The applicant has submitted a manufacturer's pamphlet and has identified three potential door styles. Staff feels that style "P-5," which is shown on the attached pamphlet and on the handout, is the best option.
- The applicant needs to tuck point the chimney to ensure continued stability.
- During the Beloit Intensive Survey, the structure was classified as a 'contributing' structure within the College Park Historic District. Interestingly, this building was being used as a duplex when the house was surveyed in July of 1981. 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. The following criteria are relevant to this application:

- (1) *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 alteration of the door openings.

- (2) *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 landscaping, although staff feels that some appropriate landscaping around the foundation of this structure would greatly enhance its appearance. The applicant is encouraged to add landscaping in the future.

- (3) *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.

Staff recommends the installation of door style "P-5," which closely matches the existing doors in terms of window pattern and appearance. Door style "P-5" is compatible with the character of this historic structure.

- 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).

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**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 developed 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

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**Staff Recommendation:**

The Neighborhood Planning Division recommends **approval** of a Certificate of Appropriateness to replace three exterior doors and to tuck point the chimney on the building located at 1023 Chapin Street, subject to the following conditions:

1. All three new doors shall be Mastercraft “P-5” doors.
2. The chimney shall be tuck pointed in accordance with the Secretary of the Interior Standards. The chimney shall retain the existing color and design.
3. All work shall be completed by December 31, 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.

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**Fiscal Note/Budget Impact:**

N/A

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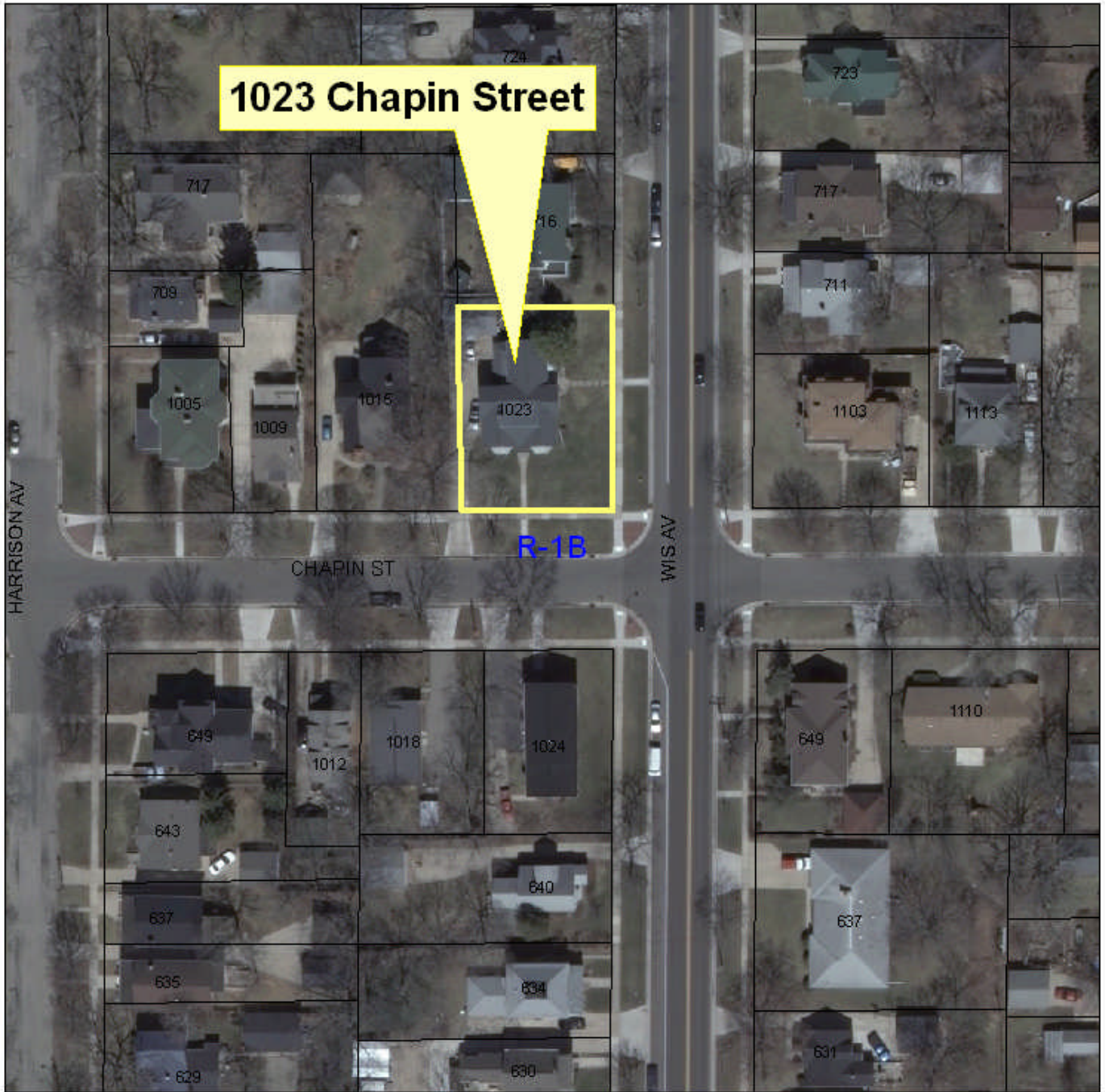
**Attachments:**

Location & Zoning Map, Photos, Proposed Door Styles, Intensive Survey Form, and COA Checklist.

# Location & Zoning Map

1023 Chapin Street

COA-2009-03



1 inch = 80 feet



### Legend

- Parcels
- Zoning District

Map prepared by: Drew Pennington

Date: February 2009

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

## NEIGHBORHOOD PLANNING DIVISION

Chapin Street Side

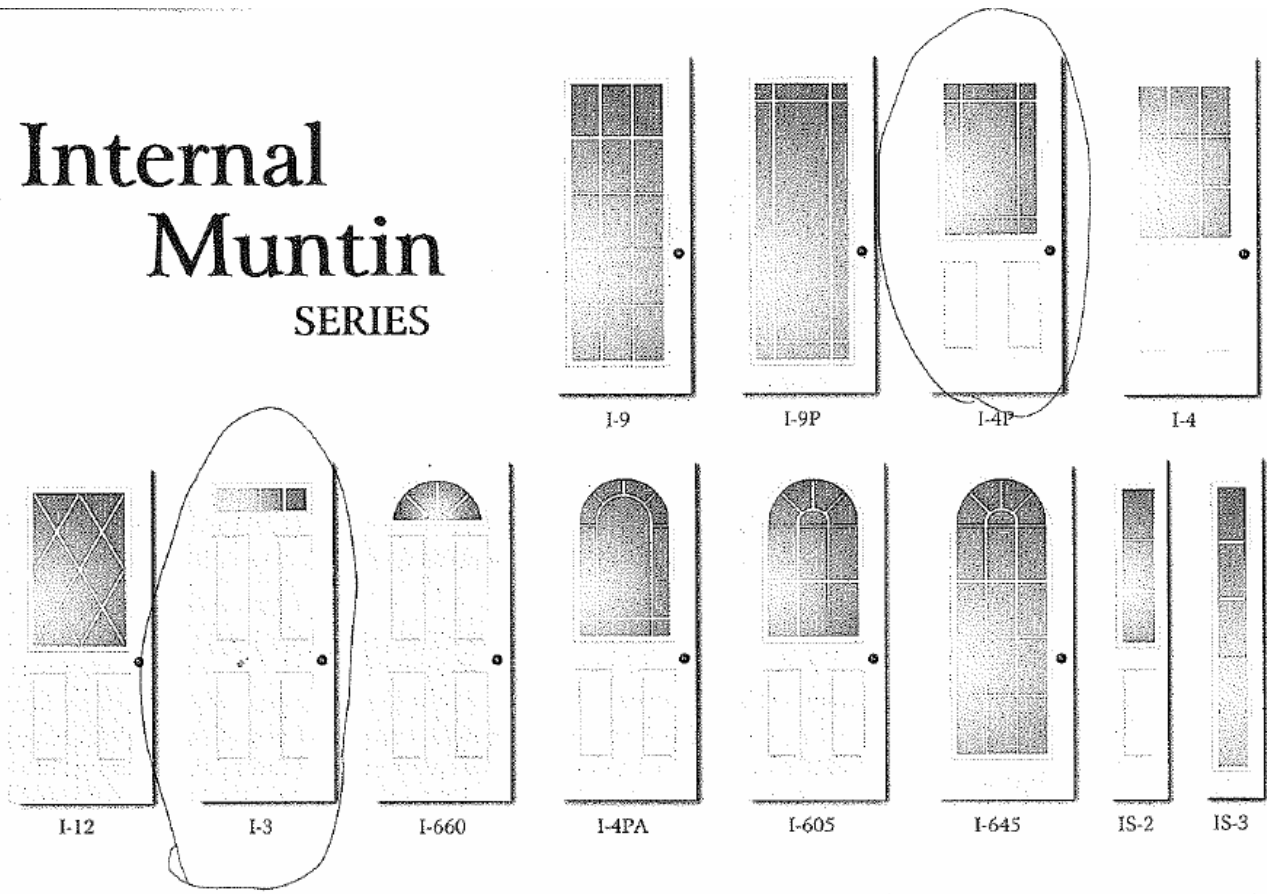


Door #1

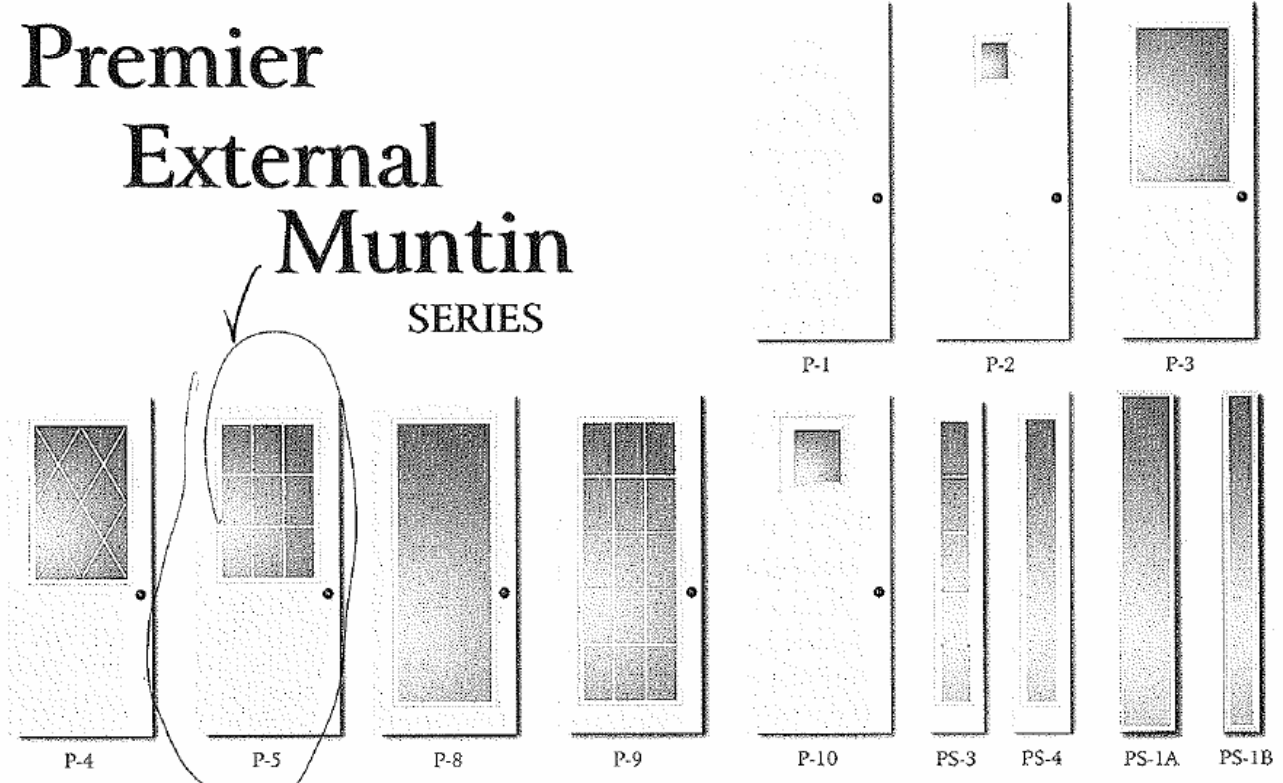




# Internal Muntin SERIES



# Premier External Muntin SERIES




Doors shown in pre-finished white for display purposes only • Glass pattern and style may vary slightly from picture



By choosing a Mastercraft® Custom Collection Door, you will meet or exceed the most stringent ENERGY STAR requirements. This means you will enjoy decreased home energy costs throughout the year. Mastercraft® is proud to be an ENERGY STAR Partner.



Opening Doors to Let Life In...

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>		Date: <b>July, 1981</b>	Street <b>Chapin</b>	
Street Address: <b>1023 Chapin Street</b>		Legal Description:		Acreage:	Number <b>1023</b>		
Current Name & Use: <b>Residence</b>		Current Owner: <b>Gary Unferth</b>				Town <b></b>	
Film Roll No. <b>RO-102</b>		Current Owner's Address: <b>Same</b>					Range <b></b>
Negative No. <b>14</b>		Special Features Not Visible In Photographs:					
Facade Orient. <b>S</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: <b>Professor J. H. Smith Residence</b>		Source <b>A</b>	Previous Owners	Dates	Uses	Source	
Dates of Construction/Alteration <b>c. 1882-1883</b>		Source <b>A</b>					
Architect and/or Builder:		Source					
3 <u>Architectural Significance</u> <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		4 <u>Historical Significance</u> <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				Section <b></b>	
Architectural Statement: <p>Late picturesque Queen Anne two story double house. Narrow aluminum siding. Front entry nestled between double bays, each having a separate gable. Three sided front window bays have concave "raftering" on roofs. This house may have been enlarged at a later date. Now a double house.</p>		Historical Statement:				Map Name <b>Near East Side Historic District</b>	
5 Sources of Information (Reference to Above) <b>A</b> Beloit Tax Rolls, RCHS Archives		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 <b>NES 102/14</b>	
<b>B</b>		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
<b>C</b>		8 District: <b>Near East Side Historic Dist.</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
<b>D</b>		initials: <b>R</b> date: <b>8/1/81</b>					
<b>E</b>		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown					
<b>F</b>		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <b>R</b>					

# *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: 1023 Chapin Street

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			<b>X</b>
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.	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	<b>X</b>		
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.			<b>X</b>
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
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?	<b>X</b>		
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?	<b>X</b>		