

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** May 19, 2009

**Agenda Item:** 5

**File Number:** COA-2009-09

**Applicant:** Lisa Anderson-Levy & Robert Levy

**Owner:** Lisa Anderson-Levy & Robert Levy

**Location:** 723 Church Street

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

**Existing Land Use:** Single-Family Dwelling

**Parcel Size:** 13,043 square feet

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### Request Overview/Background Information:

Lisa Anderson-Levy & Robert Levy have submitted a Certificate of Appropriateness (COA) Application to replace one window for the property located at 723 Church Street. This property is located in 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. The Ordinance was recently amended to remove "window replacement" from the list of projects that are eligible for approval by Planning staff.

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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:

- Two photographs of the existing window are attached to this report. The window faces the applicant's back yard and is not visible from Church Street.
- The applicant has proposed the use of Pella casement windows. A manufacturer's pamphlet is attached to this report.
- This proposed alteration was submitted along with several other proposed projects. On April 30, 2009, Planning staff issued a COA for the replacement of three (3) storm doors and the installation of a wooden privacy fence that is six (6) feet in height along the entire rear property line. A copy of the COA is attached to this report.
- The size of the window opening will not be altered.
- 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 will not alter the size of the window opening.

- (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 proposed Pella wood frame casement windows are compatible with the remainder of the windows and the character of this historic house.

- 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 one window for the property located at 723 Church Street, subject to the following conditions:

1. The existing garden window may be replaced with Pella casement windows.
2. The size of the window opening shall not be altered without prior approval.
3. All work shall be completed by April 30, 2010.
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, Manufacturer's Pamphlet, Staff-Approved COA, Intensive Survey Form, and COA Checklist.

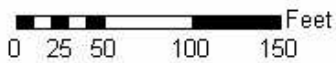
# Location & Zoning Map

723 Church Street

COA-2009-09



1 inch = 100 feet



### Legend

- Parcels
- Zoning District
- City Limits

Map prepared by: Drew Pennington  
Date: May 2009  
For: City of Beloit, Neighborhood Planning  
Date of Aerial Photography: April 2008

## NEIGHBORHOOD PLANNING DIVISION



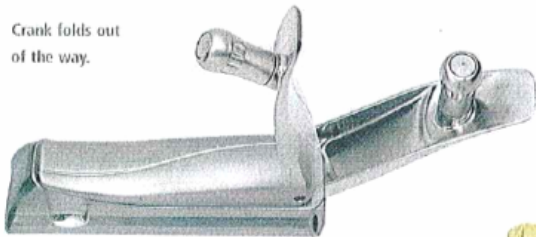
# Pella® Casement and Awning Windows

*Contemporary style and weathertight performance year after year.*

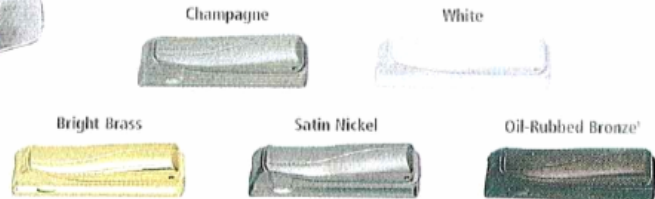
- **A superior seal against drafts and leaks.** Pella casement and awning windows exceed the industry's highest residential standards for air infiltration.
- **Low-maintenance EnduraClad® exteriors don't need painting.** Durable, strong wood frames are protected by our tough EnduraClad exteriors that resist fading and chalking.
- **Factory-prefinished White interior saves finishing time and costs.** The painting has been done for you with a durable factory finish that will look beautiful for years to come. (Available on 250 and 450 Series.)
- **Get an exact fit.** 850 Series windows are made-to-order in 1/4" increments. Standard sizes are available in 250, 450 and 850 Series.
- **A more comfortable home.** Pella's patented SureLock® System pulls the sash against the weatherstripping for a strong seal.
- **Cranks won't interfere with roomside window treatments.** All Pella casement and awning windows feature an integrated crank with a fold-away handle — our exclusive design — at no extra charge.
- **Smooth, dependable performance year after year.** Stainless steel operating arm and hinges resist rust and corrosion, and their exceptional strength prevents the sash from sagging.
- **Easy operation.** Patented Unison Lock System® secures both the upper and lower sash with one easy-to-reach handle.
- **Easy cleaning.** Windows open to a 90° angle — allowing 4" of clearance, so it's easy to reach through and clean the exterior glass from inside your home.
- **Extra strength and durability.** Sash corners are fastened three ways to help prevent warping and bowing.
- **Virtually invisible screen.\*** Want to maximize natural light, ventilation and your view to the outdoors? Pella's exclusive Vivid View® screen is made of a clearly revolutionary material† that's virtually invisible. Plus, the ultra-fine screen brings the outdoors in — allowing more natural light and airflow.‡



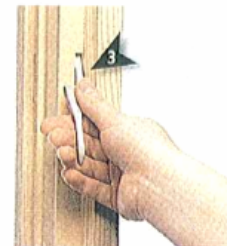
Crank folds out of the way.



### Hardware Finishes



Our patented SureLock System — with stainless steel operating hardware — reaches out to lift and pull the sash against the weatherstripping to form a tight seal. The patented Unison Lock System® secures both upper (1) and lower (2) locks with a single easy-to-reach handle (3).



NOTE: See chart for specific product information and availability.

<sup>A</sup> Unison Lock System is standard on casement windows over 29" tall and awning windows over 29" wide.

<sup>B</sup> Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

<sup>C</sup>  TRANSPARENT SCREEN FABRIC

<sup>D</sup> Compared to standard fiberglass screens.

<sup>E</sup> Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.



**CERTIFICATE OF APPROPRIATENESS**  
**COA-2009-09**

April 30, 2009

Lisa Anderson-Levy  
Robert Levy  
723 Church Street  
Beloit, WI 53511

Dear Ms. Anderson-Levy and Mr. Levy:

On April 30, 2009, City staff reviewed your request for a Certificate of Appropriateness (COA) for the property located at 723 Church Street. You have proposed the replacement of three (3) storm doors and the installation of a wooden privacy fence that is six (6) feet in height along your entire rear property line. The COA was approved, subject to the following conditions:


1. The storm doors shall be Larson Model 349-52. This door consists of plain glass surrounded by an aluminum frame with a brass handle.
2. The fence shall be made of cedar, and shall be finished with paint or an opaque stain within six months of installation.
3. The fence shall be dog eared along the top.
4. The applicant shall obtain a Fence Permit before the fence may be installed.
5. All work shall be completed by April 30, 2010.
6. Any changes or additions to this COA must be reviewed by staff prior to the start of any work. Work done without prior review will be subject to the issuance of correction orders or citations.

An approved Certificate of Appropriateness means that you may proceed with these projects. I have forwarded your Fence Permit application to the Inspection Division for processing. Your request to replace your garden window will be considered by the Landmarks Commission on May 19, 2009. If you have any questions or concerns, please contact me at (608) 364-6711.

Sincerely,

Drew Pennington  
Community Planner

c: File, COA-2009-09 ✓  
File, Property  
Linda Charbonneau, Inspection Division

<b>1</b> City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Church Number 723		
Street Address: 723 Church Street		Legal Description:	Acreage:			
Current Name & Use: Residence		Current Owner: Jarrett W. Strawn				
Film Roll No. RO-86 Negative No. 1, 4 Facade Orient. W			Current Owner's Address: Same Special Features Not Visible In Photographs:  Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
<b>2</b> Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration c. 1885	Source A					
Architect and/or Builder:	Source					
<b>3</b> Architectural Significance <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 checked="" type="radio"/> Other: <input checked="" type="radio"/> None	<b>4</b> 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: Two story Italianate/Greek Revival style residence with intersecting gabled roof. Eaves include single bracketing. Front porch has prismatic rustication in pediment gable and entrance. Windows have flat hooded lintels with brackets. Corner pilasters frame clap-board facade.			Section Map Name Near East Side Historic District
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b>	<b>6</b> Representation in Previous Surveys <input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		<b>7</b> Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			Map Code NES 86/1
<b>8</b> District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____		<b>9</b> 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: _____				

# *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: 723 Church 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>		