

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: August 18, 2009

Agenda Item: 5

File Number: COA-2009-22

Applicant: Margaret Maiken

Owner: Margaret Maiken

Location: 731 Harrison Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 18,340 square feet

Request Overview/Background Information:

Margaret Maiken has submitted a Certificate of Appropriateness (COA) Application to replace five windows for the property located at 731 Harrison Avenue. 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.

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 proposed the use of wood replacement windows. Several Marvin Windows specification sheets are attached to this report. The applicant will not alter the size of the window openings.
- According to the application, the windows to be replaced are the second story windows on the east side of the house.
- Several photos of the subject property are 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 will not alter the size of the window openings.
 - (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 wood replacement windows are compatible with the style and character of the house.
- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines that 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).
- On August 11th, staff was notified that the windows have already been replaced. Although the application shows that the applicant expected the project to be eligible for staff approval, staff sent the applicant an email on July 20th stating that the application would be reviewed and approved by the Landmarks Commission on August 18th. A copy of the email and the applicant's response is on file in the Neighborhood Planning Division.

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
-

Staff Recommendation:

The Neighborhood Planning Division recommends ***approval*** of a Certificate of Appropriateness to replace five windows for the property located at 731 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use wood replacement windows that match the original windows in size, design, and appearance.
 2. All work shall be completed by April 30, 2010.
 3. 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.
 4. 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

Attachments:

Photos, Manufacturer's Specifications, Intensive Survey Form, and COA Checklist.



Front (facing West)



Side (facing North)

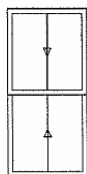


Rear (facing East)



Side (facing South)

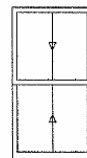
QTY: 1 MARK UNIT - Maiken Res.
 C INDH
 IO 32 7/8" X 69 5/8"
 IG - 1 LITE
 LoE-366 W/ARGON
 7/8" RECT SDL - NO SPACER BAR - SPC CUT 2W1H
 EBONY CLAD EXT. - PR PINE INT.
 EXISTING SILL ANGLE - 5 DEG.
 UNIT WILL BE BUILT WITH FLAT FRAME BEVEL.
 BS SASH LOCK
 SCREEN
 EBONY SURROUND
 CHARCOAL FIBERGLASS MESH
 3 1/4" JAMBS
 PR PINE INTERIOR
 EBONY CLAD EXTERIOR
 TOTAL LIST PRICE



AS VIEWED FROM THE EXTERIOR

NET: \$ 717.00
 Tax incl

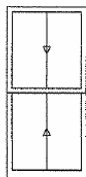
QTY: 2 MARK UNIT - Maiken Res.
 C INDH
 IO 32 7/8" X 61 5/8"
 IG - 1 LITE
 LoE-366 W/ARGON
 7/8" RECT SDL - NO SPACER BAR - SPC CUT 2W1H
 EBONY CLAD EXT. - PR PINE INT.
 EXISTING SILL ANGLE - 5 DEG.
 UNIT WILL BE BUILT WITH FLAT FRAME BEVEL.
 BS SASH LOCK
 SCREEN
 EBONY SURROUND
 CHARCOAL FIBERGLASS MESH
 3 1/4" JAMBS
 PR PINE INTERIOR
 EBONY CLAD EXTERIOR
 TOTAL LIST PRICE



AS VIEWED FROM THE EXTERIOR


NET: \$ 1,342.00
 Tax incl

QTY: 2 MARK UNIT - Maiken Res.
 C INDH
 IO 32 3/4" X 69 5/8"
 IG - 1 LITE
 LoE-366 W/ARGON
 7/8" RECT SDL - NO SPACER BAR - SPC CUT 2W1H
 EBONY CLAD EXT. - PR PINE INT.
 EXISTING SILL ANGLE - 5 DEG.
 UNIT WILL BE BUILT WITH FLAT FRAME BEVEL.
 BS SASH LOCK
 SCREEN
 EBONY SURROUND
 CHARCOAL FIBERGLASS MESH
 3 1/4" JAMBS
 PR PINE INTERIOR
 EBONY CLAD EXTERIOR
 TOTAL LIST PRICE



AS VIEWED FROM THE EXTERIOR

NET: \$ 1,432.00
 Tax incl

1 City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Street Harrison				
Street Address: 731 Harrison				Legal Description:		Acreage:						
Current Name & Use: Residence				Current Owner: Edward E. Grutzner				Number 731				
Film Roll No. RO-102		 Prints		Current Owner's Address: Same								
Negative No. 10				Special Features Not Visible In Photographs:								
Facade Orient. W				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No								
2 Original Name & Use:		Source		Previous Owners		Dates		Uses		Source		Town
Dates of Construction/Alteration 1883		Source A										
Architect and/or Builder:		Source										Range
3 Architectural Significance		4 Historical 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: None		<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 Map Name Near East Side Historic District
Architectural Statement: Late vernacular Greek Revival two story plus attic clapboard house. Gable roof has pointed arch narrow Gothic window in attic. Unbroken eave line. Small front porch is later; front of house, however, is substantially unaltered. Shaped flat lintels over 2-over-2 windows; brick chimney added. Windows have shutters. To the side is an extended rectangular bay with a mansard roof. Additions to rear.		Historical Statement:										
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys										Map Code NES 102/10
A Verbal statement of owner to surveyor, July, 1980		<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:										
B		7 Condition										
C		<input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins										
D		8 District: Near East Side Historic Dist.										
E		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing										
F		initials: R date: 2/1/81										
		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: R										

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: 731 Harrison Avenue

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		