

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: September 15, 2009

Agenda Item: 4

File Number: COA-2009-32

Applicant: Sharon & John Buchko

Owner: Sharon & John Buchko

Location: 628 Harrison Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: .212 acre

Request Overview/Background Information:

Sharon & John Buchko have submitted a Certificate of Appropriateness (COA) Application to remove a second story porch and to install jump platforms for the property located at 628 Harrison Avenue. Earlier this year, staff discovered that the sides of the porch in question have been covered with plywood. Staff notified the applicant of the violation, and the applicant has submitted this application in an attempt to halt ongoing water damage and deterioration. According to the applicant, the porch is separating from the house and the porch floor is rotting from rainwater that enters the porch. In addition, the water intrusion is damaging the first story porch directly below the porch in question.

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:

- Several photographs of the house are attached to this report.
- According to the applicant, the second story porch is not an original feature of this house. As shown in the photos, this is evident from simply looking at the second story porch.
- Both porches are on the rear of the structure and are barely visible from the street.
- There are two door openings leading from the original structure to the second story porch. Once the porch has been removed, the applicant has proposed the installation of two jump platforms.
- During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within the College Park Historic District. 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) *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.*

If the second story porch is removed, the gambrel roof on the rear will become visible once again. The gambrel roof is an important component 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).

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 remove a second story porch for the property located at 628 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall obtain a building permit and shall work with the Building Inspection Division to come up with an emergency exit solution that is acceptable to the applicant and meets code. Options include two doors with jump platforms, two windows, closure of one opening, or any combination thereof.
2. If the applicant installs jump platforms, the platforms shall match those shown in the submittal.
3. If the applicant decides to install one or two windows, the windows shall be reviewed and approved by staff prior to installation.
4. The remainder of the structure that is visible following demolition shall be restored to match the remainder of the house.
5. All work shall be completed by May 1, 2010. This completion date does not extend any other time limits, such as those imposed by an order from Housing Services.
6. 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.

Fiscal Note/Budget Impact: N/A

Attachments: Site Photos, Intensive Survey Form, and COA Checklist.




Looking South



Example of a jump platform



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Harrison Number 628			
Street Address: 628 Harrison		Legal Description:	Acreage:				
Current Name & Use: residence		Current Owner:					
Film Roll No. RO-116	 Prints		Current Owner's Address:				
Negative No. 15			Special Features Not Visible In Photographs:				
Facade Orient. E	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction / Alteration c. 1870, c. 1900		Source A					
Architect and/or Builder:		Source					
3 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 type="radio"/> Other: _____ <input checked="" type="radio"/> None		4 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		Section			
Architectural Statement: A Victorian vernacular frame house, with L-shape plan, bay window and clapboard siding was changed in the 20th century to a Dutch Colonial hybrid, with gambrel roof and classical doorway with framing pilasters and entablature.		Historical Statement:		Map Name Near East Side Historic District			
5 Sources of Information (Reference to Above) A Visual estimate of surveyor		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 NES 116/15			
B		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>RH</u> date: <u>8/1/81</u>			
C		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: <u>RH</u>					
D							
E							
F							

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: 628 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		