

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 20, 2009

Agenda Item: 4

File Number: COA-2009-34

Applicant: Theodore Craig

Owner: Theodore Craig

Location: 801 Bluff Street

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

Existing Land Use: 3-Unit Dwelling (Nonconforming)

Parcel Size: .12 Acre

Request Overview/Background Information:

Theodore Craig has submitted a Certificate of Appropriateness (COA) Application to replace the garage door, to replace porch skirting, and to add balusters for the property located at 801 Bluff Street. As shown on the attached map, the subject property is located on the northeast corner of the intersection of Bluff Street and Roosevelt Avenue.

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 and detached garage are attached to this report. As shown in the photos, the garage door is in very poor condition.
- The garage door faces Roosevelt Avenue (south), and the subject property is across Roosevelt Avenue from Our Savior's Lutheran Church at 749 Bluff Street, which is a large Neo-Gothic Revival church that is a significant piece of the Bluff Street Historic District. The Historic District extends to the east of the garage and includes 249, 243, 231, and 219 Roosevelt Avenue.
- The applicant has proposed the installation of a modern, ribbed panel overhead garage door that is white in color. The proposed door is shown in the attached photo. As described in detail below, staff has concerns about the appropriateness of the proposed garage door.
- The applicant has indicated that his tenants routinely vandalize the porch skirting. To address this problem, the applicant has proposed the installation of plastic lattice skirting. The proposed skirting is shown in the attached photos.
- The balusters on the front porch are approximately six inches apart. The applicant has proposed the addition of balusters to reduce the size of the opening between balusters.
- During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within the Bluff Street 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.

The proposed garage door is plain and modern in style, and is incompatible with the original architectural style of the house and the character of the Historic District. While there are plain, modern doors on other garages in the Historic District, the garage in question is more prominent because it is clearly visible from Roosevelt Avenue and is located in close proximity to a very significant historic church. The subject garage is not "hidden" behind the house like many of the garages in the Historic District.

Staff recommends the installation of a carriage house style door, as shown in the attached photos. The handles and hinges greatly increase the compatibility of the garage door. Carriage house style doors are readily available. The attached photos are from the website of a national big box home improvement store. Carriage house style doors operate as overhead doors, but appear to open in the center of the door.

- 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 replace the garage door, to replace porch skirting, and to add balusters for the property located at 801 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall replace the existing garage door with a carriage house style door. The replacement door shall be approved by Planning staff prior to installation.
2. All work shall be completed by May 1, 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.

Fiscal Note/Budget Impact:

N/A

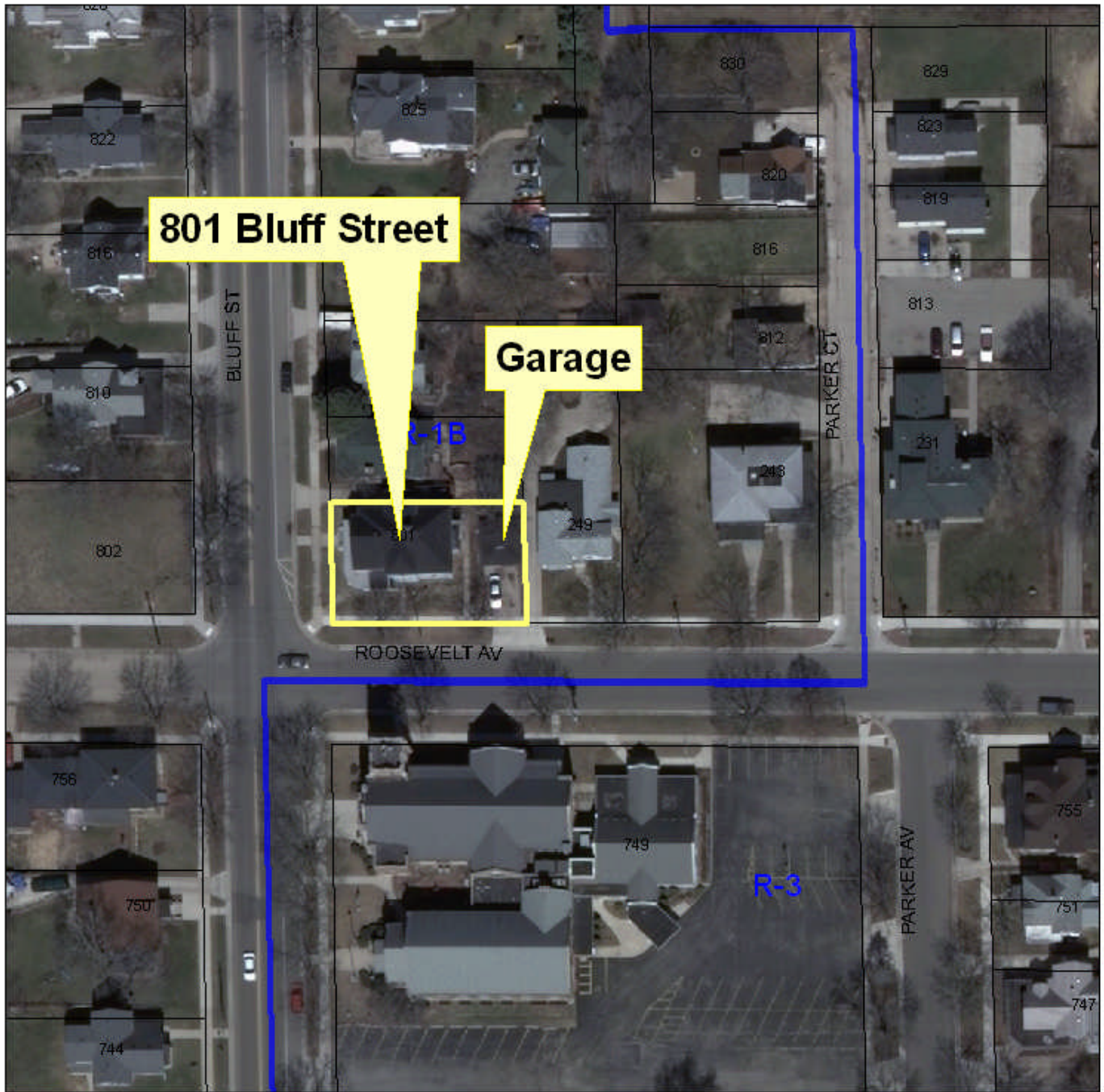
Attachments:

Location & Zoning Map, Photos (3 pages), Intensive Survey Form, and COA Checklist.

Location & Zoning Map

801 Bluff Street

COA-2009-34



1 inch = 71 feet

0 15 30 60 90 Feet

Legend

- Parcels
- Zoning District

Map prepared by: Drew Pennington

Date: October 2009

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

NEIGHBORHOOD PLANNING DIVISION



Proposed Garage Door



Carriage House Style Doors – Recommended by Staff

DESIGNS

BASE DESIGN



BEAD BOARD PANEL



RAISED PANEL



RECESSED PANEL

OPTIONAL WINDOW INSERTS



CLEAR



STOCKTON



PRAIRIE



CAT HEADRAL



CASCADE



MOONLITE



WATERFORD



WAGON WHEEL



SUNRAY



THAMES



ARCHED THAMES



FULL SUNRAY

OPTIONAL DECORATIVE HARDWARE



TRADITIONAL HANDLES



STRAP HINGES



LEVER HANDLE WITH LOCK

DOOR COLORS

Actual paint colors may vary from samples shown.



TRUE WHITE

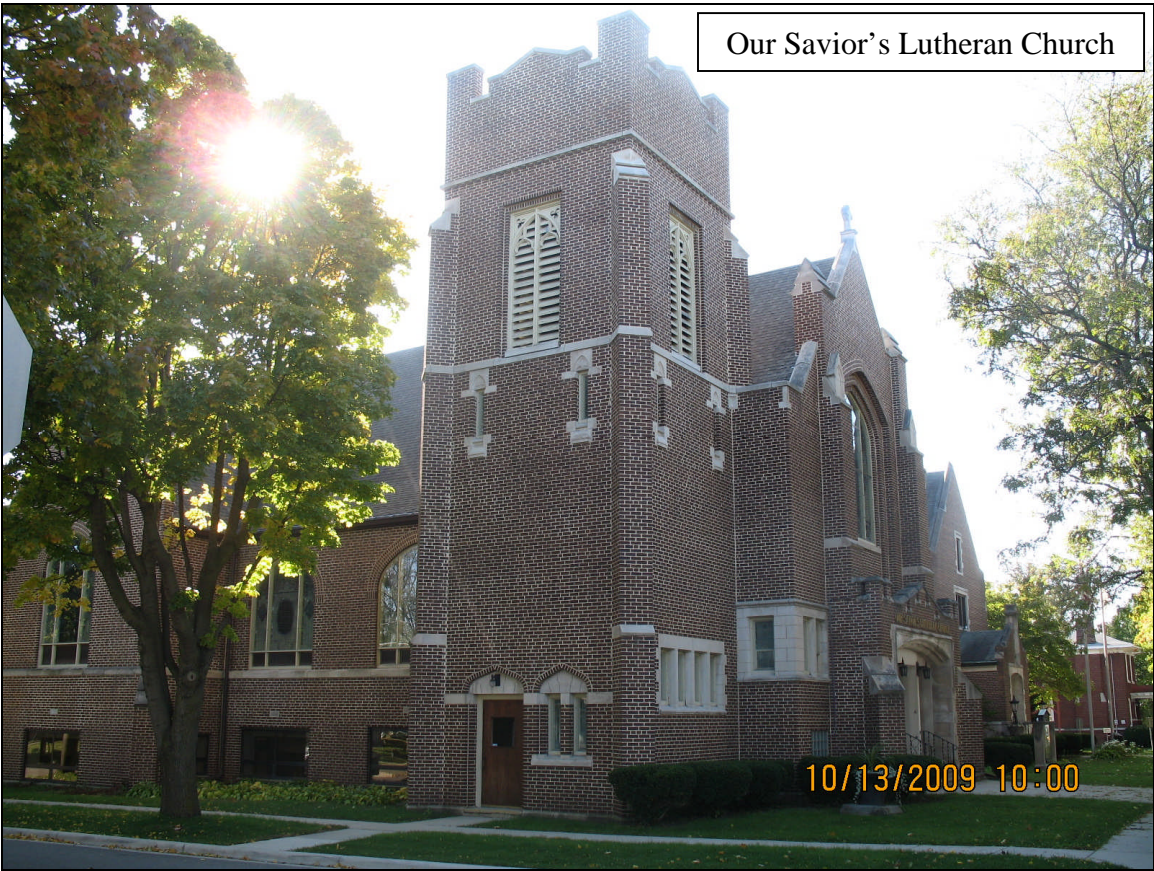



ALMOND



SANDTONE

Our Savior's Lutheran Church



1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Bluff Street 801-803-8034		
Street Address: 801-803-803 1/2 Bluff St.		Legal Description:	Acreage:				
Current Name & Use: residence		Current Owner:			Bluff Street 801-803-8034		
Film Roll No. RO-114		Current Owner's Address:					
Negative No. 15		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	Bluff Street 801-803-8034
Dates of Construction/Alteration c. 1895		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 checked="" type="radio"/> Other: 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				Bluff Street 801-803-8034
Architectural Statement: This large 2 1/2-story frame house reflects the late Queen Anne transitional style at the turn-of-the-century. Covered in narrow clapboard and largely devoid of ornament, the house has projecting gabled pavilion, a bowed wall in the triangular gable end, a frieze and corner posts, a 2-story bay window with dormer on the side, and a veranda which wraps around the house.			Historical Statement:				
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:				
B			7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				Bluff Street 801-803-8034
C			8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: Rm date: 8/1/81				
D			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: Rm				
E							Bluff Street 801-803-8034
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: 801 Bluff Street

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		