

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** December 15, 2009

**Agenda Item:** 5

**File Number:** COA-2009-44

**Applicant:** Stebnitz Builders Inc.

**Owner:** Kathryn Linnenberg

**Location:** 717 Harrison Avenue

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

**Existing Land Use:** Two-Family Dwelling (Nonconforming)

**Parcel Size:** .17 Acre

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### Request Overview/Background Information:

Stebnitz Builders Inc. has submitted a Certificate of Appropriateness (COA) Application to replace seven windows for the property located at 717 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.

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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:

- The attached photographs show the subject property and the windows that will be replaced.
- The applicant has proposed the use of (aluminum-clad) wood replacement windows. A Marvin Windows specification sheet is attached to this report. The applicant will not alter the size of the window openings.
- 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 structure.
- 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).

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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 seven windows for the property located at 717 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 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.

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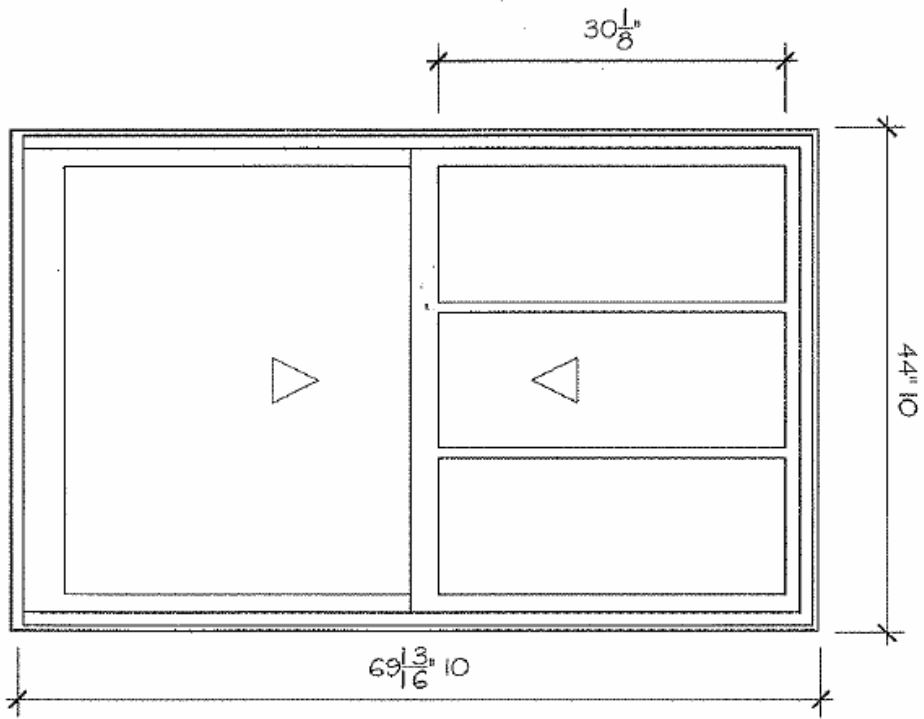
**Fiscal Note/Budget Impact:** N/A

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



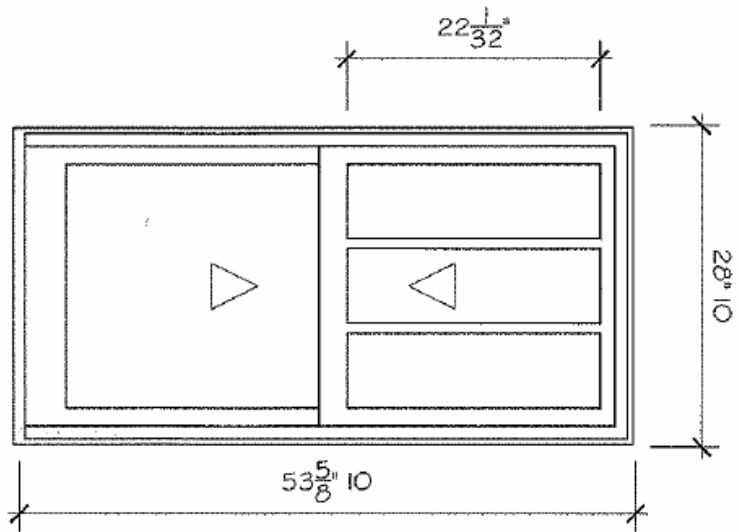
NORTH ELEVATION



01

SCALE: 3/4" = 1'-0"

Quantity (6) Windows  
this size



02

SCALE: 3/4" = 1'-0"

Quantity (1) Windows  
this size



***CITY of BELOIT***  
**Neighborhood Planning Division**

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<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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For property located at: 717 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		