

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: December 15, 2009

Agenda Item: 6

File Number: COA-2009-45

Applicant: Barry Looker

Owner: Andras & Mary Boros Kazai

Location: 917 Bushnell Street

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

Existing Land Use: Single-Family Dwelling

Parcel Size: .21 Acre

Request Overview/Background Information:

Barry Looker has submitted a Certificate of Appropriateness (COA) Application to replace all of the windows, to replace an exterior door, to construct a concrete staircase, and to replace a storm door for the property located at 917 Bushnell 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.

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:

- This project was started without a COA and without a Building Permit.
- Twenty-eight of the thirty-six windows have already been replaced with vinyl replacement windows. The attached photos show the windows that have already been replaced and those yet to be replaced (white). The applicant has not and will not alter the size of the window openings.
- The exterior door in question is located on the rear of the home and leads to the stairway to the basement, as shown in the attached photo. The proposed steel replacement door is shown in the attached photo.
- The concrete staircase and handrails have already been constructed, as shown in the attached photo. The stairway is located on the rear of the home.
- The applicant has also proposed the replacement of the storm door on the rear porch entrance. The proposed replacement storm door is shown in the attached photo.
- 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 and door openings.
 - (2) *Relationship of Building Masses and Spaces:* The relationship of a structure within the historic district to the open space between it and adjoining structures should be compatible.
 - The concrete staircase is located on the rear of the home and will not project into the open space between the structure and adjoining structures.
 - (3) *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 materials are compatible with the style and character of the structure.
 - The Landmarks Commission has approved the use of vinyl replacement windows on numerous occasions.

- 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).

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 all of the windows, to replace an exterior door, to construct a concrete staircase, and to replace a storm door for the property located at 917 Bushnell Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use CertainTeed BrynMawr III windows. All of the replacement windows shall be identical in design and appearance.
2. The applicant shall paint the steel door to match the trim.
3. The storm door shall be a Larson Ridgeview storm door that is almond in color.
4. All work shall be completed by May 1, 2010.
5. 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.
6. 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.

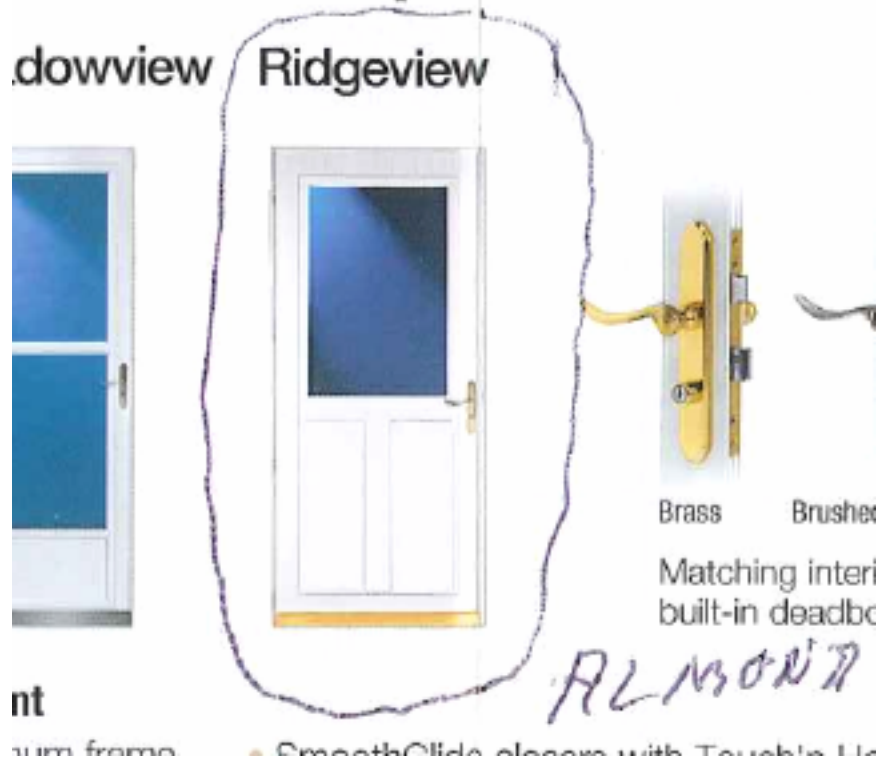
Fiscal Note/Budget Impact: N/A

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






Proposed Storm Door



Proposed Exterior Door



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 Bushnell		
Street Address: 917 Bushnell			Legal Description:	Acreage:			
Current Name & Use: residence			Current Owner:				
Film Roll No. RO-116	 Negative No. 10 Facade Orient. S		Current Owner's Address:				
Special Features Not Visible In Photographs:			Number 917				
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 c. 1885		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: <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: With the complex roof line and tall proportions of the late picturesque, this two-and-a-half story frame house has some decorative spindle and spool work, leaded glass and projecting side and chamfered walls, but most of the detail is covered by asbestos siding.			Historical Statement:				Map Name Near East Side Historic District Map Code NHS 116/10
5 Sources of Information (Reference to Above) A Visual estimate of surveyor			6 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 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C			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>R</u> date: <u>7/1/81</u>				
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: <u>R</u>				
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: 917 Bushnell 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		