

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: November 16, 2010

Agenda Item: 4

File Number: COA-2010-34

Applicant: Thomas Long

Owner: Thomas Long

Location: 719 Bushnell Street

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.18 Acre

Request Overview/Background Information:

Thomas Long has submitted an application for a Certificate of Appropriateness (COA) to replace the front door for the property located at 719 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:

- As shown in the attached photographs, the door was replaced without a COA. Planning staff sent a Notice of Violation on September 27, 2010 and the applicant submitted the application on October 12, 2010. According to the applicant, the door was replaced without a COA after he correctly determined that a Building Permit is not required for projects under \$500. The applicant assumed that the Building Permit requirement and COA requirement are identical, which they are not.
- According to the applicant, the old door was a 1950's-era door that was damaged beyond repair by a water leak.
- As shown in the attached photographs, the applicant has installed a replacement door that includes a beveled glass window.
- 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 has not altered the size of the door opening.
 - (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.*
 - According to the Intensive Survey Form for this property, this house was originally an Italianate cottage. However, inappropriate additions "obliterated" the original architectural style.
 - Although entry doors on historic homes should have minimal glass, the replacement door is certainly more appropriate than the plain 1950's-era door that it replaced, which included a large glass window.
- 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 the front door for the property located at 719 Bushnell Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:


1. The applicant shall paint the door a color that complements the remainder of the home.
2. All work shall be completed by June 1, 2011.
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 shall obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

Fiscal Note/Budget Impact: N/A

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



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: 719 Bushnell		Legal Description: L. 2, B. 28, Original Plat		Acreage:			
Current Name & Use: Residence		Current Owner: Patricia S. Eddy					
Film Roll No. RO-88			Current Owner's Address: Same				
Negative No. 1			Special Features Not Visible In Photographs:				
Facade Orient. S			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
2 Original Name & Use: Charles B. Salmon House		Source A	Previous Owners	Dates	Uses	Source	Town 719
Dates of Construction / Alteration 1876		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 Near East Side Historic District
Architectural Statement: Originally an Italianate cottage (C), this house was drastically enlarged and altered in the late 19th century, obliterating the 1878 house except for the bay window on the side; even the 1890's facade was further obliterated by an out-of-scale front porch in the 20th century.			Historical Statement: Charles B. Salmon attended Beloit College (1864-1867), returned to Beloit in 1873, and helped form the Eclipse Wind Mill Company. (D)				
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B City Directories, RCHS Archives C Photo, c. 1880, <u>Beloit Daily News</u> (4/24/76) D <u>Rock County History</u> , 1879, p. 763 E F			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 Name Near East Side Historic District
			7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
			8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____				
			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: _____				Map Code NES 88/1

CITY of BELOIT

Neighborhood Planning Division

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 719 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		