

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** August 16, 2011

**Agenda Item:** 5

**File Number:** COA-2011-17

**Applicant:** Huffman Builders, Ltd.

**Owner:** Christopher DeLong

**Location:** 917 Church Street

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

**Existing Land Use:** Single-Family Dwelling

**Parcel Size:** 0.21 Acre

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### Request Overview/Background Information:

Huffman Builders, Ltd. has submitted an application for a Certificate of Appropriateness (COA) to replace a portion of the roof, to replace the dormer siding, to repair the soffit & fascia, and to replace two columns for the property located at 917 Church Street. The subject 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 COA 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:

- Several photographs of the subject property are attached to this report.
- According to the applicant, the roof is missing 10-20 shingles that will be replaced using shingles that match the remainder of the roof.
- The applicant has proposed the replacement of the siding on the rear dormer using wood shingle siding that is identical to the existing siding.
- The applicant has also proposed the repair of the soffit & fascia using materials that match the existing materials.
- This house includes a portico with two columns. According to the applicant, the base of both columns has rotted. The applicant has proposed the use of aluminum replacement columns.
- 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.

With the exception of the aluminum replacement columns, the applicant has proposed the use of materials that are compatible with the original style and character of the house. The applicant has indicated that it is possible to repair the existing columns, which would preserve the integrity of the front façade.

- 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.

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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 a portion of the roof, to replace the dormer siding, and to repair the soffit & fascia for the property located at 917 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the materials that are described in the application.
2. All work shall be completed by June 1, 2012.
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 a Building Permit before beginning any work. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

The Neighborhood Planning Division recommends ***denial*** of a Certificate of Appropriateness to replace two columns for the property located at 917 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance.

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

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**Attachments:** Photographs, Column Specifications, Application, Intensive Survey Form, and COA Checklist.







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# CITY of BELOIT

## NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2011-17

1. Address of property: 917 Church Street

2. Parcel #: 13680140

3. Owner of record: Mr. Chris DeLong Phone: \_\_\_\_\_

917 Church Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Huffman Builders Ltd.

2442 Murphy Wds Beloit WI 53511  
(Address) (City) (State) (Zip)

608-362-9263 / 1-608-751-3009 / huffmans3009@ATT.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Residence

6. The following action is requested:

Approval of COA by Landmarks Commission (projects not listed below)

Approval of COA by staff: (Check all that apply)

Roof repair/replacement

Gutter repair/replacement with historically appropriate materials and in historically appropriate styles

Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation

Installation of historic plaques (residential properties only)

Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design

Installation of fences

Storm window/storm door repair or replacement

Installation of glass blocks in basement window openings

Please continue to #7 (Over)

**CERTIFICATE of APPROPRIATENESS APPLICATION (continued)**

**7. Description of Project:** Describe each item of the project separately.

**Project item:** Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Repair approximately 20 shingles on roof (same as existing) <sup>random</sup>

Replace dormer siding (same as existing) wood shingle

Repair - Soffit and fascia (same as existing)

Replace Two front post (Looks the same as existing) <sup>71.477</sup>

Owner to paint soffit and windows <sup>→ aluminum → can be repaired</sup>

**8. Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): Value of repairs \$ 6377<sup>00</sup>

**9. Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- NHS       City of Beloit       SHSW       Federal

**NOTE:**

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

\_\_\_\_\_  
 (Signature of applicant)      Alva E. Huffman      (Print name)      7-25-11      (Date)

Review fee: <b>\$50.00*</b> / <b>\$25.00* if staff approved</b>	Amount paid: \$ <del>50<sup>00</sup></del> <b>\$50.<sup>00</sup></b>
* Review fees are doubled to <b>\$100.00</b> and <b>\$50.00</b> , respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: <u>August 16, 2011</u>	
Application accepted by: <u>Drew Livingston</u>	Date: <u>7/25/11</u>



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

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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For property located at: 917 Church 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	X	
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	X	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	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	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	X	