



CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 17, 2012

Agenda Item: 6

File Number: COA-2012-12

Applicant: Scott Schneider

Owner: Community Development Authority

Location: 326 St. Lawrence Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.16 Acre

Request Overview/Background Information:

Scott Schneider, acting on behalf of the Community Development Authority, is requesting a *Certificate of Appropriateness* (COA) to renovate the property located at 326 St. Lawrence Avenue. This property is structured as a duplex and will be converted into a single-family residence. The subject property is located in the Bluff Street 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 the 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:

- The applicant was approved for the same project in 2007, however; due to a lack of funding and the lapse of the deadline the applicant was not able to follow-through with the renovation as planned.
- The project will be funded by the City of Beloit and Community Development Block Grant dollars.
- The attached **Exterior and Interior Photos** submitted with the application shows the proposed work. Attachments also include information regarding the proposed garage specifications and replacement storm door. The proposed exterior work includes the following:
 - Demolish the southeast addition and replace it with a poured concrete patio
 - Remove front porch roof
 - Reroof and properly flash structure
 - Install new aluminum rake, soffit, gutters and downspouts
 - Provide asphalt driveway and construct new 2 car garage
 - Remove one window on west side and repair cobblestone wall
 - Install wall mounted HVAC unit and window in former doorway of addition (328 St. Lawrence)
 - Block up doorway addition with cobblestone(328 St. Lawrence)
 - Provide new window in second floor rear addition doorway with limestone brick (326 St. Lawrence) shorten 1st floor southeast window (326 St. Lawrence) and fill in with limestone brick
 - Fill in three basement windows (328 St. Lawrence)
 - Tuckpoint and remove roof tar as required
 - Wrap wood windows with aluminum
 - Provide new storm door (326 St. Lawrence)
 - Remove storm door (328 St. Lawrence),move front door forward and make inoperable
 - Paint doors and quoins
- The applicant is also proposing a complete interior renovation of the property to bring the entire structure up to code. These interior renovations, which include new counters in the kitchen, require the shortening of the window near the southeast corner of the structure.
- During the Beloit Intensive Survey, the house was classified as a 'pivotal' 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 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) *Height: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.*

The proposed new garage and other work are compatible with the style and character of the historic district and established height of the historic house.

- (2) *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 repair or replacement of all windows will retain the architectural style and character of the property. The altering of existing door or window proportions shall be kept to a minimum.

- (3) *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 proposed work will not have a negative impact on the existing relationship between this structure and open space surrounding this property.

- (4) *Roof shape: The design of the roof should first be compatible with the architectural style and character of the landmark itself and then, if necessary, with other surrounding structures in the historic district.*

The proposed work will complement the original rooflines of the structure.

- (5) *Landscaping: Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.*

The proposed work will not have a negative impact on the hardscape or softscape elements of the property.

- (6) *Scale: The scale of the structure after alteration, construction or partial demolition should first be compatible with its architectural style and character and then, if necessary, with the surrounding structures in the historic district.*

The proposed project will not have a negative impact on the exterior appearance of the property. The intent is to replicate the style and appearance of the structure as it was originally constructed.

- (7) *Directional Expression: Facades in historic districts should blend with other structures with regard to directional expression.*

The appearance of the property will be improved upon completion of this project and will complement the facades of adjacent properties in the neighborhood.

- (8) *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 materials used in the project are intended to duplicate or closely match the original architectural elements of this property.

- Section 32.06(6) of the Historic Preservation Ordinance allows the Beloit Landmarks Commission to grant a COA after making the following determinations:
 - (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 the request meets the three criteria to grant a Certificate of Appropriateness.

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 Planning and Building Services Division recommends **approval** of a Certificate of Appropriateness as described in the application and the staff report, subject to the following conditions:

1. The applicant shall use the materials that are described in the application and attachments.
2. All work shall be completed by July 31, 2012.
3. 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 the Community and Housing Services Division.
4. Staff must review any changes or additions to this COA prior to the start of any work. Work done without prior review will be subject to the issuance of correction orders or citations.

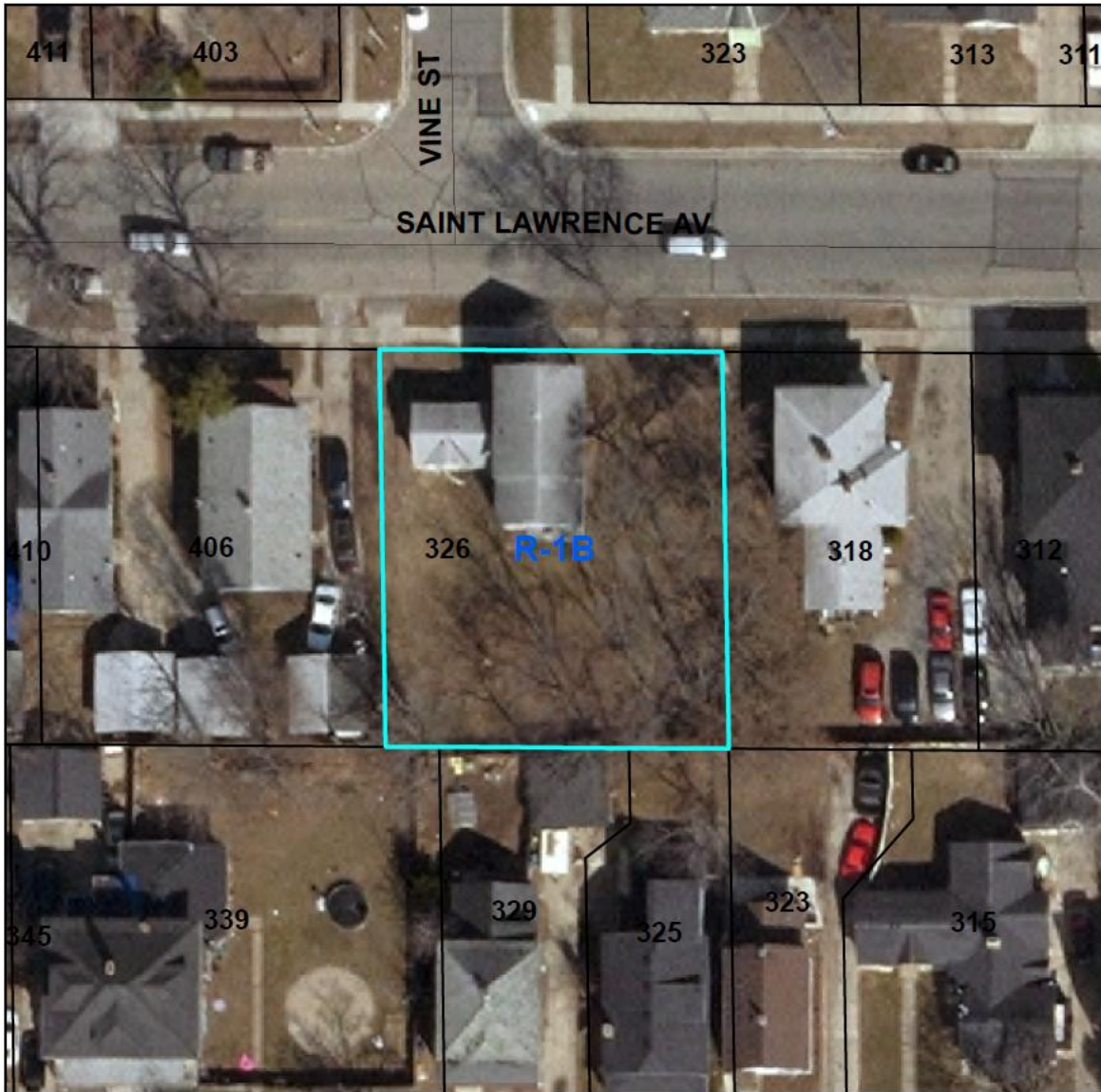
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Applicant's Photographs, COA Application, Intensive Survey Form, 2007 COA, and COA Checklist.

Location & Zoning Map

326 St. Lawrence Avenue

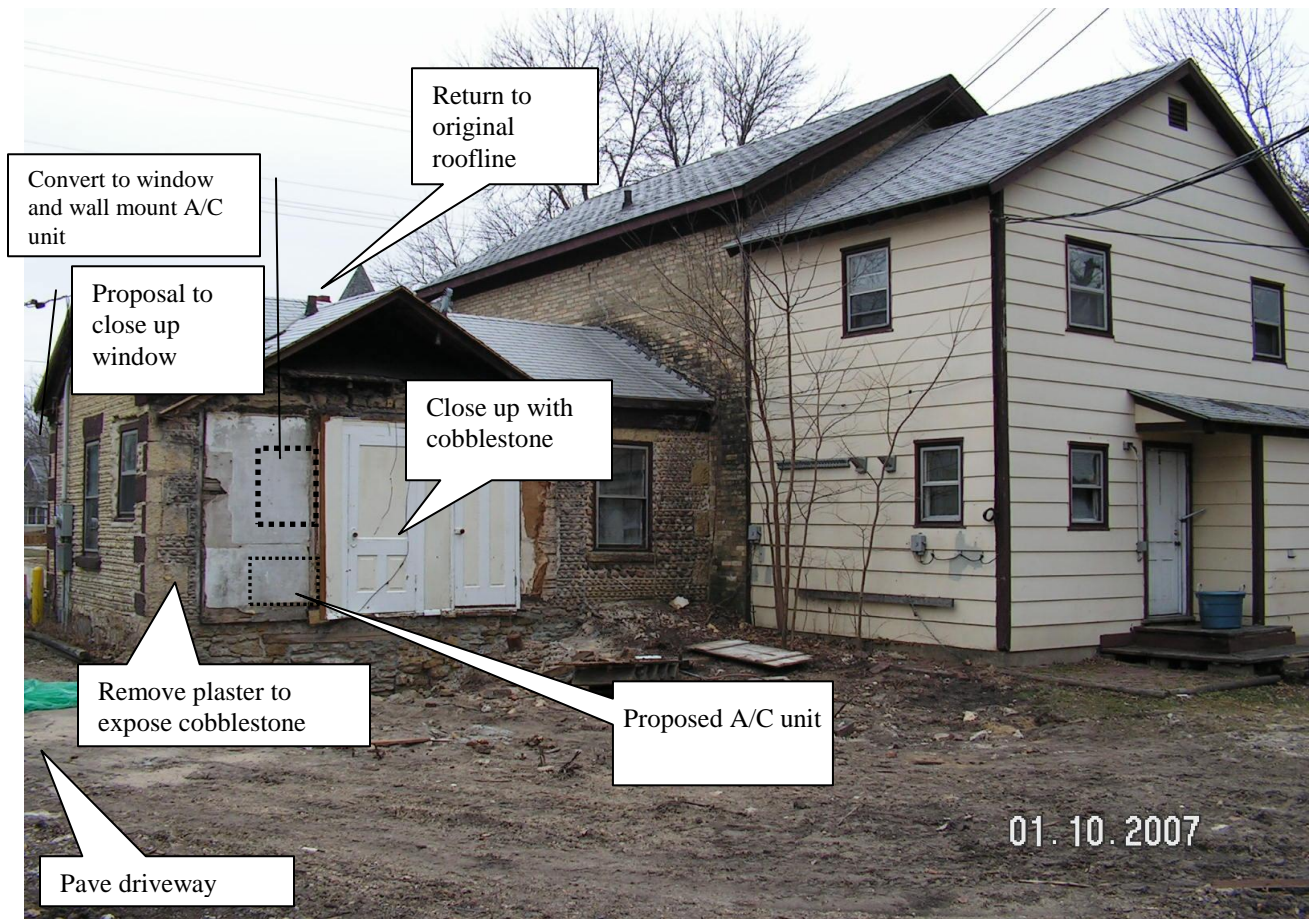
COA-2012-12



1 inch = 38 feet
0 15 30 60 90 Feet

Map prepared by: Michael D. Lofton II
Date: June 2012
For: City of Beloit, Planning and Building Services
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION





Tuckpoint
and remove
tar

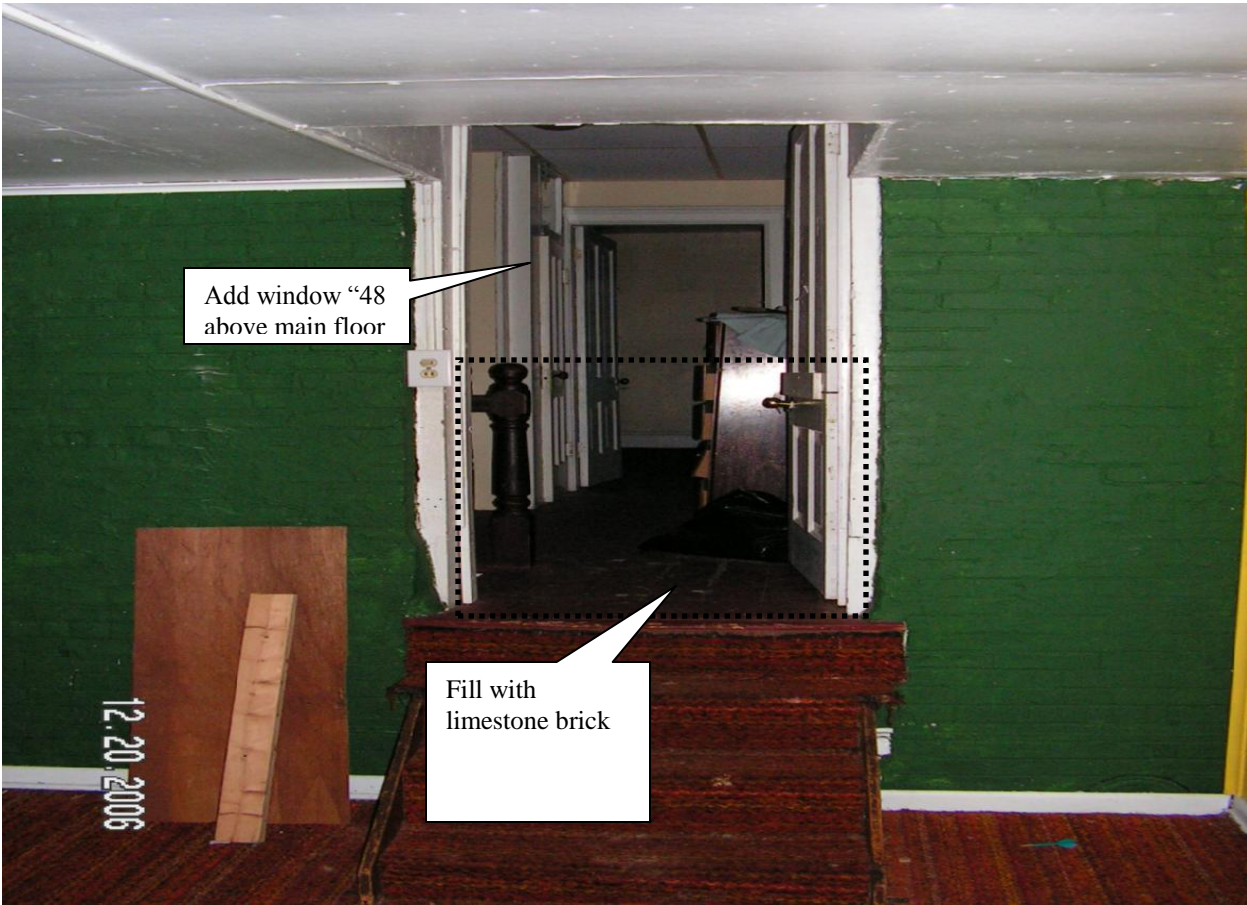
OCT 4 2005



Replace
with
poured
concrete
patio

Proposed
shorter kitchen
window

12.14.2006





Prior demolition
(safety threat)

Replace wood-
sided addition
with new
poured
concrete patio

12. 14. 2006

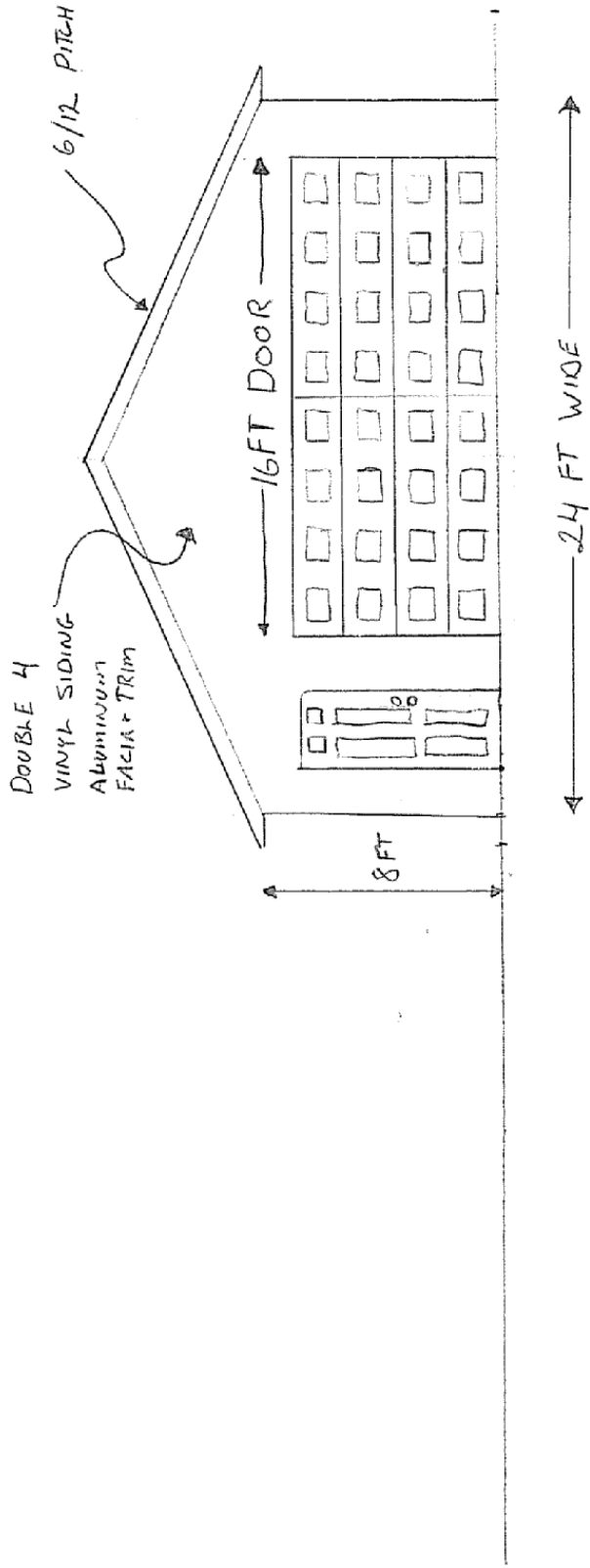


Feature to
remove

Remove tar
from brick

12. 14. 2006

326 ST LAWRENCE GARAGE



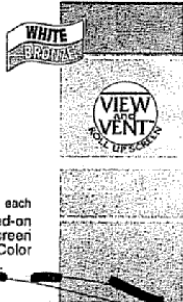
Storm & Screen Doors

CHAMBERDOOR
Solid Beauty From The Inside Out

32" or 36"
Classic Split View
Your Choice

Sale **\$119** each

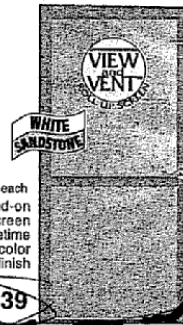
Aluminum exterior with a baked-on enamel finish. Retractable screen disappears when not in use. Color matched handles, closer and sweep. 415-7680, 7987, 7990, 7994



32" or 36"
Regal Split View
Your Choice

Sale **\$139** each

Aluminum exterior with a baked-on enamel finish. Retractable screen disappears when not in use. Lifetime Nickel™ finish handle, two color matched closers and satin nickel finish sweep. 415-8010-8012



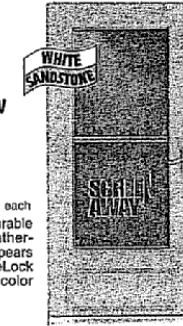
32" White 415-8000 **\$139**

LARSON

32" or 36"
Magna-Seal Midview
Your Choice

Sale **\$179** each

Smooth vinyl exterior over a durable solid wood core. Magnetic weatherstripping. Retractable screen disappears when not in use. Brass SecureLock handle with keyed lock, two color matched closers and brass sweep. 415-2532, 2545, 2558, 2571

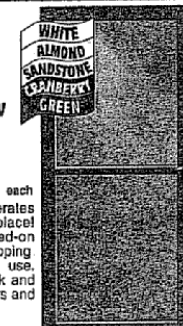


LARSON

36"
EasyVent™ Fullview

Sale **\$227** each

EasyVent™ window system operates with one touch and stays in place! Aluminum exterior with a baked-on enamel finish and dual weatherstripping. Screen disappears when not in use. Solid brass handle with keyed lock and deadbolt, two color matched closers and brass finish sweep. 415-2653, 3793, 3799, 3805, 3811



Wayne Dalton

9' x 7' White Insulated
Raised Panel Garage Door

Sale **\$269** each

Tough steel exterior with foamed-in-place insulation. Durable covered torsion spring provides quiet and safe operation. Includes all track hardware. 425-7011

Special Order 8' x 7' 425-7008 **\$259**
Special Order 9' x 8' 425-7024 **\$439**
16' x 7' 425-7037 **\$459**

8' x 7' & 16' x 7' special order at some locations. Special orders available in approximately 3 weeks.

Includes Weatherseal



Pinch Resistant Panels
Torsion Bars Makes Install Easy & Safe

Wood Folding
Stairway

Sale **\$59⁸³** each

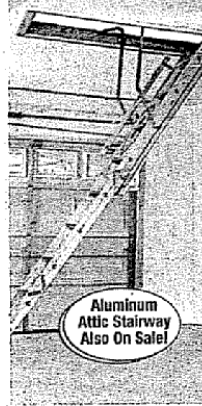
Ideal for attics and garages. Wood steps with support rods. 250 lb. weight rating. Rough opening 22-1/2" W x 54" L. Fits floor to ceiling heights 84"-105". 433-5292

Rough Opening 25-1/2" W x 54" L
84"-105" Floor To Ceiling Height 433-5315 **\$74⁸³**

105"-120" Floor To Ceiling Height 433-5326 **\$77⁸³**

Rough Opening 22-1/2" W x 54" L
Special order at some locations in approximately 3 weeks.

105"-120" Floor To Ceiling Height 433-5302 **\$64⁸³**



Aluminum Attic Stairway Also On Sale!

CHAMBERLAIN SECURITY+

1/2 H.P. Chain Drive
Garage Door Opener

Sale **\$124** each

Pre-mounted installation brackets and a solid steel rail for durability. 425-1607

CHAMBERLAIN SECURITY+

3/4 H.P. Chain Drive
Garage Door Opener


Sale **\$198** each

The strongest residential chain drive motor available. Opens 1 to 8' high garage doors. Durable solid steel quick install rail. 100 watt lights. 425-1637

One who cannot believe in himself cannot believe in anything else.

Save ~~Big~~ Money

GUARANTEE!

City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street St. Lawrence
Street Address: 326-328 St. Lawrence Avenue		Legal Description:	Acreage:	
Current Name & Use: Residence (Duplex)		Current Owner: Ruth Barber		
Film Roll No. RO-92 *RO-112 **RO-119		Current Owner's Address: 866 Church, Richland Center, Wisconsin		
Negative No. 12 *22, 23, 24 **17, 18, 19		Special Features Not Visible In Photographs:		
Facade Orient. N	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			

2	Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range
	Dates of Construction/Alteration	Source					
	c. 1850-1853, 1871	B					
	Architect and/or Builder:	Source					

3	Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" 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 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 Map Name Bluff Street Historic District
	Architectural Statement: The following is extracted from the National Register of Historic Places form submitted to the Historic Preservation Division, September, 1981: "The Turner-Barber residence appears to have been built in several stages. It is a one story gable-roof cobblestone cottage with a one story limestone wing to the south. A two story cream brick addition to the east, according to the tax records, was made in the early 1870's. (Over)		Historical Statement: Built originally in the early 1850's (c. 1850-1853) by Hiram Turner, a mason (A), the one story cobblestone house was more than doubled in size when a two story cream brick wing was added to the east in 1871. (B)	

5	Sources of Information (Reference to Above) A Rock County Gazetteer, Directory, 1857-58, p. 105 B Beloit Tax Rolls, RCHS Archives C D 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 Code BS 92/12
		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: Bluff Street Historic District <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81	
		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: R	

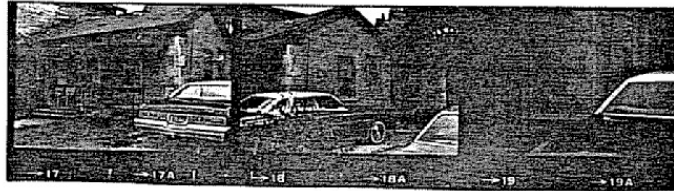
326-328 St. Lawrence
Architectural Statement (Continued)

The cobblestone portion shows Greek Revival influences in the returning cornices on the west facade. Flat stone lintels, a stone water table and quoins enhance the cobblestone exterior. On the north (front) facade, an open porch, consisting of a flat roof supported by ladder-like wood posts at the ends serves as the entrance for one of the apartments. Modern wood and aluminum storm doors have been added.

The small cobblestones are laid in horizontal bands separated with v-shaped mortar. They are predominantly brown in hue.

The two story cream brick addition to the east is vernacular in style and more than doubles the size of the cobblestone portion. Larger windows, offset to the west side on both stories, are featured in the north facade of the brick wing, while the cobblestone north facade has smaller rectangular windows with a double hung sash.

The building is now used as a duplex and is rental property. The interior was not accessible to survey.



CITY of BELOIT

PLANNING & BUILDING SERVICES 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-2012-12

1. **Address of property:** 326 St. Lawrence

2. **Parcel #:** 13561385

3. **Name of applicant:** Scott Schneider

Address of applicant: 100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)

Telephone number (daytime): 361 6447

Present use of property: Vacant, prior use was duplex, future use is single family home

4. **Name of property owner:** Community Development Authority

Address of owner: Same as above
(Address) (City) (State) (Zip)

Telephone number (daytime): Same as above

5. **The following action is requested:**

Approval of COA by Landmarks Commission:

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

Roof repair/replacement

Gutter repair/replacement with like materials & styles

Private sidewalk & driveway repair/replacement with like materials

Stair & stoop repair/replacement with like materials & design

Installation of historic plaques (Residential properties only)

Porch columns, railings, and skirting repair/replacement with like materials

Chimney repair & tuck pointing in like color and design

Installation of fences

Window repair/replacement (provided no change in the rough opening)

Exterior siding

Storm window/storm door repair or replacement

Soffit, fascia or trimwork repair or replacement

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

6. 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.)

Demolish the south east wood siding addition (south west addition previously demolished).
Provide new poured concrete patio in area of old southeast addition, recessed in from sides.
Paint the south wall of 326 that will now be expose to the exterior. Painting style to replicate the painting of 690 3rd St style, but to use limestone appropriate colors. Remove the front porch roof, reveling the original corbelling over door. Reroof the houses, properly flash 328 – 326 roof joint. Provide new aluminum rake and soffit. Provide gutters and downspouts.
Provide new 2 car detached garage in the place of the old garage. Provide new asphalt driveway per city ordinance. Remove added in window on west side, repairing the cobblestone wall. Provide a wall mounted HVAC unit and window in the former doorway of 328 rear addition. Block up other doorway in 328 addition with cobblestone, Provide new window in 2nd floor of 326 rear addition doorway with limestone brick, shorten the 326 1st floor south window east wall above kitchen cabinet backsplash with limestone brick. Fill in the three basement windows of 328. Tuckpoint and remove roofing tar as required. Wrap wood windows with aluminum. Provide new storm door on 326. Remove storm door on 328, move front door forward, and make inoperable. Paint doors and quoins. Complete interior renovation to bring house up to code and to bring the function and utility of the interior space more in line with today's lifestyles.

7. 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): _____

8. **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: _____ **Date:** _____

Review fee: **\$35.00 / \$20.00 if staff approved** Amount paid: \$ _____

Scheduled meeting date: May 15, 2012

Application accepted by: Michael D. Coffey II Date: 4-16-2012



City of
BELOIT, Wisconsin
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

CERTIFICATE OF APPROPRIATENESS
COA-2007-02

January 24, 2007

Scott Schneider
100 State Street
Beloit, WI 53511

Dear Scott:

On January 23, 2007, the Beloit Landmarks Commission reviewed your request for a Certificate of Appropriateness (COA) to completely rehabilitate the property located at 326 St. Lawrence Avenue. The COA was approved subject to the following conditions:

1. Any changes or additions to this COA must be reviewed by staff prior to the start of any work. Work done without prior review will be subject to the issuance of correction orders or citations.
2. All work must be completed by January 23, 2008.
3. The applicant must obtain all necessary building permits. The completion date above does not extend any other time as those imposed by an order from Housing Services.

An approved Certificate of Appropriateness means that you may proceed with your project. You must still obtain any necessary building permits. This letter may be used as evidence when requesting any necessary City Permits. If you have any questions or concerns, please contact Tim Bragg at 364-6711.

Sincerely,

A handwritten signature in cursive script that reads "Julie Christensen".

Julie Christensen
Community Development Director

c: File, COA-2007-02

CITY of BELOIT

Planning and Building Services Division

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

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 326 St. Lawrence Avenue

GENERAL REVIEW CRITERIA: Section 32.06(5)(a)	YES	NO	N/A
1. 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
2. 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		
3. Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	X		
4. 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
5. Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	X		
6. 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		
7. Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
8. Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
9. 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
10. 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		