

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** May 15, 2012

**Agenda Item:** 4

**File Number:** COA-2012-13

**Applicant:** Lisa Anderson-Levy & Robert Levy

**Owner:** Lisa Anderson-Levy & Robert Levy

**Location:** 723 Church Street

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

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

**Parcel Size:** 0.29 Acre

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### Request Overview/Background Information:

Lisa Anderson-Levy & Robert Levy have submitted an application for a Certificate of Appropriateness (COA) to repair a front porch and expand a rear-yard deck for the property located at 723 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:

- The applicant has proposed to repair the front porch by replacing the deteriorated wood with treated lumber for the landing, staircase, and railing.
- The applicant has proposed to increase the railing height from twenty-four (24) inches to thirty-six (36) inches to comply with the current railing height standards required by the Building Code.
- The applicant will wait one year to allow the treated lumber to cure before painting. The proposed paint color for the staircase and landing is "solid redwood" by Durastain, and "white" for the railings.
- The applicant has proposed to expand their rear-yard deck from 13-feet by 18-feet to 20.3-feet by 24-feet.
- Several photographs and renderings of the front porch and rear-yard deck are attached to this report.
- The house was built in 1885 and was classified as a 'contributing' structure within the College Park Historic District during the Beloit Intensive Survey. 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.*

The proposed materials for the front porch and rear-yard deck will consist of treated deck boards, treated posts, railings, and spindles. The proposed design and materials are compatible with the character of the house and the larger historic district.

- (2) 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.*

Under this provision of the Historic Preservation Ordinance, the rear-yard deck falls within the "hardscape classification," which is subject to the review of Planning Staff since it is not located within the front or side yard of the subject property. The proposal to expand the rear-yard deck meets the setback standards specified in Section 7.4.4 (Setbacks) of the Zoning Ordinance, and requirements of the Building Code.

- 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.

- 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 Planning and Building Services Division recommends *approval* of a Certificate of Appropriateness to repair the front porch and expand a rear-yard deck for the property located at 723 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall repair the front porch and expand the rear-yard deck in a manner that is consistent with the design and materials shown on the application attachments.
2. The front porch staircase and landing shall be painted “solid redwood” in color and the railings white in color after the lumber has cured for at least one year.
3. All work shall be completed by June 14, 2013.
4. 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.
5. 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.

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

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**Attachments:** Photographs, Application, Front Porch and Rear Deck Photographs and Renderings, Intensive Survey Form, and COA Checklist.

# 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-2012-13

1. Address of property: 723 Church Street, Beloit, WI 53511

2. Parcel #: 1367-0155

3. Owner of record: Lisa Anderson-Levy and Robert Levy Phone: (608) 207-9503

Same as above  
(Address) (City) (State) (Zip)

4. Applicant's Name: Lisa Anderson-Levy and Robert Levy

Same as above  
(Address) (City) (State) (Zip)

(608) 363-2293 / (608) 481-2036 / levy@beloit.edu  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Primary 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.)

We would like to replace/repair the front porch, steps, and rail with treated lumber. Pictures of the lumber and spindles are enclosed. We will not change the general design/look of the porch except the railing which is 24 inches tall now, 12 inches below code. The new railing will comply with current code of 36 inches. The spindles will be plain (rectangle shaped) like the existing spindles and each will be 1 3/8in x 2 3/16ins in size. Both posts at the bottom of the steps will also be replaced as they are rotted. They will be replaced with posts made with treated lumber and with radius corners and will look very similar to what is there now. The porch and railings cannot be painted for a year so that the lumber can cure. The porch and steps will be painted next summer in "solid redwood" by Durastain and the railings will be painted white. This is in keeping with current colors. We would also like to extend our existing deck in the rear of the house which is 18ft by 13.3ft and increase the size to 20.3ft by 24ft. The addition will be made with treated lumber and the deck will remain at 12 inches from the ground. We would like a completion date of November 2013 on this project.

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**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): \_\_\_\_\_


**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).

 / Lisa Anderson-Levy \_\_\_\_\_ / 4/23/2012 \_\_\_\_\_  
(Signature of applicant) (Print name) (Date)

Review fee: <u>\$35.00 / \$20.00 if staff approved</u> Amount paid: \$35.00
Scheduled meeting date: _____
Application accepted by: _____      Date: _____

723 Church Street | Beloit, Wisconsin 53511-5540

CURRENT VIEWS



FRONT PORCH  
(LEFT: Step entry from driveway; RIGHT: detail of spindles)



REAR DECK (LEFT: facing house; RIGHT: side area extension site)





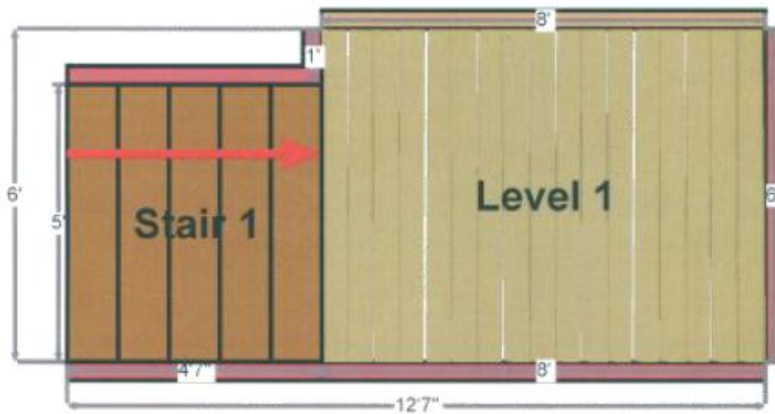
723 Church Street | Beloit, Wisconsin 53511-5540

DESIGN/FUTURE VIEWS: (Front)

FRONT PORCH - FRONT VIEW (FROM STREET)



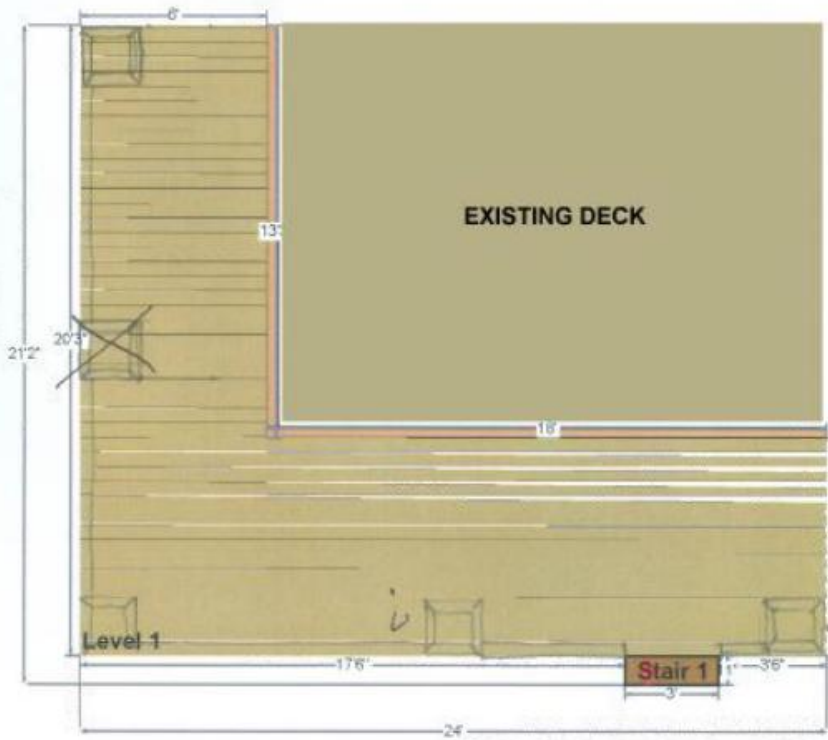
FRONT PORCH - OVERHEAD VIEW




723 Church Street | Beloit, Wisconsin 53511-5540

DESIGN/FUTURE VIEWS: (Rear)

REAR DECK - OVERHEAD VIEW





1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>		Surveyor: <b>Richard P. Hartung</b>		Date: <b>July, 1981</b>		Street <b>Church</b>				
Street Address: <b>723 Church Street</b>				Legal Description:		Acreage:						
Current Name & Use: <b>Residence</b>				Current Owner: <b>Jarrett W. Strawn</b>								
Film Roll No. <b>R0-86</b>				Current Owner's Address: <b>Same</b>				Number <b>723</b>				
Negative No. <b>1, 4</b>				Special Features Not Visible In Photographs:								
Facade Orient. <b>W</b>				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No								
2 Original Name & Use:		Source		Previous Owners		Dates		Uses		Source		Town  Range  Section
Dates of Construction/Alteration <b>c. 1885</b>		Source <b>A</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 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: <b>None</b>				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 <b>Near East Side Historic District</b>
Architectural Statement:  Two story Italianate/Greek Revival style residence with intersecting gabled roof. Eaves include single bracketing. Front porch has prismatic rustication in pediment gable and entrance. Windows have flat hooded lintels with brackets. Corner pilasters frame clapboard facade.				Historical Statement:								
5 Sources of Information (Reference to Above) <b>A Visual estimate of surveyor</b>				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 <b>NES 86/1</b>
<b>B</b>				7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins								
<b>C</b>				8 District: <b>Near East Side Historic Dist.</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____								
<b>D</b>				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: _____								
<b>E</b>												
<b>F</b>												

723 Church

South-  
west



west



north-  
west



July, 1991

# *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: 723 Church Street

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			<b>X</b>
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.	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			<b>X</b>
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.	<b>X</b>		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
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?	<b>X</b>		
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?	<b>X</b>		