



# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** February 19, 2013

**Agenda Item:** 5

**File Number:** COA-2013-03

**Applicant:** Sharon Bowman

**Owner:** Sharon Bowman

**Location:** 628 Harrison Avenue

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

**Existing Land Use:** Single-Family Dwelling (Rental)

**Parcel Size:** .212 acres

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### Request Overview/Background Information:

Sharon Bowman has submitted a Certificate of Appropriateness (COA) application to install a new window for the property located at 628 Harrison Avenue.

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.

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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 #5.

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### Key Issues:

- The property is currently a rental and is subject to annual inspections. During a recent inspection by the Community and Housing Services Division, it was determined that the bathroom located on the southwest side of the house must have an exhaust fan or an operable window to comply with property maintenance standards provided in Chapter 7 (Property Maintenance Code) of the General Code of Ordinances for the City of Beloit.
- As a result, the applicant has proposed to install one double-hung vinyl window to the southwest side (rear) of the historic house to comply with property maintenance standards.
- 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) *Proportions of Windows & Doors:* *The proportions and relationships 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 structure within the historic district.*

The installation of the proposed window will not change the proportions of windows on the historic house and is compatible with the character of the historic house.

- (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.*

Staff believes that the proposed vinyl window is compatible with the character of the landmark site. Moreover, the window is located in the rear of the historic house and will not be visible from the public right-of-way.

- 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 & Building Services Division recommends approval of a Certificate of Appropriateness to install a new window for the property located at 628 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant may install one vinyl double-hung window to the southwest side of the historic house.
2. The applicant shall obtain a Building Permit before beginning any work.
3. Work shall be done in a workmanlike manner.
4. All work shall be completed by August 30, 2013. This completion date does not extend any other time limits, such as those imposed by an order from the Community and Housing Services Division.
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.

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

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



**Front View of Historic House**



**Rear View of Historic House**



**Window to Be Replace on Southwest Side of Historic House**



Single-Hung



## BUILDERS VINYL

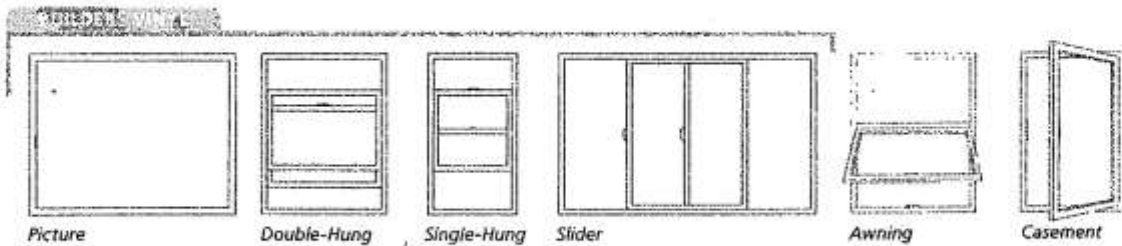
All JELD-WEN vinyl windows and patio doors feature our exclusive multi-chamber design for increased thermal efficiency. The full-perimeter, high-quality weatherstrip and fusion-welded frame corners create the tightest possible seal, while improving overall structural performance.

### Standard Features

- Color: White
- Pocket frame: Head expander and sill adaptor included to retrofit unit into existing old window frame
- All frames are assembled utilizing fusion-welded technology for added strength and durability
- Tilt sash on Single-Hung and Double-Hung windows for easy cleaning
- Single-action Cam Lock
- Low-profile, flush-mounted tilt latch on Single-Hung and Double-Hung windows
- Insulating Low-E Glass with Argon

### Optional Features

- Color: Desert Sand, Almond
- Block Frame: Design does not include head expander or sill adaptor
- ENERGY STAR® glass package available
- Neat® Glass available
- Insulating glass available in LoE<sup>2</sup>-366, Obscure, Tinted or other specialty glass
- Exclusive WEN-Lock® with visible latch indicator on Single-Hung and Slider windows
- Fiberglass Charcoal insect screen in a heavy-duty White, Desert Sand or Almond



Picture

Double-Hung

Single-Hung

Slider

Awning

Casement

# 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 APPLICATION

(Please Type or Print)

File Number: COA-2013-03

1. Address of property: 628 Harrison Av

2. Parcel #: 13660520

3. Owner of record: Sharon Buchko <sup>Bowman</sup>  
Phone: \_\_\_\_\_

4. Applicant's Name: Sharon (Bowman) Buchko  
(Address) (City) (State) (Zip)

8762 Middle Rd Beloit IL 61080  
(Address) (City) (State) (Zip)

8156245077, 608 751-7419, SBowma@nonnegah.org  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Rental

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.)

Replace back bathroom window  
with one that opens  
southeast side of house

**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).

Sharon Bowman, Sharon Bowman, 2-5-13  
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00\*** / **\$25.00\* if staff approved**    Amount paid: \$ 50.00  
\* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.  
Scheduled meeting date: Feb 19, 2013  
Application accepted by: Michael D. Loftin #    Date: 2/4/13

<b>1</b> City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Harrison  Number 628			
Street Address:  628 Harrison		Legal Description:	Acreage:				
Current Name & Use:  residence		Current Owner:					
Film Roll No.  RO-116	 Prints		Current Owner's Address:				
Negative No.  15			Special Features Not Visible In Photographs:				
Facade Orient.  E	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town  Range
Dates of Construction / Alteration  c. 1870, c. 1900		Source  A					
Architect and/or Builder:		Source					
<b>3</b> 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		<b>4</b> 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:  A Victorian vernacular frame house, with L-shape plan, bay window and clapboard siding was changed in the 20th century to a Dutch Colonial hybrid, with gambrel roof and classical doorway with framing pilasters and entablature.		Historical Statement:		Map Name Near East Side Historic District			
<b>5</b> Sources of Information (Reference to Above)  <b>A</b> Visual estimate of surveyor		<b>6</b> 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 NES 116/15			
<b>B</b>		<b>7</b> Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		<b>8</b> District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing			
<b>C</b>		initials: <u>R</u> date: <u>8/1/81</u>		initials: <u>R</u>			
<b>D</b>		<b>9</b> 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		date:			
<b>E</b>		initials:		date:			
<b>F</b>		initials:		date:			



628 Harrison

Past



South-  
east



North-  
east



July, 1991

# *CITY of BELOIT*

## **Planning & 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: 628 Harrison Avenue

<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>		