

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 21, 2013

Agenda Item: 4

File Number: COA-2013-10

Applicant: Danielle Clifton

Owner: Danielle Clifton

Location: 816 Chapin Street

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

Existing Land Use: Single-Family Dwelling (Rental)

Parcel Size: 0.1159 acres

Request Overview/Background Information:

Danielle Clifton has submitted a Certificate of Appropriateness (COA) application to demolish concrete stairs on the west side of the historic house and install a privacy fence for the property located at 816 Chapin Street. The subject property is located in the College Park Historic District.

Section 32.07 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to demolition of all or part of any historic building.

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.

Key Issues:

- The applicant has proposed to remove a concrete stairway from the west side of this historic home. Once the stairway is removed, the exterior wall will be resurfaced with stucco to match the existing stucco and a concrete pad installed to fill in the space. An alternative to the concrete pad would be to seed the area with grass.
- According to the applicant, the stairway led to a porch but became obsolete when the door opening was converted into a window opening in the 1960s.
- The applicant desires to install a privacy fence in the rear of the property on the east and south sides.
- The proposed fence is 6-foot vinyl panel fence.
- Staff has reviewed the proposed location and material of then fences, and it meets the requirements of the Fence Ordinance (Section 8-300 of the Zoning Ordinance).
- 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 32.07(2) of the Historic Preservation Ordinance establishes standards to be used when evaluating COA applications to demolish all or part of any historic building. The Commission shall consider and may give decisive weight to any or all of the following:

(a) *Whether the historic building is of such architectural or historic significance that demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.*

The proposed removal of the stairway will not be detrimental to the public interest or contrary to the general welfare of the people of the City and the State.

(b) *Whether an historic building, which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State.*

While the historic house is a contributing structure within the College Park Historic District, the proposed removal of the stairway will not diminish the district's character, or the landmark site. Therefore, it is not necessary to preserve the stairway. Moreover, the removal of the stairway may restore the home to its true architectural form.

- (c) *Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in §32.01 and to the objectives of the historic preservation plan for the applicable district as adopted by the City Council.*

The proposed removal of the stairway will not be contrary to the purpose and intent of this chapter or the historic preservation plan.

- (d) *Whether the historic building is of such old and unusual or uncommon design, texture and/or material that it, could not be reproduced or be reproduced only with great difficulty and/or expense.*

The stairway could be reproduced, and the materials (concrete, stucco, etc.) are common.

- (e) *Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.*

Not applicable.

- (f) *Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair. (Am. #2488)*

The hardship is not self-created.

- (g) *Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located.*

Not applicable.

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 & Building Services Division recommends **approval** of a Certificate of Appropriateness to demolish the concrete stairway on the west side of the historic house and install a privacy fence for the property located at 816 Chapin Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant may install a vinyl privacy fence on the east and south sides of the subject property, and shall obtain a Fence Permit prior to its installation.
2. The applicant may demolish the stairway on the west side of the historic house, and shall obtain a Building Permit before beginning any work.
3. Once the stairway has been demolished, the applicant shall refinish the exterior west wall of the house with stucco that matches the texture of the existing stucco finish. The applicant shall also paint the refinished stucco to match the existing color of the historic home.
4. The applicant may pour a concrete pad on the west side of the historic home or seed the area with grass.
5. Work shall be done in a workmanlike manner.
6. All work shall be completed by September 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.
7. 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.

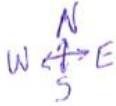
Fiscal Note/Budget Impact: N/A

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

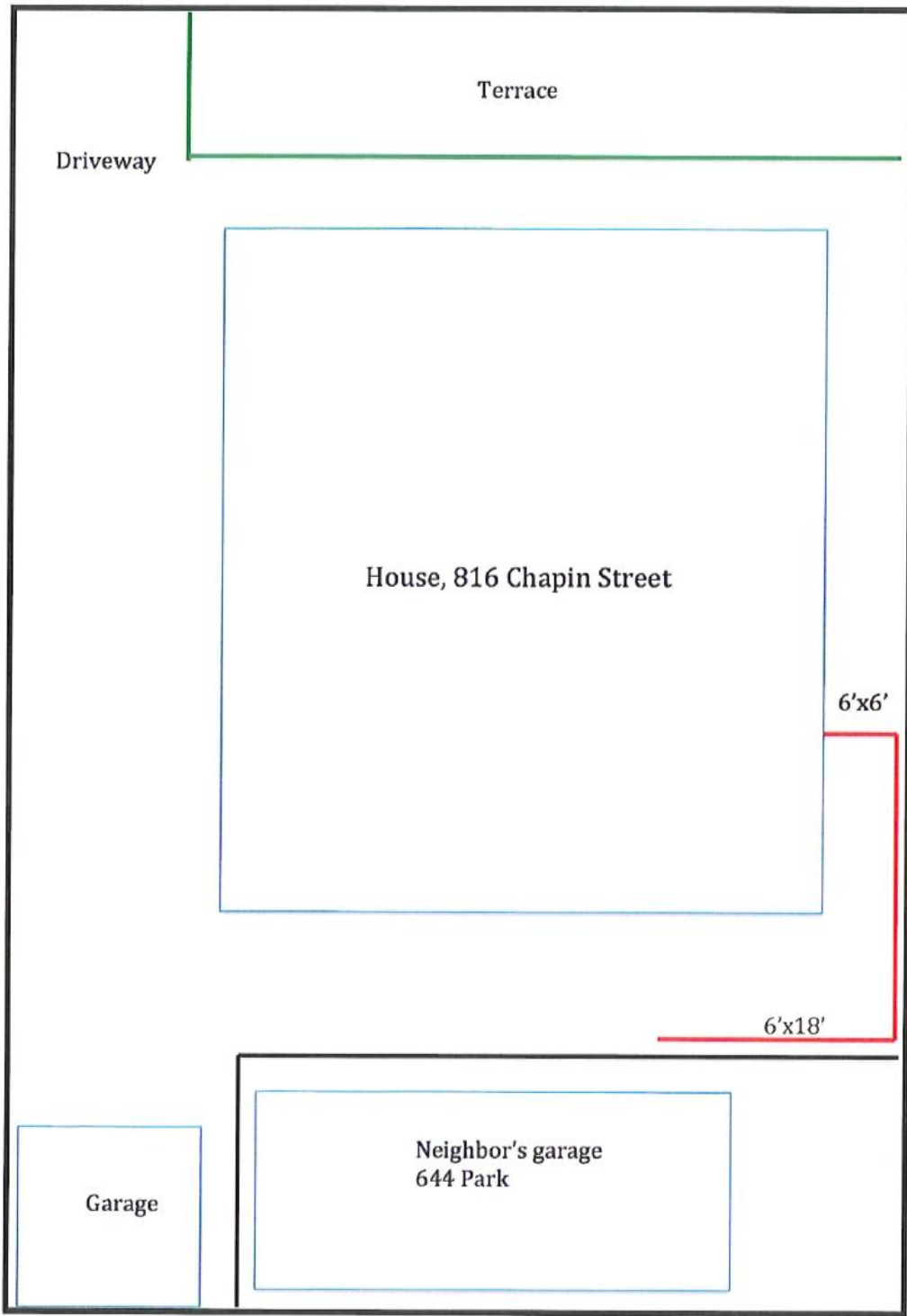


816 Chapin St. – Removal of stairs on west side of house. Stairs now lead to a window.





Chapin Street



816 Chapin St, Beloit, WI - Proposed privacy fence for backyard



Privacy fence for screened-in porch of white house. Arrow points to property line stake.



Facing east.



Facing south from side of house.



Facing south.



6'H x 6'W Ashland Fence Panel

Model Number: 1728600 | Menards@SKU: 1728600
Variation: White

Online Price 
\$49.97

Choose from these Variations

Actual Finish:
White



 Earn an annual rebate on all Menards purchases, or take advantage of special financing offers when you use your BIG CARD. Learn More >

- 2% Year End Rebate
- 12 Month Special Financing Purchases Over \$299

[Add to Wish List](#) | [Add to Compare](#) | [Printer Friendly](#)

Share    

Product Description

Add privacy and beauty to your property

- Easy to Install
- Maintenance Free
- Designed for 6' on center post installation
- Limited lifetime warranty
- Installed Height 72" Installed Width 72"
- Vinyl
- Additional packaging and handling charges may be required

Dimensions: 72"H x 72"W
Ship Dim: 72.0 x 72.0 x 1.5
Shipping Weight: 30.0 lbs

Brand Name:
Vendor: Plastival

 Plastival Inc.

Online Availability

Ship to Guest
Available for shipment in approximately 3 days.

Ship to Store - Free! Additional Packaging Fees May Apply

Quantity 1

Add to Cart 

Store Availability

Enter Your ZIP Code for Store Information

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-2013-10

1. Address of property: 816 Chapin St.

2. Parcel #: 13660460

3. Owner of record: Sean Laughlin / Danielle Clifton Phone: 608-207-0577

641 Church St. Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Danielle Clifton

641 Church St. Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 1 8608-207-0577 (Cell Phone #) 1 dclifton1960@hotmail.com (E-mail Address)

5. Present use of property: under renovation to be arental

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.)

Removal of concrete stairs on west side of house. Stairs used to lead to mudroom door, but door was removed in the 1960's. There is no use for them anymore. Stucco siding will be repaired and a concrete pad poured in lieu of the stairs. Estimated cost: \$500.00

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).

Bonnie O'Neil , *Danielle Clifton* , *5-1-2013*
(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: 5/21/13
Application accepted by: Michael D. Loftis II Date: 5/1/13

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 Chapin | | |
| Street Address: 816 Chapin | | Legal Description: | | Acreage: | | | |
| Current Name & Use: residence | | | Current Owner: | | | | |
| Film Roll No. RO-115 |  Prints | Current Owner's Address: | | | Number 816 | | |
| Negative No. 25 | | 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 c. 1915 | | 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 checked="" 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 Map Name Near East Side Historic District | |
| Architectural Statement: Nearly cubic in massing, with a low-pitched hip roof and flared, overhanging eaves, this house reflects vernacular elements of the Western Stick, Prairie and other early 20th century styles. The broad eaves are supported by attenuated rafters. Symmetrically arranged dormers project from the roof. Stucco emphasizes the unornamented surface while adding a textural quality to the house. | | | Historical Statement: | | | | |
| 5 Sources of Information (Reference to Above) A Visual estimate of surveyor | | | 6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: | | | Map Code NES 115/25 | |
| B | | | 7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins | | | | |
| C | | | 8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u> | | | | |
| D | | | 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: <u>R</u> | | | | |
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July, 1991