

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** June 18, 2013

**Agenda Item:** 5

**File Number:** COA-2013-18

**Applicant:** Shannon Fie

**Owner:** Shannon Fie

**Location:** 735 Harrison Avenue

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

**Existing Land Use:** Single-Family

**Parcel Size:** 0.22 Acre

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### Request Overview/Background Information:

Shannon Fie has submitted an application for a Certificate of Appropriateness (COA) to install a garage service door, to install trim around an existing overhead door, and to repair garage siding for the property located at 735 Harrison Avenue.

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### Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent of the Ordinance and supports City of Beloit Strategic Goal #5.

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### Key Issues:

- As shown in the attachments, the applicant has proposed the installation of a 32" wood service door on the south side of the existing, detached garage. The door is similar in design to the rear house door and will be painted white.
  - The applicant has proposed the installation of trim around the existing overhead door that matches the trim around the garage windows. The trim will be painted white.
  - The applicant has also proposed the repair of several sections of deteriorated wood siding on the garage.
  - The applicant has not proposed any alterations to this historic house.
  - On June 6, 2013, Planning staff approved a COA to replace the existing concrete driveway, the existing private walkway, and the existing skirt along the north side of the house with stained and stamped concrete.
  - During the Beloit Intensive Survey, the house was classified as a contributing structure within the College Park Historic District. 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. Planning staff believes that the proposed alterations comply with Section 32.06(6) of the Ordinance.
  - Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. For this particular application, applicable review criteria include:
    - (1) Proportions of Windows and Doors: The proposed service door is proportional to the size and scale of the garage and the existing window openings.
    - (2) Architectural Details: The proposed materials and colors are compatible with the original architectural style and character of this historic house.
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### Sustainability:

- **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 constructed 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 COA to install a garage service door, to install trim around an existing overhead door, and to repair garage siding for the property located at 735 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall obtain a Building Permit before beginning any work.
  2. The garage service door shall exit onto concrete or brick pavers.
  3. All work shall be completed by December 31, 2013.
  4. Any changes or additions to this COA 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. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.
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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Photos (4 pages), Application, Intensive Survey Form, and COA Checklist.

Shannon M. Fie  
735 Harrison Ave



existing garage, south side



proposed garage with 32" door (wood, painted), south side

Shannon M. Fie  
735 Harrison Ave



existing exterior house back door



proposed garage service (wood, painted white)



Shannon M. Fie  
735 Harrison Ave



existing garage



proposed garage

Shannon M. Fie  
735 Harrison Ave



rot: wood siding (localized area)

# 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-2013-18

1. Address of property: 735 Harrison Ave
2. Parcel #: 13670330
3. Owner of record: Shannon M. Fie Phone: 608-931-4560  
735 Harrison Ave Beloit WI 53511  
(Address) (City) (State) (Zip)
4. Applicant's Name: Shannon M. Fie  
735 Harrison Ave Beloit WI 53511  
(Address) (City) (State) (Zip)  
608-363-2815 / 608-931-4560 / fies@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.)

- 1) Installation of a service door and accompanying trim on the south side of the garage. The solid wood door and trim will be consistent with original doorways found in/on the house, minus the glass.
- 2) Addition of trim around the existing garage door to replicate that found around garage windows.
- 3) Repair of rotted siding found on the east side of garage.

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).

Shannon M. Fie      Shannon M. Fie      5/29/13  
(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: June 18, 2013  
Application accepted by: Michael D. Lofton      Date: 5-30-13

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Harrison          735 number		
Street Address: <b>735 Harrison</b>		Legal Description:		Acreage:			
Current Name & Use: <b>residence</b>		Current Owner:					
Film Roll No. <b>RO-117</b>		Current Owner's Address:					
Negative No. <b>13</b>		Special Features Not Visible In Photographs:			735 Town		
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	Range
Dates of Construction /Alteration <b>c. 1920</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 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 <b>Near East Side Historic District</b>	
Architectural Statement: <p>An early 20th century Eclectic Revival house, this brick structure has gabled roofs with bargeboards and projecting eaves, an oriel window, and a fan light and side lights by the entry. The entry is sheltered by a stylized, segmentally arched canopy supported by large brackets.</p>		Historical Statement:					
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys <input checked="" 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 117/13</b>	
A Visual estimate of surveyor		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
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: <b>PH</b> date: _____					
C		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>8/1/81</b>					
D							
E							
F							



# *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: 735 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>		