

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: March 18, 2014

Agenda Item: 5

File Number: COA-2014-02

Applicant: Kathryn Holmes

Owner: Scott Crom

Location: 811 Clary Street

Existing Zoning: R-1B, Single-Family Residential District; WPO, Wellhead Protection Overlay District

Existing Land Use: Vacant Residential

Parcel Size: .1236 Acre

Request Overview/Background Information:

Kathryn Holmes has submitted an application for a Certificate of Appropriateness (COA) for various site improvements to the property located at 811 Clary Street. This property is in the Near East Side/College Park 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 properties in historic districts.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The applicant is proposing various exterior site improvements. The subject property's current shingle-style cedar siding is deteriorated. The applicant intends to scrape off all peeling paint and remove any damaged shingles. These will be replaced with matching cedar shingles. All scraped and repaired shingles will be painted to match the existing color.
- The wood roof trim, all window frames, and the front full-length window sills are also deteriorated. The applicant intends to again scrape and spot-repair any damaged wood. This will be repainted with matching white paint.
- The shutter doors on the sleeping porch will have peeling paint scraped off, replacement of any damaged wood, and the damaged screens will be replaced. All will be restored to match the existing material and color.
- During the Beloit Intensive Survey, the property was classified as a contributing site in the Near East Side/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 these criteria.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application: [*Architectural Details*](#)
 - The proposed colors and materials are compatible with the original character of this historic property.
- The proposed site improvements satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **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 for various site improvements at the property located at 811 Clary Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall replicate the craftsmanship details on any damaged sections of wood that need to be replaced.
2. All work shall be completed by July 1, 2014.
3. 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: Photos, Application, Intensive Survey Form, and COA Checklist.



Front Window Sills



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-2014-02

1. Address of property: 811 Clary St, Beloit WI

2. Parcel #: 13280045 R-1B; WPD

3. Owner of record: Scott Crom Phone: .1236 26.

960 E High St Milton WI, 53563
(Address) (City) (State) (Zip)

4. Applicant's Name: Kathryn Holmes

960 E High St Milton WI 53563
(Address) (City) (State) (Zip)

808 868-2834 / holmeskth@gmail.com
(Office Phone #) home (Cell Phone #) (E-mail Address)

5. Present use of property: Residential, Vacant in preparation of Property Sale

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.)

Repair of cedar shingle siding. Removal of rotted shingles to be replaced with matching cedar shingles and painted to match the current color of the home.

~~Repair of some rotted wood on the back shutters of the Sleeping Porch. The style of the shutter doors will remain the same. The finished shutters will be an exact match to what is currently there with style, materials and color of paint.~~

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).

Kathryn HC Holmes / Kathryn HC Holmes / 2-25-14
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>50.00</u>	
* Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: <u>3/18/14</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>2/25/14</u>

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 Clary		
Street Address: 811 Clary Street		Legal Description: Part of Lot 16, Block 24, Original Plat		Acreage:			
Current Name & Use: Residence		Current Owner: Scott E. Crom			Number 811		
Film Roll No. RO-85		Current Owner's Address: Same					
Negative No. 16		Special Features Not Visible In Photographs:					
Facade Orient. S		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. 1925		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 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	
Architectural Statement: This two story English cottage has a clipped gable roof with two dormers interrupting the eave line with similar clipped gables. The dormers balance the two lower sets of French doors. Porch hood also contains similar clipped gable style. Entire house is wood shingled.		Historical Statement:					Map Name Near East Side Historic District
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"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code NES 85/16	
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: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
D		initials: R date: 8/1/81					
E		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown					
F		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R					

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: 811 Clary Street

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