

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: May 20, 2014

Agenda Item: 6

File Number: COA-2014-10

Applicant: Bill Dorr

Owner: Bill Dorr

Location: 836 Church Street

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

Existing Land Use: Single-Family Residential

Parcel Size: .3182 Acre

Request Overview/Background Information:

Bill Dorr has submitted an application for a Certificate of Appropriateness (COA) for a new garage door and chimney repairs at the property located at 836 Church 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 property currently has a garage with two single openings, one door missing from damage. The applicant is proposing adding one (1) 17'6" wide door to the existing structure. This will make access to the garage easier.
- The proposed garage door is steel with short panel insets. It will be brown to match the stain of the front door of the home.
- The applicant is also proposing chimney repairs. This will include spot-replacement of deteriorating bricks.
- 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 a new garage door and chimney repairs at the property located at 836 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. All work shall be completed by September 1, 2014.
2. 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: Photo, Application, Photo of Product, Intensive Survey Form, and COA Checklist.



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-2014-10

1. Address of property: 836 CHURCH ST

2. Parcel #: 13670905

R-1B, WPO .3182

3. Owner of record: Bill & DEBRA DORR Phone: 608 362-6585

836 CHURCH BELoit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Bill DORR

836 CHURCH ST BELoit WI 53511
(Address) (City) (State) (Zip)

207-0178 1 207-0178 1
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: PERSONAL 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.)

CHIMNEY REPAIRED
INSTALL GARAGE DOOR FROM
2 DOORS TO ONE DOOR JUST REMOVING
CENTER PART (DOOR 17'6")

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).

William F. Dorr / William F. Dorr #1 / 3-29-14
(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: 5/20/2014
Application accepted by: [Signature] Date: 4/29/14



5 STAR PREMIUM VALUE

Our very best raised panel doors offer maximum performance and superior insulation. A solid sandwich construction of insulation between two steel skins provides the ultimate in durability, strength and energy efficiency. Quieter than other insulated and non-insulated doors, 5 Star doors are the best choice for homes with rooms adjacent to or above the garage. Available in beautiful elegant short, elegant long, and flush panel designs, these doors offer long-lasting beauty and exceptional value. All standard width 5 Star doors include an operator reinforcement bracket for easy and convenient installation.

Premium Value Elegant Short Panel, Shown in Ultra-Grain® Cherry Finish



MODELS



ELEGANT SHORT PANEL DESIGN

- MDP68U – 2" **intellCore**® Insulation (R-value 18.4)
- MDP38U – 1-3/8" **intellCore**® Insulation (R-value 12.9)
- MDP68 – 2" Polystyrene Insulation (R-value 9.0)
- MDP38 – 1-3/8" Polystyrene Insulation (R-value 6.5)



ELEGANT LONG PANEL DESIGN

- MRP68U – 2" **intellCore**® Insulation (R-value 18.4)
- MRP38U – 1-3/8" **intellCore**® Insulation (R-value 12.9)
- MRP68 – 2" Polystyrene Insulation (R-value 9.0)
- MRP38 – 1-3/8" Polystyrene Insulation (R-value 6.5)



FLUSH WOODGRAIN PANEL DESIGN

- MFL68U – 2" **intellCore**® Insulation (R-value 18.4)
- MFL38U – 1-3/8" **intellCore**® Insulation (R-value 12.9)
- MFL68 – 2" Polystyrene Insulation (R-value 9.0)
- MFL38 – 1-3/8" Polystyrene Insulation (R-value 6.5)



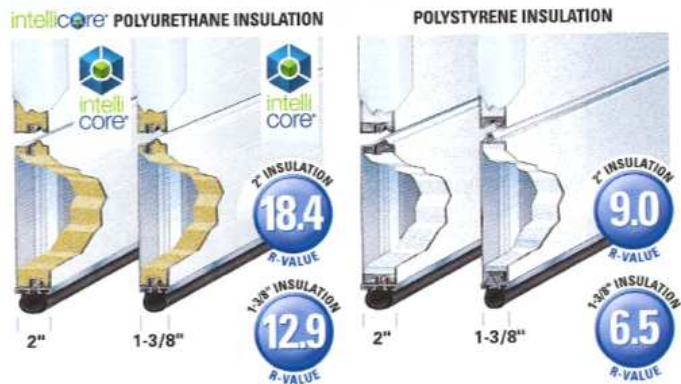
FLUSH ULTRA-GRAIN® PANEL DESIGN

- Tight horizontal grain for a finished look.
- MFC68U – 2" **intellCore**® Insulation (R-value 18.4)
 - MFC38U – 1-3/8" **intellCore**® Insulation (R-value 12.9)
 - MFC68 – 2" Polystyrene Insulation (R-value 9.0)
 - MFC38 – 1-3/8" Polystyrene Insulation (R-value 6.5)

Also available in Ultra-Grain® Medium Finish.

CONSTRUCTION

3-LAYER CONSTRUCTION | STEEL + INSULATION + STEEL



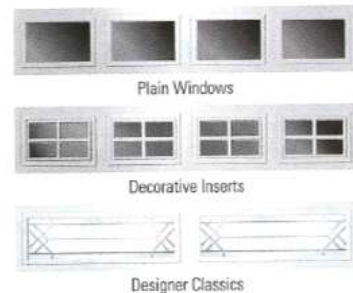
Sandwich-style construction with two sheets of steel (27 gauge) wrapped around an insulating core, creating an extremely durable and energy-efficient door.

COLORS




*Not available on all models. Due to the printing process, colors may vary.

WINDOWS



Additional window designs available. See pages 6-7.

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 Church Number 836		
Street Address: 836 Church		Legal Description:		Acceage:			
Current Name & Use: residence		Current Owner:					
Film Roll No. RO-116	 Prints	Current Owner's Address:					
Negative No. 4		Special Features Not Visible In Photographs:					
Facade Orient. E		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 c. 1885		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 Map Name Near East Side Historic District
Architectural Statement: <p>A late picturesque house with asymmetrical massing, hipped roof with cross gables, and clapboard siding. Dentils under the cornice and scalloped shingles in the gables provide detail. The projecting bay has chamfered sides. The front elevation has been altered on the ground floor by the addition of a bowed bay window and a new entrance porch.</p>			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"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code NES 116/4
B			7 Condition <input checked="" type="radio"/> excellent <input 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: RH date: July 1981				
E			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: RH				
F							

CITY of BELOIT

Planning and Building Services Division

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 836 Church 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