

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: July 15, 2014

Agenda Item: 4

File Number: COA-2014-22

Applicant: Gerri Downing

Owner: Gerri Downing

Location: 811 Church Street

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

Existing Land Use: Vacant Single-Family Home

Parcel Size: .2121 Acre

Request Overview/Background Information:

Gerri Downing has submitted an application for a Certificate of Appropriateness (COA) for new windows for the property located at 811 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 applicant is proposing adding new windows to an addition on the south-side of the property. This addition appears to have once been an outdoor patio area. The area where an opening and/or windows used to be is much larger than the space the current windows take up. This led to siding being installed to “fill up” the remaining window space. This looks awkward compared to the stucco that covers the remainder of the house. The current windows have also rotted and been damaged from neglect by the previous property owner.
- The new windows will fill the entire space of the original window opening. These will be wood, double-hung windows with grilles to match other existing windows. There will be 3 windows in the opening that faces Church Street and 4 windows in the opening that faces the south driveway.
- During the Beloit Intensive Survey, the property was classified as a contributing site to 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 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: *Proportions of Windows & Doors and Architectural Details*
 - The proposed size, design, 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 new windows at the property located at 811 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall install seven (7) new windows to the southern addition of the subject property.
2. All work shall be completed by November 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 View of House



Windows Facing Church Street to be Replaced



Windows Facing Driveway to be Replaced



Condition of Windows



Interior View of Windows to be Replaced



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-2014-22

1. Address of property: 811 Church Street

2. Parcel #: 13070430

R-1B; WPD

3. Owner of record: Geraldine (Gerri) Downing Phone: 608-289-2338

811 Church Street Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Gerri Downing

811 Church Street Beloit WI 53511
(Address) (City) (State) (Zip)

608-365-2266 / 608-289-2338 / gdowning@siepert.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Residential

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 windows that are currently broken with rotted wood. The current style is casement windows, but these would be replaced with double hung, wooden windows with grids to match the style of other windows in the home. See details in attachment.

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).

G. Downie / GERRI DOWNIE / 6.26.14
(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>7/15/14</u>
Application accepted by: <u>S. J. [Signature]</u> Date: <u>6/24/14</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 Church		
Street Address: 811 Church Street		Legal Description:		Acreage:			
Current Name & Use: Residence		Current Owner: Donald A. Summers and Wife			Number 811		
Film Roll No. RO-101	 Prints	Current Owner's Address: Same					
Negative No. 6		Special Features Not Visible In Photographs:					
Facade Orient. W		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: Two story plus attic Prairie/Western stucco; broad gable roof. Fenestration irregular; window bay rises three stories, topped by partial barrel vault roof; flat planed wide chimney stack; entry on corner through a rounded archway.			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 101/6	
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: 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				

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Planning and Building Services Division

100 State Street, Beloit, WI 53511

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 811 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		
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