

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: August 19, 2014 **Agenda Item:** 4 **File Number:** COA-2014-28
Applicant: Keith Seaberg **Owner:** Keith & Mary Seaberg **Location:** 512 Bluff Street
Existing Zoning: R-1B, Single-Family Residential District **Existing Land Use:** Single-Family Residential **Parcel Size:** .2477 Acre

Request Overview/Background Information:

Keith Seaberg has submitted an application for a Certificate of Appropriateness (COA) for a new driveway and front porch replacement at the property located at 512 Bluff Street. This property is in the Bluff Street 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 has already demolished the concrete stairs and base of the front porch. The proposed replacement will be an exact match in design and materials to what was present.
 - The applicant is also proposing expanding the existing driveway. The driveway is on the south-side of the lot. It's a single-lane drive. A driveway permit is required from the City's Engineering Department prior to beginning work to verify the driveway will be up to code.
 - There is a rear rental property on site. Expanding the driveway will make access and parking easier for the rental property. The new portion of the driveway will be done with matching material to the existing driveway.
 - The applicant owns 2 of the 3 adjacent lots to the south of the subject property. The driveway expansion can only be on the property that is owned by the applicant.
 - During the Beloit Intensive Survey, the property was classified as a contributing site in the Bluff Street 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: *Landscaping and Architectural Details*
 - The proposed design, size, 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.
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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
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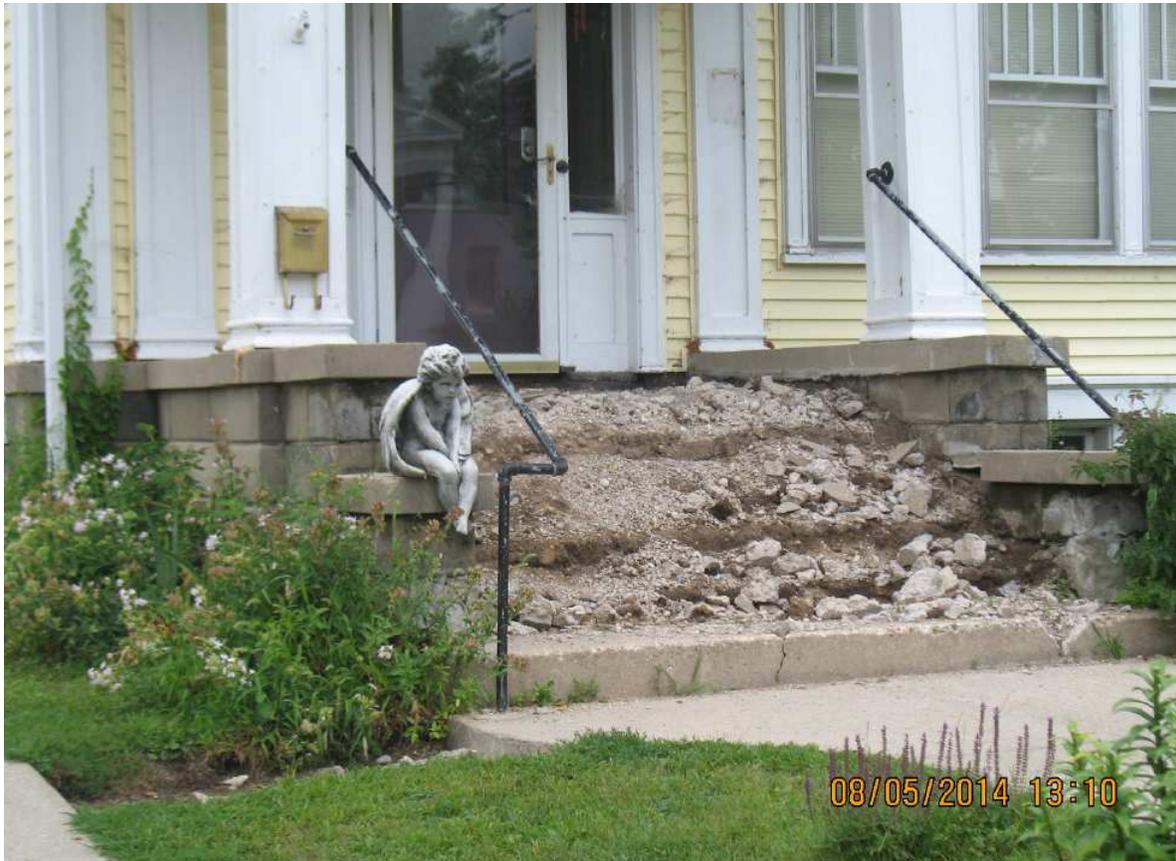
Staff Recommendation:

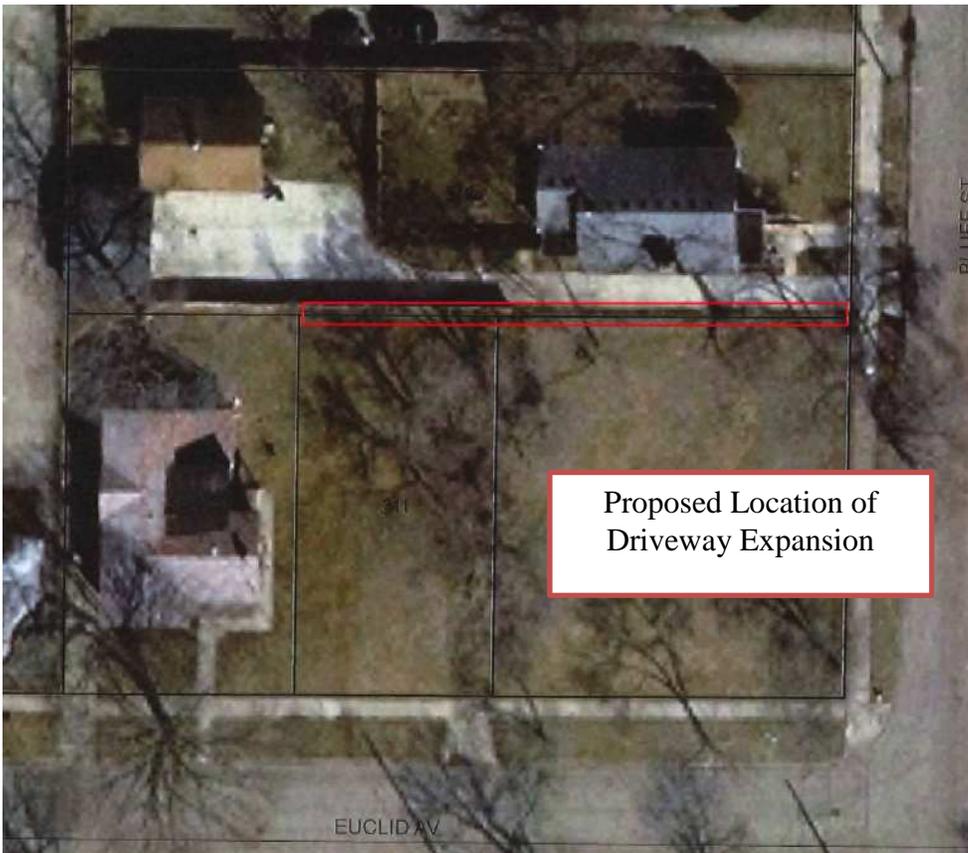
The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness for a new driveway and front porch replacement at the property located at 512 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. A Driveway Permit is required prior to beginning work on driveway expansion.
 2. A Building Permit is required for the porch repairs if the cost of materials exceeds \$1,000.
 3. All work shall be completed by August 19, 2015.
 4. 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.
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Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, 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-2014-28

1. Address of property: 512 Bluff St Beloit

2. Parcel #: 1300560380 R-1B

3. Owner of record: Mary ~~Be~~ Seaberg Phone: 815 871-2266

KEVIN Seaberg
(Address) (City) (State) (Zip)

4. Applicant's Name: Martin Serrano

1621 S 5th St Rockford IL 61104
(Address) (City) (State) (Zip)

(Office Phone #) 1815/601-7825 (Cell Phone #) Martin.Serrano260@gmail.com (E-mail Address)

5. Present use of property: SEAHEAT 1.0 @ Hotmail.com

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.)

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).

Marta Lopez 1. MARLO SERRANO 107/18/14
(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>8/19/14</u>
Application accepted by: <u>S. Hummel</u> Date: <u>7/30/14</u>

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: 12B BELOIT		County: ROCK	Surveyor: Richard P. Hartung /	Date: July, 1981	Street Bluff
Street Address: 512-512B Bluff Street		Legal Description:		Acreage:	
Current Name & Use: Residence (Multiple)		Current Owner: Marion Stoller			Number 512-512B
Film Roll No. RO-92 *RO-112		Current Owner's Address: 751 Vernon Avenue, Beloit, Wisconsin			
Negative No. 3 *18		Special Features Not Visible In Photographs:			
Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
2 Original Name & Use: A. F. Goss	Source A, B	Previous Owners	Dates	Uses	Town
Dates of Construction /Alteration 1888, 1914	Source A				Range
Architect and/or Builder:	Source				Section
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" 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 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			Map Name Bluff Street Historic District
Architectural Statement: Built in 1888, and dramatically remodelled in 1914, this two and one-half story frame house embodies elements of the early Colonial Revival. Heavily molded cornices run across the top of the first and second stories while Ionic pilasters frame the composition. The pedimented gable is denticulated and has cornice returns supported by carved brackets. A Palladian window, with pedimented architrave and interlacing muntins ornaments the gable. The entry portico with full entablature is supported by pillars and pilasters, and the door is framed by side-lights. Although the original house was (over)		Historical Statement: This house was first built as a story and a half and one story cottage in 1888 (C) by A. F. Goss, but it was significantly remodelled in 1914 after it was purchased that year by A. L. Dearhammer. As remodelled, it bears some resemblance in form and scale to his earlier house at 954 Bluff Street. Dearhammer was a carpenter/contractor who apparently worked in the vernacular styles of his era. (A, B)			
5 Sources of Information (Reference to Above) A Beloit Tax Records, RCHS Archives B Beloit City and Rock County Directories, 1891, 1905, 1910 C Sanborn Maps, 1908 D E F		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 BS 92/3
		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			
		8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>			
		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>			

12-512P Bluff Street
Architectural Statement (Continued)

probably more Late Picturesque in character, the addition of eclectic Colonial motifs makes this house a significant example of the early Colonial Revival in Beloit:

CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 512 Bluff 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