

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: November 18, 2014

Agenda Item: 5

File Number: COA-2014-47

Applicant: Derek Card

Owner: Ron Moe

Location: 249/251 Roosevelt Avenue

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

Existing Land Use: Two-Family Duplex

Parcel Size: 0.1665 Acre

Request Overview/Background Information:

Derek Card has submitted an application for a Certificate of Appropriateness (COA) for new siding, windows, doors, and roof for the property located at 249/251 Roosevelt Avenue.

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.

Key Issues:

- Due to a fire in early October 2014, there is damage to half of this duplexed property.
 - The applicant is proposing repairs that will match what was and still is on the other half of the property. This includes wood siding, vinyl windows, and metal 6-panel or flush doors for the front and rear of the home. Staff is recommending a 6-panel door be used for the front door as flush doors are inappropriate entry doors.
 - Re-roofing and storm door installation are also proposed. This property was recently re-roofed, so the repairs made to the damage section of roof will match the existing materials.
 - During the Beloit Intensive Survey, the house was classified as a contributing structure within the Bluff Street 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 doors and windows are proportional to the size and scale of the home.
 - (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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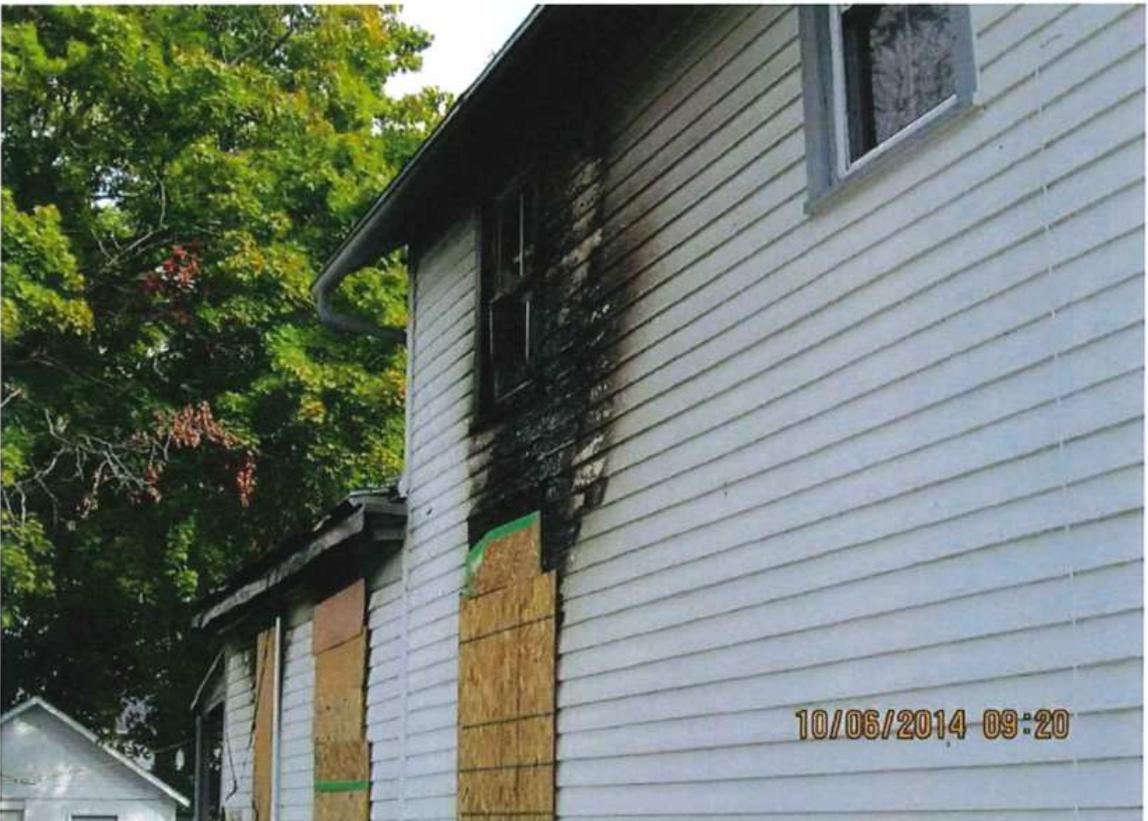
Staff Recommendation:

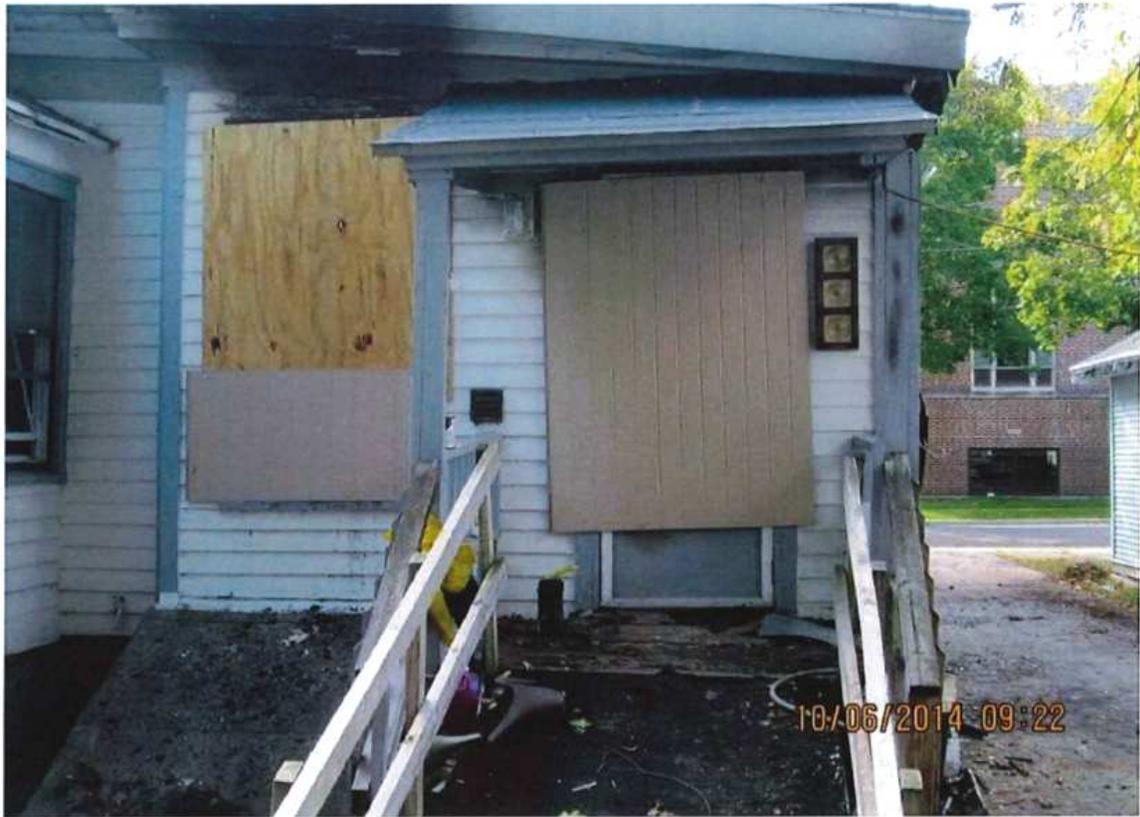
The Planning & Building Services Division recommends **approval** of a COA for new siding, windows, doors, and roof for the property located at 249/251 Roosevelt Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall obtain a Building Permit before beginning any work.
 2. The applicant shall install a 6-panel metal door to the front of the home. The rear door may be either 6-panel or flush.
 3. The applicant shall use storm doors that are plain in design with the largest amount of glass possible.
 4. The completion date will be determined by the orders/notices written by the Code Enforcement Official.
 5. 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.
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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-2014-47

1. Address of property: 249/251 ROOSEVELT

2. Parcel #: 13570405 R-1B .1465 ac.

3. Owner of record: RON MOE Phone: 608-751-1650

1732 GRANSTON RD BELOIT WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: DEREK CARD

4837 DREAM LANE MADISON WI 53718
(Address) (City) (State) (Zip)

608-290-1147 1 608-290-1147 DEREK@IMPERIALBUILDERS.NET
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: RENTAL

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 REPLACE RUBBER ROSE MEMBRANE ON REAR OF HOME e front storm door
- ② REPLACE FRONT ^{a door} DOOR WITH METAL CLAD, SIX PANEL DOOR OR FLUSH
- ③ REPLACE DAMAGED ^{VINYL} WINDOWS WITH SAME WHITE VINYL WINDOW.
- ④ REPAIR WHITE ^{WOOD} SIDING WITH MATCHING MATERIAL

8. Attachments: REPLACEMENT NEEDED DUE TO FIRE DAMAGE.

- 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).

Derek Caro , DEREK CARO , 10/31/14
 (Signature of applicant) (Print name) (Date)

Review fee: <u>\$50.00*</u> / \$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>11/18/14</u>	
Application accepted by: <u>S. Hummel</u>	Date: <u>10/30/14</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 Roosevelt
Street Address: 249-251 Roosevelt		Legal Description:		Acreage:	
Current Name & Use:			Current Owner:		
Film Roll No. RO-107* RO-92			Current Owner's Address:		
Negative No. 9* 18			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	
Dates of Construction / Alteration c. 1860-1880	Source A						Range
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 Bluff Street Historic District
Architectural Statement: Vernacular story and a half house with details drawn from several 19th century styles (some possibly added). Clapboard exterior gable roof with shingled eaves; "Gothic" gable in center of side wing and arched window below. Stick style tripartite bay window with hipped roof on front wing. Mansardic front porch removed in 1981; house being rehabilitated.	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 RS 92/18
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: <u>Bluff Street Historic District</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>Rp</u> date: <u>8/1/81</u>	
D	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>Rp</u>	
E		
F		

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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: 249-251 Roosevelt Avenue

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