

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: March 17, 2015

Agenda Item: 4

File Number: COA-2015-03

Applicant: Ronald Moe

Owner: Ronald Moe

Location: 249-251 Roosevelt Avenue

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

Existing Land Use: Vacant Residential

Parcel Size: 0.1665 Acre

Request Overview/Background Information:

Ronald Moe has submitted an application for a Certificate of Appropriateness (COA) for demolition of the property located at 249-251 Roosevelt Avenue. 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 demolition 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 proposed the demolition of the primary residential structure and two (2) accessory structures located at 249-251 Roosevelt Avenue.
- The cost to demolish the structures on the subject property would be approximately \$10,000.
- This property was damaged by fire in October of 2014. The fire was contained to only one side of this duplex structure. Upon inspection by the City's Building Inspection staff, it was determined that the property had minimal damage and would not be eligible for condemnation.
- In November 2014, Imperial Builders received a COA with approval to re-do the damaged sections of the house with exact replication of the existing siding, windows, and roof.
- Since the approval, the property was completely gutted on the interior of the entire structure. Now that the structure has been gutted, the applicant has stated that the cost to bring the property back up to code and to a livable standard is excessive.
- Section 32.07(2) lists the standards by which to evaluate approval of demolitions. Section (f) states that any hardship or difficulty claimed by the owner cannot be self-created. Staff believes that this situation is self-created as the property could have been restored after the fire damaged occurred. The voluntary decision to gut the entire interior of the structure has created the hardship argument being presented.
- Both the applicant and Planning staff have been approached by a reputable building contractor with experience saving historic buildings who is interested in being gifted the subject property, which would save the applicant the \$10,000 demolition cost. This contractor would then rehabilitate and sell the property as a single-family dwelling.
- 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 32.07(2) of the Historic Preservation Ordinance includes review standards to be used when evaluating COA applications for demolitions. The attached COA Checklist evaluates this application against these criteria.

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:

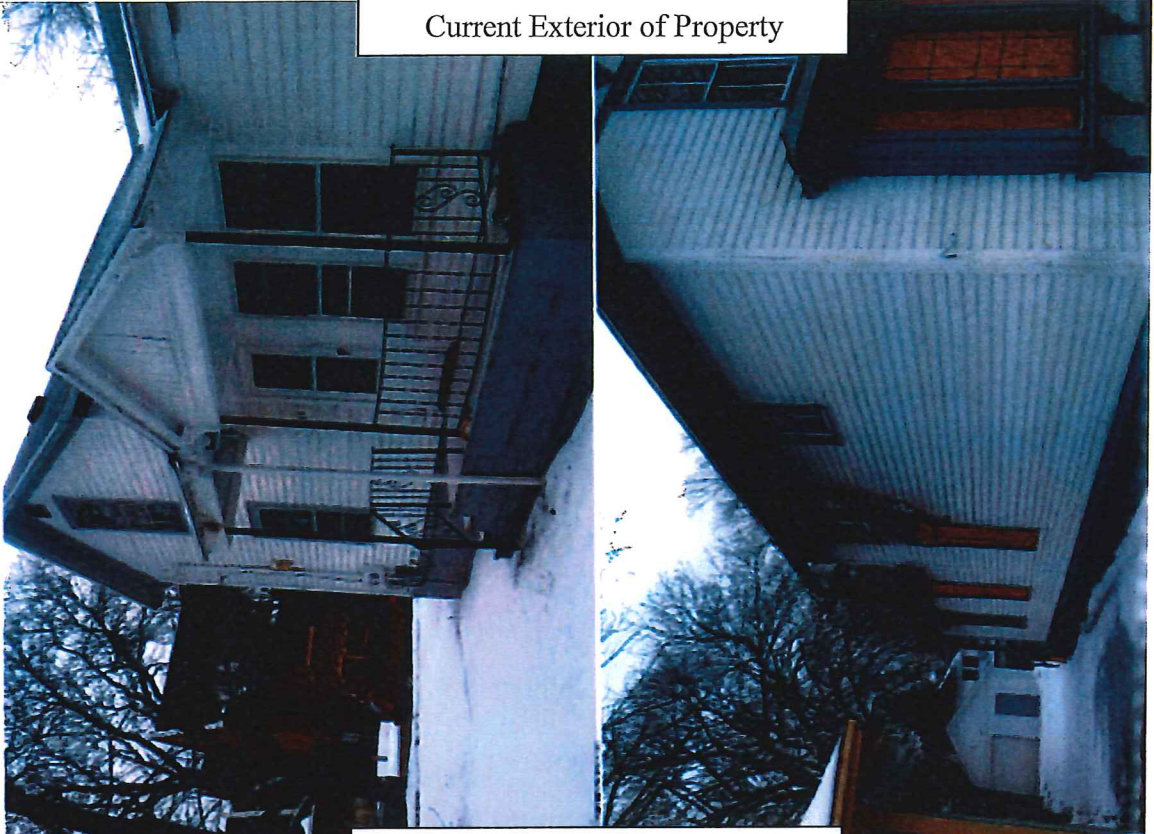
The Planning & Building Services Division recommends denial of a Certificate of Appropriateness for demolition of the structures located at 249-251 Roosevelt Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance, as evaluated on the attached checklist.

Attachments: Photos, Application, Cost Estimate, Intensive Survey Form, and COA Checklist.

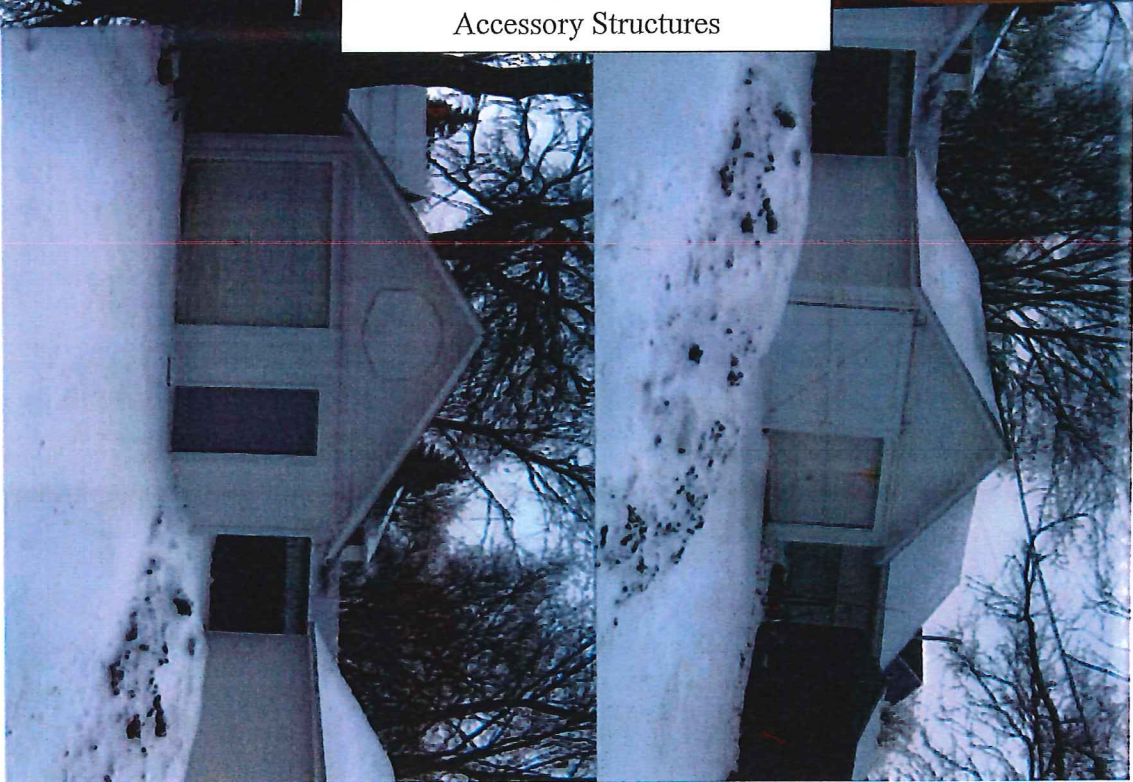
Current Exterior of Property



Current Exterior of Property



Accessory Structures



Post-Fire Exterior of Property



Current Interior of Property



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-2015-03

1. Address of property: 249 / 251 Roosevelt

2. Parcel #: 13520405

3. Owner of record: Ronald Moe Phone: 608 362-5601

1732 Cranston Road Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Ronald Moe

1732 Cranston Road Beloit WI 53511
(Address) (City) (State) (Zip)

N/A / 608 751-1650 / N/A
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: vacant due to fire

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.)

demolition - house and garages

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).

Ronald Moe / Ronald Moe / Feb. 9, 2015
(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: 3/17/2015
Application accepted by: S. Hummel Date: 2/10/2015

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 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
Dates of Construction /Alteration c. 1860-1880	Source A				
Architect and/or Builder:	Source				

3 <u>Architectural Significance</u> <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 <u>Historical Significance</u> <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
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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:
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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: _____
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: <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	

Street: **Roosevelt**
 Number: **249-251**
 Town: _____
 Range: _____
 Section: _____
 Map Name: **Bluff Street Historic District**
 Map Code: **BS 92/18**

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: 249-251 Roosevelt Avenue

DEMOLITION REVIEW STANDARDS	YES	NO	N/A
Whether the historic building is of such architectural or historic significance that demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State		X	
Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State		X	
Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in Section 32.01 and to the objectives of the historic preservation plan for the applicable district as adopted by the City Council	X		
<i>Section 32.01 states the intent of the ordinance is to protect historic properties and districts. Demolition is directly contrary to this intent.</i>			
Whether the historic building is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense	X		
Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture, and design or by developing an understanding of American culture and heritage	X		
<i>Demolition of any historic property restricts the availability of structures to study. With an upcoming intensive survey, specifically one intended to be used as an educational experience for Beloit College students, demolition would damage the fabric of the district.</i>			
Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair	X		
<i>The hardship claimed by the owner is completely self-created. The applicant has the option of saving the \$10,000 demolition cost by deeding the property to a reputable contractor who will rehab and sell the property, which is beneficial to the applicant, the contractor, and the character of the historic district.</i>			
Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located	X		
<i>A vacant lot would have negative impacts on both the historic district and the surrounding neighborhood.</i>			