

# CITY OF BELOIT

## REPORT TO THE LANDMARKS COMMISSION

---



**Meeting Date:** March 21, 2017

**Agenda Item:** 4

**File Number:** COA-2017-01

**Applicant:** Alex Blazer

**Owner:** Alex Blazer

**Location:** 312 W Grand Avenue

**Existing Zoning:** C-1, Office Dist.

**Existing Land Use:** Residential

**Parcel Size:** 0.28 Acre

---

### Request Overview/Background Information:

Alex Blazer has submitted an application for a Certificate of Appropriateness (COA) to replace an existing exterior door at the property located at 312 W Grand Avenue. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an historic district.

---

### Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #1.

---

### Key Issues:

- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
  - Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criterion is relevant to this application:
    - (1) *Architectural Details: Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark.*
      - The door in question has sustained water damage from the existing roof drainage.
      - The applicant intends to order a customized door that will match the existing door.
      - The damaged exterior door appears to be original to the property and is damaged beyond repair. The material, size, color, detail, and hardware of the replacement door must be taken into consideration.
  - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).
- 

### 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 to replace the front exterior door located at 312 West Grand Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The replacement door shall closely resemble the original.
  2. The door replacement shall be completed by April 1, 2017 unless extended by the code enforcement officer.
  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:** Location & Zoning Map, Photos, Application, Intensive Survey Form & COA Checklist.

---

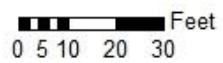
# Location & Zoning Map

312 West Grand Ave



COA-2017-01



1 inch = 35 feet



## Legend

-  Zoning District
-  COB Parcels

Map prepared by: Rudy Moreno, Planner II  
Date: March 20  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION



# 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-2017-01

1. Address of property: 312 W. GRAND AVE

2. Parcel #: 135-60-415

54543

3. Owner of record: Alex Blazer Phone: 608 290 6882

312 W GRAND AVE BELOIT WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Alex Blazer

312 W GRAND AVE BELOIT WI 53511  
(Address) (City) (State) (Zip)

608 313 0007 1 608 290 6882 alexblazer@charter.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: HOME

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 FRONT DOOR INSTALL STORM WINDOWS  
REPAIR WINDOW SASHES AND, REPLACE SIDE  
WINDOW w PICTURE WINDOW

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): \_\_\_\_\_

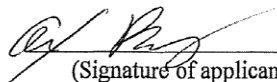
9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- NHS                       City of Beloit                       SHSW                       Federal

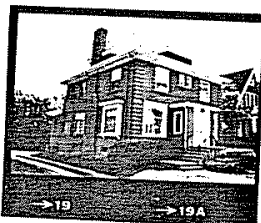
**NOTE:**

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).

 Alex Blazer 1-2-13-17  
(Signature of applicant) (Print name) (Date)

Review fee: <b>\$50.00* / \$25.00* if staff approved</b> Amount paid: \$ _____
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Grand, West		
Street Address: <b>312-312½ West Grand</b>		Legal Description:		Acreage:			
Current Name & Use: <b>office and residence</b>		Current Owner:					
Film Roll No. <b>RO-112</b>		Current Owner's Address:					
Negative No. <b>19</b>		Special Features Not Visible In Photographs:					
Facade Orient. <b>E</b>		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 <b>c. 1910</b>		Source <b>A</b>					
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: <b>None</b>			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
Architectural Statement: A greatly modified Colonial Revival, this brick home has symmetrical fenestration, quoins, a hipped roof and dormers. The entry porch has been removed.			Historical Statement:				
5 Sources of Information (Reference to Above) <b>A</b> 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 Name Bluff Street Historic District
<b>B</b>			7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
<b>C</b>			8 District: <b>Bluff Street Historic District</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>Rm</b> date: <b>8/1/81</b>				
<b>D</b>			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: <b>Rm</b>				
<b>E</b>							
<b>F</b>							Map Code BS 112/19

# *CITY of BELOIT*

## **Planning & Building Services Division**

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
---

For property located at: 312 West Grand Avenue

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			<b>X</b>
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.	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?			<b>X</b>
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			<b>X</b>
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.			<b>X</b>
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
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?			<b>X</b>
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?	<b>X</b>		