

# CITY OF BELOIT

## REPORT TO THE LANDMARKS COMMISSION

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**Meeting Date:** July 18, 2017

**Agenda Item:** 4

**File Number:** COA-2017-11

**Applicant:** Chris Gallagher

**Owner:** Scott A. Wiedner

**Location:** 259 St. Lawrence Avenue

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

**Existing Land Use:** Single Family Residential

**Parcel Size:** .20 Acre

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### Request Overview/Background Information:

Chris Gallagher, on behalf of Scott Weidner, has submitted an application for a Certificate of Appropriateness (COA) to allow the construction of new additions to the residential structure and detached garage located at 259 St. Lawrence Avenue. This project will include vertical and horizontal additions to the existing detached garage, and the construction of an enclosed breezeway that would attach the garage and residential structure. 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.

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### 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.

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### Key Issues:

- This property is pivotal to the Bluff Street Historic District according to the attached intensive survey form.
- The proposed additions to the garage would extend the front by 21 feet and add a second story.
- The according to our records, garage was built in 1920 and is therefore not original to the property; however, the garage does contain unique architectural features that are complementary to the house.
- The proposed breezeway would connect the detached garage to the residential structure which would make it an attached garage.
- Section 32.06(5)(a) 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.
  - The placement of the breezeway would cover or remove original windows and the rear porch which appear to be good condition and are historically significant architectural features. There is no indication of salvaging original features.
- Section 32.06(5)(b) 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 plans indicate that the new doors, windows, siding, and roof materials would match existing; however, specifications and manufacturer details on the materials are not provided.
  - (2) Relationship of Building Masses and Spaces: *The relationship of a structure within the historic district to the open space between it and adjoining structures should be compatible.*
    - The detached garage less than 5ft from the east interior lot property line. The garage doesn't meet the setbacks for an attached garage, which are the setbacks applicable to the house, per section 6.3.3(b)(1) and 7.1 of the Zoning Code..
    - If the Landmarks Commission approves his design, the applicant would have to seek a variance to the setback requirements.

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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 **denial** of a Certificate of Appropriateness to allow the

construction of new additions to the residential structure and detached garage located at 259 St. Lawrence Avenue.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, Application, Photos, Intensive Survey Form, & COA Checklist

# Location & Zoning Map



259 St. Lawrence Avenue

COA-2017-11



1 inch = 31 feet  
04.59 18 27 Feet

## Legend

-  Proposed Additions
-  Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II  
Date: July 10, 2017  
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-2017-11

1. Address of property: 259 Saint Lawrence Ave.

2. Parcel #: 13520005

3. Owner of record: SCOTT A. WEIDNER Phone: 779 221

259 SAINT LAWRENCE BELLOIT WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Chris Gallagher

259 Saint Lawrence Ave. WI 53511  
(Address) (City) (State) (Zip)

(Office Phone #) 1 (Cell Phone #) 1 Stampworksby Design@yahoo.com  
(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.)

*Addition to garage and Breezeway to House.*

**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).

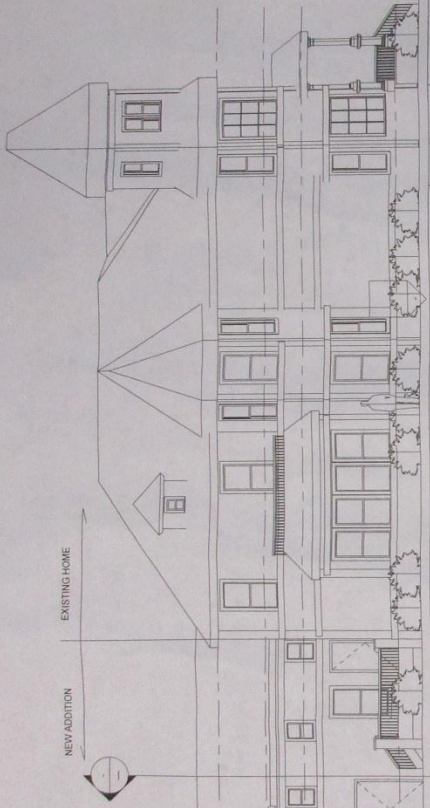
*[Signature]*                      *Chris Gallagher*                      *6/29/17*  
 (Signature of applicant)                      (Print name)                      (Date)

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: July 18, 2017  
 Application accepted by: [Signature]                      Date: 6/29/17



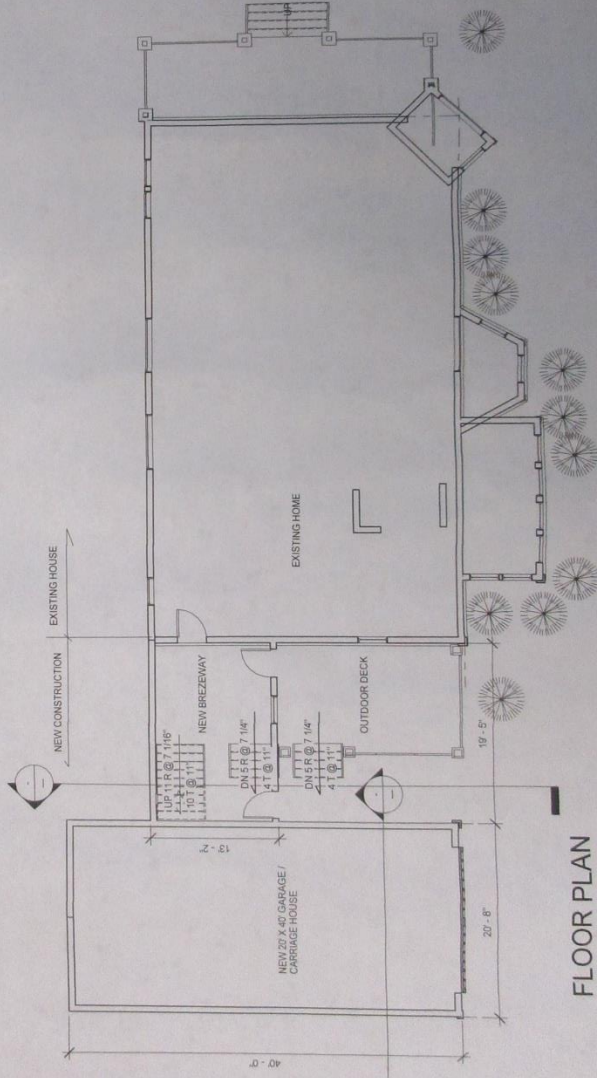
RICK GRISMER  
ARCHITECT  
3871 LAKESIDE DR  
ROCKFORD, IL 61101  
815-601-5544

CHRIS GALLAGHER  
GARAGE ADDITION  
BELOIT, WI 53511



NEW COMPOSITE ASPHALT  
SHINGLES  
NEW WOOD DEL HUNG  
WINDOWS  
TO MATCH EXIST  
NEW WOOD  
CLAPBOARD SIDING  
TO MATCH EXIST  
NEW WOOD SLIDING  
GARAGE DOORS  
TO MATCH EXIST

ELEVATION



FLOOR PLAN

No.	Description	Date

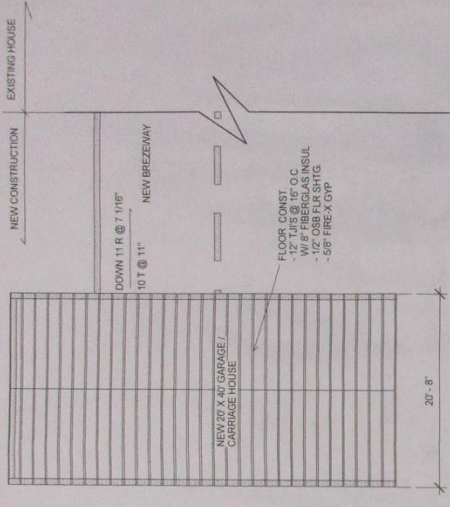
Project Number  
Date  
Drawn by  
Checked by

Scale  
1/8" = 1'-0"

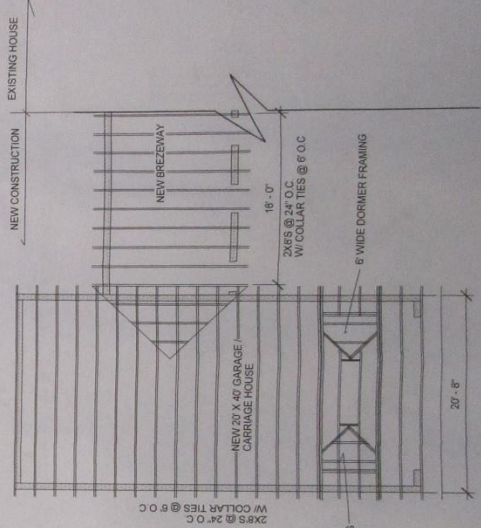


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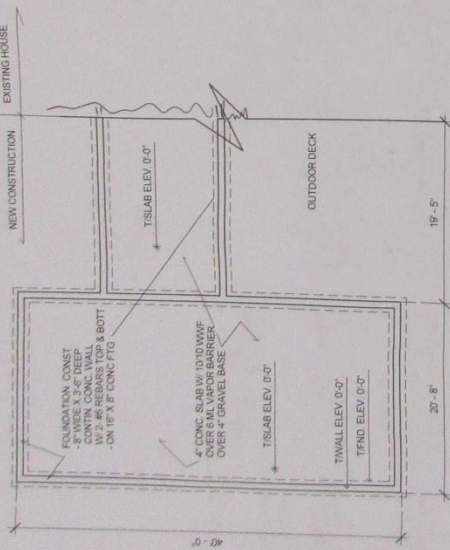
CHRIS GALLAGHER  
GARAGE ADDITION  
BELOIT, WI 53511



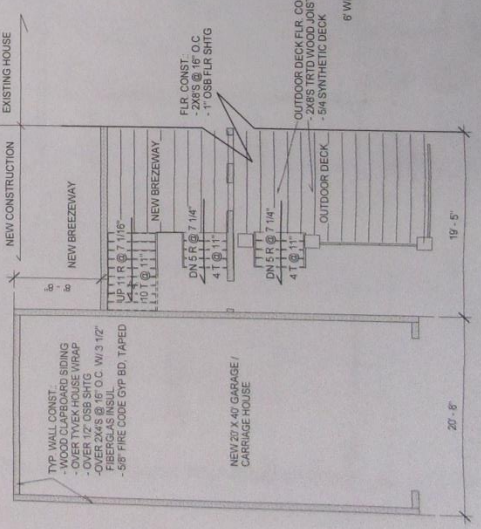
SECOND FLOOR PLAN



ROOF FRAMING PLAN



FOUNDATION PLAN



FIRST FLOOR PLAN

No.	Description	Date

Project number \_\_\_\_\_  
Date \_\_\_\_\_  
Drawn by \_\_\_\_\_  
Checked by \_\_\_\_\_

Scale 1/8" = 1'-0"

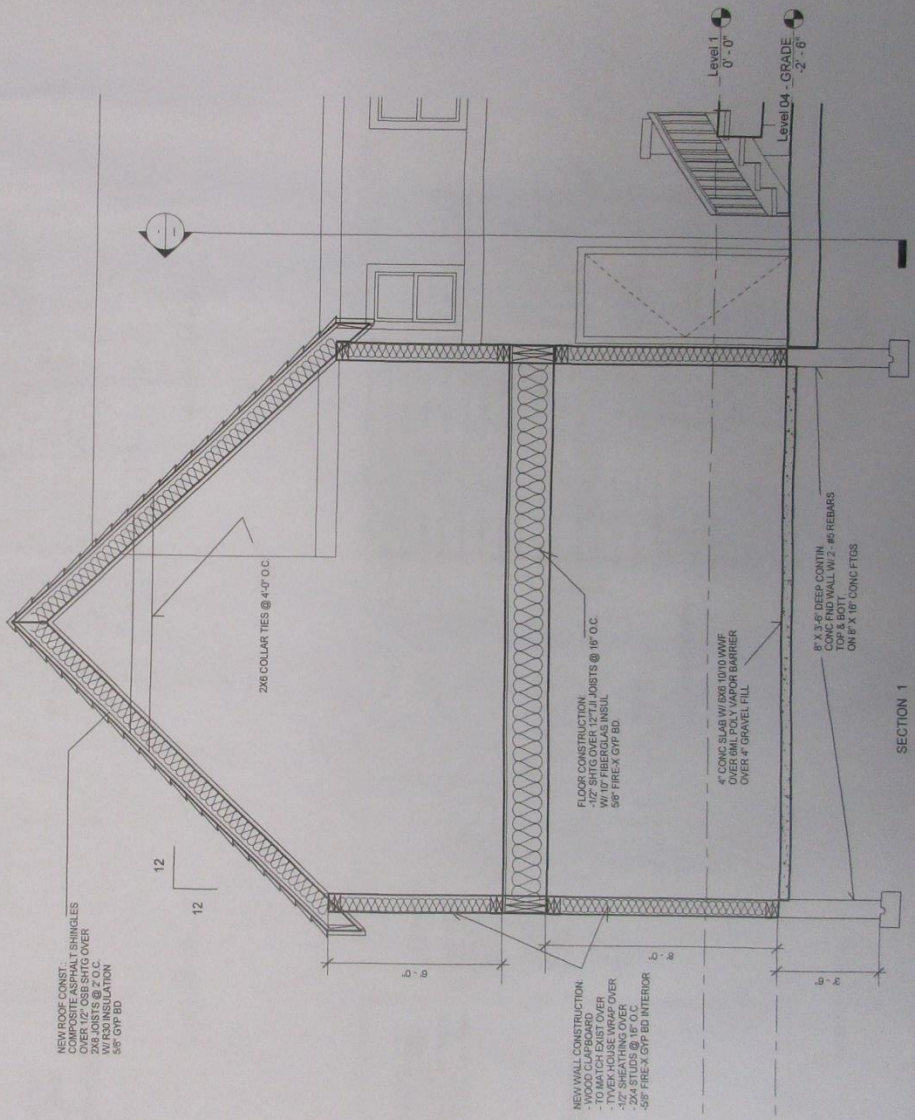


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CHRIS GALLAGHER  
GARAGE ADDITION  
BELOIT, WI 53511

No.	Description	Date

Project number	
Date	
Drawn by	
Checked by	
Scale	3/8" = 1'-0"



NEW WALL CONSTRUCTION  
- 2x4 CLADDING  
- TO MATCH EXIST OVER  
- TYVEK HOUSE WRAP OVER  
- 2x4 STUDS @ 16" O.C.  
- 5/8" FIRE-X GYP BD INTERIOR








Architectural Details of the Rear Exterior Wall



City, Village or Town: <b>1</b> BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street St. Lawrence		
Street Address: 259-261 St. Lawrence Avenue		Legal Description:		Acreage:			
Current Name & Use:		Current Owner:			Number 259-261		
Film Roll No. RO-92 *RO-103			Current Owner's Address:				
Negative No. 9 *13			Special Features Not Visible In Photographs:				
Facade Orient. S	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				Town Range Section Map Name Bluff Street Historic District		
<b>2</b> Original Name & Use:	Source	Previous Owners	Dates	Uses		Source	
Dates of Construction /Alteration 1889	Source A						
Architect and/or Builder:	Source						
<b>3</b> 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 checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	<b>4</b> 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		Architectural Statement: <p>With an asymmetrical composition, an explosively varied profile and a full array of decorative ornament, the house at 261 St. Lawrence is an outstanding example of the fully embellished Queen Anne style in Beloit. The main north-south gable is steeply pitched and ornamented with a massive king post, collar beam, and bargeboard. Intersecting with the roofline is an engaged conical roof, with finial, surmounting the two story western bay, while a three story rectangular tower rises above the composition at the southwest corner, (over)</p>			Historical Statement: <p>Built in 1889 (A), the house was first owned by George H. Anderson, an agent of the American Express Company and a manager of the Wisconsin Telephone Company. (B)</p>	
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Beloit Tax Rolls, RCHS Archives <b>B</b> Beloit Directory, 1886-87 <b>C</b> <b>D</b> <b>E</b> <b>F</b>	<b>6</b> 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</b> Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			Map Code BS 92/9	
<b>8</b> District: Bluff Street Historic District <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>Ra</u> date: <u>8/1/81</u>		<b>9</b> 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>Ra</u>					



# *CITY of BELOIT*

## **Planning & 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: 259 St. Lawrence 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>		