

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: November 21, 2017

Agenda Item: 6

File Number: COA-2017-30

Applicant: Kyra E. Wieland

Owner: Valerie Kiekhafer Rev Living Trust

Location: 1009 Chapin Street

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

Existing Land Use: Residential

Parcel Size: 0.11 Acre

Request Overview/Background Information:

Kayra E. Wieland, on behalf of Valerie Kiekhafer, has submitted an application for a Certificate of Appropriateness (COA) to allow exterior alterations on the detached garage located at 1009 Chapin Street. This project will include roof, garage door, and window replacements and repairs to the siding, soffits, and fascia. 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:

- The detached garage had been determined to be structurally unsafe by a City inspector, and there is an open violation on the subject property. The structure is leaning and has sustained roof damage. Some of the structural supports and exterior features have sustained wind and moisture damage.
- Originally, the applicant had requested to demolish the detached garage; however, the total cost of demolition and construction of a new garage have compelled the property owner to consider restoring the dilapidated structure. Furthermore, replacing a garage this size would not be feasible without a zoning variance due to setback requirements and available space on the subject property.
- The applicant has found a contractor willing to restore the detached garage and make it structurally sound. Roof, garage door, and window replacements will be included in the restoration.
- The residential structure located on the subject property was determined to be contributing the College-Park Historic District as shown in the attached Intensive Survey; however, the garage is not mentioned in the intensive survey form, and there is no record of when the garage was constructed.
- Section 32.06(5)(a) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
 - The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance. Only three of the ten review criteria apply in this case, and the applicant has satisfactorily complied with two of the general criteria.
- 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 wood siding, soffits, and fascia will be repaired and repainted. Some areas may have to be replaced with matching materials.
 - The roof will need structural replacements along with new decking, underlayment, and asphalt shingles. The new shingle material and color will match the shingles on the residential structure.
 - There are existing wooden framed windows on the rear exterior wall. The windows on the east exterior wall have been covered with plywood. The existing windows appear to have no historical value. The replacement windows will be white double hung, vinyl framed windows with muntin design on the top window pane.
 - The applicant has proposed two garage door designs which will replace the existing wooden sliding doors. The replacement doors will be white stamped steel, sectional doors with windows on the top section.
 - The material, size, color, detail, and hardware 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 allow exterior alterations on the detached garage located at 1009 Chapin Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. This approval authorizes roof, garage door, and window replacements and repairs to the siding, soffits, and fascia.
2. The applicant shall obtain all necessary permits prior to starting work on this project.
3. The completed work shall be consistent with the scope of work outlined by the applicant.
4. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
5. All work shall be completed by November 21, 2018 unless extended by the code enforcement officer.
6. 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, Application, Photos, Intensive Survey Form, & COA Checklist

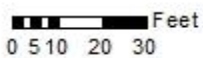
Location & Zoning Map

1009 Chapin Street

COA-2017-30



1 inch = 43 feet



Legend

-  Zoning District
-  City Limits
-  Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: November 7, 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-2017-30

1. Address of property: 1009 Chapin St.

2. Parcel #: 13670270

3. Owner of record: Val Keikhafer Phone: 608-365-0936
9th St. BELOIT WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: KYRA E WIELAND
1005 Chapin St. Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 1608 751-1330 (Cell Phone #) Kyrawieland@gmail.com (E-mail Address)

5. Present use of property: GARAGE

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.)

Garage located behind home at 1009 Chapin St. has been condemned, falling down, Resolution by 11/01/17 Demolition of this garage is proposed work.

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).

Kyra E Wieland, Kyra E Wieland, Oct 2, 2017
(Signature of applicant) / (Print name) (Date)

Review fee: <u>\$50.00</u> */ <u>\$25.00*</u> 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>NOV. 21, 2017</u> Application accepted by: <u>[Signature]</u> Date: <u>10/2/17</u>



GlassMaster® 30

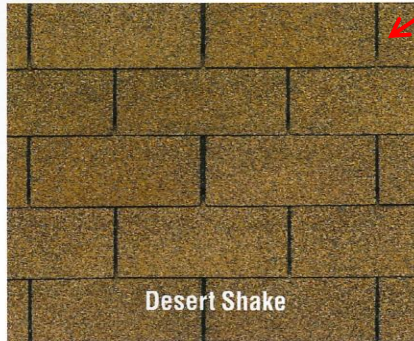
30
YEAR
LIMITED
Warranty

60
WIND
LIMITED
Warranty

ALGAE
Resistant
ARS
SHINGLE



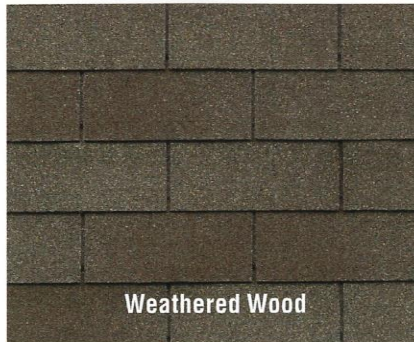
Burnt Sienna



Desert Shake



Hearthstone Gray



Weathered Wood

CLASSIC

The traditional beauty of a 3-tab shingle backed by a strong wind warranty.

SECURITY

The unmatched quality begins with a 30-year transferable limited warranty*.

* See the Atlas Limited Shingle Warranty for more details.

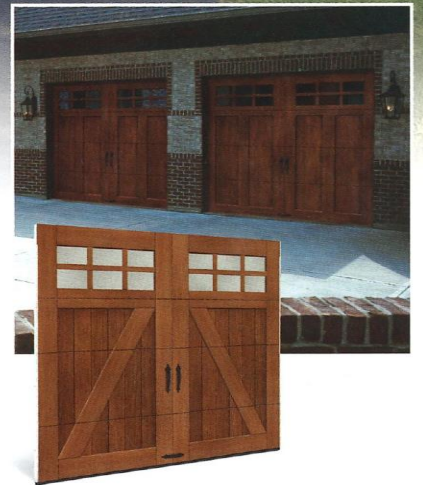
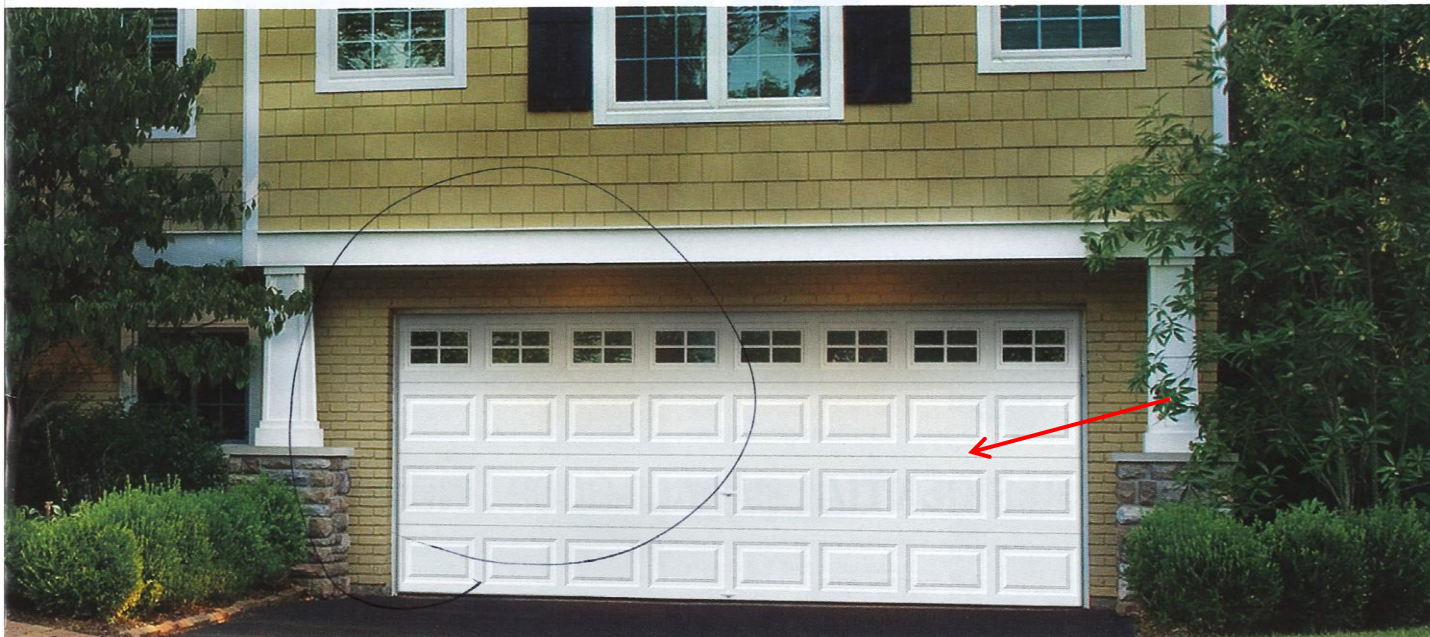
VALUE

Algae-resistant shingles provide long-lasting durability for almost any budget.



RESIDENTIAL GARAGE DOORS

STEEL PANEL DOORS | CARRIAGE HOUSE DOORS



IdealDoorGarageDoors.com

CAN'T FIND THE SIZE YOU NEED
IN STOCK?



**BUYING WINDOWS IS EASY
ON MENARDS.COM!**

Great news! You can now buy custom sized windows on Menards.com - right from your home, job site or the office!

STEP 1: STEP 2: STEP 3:



LEARN
ABOUT
WINDOWS



LEARN
THE
DIFFERENCES



CHOOSE
YOUR
WINDOW

MENARDS.COM KEYWORD: JELD-WEN

menards.jeld-wen.com | jeld-wen.com

MEN-95684 03/17 Northern ©2017 JELD-WEN, Inc.



**We made buying windows
as easy as:**

GOOD ✓

BETTER ✓

BEST ✓



JELD-WEN



LIFETIME
LIMITED
WARRANTY

VINYL WINDOW In-Stock Selection Guide

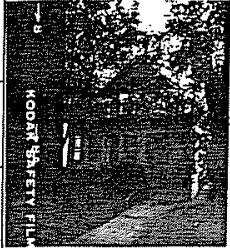


**The Best Selection.
The Best Prices. Period.**





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 Chapin Number 1009	
Street Address: 1009 Chapin				Legal Description:		Acreage:			
Current Name & Use: residence				Current Owner:					
Film Roll No. RO-117				Current Owner's Address:					
Negative No. 8				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 Range Section	
Dates of Construction /Alteration c. 1895		Source A							
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: _____ <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				Map Name Near East Side Historic District	
Architectural Statement: A late picturesque frame house with cross gables and an enclosed sun porch.				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 NES 117/8	
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>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</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>RH</u>					
E									
F									

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: 1009 Chapin 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		