

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: January 19, 2010

Agenda Item: 5

File Number: COA-2010-02

Applicant: Kathleen Cope

Owner: Kathleen Cope

Location: 738 Park Avenue

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

Existing Land Use: Two-Family Dwelling (Nonconforming)

Parcel Size: .21 Acre

Request Overview/Background Information:

Kathleen Cope has submitted a Certificate of Appropriateness (COA) Application to repair/replace the doors on the accessory structure for the property located at 738 Park Avenue. This application is the result of a property maintenance violation notice that was issued on November 3, 2009. As shown in the attached photos, the doors are in a deteriorated condition. This property is located in the College Park 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 alteration of structures within a 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 #4.

Key Issues:

- The applicant has submitted the attached project description, which outlines the proposed alterations. For the sake of consistency, this report will use the term “barn” when referring to the accessory structure. According to the project description, the applicant intends to repair the doors and replace all faulty components.
- The barn doors face Park Avenue, but the barn is located behind the house, along the rear property line. The barn is visible from Park Avenue.
- During the Beloit Intensive Survey, the house was classified as a ‘contributing’ structure within the College Park Historic District. A copy of 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.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are 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 in the historic district.

According to the project description, the applicant intends to use materials that are identical or substantially similar to the original materials. The applicant also intends to retain the original style and color scheme. Therefore, the proposed alterations are compatible with the style and character of the property and the historic district.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines that, in the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district. Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **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 developed 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
-

Staff Recommendation:

The Neighborhood Planning Division recommends ***approval*** of a Certificate of Appropriateness to repair/replace the doors on the accessory structure for the property located at 738 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. This project shall be limited to the tasks outlined in the project description section of the application.
 2. The doors shall be painted in a color scheme that matches the existing color scheme.
 3. All work shall be completed by May 31, 2010.
 4. 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.
 5. The applicant shall obtain a building permit. The completion date above does not extend any other time limits, such as those imposed by an order from Housing Services.
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Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Site Photos, Project Description, Intensive Survey Form, and COA Checklist.

Location & Zoning Map

738 Park Avenue

COA-2010-02



1 inch = 48 feet



Legend

- Parcels
- Zoning District

Map prepared by: Drew Pennington

Date: January 2010

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

NEIGHBORHOOD PLANNING DIVISION



REPAIR BARN DOORS
738 PARK AVENUE

DESCRIPTION OF PROJECT

Replace cement apron in front of barn.

Jack floor joists to correct level.

Replace supporting 6x6 posts with treated or fir and header.

Six doors to be repaired or replaced with like 1x6 tongue and groove boards and 1x6 cedar box trim to match existing style.


Hinges and latches to be replaced with like or close as possible to existing.

Prime and paint all exterior new wood.

INTENSIVE SURVEY FORM

Historic Preservation Division

State Historical Society of Wisconsin

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Park 738		
Street Address: 738-738 1/2 Park		Legal Description:		Acreage:			
Current Name & Use: residence		Current Owner:			738		
Film Roll No. RO-116	 Contact Prints	Current Owner's Address:					
Negative No. 24		Special Features Not Visible In Photographs:					
Facade Orient. E		Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
2	Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Range
	Dates of Construction /Alteration c. 1890	Source A					
	Architect and/or Builder:	Source					
3	Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input type="checkbox"/> Represents a type, period, or method of construction <input type="checkbox"/> Is a visual landmark in the area <input checked="" type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> None		4				Section
	Architectural Statement: This asymmetrically composed house, with intersecting gables and tall proportions, has several elements of the late picturesque style. The projecting gables are pedimented with modillions under the cornice. Walls of the side bay are chamfered. Brackets, leaded glass, and a corbeled brick chimney contrast with the unornamented clapboard siding.		Historical Significance <input type="checkbox"/> Assoc. with lives of significant persons <input type="checkbox"/> Assoc. with significant historical events <input type="checkbox"/> Assoc. with development of a locality <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> None				
Historical Statement: _____						Map Name Near East Side Historic District	
5		6					
Sources of Information (Reference to Above)		Representation in Previous Surveys					
A Visual estimate of surveyor		<input type="checkbox"/> HABS <input type="checkbox"/> NAER <input checked="" type="checkbox"/> WIHP <input type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other: _____					
B		7					
C		Condition					
D		<input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins					
E		8					
F		District: Near East Side Historic Dist.					
		<input type="checkbox"/> pivotal <input checked="" type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: Rh date: 8/1/81					
		9					
		Opinion of National Register Eligibility					
		<input checked="" type="checkbox"/> eligible <input type="checkbox"/> not eligible <input type="checkbox"/> unknown <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local initials: Rh					

Map Code
NES 116/24

CITY of BELOIT

Neighborhood Planning Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 738 Park 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		