### 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 Existing Land Use: Two-Family Parcel Size: .21 Acre

Residential District Dwelling (Nonconforming)

### **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) <u>Architectural Details</u>: 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 <u>approval</u> 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.

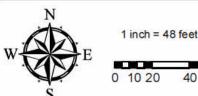
Fiscal Note/Budget Impact: N/A

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

# Location & Zoning Map

738 Park Avenue COA-2010-02







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.

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## CITY of BELOIT

# Neighborhood Planning Division 100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fa

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			X
originally intended purpose?			
Will the applicant retain distinguishing original qualities or character			
of a building, structure or site? The removal or alteration of any	X		
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?	A		
Has the applicant recognized and respected changes in the			
development of a building over time that may have acquired			X
significance in their own right?			A
Has the applicant treated with sensitivity distinctive stylistic			
features, or examples of skilled craftsmanship that characterize a	X		
building, structure or site?			
Has the applicant repaired, rather than replaced, deteriorated			
architectural features, wherever possible? If replacement is			
necessary, the new material should match the material being			X
replaced in composition, design color, texture and other visual			
qualities.			
Has the applicant avoided sandblasting and other cleaning methods			X
that will damage the surface of the historic building?			***
Has the applicant made every possible effort to protect and preserve			X
archeological resources affected by or adjacent to any project?			
If a contemporary design for alterations and additions is proposed,	X		
does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color,	A		
material and character of the property and neighborhood?			
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,	X		
the essential form and integrity of the building would be	A .		
unimpaired?			