CITY OF BELOIT



REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: September 20, 2011 Agenda Item: 4 File Number: COA-2011-21

Applicant: Ron Draves Remodeling Owner: Stephen Tilley Location: 644 Park Avenue

Existing Zoning: R-1B, Single-Family Existing Land Use: Single-Family Parcel Size: 0.21 Acre

Residential District Dwelling

Request Overview/Background Information:

Ron Draves Remodeling has submitted an application for a Certificate of Appropriateness (COA) to install vinyl siding on the detached garage for the property located at 644 Park Avenue. The subject 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 COA 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:

- Several photographs of the subject property are attached to this report.
- In June 2011, the property owner was ordered to replace the deteriorated siding on the garage. In lieu of replacing the rotten siding boards, the property owner has opted to install vinyl siding on the garage.
- Vinyl siding was installed on the house in 1994, following Landmarks Commission approval of a COA to install vinyl siding and to wrap the soffit, fascia, and trim.
- The house was built in 1888. 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.
- The detached garage was built in 1968 and has no historical significance.
- 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.

The applicant has proposed the installation of double 4" vinyl siding that is "Oxford Blue" in color. Although the color of the proposed siding matches the color of the house siding, the house siding has a smooth or brushed stroke finish. The difference is visible in the attached photo. The vinyl siding to be installed on the garage must have a similar finish, and the applicant will need to submit a revised sample before a Building Permit will be issued.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
 - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
 - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
 - (c) 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 install vinyl siding on the detached garage for the property located at 644 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

- 1. The applicant shall install double 4" vinyl siding with a smooth or brushed stroke finish that matches the existing siding on the house. A revised sample must be reviewed and approved by staff before a Building Permit will be issued.
- 2. The vinyl siding shall be installed over the existing siding.
- 3. All work shall be completed by November 1, 2011.
- 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 before beginning any work. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

Fiscal Note/Budget Impact: N/A

Attachments: Photographs, Application, Intensive Survey Form, and COA Checklist.





CITY of BELOIT NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

CERTIFICATE of APPROPRIATENESS APPLICATION

(P	lease Type or Print) File Number: CoA - 2011 - 21
1.	Address of property: 644 Park Ave
2.	Parcel #: 1366 0445
3.	Owner of record: Steve Tilley Phone: 765-3336
	(Address) (City) (State) (Zip)
4.	Applicant's Name: Ron Draves Remodeling
	(Address) (City) (State) (Zip) 365.5075 1 75/-6764 1 Argus remediating Charter inc.
	(Office Phone #) (Cell Phone #) (B-mail Address)
5.	Present use of property:
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)

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.) Resident General Content of Content of the Include of Includ	7.	Description of Project: Describe each item of the project separately.							
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): Source of Funds: Please indicate if funds for the project are being secured from any of the following sources: 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). Review fee: \$50.00* / \$25.00* if staff approved. Amount paid: \$		Project item: Include existing condition(s) when describing item. Also describe the proposed							
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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: 644 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.			
Is the applicant proposing alterations that have a historical basis,			X
rather than trying to create an earlier or later appearance?			
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?			
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			X
necessary, the new material should match the material being			
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,			
does this design retain significant historical, architectural or cultural	X		
material and is the design compatible with the size, scale, color,			
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			
unimpaired?			