

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: December 20, 2011

Agenda Item: 4

File Number: COA-2011-30

Applicant: Joy Beckman

Owner: Joy Beckman

Location: 703 Park Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.3439 Acre

Request Overview/Background Information:

Joy Beckman has submitted an application for a Certificate of Appropriateness (COA) to restore the terrace facing Chapin Street for the property located at 703 Park Avenue. The subject property is located on a corner lot in the College Park Historic District at the intersection of Park Avenue and Chapin Street. The property is classified as a pivotal site within the College Park Historic District due to its association with historical figure, Serno T. Merrill and its architectural significance. 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:

- The house was built in 1869 at the intersection of Park Avenue and Chapin Street. It was owned by Sereno T. Merrill, one of Beloit's early industrialists and was classified as a "pivotal" structure within the College Park Historic District during the Beloit Intensive Survey of 1981. See the attached Intensive Survey Form for more detailed information.
- A wooden stairway, not original to the structure, currently exists on the south side of the property that faces Chapin Street.
- The wooden stairway was installed in the 1970s before the City established its Historic Preservation Ordinance and the Landmarks Commission in 1989.
- The applicant has mentioned in her attachments that the original concrete terrace was constructed in the 1930s when an addition was added to the structure.
- Restoring the terrace will bring back the functionality of the dining room door that is currently inaccessible with the existing wooden stairway (see Figures 1 & 2).
- Restoring the terrace will also bring back the original appearance of the building.
- In addition to the proposed terrace, the applicant has proposed to add two concrete garden planter boxes at the base of the terrace in order to enhance the appearance of the property. The garden planter boxes will also be faced with limestone to match the foundation.
- Within the provisions of Section 32.06(5) of the Historic Preservation Ordinance the two concrete garden planter boxes are classified as "hardscape landscaping" which requires specific review and approval by the Landmarks Commission because of their location in a front yard.
- The applicant has proposed to remove the wooden stairway, and restore the concrete terrace in two-phases.
- **Phase 1 will occur between the winter and spring of 2012, and consist of:**
 - Removal of the wooden stairway
 - Construction of concrete terrace and stairs
 - The proposed concrete terrace will be 14 feet and 4 inches wide and 7 feet deep. The inset stairway will be 4 feet wide. The height of the proposed concrete terrace will be 2 feet and 6 inches high. The landing of the concrete terrace will be stamped with an imprint of flagstone pavers (see Figure 4 for example of imprint).
 - The terrace will be faced with limestone obtained from a demolished barn in the Town of Beloit that is consistent with the limestone foundation (see Figure 7)
- **Phase 2 will occur between the summer and autumn of 2012, and consist of:**
 - Constructing two concrete garden planter boxes at the base of the newly constructed terrace. The intent is to create a cascading look and feel to the terrace desired by the applicant. The planter boxes will be constructed from the same material as the terrace, and will be located on each side of the inset stairway

at the base of the terrace (see Figure 6).

- The two garden planter boxes will be 1 foot high and 1 foot and 5 inches wide.
 - The two garden planter boxes will be faced with limestone to match the terrace.
- 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. Only four of the ten review criteria apply in this case, and the applicant has satisfactorily complied with all four.
 - Section 32.06(5)(b) 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) Landscaping: Compatibility. *Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.*
 - The two concrete garden planter boxes as proposed would be compatible with the architectural character and appearance of the landmark itself. The applicant has proposed to face the front of the garden boxes with limestone to match the foundation of the house.
 - (2) 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.*
 - The proposed terrace will consist of concrete and limestone that is similar to that of the structure's foundation. The proposed design and materials are compatible with the character of the house 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:
 - (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 approval of a Certificate of Appropriateness to construct a terrace with garden box planters for the property located at 703 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall construct the terrace that consists of the design and materials specified in the application attachments.
2. The applicant shall install continuous handrails constructed of metal on both open sides of the stair flight pursuant to

§9.04 of the Building Code

3. All work shall be completed by December 21, 2012.
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: COA Application, Location Map, Diagram Description and Photographs from applicant, Intensive Survey Form, and COA Checklist.

Nov. 23, 2011

CITY of BELOIT

NEIGHBORHOOD PLANNING 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-2011-30

1. Address of property: 703 Park Ave

2. Parcel #: 13670175

3. Owner of record: Joy Beckman Phone: 608-363-2097

703 Park Beloit WI
(Address) (City) (State) (Zip)

4. Applicant's Name: Joy Beckman

703 Park
(Address) (City) (State) (Zip)

363-2097 1-952-412-7067 beckmanj@beloit.edu
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: residential

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.)

Remove stairs and build terrace.
see attached description

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).

 / Joy Beckman / 11/21/11
(Signature of applicant) (Print name) (Date)

Review fee: \$45.00 / \$25.00 if staff approved	Amount paid: \$ <u>50.00</u>
Scheduled meeting date: _____	
Application accepted by: <u>Michael D Lofton II</u>	Date: <u>11/21/2011</u>

Location Map

703 PARK AVENUE

COA-2011-30



1 inch = 45 feet

0 5 10 20 30 Feet

Legend
 Parcels

Map prepared by: Michael D. Lofton II
Date: December 7, 2011
For: Landmarks Commission
Date of Aerial Photography: April 2011

NEIGHBORHOOD PLANNING DIVISION

703 Park Avenue: Application for Modification to Chapin Street entrance

The proposed project would be to remove the 1970s stairway from the Chapin street entrance (fig. 1 & 2). The wooden stairs is neither original to the house nor appropriate as it does not replicate the original footing. A cement terrace with stairs would replace the wooden stairs and follow earlier cement footings that probably were added in the 1930s when an addition was put on the house. This would allow access to the house from both the kitchen door and the dining room door. Currently the dining room door is not accessible (see fig. 2) Similar terrace can be seen in a nearby house on Chapin Street (fig. 3). The terrace would be faced with limestone to fit appropriately with the original foundation limestone. The limestone is to be procured from a torn down barn located in the Beloit Township. This material has already been secured. An additional limestone wall approximately one foot high and approximately one and a half foot wide would be added around the terrace to hold plantings and create a stepped look to the terrace (fig.6). The top of the terrace would be stamped to give the appearance of flagstone pavers (fig.4)

The terrace would be 31" in height, just slightly lower than the height of the current wooden steps. The garden wall would be approximately 16" in height and about 16" wide. The stairs would be 4 feet wide, equal to the wide of the current steps. The entire terrace would be 14ft 4" wide and 7" deep.

Phase 1 (fig.5): Winter 2011- Spring 2012, depending on weather and schedule of the contractor
The current wooden staircase would be removed.
Concrete walls would be added.
The terrace area would be filled in and a stamped concrete slab would be added.
Concrete stairs would be poured.

Phase 2 (fig.6): Summer 2012- Fall 2012
Concrete wall would be faced with limestone.
One foot limestone wall would be added to the front of the terrace wall.

Costs:

Phase 1: Concrete wall and slab: \$1200

Phase 2: Limestone façade: \$500

Limestone garden wall: \$200

Diagram
Description



Fig. 1: Current stairway, Chapin Street entrance.

Fig.2: Detail: Second doorway which would enter onto future terrace.



Fig.3 Nearby terrace/ Chapin Street



Fig.4 stamped concrete – sample of contractors work
Nelson GC

Phase 1:
Sketch of
Proposed
Terrace



Fig.5 mockup of Chapin entrance – Phase 1

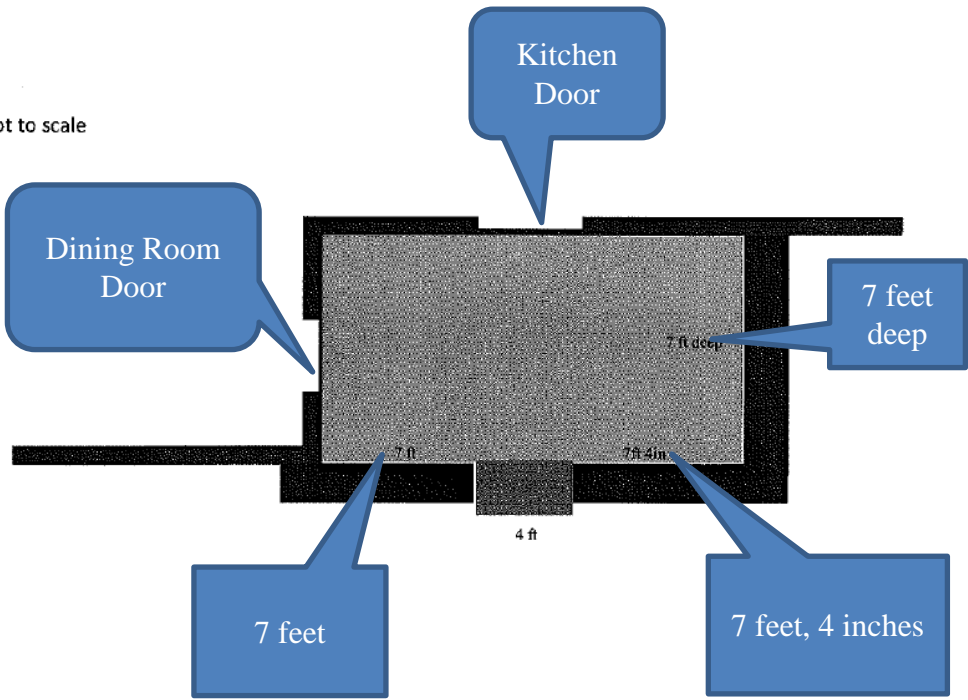


Fig. 6 mockup of Chapin entrance – phase 2

Phase 2:
Sketch of
Proposed
Terrace
with
Garden
Planters

Photographs and
Sketches of
Proposed Terrace

Not to scale



Sketch of Proposed Terrace



Figure 7: Limestone material



Figure 8: Proposed stairway rails submitted by applicant

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park				
Street Address: 703 Park Avenue		Legal Description: L. 16 & S. 41.5' of L. 15, B. 18, Original Plat	Acreage:					
Current Name & Use: Residence		Current Owner:						
Film Roll No. RO-86 *RO-102 **RO-111	Negative No. 8, 9 *2 **25, 26	Current Owner's Address:		Number 703				
Facade Orient. W		Special Features Not Visible In Photographs:						
Original Name & Use: 2 Sereno T. Merrill House		Source	Previous Owners	Dates	Uses	Source	Town	
Dates of Construction/Alteration 1869		Source						Range
Architect and/or Builder:		Source A					Section	
3 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		4 Historical Significance <input checked="" 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 type="radio"/> None		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				Map Name Near East Side Historic District
Architectural Statement: Finely-detailed and well-preserved, this spectacular frame house, built in 1869 (A), is an architecturally significant example of the Italian villa style, rare in Beloit but executed here with elegance and grace. Balancing classical forms in an asymmetrical composition that evokes the picturesque, the two story house is built in an L-shaped plan with a corner tower rising three stories. The west section has a low-pitched gabled roof with heavy cornice returns that suggest the pedimented temple forms of classical inspiration, while the side wing has a hip roof with projecting eaves. (over)		Historical Statement: Sereno T. Merrill was one of Beloit's most important early industrialists. As an inventor and businessman, he was involved in the formation of some of Beloit's largest industrial concerns. Sereno Merrill was born in Gill, Massachusetts in 1816. His father was a blacksmith, machinist and inventor who patented "Merrill's goose-necked hoe" in 1814. Merrill studied in New England and was a teacher and school principal for many years, specializing in Latin. (over)						
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Rock County History, 1908, pp. 819-822 C Book of Beloit, p. 206 D E F		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:		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				Map Code NES 86/8
				8 District: <u>Near East Side Historic Dist.</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>2/1/81</u>				
				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>R</u>				

703 Park Avenue
Architectural Statement (Continued)

Beneath the cornice, a wide and unornamented frieze provides a strong formal emphasis. A segmentally arched entry portico with entablature is supported by two unfluted Ionic columns and the door is surmounted by a segmentally arched transom. The sash windows--two-over-two on the upper stories, four-over-four on the first story--are surrounded by simple frames and capped by projecting flat windowheads, except on the top story of the tower where a rounded windowhead evokes Tuscan villa design. A rounded ventilator in the west gable repeats the motif. Narrow clapboarding provides a smooth finish highlighting the classic simplicity of the design. The only significant alteration is the substitution of lacy wrought iron for the original porch posts.

Historic Statement (Continued)

He moved to Beloit in 1846 and became principal of the Beloit Seminary. He held his post until 1849 when Beloit Seminary was merged into Beloit College.

He then sought an occupation more suited to his strong interests in industry and inventing. In 1850-1851, he built the first paper mill on the Rock River at Rockton, Illinois, in partnership with T. L. Wright. During this time, the first strawboard for sheathing was made into rolls with an invention patented by Merrill. He was involved with milling on the Rock River for many years and was President of the Rock River Paper Company for 15 years.

In 1858, the O. E. Merrill Company was organized by three Merrill brothers, including Sereno, to produce spare parts for Sereno Merrill's paper-making machines at the Rock River Paper Company. This later became the Merrill & Houston Iron Works, of which Sereno Merrill was president for eight years. This company, as reorganized, eventually became the Beloit Corporation, a worldwide company, still producing paper making machines. (B)

In 1873, Sereno Merrill helped organize the Eclipse Windmill Company and was its president for six years. This company was the forerunner of Fairbanks, Morse & Company, another of Beloit's leading industries, manufacturer of engines. (C)

Other positions held by Sereno Merrill include: President of both the Citizen's National Bank and Beloit Savings Bank, Beloit alderman, state commissioner to the World's Exposition at Vienna in 1873, honorary Commissioner to World's Exposition at Paris in 1881, member of the Wisconsin Legislature in 1876 and 1877, member of the Rock County Board of Supervisors for eighteen years, and trustee for Beloit College for thirty-six years. (B). Perhaps no other individual was as significant in the development of Beloit as a manufacturing center.





Pivotal
703 Park

West



West



North



College
Park
Historic
District

South



South-
East



6-17-91

Not to sc



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: 703 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		