

CITY OF BELOIT



REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 15, 2013

Agenda Item: 4

File Number: COA-2013-37

Applicant: Beloit College

Owner: Beloit College

Location: 706 Emerson Street

Existing Zoning: PLI: Public
Existing Land Use: Day Care
Lands/Institutions

Parcel Size: .44 Acres

Request Overview/Background Information:

Beloit College has submitted an application for a Certificate of Appropriateness (COA) to replace the patio doors for the property located at 706 Emerson Street. 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 properties within Historic Districts.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The applicant has proposed the replacement of the patio doors for the above listed property. The applicant has not proposed any other changes to this historic property.
- This property is located at 706 Emerson Street which was considered 749 College Street prior to the vacancy of this portion of the road. This property was added to the historic registry under the College Street address.
- The door will be replaced by patio doors similar to what is currently installed. The door will be 5'11" X 6'7-1/2". The window panes will be 3' x 5' and will contain 1-1/8" exterior and interior grilles. All will be white in color.
- The City's Historic Preservation Guide recommends when installing patio doors that they be at the rear of the building. The proposed project is consistent with these recommendations.
- During the Beloit Intensive Survey, the house was classified as contributing property to 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.
- 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: *Architectural Details*
 - The proposed colors, materials, and textures are compatible with the character of this historic house.
- The proposed repairs satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

Sustainability:

- **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.
- **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 replace the patio door at the property located at 706 Emerson Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the materials that were described and illustrated in the application and attachments.
2. All work shall be completed by December 31, 2013.
3. Prior to beginning this project, the applicant's contractor shall obtain a Building Permit.
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.

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, Photo of Product, Intensive Survey Form, and COA Checklist.



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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-2013-37

1. Address of property: 736 Emerson St. / 749 College Street

2. Parcel #: 13670050

3. Owner of record: Beloit College Phone: 608-363-2200

(Address) (City) (State) (Zip)

4. Applicant's Name: Beloit College

700 College St. Beloit WI 53511

(Address) (City) (State) (Zip)

608-363-2200 / 1 physicalplant@beloit.edu

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Daycare on Campus

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.)

Replace deteriorating door with door as close to the same specifications as possible, unit size 5'11" X 6'7 1/2" H., 3W5H panes, 1/8 exterior & interior grills white

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).

Bruce Hamilton Bruce Hamilton 9/12/13
 (Signature of applicant) (Print name) (Date)

| | |
|---|------------------------------|
| Review fee: \$50.00* / \$25.00* 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>10/15/13</u> | |
| Application accepted by: <u>[Signature]</u> | Date: <u>9/19/13</u> |

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

| | | | | | | | |
|---|---|---|---------------------------------|------------------------|---|--------|--|
| City, Village or Town: 1 BELOIT | | County: ROCK | Surveyor: Richard P. Hartung | Date: July, 1981 | Beloit College Campus (College St.) Number 749 | | |
| Street Address: BELOIT COLLEGE CAMPUS 749 College Street | | Legal Description: L. 9, B. 26, Original Plat | | Acreage: | | | |
| Current Name & Use: Faculty Lounge | | Current Owner: Trustees of Beloit College | | | | | |
| Film Roll No. RO-104 | | Current Owner's Address: 700 College Street, Beloit, Wisconsin | | | | | |
| Negative No. 21 |  | Special Features Not Visible In Photographs: | | | Section Map Name Near East Side Historic District | | |
| Facade Orient. W | | Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| Original Name & Use: 2 Kappa Delta House | | Source A | Previous Owners | Dates | Uses | Source | Town Range |
| Dates of Construction / Alteration 1935 | | 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 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 | | Section | | | Map Name Near East Side Historic District |
| Architectural Statement: Two story sorority house with one story wing to south; brick painted white. Colonial Revival details including handsome entrance with broken pediment. Metal railing on roof of wing includes the Kappa Delta Greek letters. This is the smallest of the Greek letter houses on campus, and the only one now on the academic campus proper, although College Street was still open when it was constructed. | | Historical Statement: See ISF for 708 Clary | | | | | |
| 5 Sources of Information (Reference to Above) Information supplied by James Balch, Director of the Physical Plant, Beloit College, October, 1981 | | 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 104/21 | | | |
| A | | 7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins | | | | | |
| B | | 8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing | | | | | |
| C | | 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>R</u> | | | | | |
| E | | | | | | | |

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 CHECKLIST |
|---|

For property located at: 706 Emerson/ 749 College 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 |