

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: August 15, 2017

Agenda Item: 4

File Number: COA-2017-13

Applicant: Michael Phillips

Owner: Beloit College

Location: 725 Chapin Street

Existing Zoning: PLI, Public Lands and Institutions District

Existing Land Use: Office

Parcel Size: 0.51 Acre

Request Overview/Background Information:

Michael Phillips, on behalf of Beloit College, has submitted an application for a Certificate of Appropriateness (COA) to allow repairs to the wood siding on the residential structure located at 725 Chapin Street. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an 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 #1.

Key Issues:

- The siding on the subject property in need of repair and new paint; some portions of the siding has sustained moisture damage and will have to be replaced.
- The applicant intends to wash, scrape, and repair the existing wood siding in preparation for new paint. The siding will be repainted with matching paint.
- The applicant has indicated replacements to the original siding will be done with matching materials.
- This property is contributing to the Near East Side/ College Park Historic District, as described in the attached Intensive Survey Form.
- Section 32.06(5)(a) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
- Section 32.06(5)(b) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criterion is 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.*
 - The proposed colors and materials are compatible with the original character of this historic property.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **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 allow repairs to the wood siding on the residential structure located at 725 Chapin Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall obtain all necessary permits prior to starting work on this project.
2. The applicant shall replicate the craftsmanship or woodworking details on any damaged sections of the wood siding that need to be replaced.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by August 15, 2018.
5. 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: Location & Zoning Map, Application, Photos, Building Plans, Intensive Survey Form, & COA Checklist

Location & Zoning Map

725 Chapin Street

COA-2017-13



1 inch = 42 feet
0 5 10 20 30 Feet

Legend

-  Parcel Boundaries
-  Zoning District

Map prepared by: Rudy Moreno, Planner II
Date: July 10, 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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-2017-13

1. Address of property: 725 Chapin
2. Parcel #: 136700.0
3. Owner of record: Beloit College Phone: 608-363-2200
700 College Street Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Michael Phillips, Director of Facilities
700 College Street Beloit WI 53511
(Address) (City) (State) (Zip)
608-363-2200 / (Office Phone #) / phillipsml@beloit.edu (E-mail Address)
5. Present use of property: office
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

Painting

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.)

Repair and replace unpaintable wood, wash, scrape, prime new and bare wood and two coat all siding

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).

Michael Phillips
(Signature of applicant)

Michael Phillips
(Print name)

7/5/17
(Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 50.00
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: AUG 15, 2017
Application accepted by: Randy M... Date: 7/10/17



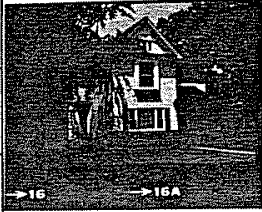








INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 - BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Chapin		
Street Address: 725 Chapin		Legal Description:		Acreage:			
Current Name & Use: residence		Current Owner:			Number 725		
Film Roll No. RO-115		Current Owner's Address:					
Negative No. 16		Special Features Not Visible In Photographs:					
Facade Orient. S		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Original Name & Use: 2		Source	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction /Alteration c. 1885		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 checked="" type="radio"/> Other: _____ <input checked="" type="radio"/> None		4 Historical Significance			Map Name Near East Side Historic District	
Architectural Statement: This two and a half story frame house features elements of the local late picturesque vernacular, including the box bay window on the 2nd story, the reticulated shingles on the gable, and blocky moldings on the window architraves; but the clapboard structure is essentially unornamented and it has the variegated profile and asymmetrical massing which give the house its character.		<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			Historical Statement:		
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys			Map Code NES 115/16		
A Visual estimate of surveyor		<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: _____					
B		7 Condition					
C		<input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
D		8 District: Near East Side Historic Dist.					
E		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>Rn</u> date: <u>8/1/81</u>					
F		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>Rn</u>					

CITY of BELOIT

Planning & 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: 725 Chapin 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