

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: September 19, 2017 **Agenda Item:** 4 **File Number:** COA-2017-18
Applicant: Corporate Contractors Inc. **Owner:** College District LLC. **Location:** 704 Park Avenue
Existing Zoning: R-1B, Single Family Residential District **Existing Land Use:** Residential **Parcel Size:** 0.24 Acre

Request Overview/Background Information:

Brad Siegworth, on behalf of Corporate Contractors Inc., has submitted an application for a Certificate of Appropriateness (COA) to allow exterior improvements to the residential structure and detached garage located at 704 Park Avenue. This project will include: 1) replacement of wooden storm shutters, 2) installment of two windows and a patio door on the west facing exterior wall of the house, 3) installment of a new concrete patio in the rear and side yard, 4) close-off the existing garage entry door and installment of a new entry door on the east facing exterior wall of the garage, and 5) repair and extend the existing pergola to the garage. 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:

- On August 29, 2017, the applicant obtained a staff approved COA to allow roof repairs to the residential structure and garage.
 - This property is contributing to the Near East Side/ College-Park Historic District, as shown 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 applicant has proposed the replacement of the existing wood shutters with vinyl shutters; the attached Intensive Survey Form mentions the green shutters in the Architecture Statement.
 - The new windows to be installed on the west facing wall will be white double hung vinyl windows. The existing windows on the house are wood framed with aluminum framed storm windows.
 - The existing wood framed window on the west facing exterior wall will be removed for installment of the new primed steel French patio doors.
 - New entry door to the garage will be a steel 6 panel pre-hung entry door.
 - 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 exterior improvements to the residential structure and detached garage located at 704 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. This approval authorizes the following improvements: 1) replacement of wooden storm shutters, 2) installment of two windows and a patio door on the west facing exterior wall of the house, 3) installment of a new concrete patio in the rear and side yard, 4) close-off of the existing garage entry door and installment of a new entry door on the east facing exterior wall of the garage, and 5) repair and extend the existing pergola to the garage.

2. The applicant shall obtain all necessary permits prior to starting work on this project.
3. The applicant shall store the original wood storm shutters on the property.
4. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
5. All work shall be completed by September 19, 2018.
6. 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.

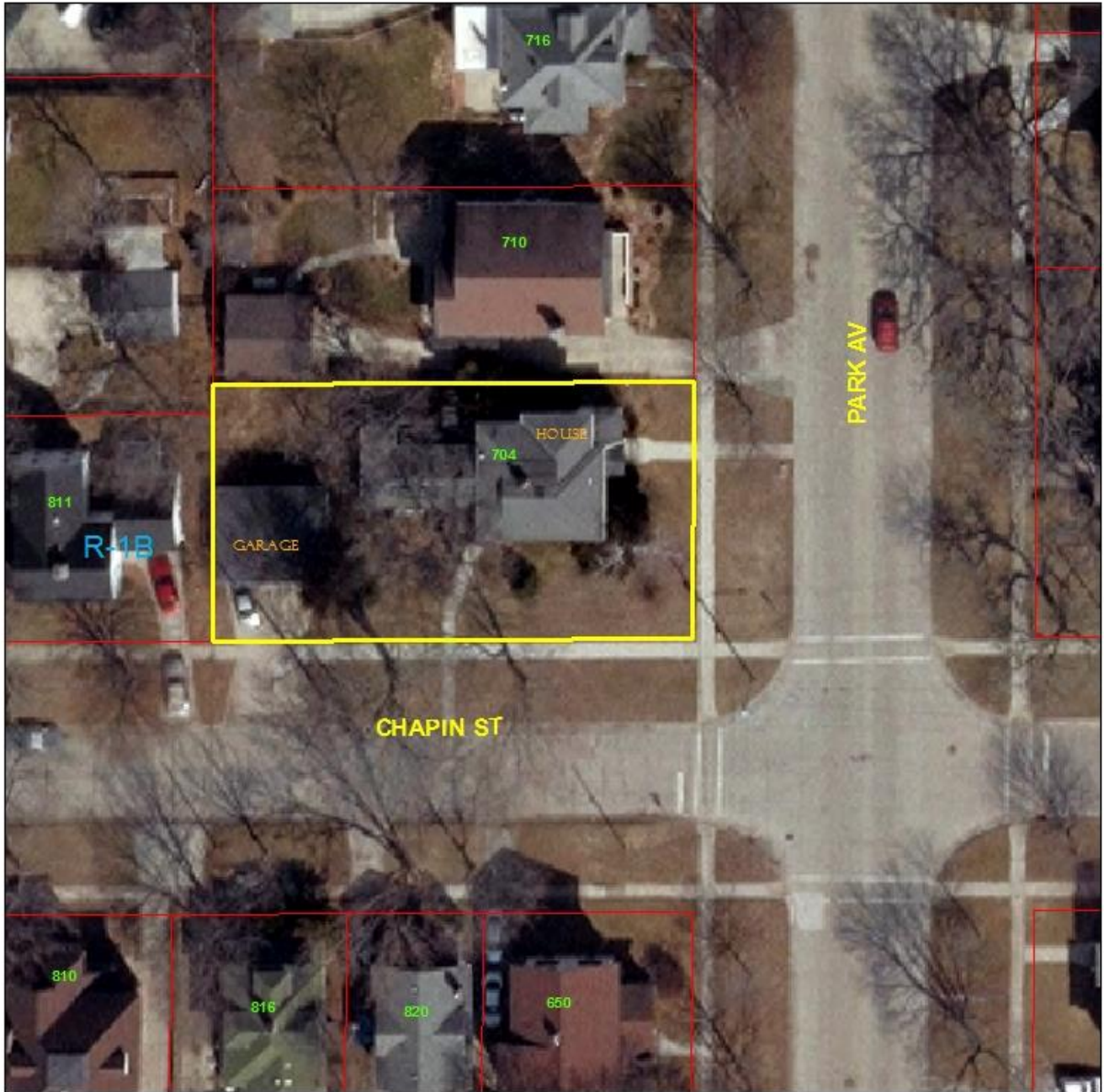
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Site Plan, Photos, Material Information, Intensive Survey Form, & COA Checklist

Location & Zoning Map



704 Park Avenue

COA-2017-18



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-2017-18

1. Address of property: 704 Park

2. Parcel #: 13670085

3. Owner of record: College Distanc LLC Phone: _____

Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: COMPONATE CONSTRUCTIONS

3800 gateway Blk Beloit WI 53511
(Address) (City) (State) (Zip)

608-362-2912 / 608-207-0126 / BRAD.Siegelworth@CCERWI.com
(Office Phone #) (Cell Phone #) (E-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)

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 The Suttern with Vinyl Shutters
Wash outside of house and garage - paint where needed
Replace The alum sedit and fascia That is coming down
Replace garage Doors with The Same as 710 park

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

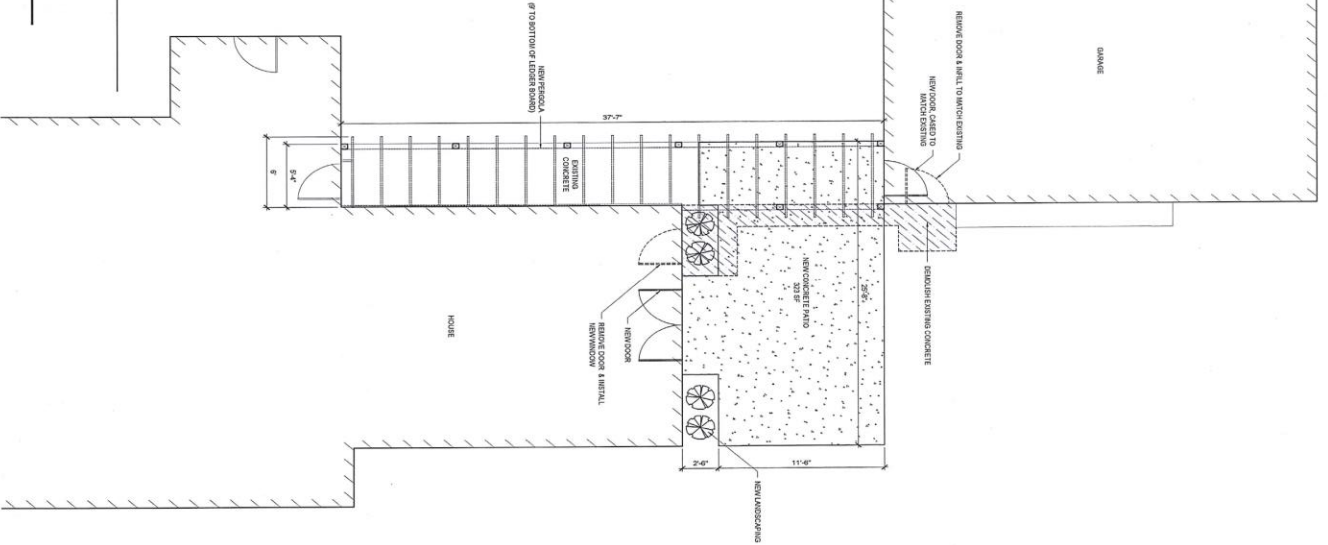
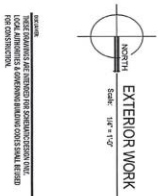
NOTE:

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).

[Signature] / BRAD Sieglowitz / 7-21-17
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 50.00 - [initials]
* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: SEP 19, 2017
Application accepted by: [Signature] Date: 7/31/17



01 PATIO RENDERING
NOT TO SCALE

add in 2 windows on the back of the house, we can also add in 1 patio door and concrete patio, we would like to extend the finish part the house and over to the garage add door to garage



02 PERGOLA RENDERING
NOT TO SCALE

704 PARK AVENUE
BELOIT, WISCONSIN



DATE:	8/23/2017
DATE:	7/26/11
PROJECT:	102
EXTENSION WORK	

Original Wooden Shutters



Proposed Replacement Shutters



French Quarter 14" W x 25" H Black Vinyl Full-Louvered Exterior Shutters - 2 pack

Model Number: B-PP1425BL | Variation: Black

EVERYDAY LOW PRICE **\$28.99**

SALE PRICE **\$26⁰⁹** each

Valid Until 8/5/17

You Save: \$2.90 After Sale Price



Variation:
Black

*Prices may vary by variation

Select Color

12 Variations Found



Select Nominal Size W x H

14" x 25"

Description | Accessories | Specifications



Add to Compare



Add to Gift Registry

Click image for a larger view.
Hover to zoom in.





Location for the new pergola
which will extend from the
screen porch to the detached
garage





Proposed location for
new entry door



Location for new patio doors and windows





Concrete walkway to be removed and replace with concrete patio extending to the new garage entry door





10 on 12 Lights



Mastercraft® Premier Primed Steel 72" x 80" External 15-Lite French Patio Door with Exterior Grilles - Right Inswing

Product Specifications:

Variation: Primed White Steel & Clear Full 15-Lite - Right Inswing
Dimensions: Rough Opening: 72" W x 80" H and Brick Opening: 74" W x 80-3/4" H

EVERYDAY LOW PRICE **\$359.00**
SALE PRICE **\$344.00**
11% MAIL-IN REBATE \$37.84

Model Number: 4212035
Menard SKU: 4212035
Air Leakage (AL) Rating: 0.3
Door Material: Steel
Energy Star® Qualified: Not Energy Star Certified

FINAL PRICE \$306¹⁶ each

You Save: \$52.84 After Sale Price & Mail-In Rebate

Exterior Color: Primed
Frame Height: 80 inches
Frame Material: Primed Wood
Frame Size: 2x4 Wall 4 9/16" Frame
Frame Width: 72 inches
Glass Type: Clear
Handle Type: Sold Separately
Hardware Finish: Satin Nickel
Includes: Preamsembled Door Slab, Hinges, and Frame
Interior Color: Primed
Nail Flange for Installation: No
Rough Opening Height: 80 inches
Rough Opening Width: 72 inches
Screen Included: No
Manufacturer Warranty: Limited Lifetime
Sill Finish: Aluminum
Solar Heat Gain Coefficient: 0.2
Style: French
Swing / Operating Panel: Right Inswing
U Factor: 0.26
U-Value: 0.26
Warranty: Limited Lifetime
Weight: 207.4 pounds

*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store.

Online Availability

Ship to Home
Available for shipment in 2 days.

Deliver from Store

Ship to Store - Free!
Estimated arrival date 08/31/2017

Store Availability

Visit a Store to Special Order

Product Description

There's nothing quite like the classic look of a French door to make a patio complete. Enjoy natural light and a wide-open view with this door's dual-operating design. Top it off with insulated glass and an energy-saving core, and this door is an obvious choice for your home. This door has a right inswing, which means the knob is on the right side when you pull the door toward you.

- Right inswing
- 24-gauge steel primed white and ready to finish with a 1-3/4" thick energy-saving insulated foam core
- Prehung with a 4-9/16" primed wood frame (interior trim not included) and high-performance weatherstripping
- 1/2" thick 15-lite, insulated glass measures 22" x 64" with exterior grilles



Crestline® Quick Series 34" W x 48" H Vinyl Double-Hung Window/Grille In Air Space - White Interior/White Exterior

Product Specifications:

Variation: White Interior/Exterior
Dimensions: Fits Rough Opening: 34" W x 48" H

Model Number:

QS_34X48_S250_DH_2101

Menard SKU: 4041188

Air Leakage (AL) Rating: 0.25 CFM

Manufacturer Warranty: Accidental

Glass Breakage Warranty, Limited

Lifetime Warranty

Collection: Quick Series

Material: Vinyl

Energy Star Zones: Zone 1 (Canada),

Northern, North-Central

Meets IRC for Egress: No

Exterior Color: White

Mounting Method: With Nailing Flange

(New Construction)

Frame Depth: 3-1/4 inches

Frame Height: 47-1/2 inches

Rough Opening Dimensions: 32"W x 48"H

Frame Width: 33-1/2 inches

Screen Color: Black

Glazing Type: Double Pane

Screen Material: Fiberglass

Grid Pattern: Colonial

Solar Heat Gain Coefficient: 0.28

Product Type: Double Hung

Special Features: Tilt Latches, Screen,

Argon Filled, Low-E

Hardware Type: Cam-Lock

U-Value: 0.27

Interior Color: White

Visible Light VT Rating: 0.48

Listing Agency Standards: Energy Star,

WDMA, NFRC

Hardware Finish: White

Online Availability

Ship to Home

Not eligible for Ship to Home

Deliver from Store

Ship to Store - Free!

Estimated arrival date 09/04/2017

Store Availability

Visit a Store to Special Order

EVERYDAY LOW PRICE **\$189.00**

11% MAIL-IN REBATE \$20.79

Valid Until 9/2/17

FINAL PRICE \$168²¹ each

You Save: \$20.79 After Mail-In Rebate

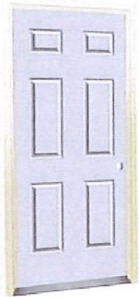
*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store.

Product Description

Crestline's Quick Series Program provides the most popular products and sizes available in approximately seven days from the date of order. All Crestline® windows are specifically made to offer unparalleled flexibility, reliability, and energy efficiency. Crestline® vinyl windows feature fusion-welded construction, ENERGY STAR® compliance, and contoured glazing beads to ensure quality and optimum appearance. We are so confident in the quality of our products that we back them with a limited lifetime warranty and accidental glass breakage warranty. All Crestline® products are proudly made in the USA.



6 Panel



Commander® 36" W x 80" H Primed Steel 6-Panel Prehung Entry Door - Left Inswing

Product Specifications:
Variation: Primed Steel - Left Inswing
Dimensions: Rough Opening: 38-1/4" W x 82" H and Brick Opening: 40" W x 82-3/4" H
Model Number: 4141554
Menard SKU: 4141554
Color/Finish: Primed Gray
Deadbolt Bore: No
Door Construction: Primed Steel
Door Style: 6-Panel
Door Swing: Left Inswing
Door Thickness: 1-3/4 inches
Frame Material: Primed Wood
Frame Width: 4-9/16 inches
Glass Caming Finish: N/A
Glass Style: N/A
Hinge Finish: Primed
Includes: Hinges, Sill, Frame, Preassembled Door Slab, Brickmould
Lockset Bore: Yes
Lockset/Deadbolt Backset Dimension: 2-3/4 inches
Manufacturer Warranty: 2 Year Limited
Nominal Door Height: 80 inches
Nominal Door Width: 36 inches
Obscurity Rating: 10
Rough Opening Height: 82 inches
Rough Opening Width: 38-1/4 inches
Sill Finish: Aluminum
Sill Type: Fixed
Solar Heat Gain Coefficient: 0.01
U-Value: 0.12
Air Leakage (AL) Rating: Not Energy Star Rated

EVERYDAY LOW PRICE **\$128.00**
11% MAIL-IN REBATE \$14.08

FINAL PRICE \$113⁹² each

You Save: \$14.08 After Mail-In Rebate

*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store.

Online Availability

Ship to Home

Available for shipment in 2 days.

Deliver from Store

Pick Up at Store

Store Availability


4 In-Stock ** at **BELOIT**

Product Description

Rest easy at night knowing that your entryway is guarded by the Commander® steel door. Its sturdy, functional design offers quality and long-lasting security to your home. It is primed and ready to be painted the perfect color to complement your door. The six-panel design gives a traditional feel to your home. This door has a left inswing, which means the knob is on the left side when you pull the door toward you.

- Left inswing
- 26-gauge steel primed and ready to paint
- Prehung with 4-9/16" primed frame and compression weatherstripping
- Inswing nonadjustable aluminum sill
- 3 primed hinges
- Prebored with 2-3/4" backset for easy handle installation (handleset purchased separately)
- 1-3/4" thick, energy-saving, insulating foam core also reduces sound transfer

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park		
Street Address: 704 Park Avenue		Legal Description:		Acreage:			
Current Name & Use: Residence		Current Owner:					
Film Roll No. RO-86	 Prints	Current Owner's Address:					
Negative No. 6		Special Features Not Visible In Photographs:					
Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: Whitney House		Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration 1870		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: 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	
Architectural Statement: Two story vernacular style residence with Italianate influence. Hip roof and tall narrow windows with flat hooded lintels grace this clapboard sided house. Green shutters on all windows. Later front porch added on, but of Greek Revival style.		Historical Statement:					
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives		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:				Near East Side Historic District Map Code NES 86/6	
B		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C		8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: rh date: 8/1/81					
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: RP					
E							
F							

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: 704 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		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

