

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: February 20, 2018 **Agenda Item:** 5 **File Number:** COA-2018-01
Applicant: Bill Dorr Construction **Owner:** Red Bone Properties, LLC **Location:** 819 Park Avenue
Existing Zoning: R-1B, Single-Family Residential **Existing Land Use:** Multi-Family Residential **Parcel Size:** 0.32 Acre

Request Overview/Background Information:

Bill Dorr Construction, on behalf of Red Bone Properties, LLC has submitted an application for a Certificate of Appropriateness (COA) to allow porch repairs at the property located at 819 Park Avenue. This project includes pillar, railing, decking, and lattice repairs on the front porch of the residential structure. 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:

- Structure Info
 - Subject property contains a residential structure that is *contributing* the College-Park Historic District, as shown on the attached Intensive Survey of 1981.
 - This Queen Anne style home was constructed between 1900 and 1910.
 - The intensive survey mentions the smooth Tuscan pillars and a balustrade in the architectural statement as they are considered prominent features which contribute to the overall character of the structure.
 - There are no records of the pillars or balustrade being replaced. There is no way to verify if the existing pillars and balustrade are original to the property. However, past COA's have required that the applicant to preserve architectural elements on the porch, such as the pillars, balustrades, and ornate trimming, while conducting other repairs to the front porch.
- Current Conditions
 - Front Porch:
 - Wooden deck and railings have sustained wind and moisture damaged. Railings are damaged and failing along the front steps and on the SW corner of the porch.
 - Pillars appear structurally sound but are in need of maintenance and new paint.
 - There is currently an open violation on the subject property regarding the damaged portions of the front porch. The enforcement officer has extended the deadline to allow the property owner time to correct the violations.
- Project Scope
 - The applicant is proposing pillar and railing repairs and a deck replacement on the front porch.
 - The deck supports will be replaced with pressure treated lumber (2" by 10" by 12'). The lattice will be replaced where needed.
 - The deck boards will be replaced with new treated pine porch flooring (1" by 4" by 12") which will be tongue & grooved.
 - Repairs to the pillars and railings will include scrapping, sanding, and painting. Damaged portions of the railing will be replaced where needed.
- 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.
 - 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 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 material, size, color, detail, and hardware of the porch improvements must be taken into consideration.

- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

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 porch repairs at the property located at 819 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. This approval authorizes pillar, decking, railing, and lattice repairs on the front porch.
2. The applicant shall obtain all necessary permits prior to starting work on this project.
3. The completed work shall be consistent with the scope of work outlined by the applicant.
4. Any new parts used shall match the existing in color, composition, and materials type.
5. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
6. All work shall be completed by February 20, 2019 unless extended by the code enforcement officer.
7. 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.

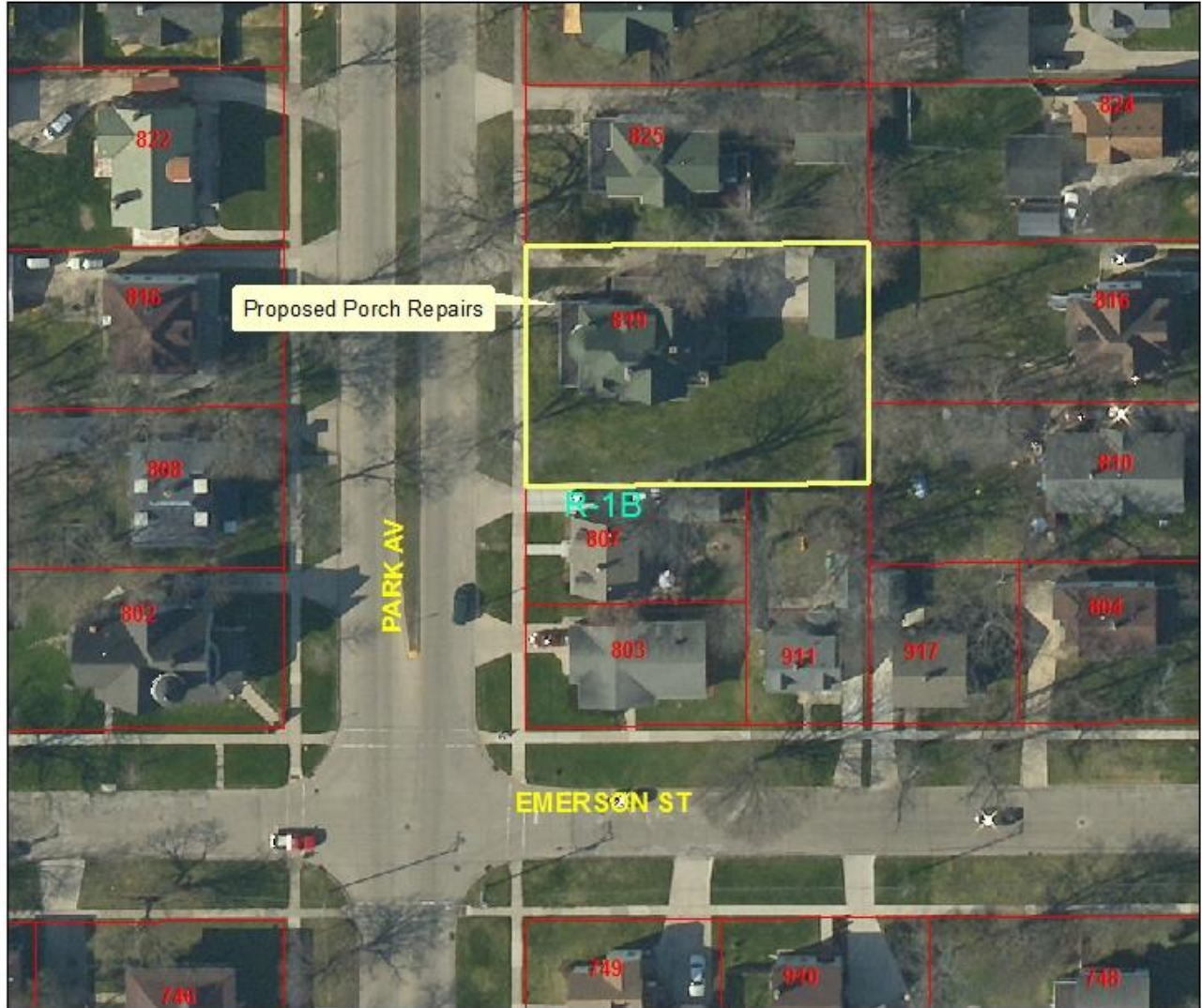
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Photos, Materials, Intensive Survey Form, & COA Checklist

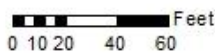
Location & Zoning Map

819 Park Avenue

COA-2018-01



1 inch = 66 feet



Legend

-  Parcel Boundaries
-  Zoning District
-  City Limits

Map prepared by: Rudy Moreno, Planner II

Date: Feb. 2, 2018

For: City of Beloit Planning & Building Services

Date of Aerial Photography: April 2016

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-2018-01

1. Address of property: 819 PARR

2. Parcel #: 13670735

3. Owner of record: RED BONE PROPER Phone: _____

15612 BETHRANY CT So Beloit IL 61080
(Address) (City) (State) (Zip)

4. Applicant's Name: Bill DARR CONSTRUCTOR

4366 CHURCH BELoit WI 53511
(Address) (City) (State) (Zip)

608 207 0178 / _____
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: RENTS

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

DECK AND RAILING

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 AND REPAIR RAILINGS
REMOVE AND REPLACE ALL DECK
FRAMING AND DECK SURFACE, LATIC
UNDER DECK AND REPAIR PILLERS

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).

William F. Darrin William F. DARRIN 1-30-18
 (Signature of applicant) (Print name) (Date)

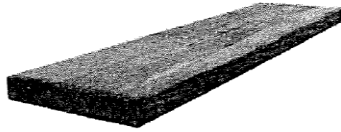
Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>25.00</u> * Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA. Scheduled meeting date: <u>FEB 20, 2018</u> Application accepted by: <u>[Signature]</u> Date: <u>1/30/18</u>
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**2 x 10 x 12' Ground Contact AC2® Green Pressure Treated Lumber
(Actual Size 1-1/2" x 9-1/4" x 12')**

Product Specifications:
Variation: 2x10x12
Dimensions: 1-1/2" x 9-1/4" x 12' actual size
Model Number: 1111642
Menard SKU: 1111642
Shipping Dimensions: 144.0 H x 9.25 W x 1.5 D
Shipping Weight: 57.2 lbs
Nominal Dimensions: 2 in x 10 in x 12 ft
Grade: #2 & Better
Actual Thickness: 1-1/2 inch
Resistance Features: Pressure treated to prevent rot and decay
Actual Width: 9-1/4 inch
Special Features: MCA (Micronized Copper Azole)
Length: 12 foot
Wood Species: Southern Yellow Pine or Ponderosa Pine
Listing Agency Standards: Meets AWPA (American Wood Protection Association) Standards and Third Party Approved by SPIB (Southern Pine Inspection Bureau)
Contact Type: Ground Contact

EVERYDAY LOW PRICE **\$17.57**

SALE PRICE **\$12⁹⁹** each
Valid Until 2/17/18

You Save: \$4.58 After Sale Price

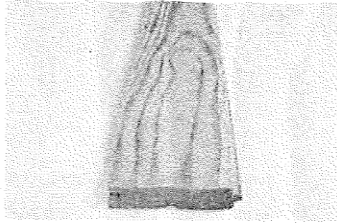
Pick Up Your Items
103 In-Stock at BELOIT ** FREE Ship to Store! Get it as soon as 02/19/2018
Have Your Items Shipped
Available for immediate shipment

Product Description

This lumber has been pressure treated for ground contact (GC) applications and can be completely buried in the ground. It's also suitable for fresh water use and can be submerged. AC2® brand treated wood products use MicroPro™ technology, which is a revolutionary way to pressure treat wood for decks, fences, landscaping, and general construction uses. MicroPro™ technology offers many benefits including significantly improved corrosion performance. MicroPro™/AC2® technology is the first treated wood process to be certified under the Scientific Certification Systems Environmentally Preferable Product (EPP) Program based on life cycle assessment. Many MicroPro™/AC2® treated wood products are also available in a popular CedarTone color similar to cedar products with the new MicroShades™ color pigment system (check the MicroShades CedarTone category for prices and availability). MicroPro™/AC2® pressure treated wood products are protected from termites and fungal decay and are backed by an Osmose Residential and Agricultural Limited Warranty Program (see warranty for details).

- #2 & better pine
- Lighter, more natural wood appearance for improved staining qualities
- Environmentally friendly- safe for use around pets, playsets, and vegetable gardens
- Kiln dried and heat treated prior to pressure treatment
- Approved for ground contact
- Triple-coated, hot-dipped galvanized, or stainless steel fasteners are recommended
- MicroPro™/AC2® treated wood is NAHB Research Center green approved
- MicroPro™ lifetime limited warranty
- Ground Contact level treatment (.15pcf) has more than double the preservative of Above Ground level treated wood (.07pcf).

Brand Name: AC2



**1 x 4 x 12' Treated Pine Porch Flooring
(Actual Size 3/4" x 3-1/8" x 12')**

Product Specifications:

Variation: 1x4x12

Dimensions: 3/4" x 3-1/8" x 12' Actual Size

Model Number: 1110274

Menard SKU: 1110274

Shipping Dimensions: 144.0 H x 3.13 W x 0.75 D

Shipping Weight: 6.0 lbs

Nominal Dimensions: 1 in x 4 in x 12 ft

Grade: C & Better

Actual Thickness: 3/4 inch

Exposure: 3-1/8 inch

Actual Width: 3-5/16 inch

Coverage Per Piece: 3.12 square foot

Length: 12 foot

Pattern Style: Flooring

Wood Species: Southern Yellow Pine

Special Features: Kiln dried after treatment (KDAT), Tongue & Grooved

Moisture Content: Kiln Dried

Listing Agency Standards: Certified by a 3rd party inspection agency, varies by mill

\$ 8.99
each

VOLUME PRICING

Get Volume Pricing of \$8.39 each when you buy 48 units or more today!

	Pick Up Your Items
	78 In-Stock at BELOIT ** FREE Ship to Store! Get it as soon as 02/19/2018
	Have Your Items Shipped
	Not eligible for Ship to Home Contact a store for delivery options

Product Description

Made in the USA this product's superior grade of wood and the process by which it is manufactured is second to none for the intended purpose. Pressure treated and kiln dried afterwards, this C-Select grade, Southern Yellow Pine flooring is designed for outdoor projects under roof. Though this product carries a Lifetime Limited Warranty against decay and termites, it is not intended for applications of full exposure to sunlight and rainfall or conditions of periodic immersion from rising water levels. For all other purposes when installed in accordance with the instructions this product will give exceptional results. The product has been kiln dried after treatment and must be kept dry before and during installation. The flooring should be primed with a porch enamel (not a water sealant as recommended for decks and fences) on both sides and edges before installation. Use only under covered porch, not for uncovered decks exposed to the elements.

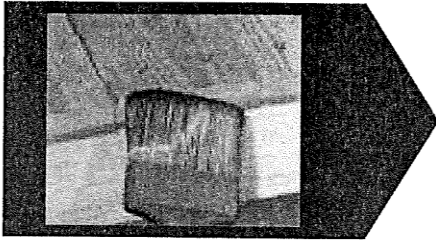
- Pressure treated for Above Ground (AG) applications
- Kiln dried after treatment (KDAT)
- Stress relief groove on back (or bottom) side 1/4" wide by 1/8" deep
- Lifetime limited warranty
- Made in the USA

**** Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 2/12/2018 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.

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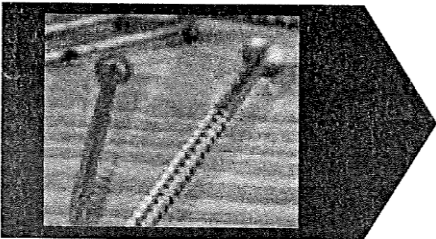
Treated Wood Care and Maintenance

MicroPro



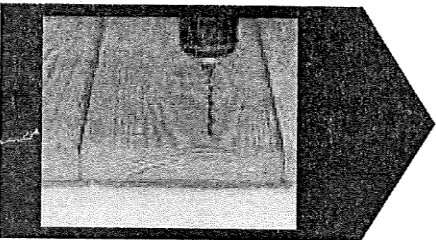
Apply a weather-resistant finish

Any exposed wood, pressure treated or not, should be protected with a high quality water repellent finish or stain with water repellent to help reduce warping, checking, and splitting. If you desire to apply paint, stain, clear water repellent, or other finish to your preservative treated wood, we recommend following the manufacturer's instructions and label of the finishing product. Before you start, we recommend you apply the finishing product to a small exposed test area before finishing the entire project to insure it provides the intended result before proceeding.



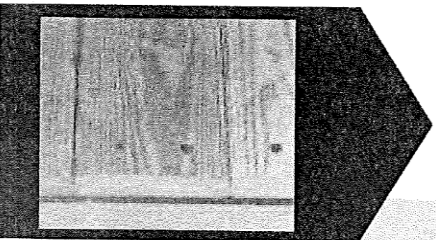
Fastener Information

See product End Tag for information and guidelines regarding correct use of fasteners and hardware for the treated wood product you are using. Specific precautions are required with some preservative products when selecting nails, screws and other hardware, and when used in contact with aluminum building materials. Use fasteners and hardware that are in compliance with the manufacturer's recommendations and the building codes for their intended use.



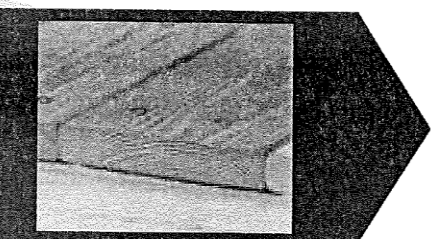
Drill pilot holes

Drill pilot holes, especially when nailing or screwing near the edge or end of a board. Pilot holes will help minimize splitting.



Deck board spacing

During construction, should the wood become wet, butt deck boards together. As the wood dries, some shrinkage can be expected. If the wood is dry, allowing for shrinkage is not necessary.



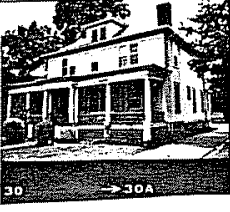
When appearance permits, attach boards bark side up

As a general rule, attach boards bark side up (annual rings arc upward) to reduce cupping; however, the best face should be placed up when a defect of the wood is apparent. Fasten thin boards to thicker boards to maintain structural integrity.

For more information, call 800-585-5161 or visit www.kopperspc.com

MicroPro pressure treated wood products are treated with Micronized Copper Azole. MicroPro treated wood products are produced by independently owned and operated wood treating facilities. MicroPro® is a registered trademark of Koppers Performance Chemicals Inc. Colors shown in photo images may differ from actual product samples. © 7/2015
*See MicroPro Fastener and Hardware Information Sheet.

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: 816 Park Avenue		Legal Description:		Acreage:			
Current Name & Use: Apartments		Current Owner:			Number 816		
Film Roll No. RO-111		Current Owner's Address:					
Negative No. 30		Special Features Not Visible In Photographs:					
Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town
Dates of Construction /Alteration c. 1900-1910		Source A					Range
Architect and/or Builder:		Source					Section
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					Map Name Near East Side Historic District
Architectural Statement: Two story plus attic Late picturesque/Queen Anne clapboard house with pyramidal hip roof. Bracketed eaves. Dominant porch with smooth Tuscan pillars, and a balustrade. Windows are 5-over-1 lights with a diamond pane in center. Corner pilasters on second story. Prairiesque chimney with simple massing. Rusticated concrete block foundation.		Historical Statement:					
5 Sources of Information (Reference to Above) A Visual estimate of surveyor		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 111/30
B		7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" 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: _____ date: _____					
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: _____					
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: 819 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		