

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** July 24, 2018

**Agenda Item:** 4

**File Number:** COA-2018-12

**Applicant:** Erick Williams

**Owner:** David Seeley

**Location:** 800 Wisconsin Avenue

**Existing Zoning:** R-1B, Single-Family

**Existing Land Use:** Group Living

**Parcel Size:** 0.32 Acre

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### Request Overview/Background Information:

Erick Williams has submitted an application for a Certificate of Appropriateness (COA) to install porch railings on the residential structure located at 800 Wisconsin Avenue. This property is located within the College Park Historic District. 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.

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### Key Issues:

- On October 2, 2017, the Beloit City Council issued the applicant a Conditional Use Permit to allow a Class II Group Living Arrangement for up to 10 children ages 10-17, subject to the applicant acquiring a state license.
- According to the applicant, in his haste to prepare the property for a state licensing inspection, he hired a contractor to add a railing to the southern side porch facing Emerson Street. A photo of the porch is attached.
- Planning staff advised the applicant of the violation for altering a historic property without a COA, and the applicant submitted the attached COA application on May 8, 2018.
- Planning staff viewed the completed railing during the site visit on June 7, 2018. The completed railing consists of 2x4 construction with 2x2 square spindles that do not have a historical basis.
- On June 11, 2018, Planning staff advised the applicant that the completed work did not comply with the design standards and criteria in the ordinance. The applicant stated his willingness to redesign this project.
- The applicant has proposed 3x3x36" colonial spindles and 2x4x12' handrail with decorative styling as shown.
- During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within 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 COA checklist is attached.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria*:
  - (1) *Height: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.*

Although the side porch has always been screened with latticework, it does not appear that a railing has ever been installed. The proposed spindles are 36" which is compatible with the scale of the columns.
  - (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.*

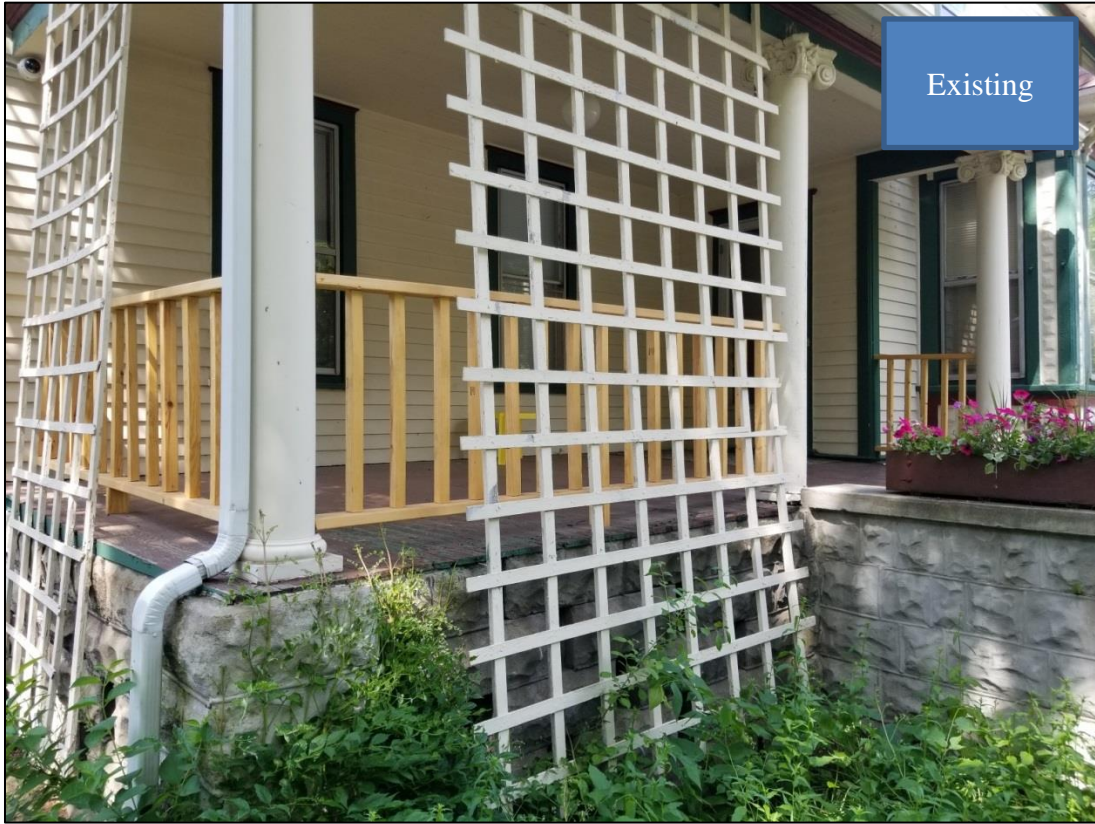
The proposed railing and spindles are compatible with the front porch and the decorative columns on the side porch to which they will be attached. The attached photos show the design intent.

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to install porch railings on the residential structure located at 800 Wisconsin Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The unauthorized materials are not approved and must be replaced with appropriate materials by October 1, 2018. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.
  2. Any changes or additions to this COA 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.
  3. The applicant shall obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.
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**Attachments:** Photographs, Specs, Application, Intensive Survey Form, and COA Checklist.

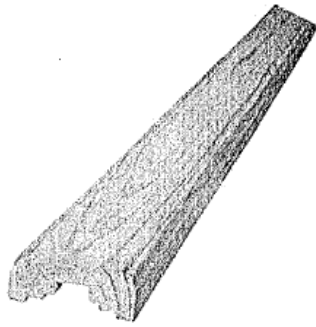




# AC2® 2 x 4 x 12' Treated Handrail

(Actual Size 1-1/2" x 3-1/2" x 12')

Model Number: 1113734 | Menards® SKU: 1113734



**Product Specifications:**  
**Dimensions:** 2" x 4" x 12' nominal  
**Shipping Dimensions:** 144.0 H x 3.5 W x 1.5 D  
**Shipping Weight:** 23.0 lbs  
**Product Type:** Handrail  
**Material:** Pressure Treated Pine  
**Color/Finish:** Green Treated  
**Assembled Width:** 144 inch  
**Assembled Depth:** 3-1/2 inch  
**Assembled Height:** 1-1/2 inch  
**Maximum Opening Width:** 144 inch  
**For Use With:** Exterior Railings  
**Includes:** Pressure Treatment, Decorative Styling  
**Package Quantity:** 1  
**Resistance Features:** Rot, Decay

EVERYDAY LOW PRICE **\$13.49**  
 11% MAIL-IN REBATE **\$1.48**

Valid Until 7/21/18

**FINAL PRICE**

**\$12<sup>01</sup>** each

**You Save: \$1.48 After Mail-In Rebate**

\* 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®.

FREE Ship To Store
14 In-Stock at BELOIT ** Get it as soon as 07/23/2018
Shipping
Available

## Product Description

This is an AC2® 2 x 4 x 12' Treated Handrail that is used in conjunction with treated spindles to assemble railing sections. It will add timeless style to your next project.

- MicroPro™ lifetime limited warranty
- Built-in water repellent
- Additional packaging and handling charges may be required

**Brand Name:** AC2

# AC2® 3 x 3 x 36 Colonial Spindle

(Actual Size 2-1/4" x 2-1/4" x 36")

Model Number: 1113501 | Menards® SKU: 1113501



**Product Specifications:**  
**Dimensions:** 3 x 3 x 36" nominal  
**Shipping Dimensions:** 36.0 H x 2.5 W x 2.5 D  
**Shipping Weight:** 3.0 lbs  
**Product Type:** Spindle  
**Material:** Pressure Treated Pine  
**Color/Finish:** Green Treated  
**For Use With:** Wood Handrails  
**Includes:** Spindle Only  
**Resistance Features:** Rot, Decay  
**Spindle Shape:** Turned

EVERYDAY LOW PRICE **\$4.49**  
 11% MAIL-IN REBATE **\$0.49**

Valid Until 7/21/18

**FINAL PRICE**

**\$4<sup>00</sup>** each

**You Save: \$0.49 After Mail-In Rebate**

\* 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®.

FREE Ship To Store
76 In-Stock at BELOIT ** Get it as soon as 07/23/2018
Shipping
Available

## Product Description

This treated colonial style railing spindle adds a pleasant aesthetic appeal to your next project. It includes a MicroPro™ lifetime limited warranty.

- AC2®- treated
- MicroPro™ lifetime limited warranty
- Built-in water repellent
- Environmentally friendly

**Brand Name:** AC2

# 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: COA2018-12

1. Address of property: 800 Wisconsin Ave

2. Parcel #: 13670755

3. Owner of record: ERICK WILLIAMS Phone: (815) 721-5701  
1990 Colony Ct #111 Beloit,  
(Address) (City) (State) (Zip)

4. Applicant's Name: ERICK WILLIAMS

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



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>		Date: <b>July, 1981</b>	Street Wisconsin Number 800		
Street Address: <b>800 Wisconsin Avenue</b>		Legal Description: <b>LOT 1 PLUS NORTH 1/2 OF LOT 2, BLY 14 ORIGINAL PLAT</b>		Acreage:				
Current Name & Use: <b>Residence</b>		Current Owner: <b>THOMAS WARREN 1993</b>		Current Owner's Address:				
Film Roll No. <b>RO-102</b>		Special Features Not Visible In Photographs:		Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Negative No. <b>[217]</b>		Prints						
Facade Orient. <b>E</b>								
2 Original Name & Use: <b>(JP) FARNSWORTH HOUSE</b>		Source	Previous Owners	Dates	Uses	Source	Town Range Section	
Dates of Construction/Alteration <b>c. 1880 and 1900?</b>		Source <b>A</b>						
Architect and/or Builder:		Source						
3 Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input type="checkbox"/> Represents a type, period, or method of construction <input type="checkbox"/> Is a visual landmark in the area <input checked="" type="checkbox"/> Other: <b>None</b>		4 Historical Significance <input type="checkbox"/> Assoc. with lives of significant persons <input type="checkbox"/> Assoc. with significant historical events <input type="checkbox"/> Assoc. with development of a locality <input type="checkbox"/> Other: <input checked="" type="checkbox"/> None		Architectural Statement:  Late picturesque/Stick vernacular two story plus attic with white clapboarding. Rusticated concrete block foundation. Gabled roof; bracket-decorated bay to south; front and south windows have leaded upper panels, under small hipped roofs; entry porch as Ionic columns. A rear porch has latticework. House shape and details are c. 1880, but foundation is later. Moved or raised?		Historical Statement:		Map Name Near East Side Historic District Map Code NES 102/21
5 Sources of Information (Reference to Above) <b>A Visual estimate of surveyor</b>		6 Representation in Previous Surveys <input type="checkbox"/> HABS <input type="checkbox"/> NAER <input checked="" type="checkbox"/> WIHP <input type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other:		7 Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins		8 District: <b>Near East Side Historic Dist.</b> <input type="checkbox"/> pivotal <input checked="" type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: <b>R</b> date: <b>8/1/81</b>		
9 Opinion of National Register Eligibility <input checked="" type="checkbox"/> eligible <input type="checkbox"/> not eligible <input type="checkbox"/> unknown <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local initials: <b>R</b>								

# *CITY of BELOIT*

## Planning Division

100 State Street, Beloit, WI 53511    Phone: (608) 364-6700    Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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For property located at: 800 Wisconsin 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	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		