

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 16, 2018 **Agenda Item:** 5 **File Number:** COA-2018-30

Applicant: Ellen James of Corporate Contractors Inc. **Owner:** College Park District LLC **Location:** 802 Park Ave

Existing Zoning: R-1B, Single-Family **Existing Land Use:** triplex-three Family (future single-family) **Parcel Size:** 0.21 Acre

Request Overview/Background Information:

Ellen James on behalf of corporate Contractors Inc. has submitted an application for a Certificate of Appropriateness (COA) to replace windows and repair and replace siding on the residential structure located at 802 Park Avenue. 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 COA prior to the alteration of structures within a Historic District.

Key Issues:

- The applicant would like to remove and replace the windows with wood double-hung windows with a grille design along with repairing and repainting the siding Sherwin Williams Homburg Gray.
 - The applicant has proposed other tasks, such as roof repairs and landscaping that have been approved through a staff approved COA.
 - The Beloit Intensive survey stated this property is architecturally significant, and is an example of Queen Anne style architecture. 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) *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 applicant must select a design and materials for the improvements that are consistent with both the current colors and design style. The proposed projects will enhance the appearance and value of the subject property and surrounding properties.
- Per new state of Wisconsin law “In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities” Wis. Stat. 62.23(7)(em)(2m)
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to replace windows and repair and replace siding on the residential structure located at 802 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.
2. Window shall be replaced with corresponding design and appearance.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by October 16, 2019.
4. 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.
5. 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.

Attachments: Photographs, Specs, Application, Intensive Survey Form, and COA Checklist.

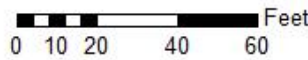
Location & Zoning Map

802 Park Avenue



COA-2018-30



1 inch = 42 feet



Legend

-  City Limits (Corp Poly)
-  Parcel Poly

Map prepared by: Hilary Rottmann
Date: October 2018
For: City of Beloit Planning & Building
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-2016-30

1. Address of property: 802 Park Ave
2. Parcel #: 13670555
3. Owner of record: College District LLC Phone: _____
Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Corporate Contractors Inc.
300 Gateway Blvd, Suite 200 Beloit WI 53511
(Address) (City) (State) (Zip)
608-362-2912 608-207-0000 Clinton.Wallisch@ccwi.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Multi tenant Rental
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 (Window 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.)

- Wash + paint siding on the house + Garage
- Replace existing windows with new aluminum clad windows
- Replace asphalt shingle roof + gutter system
- Landscape improvements around house
- metal roof over front entry as shown on inspirational photo

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).

Ellen James / Ellen James / 9/25/18
(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>10/16/2018</u>
Application accepted by: <u>Wilma Kottmann</u> Date: <u>9/27/2018</u>

Exterior Paint



Before:

- siding color - Sherwin Williams Homburg Gray 7622
- trim color - white
- window color - white
- roof/shingle - Owens Corning Duration shingle 'Onyx Black'

Inspiration pic showing 'Homburg Gray' with white trim:



After:

Replace Windows





SITELINE WOOD DOUBLE-HUNG WINDOW

Siteline Wood Double-Hung Window

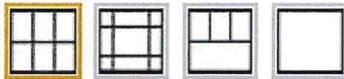
Price Range: \$\$

MODEL



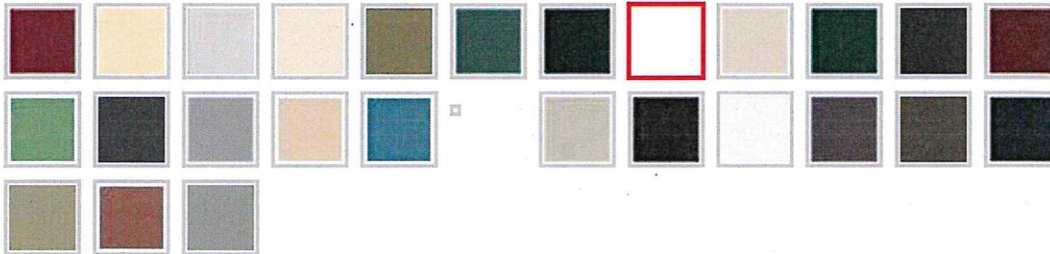
EXTERIOR

GRILLE DESIGNS



COLONIAL GRILLE
TOP SASH ONLY

EXTERIOR COLOR OPTIONS



BRILLIANT WHITE

WAYS TO BUY THIS PRODUCT

- ▶ GET HELP ON YOUR PROJECT
- ▶ WHERE TO BUY (/EN-US/FINDASTORE?PID=P0021)

Enjoy fresh air with an upper and lower sash that slide vertically past each other in a single frame. A concealed jamb liner provides a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

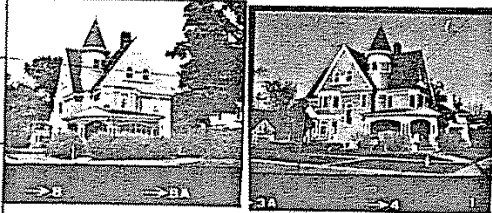
FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **ENERGY STAR® Certified Options:** yes
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** natural or primed AuraLast Pine
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Interior Finishes:** 9 standard wood interior finishes
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

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INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park Number 802
Street Address: 802 Park Avenue		Legal Description: L. 1, B. 23, Original Plat	Acreage:	
Current Name & Use: Residence (currently vacant and undergoing restoration)		Current Owner: Govert Vercoouteren		

Film Roll No. RU-85 *RO-102 **RO-111		Current Owner's Address:	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No
Negative No. 8 *4 **28		Special Features Not Visible In Photographs:	
Facade Orient. E			

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range Section
2 Paley House	A					
Dates of Construction /Alteration 1895	A					
Architect and/or Builder:	Source					

<p>3 Architectural Significance</p> <p><input type="radio"/> Represents work of a master</p> <p><input type="radio"/> Possesses high artistic values</p> <p><input checked="" type="radio"/> Represents a type, period, or method of construction</p> <p><input checked="" type="radio"/> Is a visual landmark in the area</p> <p><input type="radio"/> Other: _____ <input type="radio"/> None</p>	<p>4 Historical Significance</p> <p><input type="radio"/> Assoc. with lives of significant persons</p> <p><input type="radio"/> Assoc. with significant historical events</p> <p><input type="radio"/> Assoc. with development of a locality</p> <p><input type="radio"/> Other: _____</p> <p><input checked="" type="radio"/> None</p>	Map Name Near East Side Historic District
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<p>Architectural Statement:</p> <p>Composed of two intersecting units with steeply-pitched gable roofs, a delicately proportioned tower rising from the intersection, and a pedimented veranda embracing the front facade, this residence is an architecturally significant example of Beloit's Queen Anne houses. Two stories with a tall attic, the frame house is dominated by broad and massive shingled gables. In the gable peaks, the shingles are banded into concentric rows forming a fan-like pattern. Paired rounded windows, with interlacing comes and separated by molded panels, ornament the gables. Below the slightly projecting (over)</p>	<p>Historical Statement:</p> <p>Built in 1895, this Queen Anne was originally the residence of John Paley, president of the Beloit State Bank. (A,B) Paley, who came to Beloit in the last decade of the 19th century, incorporated the bank in 1892 with colleagues from Mt. Carroll and Morrison, Illinois. But, his own family was largely responsible for its operation: by 1904, the year Paley died, his wife and two daughters had served as directors and cashiers of the institution.</p>
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<p>5 Sources of Information (Reference to Above)</p> <p>A Beloit Tax Rolls, RCHS Archives</p> <p>B Beloit City Directories, 1892-1904</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p>	<p>6 Representation in Previous Surveys</p> <p><input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark</p> <p><input type="radio"/> other: _____</p> <p>7 Condition</p> <p><input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins</p>	Map Code NES 85/8
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	<p>8 District: <u>Near East Side Historic Dist.</u></p> <p><input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing</p> <p>initials: <u>R</u> date: <u>8/1/81</u></p> <p>9 Opinion of National Register Eligibility</p> <p><input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown</p> <p><input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>R</u></p>
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802 Park Avenue
Architectural Statement (Continued)

eaves, two story bays project on the east and south facade, crowned with molded cornice detail. A segmentally arched window, indicating the internal stairwell, rises on the south facade. The pedimented veranda which wraps around the front entry features unfluted Ionic columns which support broad arches beneath the bracketed cornice. The porch pediment has dentils and is ornamented with molded relief. The tower, which rises from the veranda until well above gable ridge, culminates in an attenuated conical roof crowned with a finial. The eaves of the tower are flared and denticulated, supported by brackets above a paneled frieze. A chimney rises above the gable ridge, also. But, external ornament is nearly non-existent, and the clapboards and shingles are free of applied detail. Instead, the massing is carefully balanced to provide an animated but stately expression of Queen Anne architecture.



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: 802 Park Ave

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