

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 16, 2018 **Agenda Item:** 4 **File Number:** COA-2018-29

Applicant: Ellen James of Corporate Contractors Inc. **Owner:** College Park District LLC **Location:** 749 Park Ave

Existing Zoning: R-1B, Single-Family **Existing Land Use:** Duplex-Two Family (Future Single-Family) **Parcel Size:** 0.12 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 749 Park 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.

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 white.
 - 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 is an example of Victorian vernacular frame cottage. 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 repair windows and replace and repaint the residential structure located at 749 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

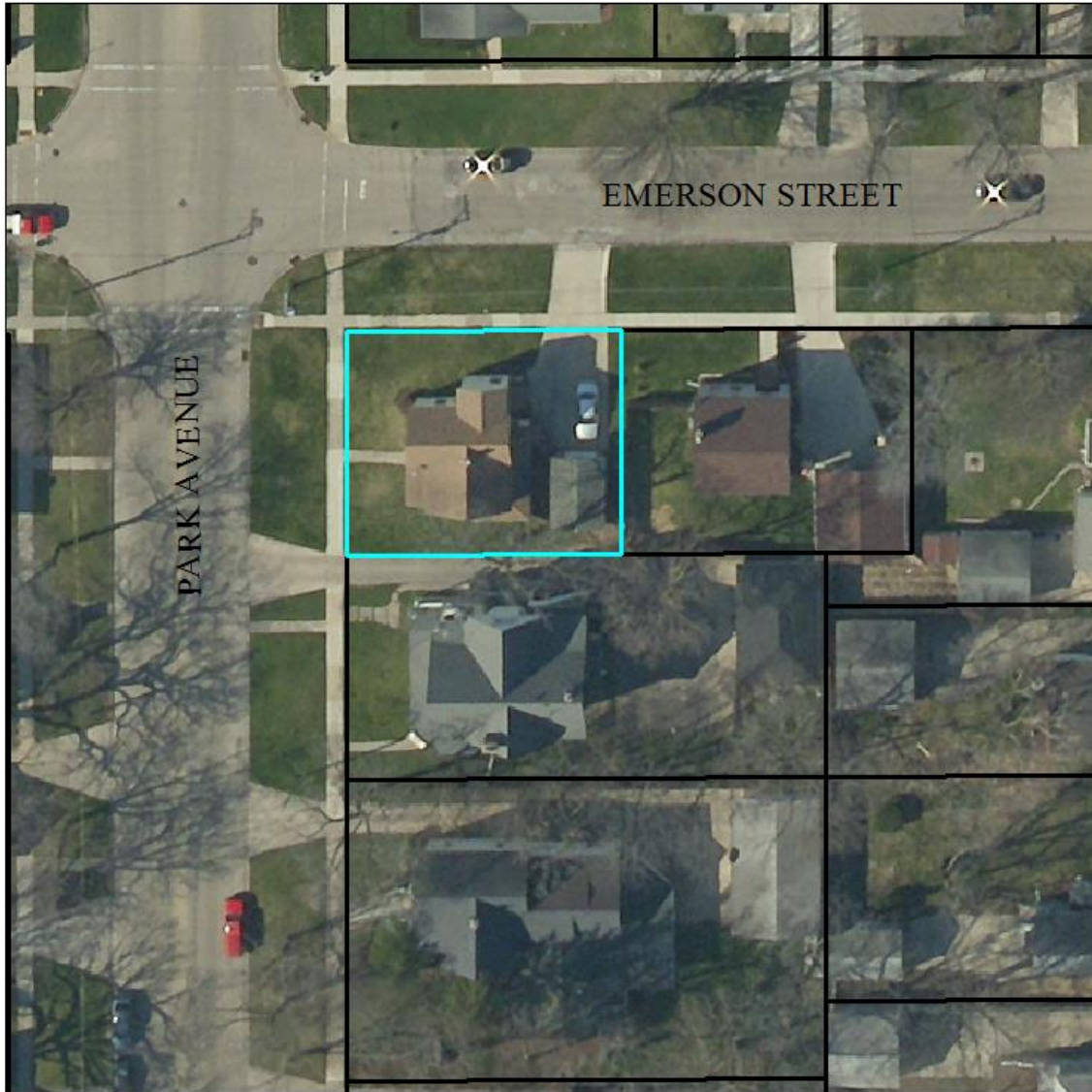
1. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.
2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by October 16, 2019.
3. Any changes or additions to this COA must 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.
4. 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.

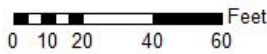
Location & Zoning Map

749 Park Avenue



COA-2018-29



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-2018-29

1. Address of property: 749 Park Ave

2. Parcel #: 13670235

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

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

4. Applicant's Name: Corporate Contractors, Inc.

3800 Gateway Blvd, Suite 200 Beloit WI 53511
(Address) (City) (State) (Zip)

608-362-2912 608-207-0000 Clinton.Wallisch@cciw.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 (new gutter system, currently there is no gutter)

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 outside of house garage - replace damaged or rotten wood siding with like materials for repainting
- replace existing windows with new aluminum clad windows
- Replace asphalt shingle roof + gutter system
- Landscape improvements around house

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 / 9/24/18
(Signature of applicant) (Print name) (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: 10/16/2018
Application accepted by: Milony Rothmann Date: 9/27/2018

Exterior Paint Colors



Before:

Proposed exterior color scheme for 749 Park Avenue:

- siding color - white
- trim color - white
- window color - black
- metal roof over front entry
- roof/shingle color - Owens Corning Duration shingle 'Onyx Black'

Inspiration pictures:



After:

Replace Windows





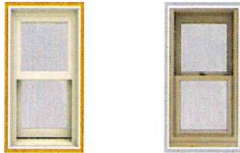
SITELINE WOOD DOUBLE-HUNG WINDOW

Siteline Wood Double-Hung Window

Price Range: \$\$

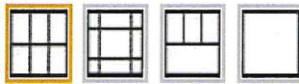
MODEL

EXTERIOR



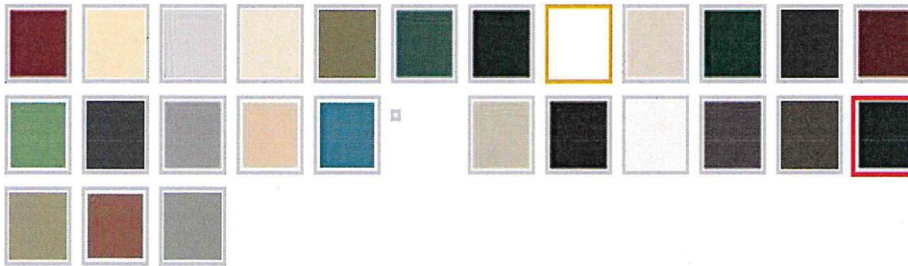
GRILLE DESIGNS

NO GRILLE



EXTERIOR COLOR OPTIONS

BLACK



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	
1 City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Street number 749 Park		
Street Address: 749 Park				Legal Description:		Acreage:				
Current Name & Use: residence				Current Owner:						
Film Roll No. RO-116				Current Owner's Address:						
Negative No. 27				Special Features Not Visible In Photographs:						
Facade Orient. W				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source		Town range section		
Dates of Construction / Alteration c. 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 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		Architectural Statement: A Victorian vernacular frame cottage, with L-shape plan and gabled roofs. A front porch extends along the length of the side wing. The clapboard is unornamented and the windows are surrounded by simple trim and architraves.		Historical Statement: This house was owned for many years by John Chamberlin, brother of Thomas Chrowder Chamberlin, the Beloit College graduate who was the founder of the geology department at the University of Chicago, and later a President of the University of Wisconsin.		Map Name Near East Side Historic District Map Code NES 116/27		
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:		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81				
B		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: R								
C										
D										
E										
F										

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: 749 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