



# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** May 20, 2008

**Agenda Item:** 4

**File Number:** COA-2008-13

**Applicant:** Beloit College

**Owner:** Beloit College

**Location:** 842 Park Avenue

**Existing Zoning:** PUD, Planned Unit Development

**Existing Land Use:** Multifamily Building (Student Housing)

**Parcel Size:** 9,240 square feet

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### **Request Overview/Background Information:**

Beloit College has submitted a Certificate of Appropriateness (COA) Application for the property located at 842 Park Avenue. The applicant is seeking a COA to demolish the existing storage shed located in the southwestern corner of the property. The storage shed is obsolete and is not used by the College. The applicant would like to demolish the shed, remove the concrete, and restore the area to grass. The applicant has filed a separate application to install a poly vinyl fence along the rear property line. The fence would be installed where the shed currently sits. Staff will consider the fence application following the Landmarks Commission's decision on this demolition request.

The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

- North: PUD, Planned Unit Development District; Residences
- South: PUD, Planned Unit Development District; Residences
- East: R-1B, Single-Family Residential District; Residences
- West: R-1B, Single-Family Residential District; Residences

Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to alteration of a structure within a historic district. Section 32.07 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to demolition of a historic building.

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### **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 #4.

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### **Key Issues:**

- The structure was originally constructed for another use, possibly as a greenhouse. The structure does not function well as a storage shed due to its narrow doorway and windows, and the structure has become obsolete.
- As described on the attached application, the concrete under the shed would be removed and the area would be restored to grass.
- The property's inclusion within the historic district is due to the house's architectural significance. During the Beloit Intensive Survey, the house was characterized as a "contributing" member of the Near East Side/College Park Historic District. The Intensive Survey Form does not mention the storage shed. A copy of the Intensive Survey Form is attached to this report.
- Section 32.07(2) of the Historic Preservation Ordinance includes standards to be used in determining whether to issue a Certificate of Appropriateness for any demolition. The Ordinance states that the Commission shall consider and may give decisive weight to any or all of the following:

- (a) *Whether the historic building is of such architectural or historic significance that this demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.*

The historical significance of this property is due to the house. The shed was constructed well after the house and is architecturally and historically insignificant. Demolishing the shed will not be detrimental to the public interest nor contrary to the general welfare.

- (b) *Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State.*

The shed does not contribute to the character of the historic district as a whole.

- (c) *Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in section 32.01 and to the objective of the historic preservation plan for the applicable district as adopted by the City Council.*

Demolition of the shed will not be contrary to the purpose and intent of the Historic Preservation Ordinance. The shed does not represent or reflect important elements of the City's history.

- (d) *Whether the historic building is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.*

The shed could be reproduced with relative ease and at a reasonable cost.

- (e) *Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.*

Retention of the shed would not encourage or contribute to the study of American history, culture, and/or heritage.

- (f) *Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair.*

The owner is not claiming any hardship or difficulty.

- (g) *Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located.*

The use of the house will remain unchanged. The fence that has been proposed on this property is compatible with the historic district in which the subject property is located.

- Section 32.06(5) of the Historic Preservation Ordinances includes General Review Criteria to be used when evaluating COA applications. The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The criteria are not applicable to this application, as the application does not involve any changes to the historic house on the property.
- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
  - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
  - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
  - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.

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

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**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- 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

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**Staff Recommendation:**

The Neighborhood Planning Division recommends approval of a Certificate of Appropriateness to demolish the existing storage shed on the property located at 842 Park Avenue, subject to the following conditions:

1. All work must be completed by December 31, 2008.
2. 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.
3. The applicant must obtain all necessary building and/or demolition permits. The completion date above does not extend any other time limits, such as those imposed by an order from Housing Services.

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**Fiscal Note/Budget Impact:**

N/A

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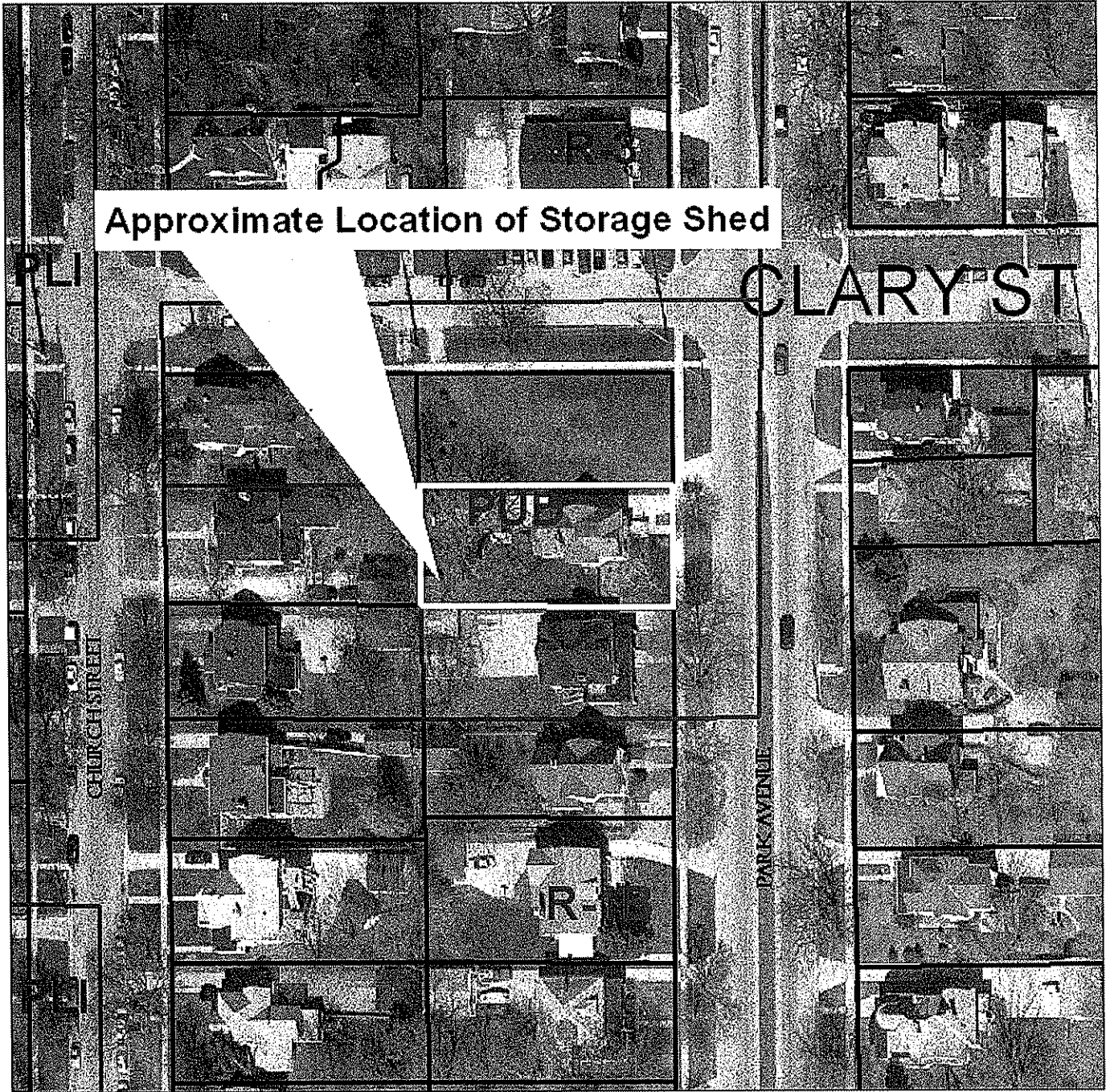
**Attachments:**

Location & Zoning Map, Application, COA Checklist, Intensive Survey Form, and Site Photos.

# Location & Zoning Map

842 Park Avenue

COA-2008-13



Approximate Location of Storage Shed

CLARY ST

CHURCH STREET

PARK AVENUE

R-1



1 inch equals 79 feet



**Legend**

- Zoning District
- City Limits

Map prepared by: Drew Pennington  
Date: May, 2008  
For: City of Beloit, Neighborhood Planning  
Date of Aerial Photography: March, 2000

## NEIGHBORHOOD PLANNING DIVISION

# CITY of BELOIT

## NEIGHBORHOOD PLANNING 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-2008-13

1. Address of property: 842 Park Avenue

2. Parcel #: 13670585

3. Owner of record: Beloit College Phone: 608-363-2200

700 College Street Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Beloit College (Bruce Hamilton)

700 College Street Beloit WI 53511  
(Address) (City) (State) (Zip)

608-363-2200 / 608-289-4087 / physicalplant@beloit.edu  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Student housing

6. The following action is requested:

Approval of COA by Landmarks Commission.

Approval of COA by staff: (Check all that apply)

Roof repair/replacement

Gutter repair/replacement with like materials & styles

Private sidewalk & driveway repair/replacement with like materials

Stair & stoop repair/replacement with like materials & design

Installation of historic plaques (Residential properties only)

Porch columns, railings, and skirting repair/replacement with like materials

Chimney repair & tuck pointing in like color and design

Installation of fences

Window repair/replacement (provided no change in the rough opening)

Exterior siding

Storm window/storm door repair or replacement

Soffit, fascia or trimwork repair or replacement

**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.)

Beloit College proposes to demolish wood 12'x16' shed and cement slab.  
The footprint will be black dirt and seeded. This is to allow for the fencing that has been proposed on another C.O.A. There will be no impact to historic or architectural features of this property.

**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).

Bruce Hamilton      Bruce Hamilton      4/30/08  
(Signature of applicant)      (Print name)      (Date)

Review fee: <u>\$35.00 / \$20.00 if staff approved</u>	Amount paid: \$ <u>35.00</u>
Scheduled meeting date: <u>May 20, 2008</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>4/30/08</u>

# CITY of BELOIT

## Neighborhood Planning Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### CERTIFICATE OF APPROPRIATENESS CHECKLIST

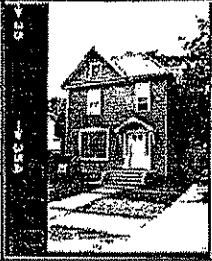
For property located at: 842 Park Avenue

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

INTENSIVE SURVEY FORM

Historic Preservation Division

State Historical Society of Wisconsin

City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Street <b>Park</b>		
Street Address: <b>842 Park</b>		Legal Description:		Acreage:			
Current Name & Use: <b>residence</b>		Current Owner:					
Film Roll No. <b>RO-116</b>		Current Owner's Address:					
Negative No. <b>35</b>		Special Features Not Visible In Photographs:					
Facade Orient. <b>E</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
<b>2</b>	Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town <b>Park</b>
	Dates of Construction /Alteration <b>c. 1890</b>	Source <b>A</b>					
	Architect and/or Builder:	Source					
<b>3</b>	<b>Architectural Significance</b> <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: <b>None</b>						Section <b>Map Name Near East Side Historic District</b>
	<b>Architectural Statement:</b>  A late picturesque vernacular, with hip roof, cross gables and an unornamented asbestos exterior. The frame house rises 2½ stories in height and has an irregular roof line but rectangular massing.						
<b>4</b>	<b>Historical Significance</b> <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 <b>Map Name Near East Side Historic District</b>
	<b>Historical Statement:</b>						
<b>5</b>	<b>Sources of Information (Reference to Above)</b> <b>A</b> Visual estimate of surveyor						Map Code <b>NES 116/35</b>
<b>6</b>	<b>Representation in Previous Surveys</b> <input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:						
<b>7</b>	<b>Condition</b> <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins						
<b>8</b>	<b>District: <u>Near East Side Historic Dist.</u></b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/1/81</b>						
<b>9</b>	<b>Opinion of National Register Eligibility</b> <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: <b>R</b>						
<b>F</b>							



