

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** February 17, 2009

**Agenda Item:** 5

**File Number:** COA-2009-04

**Applicant:** Richard LaGrant

**Owner:** Gateway Redevelopment LLC

**Location:** 630 Park Avenue

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

**Existing Land Use:** Single-Family Dwelling (vacant)

**Parcel Size:** .2072 acre

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### Request Overview/Background Information:

Richard LaGrant has submitted a Certificate of Appropriateness (COA) Application to replace the roof, to install vinyl siding, to replace windows, and to install soffit on the house and the garage located at 630 Park Avenue. Most Landmarks Commissioners are very familiar with this house, and some even inspected the house when it was for sale. This property has suffered from years of neglect and deferred maintenance. The applicant is the new owner of the property, and the projects included in this request are important steps towards the rehabilitation of these historic structures. 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 Certificate of Appropriateness prior to the alteration of structures within a Historic District.

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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:

- Several photographs of the house are attached to this report.
- The applicant has proposed the use of Oakridge shingles that are “estate gray” in color. The applicant intends to replace the damaged portions of the roof, and possibly the entire roof. A sample of the proposed shingles will be presented during the Landmarks Commission meeting.
- The applicant has proposed the use of Mainstreet T3 “Brushed Stroke” vinyl siding. A sample of the proposed siding will be presented during the Landmarks Commission meeting.
- The applicant has proposed the use of Silverline Double-Hung Windows (Series 1200). Photos and specifications for the proposed windows will be presented during the Landmarks Commission meeting. The applicant will not alter the size of any window openings.
- The applicant has proposed the use of Alcoa soffit that is white in color. Staff has asked the applicant to bring a sample or manufacturer’s pamphlet to the Landmarks Commission meeting.
- 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 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 following criteria are relevant to this application:

- (1) *Proportions of Windows and Doors:* The proportions and relationship between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.

The applicant will not alter the size of any window openings.

- (2) *Roof shape:* The design of the roof should first be compatible with the architectural style and character of the landmark itself and then, if necessary, with other surrounding structures in the historic district.

The applicant intends to repair the roof in places where it has deteriorated and collapsed. The roof will be restored to its original shape.

- (3) 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 materials, including the shingles, siding, windows, and soffit, are compatible with the style of the structure and the character of the historic district.

- 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 conditions, satisfy the standards of Section 32.06(6)(c).

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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** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **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 replace the roof, to install vinyl siding, to replace windows, and to install soffit on the house and the garage located at 630 Park Avenue, subject to the following conditions:

1. The applicant shall use Oakridge shingles that are estate gray in color.
2. The applicant shall install Mainstreet T3 “Brushed Stroke” vinyl siding that is white in color. The original wood siding shall not be removed.
3. The applicant shall install Silverline Series 1200 Double-Hung Windows that are white in color.
4. The applicant shall install Alcoa soffit that is white in color.
5. All work shall be completed by February 28, 2010.
6. 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.
7. The applicant must obtain all necessary building 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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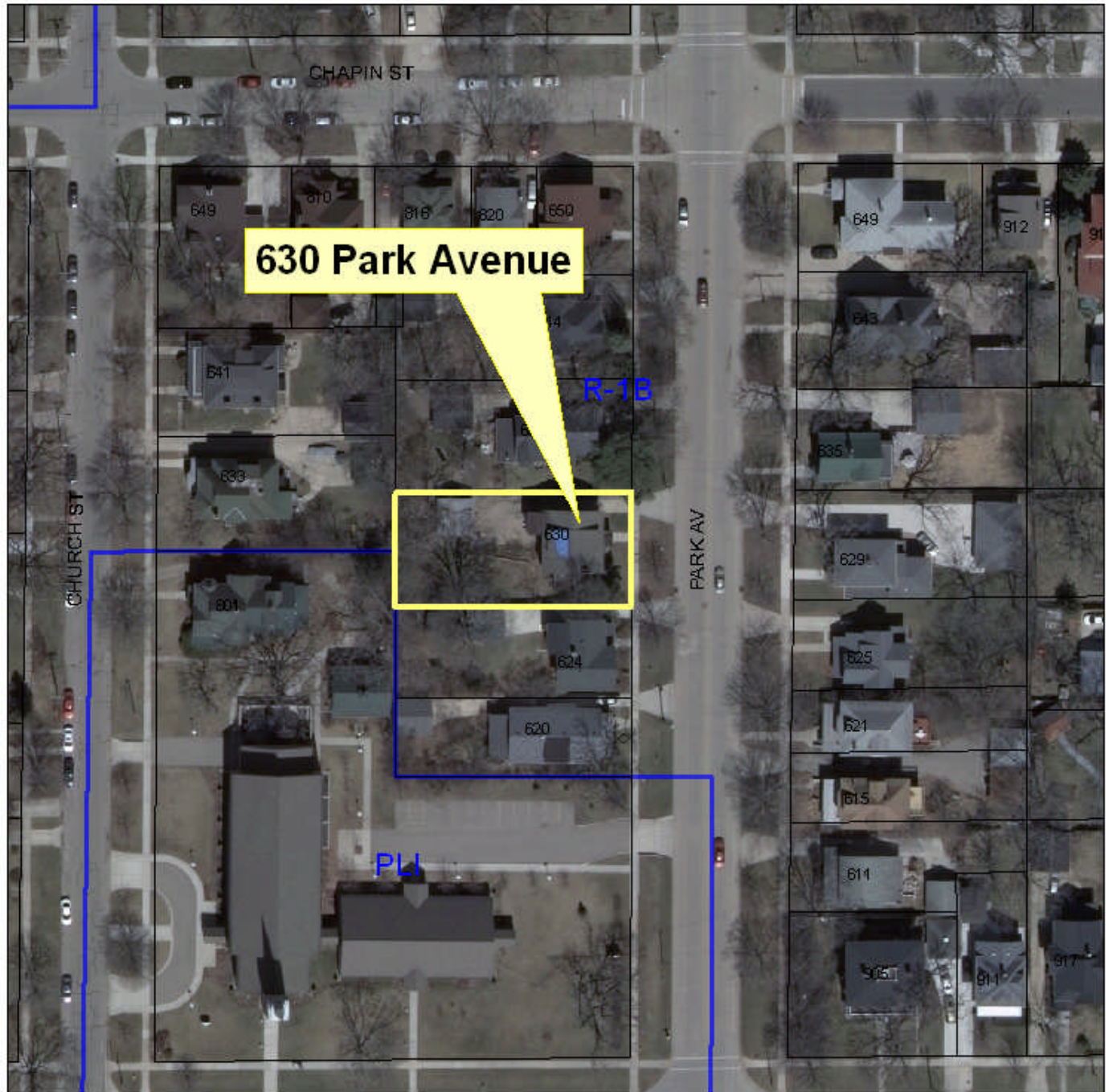
**Attachments:**

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

# Location & Zoning Map

630 Park Avenue

COA-2009-04



1 inch = 85 feet



### Legend

- Parcels
- Zoning District


Map prepared by: Drew Pennington  
Date: February 2009  
For: City of Beloit, Neighborhood Planning  
Date of Aerial Photography: April 2008

## NEIGHBORHOOD PLANNING DIVISION





INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

<b>1</b> City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Street Park				
Street Address: 630 Park				Legal Description:		Acreage:						
Current Name & Use: residence				Current Owner:								
Film Roll No. RO-116		 Prints		Current Owner's Address:				Number 630				
Negative No. 19				Special Features Not Visible In Photographs:								
Facade Orient. E				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No								
<b>2</b> Original Name & Use:		Source		Previous Owners		Dates		Uses		Source		Town  Range
Dates of Construction/Alteration c. 1900		Source A										
Architect and/or Builder:		Source										
<b>3</b> 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 checked="" type="radio"/> Other: <input checked="" type="radio"/> None				<b>4</b> 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								Section  Map Name
Architectural Statement: This two-story frame house features an array of early 20th century styles. The cubic massing and symmetrical fenestration, as well as a stylized segmentally arched portico, suggest the Colonial Revival. But the large brackets under the projecting eaves, the corbeled bay window, and the shed roof dormer are more eclectic in spirit.				Historical Statement:								
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor				<b>6</b> 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:								Near East Side Historic District  Map Code NES 116/19
<b>B</b>				<b>7</b> Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins								
<b>C</b>				<b>8</b> District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>								
<b>D</b>				<b>9</b> 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: <u>R</u>								
<b>E</b>  <b>F</b>												

***CITY of BELOIT***  
**Neighborhood 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: 630 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		