

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 16, 2009

Agenda Item: 6

File Number: COA-2009-12

Applicant: Nathan Richardson
444 Spring Ridge Dr., Crystal Lake, IL

Owner: Same

Location: 743 Park Avenue

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

Existing Land Use: Multi-Family
Rental Dwelling (*Nonconforming*)

Parcel Size: .21 Acres

Request Overview/Background Information:

Nathan Richardson has submitted a Certificate of Appropriateness (COA) Application to replace concrete steps with treated wood steps for the property located at 743 Park Avenue. The attached Location & Zoning map shows the location of the subject property. This property is located within the College Park Historic District.

The concrete steps (on the front and the north side of the house) have already been replaced with treated wood steps. Planning staff noticed this alteration during a routine inspection of the area, and the applicant was notified of the violation on April 23, 2009. In accordance with Section 32.20(1) of the Historic Preservation Ordinance, the applicant is seeking a COA to retain the unauthorized alterations.

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.

Key Issues:

- Several photos of the subject property are attached to this report. As shown in the photos, the applicant reused the railings.
- If the requested COA is approved, the applicant will replace the existing wrought iron railings with wood railings that are similar to the wood railings on the property located at 751 Church Street (see the attached photo).
- According to the applicant, the steps were replaced in response to a Violation Notice from the Division of Housing Services. A Building Permit was not issued for this project.
- The massive front porch is a major feature of this historic structure. While the treated wood steps do not violate the building code, they are not appropriate in a historic district. The exposed gap in the porch skirt, the visible open space beneath the steps, and the overall style of the replacement steps are not compatible with the character of the structure or the character of the historic district.
- The steps appear out-of-place next to the decorative columns that support the porch.
- 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) *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 open, treated wood steps are incompatible with the architectural style and character of the historic structure. The contemporary and simplistic wood steps are inappropriate in a 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 replacement steps do not satisfy the standards of Section 32.06(6)(c).
- Obviously, staff would like to see the wrought iron railings replaced. However, the Landmarks Commission's vote to deny a COA to cover concrete steps with treated wood for the property located at 1015 Chapin Street sent a strong message to staff that concrete steps are preferred.

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

Staff Recommendation:

The Neighborhood Planning Division recommends **denial** of a Certificate of Appropriateness to replace concrete steps with treated wood steps for the property located at 743 Park Avenue, based on inconsistency with the Historic Preservation Ordinance. Denial of the Certificate of Appropriateness means that the applicant is ordered to restore the property to its prior appearance by replacing the treated wood steps with concrete steps. Staff recommends a compliance date of August 1, 2009.

However, if the Landmarks Commission decides to issue a Certificate of Appropriateness, the Neighborhood Planning Division recommends the following conditions of approval:

1. The applicant shall replace all wrought iron railings with wood railings that match the railings on the property located at 751 Church Street.
2. All railings and steps shall be painted white.
3. The applicant shall install a porch skirt behind the steps and shall remove all of the remaining pieces of concrete.
4. Prior to painting, the applicant shall enclose the steps to completely conceal the area below the steps.
5. All work shall be completed by August 1, 2009.
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.

Fiscal Note/Budget Impact: N/A

Attachments:

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

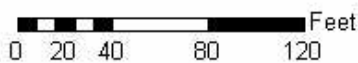
Location & Zoning Map

743 Park Avenue

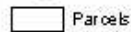

COA-2009-12



1 inch = 75 feet



Legend

-  Parcels
-  Zoning District

Map prepared by: Drew Pennington

Date: May 2009

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

NEIGHBORHOOD PLANNING DIVISION



Front



North Side




751 Church Street

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	Park Number 743-745		
Street Address: 743-745 Park		Legal Description:	Acreage:			
Current Name & Use: residence (multiple)		Current Owner:				
Film Roll No. R0-116	 Prints	Current Owner's Address:				
Negative No. 26		Special Features Not Visible In Photographs:				
Facade Orient. S		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. 1895	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					Map Name Near East Side Historic District
Architectural Statement: An eclectic mixture of Queen Anne motifs, this frame house has intersecting, pedimented gables, slant bays and chamfered walls, and a pedimented veranda supported by unfluted ionic columns. Aluminum siding covers the original fabric. The front door has been blocked and the front steps removed.	Historical Statement:					
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: _____					Map Code NES 116/26
B	7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C	8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>RA</u> date: <u>8/1/81</u>					
D	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: <u>RA</u>					
E						
F						

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: 743 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	