

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: August 18, 2009

Agenda Item: 4

File Number: COA-2009-27

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

Request Overview/Background Information:

Richard LaGrant has submitted a Certificate of Appropriateness (COA) Application to remove a door & stoop, to remove a window, to replace the front door, and to reopen a picture window for the property located at 630 Park Avenue. The applicant is in the process of completely rehabilitating this house and the detached garage. In February, the Landmarks Commission issued a COA to replace the roof, to install vinyl siding, to replace windows, and to install soffit on the house and the garage.

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.

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 photographs of the house are attached to this report.
- The door and stoop in question are shown in the attached photo. By removing the door and stoop, the applicant intends to improve access to the detached garage. Following removal, the applicant will install siding that matches the siding on the remainder of the house.
- The applicant has proposed the removal of one window, as shown in the attached photo. By removing the window, the applicant intends to create more symmetry. Following removal, the applicant will install siding that matches the siding on the remainder of the house.
- According to the applicant, the front door is energy inefficient and is in a deteriorated condition. However, as shown in the attached photos, the front door includes a transom. Modern replacement doors are taller than the existing door, and the applicant has stated that he might not be able to locate a replacement door that will fit the existing opening. Therefore, it is likely that the replacement of the front door would result in the removal of the transom.
- The applicant has also proposed the reopening of a picture window on the rear of the home, as shown in the attached photo.
- 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.

As stated above, the door and stoop do not face Park Avenue. Removal of the door and stoop will not be detrimental to the character of the house. Removal of the window will restore some symmetry to the northern façade, which is a key feature of this structure. The reopening of a picture window will restore much of the original character of the rear façade.

Staff has concerns about the replacement of the front door, since said replacement may require the removal of the transom. Ultimately, the Commission must consider the need for a secure and sealed entry door, the importance of the transom, and the cost of ordering a customized door.

- (2) *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 previously approved Mainstreet T3 “Brushed Stroke” vinyl siding and Silverline windows, are compatible with the style of the structure.

The arched transom is certainly an important architectural feature, and while staff understands the applicant’s dilemma, staff is reluctant to endorse its removal. Staff is inclined to support the replacement of the front door, but only if the original transom is retained. This may require the purchase of a customized door.

- 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).

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

Staff Recommendation:

The Neighborhood Planning Division recommends **approval** of a Certificate of Appropriateness to remove a door & stoop, to remove a window, to replace the front door, and to reopen a picture window for the property located at 630 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 Mainstreet T3 “Brushed Stroke” vinyl siding that is white in color. The original wood siding shall not be removed.
2. The applicant shall install a Silverline picture window that is white in color.
3. The original transom and sidelights shall be retained.
4. All work shall be completed by May 1, 2010.
5. 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.
6. 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:

Site Photos, Intensive Survey Form, and COA Checklist.



Door and stoop to be removed

08/11/2009 12:56




Window to be removed

08/11/2009 12:54



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 Park Number 630	
Street Address: 630 Park			Legal Description:		Acreage:		
Current Name & Use: residence			Current Owner:				
Film Roll No. RO-116	 Prints		Current Owner's Address:				
Negative No. 19			Special Features Not Visible In Photographs:				
Facade Orient. E			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction / Alteration c. 1900		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 checked="" 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			Section Map Name Near East Side Historic District	
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:				
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 116/19	
B			7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C			8 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>8/1/91</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>R</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: 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		