

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 20, 2009

Agenda Item: 5

File Number: COA-2009-40

Applicant: Doug Anderson & Kate Buker

Owner: Doug Anderson & Kate Buker

Location: 710 Park Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: .18 Acre

Request Overview/Background Information:

Doug Anderson & Kate Buker have submitted a Certificate of Appropriateness (COA) Application to replace nine windows and to replace a lamp post for the property located at 710 Park Avenue. This property is located in 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.

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:

- The attached photographs show the subject property and the windows that will be replaced.
- The applicant has proposed the use of wood replacement windows. Kolbe specification sheets are attached to this report. The applicant will not alter the size of the window openings.
- Seven of the nine windows are visible from Park Avenue, and two windows are located on the rear of the house.
- According to the applicant, the proposed lamp post is almost identical to the existing post, but is more energy efficient.
- 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 the window openings.
 - (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 wood replacement windows are compatible with the style and character of the house.
- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines that 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 replace nine windows and to replace a lamp post for the property located at 710 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use wood replacement windows that match the original windows in size, design, and appearance.
2. All work shall be completed by May 1, 2010.
3. 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.
4. 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:

Photos, Manufacturer's Specifications, Intensive Survey Form, and COA Checklist.



[Home](#) > [Homeowner](#) > [Products](#) > [Windows](#) > [Double Hungs, Single Hungs](#)



HERITAGE SERIES TRADITIONAL DOUBLE HUNGs

[SIZES](#) | [CLEAR OPGS](#) | [Replacement Sash Kits](#)

WOOD SPECIES



Top row, left to right:

Pine (standard), Alder, Fir, Oak

Bottom row, left to right:

**Cherry, Maple, Walnut, Mahogany
and more!**



FSC Supplier

Many of these woods are available with **FSC certification!** [Learn more.](#)

HANDLES



1 - Machined finger grooves as hand-holds for operation (standard)

2 - Sash lift handle on bottom sash (option; colors match sash lock colors)

LOCKS



Heavy duty sash locks in these colors:

1 - Clay (standard)

2 - White

3 - Beige

4 - Brass

5 - Antique Brass

6 - Satin Nickel

7 - Antique Nickel

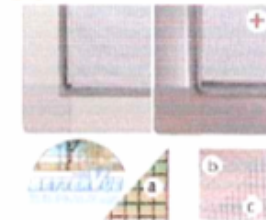
8 - Rustic Umber

9 - Matte Black

Prices may vary depending on color selected.

Actual colors may appear different than shown here; please select colors using samples from your dealer.

SCREENS



No screen included as standard, choose from options below

Full or Half-Screen (option)

- Aluminum frame with corner keys for stability on most units; mitered corners on Chutney and radius screens
- Frame colors complement window unit exterior finish colors (cost may vary depending on color selected)
- BetterVue Screen Mesh (a, standard)*
- NEW - UltraVue Screen Mesh (option)*
- Aluminum mesh in aluminum (b) or charcoal (c) color (option)

* Screen mesh changes effective 07/06/09

(click image at left for larger image with details)

 Search

Tax Credits for Kolbe Products

- Search for Products that Qualify
- Print Manufacturer Certification Statement
- Search Products Pending

[MORE](#) ▶

TUTORIALS FOR 3D MODELS



STORM UNIT OPTIONS



StormGuard storm/screen combination unit (option)

- Extruded aluminum frame; light-weight alloy is easy to handle
- Frame colors: White (shown), Beige, Sand, Rustic, Hartford Green, Chutney, Ultra Pure White, Coal Black
- Sight lines blend with window
- Glass and screen inserts are removable from the interior for cleaning
- Weatherstripping around the inserts ensures a tight fit
- Weep holes prevent sill damage
- See 'screens' for screen mesh options

(click image at left for larger image with details)

OPERATING HARDWARE

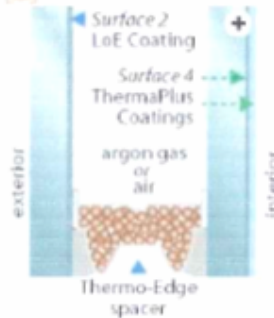


- > PVC jambliners with compression-foam backing allow sash to be tilted in and/or removed for cleaning
- > Spring-loaded block & tackle mechanical balances for smooth operation

Jambliner Colors:

- Beige (standard)
- White (option)

GLASS



Standard:

- 9/16" Dual-Insulating Glass Units with LoE²-270 Coating, Argon Gas* & Thermo-Edge Spacers**

Options:

- LoE²-240
- LoE²-366
- ThermoPlus LoE²-270 or ThermoPlus LoE²-366 for even lower U-values and SHGC to help products meet stricter energy requirements and qualify for [federal tax credits](#)
- Other industry standard options, such as single glazing, tempered, laminated, patterned or obscure glass

*Any glass noted as with argon gas may be specified without argon gas; argon is not used when products will be shipped to or through high altitude areas

**Thermo-edge spacers not available on some products, such as small radius units

(click image at left for larger image with details)

Further details are available on our [Glass Features & Options](#) page

GRILLE OPTIONS

Cutlite



Performance Divided Lites

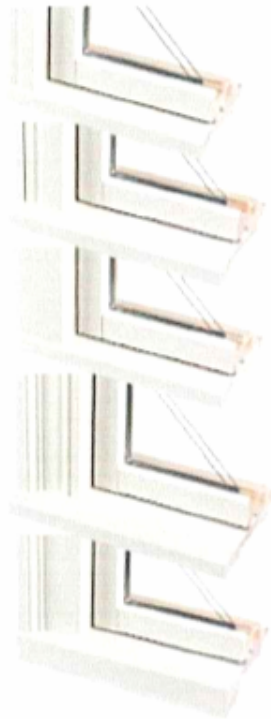


Cutlite (true divided lites) +

- Provides historic authenticity
- Various bar widths & profiles available
- Colors to match exterior finish

Performance Divided Lites +

- Simulates the historic style of true divided lites
- Energy efficient insulating glass units
- Various bar widths & profiles available
- Colors to match exterior finish



Exterior Wood Trim (top to bottom):

- 1-15/16" Profiled Brickmould (standard) shown with Standard Sill Nosing

Options:

- 3-1/2" Profiled Brickmould shown with 2-3/4" Sill Nosing
- 3-1/2" Flat Casing shown with 2" Sill Nosing
- 3-1/2" Profiled Brickmould with Backband shown with 2-3/4" Sill Nosing
- 3-1/2" Flat Casing with Backband shown with Historic Sill Nosing

[Learn More](#) about Exterior Wood Trim, Nosing, and Decorative Accessories

BAY FEATURES

- > Pine-Veneered Head & Seat Boards applied at the factory (standard, oak optional)
- > Cable Support System (standard)
- > Insulated Platforms & Support Brackets (option)

REPLACEMENT SASH KITS



Except for trim options, features & options listed above apply to Replacement Sash Kit.

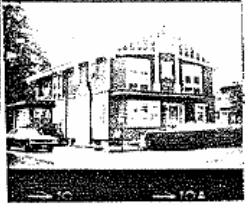
Components include:

- > Top & Bottom Sash
- > PVC Jamblers & Clips
- > Wood & Vinyl Parting Stops
- > Vinyl Sash Stops
- > Foam Pads
- > Tacks, Screws

Information about measuring & installation is available in our [online brochure](#).

Product specifications & pricing are subject to change without notice.

The customer is responsible for verifying information before placing orders.

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park			
Street Address: 710 Park Avenue	Legal Description:		Acreage:				
Current Name & Use: Residence		Current Owner:					
Film Roll No. RO-86	 Prints		Current Owner's Address:				
Negative No. 10			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. 1915	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: 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	
	Architectural Statement: A two story plus attic Prairie/Chalet style residence with a large gable roof and extended eaves. The first floor is wood shingled while the second and gable wall are stuccoed with half-timbering. A large wall chimney is on the south facade. Foundation is of brick.			Historical Statement:			Map Name Near East Side Historic District
5 Sources of Information (Reference to Above) A Visual estimate of surveyor B C D E F	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 checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		Map Code NES 86/10		
	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		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				

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: 710 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		