

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: January 19, 2010

Agenda Item: 6

File Number: COA-2010-03

Applicant: Robert Fizzell

Owner: Fizzell Family Trust

Location: 622 Harrison Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: .21 Acre

Request Overview/Background Information:

Robert Fizzell has submitted a Certificate of Appropriateness (COA) Application to install two storm doors for the property located at 622 Harrison 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 applicant has proposed the installation of storm doors on the front and rear doors. Photos of both doors are attached to this report.
- The applicant has proposed the use of a ChamberDoor Arlington-style storm door, which is a glass door with a white aluminum frame and a brass handle. A copy of the manufacturer's pamphlet is attached to this report.
- The City's Historic Preservation Guide recommends the use of "a plain storm door with the largest amount of glass possible." The proposed storm door is consistent with this recommendation.
- 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 the door 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 storm door is compatible with the character and style of the structure.
- 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 install two storm doors for the property located at 622 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use a ChamberDoor Arlington-style storm door.
 2. All work shall be completed by December 31, 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.

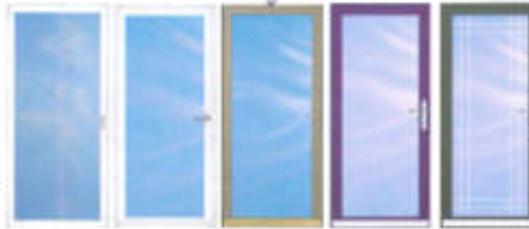
Front



Rear



Model and P



Features		Full-view with Interchangeable Glass & Screen				
		Fixed View	Single Screen	Double Screen	Triple	Quad
Strength and Durability	Frame Thickness	1"	2"	1-5/8"	1-5/8"	1-5/8"
	Aluminum Frame	•	•	•	•	•
	Reinforced Aluminum Corner Inserts	•	•	•	•	•
	Whitcomb with Seamless Aluminum Skin					
	Bio-Tite Hinges		•	•	•	•
Ventilation and Viewing Systems	View & Vent Retractable Screen					
	Interchangeable Glass and Screen	•	•	•	•	•
	Fixed Vent					
	Offset Corner Utilization					
Weather Protection	Overlapping Blat Frame		•	•	•	•
	Sunscreen Overlay Window Frame					
	Heavy Wool Pile Weatherstripping	single	double	double	double	double
	Adjustable Bottom Sweep	•	•	•	•	•
Hardware	Dual Auto-Hold Door Stop-Closer		•	•	•	•
	Single Standard Closer	•				
Finishing Touches	Lifetime Brass Handle set & KNOBS		•	•	•	•
	Lifetime Nickel Handle set & KNOBS		•		•	•
	Color coordinated Handle set	•				
	Embossed KNOBS (set)					
	Screen Covers (see website for complete product)				•	•
Safety and Security	Decorative Glass					•
	Marined Lockset				•	•
	Kajed-Deadbolt				•	•
	Interior Deadbolt		•	•		
	Tempered Safety Glass	•	•	•	•	•
Limited Warranty	1 Year, 7 Years, Lifetime	1 year	7years	lifetime	lifetime	lifetime
	White	•	•	•	•	•
Available Colors	Bronze			•	•	•
	Sandstone		•	•	•	•
	Almond			•	•	•
	Green			•	•	•
	Cherry			•	•	•
	Nightshade			•	•	•
	Black			•	•	•

Due to printing limitations, actual door colors may vary slightly.

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981
Street Address: 622 Harrison		Legal Description:	Acreage:
Current Name & Use: residence		Current Owner:	
Film Roll No. RO-102 *RO-116			Current Owner's Address:
Negative No. 15 *13			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
Dates of Construction /Alteration c. 1915	Source A		
Architect and/or Builder:	Source		
3 <u>Architectural Significance</u> <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 <u>Historical Significance</u> <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		
Architectural Statement: Colonial Revival elements combine with an early 20th century vernacular: simple rectangular plan, gable roof, and symmetrical fenestration with central dormer. The gables have bargeboards and the eaves are supported by attenuated rafters. A hipped roof porch embraces the first story front facade. The upper story is stucco, the first floor is covered with shingle siding.	Historical Statement:		
5 <u>Sources of Information (Reference to Above)</u> A Visual estimate of surveyor	6 <u>Representation in Previous Surveys</u> <input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		
B	7 <u>Condition</u> <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		
C	8 <u>District:</u> Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>Rh</u> date: <u>8/1/81</u>		
D	9 <u>Opinion of National Register Eligibility</u> <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>Rh</u>		
E	HP-02-1		
F	NE 102/15		

Harrison

622

Near East Side Historic District

NES 102/15

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: 622 Harrison 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		