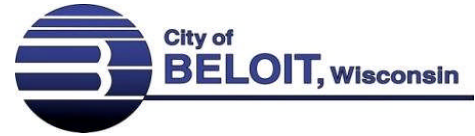


CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: April 20, 2010

Agenda Item: 6

File Number: COA-2010-11

Applicant: Brenda Atlas

Owner: Brenda Atlas

Location: 624 Park Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.17 Acre

Request Overview/Background Information:

Brenda Atlas has submitted an application for a Certificate of Appropriateness (COA) to install vinyl siding on the house & garage, to replace a roof vent, to replace the gutters, to repair/install fascia & soffit, to replace the garage door, to replace the hand rails, and to replace the front door & sidelights for the property located at 624 Park Avenue. 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 property are attached to this report.
- Samples, photos, and/or specifications of the proposed materials will be distributed during the meeting.
- The applicant has proposed the use of smooth finish or brushed stroke vinyl siding that is yellow in color.
- The applicant has proposed the use of aluminum gutters & downspouts that are white in color.
- The applicant hopes to repair the fascia and soffit. However, the applicant has also proposed the installation of aluminum fascia and soffit.
- The applicant has proposed the replacement of the garage door with a white, aluminum garage door that has four windows across the top.
- The applicant has proposed the replacement of the railing system using pressure-treated wood and a traditional design.
- The applicant has proposed the replacement of the existing front door & sidelights with a steel door that includes decorative glass and new sidelights. According to the applicant, the existing sidelights consist of plexiglass.
- 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 has not proposed any changes to the size of the window and 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 materials are compatible with the architectural style of the house and the character of the historic district. Similar materials, including vinyl siding, aluminum gutters, aluminum garage doors, and steel entry doors have been approved for neighboring properties within the past few years.

- 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 install vinyl siding on the house & garage, to replace a roof vent, to replace the gutters, to repair/install fascia & soffit, to replace the garage door, to replace the hand rails, and to replace the front door & sidelights for the property located at 624 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 double four smooth finish/brushed stroke vinyl siding that is yellow in color. The original wood siding shall not be removed.
2. The applicant shall use gutters, downspouts, fascia, and soffit that are described and illustrated in the application attachments.
3. The applicant shall use a white, aluminum garage door that has four windows across the top.
4. The railing system shall match the “Williamsburg” style as shown in the application attachments.
5. The applicant shall use a “Langford” or “Prairie Bevel” style entry door. The original transom shall be retained.
6. All work shall be completed by December 31, 2010.
7. 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.
8. 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 the Housing Services Division.

Fiscal Note/Budget Impact: N/A

Attachments: Photographs, Application, Intensive Survey Form, and COA Checklist.





CITY of BELOIT

NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2010-11

1. Address of property: 624 Park Ave
2. Parcel #: 13660430
3. Owner of record: Brenda Atlas Phone: 608-346-0249
624 Park Ave Beloit, WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Brenda Atlas
SAA
(Address) (City) (State) (Zip)
608-361-0243 / 608-346-0243 / brenda Atlas
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Home

6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
- Roof repair/replacement (vent only)
 - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles White
 - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
 - Installation of historic plaques (residential properties only)
 - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
 - Installation of fences
 - Storm window/storm door repair or replacement
 - Installation of glass blocks in basement window openings

Final List:

- Replacement of roof vent
- Replacement of gutters (metal)
- Installation of Siding ✓ - house & garage
- Replace/repair Fascia /soffit (repair, if possible)
- Replacement of garage door
- Replacement of railings
- + • Front door replacement

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

7. Description of Project: Describe each item of the project separately.

Project item: Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Put siding on my house. Replace & repair
facia & soffits. ~~Replace windows (all)~~
Side The garage and replace door?

8. Attachments:

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): _____

9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

- NHS City of Beloit SHSW Federal


NOTE:

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

Brenda Atlas , Brenda Atlas , 4-5-10
(Signature of applicant) (Print name) (Date)

| | |
|--|------------------------------|
| Review fee: \$45.00 / \$25.00 if staff approved | Amount paid: \$ <u>45.00</u> |
| Scheduled meeting date: <u>April 30, 2010</u> | Date: <u>4/7/10</u> |
| Application accepted by: <u>Drew Verrington</u> | |

| | | | | |
|--|--|--|---|--|
| 1 City, Village or Town: BELOIT | County: ROCK | Surveyor: Richard P. Hartung | Date: July, 1981 | Street Park Number 624 |
| Street Address: 624 Park Avenue | | Legal Description: | Acreage: | |
| Current Name & Use: Residence | | Current Owner: | | |
| Film Roll No. RO-85 |  | | Current Owner's Address: | |
| Negative No. 35 | | | 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 | | |
| | Dates of Construction /Alteration Source | | | Town |
| | Architect and/or Builder: Source | | | Range |
| 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: <u>None</u> | | 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 | |
| Architectural Statement: A two story plus attic vernacular style residence with intersecting gable roofs. Windows have flat hooded lintels and shutters. Front gable has extended bargeboard. Front door has sidelights. House appears to originally date from c. 1867 (A), but was remodeled about 1900. (B) | | Historical Statement: | | |
| 5 | Sources of Information (Reference to Above) A Verbal statement of owner to Reconnaissance Surveyor, 1975 B Verbal statement of Robert H. Irrmann, July, 1981 C Visual estimate of surveyor 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 | | Section |
| | | 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>8/1/81</u> | | Map Name Near East Side Historic District |
| | | 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> | | Map Code NES 85/35 |

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: 624 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 | | |