

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** July 20, 2010

**Agenda Item:** 4

**File Number:** COA-2010-25

**Applicant:** Doug Anderson

**Owner:** Doug Anderson & Katherine  
Buker

**Location:** 710 Park Avenue

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

**Existing Land Use:** Single-Family  
Dwelling

**Parcel Size:** 0.18 Acre

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### Request Overview/Background Information:

Doug Anderson has submitted an application for a Certificate of Appropriateness (COA) to replace the brick porch railing for the property located at 710 Park Avenue. This property is located within the College Park Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

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### 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.

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### Key Issues:

- Several photographs of this property are attached to this report. As the photographs demonstrate, the face of the brick porch railing has collapsed. This deterioration became visible once the applicant removed some landscaping, and orders to correct the property maintenance violation were issued in May 2010.
- The applicant has the original architectural plans for this house, which are dated June 30, 1910. A copy of the architectural plans is attached.
- As shown on the architectural plans, the brick porch railing and stone cap were included in the original design. The applicant intends hire a mason to recreate the brick porch railing and stone cap.
- 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) *Height: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.*

The porch railing will be reconstructed to its original height.

- (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 applicant will be recreating the original porch railing, which consists of bricks and a stone cap. The applicant will then paint the bricks to match the color of the remainder 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).

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**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

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**Staff Recommendation:**

The Neighborhood Planning Division recommends ***approval*** of a Certificate of Appropriateness to replace the brick porch railing 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 replacement railing shall match the original railing in design, materials, height, and width.
2. The materials shall be reviewed and approved by staff before construction begins.
3. All work shall be completed by September 15, 2010.
4. 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.
5. 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.

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**Fiscal Note/Budget Impact:** N/A

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





DARK AVENUE ELEVATION  
SCALE 1/4" = 1'-0"

RESIDENCE FOR DR. E. B. BROWN  
FRANK A. CARPENTER, ARCHITECT  
ROCKFORD, ILLINOIS, 6.30.19

# 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-2010-25

1. Address of property: 710 Park Ave

2. Parcel #: 13670090

3. Owner of record: Doug Anderson Phone: \_\_\_\_\_

710 Park Ave Beloit WI 53571  
(Address) (City) (State) (Zip)

4. Applicant's Name: Doug Anderson

SAA  
(Address) (City) (State) (Zip)

364-0022 1 322-0246 1Danders3251@msn.com  
(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
  - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
  - 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

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.)

Removal of brick porch railing and  
replace with ~~wooden~~ brick porch railing  
brick DP, per 7/6/10 conversation by applicant

**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

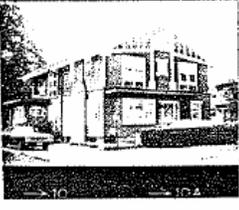
**NOTE:**

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).

Doug Anderson                      Doug Anderson                      6/14/10  
(Signature of applicant)                      (Print name)                      (Date)

Review fee: <u>\$45.00 / \$25.00 if staff approved</u>	Amount paid: \$ <u>45.00</u>
Scheduled meeting date: <u>July 20, 2010</u>	
Application accepted by: <u>Dea Pennington</u>	Date: <u>6/14/2010</u>

<b>1</b> City, Village or Town: <b>BELOIT</b>	County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Street Park		
Street Address: <b>710 Park Avenue</b>		Legal Description:	Acreage:			
Current Name & Use: <b>Residence</b>		Current Owner:				
Film Roll No. <b>RO-86</b>	 Prints	Current Owner's Address:			Number <b>710</b>	
Negative No. <b>10</b>		Special Features Not Visible In Photographs:				
Facade Orient. <b>E</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
<b>2</b> Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town  Range
Dates of Construction /Alteration <b>c. 1915</b>	Source <b>A</b>					
Architect and/or Builder:	Source					
<b>3</b> 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: <b>None</b>	<b>4</b> 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 <b>Near East Side Historic District</b>	
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor		<b>6</b> 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:				
<b>B</b>	<b>7</b> Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
<b>C</b>	<b>8</b> District: <b>Near East Side Historic Dist.</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/18/81</b>					
<b>D</b>	<b>9</b> 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: <b>R</b>					
<b>E</b>						
<b>F</b>						

# 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		