

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 20, 2010

Agenda Item: 5

File Number: COA-2010-29

Applicant: Scott Schneider, o/b/o the Parks & Leisure Services Division

Owner: City of Beloit

Location: 825 E. Grand Avenue

Existing Zoning: PLI, Public Lands & Institutions District

Existing Land Use: Park

Parcel Size: 8.0 Acres

Request Overview/Background Information:

Scott Schneider, on behalf of the Parks & Leisure Services Division, has submitted an application for a Certificate of Appropriateness (COA) to replace the lighting within Horace White Park for the property located at 825 E. Grand Avenue. Horace White Park is a historic landmark site. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of landmark sites.

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 replacement of the existing cobra head lights within the park with 19 new lights.
- A site plan and a specifications sheet are attached to this report.
- Photographs of the existing and proposed lights are also 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 height of the proposed lights is compatible with the character of the park and the surrounding neighborhood.

- (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 lights include a black aluminum pole, a black ballast, and a fixture with a black aluminum roof. As the attachments demonstrate, the proposed lights are very attractive and appropriate for a historic park. The proposed lights harmonize with the appearance of other improvements within the park.

- 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)(b).

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** – N/A
- **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 the lighting within Horace White Park for the property located at 825 E. Grand Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

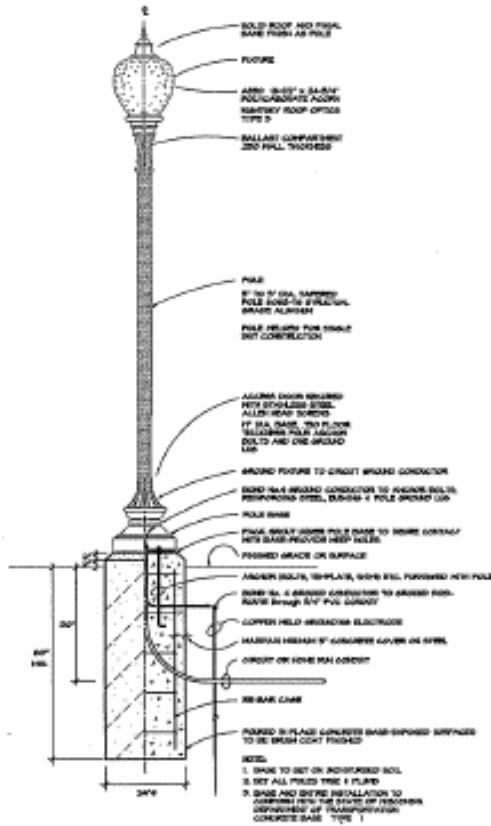
1. The applicant shall install the lights that were described and illustrated in the application attachments.
 2. All work shall be completed by June 1, 2011.
 3. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work 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 the Housing Services Division.
-

Fiscal Note/Budget Impact: N/A

Attachments: Photographs, Specifications Sheet, Site Plan, Application, and COA Checklist.



E
D
C
B
A



POLE & BASE DETAIL

SPECIFICATION

- It is the purpose and intent of this specification, notes and drawings, that the contractor shall furnish all labor and material necessary to provide a complete installation of electric services as indicated on the plans and as hereinafter specified complete to materials and fittings as may be required to make the work complete for the purposes intended.
- The drawings pertaining to this installation generally include the location of equipment and other details necessary for the complete installation. Bidders shall acquaint themselves with the working conditions and requirements at the building site, on any contracts for this work will be based upon furnishing all labor and materials required to properly complete the work ready for use.
- Any changes to the location of the equipment, etc., from those shown on the drawings shall be made without charge if so directed by the architect/engineer before installation.
- All electrical work shall be performed in a workmanlike manner and in full accordance with local electrical codes and requirements.
- The contractor shall obtain and pay for all licenses, permits and inspections for all work covered by this contract. All certificates of inspection shall be delivered to the owner.
- All cutting and patching which must be done, in order that the electrical work may be properly installed, shall be done by appropriate tradesmen. All disturbed construction surfaces or fixtures must be replaced or repaired to the architect's satisfaction at the contractor's expense. Under no condition shall structural work be cut except upon approval of the architect.
- Provide proper and sufficient ground connection for all electrical devices and equipment. All conduit connections shall be drawn up tight and secure.
- Contractor's attention is called to the type of construction so that he can furnish proper and sufficient support for all fixtures, conduit, etc., as required.
- Contractor shall coordinate location of all lighting poles, devices and the like with the architect's details and plans. Architect's decision of placement shall be final.
- Mark all(6) sets of shop drawings for review. Shop drawings to include fixtures, panels, enclosures & control equipment, etc.
- Pipe to be THREXTON copper unless noted otherwise.
- The contractor shall guarantee all equipment and wiring free from threaded mechanical and electrical defects for the period of one (1) year from the date of installation. All repairs or adjustments, include labor, made necessary by threaded mechanical or electrical defects shall be rendered without charge to the owner, within the guarantee period.
- All electrical equipment shall be sized to meet or exceed the available short-circuit current.
- Contractor shall field visit site prior to bid and verify all existing conditions to determine extent of work. Any items not specifically indicated on drawings or in specifications that are a serious site concern shall be brought to the attention of architect/engineer prior to bid for a decision.
- Contractor to provide lightning pole directions.

GENERAL NOTES

- Electrical contractor shall visit site to thoroughly familiarize with the extent of work to be performed under this contract.
- General intent of the electrical drawings is to provide a "take off" design. Do not make drawings. Provide all equipment, etc. meet field conditions and intent of the drawings and specifications.
- All electrical conduit (unless exposed to weather shall be rigid galvanized steel conduit).
- Installation of all electrical systems shall be coordinated with construction and in compliance with the construction phase schedule.
- Underground conduits shall be schedule 40 pipe (unless local or approved or heavy wall galvanized) install conduits a minimum of 20" below finished grade. Close each conduit in a minimum of 24" clear from walls. Thereafter, unenclosed conduits may be used for burial; only in unobscured areas or provide appropriate stone (asphalt) for this condition in under walk or drives. Maintain 18" of space between conduits in multiple conduit runs.
- Contractor to maintain a safe condition on site. No exposed open trenches or excavations, etc., will be permitted.
- Contractor shall remove all excess material from site at no additional cost to owner. No spoils shall be left on site.
- Contractor shall not store material on site, deliver, install, or use of installation secure.
- Contracts shall be bid on the basis of "no extras". All work not included in the contract is extra.
- Contractor shall determine all trenches and pole base excavations prior to installing conduits, conduit, etc.



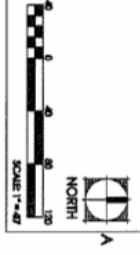
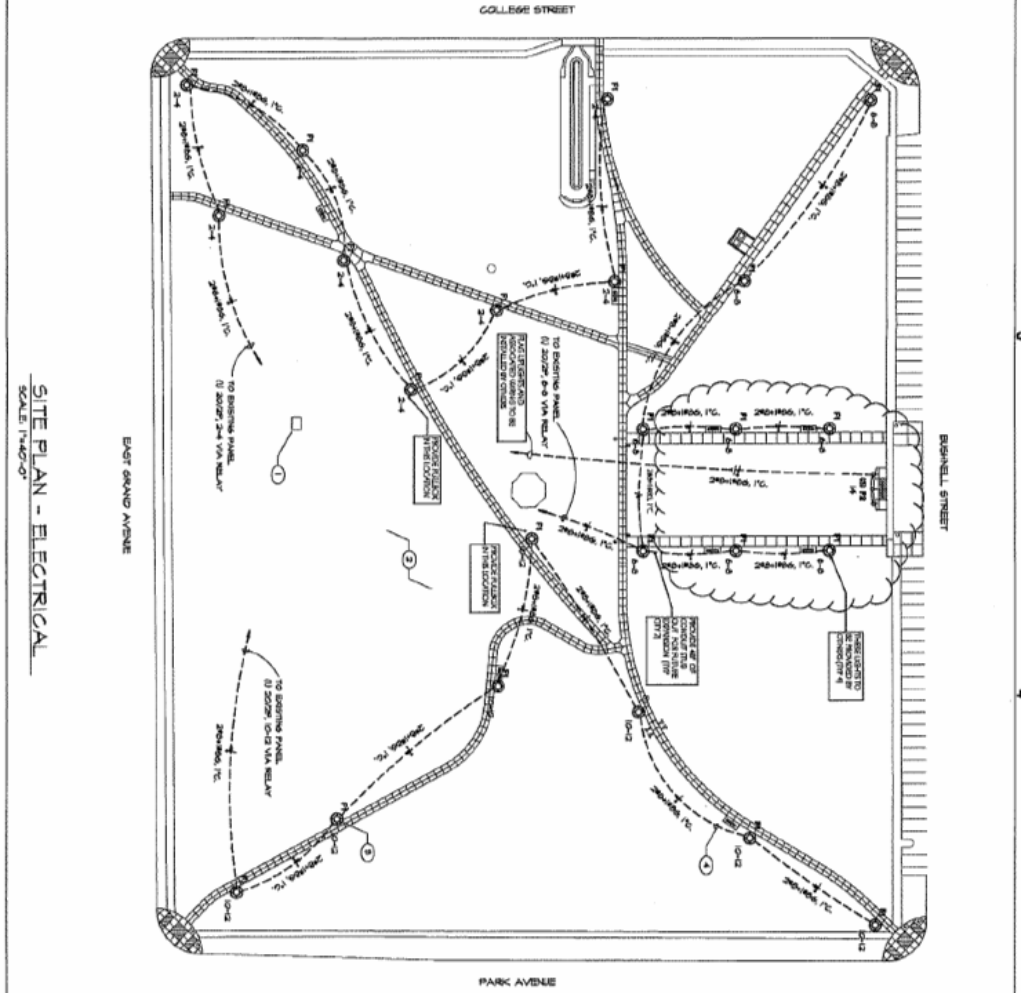
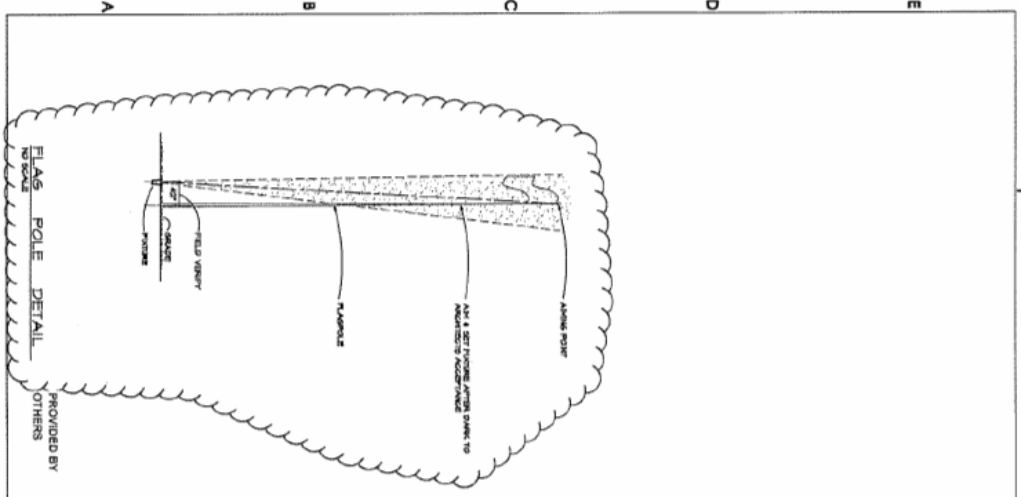
Design Perspectives
Sustained in Quality

1201 North Washington Street
Suite 202
Beloit, WI 53510
Telephone: (608) 737-9463
Fax: (608) 737-9469
www.designperspectives.com



REV.	COMMENT	DATE

DATE: 07/04/10
JOB NO: 08-1018
DRAWN BY: TSM
CHECKED BY: TSM
ELECTRICAL PLAN
SHEET NO.:
E1



- SHEET NOTES**
1. REFER TO SHEET 08-1018-01 FOR GENERAL NOTES.
 2. ALL CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 4. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF БЕЛОИТ SPECIFICATIONS.

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-2010-29

1. Address of property: 825 E GRAND Avenue

2. Parcel #: 13660075

3. Owner of record: CITY OF BELOIT Phone: 361 6447

100 STATE ST BELOIT WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: SCOTT SCHNEIDER FOR CITY OF BELOIT

361 6447 / 751 4105 / SCHNEIDERS@CI.BELOIT.WI.US
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: HORACE WHITE PARK

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.)

REMOVE THE EXISTING COBRA HEAD LIGHTS IN THE PARK +
PROVIDE 19 NEW PEDESTRIAN LIGHTS ALONG THE
EXISTING PATHWAYS.

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).

Scott Schneider SCOTT SCHNEIDER 6/30/2010
(Signature of applicant) (Print name) (Date)

Review fee: <u>\$45.00 / \$25.00 if staff approved</u> Amount paid: \$ <u>N/A</u>
Scheduled meeting date: <u>July 20, 2010</u>
Application accepted by: <u>Drew Pennington</u> Date: <u>6/30/10</u>

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: 825 E. Grand 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		