

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

---

**Meeting Date:** February 21, 2012

**Agenda Item:** 4

**File Number:** COA-2012-01

**Applicant:** Window World of Milwaukee, LLC

**Owner:** Krista Voysest

**Location:** 650 Park Avenue

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

**Existing Land Use:** Single-Family/Rental

**Parcel Size:** 0.0924 Acres

---

### Request Overview/Background Information:

Window World of Milwaukee has submitted a Certificate of Appropriateness (COA) Application to replace twenty-five (25) windows for the property located at 650 Park Avenue. The subject property is located in the College Park Historic District, and 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. 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.

---

### 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 determined that water damage has caused serious decay to the existing twenty-five wood windows located at the subject property. Some of the windows do not open and air leaks have occurred. The wood windows are beyond repair and will need to be replaced.
- Three sets of triple-casement windows, one double-casement window, thirteen single-casement windows, and one, two-panel slider window will be replaced.
- The new windows are energy efficient vinyl casement windows that are tan in color, and will match the style and character of the house.
- All window exteriors will be faced with "Royal Brown" aluminum coil.
- 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 relationships 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. All casement windows have been custom designed to fit existing 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 vinyl 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:
  - (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 replace all twenty-five windows for the property located at 650 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 Comfort World vinyl windows. All of the replacement windows shall be identical in design and appearance and shall be faced with a “Royal Brown” aluminum coil finish.
2. All work shall be completed by July 1, 2012.
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 shall obtain a Building Permit before beginning construction. 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

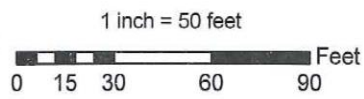
---

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

# Location & Zoning Map

650 Park Avenue

COA-2012-01



## Legend

-  Parcels
-  Zoning District

Map prepared by: Michael D. Lofton II  
Date: February 7, 2012  
For: City of Beloit, Neighborhood Planning  
Date of Aerial Photography: April 2011

# NEIGHBORHOOD PLANNING DIVISION



# 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-2012-01

1. **Address of property:** 650 Park Avenue, Beloit, WI 53511
2. **Parcel #:** 13660450
3. **Owner of record:** Krista Voysest Phone: (608) 362-4940  
1300 Brushwell Street, Beloit, WI 53511  
(Address) (City) (State) (Zip)
4. **Applicant's Name:** Window World of Milwaukee LLC  
W188 N10707 Maple Road, Germantown, WI 53022  
(Address) (City) (State) (Zip)  
(262) 703-9500 /  / kbwindowworldmil@choiceonemail.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
5. **Present use of property:** Residential
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.)

Our proposed project for 650 Park Avenue is replacement windows (25). Existing conditions of the windows are poor with some windows leaking air/water and some damaged due to age beyond repair. Utilizing the same historic style we intend to replace with same sized tan vinyl windows. The exterior trim will be covered with aluminum coil trim in Royal Brown Smooth to match existing trim work on home.

**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): Aluminum Coil Trim Sample, Royal Brown Smooth

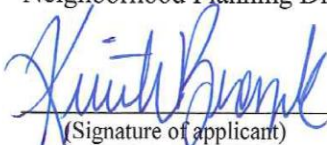
**9. Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- 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).

  
(Signature of applicant)

Kristen Burzyk  
(Print name)

1/30/2012  
(Date)

Review fee: \$50.00\* / \$25.00\* if staff approved    Amount paid: \$ 50.00  
\* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.  
Scheduled meeting date: February 21, 2012  
Application accepted by: Michael D. Lofton II    Date: 1/31/2012



**Photographs of 650 Park Avenue**



Southeastern side of property



Northeastern side of property



Western side of property



Northern side of property





Three Single Casements TAN



1-Single TAN Casement



1-Single Casement TAN



Three Single Casements TAN



1-Single Casement TAN



1-2 Panel Slider TAN



Two Single Casements TAN



1-Single Casement TAN / 1-Single Casement TAN



1-Single Casement TAN

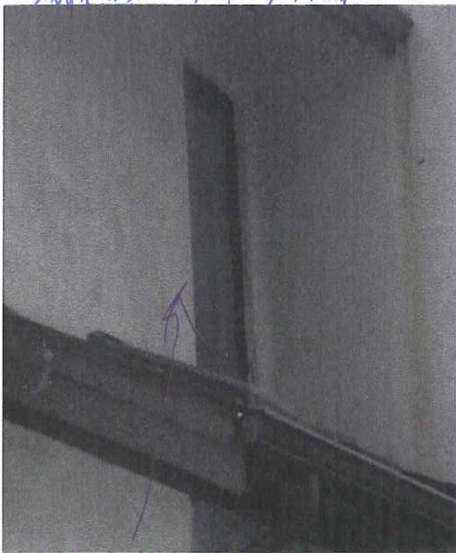




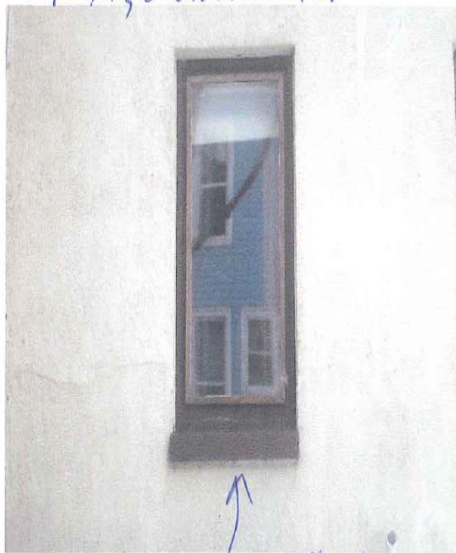
1- Single Casement TAN / 1 Single Case TAN



1- Single Casement TAN



1 Single Casement TAN



1- Single Casement TAN



Three Single Casement TAN



1- Single Casement TAN

Windows to be installed inside existing openings on each windows. The installer will use interior wood trim stop to finish inside & exterior wood trim stop to seal outside of each window.

The installer will then wrap or cover the outside trim with custom trim coil Royal Brown in color then caulk seal around window

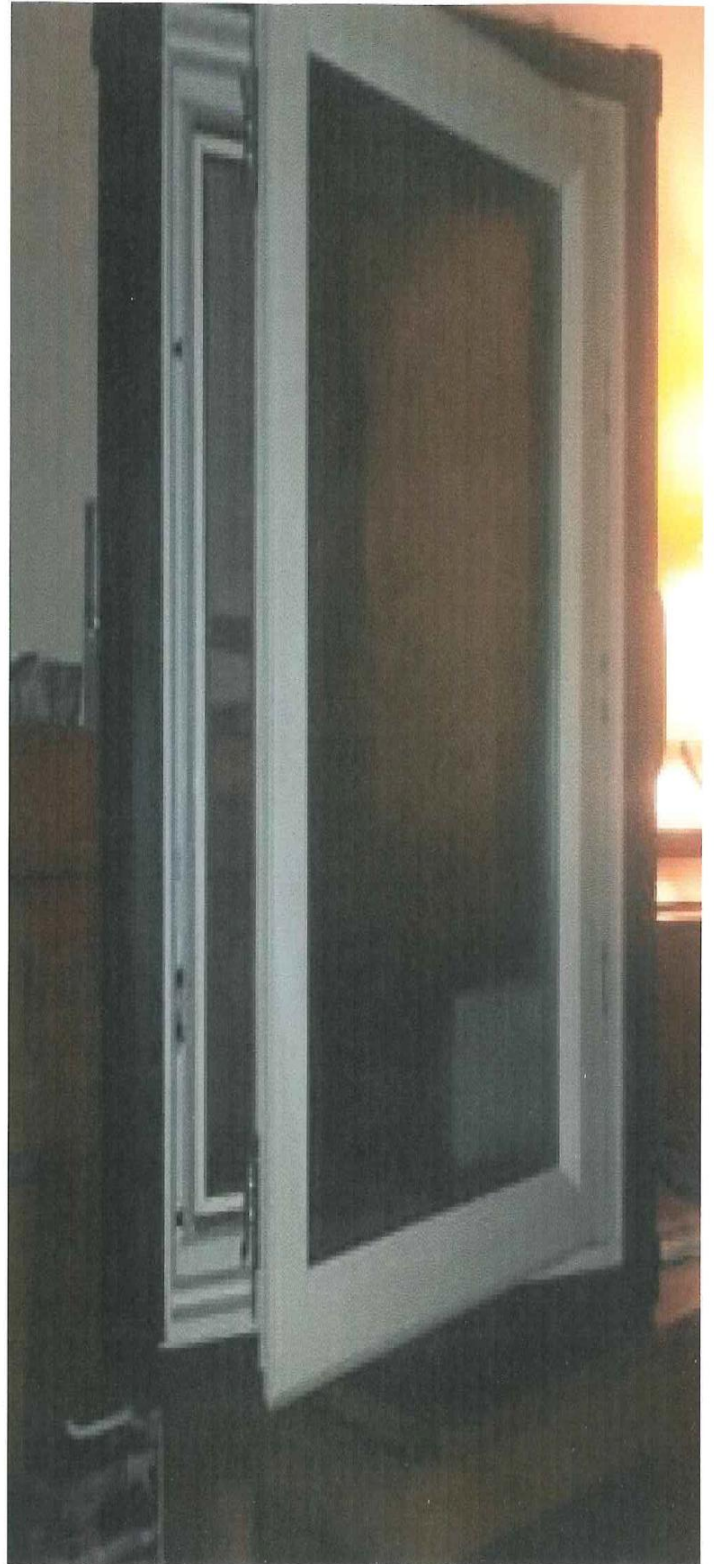
Each window on page #1 & 2 has air infiltration most have exterior decay from water damage windows are hard to open & then close our concern is if not taken care of further damage to home will occur.



1 Single Casement TAN



Sample of our tan casement window

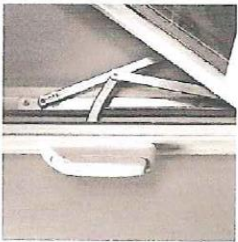




# CASEMENT WINDOWS



A stylish single-lever locking handle provides easy operation.



Sturdy stainless steel hinge system for years of trouble-free opening and closing.



Functional and stylish, this sleek fold-away crank handle won't get caught up in blinds or curtains.

## *Kathy's* DAYLIGHTING TIP

*Try to introduce daylight into every room from at least two sides. Your room will feel more comfortable because this reduces glare and increases exposure.*



An incredibly versatile window, Casements are always a welcome design change. With world-class performance, they add elegance as well as energy efficiency.





**WINDOW WORLD OF RACINE**  
 1500 S Sylvania Dr., Ste. 108  
 Sturtevant, WI 53177  
 (262) 886-1800  
 (262) 886-1894 Fax

**WINDOW WORLD OF MILWAUKEE**  
 W188 N10707 Maple Rd.  
 Germantown, WI 53022  
 (262) 703-0600  
 (262) 703-0599 Fax

**WINDOW WORLD OF FOND DU LAC**  
 236 Morris Street  
 Fond du Lac, WI 54635  
 (920) 923-4189  
 (920) 921-2303 Fax

Customer: Krista Voysest Phone (h) 608-362-4940  
 Install Address: 6050 Park Ave Beloit, WI 53511 Phone (w) \_\_\_\_\_  
 Bill Address: 1300 Bushnell Beloit, WI 53511 E-mail \_\_\_\_\_

COMFORTWORLD		COMFORTWORLD STIMULUS ENERGY PACKAGE	
Series 1000 DH Mech	\$175	Series 4000 DH All-Welded	\$289
Series 2000 DH Mech-Weld	\$190	Series 6000 DH All-Welded	\$299
Series 4000 DH All-Welded	\$200	<b>INCLUDED IN ENERGY PACKAGE</b>	
Series 6000 DH All-Welded	\$220	Hurricane Rated Up to 140 mph (8' x 5')	\$25
Full Screens	\$25	Half Screens	\$8
Prairie Grids	\$73	Double Locks (on windows > 26")	\$5
Colonial Contoured Grids	\$37	PPG Solarban 70-Low-E Glass-Elite	\$52
Diamond Grids	\$83	Argon Gas 400 Low-E	\$15
Oriel / Cottage Style (40/60 or 60/40)	\$26	Foam Insulation on Jambes	\$11
3 Picture Window Casement <del>\$315</del> <u>\$315</u>	<del>300</del> <u>445</u>	Remove Storm Windows	\$15
2 Lite Slider 6,000 Series	\$329	Lifetime Glass Breakage Warranty	\$11
3 Lite Slider (18, 18, 18) (14, 12, 14)	\$700	Double Lifetime Warranty	
21 Casement	\$315	Total Options	\$153
Twin Casement	\$600	Sale Price	\$89
3 Lite Casement (18, 18, 18) (14, 12, 14)	\$925	<b>YOU SAVE PER WINDOW</b>	\$64
Bay Window	\$2250	<b>MISCELLANEOUS</b>	
Bow Window	\$2450	25 Custom Exterior Trim	\$75
Garden Window	\$1875	Facing Color <u>Royal Brown</u>	<u>1650</u>
Double Strength Glass	\$10	Metal Window Extra Labor	\$50
25 Sandalwood / Tan	\$32	1 Mull To Form Multi-unit <u>out</u>	\$40
Woodgrain Interior Color	\$90	4 Tempered DH Sash (BSO) (FULL)	\$60
Specialty Window	\$	Weight Boxes	\$25
White Int. / Tan Ext.	\$125	Obscure Glass (BSO) (FULL)	\$32
Custom Exterior Color	\$	19 Install Exterior Trim (Stops)	\$40
Window Color <u>Beige</u> <u>1 Beige</u>		19 Install Interior Trim (Stops) <u>out</u>	\$40
Inside	Outside	Install Interior Casing (Bay/Bow/PD)	\$120
<b>DOORS</b>		Install Interior Casing (Window) (Door)	\$80
VSP Vinyl Rolling Patio Door 6ft.	\$1000	Repair, Sill, Jamb, or Brickmold	\$50
VSP Vinyl Rolling Patio Door 8ft.	\$1250	Remove Storm Windows	\$15
VSP Vinyl Rolling Patio Door 9ft.	\$1550	3 Remove Window Unit <u>A/C</u>	\$80
Patio Door Low-E Glass Elite	\$250	16 Pre 1978 Install	\$40
Grids Patio Door	\$100	Year Built <u>1918</u>	
Woodgrain Interior Color	\$225	<b>TOTAL LIST PRICE</b>	\$ <u>13501</u>
Patio Door Trim	\$100	<b>WINDOW WORLD CARES</b>	
Facing Color		St. Jude's Children's Research Hospital \$ <u>25.00</u>	
Storm Door			
Specialty Door			

You the buyer are responsible for the removal and installation of any existing security system and window treatments. Initial: K.V.

**NO EXTRA WORK IF NOT IN WRITING!**  
 Homeowner responsible for all painting & staining

ESTIMATE GOOD FOR 30 DAYS

APPROVAL # \_\_\_\_\_

Customer agrees to the terms of payment as follows:

Extra Labor \$ \_\_\_\_\_

Site Set up and Disposal Fee \$ \$100.00

Total Amount \$ 13606

Custom Order Deposit 50% \$ 6813.00 OK# MC

Balance Paid to Installer upon Completion \$ 6813.00

Amount Financed \$ \_\_\_\_\_

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.

**THIS IS A CUSTOM ORDER - NOT FOR RESALE!**

**THIS WINDOW WORLD IS INDEPENDENTLY OWNED AND OPERATED**

Krista Voysest 12/22/11 Home Owner Date

[Signature] 12/22/11 Home Owner Date

White Cont. Original Yellow Cont. Elite Pink Cont. Customer Date

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

<p><b>1</b> City, Village or Town: <b>BELOIT</b></p> <p>Street Address: <b>650 Park Avenue</b></p> <p>Current Name &amp; Use: <b>Residence</b></p> <p>Film Roll No. <b>RO-118</b></p> <p>Negative No. <b>27</b></p> <p>Facade Orient. <b>E</b></p>	<p>County: <b>ROCK</b></p>	<p>Surveyor: <b>Richard P. Hartung</b></p>	<p>Date: <b>July, 1981</b></p>	Street Park          Number <b>650</b>		
<p>Legal Description:</p>		<p>Acreage:</p>				
<p>Current Owner:</p>		<p>Current Owner's Address:</p>		Town          Range		
<p>Special Features Not Visible In Photographs:</p>		<p>Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No</p>				
<p><b>2</b> Original Name &amp; Use:</p> <p>Dates of Construction /Alteration <b>c. 1910</b></p> <p>Architect and/or Builder:</p>	<p>Source</p> <p><b>A</b></p>	<p>Previous Owners</p>	<p>Dates</p>	<p>Uses</p>	<p>Source</p>	Section          Map Name <b>Near East Side Historic District</b>
<p><b>3</b> Architectural Significance</p> <p><input type="radio"/> Represents work of a master</p> <p><input type="radio"/> Possesses high artistic values</p> <p><input type="radio"/> Represents a type, period, or method of construction</p> <p><input type="radio"/> Is a visual landmark in the area</p> <p><input type="radio"/> Other: _____ <input checked="" type="radio"/> None</p> <p>Architectural Statement:</p> <p>Two story Prairiesque house with stucco siding Windows are single, double or triple case- ments. Gable roof and porch roof have flared eaves.</p>		<p><b>4</b> Historical Significance</p> <p><input type="radio"/> Assoc. with lives of significant persons</p> <p><input type="radio"/> Assoc. with significant historical events</p> <p><input type="radio"/> Assoc. with development of a locality</p> <p><input type="radio"/> Other: _____</p> <p><input checked="" type="radio"/> None</p> <p>Historical Statement:</p>				
<p><b>5</b> Sources of Information (Reference to Above)</p> <p><b>A</b> Visual estimate of surveyor</p> <p><b>B</b></p> <p><b>C</b></p> <p><b>D</b></p> <p><b>E</b></p> <p><b>F</b></p>	<p><b>6</b> Representation in Previous Surveys</p> <p><input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark</p> <p><input type="radio"/> other:</p>		<p><b>7</b> Condition</p> <p><input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins</p>		Map Code <b>NES 118/27</b>	
<p><b>8</b> District: <b>Near East Side Historic Dist.</b></p> <p><input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing</p> <p>initials: <b>R</b> date: <b>8/1/81</b></p>		<p><b>9</b> Opinion of National Register Eligibility</p> <p><input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown</p> <p><input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <b>R</b></p>				





27

RO/118/27

237

650 Park

South-  
east



east



north



July, 1991



# *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: 650 Park Avenue

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			<b>X</b>
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.	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	<b>X</b>		
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.			<b>X</b>
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
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?	<b>X</b>		
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?	<b>X</b>		