

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: February 21, 2012

Agenda Item: 5

File Number: COA-2012-02

Applicant: Nathan Richardson

Owner: Nathan Richardson

Location: 743 Park Avenue

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

Existing Land Use: Single-Family/Rental

Parcel Size: 0.21 Acres

Request Overview/Background Information:

Nathan T. Richardson has submitted a Certificate of Appropriateness (COA) Application to replace deteriorated vinyl siding and trim, to repair missing ornamental trim on the veranda, to install soffit and fascia panels, and to replace trim on the balcony for the property located at 743 Park Avenue. On March 30, 2011, the applicant was issued an order by a Code Inspector for the deteriorated appearance of the vinyl siding and trim, wooden soffit and fascia boards, ornamental trim on the veranda, missing bargeboard panel on the gable, and peeling paint on the property. The compliance date is March 1, 2012. Except for the vinyl siding and trim, ornamental trim on the veranda, soffit and fascia panels, planning staff would normally review this type of request. However, this project was started without a Certificate of Appropriateness. The subject 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 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:

- Several photographs of the residence are attached to this report.
- On March 30, 2011, the applicant was ordered to repair and replace several external features that were deteriorated and missing on the house by March 1, 2012. The applicant was notified of the COA requirement within the order. The Code Inspector photographs of the violations are shown in the left column in the photographs provided below.
- On January 3, 2012, an inspection conducted by the Assistant Planner revealed that soffit and fascia panels were installed and other exterior alterations had occurred without a COA. A Notice of Violation was issued to the property owner following the inspection (see letter below).
- The applicant has proposed to replace the deteriorated vinyl siding on the basement entryway, located on the east side of the house, with new Main Street Double 4" Woodgrain Clapboard vinyl siding from Certain Teed Corporation. The new vinyl siding will match the existing "mint" color and woodgrain texture siding on the house. In addition, siding near the driveway entry, located on the north side of the house, will be replaced with salvaged pieces of siding from the basement entryway.
- The applicant has covered the deteriorated wooden soffit and fascia boards on the northeast side of the house with aluminum fascia and soffit panels.
- The applicant has replaced a missing portion of the ornamental trim on the veranda, located on the northwest side of the house, with wood and has proposed to use a satin based "gray-flannel" color to paint it.
- The applicant has covered the deteriorated wood on the balcony, located on the northwest side of the house, with aluminum trim that is white in color.
- The applicant has removed all bargeboard panels on the gable located on the west side of the house
- During the Beloit Intensive Survey, the building 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) *Directional Expression:* Façades in historic districts should blend with other structures with regard to directional expression. Structures in the historic district should be compatible with dominant horizontal or vertical expression of surrounding structures. The directional expressions of a landmark after alteration,

construction or partial demolition should be compatible with the original architectural style or character of the landmark and then, if necessary, with other structures in the historic district.

The applicant has not proposed to change the directional expression.

- (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 has proposed the use of new materials and replacement materials that will match the original materials, colors, and textures existing and associated with the external features 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 – 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 install new vinyl siding and trim, to install new aluminum soffit and fascia panels, to install new aluminum trim on the balcony, and to install new ornamental trim on the veranda for the property located at 743 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 Main Street Double 4” Woodgrain Clapboard vinyl siding that is “mint” in color in a workmanlike manner.
2. The applicant shall remove the unauthorized white aluminum soffit and fascia panels and verify with the Code Inspector that deteriorated wooden soffit and fascia boards have been repaired or replaced in a workmanlike manner.
3. The applicant shall install the white aluminum soffit and fascia panels in a workmanlike manner.
4. The applicant shall remove the unauthorized aluminum trim on the balcony and verify with the Code Inspector that the deteriorated wood has been repaired or replaced in a workmanlike manner.
5. The applicant shall install white aluminum trim on the balcony in a workmanlike manner.
6. The ornamental trim on the veranda shall be repaired and painted to match the existing paint color on the veranda in a workmanlike manner.
7. All work shall be completed by May 31, 2012, or the date established by the Code Inspector.
8. 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.

Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Photographs, Notice of Violation, Application, Intensive Survey Form, and COA Checklist.

Location & Zoning Map

743 Park Avenue

COA-2012-02



1 inch = 50 feet



Legend

-  Parcels
-  Zoning District

Map prepared by: Michael D. Lofton II
Date: February 6, 2012
For: City of Beloit, Neighborhood Planning
Date of Aerial Photography: April 2011

NEIGHBORHOOD PLANNING DIVISION

Photographs of 743 Park Avenue



Missing bargeboard panel on west side of the property. Photograph taken by Code Inspector on March 30, 2011.



Removed bargeboard panels on gable located on the west side of the property.



Missing ornamental trim on veranda on the northeast side of the property. Photograph taken by Code Inspector on March 30, 2011.



Replaced ornamental trim on veranda on the northeast side of the property.

Photographs of 743 Park Avenue



Rotten soffit and fascia boards on the northeast side of the property. Photograph taken by Code Inspector on March 30, 2011.



Soffit and fascia panels on the northeast side of the property.



Rotten soffit and fascia boards with squirrel in hole on the northeast side of the property. Photograph taken by Code Inspector on March 30, 2011.



Soffit and fascia panels on the northeast side of the property.

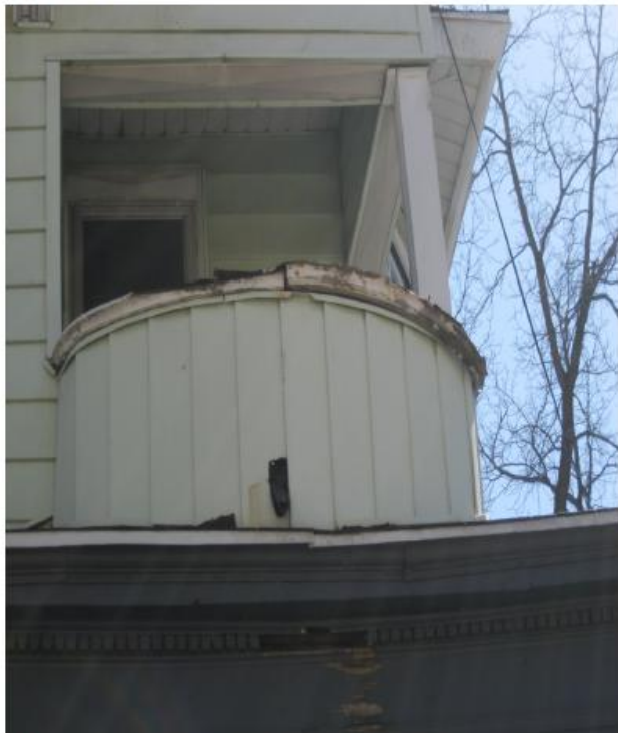
Photographs of 743 Park Avenue



Damaged siding and trim on east side of the property. Photograph taken by Code Inspector on March 30, 2011.



Damaged siding and trim on east side of the property.



Deteriorated wood and trim on balcony on the northeast side of the property. Photograph take by Code Inspector on March 30, 2011.



Replaced trim on balcony on the northeast side of the property.



City of
BELOIT, Wisconsin
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

January 3, 2012

Nathan T. Richardson
444 Spring Ridge Drive
Crystal Lake, Illinois 60012

Re: Notice of Violation – 743 Park Avenue

Dear Mr. Richardson:

Our records indicate that you own the property located at 743 Park Avenue. Your property is located within the College Park Historic District. Section 32.06(2) of the City's Historic Preservation Ordinance states that "any alteration of designated landmarks, landmarks sites, or structures within an historic district in the City shall first require a Certificate of Appropriateness."

A site visit to the subject property was conducted on January 3, 2012 to determine if any changes to the property had occurred following the e-mail sent to you on November 23, 2011 regarding the review process for a Certificate of Appropriateness. The site visit revealed that you have altered the exterior of the house by replacing soffit panels, fascia boards, trim on the balcony, and ornamental trim on the veranda. These alterations were completed without a Certificate of Appropriateness (COA).

Therefore, you are in violation of Section 32.20(1) of the Historic Preservation Ordinance and hereby ordered to restore the building to its appearance prior to the violation and submit a Certificate of Appropriateness application with the necessary attachments to this office along with the \$100 fee for beginning work without approval or a COA Certificate. This order pertains to the unauthorized alterations mentioned above. You must submit the COA application along with samples of the proposed material, pictures locating where the alterations will occur on the house, and a complete description of the project. All of the corrective measures outlined in this paragraph must be completed by **February 3, 2012**. If these violations are allowed to continue, additional penalties may be pursued. You may request a review of this order or may appeal the order as provided in Section 1.15 of the Municipal Ordinances.

Sincerely,

Michael D. Lofton II
Assistant Planner

Enclosure

c: File, Property
Housing Services Division
Landmarks Commission

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-2012-02

1. **Address of property:** 743 PARK AVE

2. **Parcel #:** 13670240

3. **Owner of record:** NATHAN RICHARDSON Phone: (815) 405-2580
256 TALISMON DRIVE CRYSTAL LAKE IL 60012
(Address) (City) (State) (Zip)

4. **Applicant's Name:** NATHAN RICHARDSON
256 TALISMON DRIVE CRYSTAL LAKE IL 60012
(Address) (City) (State) (Zip)
(815) 405-2580 / ntr1981@yahoo.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. **Present use of property:** RENTAL

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.)

[Empty space for project description]

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).

Nathan Richardson Nathan Richardson 2/3/12
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00* / \$25.00* if staff approved** Amount paid: \$100.00
* 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 (LMC meeting)
Application accepted by: Michael D. Lofton II Date: 2/3/2012

Proposed work for 743 Park Ave.

1. Paint Front porch and stairs.
Keep same color that is already there. (See attached picture)
Stairs and spindles to get painted and remain white. Porch floor to stay grey
Cost of materials <\$100

2. Replace soffit and fascia
Work has already been done. Recovered wood with aluminum where the wind had blown of the aluminum that was already there. (See attached picture)
Used the same aluminum and color (white) that covers the rest of the house.
Cost of materials <\$75

3. Recover trim on balcony
Work has already been done. Recovered trim with new aluminum to replace the aluminum that was bent/missing. (See attached picture)
Used the same aluminum and color (white) that covers the rest of the house.
Cost of materials \$5

4. Replace and paint ornamental trim on the veranda.
Work has already been done. Replaced veranda to match identically to what was there. Need to paint and will match up color to existing structure. (See attached picture)
Also included is a sample of the paint color.
Cost of materials \$15

5. Replace and repair siding, corner pieces and trim pieces.
Would like to replace all of the siding on the basement stair entry way. The basement stairs are located on the back side of the house. I would then use the pieces from the basement stair entry way to fix the other pieces of siding that need replacing. All pieces that I would be replacing are on the back and driveway side of the house. Only a couple of pieces are located on the driveway side. The majority of the pieces are located on the back of the house. (See attached picture)

Also included are samples of the siding, corners, and trim pieces. They are identical in color and shape to what is already there.
Cost of materials \$150

Figure 1: Project Description Submitted By Applicant

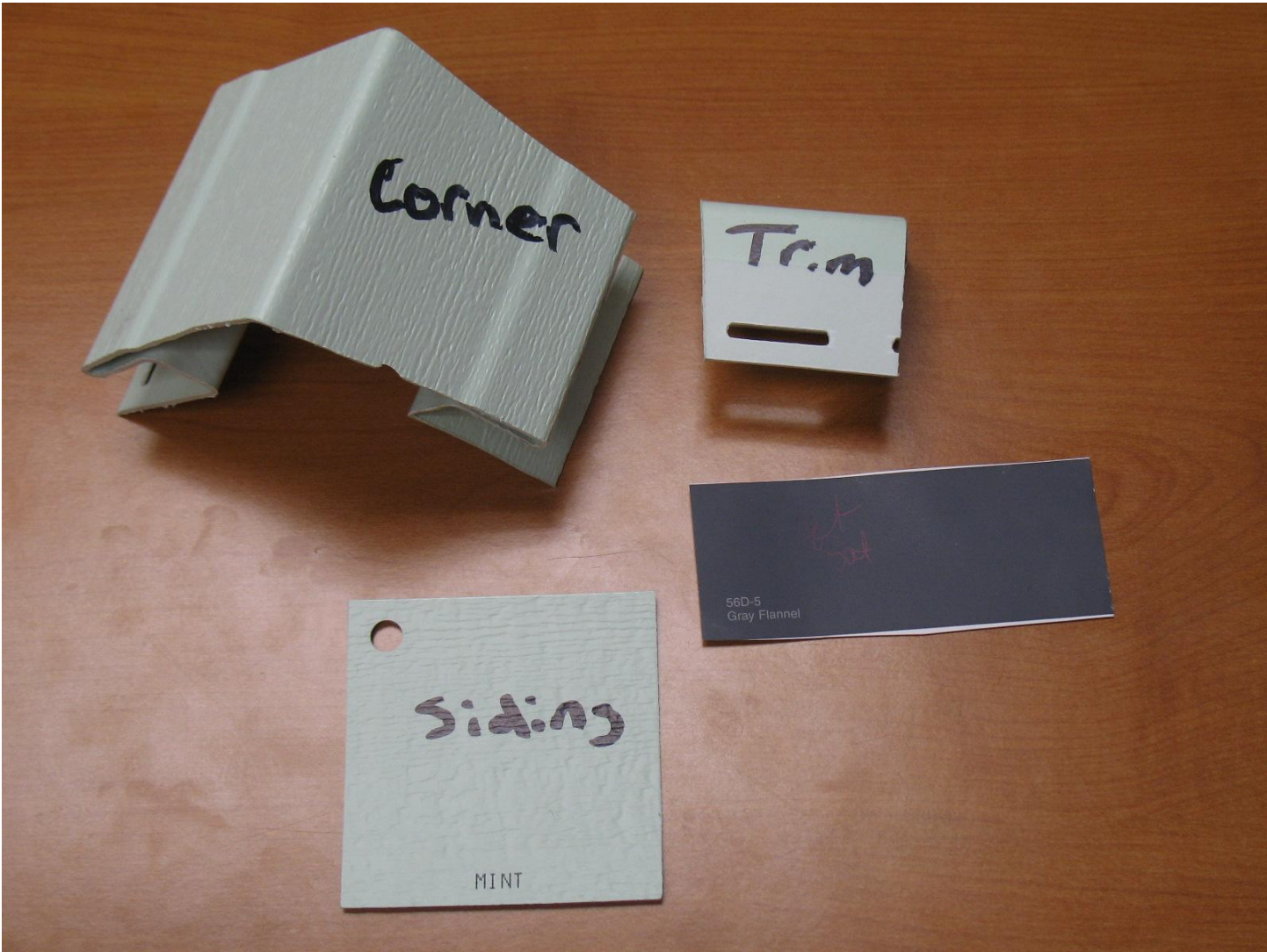


Figure 2: Material Samples Submitted By Applicant

Double 5" Woodgrain Dutchlap in natural clay
 Single 8" Woodgrain Clapboard in colonial white
 Single 6-1/2" Brushed Beaded in oxford blue



Color performance, impact resistance and durability are assured through our exclusive PermaColor™ System, a blend of our own Certavin™ resin, superior micro-ingredients and state-of-the-art pigment chemistry.



FAST FACTS	
LOW GLOSS COLORS	Up to 20 Low-Gloss Colors with Coordinating Trim Colors Color-Clear-Through Construction
STYLES AND FINISHES	Double 4" Woodgrain Clapboard Triple 3" Brushed Clapboard Double 5" Woodgrain Clapboard Double 4" Woodgrain Dutchlap Double 5" Woodgrain Dutchlap Single 8" Woodgrain Clapboard Single 6-1/2" Brushed Beaded
THICKNESS	.042" Nominal
NAIL HEM AND LOCK	STUDfinder™ Installation System RigidForm™ 160 Nail Hem Technology and DuraLock® Post-Formed Lock
PANEL PROJECTION	1/2"
FIRE RATING	Class 1(A)
WARRANTY	Lifetime Limited with PermaColor™ Lifetime Fade Protection


	Double 4" Clapboard (woodgrain)	Triple 3" Clapboard (brushed)	Double 5" Clapboard (woodgrain)	Double 4" Dutchlap (woodgrain)	Double 5" Dutchlap (woodgrain)	Single 6-1/2" Beaded (brushed)	Single 8" Clapboard (woodgrain)
Colonial White	●	●	●	●	●	●	●
Snow	●	●	●	●	●	●	●
Sandstone Beige	●	●	●	●	●	●	●
Heritage Cream	●	●	●	●	●	●	●
Silver Ash	●	●	●	●	●	●	●
Desert Tan	●	●	●	●	●	●	●
Light Maple	●	●	●	●	●	●	●
Sandpiper	●	●	●	●	●	●	●
Autumn Yellow	●	●	●	●	●	●	●
Sterling Gray	●	●	●	●	●	●	●
Savannah Wicker	●	●	●	●	●	●	●
Suede	●	●	●	●	●	●	●
Natural Clay	●	●	●	●	●	●	●
Buckskin	●	●	●	●	●	●	●
Cypress	●	●	●	●	●	●	●
Oxford Blue	●	●	●	●	●	●	●
Granite Gray	●	●	●	●	●	●	●
Flagstone*	●	●	●	●	●	●	●
Spruce*	●	●	●	●	●	●	●
Hearthstone*	●	●	●	●	●	●	●

NOTE: Colors throughout this brochure are simulated. Consult product samples before making final selection.

* DELUXE COLOR

Figure 3: CertainTeed Main Street Siding Brochure

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park Number 743-745
Street Address: 743-745 Park		Legal Description:		Acreage:	
Current Name & Use: residence (multiple)			Current Owner:		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No
Film Roll No. R0-116		Current Owner's Address:			
Negative No. 26		Special Features Not Visible In Photographs:			
Facade Orient. S					

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range Section	
2							
Dates of Construction /Alteration c. 1895	Source A						
Architect and/or Builder:	Source						

<p>3 <u>Architectural Significance</u></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>An eclectic mixture of Queen Anne motifs, this frame house has intersecting, pedimented gables, slant bays and chamfered walls, and a pedimented veranda supported by unfluted ionic columns. Aluminum siding covers the original fabric. The front door has been blocked and the front steps removed.</p>	<p>4 <u>Historical Significance</u></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>	Section Map Name Near East Side Historic District
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<p>5 <u>Sources of Information (Reference to Above)</u></p> <p>A Visual estimate of surveyor</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p>	<p>6 <u>Representation in Previous Surveys</u></p> <p><input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark</p> <p><input type="radio"/> other:</p> <p>7 <u>Condition</u></p> <p><input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins</p> <p>8 <u>District: Near East Side Historic Dist.</u></p> <p><input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing</p> <p>initials: <i>RA</i> date: <i>8/1/81</i></p> <p>9 <u>Opinion of National Register Eligibility</u></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: <i>RA</i></p>	Map Code NES 116/26
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743 Park

North-
west



west



South-
west



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: 743 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		