

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: September 23, 2014

Agenda Item: 4

File Number: COA-2014-35

Applicant: St. Paul's Episcopal Church

Owner: St. Paul's Episcopal Church

Location: 212 W. Grand Avenue

Existing Zoning: PLI, Public Lands and Institutions District; WPO, Wellhead Protection Overlay District

Existing Land Use: Church

Parcel Size: 1.6060 Acres

Request Overview/Background Information:

St. Paul's Episcopal Church has submitted an application for a Certificate of Appropriateness (COA) for window replacements for the property located at 212 West Grand Avenue. This property is an Individually Listed Historic Landmark. 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 landmarked properties.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The applicant is proposing the replacement of 47 windows in the education building at the subject property. This building is attached to the church on the south side and was built in the 1960's. The existing windows are wood with glazed single-pane plate glass. These windows are deteriorated and leak. The storm windows are cracked and do not perform as intended.
- Sill and frames will be replaced and will be clad in a bronze aluminum. The windows will be tan in color, vinyl, double hung, thermo-pane windows. One window on site currently has a grid pattern and this would be replicated with the new windows.
- There are two doors on site that will have their existing windows replaced with the thermo-pane glass.
- The applicant has provided cost estimates. While the cost between the proposed project and keeping the existing windows is relatively close, issues concerning energy efficiency and maintenance make this option less desirable for the applicant.

	Keep existing windows	Replace with wood & clad	Replace with vinyl & clad (Proposed)
Painting	\$7,000	0	0
Wood repairs	\$2,160	Included in cost	Included in cost
New storms	\$16,800	0	0
New windows	0	\$55,680	\$21,940
Total window cost	\$25,960	\$55,680	\$21,940
Ongoing costs	\$7,000+ every 10 years	0	0

- While the vinyl windows are not compatible with the original character of this property, the existing storm windows that cover the wood windows do not complement the original character either. The color and design of the proposed windows, as well as the removal of the storm windows, will complement the overall façade of the property.
- During the Beloit Intensive Survey, the property was classified as an Individually Listed Historic Site. 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 these criteria.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application: *Proportions of Windows & Doors and Architectural Details*
 - The proposed design and size are compatible with the original character of this historic property. The proposed material does not match the character of this historic property.
- The proposed site improvements satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

Sustainability:

- **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 Planning & Building Services Division recommends ***approval*** of a Certificate of Appropriateness for window replacements at the property located at 212 West Grand Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. A Building Permit is required prior to beginning work on this project.
2. All work shall be completed by September 23, 2015.
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.

Fiscal Note/Budget Impact: N/A

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



West side of building



West side, 2nd floor,
southern most window



South side 1st floor behind fire escape, sill damage



South side 1st floor further sill damage detail



South side 1st floor next to back door, sill damage



South side, east half



East side 2nd floor, 2nd window from south end



East side 1st floor south-most window



Detail
of right
picture
above



East side 1st floor window showing dry rot



East side landing window showing dry rot and wood damage



Second floor rooms, inside sills with dry rot





North windows 2nd floor, west most section of north wall



Single north window, east most window of west section



Back door of education building showing transom window and glass panel, both to be replaced.

Sample of window color (tan) and cladding color (bronze) proposed.





Door in Rector's office that will have glass panel replaced with thermopane panel.

CITY of BELOIT

PLANNING AND BUILDING SERVICES 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-2014-35

1. Address of property: 212 W Grand Ave, Beloit WI 53511

2. Parcel #: 13530050 PLI & WPD

3. Owner of record: St Paul's Episcopal Church Phone: 608 362-4312

212 W Grand Ave Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Don Williams (Sr. Warden), Johanna Peterson, (Jr. Warden),

911 Bushnell St Beloit WI 53511
(Address) (City) (State) (Zip)

*Anita Williams
(spokesman)
(A. Williams)*

362-3295 / willmsab@charter.net
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Episcopal Church

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.)

See attached - cost estimates will be forthcoming, as well pictures.

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).

Donald Williams (Signature of applicant) Donald Williams (Print name) 8/21/2014 (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: 9/23/14
Application accepted by: S Hammel Date: 8/21/2014

The parish wishes to replace the 47 double hung windows in the education building (that was built c.1950) with thermopane windows. The existing windows are severely deteriorated, glazed with single pane plate glass, and leak badly. There is dry rot in the sills and the base of the frames. The storm windows are at least 50 years old, the storm frames are sprung and cracked, the seals have dried out, and the windows in general do not perform as intended.

Where necessary the sills and frames will be replaced and then will be clad in a bronze/brown aluminum to eliminate the need for future painting. Vinyl replacement windows will be installed. Additionally, the glass in the back door of the education building will be replaced with a thermopane panel, as will the transom window above the back door. The glass in an exterior door in the rector's office will be replaced with a thermopane panel. The window on the landing between first and second floors, which has no storm window, will be replaced with a thermopane window as well.

The windows we are proposing to install are tan in color, double hung, vinyl windows with half screens, double locks, vent locks and low E glass with Argon gas.

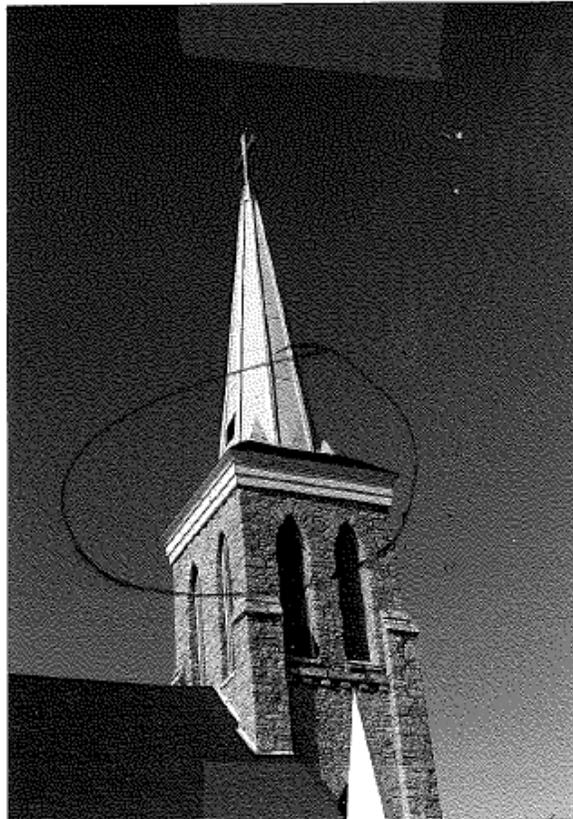
1 City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Grand, West Town				
Street Address: 212 West Grand Avenue				Legal Description:		Acreage: 0.75						
Current Name & Use: St. Paul's Episcopal Church				Current Owner: St. Paul's Episcopal Church								
Film Roll No. RO-94				Current Owner's Address: Same								
Negative No. 11				Special Features Not Visible In Photographs:								
Facade Orient. N				Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
2 Original Name & Use: St. Paul's Episcopal Church		Source		Previous Owners		Dates		Uses		Source		Range
Dates of Construction /Alteration 1848-1851		Source A										
Architect and/or Builder: C. W. Otis (attributed to)		Source A										
3 Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input checked="" type="checkbox"/> Represents a type, period, or method of construction <input checked="" type="checkbox"/> Is a visual landmark in the area <input type="checkbox"/> Other: _____ <input type="radio"/> None				4 Historical Significance <input type="checkbox"/> Assoc. with lives of significant persons <input type="checkbox"/> Assoc. with significant historical events <input type="checkbox"/> Assoc. with development of a locality <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> None								Section
Architectural Statement: <p>St. Paul's Episcopal Church is significant as an outstanding example of early Gothic Revival architecture constructed of native Wisconsin limestone and excellently maintained. It is among the oldest stone Gothic churches extant in the state. The main block of the church is 40 feet by 58 feet, 6 inches, with articulated five-bay sides and a three-bay facade, fronted by a three-story tower. The tower is surmounted by an octagonal spire which soars 100 feet above ground. Tall lancet windows are flanked by engaged, stepped buttresses at the sides (over)</p>				Historical Statement: <p>St. Paul's Episcopal Church has been well maintained and in active use since the first services were held there in December of 1851. It is the oldest church in continuous service in Rock County. Its cornerstone was laid in the spring of 1848 on land donated by pioneer settler John Hackett, and the church was consecrated, with all debts paid, on March 27, 1856, by Bishop Jackson Kemper. St. Paul's was designated a Wisconsin Registered Landmark in October, (over)</p>								
5 Sources of Information (Reference to Above) A National Register of Historic Places Inventory-Nomination Form, 1976				6 Representation in Previous Surveys <input type="checkbox"/> HABS <input type="checkbox"/> NAER <input checked="" type="checkbox"/> WHIP <input checked="" type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other: 1967 4-4-78								Map Code CE 94/11
B				7 Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins								
C				8 District: _____ <input type="checkbox"/> pivotal <input type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: _____ date: _____								
D				9 Opinion of National Register Eligibility <input type="checkbox"/> eligible <input type="checkbox"/> not eligible <input type="checkbox"/> unknown <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local initials: Rpl								
E												
F												

Architectural Statement (Cont'd)

of the building. The buttressed corners are topped with pointed finials, and the corners of the tower are buttressed as well. Pointed arches punctuate the tower front. Above the doorway is a tripartite window of simple tracery at the second level and, above a simply dentiled string course, are two lancet windows on the third level. The rugged texture of random-cut ashlar limestone contrasts with the smoothness of finials and roof. The interior dark pine ceiling is braced with crossbeams which extend between the windows and which support rondels under the ceiling ridge. Although the design cannot be attributed with certainty to any architect, the building is a worthy example of early Gothic Revival architecture in the Upper Midwest, with fine proportions, skilled craftsmanship, and a commanding yet graceful design. The plan, dimensions and elevation are virtually identical to the "original sketch plans" by C. W. Otis for Grace Episcopal Church in Galena, Illinois, as recorded by the Historic American Building Survey. (A)

Historical Statement (Cont'd)

1967, and entered in the National Register of Historic Places in April, 1978. (A)



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Planning and Building Services Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 212 West 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		