

CITY OF BELOIT

REPORT TO THE LANDMARKS COMMISSION



Meeting Date: July 11, 2017

Agenda Item: 5

File Number: COA-2017-12

Applicant: Joseph Stadelman

Owner: Beloit College

Location: 742 Church Street

Existing Zoning: PLI, Public Lands and Institutions District

Existing Land Use: Multifamily Residential

Parcel Size: 0.30 Acre

Request Overview/Background Information:

Joseph Stadelman, Angus Young Associates, has submitted an application for a Certificate of Appropriateness (COA) to allow the replacement a rear porch on the residential structure located at 742 Church Street. This project will include the replacement of the foundation, structure, decking, and railings. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an 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 #1.

Key Issues:

- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criterion is relevant to this application:
 - (1) *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.*
 - The materials for the deck, railing, columns, and vertical balusters will be engineered wood.
 - The existing roof and pediment will remain and will be supported during construction.
 - The new porch foundation will consist of masonry bearing walls which will be covered with engineered wood trim and 4" lap siding.
 - This property is contributing to the Near East Side/ College Park Historic District, as described in the attached Intensive Survey Form.
 - The material, size, color, detail, and hardware must be taken into consideration.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).

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 to allow the replacement of a rear porch on the residential structure located at 742 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall obtain all necessary permits prior to starting work on this project.
2. The completed work shall be consistent with the scope of work outlined by the applicant.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by July 18, 2018.
5. 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.

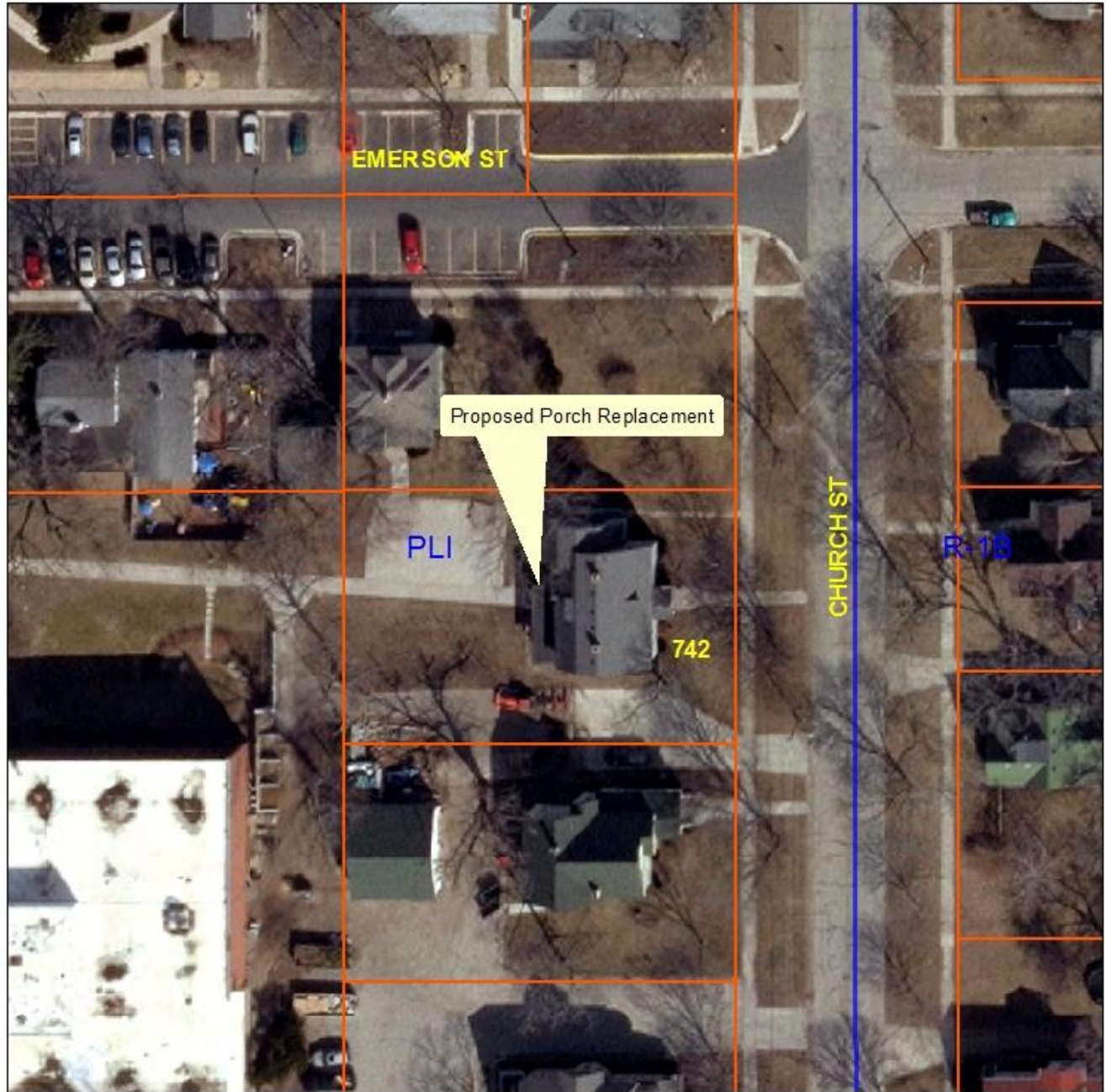
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Photos, Building Plans, Intensive Survey Form, & COA Checklist

Location & Zoning Map



742 Church Street

COA-2017-12



1 inch = 51 feet
0 510 20 30 Feet

Legend

-  COB Parcels
-  Zoning District

Map prepared by: Rudy Moreno
Date: June 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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 -2017-12

1. **Address of property:** 742 Church Street

2. **Parcel #:** 13670035

3. **Owner of record:** Beloit College, Attn: Mike Phillips Phone: (608)363-2200

700 College Street, Beloit, WI 53511

(Address)

(City)

(State)

(Zip)

4. **Applicant's Name:** Joseph J. Stadelman, Angus Young Associates

555 South River Street, Janesville, WI 53548

(Address)

(City)

(State)

(Zip)

608-756-2326

(Office Phone #)

608-751-1546

(Cell Phone #)

joes@angusyoung.com

(E-mail Address)

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

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.)

Replacement of Porch, including Foundation and Structure, Decking and Railings. Roof Structure shall remain and be supported during construction.

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).

 / Joseph J. Stadelman / 06/29/2017
 (Signature of applicant) (Print name) (Date)

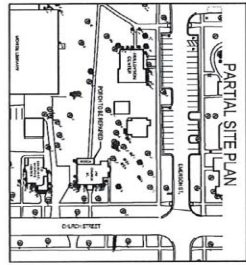
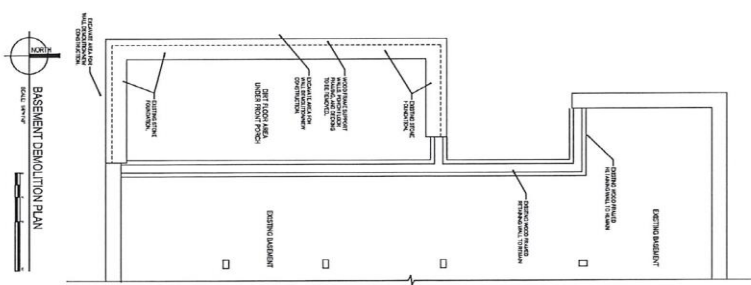
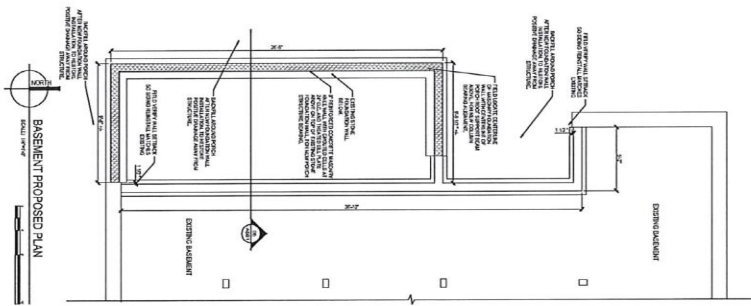
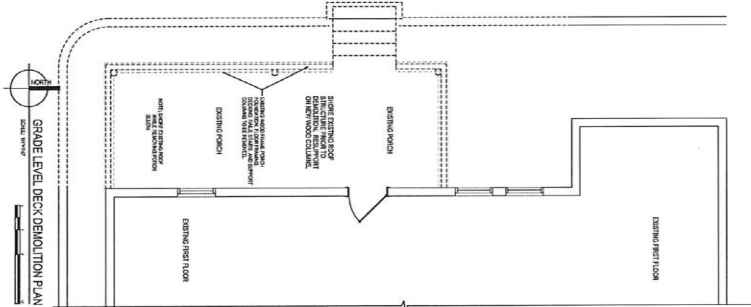
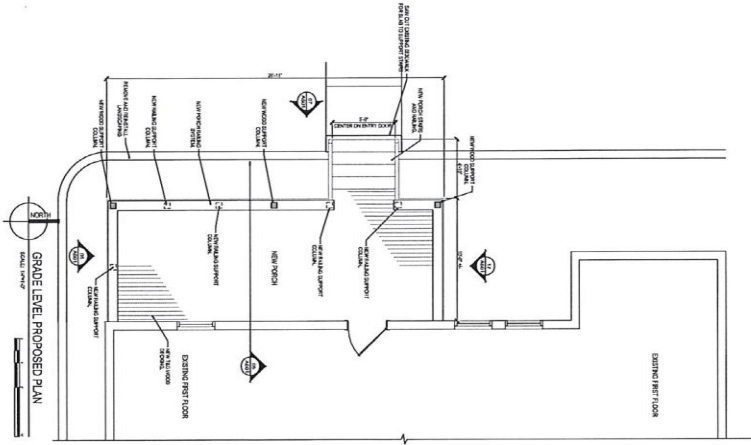
Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 50.00
 * Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
 Scheduled meeting date: 7/18/17
 Application accepted by: Rudolf Muenz Date: 7/03/17 *Submitted on 6/30/17*











SHEET INDEX

ARCHITECTURAL	ARCHITECTURAL
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
LANDSCAPE	LANDSCAPE
OTHER	OTHER

REGULATORY DATA

PROJECT ADDRESS	300 SOUTH STREET
CITY	BELOIT, WISCONSIN
BUILDING CODE	2015 IBC
USE AND OCCUPANCY CLASSIFICATION	RESIDENTIAL
GENERAL BUILDING HEIGHT AND AREA	MAXIMUM HEIGHT = 35 FEET
TYPE OF CONSTRUCTION	WOOD FRAME



PROJECT NUMBER

APPROVED BY

REVIEWED BY

DRAWN BY

DATE

FILE NUMBER

A101

6/24/2017 12:42:15 PM

ART HOUSE PORCH RENOVATIONS
BELOIT COLLEGE
BELOIT, WISCONSIN

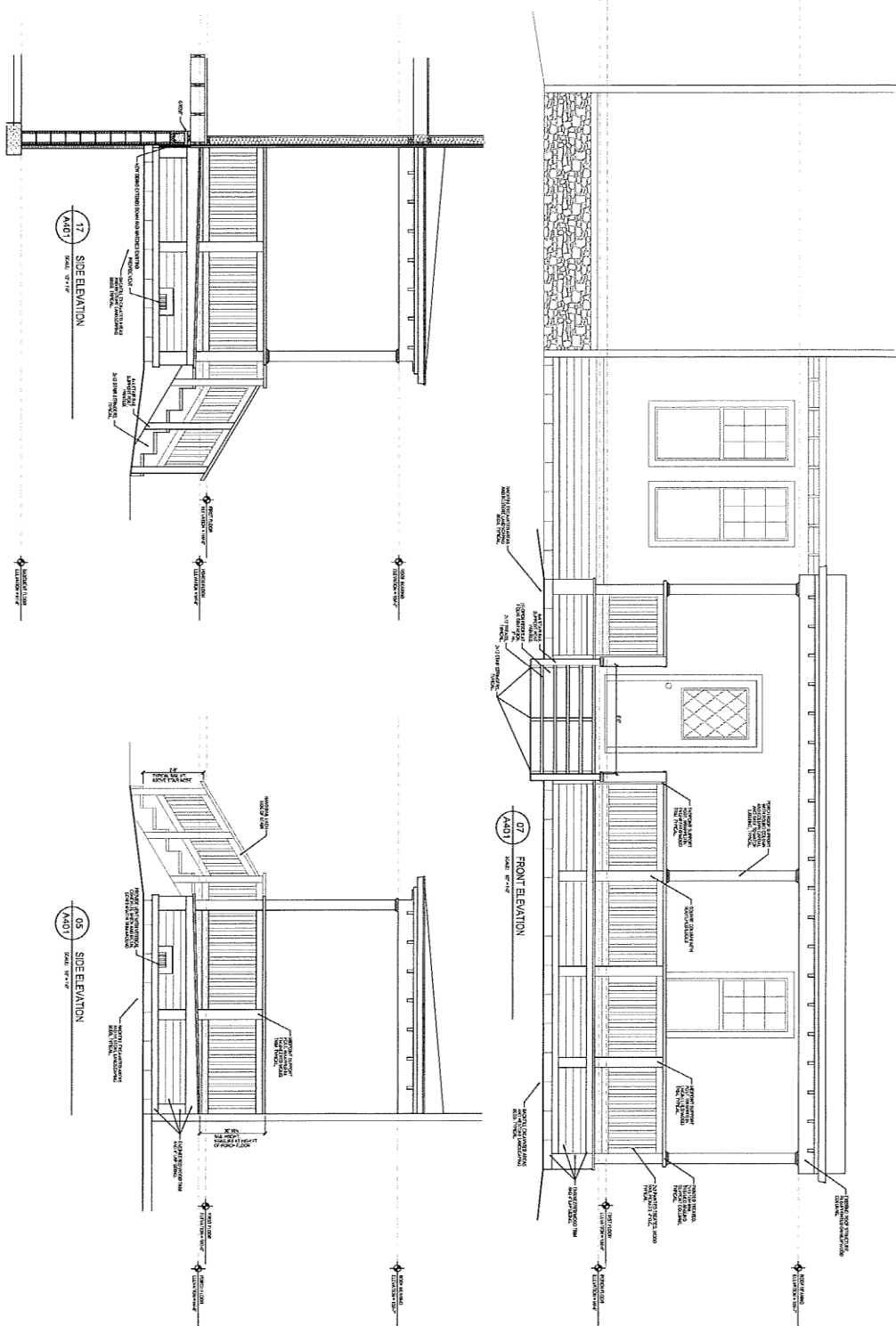
Angus Young Architecture
 Engineering
 Interior Design

355 South Street, Beloit, WI 53510-4713
 Tel: 608.735.1234 Fax: 608.735.1234
 www.angusyoung.com

REVISIONS	REVISED
OWNER REVIEW SET: 04/20/2017	

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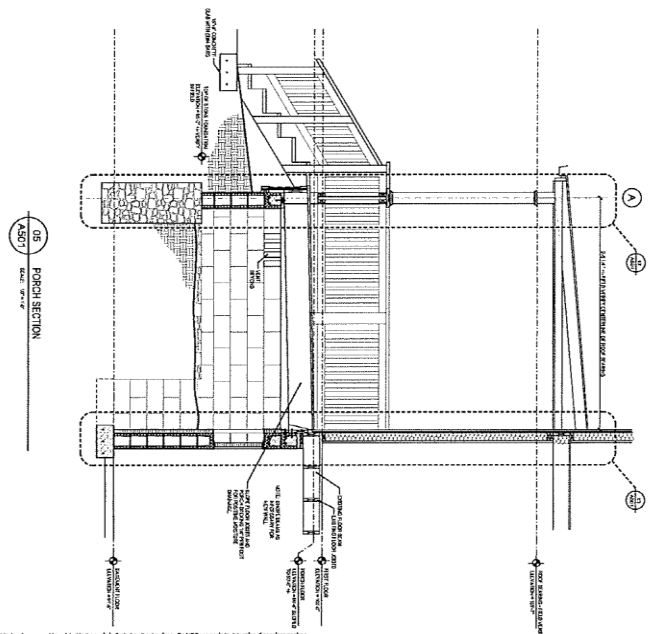
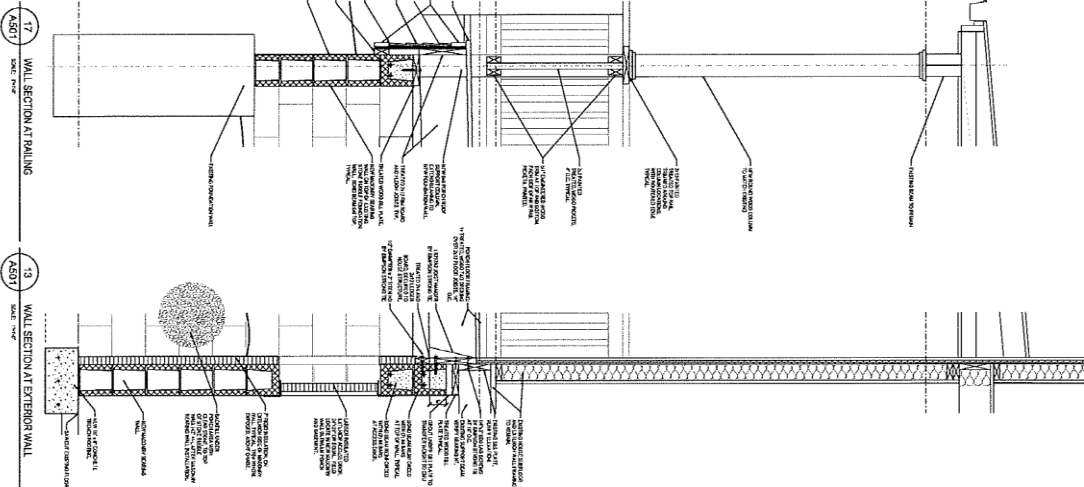
A401

PROJECT LEADER	DS/HD
APPROVED BY	SH
REVIEWED BY	SSG
DRAWN BY	MLB
DATE	11/20/14

ART HOUSE
PORCH RENOVATIONS
BELOIT COLLEGE
BELOIT, WISCONSIN

Angus Young
Architecture
Engineering
Interior Design
Bellevue and Greenwood
1115 South Park Drive, Suite 200, Waukesha, WI 53153
Tel: 262.533.2121 Fax: 262.533.8600
www.angusyoung.com

ISSUES	REVISIONS
OWNER REVIEW SET: 14-000117	



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AS01

PROJECT NUMBER	02142
APPROVED BY	BT
REVIEWED BY	BT
DRAWN BY	BT
DATE	12/22/17

**ART HOUSE
 PORCH RENOVATIONS
 BELoit COLLEGE
 BELoit, WISCONSIN**

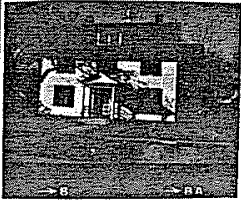
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 Architecture
 Engineering
 Interior Design

115 S. Clark St. Ste. 200, Beloit, WI 53510-4111
 Ph: 608.735.2725 Fax: 608.735.5448
 www.angusyoung.com

ISSUANCES	REVISIONS
OWNER REVIEW SET: 04/2022/17	

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INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Church
Street Address: 742 Church Street			Legal Description:	Acreage:	
Current Name & Use: Residence			Current Owner: Board of Trustees, Beloit College		Number 742
Film Roll No. RO-101		Current Owner's Address: 700 College Street, Beloit, Wisconsin		Special Features Not Visible In Photographs:	
Negative No. 8		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Facade Orient. E					

2 Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town	
	Dates of Construction /Alteration c. 1890 ?	Source A					Range
	Architect and/or Builder:	Source					

3 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 type="radio"/> Other: _____ <input checked="" type="radio"/> None	4 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

5 Sources of Information (Reference to Above) A Visual estimate of surveyor B C D E F	6 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:	Map Name Near East Side Historic District Map Code NES 101/8
	7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
	8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81	
	9 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: R	

CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 742 Church Street

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