

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: September 19, 2017

Agenda Item: 6

File Number: COA-2017-26

Applicant: Joy Beckman

Owner: Joy Beckman

Location: 703 Park Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.3439 Acre

Request Overview/Background Information:

Joy Beckman has submitted an application for a Certificate of Appropriateness (COA) to construct a limestone terrace with garden box planters for the property located at 703 Park Avenue. The subject property is located on a corner lot in the College Park Historic District at the intersection of Park Avenue and Chapin Street. 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 #1.

Key Issues:

- The house was built in 1869 at the intersection of Park Avenue and Chapin Street. It was owned by Sereno T. Merrill, one of Beloit's early industrialists and was classified as a "pivotal" structure within the College-Park Historic District during the Beloit Intensive Survey of 1981. See the attached Intensive Survey Form for more detailed information.
- A wooden stairway, not original to the structure, currently exists on the south side of the property that faces Chapin Street; it was installed in the 1970s before the City established its Historic Preservation Ordinance and the Landmarks Commission in 1989.
- Installing this terrace will bring back the functionality of the dining room door that is currently inaccessible with the existing wooden stairway (see Figures 1 & 2).
- In addition to the proposed terrace, the applicant has proposed two limestone garden planter boxes at the base of the terrace in order to enhance the appearance of the property.
- Within the provisions of Section 32.06(5) of the Historic Preservation Ordinance the two garden planter boxes are classified as "hardscape landscaping" which requires specific review and approval by the Landmarks Commission because of their location in a street facing yard.
- The applicant has proposed to remove the wooden stairway, and the construction of the limestone terrace in two-phases.
- **Phase 1 will occur in the fall of 2017, and consist of:**
 - Removal of the wooden stairway
 - The first level of limestone blocks built up and backfilled with gravel
- **Phase 2 will occur between the spring and summer of 2018, and consist of:**
 - Addition of the second layer of gravel, limestone steps, and pavers
 - Constructing the two limestone garden planter boxes at the base of the newly constructed terrace. The intent is to create a cascading look and feel to the terrace desired by the applicant. The planter boxes will be constructed from the same material as the terrace, and will be located on each side of the inset stairway at the base of the terrace (see Figure 8).
- Section 32.06(5)(a) 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. Only four of the ten review criteria apply in this case, and the applicant has satisfactorily complied with all four.
- Section 32.06(5)(b) 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) Landscaping: Compatibility. Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.
 - The two limestone garden planter boxes as proposed would be compatible with the architectural character and appearance of the landmark itself. The applicant has proposed limestone garden boxes will match the foundation of the house.
 - (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 terrace will consist of limestone that is similar to that of the structure's foundation. The proposed design and materials are compatible with the character of the house and the historic district.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).

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 Planning & Building Services Division recommends approval of a Certificate of Appropriateness to construct a limestone terrace with garden box planters for the property located at 703 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall construct the terrace that consists of the design and materials specified in the application attachments.
2. All work shall be completed by September 19, 2018.
3. The applicant shall obtain a Building Alteration Permit before beginning any work.
4. 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: COA Application, Location Map, Diagram Description, Photographs, Intensive Survey Form, and COA Checklist.

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-2017-26

1. **Address of property:** 703 Park Avenue

2. **Parcel #:** 20613670175

3. **Owner of record:** Joy Beckman Phone: 952-412-7067

703 Park

(Address)

(City)

(State)

(Zip)

4. **Applicant's Name:** Joy Beckman

703 Park Ave

(Address)

(City)

(State)

(Zip)

608-363-2097

(Office Phone #)

/ 952-412-7067

(Cell Phone #)

/ beckmanj@beloit.edu

(E-mail Address)

5. **Present use of property:** Single family owner

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.)

Addition of a terrace (7'x 18'), stairs and raised planters
on the south side of the house, facing Chapin Street.

The terrace will not alter the existing home.

The terrace will be 18" above current ground level.

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

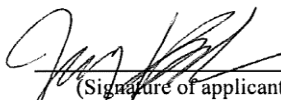
SHSW

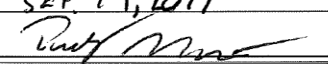
Federal

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).

 _____ 1 Jay Beckman _____ 1 9/5/17
(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: SEP 19, 2017
Application accepted by:  _____ Date: 9/1/17

Location Map

703 PARK AVENUE

COA-2017-26



1 inch = 45 feet

0 5 10 20 30 Feet

Legend
[] Parcels

Map prepared by: Michael D. Lofton II
Date: December 7, 2011
For: Landmarks Commission
Date of Aerial Photography: April 2011

NEIGHBORHOOD PLANNING DIVISION

703 Park Avenue: Application for Modification to Chapin Street entrance

The proposed project would be to remove the 1970s stairway from the Chapin street entrance (fig. 1 & 2). The wooden stairs is neither original to the house nor appropriate as it does not replicate the original footing. A stone terrace with stairs would replace the wooden stairs (fig.3). This would allow access to the house from both the kitchen door and the dining room door. Currently the dining room door is not accessible (see fig. 2). The terrace would be constructed of cut stone (Benson Beaver Creek) to fit appropriately with the original foundation limestone, and would closely match the current foundation in color, block size and texture (fig. 5). A stone block wall from the Beloit College campus is provided for comparison (fig. 4).

The terrace would be 18" in height, extending no higher than the current foundation. In front of the terrace would be terraced planters about 30" deep, front to back. The first terrace would be approximately 6" in height, and the second terrace about 12" in height. Three steps of large stones, 4 feet wide, would be centered on the kitchen door. The entire terrace would be 18ft wide and 7ft deep. The stairs would extend 60" forward from the terrace. (fig. 8)

Phase 1: Fall 2017

The current wooden staircase would be removed.

First level of limestone blocks built up and back filled with gravel.

Phase 2: Spring/summer 2018

Second layer of gravel added.

Limestone steps added.

Pavers laid.

Planter boxes filled with plants.

Budget:

Crushed gravel: 9 cubic yards: \$300

Three limestone steps: \$500. Benson Stone. (see fig. 6)

~100 sq ft of wall: \$1000 materials. Benson Stone: Beaver Creek cut wallstone (fig.5)

pavers: 126 sq ft: \$750 materials. West Port Unilock Pavers (fig. 7)

PARK AVENUE
66.11'

42.05'

CALPIN STREET

141.27'

N2703

LOT LINE

LOT LINE

110
100

Fig. 9

P.L.N. OF PROPERTY OF
W. S. RALPH
705 PARK AVENUE
BELOIT, WIS.

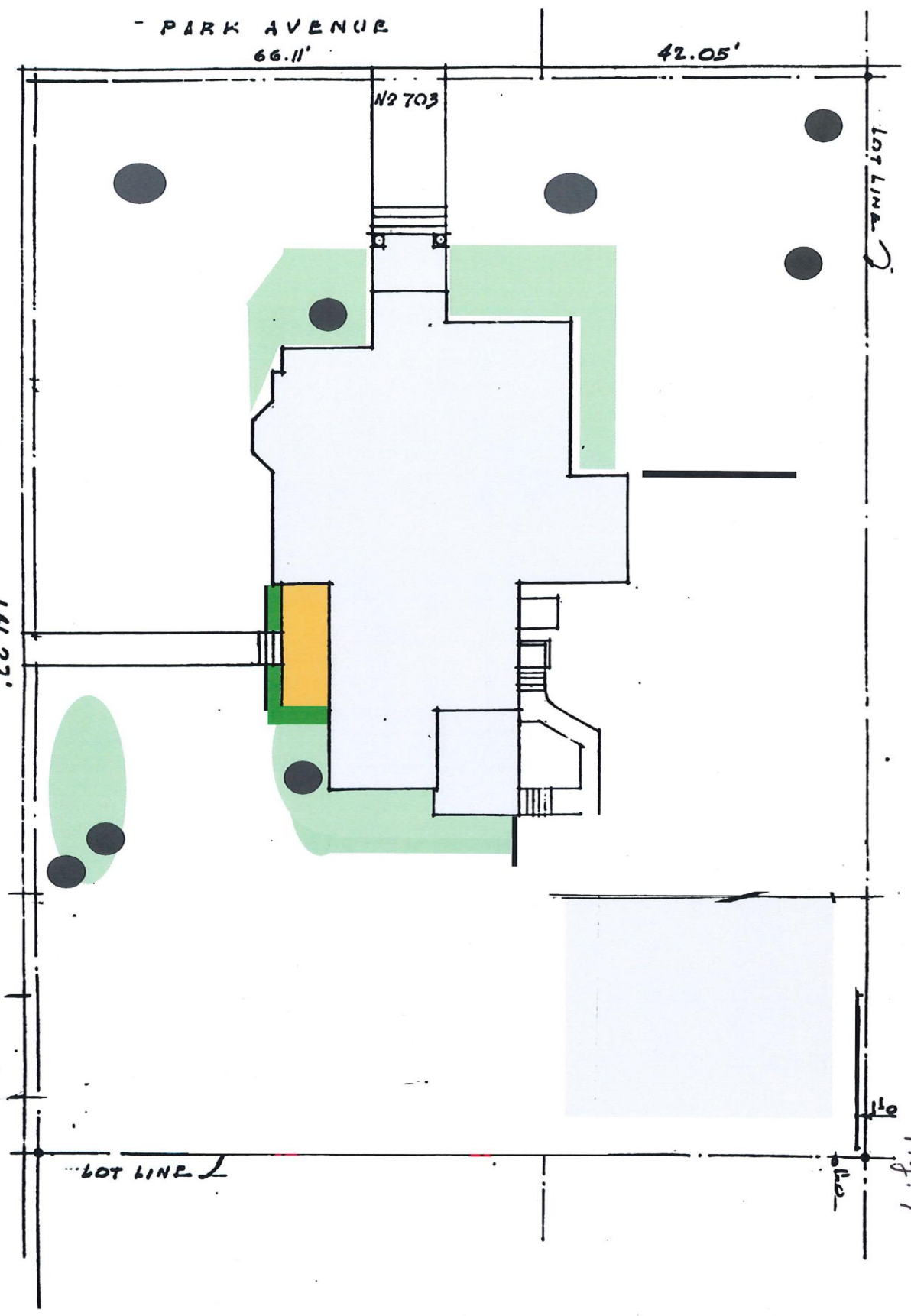


Fig. 8

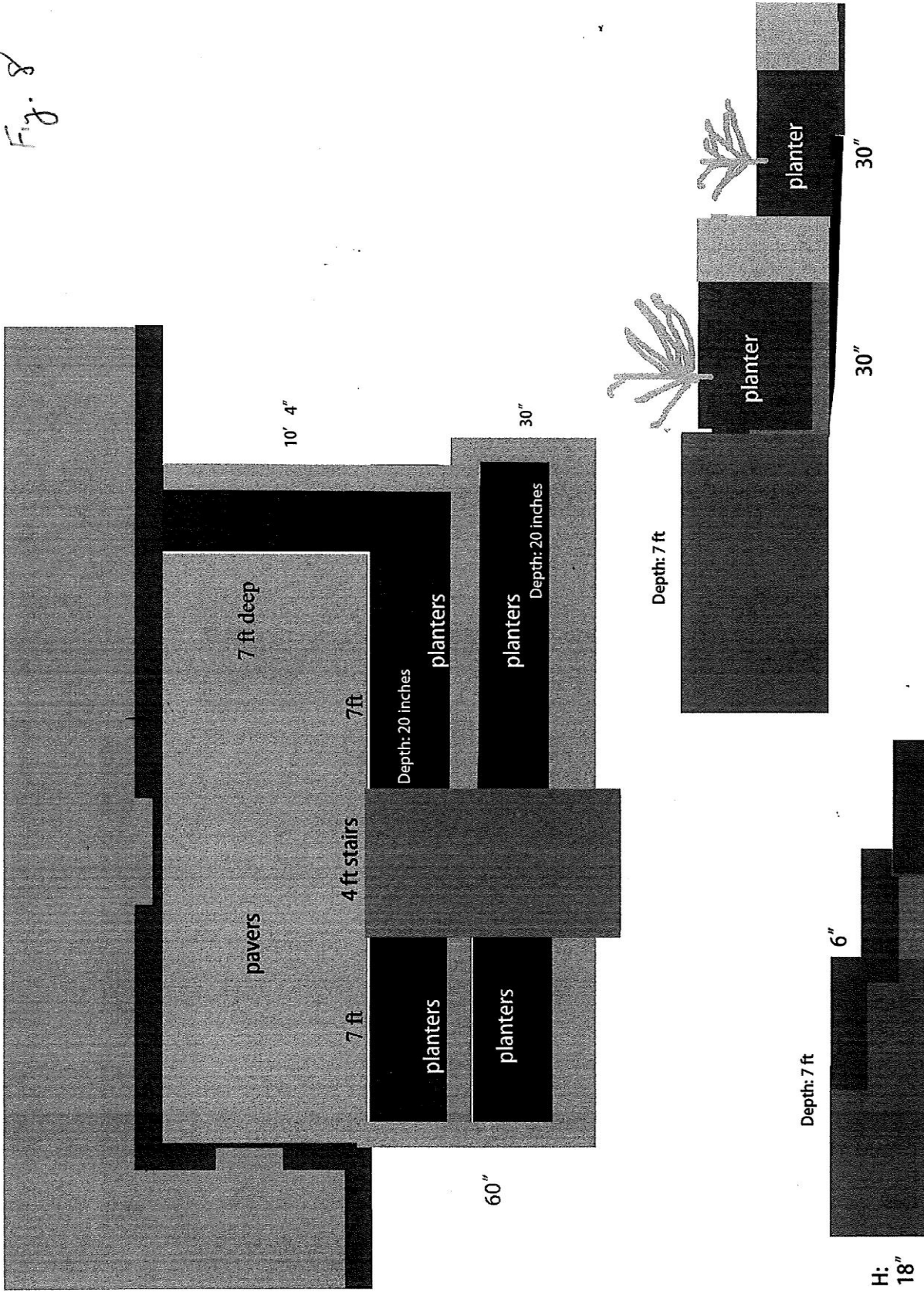




Fig. 1: Current stairway, Chapin Street entrance.



Fig.2: Detail: Second doorway which would enter onto future terrace.



Fig.3 mockup of Chapin entrance

Figure 7: Limestone material



Fig. 4: Example of stacked stone wall.



Fig. 5
Benson Stone: Beaver Creek wallstone blocks



Fig. 6 Benson Stone, stone steps



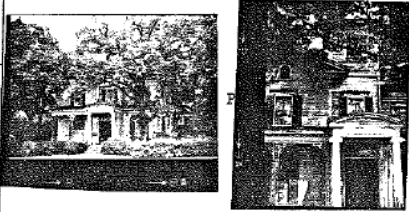
Fig. 7: West Port Unilock Pavers: Granite

Current Side Porch



Existing Front Porch



1 City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Street Park
Street Address: 703 Park Avenue				Legal Description: L. 16 & S. 41.5' of L. 15, B. 18, Original Plat		Acreage:		
Current Name & Use: Residence				Current Owner:				Number 703
Film Roll No. RO-86 *RO-102 **RO-111		Negative No. 8, 9 *2 **25, 26		Current Owner's Address:		Special Features Not Visible In Photographs:		
Facade Orient. W				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				Town
2 Original Name & Use: Sereno T. Merrill House		Source		Previous Owners		Dates		
Dates of Construction/Alteration 1869		Source A						
Architect and/or Builder:		Source						Section
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: <input type="radio"/> None		4 Historical Significance <input checked="" 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 type="radio"/> None						
Architectural Statement: Finely-detailed and well-preserved, this spectacular frame house, built in 1869 (A), is an architecturally significant example of the Italian villa style, rare in Beloit but executed here with elegance and grace. Balancing classical forms in an asymmetrical composition that evokes the picturesque, the two story house is built in an L-shaped plan with a corner tower rising three stories. The west section has a low-pitched gabled roof with heavy cornice returns that suggest the pedimented temple forms of classical inspiration, while the side wing has a hip roof with projecting eaves. (over)		Historical Statement: Sereno T. Merrill was one of Beloit's most important early industrialists. As an inventor and businessman, he was involved in the formation of some of Beloit's largest industrial concerns. Sereno Merrill was born in Gill, Massachusetts in 1816. His father was a blacksmith, machinist and inventor who patented "Merrill's goose-necked hoe" in 1814. Merrill studied in New England and was a teacher and school principal for many years, specializing in Latin. (over)		Map Name Near East Side Historic District				
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Rock County History, 1908, pp. 819-822 C Book of Beloit, p. 206 D E F		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: Near East Side Historic Dist. <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 2/1/81		Map Code NES 86/8
		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						

703 Park Avenue
Architectural Statement (Continued)

Beneath the cornice, a wide and unornamented frieze provides a strong formal emphasis. A segmentally arched entry portico with entablature is supported by two unfluted Ionic columns and the door is surmounted by a segmentally arched transom. The sash windows--two-over-two on the upper stories, four-over-four on the first story--are surrounded by simple frames and capped by projecting flat windowheads, except on the top story of the tower where a rounded windowhead evokes Tuscan villa design. A rounded ventilator in the west gable repeats the motif. Narrow clapboarding provides a smooth finish highlighting the classic simplicity of the design. The only significant alteration is the substitution of lacy wrought iron for the original porch posts.

Historic Statement (Continued)

He moved to Beloit in 1846 and became principal of the Beloit Seminary. He held his post until 1849 when Beloit Seminary was merged into Beloit College.

He then sought an occupation more suited to his strong interests in industry and inventing. In 1850-1851, he built the first paper mill on the Rock River at Rockton, Illinois, in partnership with T. L. Wright. During this time, the first strawboard for sheathing was made into rolls with an invention patented by Merrill. He was involved with milling on the Rock River for many years and was President of the Rock River Paper Company for 15 years.

In 1858, the O. E. Merrill Company was organized by three Merrill brothers, including Sereno, to produce spare parts for Sereno Merrill's paper-making machines at the Rock River Paper Company. This later became the Merrill & Houston Iron Works, of which Sereno Merrill was president for eight years. This company, as reorganized, eventually became the Beloit Corporation, a worldwide company, still producing paper making machines. (B)

In 1873, Sereno Merrill helped organize the Eclipse Windmill Company and was its president for six years. This company was the forerunner of Fairbanks, Morse & Company, another of Beloit's leading industries, manufacturer of engines. (C)

Other positions held by Sereno Merrill include: President of both the Citizen's National Bank and Beloit Savings Bank, Beloit alderman, state commissioner to the World's Exposition at Vienna in 1873, honorary Commissioner to World's Exposition at Paris in 1881, member of the Wisconsin Legislature in 1876 and 1877, member of the Rock County Board of Supervisors for eighteen years, and trustee for Beloit College for thirty-six years. (B). Perhaps no other individual was as significant in the development of Beloit as a manufacturing center.





Not to sc



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: 703 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		

