

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: October 17, 2017 **Agenda Item:** 4 **File Number:** COA-2017-28
Applicant: Dan Stauffacher **Owner:** Dan Stauffacher **Location:** 716 Park Avenue
Existing Zoning: R-1B, Single-Family Residential **Existing Land Use:** Residential Home **Parcel Size:** 0.21 Acre

Request Overview/Background Information:

Dan Stauffacher has submitted an application for a Certificate of Appropriateness (COA) to allow the construction of an addition to the detached garage on the property located at 716 Park Avenue. 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:

- The proposed addition will be 8 ft. by 20 ft. and will be intended for extra storage.
 - The proposed siding and roof materials will match the existing materials currently on the detached garage. The garage currently has vinyl siding and asphalt shingles.
 - The garage has wooden framed windows on the south exterior wall which do not appear to have any historic significance. The proposed addition would cover these windows.
 - This property is contributing the Near East Side/College-Park Historic District, as shown in the attached intensive survey; however, the detached garage does not appear to be original to the property.
 - Section 32.06(5)(a) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
 - The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance. Only two of the ten review criteria apply in this case.
 - Section 32.06(5)(b) 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 material, size, color, detail, and hardware of the proposed addition must be taken into consideration.
 - The applicant plans on re-using the existing vinyl siding on south wall of the garage. New siding and roofing materials will match existing.
 - The color and material of the siding and shingles on the garage match the residential structure.
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
-

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 construction of an addition to the detached garage on the property located at 716 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. All work shall be completed by October 17, 2018.
2. The applicant shall obtain all necessary permits prior to starting work on this project.
3. The completed work shall be consistent with the scope of work outlined by the applicant.
4. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of

the Interior.

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, Intensive Survey Form, & COA Checklist

Location & Zoning Map


716 Park Avenue

COA-2017-28



1 inch = 43 feet
0 5 10 20 30 Feet

Legend

 Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: September 22, 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-2017-28

1. Address of property: 716 PARK AVE

2. Parcel #: 13670095

3. Owner of record: DAN STAUFFACHER Phone: 3653101

716 PARK AVE BELOIT WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: DAN STAUFFACHER

S/AIA
(Address) (City) (State) (Zip)

(Office Phone #) 16082070574 (Cell Phone #) 1rockinrobin5@charter.net (E-mail Address)

5. Present use of property: RESIDENCE

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.)

~~EX~~ ADDITION TO SIDE OF GARAGE. - NOT AN EXTRA CAR DOOR. THE FACE WILL BE 8 FT WIDE. THE ADDITION WILL HAVE THE SAME SIDING - SO NO COLOR DIFFERENCE.

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:

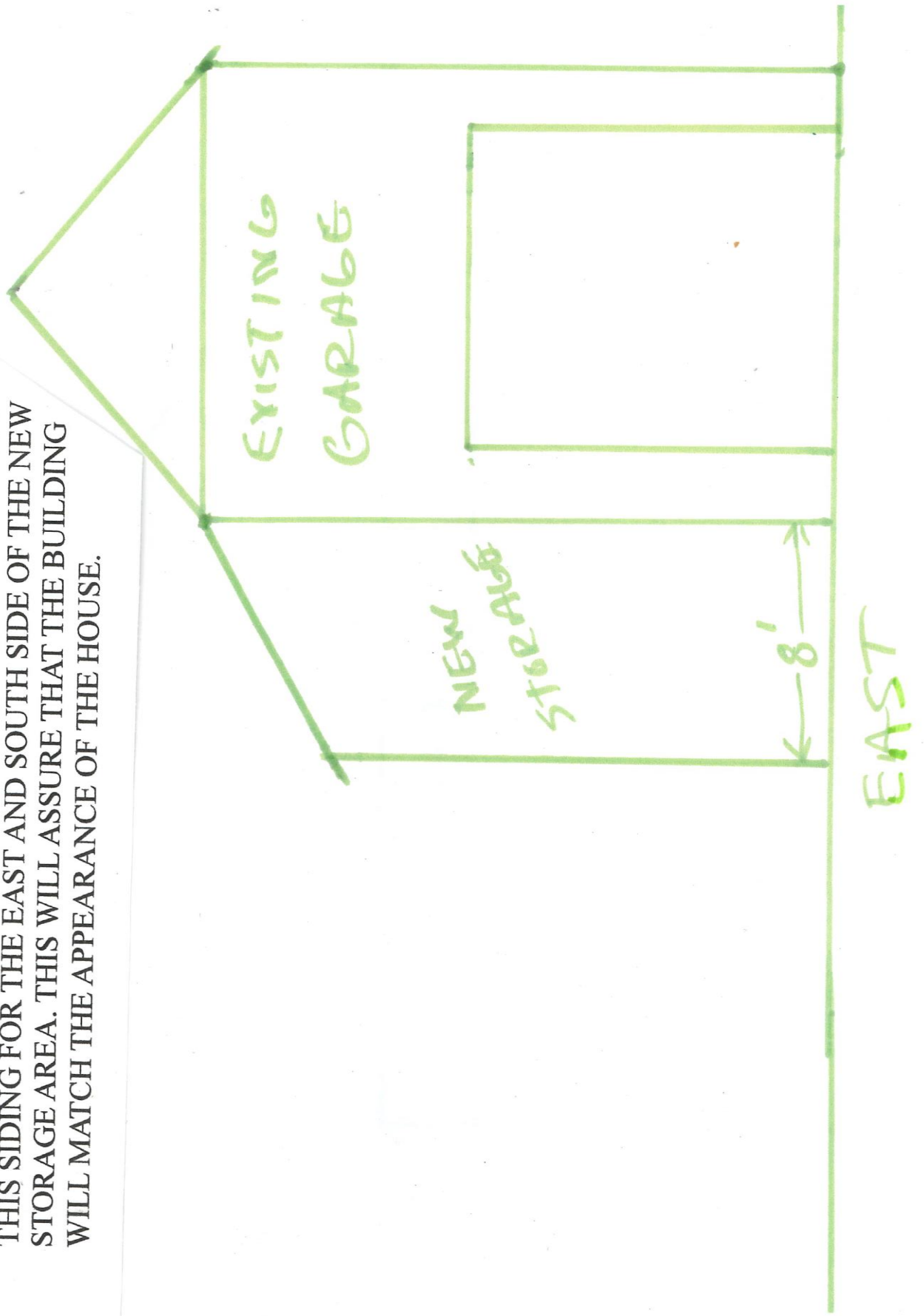
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

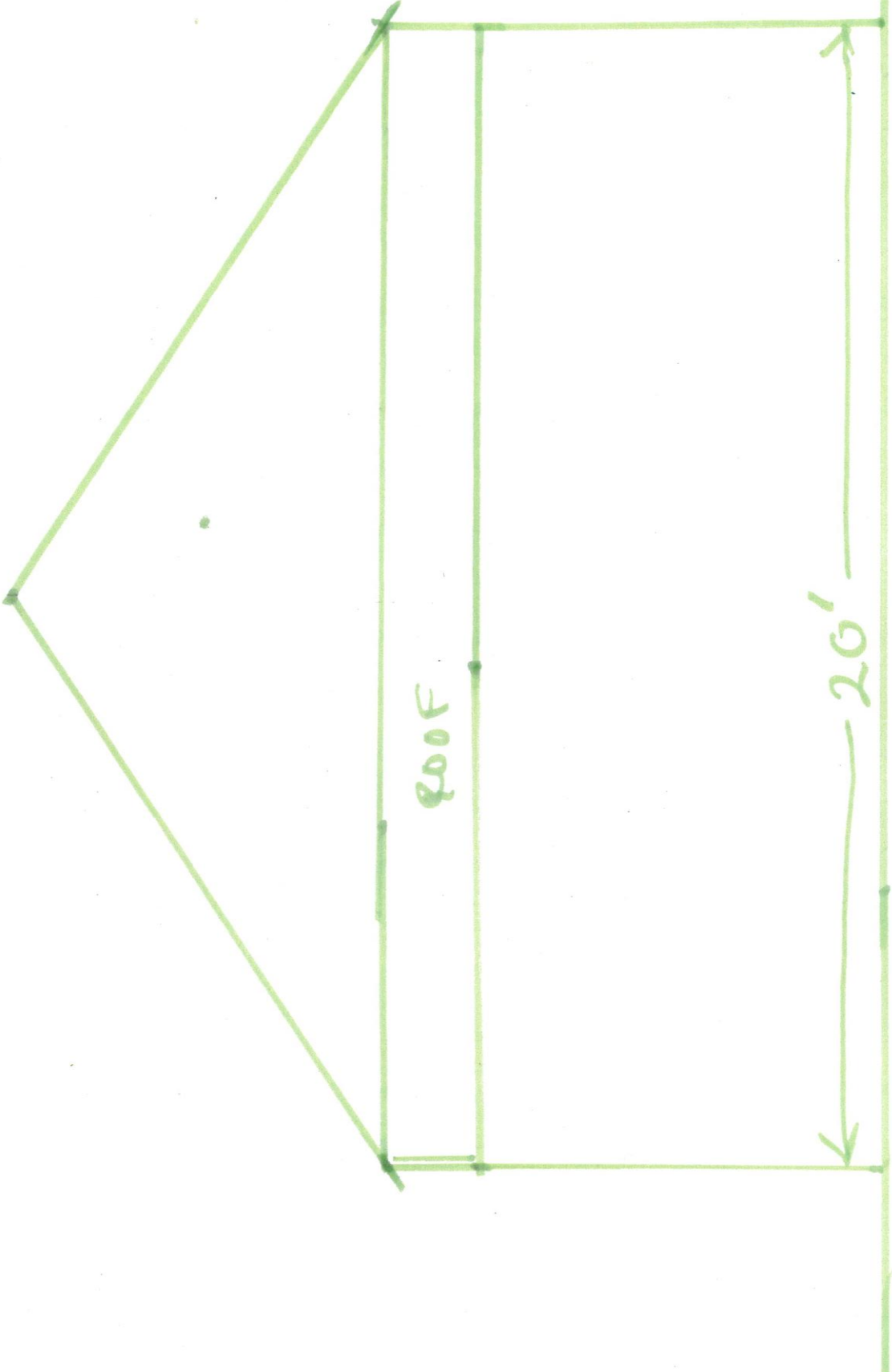
If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

Daniel Stauffer DANIEL STAUFFER 08/30/17
(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: OCT 17, 2017
Application accepted by: Bud M... Date: 9/11/17

WE PLAN TO REMOVE THE EXISTING SIDING FROM THE SOUTH AND WEST SIDE OF THE GARAGE. WE WILL REUSE THIS SIDING FOR THE EAST AND SOUTH SIDE OF THE NEW STORAGE AREA. THIS WILL ASSURE THAT THE BUILDING WILL MATCH THE APPEARANCE OF THE HOUSE.





ROOF

HOUSE

20'

ALL FRAMING MATERIALS WILL BE #2 OR BETTER
CONSTRUCTION GRADE LUMBER.

ROOF SHEATHING WILL BE 5/8 INCH PLYWOOD.

ALL BOTTOM PLATES WILL BE TREATED FOR GROUND CONTACT.

ROOFING MATERIALS WILL BE ASPHALT TO MATCH THE
EXSISTING SHINGLES ON THE MAIN HOUSE.

THE CONCRETE SLAB WILL BE A STANDARD 5 BAG MIX 4 INCHES
DEEP WITH AN 8 INCH FOOTING AROUND THE SLAB PERIMETER .

WE WILL REMOVE AND REUSE THE VINYL SIDING FROM THE
SOUTH AND WEST SIDE OF THE EXSISTING GARAGE TO ENSURE
THAT THE NEW STRUCTURE MATCHES THE MAIN HOUSE.

MATERIALS :	\$1185.55
LABOR :	\$1280.00
CONCRETE :	\$1500.00
	<hr/>
	\$ 3965.55



Proposed location of the garage addition






South Exterior Wall:
Proposed location for the
addition.



Wood framed windows to
be removed.

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 Park
	Street Address: 716 Park		Legal Description:	Acreage:	
	Current Name & Use: residence		Current Owner: STAUFFACHER, DANIEL 1994		Number 716
Film Roll No. RO-116	 Contact Prints		Current Owner's Address:		
Negative No. 21			Special Features Not Visible In Photographs:		
Facade Orient. E			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		

2	Original Name & Use: LORENZO ROSENTHAL HOUSE	Source	Previous Owners	Dates	Uses	Source	Town
	Dates of Construction / Alteration c. 1900	Source A					
	Architect and/or Builder:	Source					Range

3	<u>Architectural Significance</u> <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 checked="" type="radio"/> Other: None	4	<u>Historical Significance</u> <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
Architectural Statement: Blending the late picturesque with the Early Colonial Revival, this two-story frame clapboard house has a hip roof, pedimented dormers, an oriel window and a projecting bay above the entry porch. The massing is nearly cubic and the clapboard siding is unornamented.		Historical Statement:		
				Map Name Near East Side Historic District

5	<u>Sources of Information (Reference to Above)</u> A Visual estimate of surveyor B C D E F	6	<u>Representation in Previous Surveys</u> <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 Code NES 116/21
		7	<u>Condition</u> <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
		8	<u>District: Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81	
		9	<u>Opinion of National Register Eligibility</u> <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: 716 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		