

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: December 19, 2017

Agenda Item: 4

File Number: COA-2017-33

Applicant: Bryon Wolf, Genesis Construction

Owner: Yuri D. Rashkin

Location: 629 Park Avenue

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

Existing Land Use: Residential

Parcel Size: 0.21 Acre

Request Overview/Background Information:

Genesis Construction, on behalf of Yuri D. Rashkin, has submitted an application for a Certificate of Appropriateness (COA) to allow the replacement of siding on the detached garage located at 629 Park Avenue. The applicant has replaced damaged vinyl siding with matching vinyl siding on the west and south facing exterior walls of the detached garage. 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 detached garage had sustained damage on the roof and on two walls due to an electrical fire.
- On November 21, 2017, City staff approved a COA for the replacement of roof decking, underlayment, shingles, soffits, and gutters; however, the portions of damaged siding on the west and south exterior walls were replaced without COA approval.
- Subject property is *contributing* to the College-Park Historic District, as shown on the attached Intensive Survey of 1981; however the detached garage is not original to the property.
- In 2004, the Landmarks Commission approved the construction of the existing detached garage.
- 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 three of the ten review criteria apply in this case, and the applicant has satisfactorily complied with two of the three criteria.
- 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 applicant replaced the damaged vinyl siding with matching vinyl siding.
 - The material, size, color, detail, and hardware of the new siding must be taken into consideration.
- 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 replacement of siding on the detached garage located at 629 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 December 19, 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

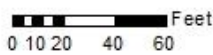
Location & Zoning Map

629 Park Avenue

COA-2017-33



1 inch = 66 feet



Legend

-  Parcel Boundaries
-  Zoning District

Map prepared by: Rudy Moreno, Planner II
Date: December 5, 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: April 2016

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-2017-33

1. Address of property: 629 Park Ave

2. Parcel #: 13660560

3. Owner of record: YURI RASKIN Phone: _____

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Genesis

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of property: Residential

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.)

Repair fire damage to west elevation of siding
 3 elevations of roof
 soffit on west elevation & gutter

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): MATERIAL SAMPLES

Siding - wider ovation Dd 4
 roof - certanteed - gearsetown gray
 metalwork -
 classic clean

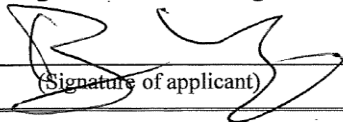
9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

- 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).

 , Bryan Wolf , 11/19/2017
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>50.00</u>
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>DEC 19, 2017</u>
Application accepted by: <u>Rudolf Maus</u> Date: <u>11/20/17</u>





1 City/Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park Number 629		
Street Address: 629-629 1/2 Park Avenue		Legal Description:	Acreage:			
Current Name & Use: Residence		Current Owner:				
Film Roll No. RO-85	Current Owner's Address:					
Negative No. 36	Special Features Not Visible In Photographs:			Town Range Section		
Facade Orient. W	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: Leander Gregory House		Source A, B	Previous Owners	Dates	Uses	Source
Dates of Construction/Alteration c. 1850, c 1865		Source C, D				
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 checked="" type="radio"/> Other: 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				
Architectural Statement: Appears to be a transitional Greek Revival/ Italianate front wing grafted onto an earlier Greek Revival house. Retains handsome front entrance, brackets and fenestration. Main structure is Italianate style with low pitch hip roof with extending eaves supported by double brackets. Entry includes transoms and sidelights. Entry porch is supported by Tuscan columns. The rear wing is of Greek Revival style with a large return supported by double brackets.		Historical Statement:				
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives		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:				
B Beloit Directories, 1858-1906		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C Plat Map of Rock County, City of Beloit, 1858		8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 2/1/81				
D Visual estimates of surveyor		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				
E						
F						

Map Name
Near East Side Historic District
Map Code
NES 85/36

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: 629 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		