

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: February 15, 2011

Agenda Item: 4

File Number: COA-2011-01

Applicant: Joy Bosco, on behalf of Neighborhood Housing Services of Beloit, Inc.

Owner: Neighborhood Housing Services of Beloit, Inc.

Location: 208 Bluff Street

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

Existing Land Use: Vacant Single-Family Dwelling

Parcel Size: 0.22 Acre

Request Overview/Background Information:

Joy Bosco, on behalf of Neighborhood Housing Services of Beloit, Inc., has submitted an application for a Certificate of Appropriateness (COA) to completely renovate the property located at 208 Bluff 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 #4.

Key Issues:

- Neighborhood Housing Services of Beloit, Inc. is a private, not-for-profit corporation dedicated to strengthening neighborhoods by providing affordable homeownership opportunities and related services.
- Several photographs of the subject property are attached to this report.
- As detailed on the attached project scope, this project includes rehabilitation of both porches, roof replacement, gutter & downspout replacement, siding replacement, window replacement, and rear door replacement.
- The fascia, soffit, and carved brackets will be retained and painted white. The front doors will be retained.
- The asphalt & faux brick siding will be removed and replaced with triple-3 vinyl siding with a smooth finish.
- A previously covered rear door will be reopened and an existing rear door opening will be closed.
- All of the proposed exterior materials are described on the attached materials list, and samples, photos, and/or specifications of the proposed materials will be distributed during the meeting.
- During the Beloit Intensive Survey, the house was classified as a 'contributing' structure within the Bluff Street Historic District. 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 the general review criteria included in the Ordinance.
- Section 32.06(5) 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) *Proportions of Windows and Doors:* The proportions and relationship between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.

The applicant has not proposed any changes to the size of the window openings. The proposed reopening of a previously closed door and the closure of a superfluous door involve rear doors that are not visible from Bluff Street.

- (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 materials are compatible with the architectural style of the house and the character of the historic district. Similar materials, including vinyl siding, aluminum gutters, and steel entry doors have been approved for other historic properties within the past few years. Most importantly, the eaves and carved brackets will remain intact.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
 - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
 - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
 - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

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** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **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 Neighborhood Planning Division recommends ***approval*** of a Certificate of Appropriateness to completely renovate the property located at 208 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the materials that are described in the application and attachments.
2. All work shall be completed by June 1, 2012.
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.
4. The applicant must obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

Fiscal Note/Budget Impact: N/A

Attachments: Photographs (2 Pages), Application, Project Scope, Materials List, Intensive Survey Form, and COA Checklist.





CITY of BELOIT

NEIGHBORHOOD PLANNING 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-2011-01

1. Address of property: 208 Bluff St
2. Parcel #: 13550670
3. Owner of record: Neighborhood Housing Services Phone: 362-9051
520 W. Grand Ave Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Joy Bosco
520 W. Grand Ave Beloit WI 53511
(Address) (City) (State) (Zip)
362-9051 x 18, (Office Phone #) (Cell Phone #) jbosco@nhsofbeloit.org (Email Address)
5. Present use of property: vacant single-family dwelling
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.)

please see attached

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).

Joy Bosco / Joy Bosco / 1-27-2011
(Signature of applicant) (Print name) (Date)

Review fee: <u>\$45.00 / \$25.00 if staff approved</u>	Amount paid: \$ <u>45.00</u>
Scheduled meeting date: <u>February 15, 2011</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>1/27/11</u>

Description of Project/Specifications

The work detailed in the COA Application is the exterior portion of a whole-house renovation project that will commence in early spring 2011.

Exterior Work:

Porches: Secure the front wall cap on the front porch by embedding in mortar and tuck-point the joints as required. Repair the north wall of the front porch to remove the bowing and mortar the cracks. Plumb the north east column on the front porch and repair/replace the header along the front span. Header repair shall consist of removal of deteriorated portions and replacement to match existing as closely as possible. Remove the existing ceiling on the front porch and replace with a white vinyl bead board. Repair / replace the corner post on the backside porch with new treated lumber to match existing as closely as possible. All new and existing wood on both porches to be painted white.

Roof: Remove all the existing roofing materials and repair any loose or deteriorated decking areas using like material and thickness. Install architectural shingles, dark gray in color. The fascia, soffits and trim brackets will be retained and painted white.

Gutters: Remove the existing gutter and downspout system. Furnish and install new 5-inch "K" style, enameled aluminum guttering with all the required fittings, and 2"x 3", corrugated type downspouts. Color to be white.

Siding: Remove the existing asphalt siding and install triple-3" vinyl siding with a smooth or brushed stroke finish. Color TBD. Note:the heating contractor will be removing the heat duct that runs outside on the north side of the house.

} sample

Windows: Except for the attic dormer window, all 1st and 2nd floor windows will be replaced with new white, vinyl double-hung replacement window units. Window units will be Energy Star-rated, and have insulated low-E glass with a full screen. The size of the window openings will not be changed. Installation will include covering/wrapping of the sills with aluminum, and aluminum trim of frames. Aluminum will be white. Basement windows will be removed and replaced with new white vinyl double-insulated slider style, two-light, basement sash units, or single-lite vinyl inward tilting, with screens, sized to fit the existing openings.

Doors: Kitchen door to covered back porch: Install a new pre-hung, steel insulated door with one lite, at the left side entry. Installation includes a new aluminum pre-hung storm door. Storm door to be two-light with a screen panel and self-storing storm.

Laundry room: The rear-facing entry door at the very back of the house will be re-opened and a new pre-hung steel insulated door will be installed to fit the existing opening and will match the side entry door (above). Installation includes a new aluminum pre-hung storm door. Storm door to be two-light with a screen panel and self-storing storm.

The exterior door from the back porch to the hallway will be removed and framed in and sided over.

Materials

Shingles: Owens Corning, Duration Shingles, Estate Gray


Siding: Wolverine, Restoration Smooth Triple 3" in Snow, by Certaineed

Windows: Vinyl double-hung window units by Crestline, Select 300, insulated low-E glass with a screen and tilt-in cleaning feature, no grilles.

Basement windows: White vinyl double-insulated slider style, two-light, basement sash units, or single-lite vinyl inward tilting, with screens, sized to fit the existing openings, by Crestline, Select 300.

Kitchen door to covered back porch: Pre-hung, steel insulated door with half lite, Mastercraft Clear Half Lite, model E-10 (414-1286-1291). White. Storm door: insulated storm door, AJ Survivor, EC 560 High Kick, in white.

Laundry/Mud Room: same as above.

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 208 Bluff		Legal Description:	Acreage:			
Current Name & Use: residence		Current Owner:				
Film Roll No. RO-113			Current Owner's Address:			
Negative No. 20			Special Features Not Visible In Photographs:			
Facade Orient. E			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
2 Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration c. 1870	Source A					
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
Architectural Statement: This Italianate house, now sided with asbestos shingles and fake facing brick, still features carved brackets under the overhanging eaves with a central pedimented pavillion. The brick front porch is a later addition.		Historical Statement:				Map Name Bluff Street Historic District
5 Sources of Information (Reference to Above) A Visual estimate of surveyor	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	7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C	8 District: <u>Bluff Street Historic District</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>RH</u> date: <u>8/1/81</u>					
D	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: <u>RH</u>					
E						
F						

Map Code
BS 113/20

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: 208 Bluff 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		