

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: September 23, 2014

Agenda Item: 5

File Number: COA-2014-36

Applicant: Scott Schneider

Owner: City of Beloit

Location: 422 Bluff Street/310 Euclid

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

Existing Land Use: Vacant Residential

Parcel Size: .2000 Acre

Request Overview/Background Information:

Scott Schneider, on behalf of the City of Beloit, has submitted an application for a Certificate of Appropriateness (COA) for a new garage, front porch, and various exterior updates for the property located at 422 Bluff Street/310 Euclid Avenue. This property is in the Bluff Street Historic District. Section 32.07 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the demolition of properties in historic districts.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- A COA was approved on May 20, 2014 to allow for the front house on this property to be demolished, a new foundation built, and the rear house moved to face Bluff Street.
- The following projects are proposed with this COA:
 - Removal of the wood siding and replace with vinyl, double 4 siding, color to be determined. The existing siding has lead paint issues. This increases the cost to repaint the property. However, this cost will still be lower than the cost of new vinyl siding. Lead based paint encapsulation will last approximately 20 years. Considering the wood siding is repairable and not a cost-burden, Staff is recommending denial of this portion of the COA.
 - Window replacements throughout; to be replaced with aluminum clad exterior, wood interior, full screen, double hung, energy efficient, white windows. The existing windows are not original, but replacement sash units. The trim has lead paint issues and overall the windows are deteriorated.
 - Construction of new 2.5 stall garage. The pitch and shingles for the roof will match the house. It will face Euclid Avenue and the existing curb-cut and driveway will be expanded. A concrete patio area will be added off the driveway. Siding will match the proposed vinyl siding on the house. A steel service door will be installed (not visible from Bluff Street). Carriage garage doors will be installed.
 - Lantern-style exterior lights are proposed for both the house and garage.
 - The wood front door will be rehabbed and weatherized. The rear door will match the steel garage service door. New storm doors will be installed on both doors of the house. The front will be full-view. The rear will be a standard storm door.
 - The house will be re-roofed with brown/tan shingles. The garage will be roofed in these as well. New aluminum gutters will be installed. Color to be determined.
 - The foundation will be 24" above grade and will be stamped to appear like limestone. There will be four (4) foundation vinyl windows installed.
 - A new wrap-around porch will be constructed. Rounded fiberglass columns have been proposed. This will match the original Victorian architecture of the house. Vinyl and other composite materials will be used for the remainder of the porch. A new private sidewalk will be constructed at the entry of the porch.
 - With the addition of a wrap-around porch, a window on the west side of the property will be removed (once the house is relocated, it will face Euclid Avenue). A small addition will also be added at this corner of the house to accommodate a half-bathroom. Siding material for this will match as close as possible to the original wood siding (or the proposed vinyl if that is approved).
 - A new rear entry will be constructed. No roof will cover this area. This will be made of either pressure-treated wood or the same materials proposed for the new front porch.
 - A set of windows on the east side of the property will be shortened to allow for cabinetry to be added to the interior of the house. Once the house is moved, these windows will face south and be in the interior side yard.
 - Optional add-on line items (cost-dependent) include: fish scaling in the gables of the house, dentil molding on the porch and Bluff Street side of the property, and interior wood muntins (2x3) for the windows.

- There is an existing driveway on the south side of the lot on Bluff Street. Staff is recommending this be removed to allow parking only in the rear in the driveway and garage.
- During the Beloit Intensive Survey, this property was classified as a contributing site in 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 these criteria.
- The proposed site improvements satisfy the standards of Section 32.07 of the Historic Preservation Ordinance.

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 (COA) for a new garage, front porch, and various exterior updates for the property located at 422 Bluff Street/310 Euclid Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The existing wood siding shall be repaired and painted in accordance with current lead based paint processes. Removal of the existing siding is not allowed. No sandblasting or other abrasive removal processes are allowed.
2. The existing driveway on Bluff Street for the property shall be removed prior to sale of the property.
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.

Fiscal Note/Budget Impact: N/A

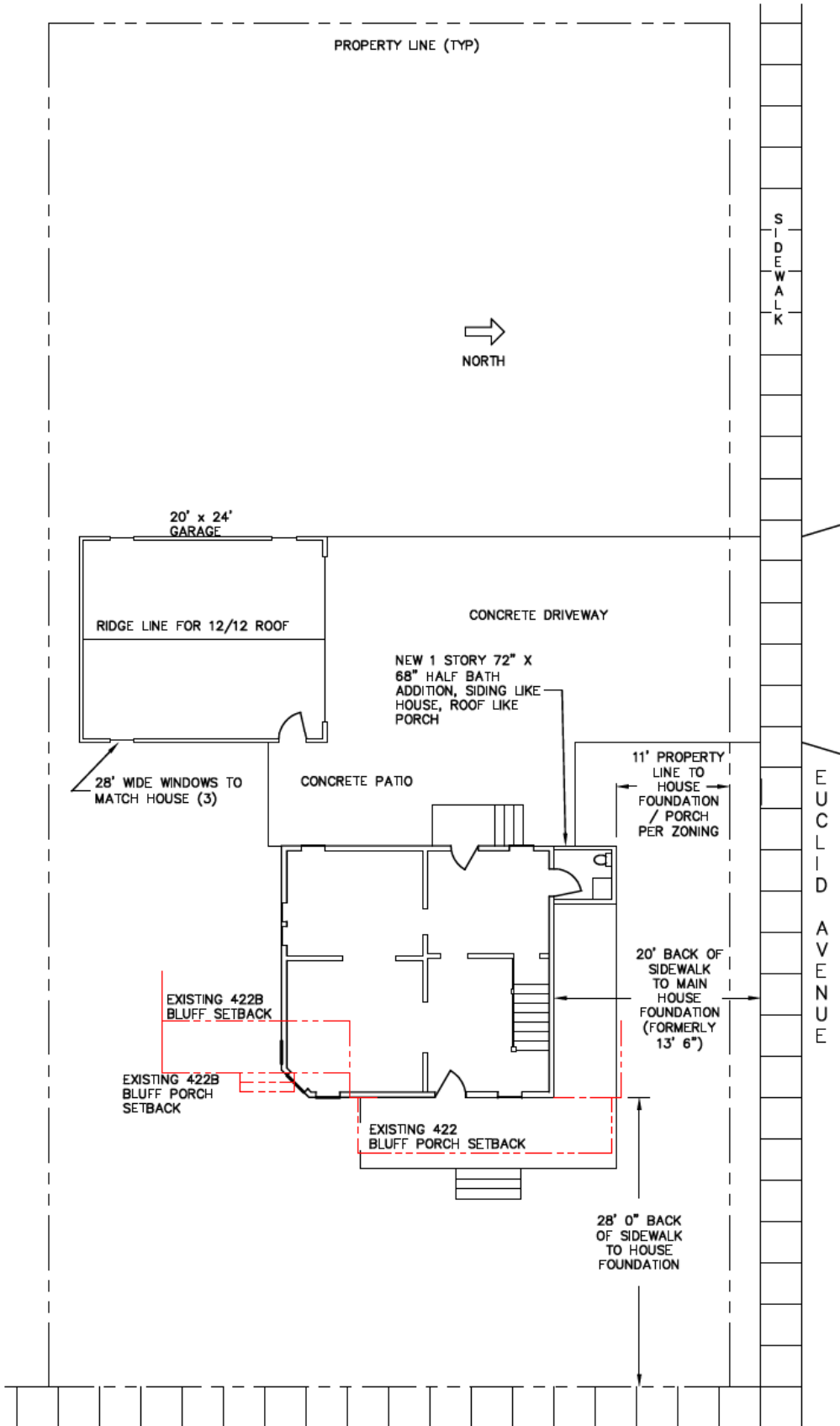
Attachments: Photos, Application, Intensive Survey Form, and COA Checklist.



**422 Bluff Street
(To be demolished; New location for 310 Euclid Avenue)**



310 Euclid Avenue



BLUFF STREET NEW 422 BLUFF SITE PLAN



Window & Siding Condition



Front Door to be Rehabbed

Existing Rear Entry to be Removed;
New entry will have no roof.







Mastercraft I-4 32" x 80" Steel 9-Lite Prehung Exterior Door - Right Inswing
\$209.00

Product Specifications:
Variation: 1/2 Lite Primed White
Dimensions: Rough Opening: 34-1/4"W x 82"H & Brick Opening: 36"W x 82-3/4"H
Model Number: I4_9Lt_Trad2PnL_Stl_Ph_32X80_Rh
Menard SKU: 4142142

Online Availability
Ship to Home
Receive as soon as 7 days.

Pick Up at Store

Garage Service Door & Rear Door

Store Availability
3 In-Stock ** at **BELOIT**



Ideal 4-Star 16' x 7' White Arch Lite Long Panel Insulated Carriage House Garage Door
Sale Price: \$799.00

~~Everyday Low Price: \$999.00~~
You Save: \$200.00
Sale Price Good Through 09-01-2014

Garage Doors

Product Specifications:
Variation: White Finish Steel
Dimensions: 16 ft. wide x 7 ft. high
Model Number: 16X7_Mr4Lv_White_Ez-Set
Menard SKU: 4254702



Photon 1-Light 8.625" Textured Black Incandescent Outdoor Wall Mount
\$23.99

Product Specifications:
Variation: Textured Black
Dimensions: 8.625 H x 4.375 W x 3 D
Model Number: MEN-HD638
Product Height: 8.625"
Product Width: 4.375"
Product Depth: 3"
Product Weight: 1 LBS
Hardwire or Plug-in: Hardwire
Product Material: Metal
Color/Finish: Textured Black
Shade/Diffuser Material: Glass
Shade/Diffuser Finish: Clear Beveled
Shade/Diffuser Diameter: 14.5
Number of Bulbs Required: 1
Bulbs Included: No
Recommended Bulb Type: A19
Total Light Wattage: 60
Energy Star Compliant: No
Package Contents: Mounting hardware, installation instructions and fixture
Manufacturer Warranty: Limited One Year Warranty
UL/CSA/ETL Listed: UL Listed and CSA Listed

Proposed Exterior Lighting



DuraCast 10" x 8' Plain Tapered Round Fiberglass Column
\$179.00

Product Specifications:
Dimensions: 10" D x 8' H
Model Number: M70011008PL
Menard SKU: 1854397

Online Availability
Ship to Home
Not eligible for Ship to Home



DuraCast 10" Cap and Base Set for Round Fiberglass Column
\$49.99

Product Specifications:
Dimensions: 10"
Model Number: 6M58101002
Menard SKU: 1854419

Online Availability
Ship to Home
Not eligible for Ship to Home

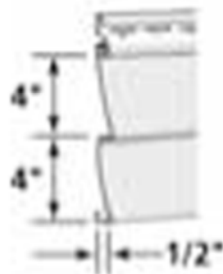


Northview 32" x 20" x 8" White Vinyl Buck Sliding Basement Window with Insulated Glass
\$108.00

Product Specifications:
Variation: White Vinyl
Dimensions: Frame: 31-7/8" W x 19-7/8" H x 7-7/8" D
Model Number: NVPP3220W7
Menard SKU: 4000335

Online Availability
Ship to Home
Not eligible for Ship to Home

DOUBLE 4" CLAPBOARD



Proposed Vinyl Siding Style



Spectra 5" x 16' K-Style Heavy-Duty Aluminum Gutter
\$18.97

Product Specifications:
Variation: White
Dimensions: 5" x 16'
Model Number: 5KWHT16
Menard SKU: 1584112

Online Availability
Ship to Home



Owens Corning Duration STORM Impact-Resistant Shingles
Sale Price: \$36.99 per bundle

~~Everyday Low Price: \$41.99~~
You Save: \$5.00
Sale Price Good Through 09-07-2014

Product Specifications:
Variation: DESERT TAN
Dimensions: 13-1/4" x 39-3/8"
Model Number: 1513223
Menard SKU: 1513223
Shipping Dimensions: 39.38 x 13.25 x 3.5
Shipping Weight: 81.0 lbs



Larson Life-Core 36" x 80" Full-View Storm & Screen Door
Sale Price: \$181.00

~~Everyday Low Price: \$202.11~~
You Save: \$21.11
Sale Price Good Through 09-14-2014

Front Storm Door

Product Specifications:
Variation: White DuraTech 36"x80"
Dimensions: Fits Door Opening: 35-7/8" to 36-3/8" W x 80" to 81" H
Model Number: 36X80_274-FI_Lifecore_Fv_White_4154873
Menard SKU: 4154873

Online Availability

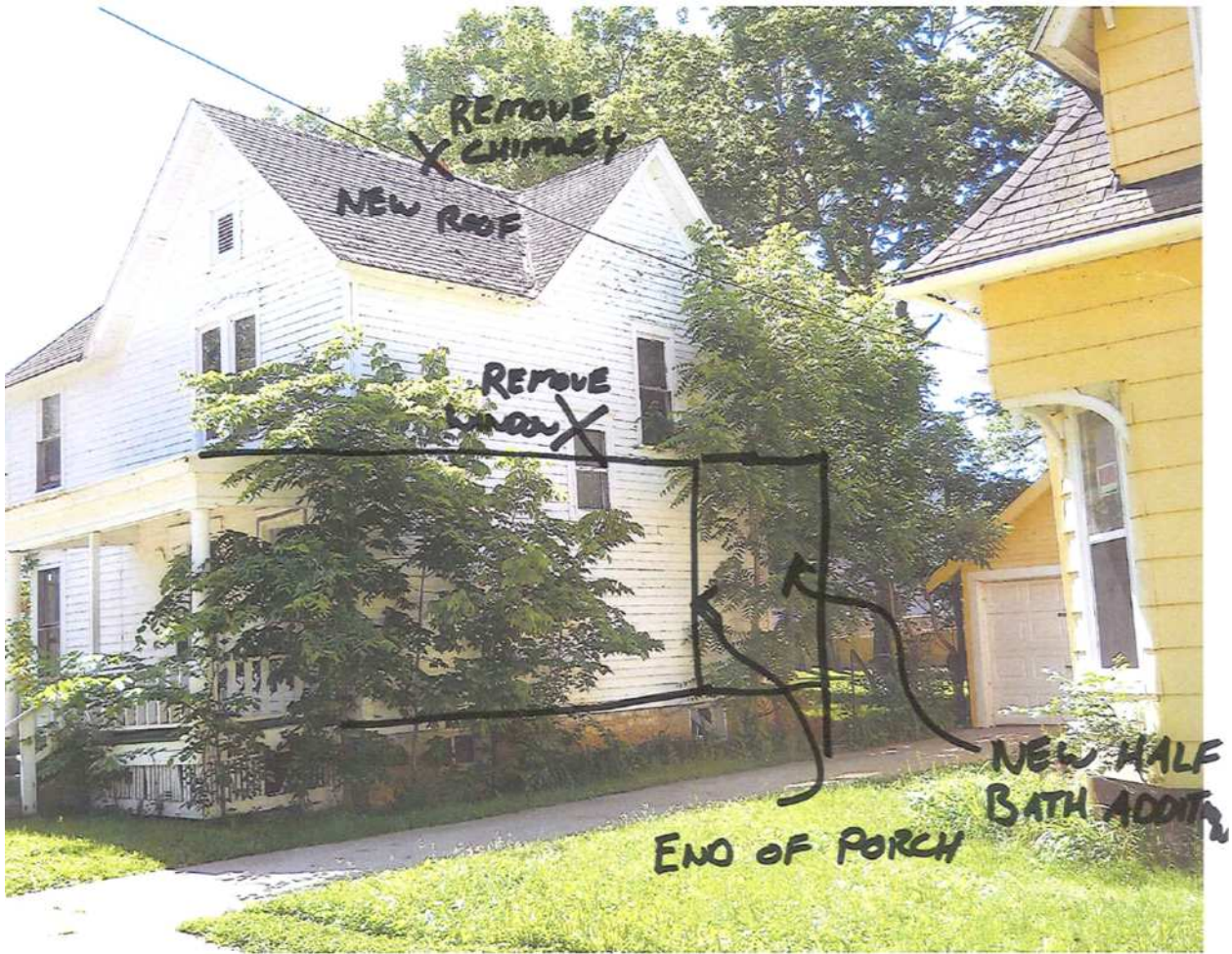


Larson Lincoln 32" x 80" White Vinyl-Clad Self-Storing Storm & Screen Door
Sale Price: \$84.99

~~Everyday Low Price: \$97.00~~
You Save: \$12.01
Sale Price Good Through 09-14-2014

Rear Storm Door

Product Specifications:
Variation: White Vinyl Clad 32"x80"
Dimensions: Fits Door Opening: 31-7/8" to 32-3/8" W x 80" to 81" H
Model Number: 32X80_690-08M
Menard SKU: 4152310



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-2014-3000

1. **Address of property:** 422 Bluff (formerly 310 Euclid)
2. **Parcel #:** 13551495
3. **Owner of record:** City of Beloit Phone: 361 6447

<u>100 State St</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
<small>(Address)</small>	<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>
4. **Applicant's Name:** Scott Schneider for the City of Beloit

<u>2400 Springbrook Ct</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
<small>(Address)</small>	<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>

361 6447 / 751 4105 / schneiders@beloitwi.gov
(Office Phone #) (Cell Phone #) (E-mail Address)
5. **Present use of property:** Vacant single family house
6. **The following action is requested:**

- X **Approval of COA by Landmarks Commission** (projects not listed below)
- X **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.)

Chimney will be removed. House will get architectural shingles that have a color like cedar. House will receive aluminum soffit, fascia, window & door wrap. House will get new contemporary gutters. House to get vinyl siding with aluminum wrapped corner boards. Windows are to be replaced with vinyl/wood interior windows. Some windows will be shortened or removed to accommodate new kitchen layout and the new porch. The front porch will be replaced with a larger but similarly styled porch. Back porch will be replaced with a new deck (no roof). *Continued on next page

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).

_____/_____/_____
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ N/A
* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: 9/23/2014
Application accepted by: S. Hummel Date: 8/28/2014

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Euclid
Street Address: 310 Euclid		Legal Description:		Acresage:	
Current Name & Use: residence			Current Owner:		310
Film Roll No. RO-113		Current Owner's Address:			
Negative No. 27		Special Features Not Visible In Photographs:			
Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
2 Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Dates of Construction / Alteration c. 1895	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 checked="" type="radio"/> Other: None				
Architectural Statement: A simple Victorian vernacular, this two-and-a-half story clapboard house has a hipped roof with cross gables. The porch features Tuscan columns and a plain entablature.	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				
	Historical Statement:				
5 Sources of Information (Reference to Above)	6 Representation in Previous Surveys				
A Visual estimate of surveyor	<input checked="" 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: Bluff Street Historic District				
D	<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81				
E	9 Opinion of National Register Eligibility				
F	<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				

Euclid
310
Bluff Street Historic District
Map Code
HS 113/27

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 CHECKLIST

For property located at: 310 Euclid Avenue/422 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