

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** September 23, 2014      **Agenda Item:** 6      **File Number:** COA-2014-37  
**Applicant:** Scott Sevek      **Owner:** Scott Muth      **Location:** 736 Bluff Street  
**Existing Zoning:** R-1B, Single Family Residential District      **Existing Land Use:** Single Family Residence      **Parcel Size:** .2000 Acre

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### Request Overview/Background Information:

Scott Sevek, on behalf of Scott Muth, has submitted an application for a Certificate of Appropriateness (COA) for window work for the property located at 736 Bluff Street. This property is in the Bluff Street Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration of properties in historic districts.

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### 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.

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### Key Issues:

- The applicant is proposing to remove the siding and expose a hidden window in the front gable of the home. The window will then be framed in aluminum trim coil and the existing siding will be reattached.
  - The applicant does not anticipate any work needed on the window itself once it is exposed. Staff is recommending a condition of approval that the applicant must verify any work the window may need with staff as an amendment to this COA.
  - During the Beloit Intensive Survey, the property was classified as a contributing site to 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.
  - Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application: *Architectural Details*
    - The proposed materials are compatible with the original character of this historic property.
  - The proposed site improvements satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.
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### 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
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### Staff Recommendation:

The Planning & Building Services Division recommends approval of a Certificate of Appropriateness for window work at the property located at 736 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

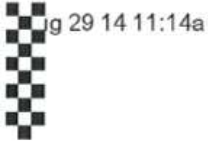
1. All work shall be completed by December 1, 2014.
  2. If any work or repairs are required on the window once it is exposed, the applicant shall first seek approval from Planning Staff as an amendment to this COA. This must be done within 1 year of the approval date.
  3. Any changes or additions to 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.
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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Photo, Application, Intensive Survey Information, 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-2014-3117

1. Address of property: 736 Bluff St.

2. Parcel #: 13570725 R-1B

3. Owner of record: Scott Mutt Phone: 815-509-6062  
736 Bluff St. Beloit WI: 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Scott Sevek  
6305 stateline rd. South Beloit IL 63511  
(Address) (City) (State) (Zip)  
855-TELL-CAT / 330-205-7908 / scottsevek@gmail.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Home

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.)

Detach siding around window that was covered up and use aluminum trim coil to trim around window. Retach existing siding.

**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:**

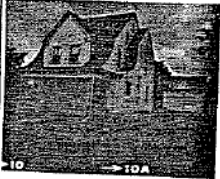
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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


1. Scott Sevelk
1 8-29-14  
 (Signature of applicant)                      (Print name)                      (Date)

Review fee: <b>\$50.00*</b> / <b>\$25.00* if staff approved</b> Amount paid: \$ <u>50.00</u>	
* Review fees are doubled to <b>\$100.00</b> and <b>\$50.00</b> , respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: <u>9/23/14</u>	
Application accepted by: <u>S. Hummel</u>	Date: <u>9/4/14</u>

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Street <b>Bluff</b>		
Street Address: <b>736 Bluff</b>		Legal Description:		Acceage:			
Current Name & Use: <b>residence</b>			Current Owner:		Number <b>736</b>		
Film Roll No. <b>RO-114</b>		Current Owner's Address:		Special Features Not Visible In Photographs:			
Negative No. <b>10</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Facade Orient. <b>E</b>		Prints					
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town  Range
Dates of Construction/Alteration <b>c. 1895</b>		Source <b>A</b>					
Architect and/or Builder:		Source					
<b>3</b> Architectural Significance		<b>4</b> Historical Significance				Section  Map Name <b>Bluff Street Historic District</b>	
<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: <b>None</b>		<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:  An unusual variation on the early Colonial Revival, this frame house is distinguished by multiple gambrel roofs with concave slopes and broad overhangs. A large gabled dormer dominates the front facade. The chaste clapboard siding is shorn of ornament.		Historical Statement:					
<b>5</b> Sources of Information (Reference to Above)		<b>6</b> Representation in Previous Surveys				Map Code <b>BS 114/10</b>	
<b>A</b> Visual estimate of surveyor		<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>B</b>		<b>7</b> Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
<b>C</b>		<b>8</b> District: <b>Bluff Street Historic District</b>					
<b>D</b>		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/1/81</b>					
<b>E</b>		<b>9</b> Opinion of National Register Eligibility					
<b>F</b>		<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: <b>R</b>					

# *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: 736 Bluff Street

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			<b>X</b>
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.	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	<b>X</b>		
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.			<b>X</b>
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
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?			<b>X</b>
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?			<b>X</b>