

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: September 19, 2017 **Agenda Item:** 5 **File Number:** COA-2017-22
Applicant: Luther Ledic **Owner:** Bluff Street Investments **Location:** 640 Bluff Street
Existing Zoning: R-1B, Single Family Residential **Existing Land Use:** Apartments, Vacant **Parcel Size:** 0.31 Acre

Luther Ledic, on behalf of Bluff Street Investments, has submitted an application for a Certificate of Appropriateness (COA) to allow exterior improvements to the apartment building located at 640 Bluff Street. This project will include: 1) installment of new vinyl framed windows, 2) tuck-pointing and stucco repairs, 3) replacement of existing vinyl siding with cement board siding, 4) replacement of the rear enclosed stairway. 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:

- This property is contributing to the Bluff Street historic District, as shown in the attached Intensive Survey Form.
 - The rear enclosed stairway is not original to the structure; however, it provides an additional means of egress to the residents. The applicant plans on removing the existing stairway and constructing a new enclosed stairway.
 - Currently, the 3rd floor windows have wooden frames and the window frames on the remaining floors appear to be vinyl. All storm windows/screens appear to have aluminum frames.
 - The current main entry consists of a metal framed door and windows which do not appear to be original to the structure.
 - The exterior masonry, stucco, and wooden features are in need of repairs.
 - The window bays are currently covered with vinyl siding, and it is unclear if the original stucco still covers the window bays underneath the siding.
 - 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 six of the ten review criteria apply in this case, and the applicant has satisfactorily complied with all six.
 - 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 would like to cover the existing bays and proposed enclosed stairway with cement board siding.
 - The applicant has proposed masonry, mortar joint, and stucco repairs.
 - The applicant has proposed the replacement of all existing windows with white vinyl framed windows.
 - The material, size, color, detail, and hardware of the wood frame enclosure must be taken into consideration.
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).
-

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 exterior improvements to the apartment building located at 640 Bluff Street, based on the standards and criteria contained in the

Historic Preservation Ordinance and subject to the following conditions:

1. This approval authorizes the following improvements: 1) installment of new vinyl framed windows, 2) tuck-pointing and stucco repairs, 3) replacement of existing vinyl siding with cement board siding, 4) replacement of the rear enclosed stairway.
2. All work shall be completed by September 19, 2018.
3. The applicant shall obtain all necessary permits prior to starting work on this project.
4. The completed work shall be consistent with the scope of work outlined by the applicant.
5. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
6. 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.

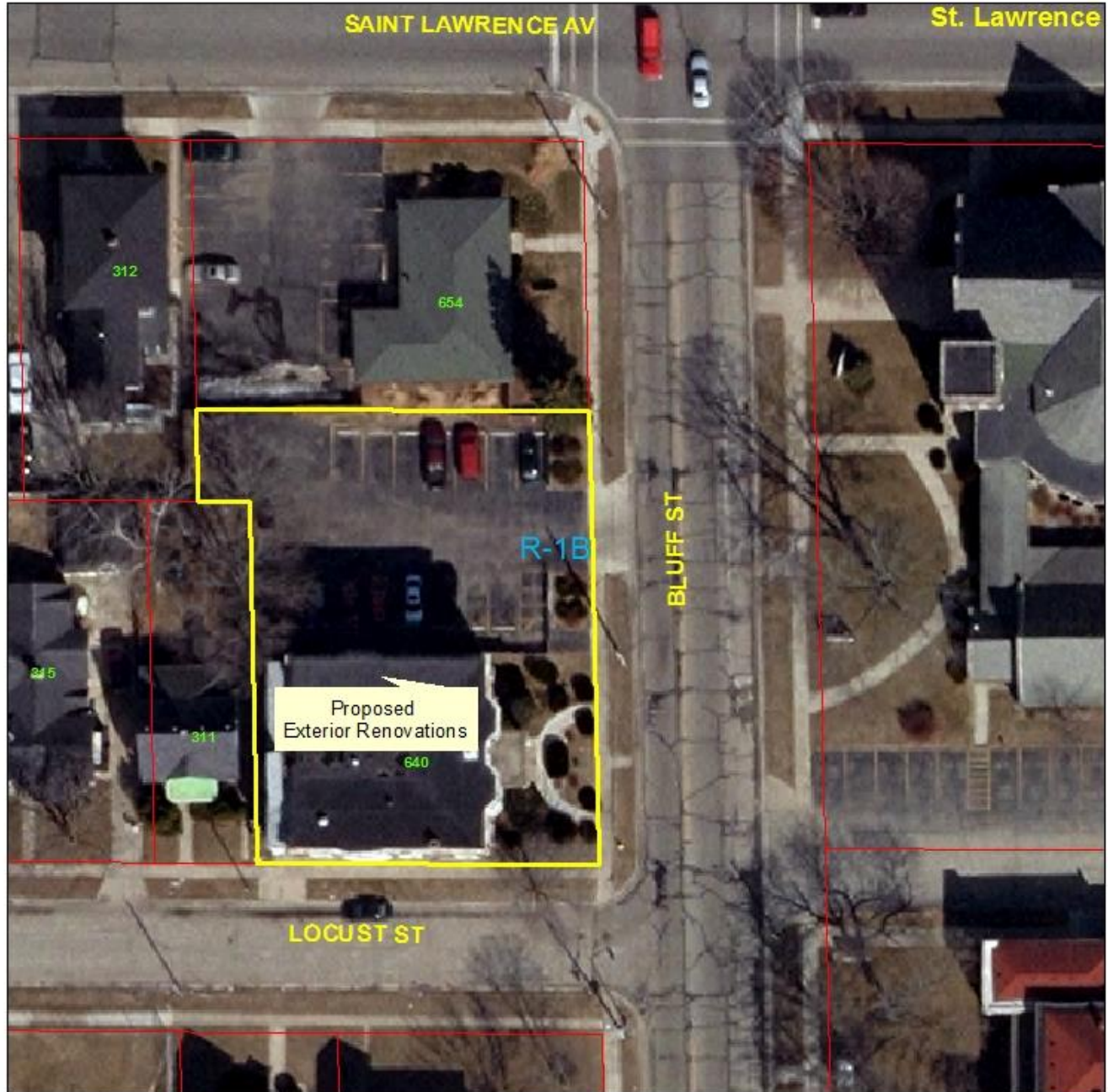
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Photos, Intensive Survey Form, & COA Checklist

Location & Zoning Map


640 Bluff Street

COA-2017-22



1 inch = 42 feet
0 5 10 20 30 Feet

Legend

-  Parcel Boundaries
-  Zoning District

Map prepared by: Rudy Moreno, Planner II
Date: August 25, 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-2017-22

1. Address of property: 640 Bluff Street Beloit, WI 53511

2. Parcel #: 13561360

3. Owner of record: Bluff St. Investments

Phone: 920 397 8200

1360 Excalibur Dr. Ste C

Janesville

WI

53546

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Luther Ledic

1360 Excalibur Dr. Ste C

Janesville

WI

53546

(Address)

(City)

(State)

(Zip)

920 397 8200

(Office Phone #)

/

(Cell Phone #)

/luther@rocketpropertyinvestments.com

(E-mail Address)

5. Present use of property: Vacant Apartment Building

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.)

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:

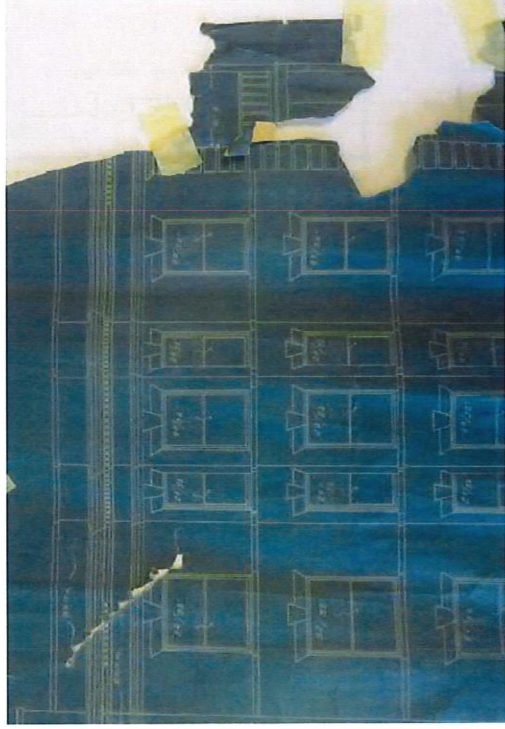
The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

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

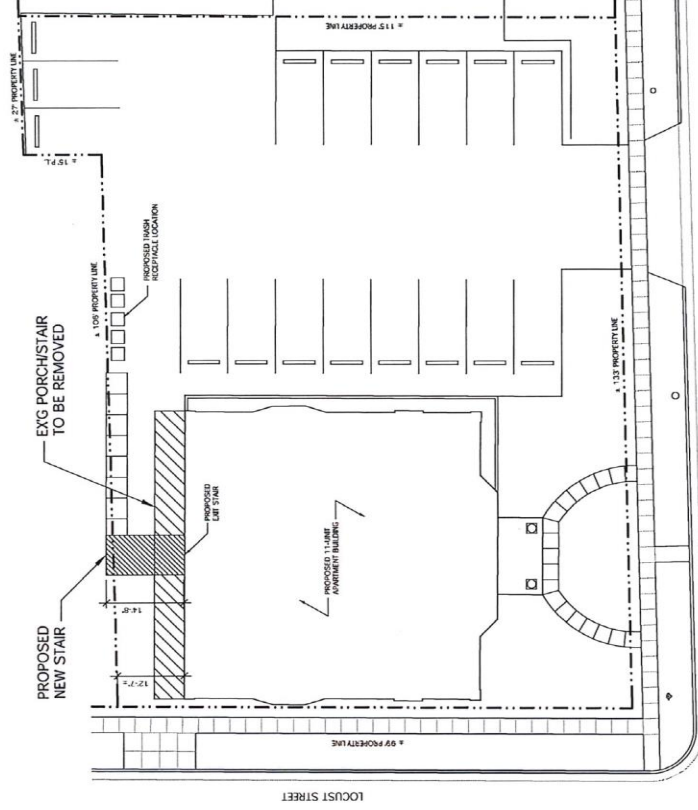
Luther Ledic / Luther Ledic / August 17 2017
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 1
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: 8/9/17
Application accepted by: [Signature] Date: 8/17/17

BELOIT APARTMENTS



PROPOSED REAR STAIR ALTERATION--
 REMOVE EXISTING REAR PORCH/STAIR
 AND BUILD NEW ENCLOSED STAIR



BLUFF STREET

LOCUST STREET



20'
 SITE PLAN

SCALE: 1/4" = 1'-0"
 DATE: March 8, 2017
 DWG: March 8, 2017

20'

BELOIT APARTMENTS
 640 BLUFF STREET
 BELOIT, WISCONSIN

Big Design
 Architecture, Interiors
 1003 Madison Avenue
 Port Ashland, WI
 (920) 583-3264
 FAX (920) 588-7058

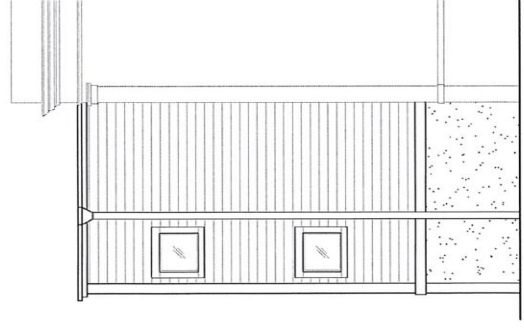
DRAWING NAMES	
SITE PLAN	
PHOTOGRAPHS	
REVISIONS	
PROJECT DATA	
DATE:	03/08/2017
DRAWN BY:	P.W.
CHECKED BY:	P.W.
SHEET NO.	

SP-1

DRAWING NAMES	
EXTERIOR ELEVATIONS	
PHOTOGRAPHS	
REVISIONS	
PROJECT DATA	
DATE: 08/09/2017	
DRAWN BY: P.W.	
CHECKED BY: P.W.	
SHEET NO.	A-1



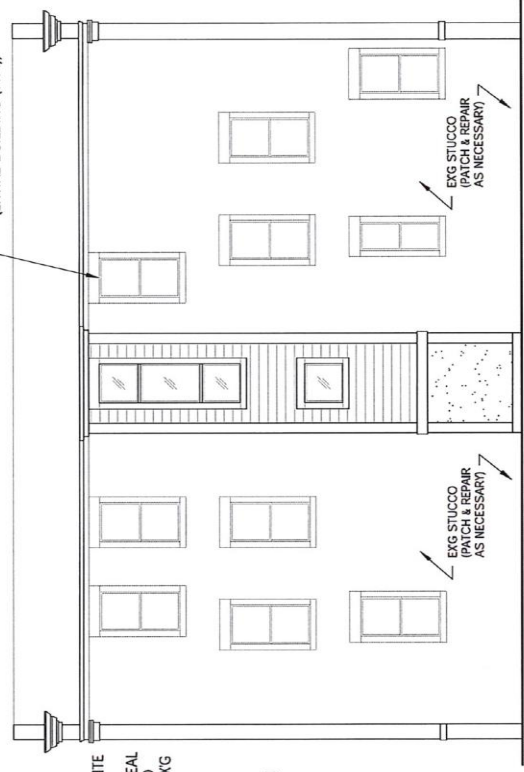
EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 2017 Owner Block Apartment
 DATE: March 8, 2017



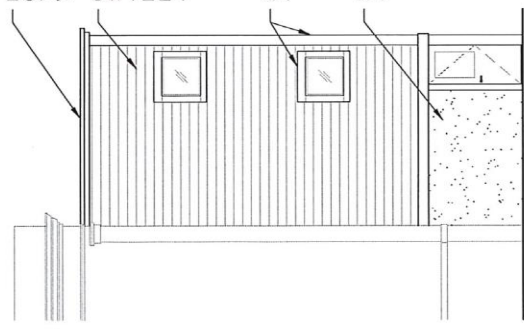
SOUTH ELEVATION AT STAIR
 SCALE: 1/8" = 1'-0"
 2017 Owner Block Apartment
 DATE: March 8, 2017



EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 2017 Owner Block Apartment
 DATE: March 8, 2017



WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 2017 Owner Block Apartment
 DATE: March 8, 2017



NORTH ELEVATION AT STAIR
 SCALE: 1/8" = 1'-0"
 2017 Owner Block Apartment
 DATE: March 8, 2017



South facing wall



North facing wall



Existing 3rd floor wood frame windows





1st, 2nd, and basement windows appear to be vinyl Framed.

All existing shutters appear to be vinyl.



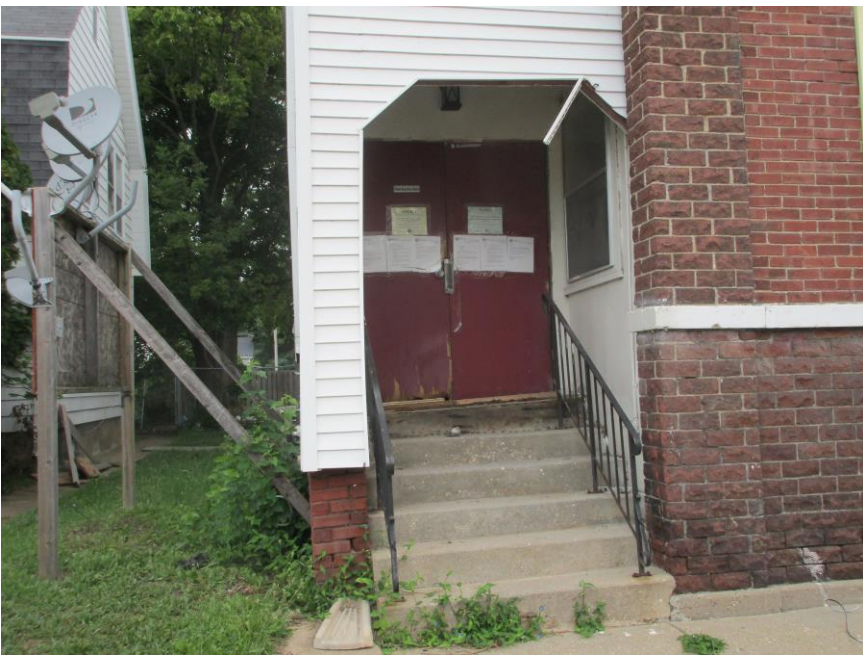
Masonry and mortar are in need of repair.





Architectural details: some areas are in need of repair






Rear enclosed stairway to be removed and reconstructed.





Parking lot and pavement markings are in need of repairs

1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff			
Street Address: 640 Bluff		Legal Description:		Acreage:				
Current Name & Use: Apartments		Current Owner:			Number 640			
Film Roll No. RO-105		Current Owner's Address:						
Negative No. 16		Special Features Not Visible In Photographs:						
Facade Orient. E		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No						
2 Original Name & Use: Bonita Flats		Source	Previous Owners	Dates	Uses	Source	Town Bluff	
Dates of Construction / Alteration: c. 1907-1908, 1919		Source A						Range
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: Three story Neo-Classical influenced apartment building with brick facade and stuccoed bays on either side of a two story portico having two massive columns. Dentil detail at roof line below parapet surrounds building. Apparently enlarged c. 1919; portico is later.			Historical Statement:				Map Name Bluff Street Historic District	
5 Sources of Information (Reference to Above) A Beloit Tax Records, RCHS Archives			6 Representation in Previous Surveys <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:			Map Code BS 105/16		
B			7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C			8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
D			initials: R date: 8/1/81					
E			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					
F								

CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 640 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		