

REPORT TO THE LANDMARKS COMMISSION

Meeting Date: October 17, 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 the replacement of existing vinyl siding with matching materials on the apartment building located at 640 Bluff Street. 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:

- On September 19, 2017, the Landmarks Commission had previously approved the installment of new vinyl framed windows, tuck-pointing and stucco repairs, and the replacement of the rear enclosed stairway. The request to replace the existing siding was laid over in order to determine the state to the original stucco on the window bays.
 - During a site visit on October 10, 2017, the applicant revealed the original stucco no is no longer present on the window bays. Pictures are attached to this report.
 - The applicant originally proposed replacing the existing siding with cement board, but now he is proposing to replace existing siding with matching materials.
 - The applicant is restoring the stucco on the rear exterior wall; some of which will be exposed when the new stairway enclosure is build. The new rear enclosed stairway will be covered vinyl siding similar to the existing siding.
 - 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.
 - 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 window bays and proposed enclosed stairway with matching vinyl siding.
 - The applicant has proposed stucco repairs on the exterior wall.
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).
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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 to allow the replacement of existing vinyl siding with matching materials on 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. All work shall be completed by October 17, 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

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

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)

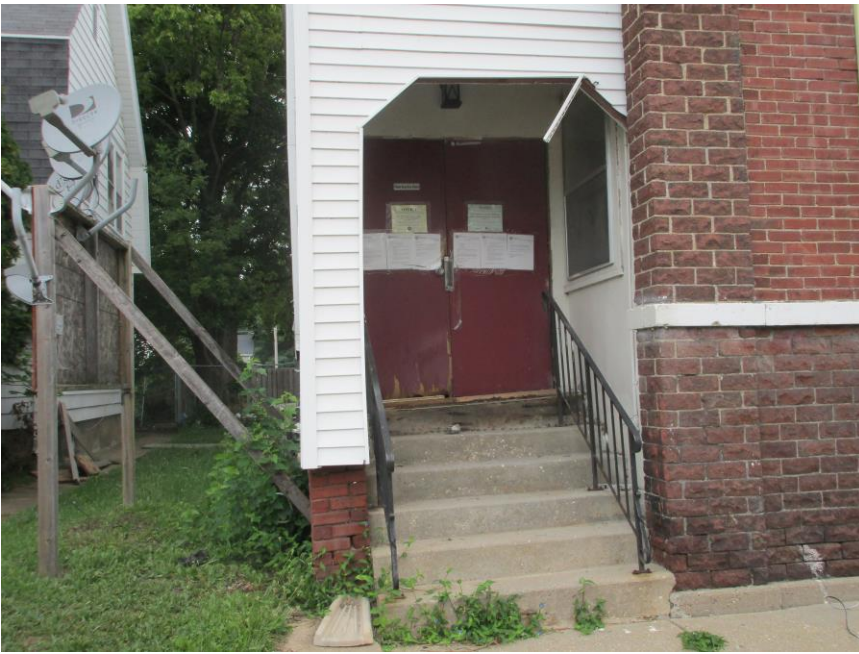
Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 1
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: 8/9/17
Application accepted by: [Signature] Date: 8/17/17



South facing wall

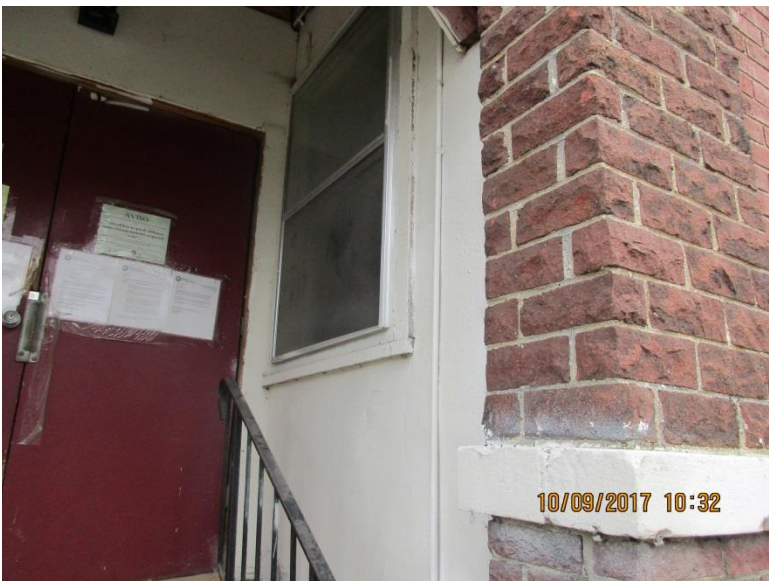



North facing wall



Rear enclosed stairway to be removed and reconstructed.





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: <p>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.</p>		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						
F		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R						

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: 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		