



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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## Departmental Correspondence

**To:** Landmarks Commission

**From:** Drew Pennington, AICP, Director of Planning and Building Services

**Date:** June 19, 2018

**Re:** Request to Amend COA-2017-22 to Allow Cement Board Siding

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In November 2017, the Landmarks Commission approved the attached COA to allow replacement of the vinyl siding on the multifamily apartment building located at 640 Bluff Street, but required the applicant to use “stucco or stucco-like materials” on the window bays and new rear stairway. The applicant has requested an amendment to COA-2017-22 to allow cement board siding that is white in color, as the stucco is cost-prohibitive.

As we will discuss during agenda item 8(c), the Wisconsin Legislature recently adopted a significant piece of pre-emption legislation that limits the authority of Landmarks Commissions throughout Wisconsin when reviewing repair & replacement projects. The new statute reads as follows: “In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.”

The proposed cement board siding is 4-inch white siding that will appear “similar” to the existing vinyl siding to the public at large. A sample of the siding will be presented at the meeting. The new pre-emption language prevents the requirement to use stucco or stucco-like material, and requires approval of the requested amendment.

Planning staff is recommending approval of the requested amendment to COA-2017-22 to allow the installation of 4-inch white cement board siding on the multifamily structure located at 640 Bluff Street, subject to the other conditions of approval.

Attachments: Elevations & COA-2017-22

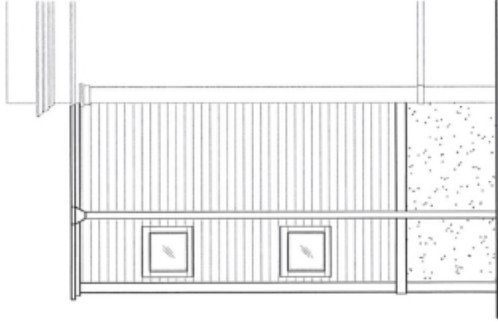
DRAWING NAMES EXTERIOR ELEVATIONS PHOTOGRAPHS	
REVISIONS	
PROJECT DATA DATE: 07/26/2017 DRAWN BY: J.A. CHECKED BY: D.M.	
SHEET NO.	A-1



1.9  
1.11  
**EXISTING SOUTH ELEVATION**  
2017 Beloit Block Apartments  
DATE: March 8, 2017



1.8  
1.11  
**EXISTING NORTH ELEVATION**  
2017 Beloit Block Apartments  
DATE: March 8, 2017

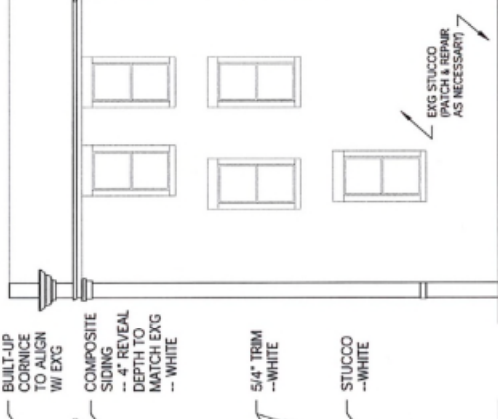


2.0  
1.11  
**SOUTH ELEVATION AT STAIR**  
2017 Beloit Block Apartments  
DATE: March 8, 2017

REPLACE EXG ALUMINUM  
WINDOWS/ STORMS/ SCREENS  
W/ WHITE VINYL WINDOWS  
(NOT DIVIDED LITE)  
(ENTIRE BUILDING (TYP.))



1.6  
1.11  
**WEST ELEVATION**  
2017 Beloit Block Apartments  
DATE: March 8, 2017



1.5  
1.11  
**NORTH ELEVATION AT STAIR**  
2017 Beloit Block Apartments  
DATE: March 8, 2017

BUILT-UP CORNICE TO ALIGN W/ EXG

COMPOSITE SIDING -- 4" REVEAL DEPTH TO MATCH EXG -- WHITE

5/4" TRIM -- WHITE

STUCCO -- WHITE

EXG STUCCO PATCH & REPAIR AS NECESSARY

EXG STUCCO PATCH & REPAIR AS NECESSARY

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COMMUNITY DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS  
COA-2017-22

*Via email*

November 22, 2017

Luther J. Ledic  
1360 Excalibur Drive, Suite C  
Janesville, WI 53546


Dear Mr. Ledic:

On Tuesday, November 21, 2017 the Beloit Landmarks Commission met and reviewed your request for approval of a Certificate of Appropriateness (COA) to allow the replacement of the existing vinyl siding with matching materials on the apartment building located at 640 Bluff Street. An Amended COA was approved, subject to the following conditions:

1. This approval authorizes the following improvements: 1) the placement of stucco or stucco-like materials on the existing window bays and on the new enclosed stairway, and 2) the placement of mail boxes over the two first floor windows near the main front entrance.
2. All work shall be completed by November 21, 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.

If you have any questions or concerns, please feel free to contact me in the Planning & Building Services Division at (608) 364-6708.

Sincerely,



Rudy Moreno, Planner II  
Planning & Building Services Division

c: File, COA-2017-22  
Danny Anderson, Commercial Inspector  
File, Property