

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** April 21, 2009      **Agenda Item:** 4      **File Number:** COA-2009-07  
**Applicant:** Community Action Inc.      **Owner:** Eugene & Teresa Kaye      **Location:** 410 Bluff Street  
**Existing Zoning:** R-1B, Single-Family Residential District      **Existing Land Use:** Single-Family Dwelling      **Parcel Size:** .20 Acres

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### Request Overview/Background Information:

Community Action Inc. has submitted a Certificate of Appropriateness (COA) Application to replace four windows, to install a fan exhaust hood, to install a PVC exhaust pipe, and to install a PVC intake pipe on the house located at 410 Bluff Street. The replacement windows will be funded by the State Weatherization Program.

This property is located 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 structures within a Historic District.

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### 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 #4.

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### Key Issues:

- Several photographs of the house are attached to this report. As shown in the photographs, two of the windows face east (Bluff Street) and the other two face west.
- The applicant submitted manufacturer's pamphlets and estimates for pine replacement windows and vinyl replacement windows. The pamphlets will be distributed during the meeting, and the estimates are attached to this report.
- In order to maximize the organization's resources, the applicant's preference is to use vinyl replacement windows, which cost \$515 less.
- The size of the window openings will not be altered.
- The fan exhaust hood will be installed on the second story of the western (rear) façade.
- Both PVC pipes will be installed on the southern (interior side) façade.
- During the Beloit Intensive Survey, the house was classified as a 'pivotal' structure within the Bluff Street Historic District. The Intensive Survey Form mentions the "multiple-gabled roofs, verge boards and scalloped shingle gable ornament." 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 the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:

- (1) *Proportions of Windows and Doors: The proportions and relationship between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.*

The applicant will not alter the size of any window openings.

- (2) *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 in the historic district.*

The proposed vinyl replacement windows are compatible with the style of the structure and the character of the historic district.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
  - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
  - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
  - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.
  
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

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**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **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 Neighborhood Planning Division recommends approval of a Certificate of Appropriateness to replace four windows, to install a fan exhaust hood, to install a PVC exhaust pipe, and to install a PVC intake pipe on the house located at 410 Bluff Street, subject to the following conditions:

1. The applicant shall install Vinyl Kraft windows that are white in color.
2. The size of the window openings shall not be altered.
3. All work shall be completed by December 31, 2009.
4. 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.
5. The applicant must obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from Housing Services.

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**Fiscal Note/Budget Impact:**

N/A

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**Attachments:**

Location & Zoning Map, Photos, Application, Intensive Survey Form, and COA Checklist.

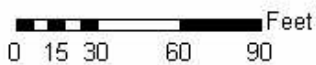
# Location & Zoning Map

410 Bluff Street

COA-2009-07



1 inch = 65 feet



**Legend**

- Parcels
- Zoning District

Map prepared by: Drew Pennington  
Date: April 2009  
For: City of Beloit, Neighborhood Planning  
Date of Aerial Photography: April 2008

## NEIGHBORHOOD PLANNING DIVISION





To: Neal, 755-2681  
From: Drew Pennington

# 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-2009-07

1. Address of property: 410 Bluff St Beloit, WI 53511

2. Parcel #: \_\_\_\_\_

3. Owner of record: Terri Kaye Phone: 608-362-3920

410 Bluff St Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Community Action Inc. Housing + Energy (Neal Heller Energy Auditor)

3310 S Hwy 51 Janesville WI 53511  
(Address) (City) (State) (Zip)

608-755-2479 1608-207-5160 nheller@community-action.org  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Single family House

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.)

Replace 4 windows - 1 - E wall of N Bump out 1st floor,  
1 - E wall of N Bump out 2nd floor, 1 - W wall, SW window  
of 1st floor (Kitchen), 1 - W wall NW window 2nd floor (Bath room)  
(see attached sheet) ← (This window to be frosted)

**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 *windows*
- 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:** *State Weatherization Program*

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).

*Neal Heller* (Signature of applicant)      Neal Heller (Print name)      3-18-09 (Date)  
*(Energy Auditor)*

Review fee: <u>\$45.00 / \$25.00 if staff approved</u>	Amount paid: \$ <u>45.<sup>00</sup></u>
Scheduled meeting date: <u>April 21, 2009</u>	
Application accepted by: <u><i>Drew Pennington</i></u>	Date: <u>3/20/09</u>

## 7. Description of Project

- Install fan exhaust hood on W wall 2nd story for Bathroom <sup>Fan</sup>
- Doing sidewall insulation by removing siding temporarily & then replacing siding

Note - The windows are funded by the State Weatherization Program

4 - vinyl Replacement with lead testing \$1,935.00  
(installed in lead safe manner)


4 - Kobe/Kobe Sash Kit with lead testing \$2,450.00

(installed in lead safe manner)

(All Energy Star rated)

- Exhausting P-Vent w/Heater with PVC pipe on S side (Sill Area)
- Installing Intake Air for Sealed Combustion Furnace on S side  
PVC pipe (Sill Area)



1 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>410 Bluff</b>				Legal Description:		Acreage:						
Current Name & Use: <b>residence</b>				Current Owner:				Number: <b>410</b>				
Film Roll No. <b>RO-113</b>				Current Owner's Address:								
Negative No. <b>24</b>				Special Features Not Visible In Photographs:								
Facade Orient. <b>E</b>				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No								
2 Original Name & Use:		Source		Previous Owners		Dates		Uses		Source		Town:  Range:  Section: <b>Bluff Street Historic District</b>
Dates of Construction /Alteration <b>c. 1890</b>		Source <b>A</b>										
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								Map Name: <b>Bluff Street Historic District</b>
Architectural Statement: A late picturesque house with multiple-gabled roofs, verge boards and scalloped shingle gable ornament.				Historical Statement:								
5 Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor				6 Representation in Previous Surveys <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:								Map Code: <b>BS 113/24</b>
<b>B</b>				7 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>				8 District: <b>Bluff Street Historic District</b> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/1/81</b>								
<b>D</b>				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: <b>R</b>								
<b>E</b>												
<b>F</b>												

# *CITY of BELOIT*

## **Neighborhood Planning Division**

**100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609**

### **CERTIFICATE OF APPROPRIATENESS CHECKLIST**

**For property located at: 410 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>		