

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: August 18, 2009

Agenda Item: 7

File Number: COA-2009-24

Applicant: Eduardo Brito

Owner: Eduardo & Claudio Brito

Location: 640 Bluff Street

Existing Zoning: R-1B, Single-Family Residential District (Legal Nonconforming)

Existing Land Use: Multi-family dwelling (11 units)

Parcel Size: 13,525 square feet

Request Overview/Background Information:

Eduardo Brito has submitted a Certificate of Appropriateness (COA) Application to install vinyl siding on the rear of the building located at 640 Bluff Street. This 3-story, 11-unit apartment building has a brick façade and stuccoed bays that have been covered with vinyl siding. The balconies on the rear of the building have been enclosed with wood siding, and the applicant wants to cover the wood siding with vinyl siding to prevent water intrusion and to match the remainder of the vinyl siding. The subject 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.

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.

Key Issues:

- Several photographs of the building are attached to this report.
- In May 2007, the applicant obtained a COA (COA-2007-08) for this project. However, the applicant did not complete the project and the COA expired on April 20, 2008. The previously approved COA required the use of vinyl siding with a “brushed stroke” finish.
- The applicant has submitted a sample of the proposed vinyl siding, which will be distributed during the meeting. The proposed siding does not have a “brushed stroke” finish. The applicant has indicated that the existing siding on the building does not have a brushed stroke finish, and that he is simply trying to maintain a consistent appearance.
- The proposed siding has a relatively smooth finish, but it is not as smooth as siding with the brushed stroke finish.
- As shown in the attached photos, a small portion of the area to be covered faces the street. The remainder of the area to be covered faces west.
- During the Beloit Intensive Survey, the building was classified as a ‘contributing’ structure within 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 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) *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.
 - Unfortunately, a significant portion of the exterior of this building was covered with vinyl siding that does not have a brushed stroke finish. While the siding that the applicant has proposed for the rear façade is not ideal, it does match the existing siding in texture and appearance. Therefore, it is difficult to make the argument that the proposed vinyl siding is incompatible with the building. In addition, we are dealing with the rear façade, which is not visible from Bluff Street.
- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines that 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).

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

Staff Recommendation:

The Neighborhood Planning Division recommends ***approval*** of a Certificate of Appropriateness to install vinyl siding on the rear of the 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. The applicant may cover the existing wood siding with vinyl siding that matches the material sample that was submitted with the application.
2. All work shall be completed by May 1, 2010.
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.
4. 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.

Fiscal Note/Budget Impact:

N/A

Attachments:

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

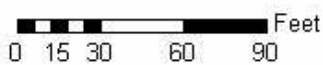
Location & Zoning Map

640 Bluff Street

COA-2009-24



1 inch = 64 feet



Legend

- Parcels
- Zoning District

Map prepared by: Drew Pennington

Date: August 2009

For: City of Beloit, Neighborhood Planning

Date of Aerial Photography: April 2008

NEIGHBORHOOD PLANNING DIVISION



<p>1 City, Village or Town: BELOIT</p> <p>Street Address: 640 Bluff</p> <p>Current Name & Use: Apartments</p> <p>Film Roll No: RO-105</p> <p>Negative No: 16</p> <p>Facade Orient: E</p>	<p>County: ROCK</p>	<p>Surveyor: Richard P. Hartung</p> <p>Legal Description:</p>	<p>Date: July, 1981</p> <p>Acreage:</p>	<p>Street Bluff</p>
<p>2 Original Name & Use: Bonita Flats</p> <p>Dates of Construction/Alteration: c. 1907-1908, 1919</p> <p>Architect and/or Builder:</p>	<p>Source</p> <p>Source A</p> <p>Source</p>	<p>Previous Owners</p> <p>Dates</p> <p>Uses</p> <p>Source</p>	<p>Special Features Not Visible In Photographs:</p> <p style="text-align: right;">Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No</p>	<p>Number 640</p>
<p>3 Architectural Significance:</p> <p><input type="radio"/> Represents work of a master</p> <p><input type="radio"/> Possesses high artistic values</p> <p><input type="radio"/> Represents a type, period, or method of construction</p> <p><input type="radio"/> Is a visual landmark in the area</p> <p><input type="radio"/> Other: _____ <input checked="" type="radio"/> None</p> <p>Architectural Statement:</p> <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>	<p>4 Historical Significance</p> <p><input type="radio"/> Assoc. with lives of significant persons</p> <p><input type="radio"/> Assoc. with significant historical events</p> <p><input type="radio"/> Assoc. with development of a locality</p> <p><input type="radio"/> Other: _____</p> <p><input checked="" type="radio"/> None</p> <p>Historical Statement:</p>	<p>Town</p> <p>Range</p> <p>Section</p> <p>Map Name Bluff Street Historic District</p>		
<p>5 Sources of Information (Reference to Above)</p> <p>A Beloit Tax Records, RCHS Archives</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p>	<p>6 Representation in Previous Surveys</p> <p><input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark</p> <p><input type="radio"/> other:</p> <p>7 Condition</p> <p><input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins</p> <p>8 District: Bluff Street Historic District</p> <p><input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing</p> <p>initials: R date: 8/1/81</p> <p>9 Opinion of National Register Eligibility</p> <p><input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown</p> <p><input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R</p>	<p>Map Code BS 105/16</p>		

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: 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		