

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: November 16, 2010

Agenda Item: 6

File Number: COA-2010-39

Applicant: Beth Doerrfeld

Owner: Beth Doerrfeld

Location: 528 Bluff Street

Existing Zoning: R-1B, Single-Family Residential District

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.26 Acre

Request Overview/Background Information:

Beth Doerrfeld has submitted an application for a Certificate of Appropriateness (COA) to replace eleven windows for the property located at 528 Bluff Street. 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 COA 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:

- The applicant wishes to replace all of the second story windows, as shown in the attached photos.
- The applicant has proposed the use of Great Lakes “Seabrooke” double-hung vinyl windows that are white in color. A manufacturer’s pamphlet will be distributed during the meeting.
- The applicant will not alter the size of the window openings.
- 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 the 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 materials are compatible with the style and character of the structure.
 - The Landmarks Commission has approved the use of vinyl replacement windows on numerous occasions.
- 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
-

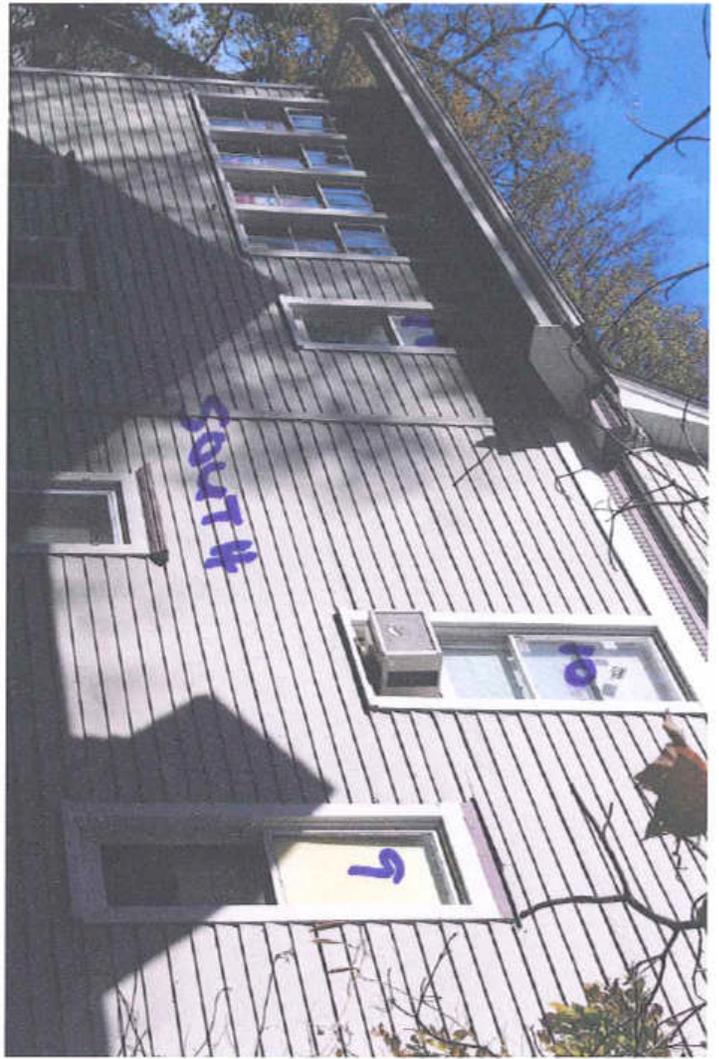
Staff Recommendation:

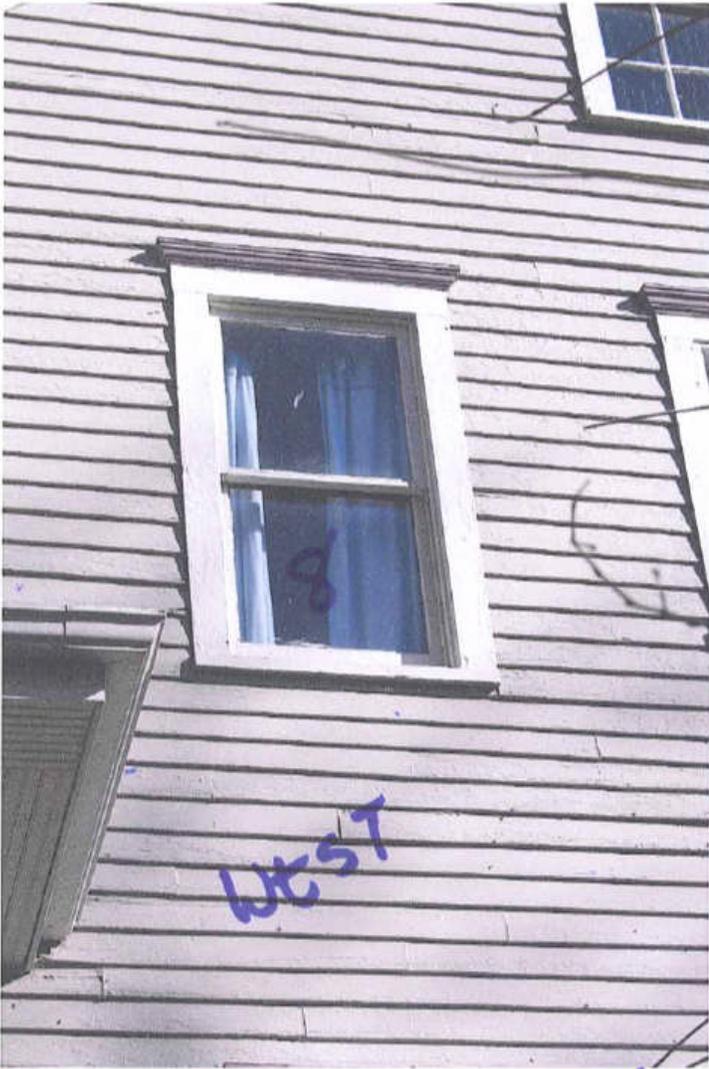
The Neighborhood Planning Division recommends ***approval*** of a Certificate of Appropriateness to replace eleven windows for the property located at 528 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use Great Lakes “Seabrooke” double-hung vinyl windows that are white in color. All of the replacement windows shall be identical in design and appearance.
 2. All work shall be completed by June 1, 2011.
 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 shall obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.
-

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Letter from Applicant, Intensive Survey Form, and COA Checklist.





Beth Doerrfeld
528 Bluff Street
Beloit, WI 53511
608-481-0284

10/30/10

To Whom It May Concern:

This project entails replacing eleven second floor windows. The windows will be double-hung white vinyl. The manufacturer is Great Lakes Windows and installed by Remodel America, Inc.

↳ same as 1st floor →

Basically the old single pane glass windows will be removed and replace with energy efficient windows. The current sizes will remain the same due to the requirements of the Historic Preservation rules. The wood trim will remain as painted wood.

The windows that will be replaced are:

Front east 3

North side 4

West side 1

South side 3

The sleeping porch on the back south and west side is excluded from this project.

Thank you

Beth Doerrfeld

A handwritten signature in black ink, appearing to read 'Beth Doerrfeld', written over the printed name.

City, Village or Town: 1 BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Bluff		
Street Address: 528 Bluff		Legal Description:	Acreage:				
Current Name & Use: residence		Current Owner:					
Film Roll No. RO-113	 Contact Prints			Current Owner's Address:			
Negative No. 30				Special Features Not Visible In Photographs:			
Facade Orient. E				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town
Dates of Construction/Alteration c. 1890		Source A					
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 checked="" 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: A late picturesque frame house with intersecting gables, clapboard siding, and a minimum of ornament. Scooped-out gables, denticulation at the cornice and simple window architraves hint at late Queen Anne motifs.		Historical Statement:				Map Name Bluff Street Historic District	
5 Sources of Information (Referencé to Above) A Visual estimate of surveyor B C D E F		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 BS 113/30	
		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
		8 District: <u>Bluff Street Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>RH</u> date: <u>8/1/81</u>					
		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: <u>RH</u>					

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: 528 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		