

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** April 17, 2012

**Agenda Item:** 4

**File Number:** COA-2012-08

**Applicant:** Glen H. Mccaullen

**Owner:** Glen H. Mccaullen

**Location:** 204 Bluff Street

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

**Existing Land Use:** Single-Family Dwelling

**Parcel Size:** 0.24 Acre

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### Request Overview/Background Information:

Glen Mccaullen has submitted an application for a Certificate of Appropriateness (COA) to renovate the front porch and balcony, install new staircases on both sides of the front porch, install new vinyl siding, and install new sidewalks for the property located at 204 Bluff Street. 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.

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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:

- The subject property is on a corner lot at the intersection of Bluff Street and Kenwood Avenue.
- The applicant has proposed to renovate the front porch and balcony, siding on the sides of the house, and sidewalks on the property. The renovation will occur in the following manner:
  1. Removal of siding and both sets of porch staircases to expose the porch framework and supports.
  2. Removal and replacement of damaged supports. The newly installed supports will be leveled with stacking cement piling block.
  3. The porch frame will be refaced with plywood in order to install Ovation Triple 3" vinyl siding that is Victorian Grey in color with a smooth finish. A new porch ledge will be installed and painted.
  4. Two sets of staircases will be installed on the north and south ends of the porch. The staircases will be constructed of pressured treated wood. 2" by 2" Colonial spindles and 4" by 4" Turned deck posts are proposed for both sets of staircases (see attached photos). Handrails for both sets of staircases will be 34 inches in height.
  5. The second story balcony will be renocated by removing rotten wood and existing siding and replacing it with the pressure treated wood and Ovation Triple 3" vinyl siding.
  6. Deteriorated siding on the north, south and rear sides of the house will be removed and replaced with acceptable siding salvaged from the remnants left over from the porch.
  7. Existing sidewalk paths on the south and west sides of the property will be removed and paved with concrete (see attached sketch).
- During the Beloit Intensive Survey, the house on this property 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) Landscaping:

**a. Compatibility.** *Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.*

**b. Classification.** *(Am. #2862) Landscaping shall be classified as hardscape or softscape. Hardscape is any item which is permanently fixed, installed, mounted or erected on historic property and which enhances the appearance or value of the property. Hardscape includes, but is not limited to, driveways, fences and gazebos. Softscape is any removable display, structure and any item which grows through the natural photosynthetic*

process. Softscape includes, but is not limited to, plants, grasses, bushes, shrubs, seasonal plantings and trees less than 12 inches in diameter, playground equipment, flagpoles and lawn statuary.

**c. Hardscape Review.** (Am. #2862)

- 1) *Commission Review.* The Commission shall review and approve the installation and removal of hardscape in front and corner side yards.
- 2) *Planning Director.* The Planning Director shall review and approve installation or removal of certain hardscape materials (private driveways and sidewalks) in rear or side yards.
- 3) *Appeal.* Any property owner aggrieved by a hardscape decision of the Planning Director may appeal the decision to the Commission.
- 4) *Softscape Review.* Neither the Commission nor the Planning Director shall review the installation or removal of softscape.

The proposed concrete material, concrete finish and layout is compatible with the character and appearance of the landmark site.

- (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, colors and textures are compatible with the house and the Bluff 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).

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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 Planning and Building Services Division recommends **approval** of a Certificate of Appropriateness to renovate the front porch and balcony, install new staircases on both sides of the front porch, install new Ovation Triple 3" vinyl siding that is Victorian Grey in color with a smooth finish, and install new sidewalks for the property located at 204 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 the materials that were described and illustrated in the application and attachments.
2. All work shall be done in a workmanlike manner.
3. All work shall be completed by August 31, 2012.
4. The applicant shall obtain a Building Permit prior to starting any work. The completion date above does not extend any other time limits, such as those imposed by an order from the Community and Housing Services Division.
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.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Photos, Application, Intensive Survey Form, and COA Checklist.

Photographs of 204 Bluff Street





# 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-2012-08

1. Address of property: 204 Bluff St., Beloit, WI 53511

2. Parcel #: 13550660

3. Owner of record: Glen H. McCauley Phone: 608-365-3041  
2235 PowWow Trail, Beloit, WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Glen H. McCauley  
2235 PowWow Trail, Beloit, WI 53511  
(Address) (City) (State) (Zip)  
608-365-3041 / 608-751-5184 / onthewater07@charter.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Residential Rental Property

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.)

See picture dated 10/16/2009  
1 - Front porch  
2 - Upper balcony porch  
3a/3b - Porch Stairways } See description in proposal from Action Construction

**8. Attachments:** 4 - Sidewalk + stairway pad replace - see proposal from Pete Conley + base floor map

- 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: *NO*

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).

*Glen H. McCauley*      Glen H. McCauley      3/26/12  
(Signature of applicant)      (Print name)      (Date)

Review fee: **\$50.00\*** / **\$25.00\* if staff approved**    Amount paid: \$ \_\_\_\_\_  
 \* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.  
 Scheduled meeting date: \_\_\_\_\_  
 Application accepted by: Michael D. Lofton      Date: March 29, 2012

# **PROPOSAL**

## **Action Construction**

Date:  
March 12<sup>th</sup>,  
2012

Chris Bue  
608-295-3610

**Proposal Submitted to:** Glen McCauley

**Job Name:** Jack-level, Restore, & Re-side Porch.

**Address:** 204 Bluff St.  
Beloit, WI 53511

**Job Location:** Same

**Phone #** 608-751-5184

**Fax #**

**E-mail:**

We hereby submit specifications and estimates for: Repair house porches & new stairways at 204 Bluff St.

**A – Tear off old porch siding, Stairs and rotted.**

**B – Inspect all porch frameworks and remove all damaged supports.**

**C – Jack up, level and replace any damaged supports, using stacking cement piling block under support posts.**

**D – Replace outer plywood decking to accept new triple 3-vinyl siding to match the homes color as close as possible.**

**E – Replace damaged porch ledge around whole porch, prime & paint.**

**G – Install two stairways and hand rails with all new materials using wood turned spindles to keep the integrity of a Victorian age look.**

**H – Patch the siding around the house using the better-used siding from porch tear off & caulk where needed.**

**I – Repair and dress up the upper balcony porch that is above the main porch.**

**J – Clean up and hauling provided by Action Construction.**

**Note: Homeowner is to buy all materials.**

**State of Wisconsin dwelling contractors license # 1080675. (Action Construction)**

**We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of: \$1,600.00**

**One thousand six hundred and 00/100 Dollars**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

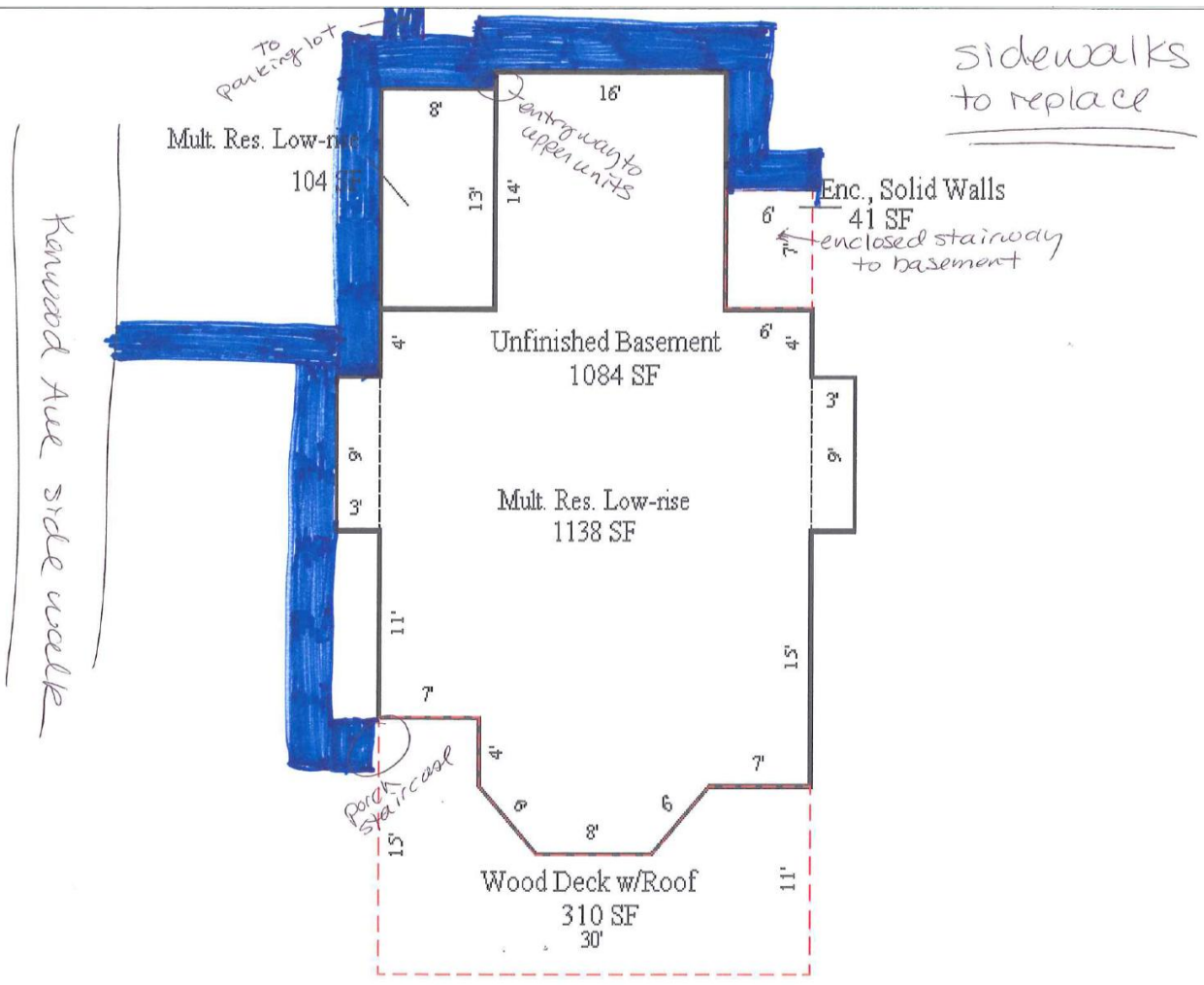
### **Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

**Signature** \_\_\_\_\_

**Date of acceptance:** \_\_\_\_\_

**Signature** \_\_\_\_\_



DATE: 11/11/11



JAL

Pete Conley  
608-295-2385

PROPOSAL NO.
SHEET NO. <u>BLUFFE</u>
DATE

PROPOSAL SUBMITTED TO:

NAME <u>Glean McCullough</u>
ADDRESS <u>2235 POW WOW</u>
PHONE NO.

WORK TO BE PERFORMED AT:

ADDRESS
DATE OF PLANS
ARCHITECT

We hereby propose to furnish materials and perform the labor necessary for the completion of \_\_\_\_\_

tear out and Replace

<u>4'6" x 3'</u>	<u>Sidewalk</u>	<u>South Side</u>
<u>13' x 3'</u>	<u>Sidewalk with curbs</u>	
<u>14' x 4'</u>	<u>Sidewalk with vent for Draper</u>	
<u>11' x 3'</u>	<u>Sidewalk to Basement Door</u>	
<u>14' x 3'</u>	<u>Sidewalk</u>	

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications

submitted for above work, and completed in a substantial workmanlike manner for the sum of Eleven Hundred and Seventy Eight Dollars Dollars (\$ 1178.00)  
with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted: Peter V. Conley  
Per \_\_\_\_\_

Note—this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

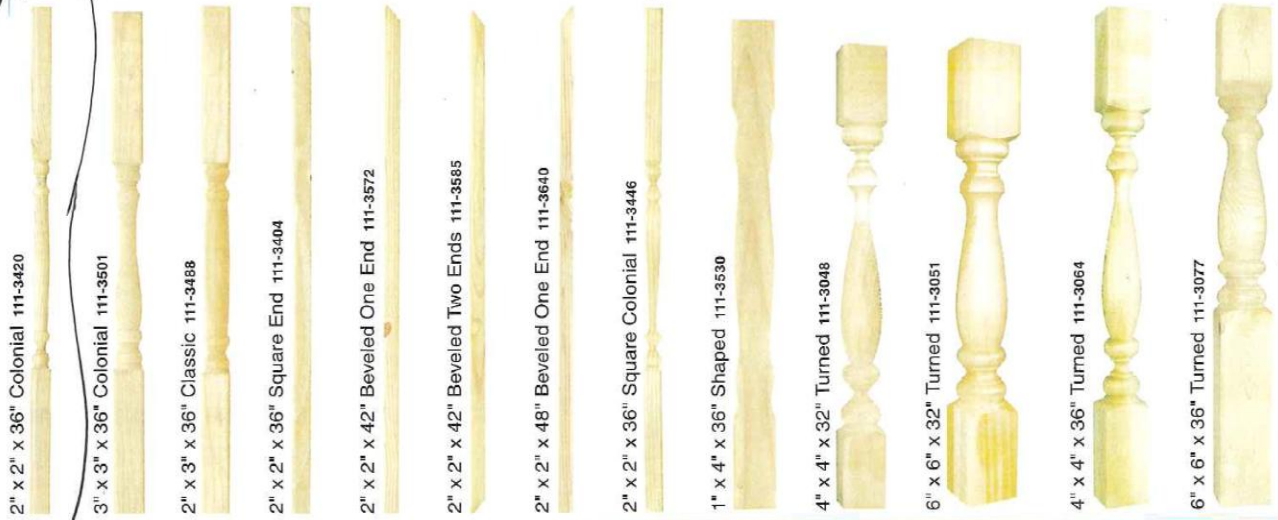
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Signature \_\_\_\_\_



40 deck materials - pressure treated

Spindles



2" x 2" x 36" Colonial 111-3420

3" x 3" x 36" Colonial 111-3501

2" x 3" x 36" Classic 111-3488

2" x 2" x 36" Square End 111-3404

2" x 2" x 42" Beveled One End 111-3572

2" x 2" x 42" Beveled Two Ends 111-3685

2" x 2" x 48" Beveled One End 111-3640

2" x 2" x 36" Square Colonial 111-3446

1" x 4" x 36" Shaped 111-3530

4" x 4" x 32" Turned 111-3048

6" x 6" x 32" Turned 111-3051

4" x 4" x 36" Turned 111-3064

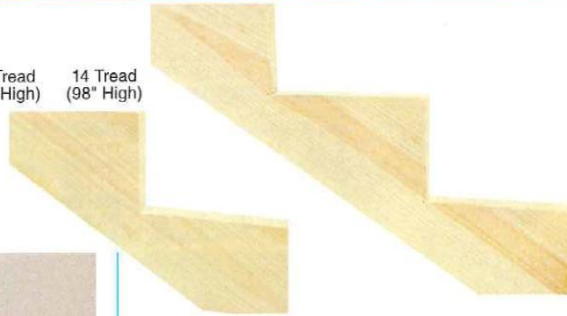
6" x 6" x 36" Turned 111-3077

Step Stringers



Sizes 111-3909-4005

2 Tread (14" High)   3 Tread (21" High)   4 Tread (28" High)   5 Tread (35" High)   6 Tread (42" High)   10 Tread (70" High)   14 Tread (98" High)



**ACTIVARMR**  
JOBSITE GEAR

CARPENTER  
Glove

When working with wood, nails, metal and power tools, the breathable second skin dexterity of the patented ActivArm<sup>®</sup> Carpenter glove provides advanced protection, superior grip and all day wear comfort.

Key Features

- Dyneema<sup>®</sup> knit with breathable construction
- Polyurethane palm coating
- Slip wrist design for easy donning and doffing

Key Benefits

- 10X the wear of standard leather gloves
- Advanced protection and superior grip
- Barehand dexterity for all day wear comfort



Ansell

Handrails



2" x 3"  
• 8' 111-3695

2" x 4"  
• 8' 111-3718  
• 12' 111-3734

2" x 6" Flat   2" x 6" Vertical  
• 8' 111-3776   • 8' 111-3844

Bullnosed Stair Treads



2" x 12" x 4' 111-4047

2" x 12" x 6' 111-4063



Tops



Patina Post Point  
111-4283

Copper Post Point  
111-4284

Victoria Copper High Point  
111-4270

Copper Post  
111-4274

Post Cap  
111-4209

Newport High Pyramid  
111-4254

Hatteras  
111-4242

Hudson  
111-4276

Round  
111-4212

Gothic  
111-4230

Acorn  
111-4225

Porch Posts & Columns



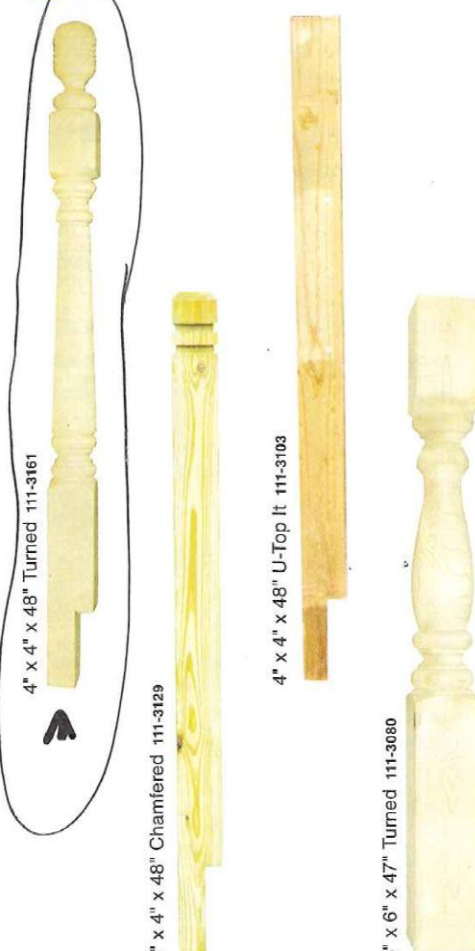
6" x 6" Laminated Square  
• Safe load capacity up to 7700 lbs.  
• 10' 111-3244

6" x 6" Laminated Turned  
• Safe load capacity up to 3300 lbs.  
• 10' 111-3248

4" x 4" Turned  
• 8' 111-3200  
• 9' 111-3226

6" x 6" Turned  
• 8' 111-3213  
• 10' 111-3242

Posts



4" x 4" x 48" Turned 111-3161

4" x 4" x 48" Chamfered 111-3129

4" x 4" x 48" J-Top It 111-3103

6" x 6" x 47" Turned 111-3080

**Kreg**  
**Deck Jig™**  
Concealed Fastening System

**NEW**



- Many Great Uses!**
- Fences
  - Picnic Tables
  - Planter Boxes
  - Benches
- A Wide Variety of Outdoor Projects**

252-0066

**Build the Deck you've always wanted!**

Unlike traditional concealed-decking systems which rely on thin plastic clips or awkward 'pound-in' steel fasteners to hold your deck boards in place, the Kreg Deck Jig™ creates an incredibly strong wood-to-wood bond through precisely placed steel self-tapping screws.

Works with most solid, non-grooved, composite and wood deck boards. Not recommended with 'green' pressure-treated lumber due to shrinkage.





# OVATION™

PREMIUM VINYL SIDING



No paint. No stain. No hassles. That's the beauty of Ovation.™ Available in 20 colors and five panel styles, including a new beaded profile. Ovation is engineered for strength and durability. With vivid color throughout, and strength across the board, Ovation more than earns its name.



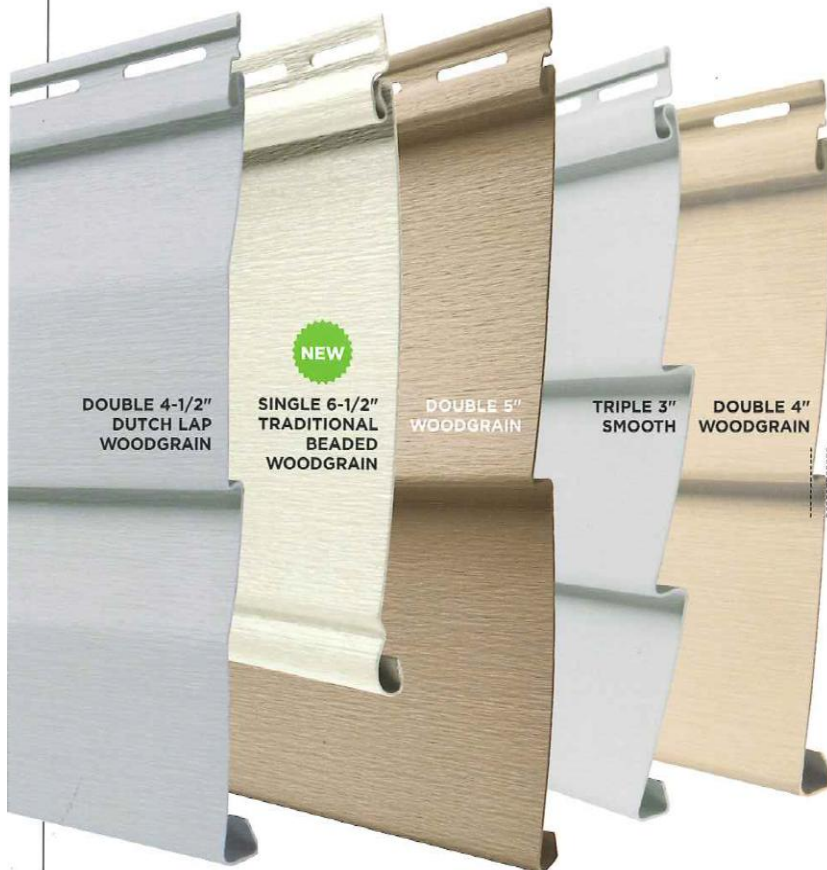
**THE .042 COLOR LEADER – 20 COLORS**



**.042 THICKNESS**  
Greater strength, greater rigidity and a panel that hangs straighter.



**V.I.P. LIMITED LIFETIME WARRANTY**  
Premium guarantee of lasting quality and peace of mind – backed by Mastic, a trusted industry leader for 50+ years (see warranty for complete details).



**DOUBLE 5", TRIPLE 3", DOUBLE 4" AND DOUBLE 4 1/2" DUTCH LAP**

**RÖLLOVER, REINFORCED NAIL HEM**  
Easier installation – more precise and secure fastening.



**WIND SPEED – RATED UP TO 195 MPH**  
Mastic's proprietary design and engineering delivers a panel that achieves superior wind resistance.



**SNAP+LOCK+HOLD™ LOCKING SYSTEM**  
Grips tight so panels lock securely and stay put – even in high winds.

**9/16" PANEL PROJECTION**  
Enhanced shadow lines replicate the appearance of real wood siding.

**TRADITIONAL BEADED**



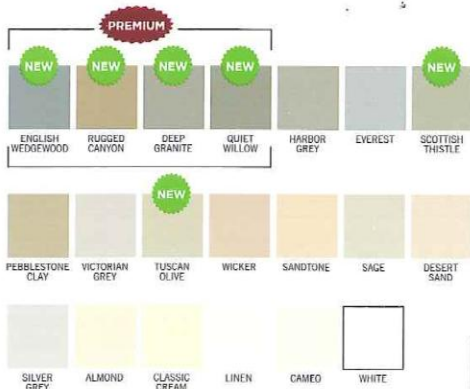
**ADVANCED LOCKING SYSTEM AND NAIL HEM**  
Precise, secure fastening, easier installation and tighter fit combine to deliver added strength and stability – even in high winds.



**WIND SPEED – RATED UP TO 165 MPH**



This product is eligible for points toward National Green Building Certification. Visit [www.GreenApprovedProducts.com](http://www.GreenApprovedProducts.com) for more details.



Not all colors are available in all profiles. See product brochure for details.

NOW AVAILABLE IN 20 COLORS



<b>1</b> City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 204 Bluff		Legal Description:		Acreage:			
Current Name & Use: residence			Current Owner:				
Film Roll No. *RO-100 RO-113			Current Owner's Address:				
Negative No. *19 19			Special Features Not Visible In Photographs:				
Facade Orient. E			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town  Range
Dates of Construction /Alteration c. 1890		Source A					
Architect and/or Builder:		Source					
<b>3</b> 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			<b>4</b> 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  Map Name Bluff Street Historic District
Architectural Statement:  Although now asbestos sided, this Queen Anne house still features a picturesque profile with central turreted bay, side bay, and front veranda.			Historical Statement:				
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor			<b>6</b> 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 113/19
<b>B</b>			<b>7</b> Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
<b>C</b>			<b>8</b> District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>Ra</u> date: <u>8/1/81</u>				
<b>D</b>			<b>9</b> 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>Ra</u>				
<b>E</b>							
<b>F</b>							

204 Bluff St.

east



South-  
west



north-  
east



July, 1991

Number  
Town  
Range  
Section  
Map Name  
Map Code

# *CITY of BELOIT*

## **Planning and 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: 204 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>		