

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 17, 2012

Agenda Item: 7

File Number: COA-2012-22

Applicant: Muoi Duong

Owner: Muoi Duong

Location: 810 Bluff Street

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

Existing Land Use: Single-Family
Residential

Parcel Size: 0.38

Request Overview/Background Information:

Muoi Duong has submitted a Certificate of Appropriateness (COA) Application to enclose the front porch with vinyl siding, install slider windows, and a screen door for the property located at 810 Bluff Street. 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 house are attached to this report.
- The applicant had begun to enclose the northern side of the porch without a COA.
- A Notice of Violation was issued to the applicant requiring the removal of the enclosure or approval from the Landmarks Commission via a COA (see notice below).
- The applicant has mentioned in the project description below and during a discussion with the Assistant Planner, that rain causes water to saturate on the porch deck, which could potentially damage the house. The applicant feels that an enclosed porch would prevent water saturation and preserve the house.
- The applicant has referenced the following properties within the Bluff Historic District that have enclosed porches:
 - **900 Bluff Street** – listed as pivotal site in the district and does not mentioned an enclosed porch.
 - **916 Bluff Street** – listed as a noncontributing site in the district & enclosed front porch is cause of noncontributing status and loss of character, and detrimental to style of house.
 - **951 Bluff Street** – listed as a contributing site in the district & enclosed front porch is mentioned.
- The applicant has submitted a sample of the proposed vinyl siding, which will be distributed during the meeting.
- The proposed siding has a brushed stroked finish and is blue in color, and will match the siding on the house.
- The applicant has also proposed to install six (6) new windows on the porch enclosure. Four (4) will be located on the east side (front), and two (2) will be located on the south side of the porch.
- 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) *Proportions of Windows and Doors:* The proportions and relationships 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 proposed proportions and relationships between doors and windows are compatible with the architectural style and character of the historic house and historic district.

- (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 open porch is a unique and defining feature that contributes to the character and style of this historic house. Allowing the porch to be enclosed with vinyl siding, or any other material, would be detrimental to its character and the historic district. While the proposed vinyl material is consistent with the material presently on the historic house, staff does not believe that it should be used to cover or enclose any portion of the open porch.

- 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 Planning and Building Services Division recommends *denial* of a Certificate of Appropriateness to enclose the front porch with vinyl siding, install slider windows, and a screen door for the property located at 810 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance.

However, in the event that the Landmarks Commission decides to issue a Certificate of Appropriateness to enclose the front porch with vinyl siding, install slider windows, and a screen door for the property located at 810 Street, the Planning and Building Services Division recommends the following conditions of approval:

1. The applicant may enclose the front porch with vinyl siding that matches the material sample that was submitted with the application.
2. The applicant may install six windows in the porch enclosure as described in the COA Application.
3. The applicant may install a screen door on the porch enclosure as described in the COA Application.
4. All work must be done in a workmanlike manner.
5. All work shall be completed by December 31, 2012.
6. The applicant shall obtain a Building Permit before the start of any work. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing and Community Services Division.
7. 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.

Fiscal Note/Budget Impact:

N/A

Attachments: Photos, Notice of Violation, Project Description and Elevation, COA Application, Intensive Survey Form, and COA Checklist.



North side of Porch enclosed prior to applying for COA

06/19/2012 14:18



Rear side of enclosure on North side of porch

06/19/2012 14:21



Porch Enclosures Referenced By Applicant

900 Bluff Street



951 Bluff Street



916 Bluff Street





June 7, 2012

Duong Muoi
810 Bluff Street
Beloit, Wisconsin 53511

Re: Notice of Violation – 810 Bluff Street

Dear Mr. Muoi:

Our records indicate that you own the property located at 810 Bluff Street. As you know, your property is located within the Bluff Street Historic District. Section 32.06(2) of the City's Historic Preservation Ordinance states that "any alteration of designated landmarks, landmark sites, or structures within an historic district in the City shall first require a Certificate of Appropriateness." A recent inspection of your property revealed that the north side of the open porch has been enclosed without a Certificate of Appropriateness (COA), which is a violation of Section 32.06(2) of the Historic Preservation Ordinance.

In accordance with Section 32.20(1) of the Historic Preservation Ordinance, you are hereby ordered to restore the property to its appearance prior to the violation. This order pertains to the unauthorized wall on the north side of the open porch. I have attached a COA Application, which must be submitted to this office if you intend to obtain a COA to keep the enclosure wall on the north side of the porch or enclose the entire porch. This matter will be considered by the City's Landmarks Commission, which may or may not approve your request to retain the unauthorized enclosure wall. All of the corrective measures outlined in this paragraph must be completed by **Monday, June 18, 2012**. If this violation continues, additional penalties may be pursued. You may request a review of this order or may appeal the order as outlined in Section 1.15 of the Municipal Ordinances.

Sincerely,

Michael D. Lofton II
Assistant Planner

Enclosure

c: Inspection Official
File, Property

Applicant's Description

#7 The impact of Closing The porch would help Preserve the structure from Decay & destruction From The weather elements while at the same time not disturbing The main historic architectural Features ~~on~~ with this Property.

included is a picture of the North portion of the porch that was done with out a "COA" not knowing it was needed, as the picture shows is what The porch would Look Like UPON COA approval (the same siding color & materials with Trim).

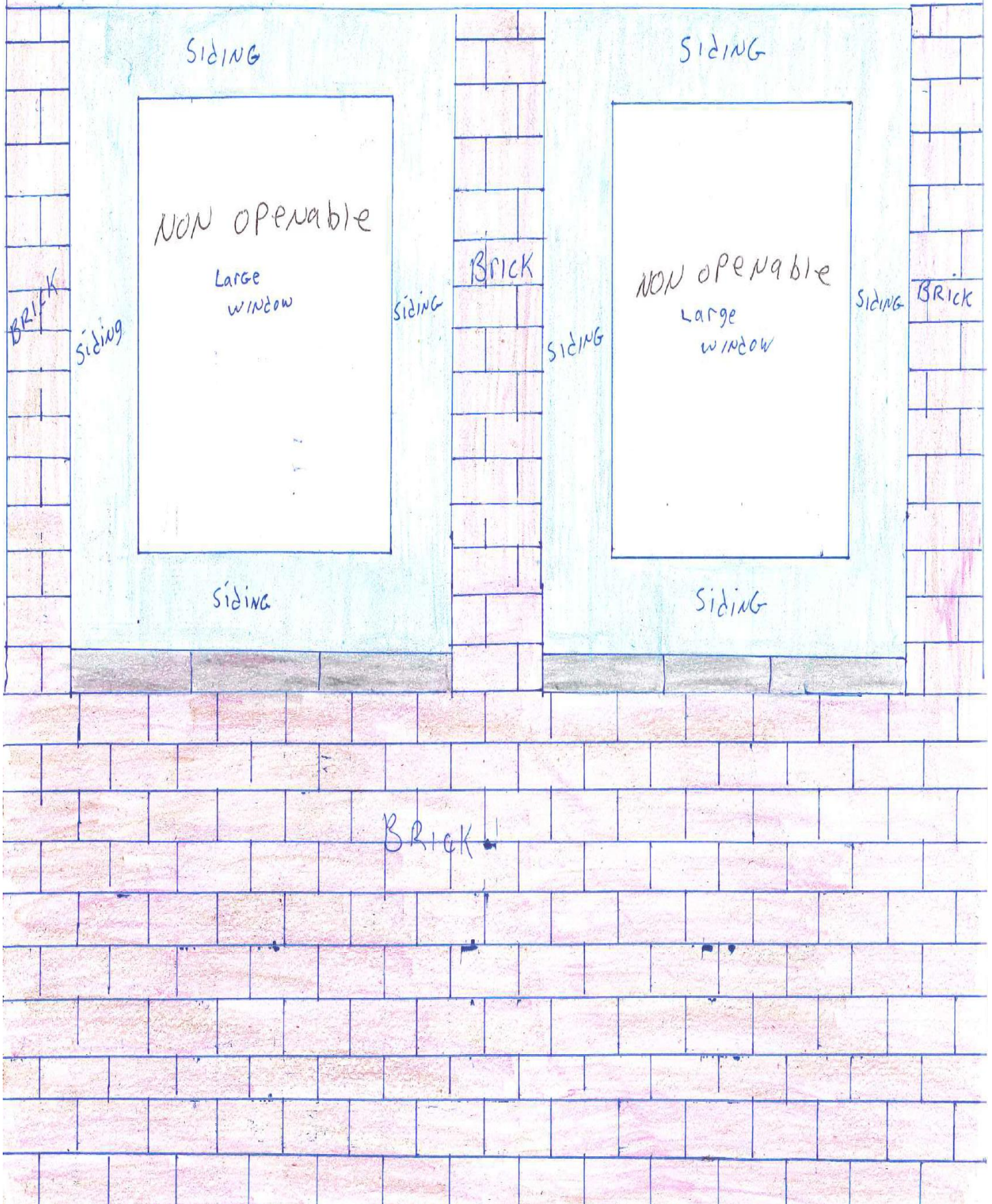
#8 ⁽²⁾ included are pictures of The East & south portion of our porch now ⁽²⁾ included is samples of the materials to be used minus windows

(3) included is several Pictures of other houses who have had There Porches enclosed in the historic Bluff section → over

We have spent thousands of Dollars already on this house to preserve it including a new Roof on the House a new Roof on The porch, Siding all the way around, with insulation, new Argon gas filled double paneled windows through the entire house & several other items with out any financial help from the historic district of beloit or Beloit.



South Porch



Siding

Siding

NON OPENABLE

Large WINDOW

NON OPENABLE

Large WINDOW

Siding

Siding

Siding

Siding

Siding

BRICK

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 APPLICATION

(Please Type or Print)

File Number: COA-2012-22

1. Address of property: 810 BLUFF st.
2. Parcel #: 13571530
3. Owner of record: MUOI DUONG Phone: 608-466-7974
810 BLUFF st. BELOIT WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: MUOI DUONG
810 BLUFF st BELOIT WI 53511
(Address) (City) (State) (Zip)
- (Office Phone #) / (Cell Phone #) / (E-mail Address)

5. Present use of 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.)

Enclose Porch to Preserve it ~~at~~ keep snow, water, ice & Bad elements out. It would be sided with insulating Board backing that would be the same color as the House. & have Large windows installed along with screen door.

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 *est \$ 4000.00*
- Other (please explain): *Pictures of other homes that have enclosed porch.*

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:

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).

Michael D. Lofton II
(Signature of applicant)

Michael D. LOFTON II *6-18-2012*
(Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 100.00
* 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 II Date: 6/18/2012

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

| | | | | | | | |
|--|---|--|--|----------------------------|--------------|--------------------------------|--------------------------|
| 1 City, Village or Town: BELOIT | | County: ROCK | Surveyor: Richard P. Hartung | Date: July, 1981 | Bluff Street | | |
| Street Address: 810-810½ Bluff | | Legal Description: | Acreage: | | | | |
| Current Name & Use: residence | | Current Owner: | | | | | |
| Film Roll No. RO-114 |  | Current Owner's Address: | | | | | |
| Negative No. 17 | | Special Features Not Visible In Photographs: | | | | | |
| Facade Orient. E | | Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| 2 Original Name & Use: | | Source | Previous Owners | Dates | Uses | Source | Town Range Section |
| Dates of Construction / Alteration c. 1885 | | 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: 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 | | | | Bluff Street Historic District | |
| Architectural Statement: The profile, scale, and proportions suggest a Queen Anne vernacular although all ornament has been sacrificed to aluminum siding. The corner turret features a curious pyramidal cap, and the house is composed of two intersecting sections with steeply pitched gabled roofs. | | Historical Statement: | | | | | |
| 5 Sources of Information (Reference to Above) A Visual estimate of surveyor | | 6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: | | | | Map Name BS 114/17 | |
| B | | 7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins | | | | | |
| C | | 8 District: Bluff Street Historic District <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing | | | | | |
| D | | initials: RC date: 8/1/81 | | | | | |
| E | | 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: RA | | | | | |
| F | | | | | | | |



810 Bluff St.

east



north



South



July, 1991

CITY of BELOIT

Planning & 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: 810 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 |