

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 17, 2012

Agenda Item: 5

File Number: COA-2012-23

Applicant: Leon I. Foxen

Owner: Leon & Wilma Foxen

Location: 957 Bluff Street

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

Existing Land Use: Single-Family Dwelling (Rental)

Parcel Size: 0.11 Acre

Request Overview/Background Information:

Leon Foxen has submitted an application for a Certificate of Appropriateness (COA) to renovate the exterior of the property located at 957 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.

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 subject property are attached to this report.
- The applicant will use a Lead Abatement Program (LAP) Grant to renovate the exterior of the subject property.
- This project includes the following
 - Installation of twenty-three new vinyl windows for the house
 - Installation of four new vinyl windows for the basement
 - Installation of new vinyl siding
 - Repair and Installation of aluminum trim and wrapping for eaves, fascia, soffits, window and door openings
 - Installation of three pre-hung steel doors
- The asphalt siding will be removed and replaced with triple-3 vinyl siding with a smooth finish.
- Brochures of proposed exterior materials are will be distributed during the meeting.
- During the Beloit Intensive Survey, the house 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 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 has not proposed any changes to the size of the window or door 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 architectural style of the house and the character of the historic district. Similar materials, including vinyl siding, aluminum gutters, and steel entry doors have been approved for other historic properties within the past few years. However, the applicant has proposed to cover the molded and incised vergeboards on the gables and the architraves around the window openings with aluminum wrap and trim. These architectural elements should not be covered in aluminum wrap or trim as they are unique features of the house that contributes to its character. Allowing these architectural elements to be covered will detract from the character of the house and cause significant damage.

- 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).

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:

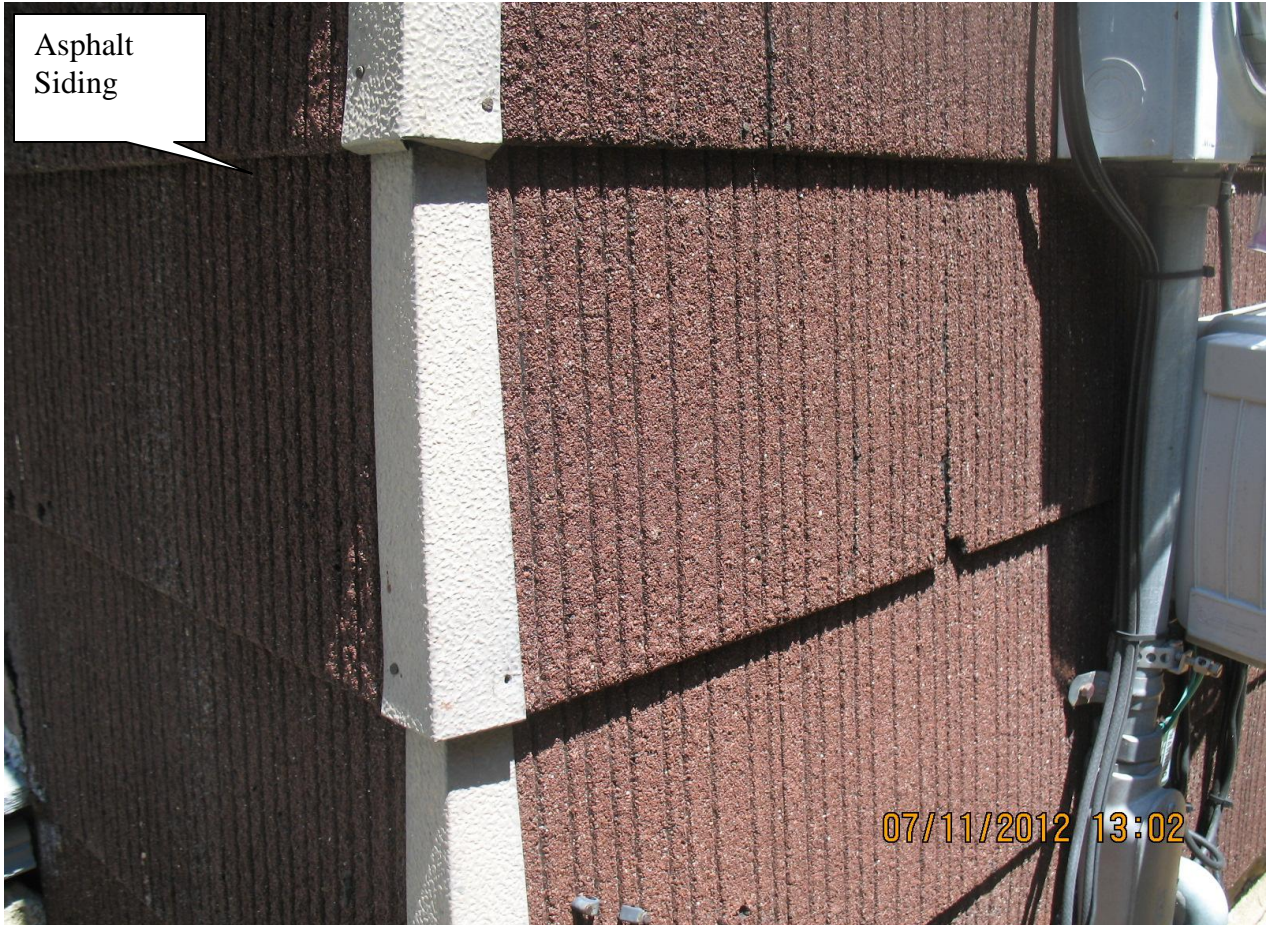
The Planning & Building Services Division recommends approval of a Certificate of Appropriateness to renovate the exterior of property located at 957 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the materials that are described in the application and attachments.
2. The molded and incised vergeboards and architraves shall not be covered with aluminum trim or wrapping.
3. All molded and incised vergeboards and architraves shall be protected and preserved during the renovation of the house.
4. All work shall be done in a workmanlike manner
5. All work shall be completed by December 31, 2012.
6. 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 the Housing 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: Photographs (2 Pages), COA Application, Intensive Survey Form, and COA Checklist.





Asphalt Siding

07/11/2012 13:02



Basement Window

07/11/2012 13:04

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-2012-23

1. Address of property: 957 BLUFF
2. Parcel #: 13510090
3. Owner of record: LEON + Wilma FOXEN Phone (608-362-3226) 608-751-3036 ^{CELL}
10703 S. Hickory CT. Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: LEON J FOXEN
10703 S. Hickory CT. Beloit WI 53511
(Address) (City) (State) (Zip)
362-3226 / 751-3036 / _____
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: RENTAL
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.)

INSTALL ALL NEW REPLACEMENT WINDOWS
RESIDE HOUSE WITH VINYL SIDING
INSTALL NEW ENTRANCE DOORS
WRAP ALL WINDOW TRIM & SOFFITS WITH ALUMINUM

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
- 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:


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).

Leon J. Foxen SA LEON J FOXEN SA 6-20-12
 (Signature of applicant) (Print name) (Date)

Review fee: **\$50.00* / \$25.00* if staff approved** Amount paid: \$ 50.00
 * 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: 6-21-2012

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		Street Bluff					
Street Address: 957 Bluff Street				Legal Description:		Acreage:							
Current Name & Use: Residence				Current Owner: George E. Hood				Number 957					
Film Roll No. RO-115		 Contact Prints		Current Owner's Address: Same									
Negative No. 4				Special Features Not Visible In Photographs: Also on RO-93/4 and RO-107/6 with 961 Bluff Street									
Facade Orient. W				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No									
Original Name & Use: 2				Source		Previous Owners		Dates		Uses		Source	
Dates of Construction / Alteration c. 1890		Source A										Range	
Architect and/or Builder:		Source											
3 <u>Architectural Significance</u> <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 <u>Historical Significance</u> <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 house, rising two and one-half stories, with a rectangular plan and symmetrical fenestration. Each side is framed by a broad gable with molded and incised vergeboards. In the gable pediment, windows are framed with heavy architraves. Squat Doric pillars on the porch support an unornamented entablature. The house is covered with composition siding.					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"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:					Map Name Bluff Street Historic District			
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: Ra 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								
F					<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: Ra								

957 Bluff

West



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: 957 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		