



# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** July 17, 2012      **Agenda Item:** 4      **File Number:** COA-2012-24  
**Applicant:** Beth Doerrfeld      **Owner:** Beth Doerrfeld      **Location:** 528 Bluff Street  
**Existing Zoning:** R-1B, Single-Family Residential District      **Existing Land Use:** Residence      **Parcel Size:** 0.2636 Acre

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### Request Overview/Background Information:

Beth Doerrfeld has submitted an application for a Certificate of Appropriateness (COA) to construct a detached garage, install a new driveway, and install two new private sidewalks for the property located at 528 Bluff Street. The applicant has proposed the construction of a 600-square foot garage and installation of a new driveway on the northern side of the lot, and the installation of two new private sidewalks on the eastern (front) and northern side of the property.

The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The parcel 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.

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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 applicant has proposed the construction of a one-bay garage that includes a 4/12 pitch gable roof, double 4" vinyl siding that will match the color of the house, shingles that will match the shingle color and style on the house, and a fiberglass carriage styled overhang door.
- A door and two windows located on the south side of the garage.
- The style of the windows will be double-hung and composed of vinyl material.
- A new concrete driveway will be installed on the northern side of the property.
- The applicant has proposed to install a new concrete sidewalk on the eastern side of the property in the same layout and orientation. She has also proposed to remove a seconded sidewalk on the eastern side and replace it with landscaping. A new concrete sidewalk has been proposed on the north side of the property abutting the new driveway.
- The applicant has not proposed any alterations to the historic house located on this property.
- During the Beloit Intensive Survey, the property was classified as a 'contributing' property in the Bluff Street Historic District. A copy of the Intensive Survey Form is attached to this report.
- Section 32.06(5)(a) 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. The applicant has satisfied the general review criteria for the proposed project.
- Section 32.06(5)(b) 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) *Height:* The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.

With a peak height of thirteen (13) feet, the proposed garage is shorter than the historic house, which is consistent with an accessory structure's relationship to a primary structure. With respect to height, the proposed garage is compatible with the style and character of the historic district.

- (2) *Relationship of Building Masses and Spaces:* The relationship of a structure within the historic district to

*the open space between it and adjoining structures should be compatible.*

The proposed detached garage will be constructed in accordance with the specifications contained in the City's Zoning Ordinance. The specifications (e.g. setbacks) will ensure open space compatibility.

- (3) 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 historic house and historic district.

- (4) Roof Shape: *The design of the roof should first be compatible with the architectural style and character of the landmark itself and then, if necessary, with other surrounding structures in the historic district.*

The proposed gable roof is compatible with the architectural style of the historic house.

- (5) Landscaping 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.*

The proposed new concrete sidewalks and concrete driveway are compatible with the appearance of the landmark.

- (6) Scale: *The scale of the structure after alteration, construction or partial demolition should first be compatible with its architectural style and character and then, if necessary, with the surrounding structures in the historic district.*

The scale of the proposed garage is compatible with the historic house and the larger historic district.

- (7) Directional Expression: *Facades in historic districts should blend with other structures with regard to directional expression.*

The proposed garage will be located behind the historic house and will face Bluff Street.

- (8) 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 applicant will install vinyl siding and shingles that match the historic house in color and other characteristics. Staff feels that the proposed materials, colors, and textures are compatible with the style and character of the 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)(c).

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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** – N/A

- **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 & Building Services Division recommends approval of a Certificate of Appropriateness to construct a detached garage 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. All work shall be completed by December 31, 2012
2. The vinyl siding to be installed on the detached garage shall match the house siding in color and width.
3. The shingles to be installed on the detached garage shall match the house shingles in color and texture.
4. Prior to issuance of a Building Permit, the applicant shall submit a vinyl siding and shingle material sample for Planning staff review and approval. The vinyl siding shall have a smooth or brushed stroke finish.
5. The proposed detached garage shall meet all applicable specifications contained in the City's Zoning Ordinance. This includes, but is not limited to, an interior side setback of three feet and a rear setback of three feet.
6. 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.
7. The applicant shall obtain a Building Permit. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

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

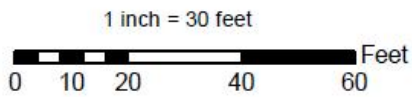
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**Attachments:** Location & Zoning Map, COA Application, Intensive Survey Form, and COA Checklist

# Location & Zoning Map

528 Bluff Street

COA-2012-24



Map prepared by: Michael D. Lofton II  
Date: July 2012  
For: City of Beloit, Planning and Building Services  
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION



Description of Project: 528 Bluff Street; Garage and replacing front sidewalk.

Building a new 20' X 30' garage. Contractor: American Garage Builders

Currently there is not a garage on the property.



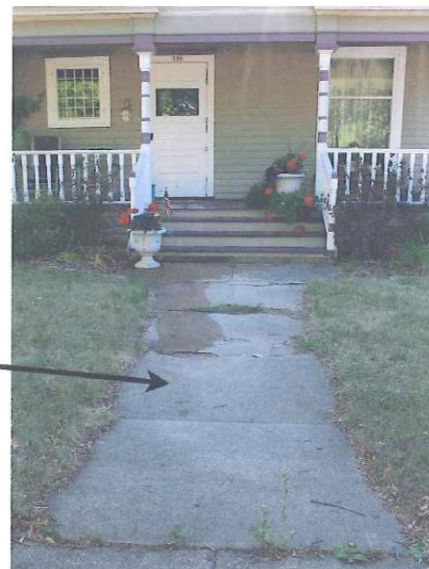
1. Front north side: The existing wood and chain linked fencing will be removed. The garage will be placed 75' from the front sidewalk.

2. Back north: trees will be removed, one large, and 7 smaller trees. The picture below



is the actual garage site. Refer to contractors description and details of garage structure and drive. This home owner will make every effort for a historical appearance.

3. There are two sidewalks leading toward the home. The main sidewalk will be removed and replace with standard concrete. It will have the same dimensions and orientation.



4. The second sidewalk will be completely removed starting from the front north porch to



the public sidewalk. This will be replaced with soft landscaping and grass.



The Photo below gives an example of the trim, molding, and garage door style planned. Note: there will only be one door.

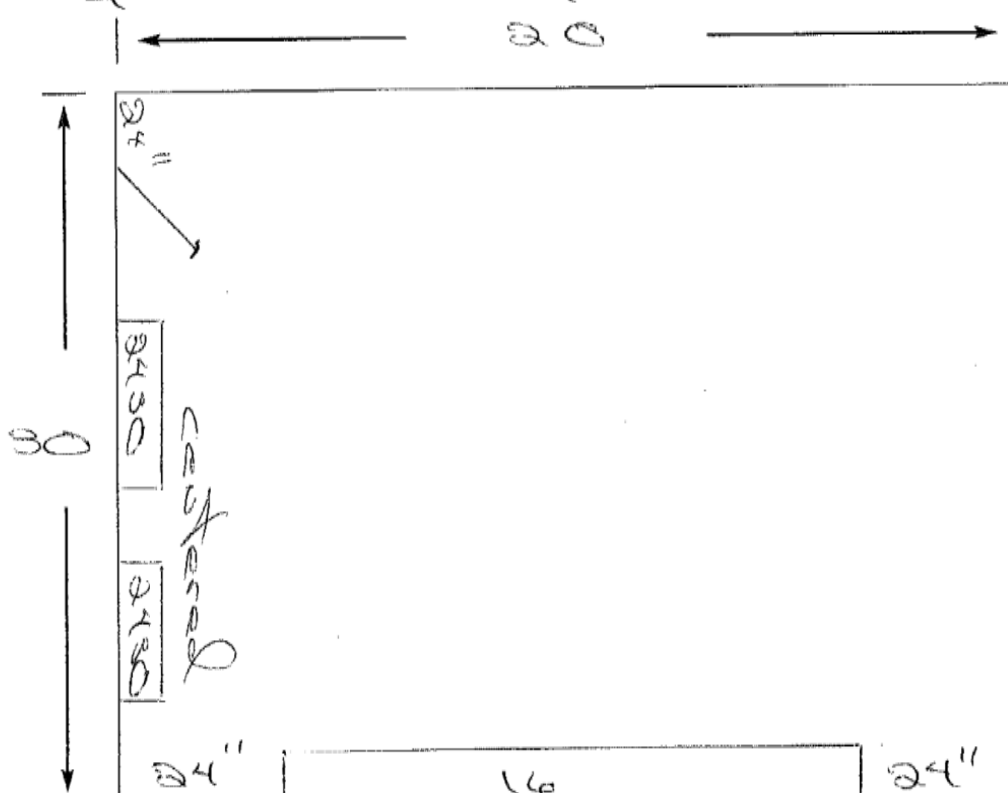
# AMERICAN GARAGE BUILDERS

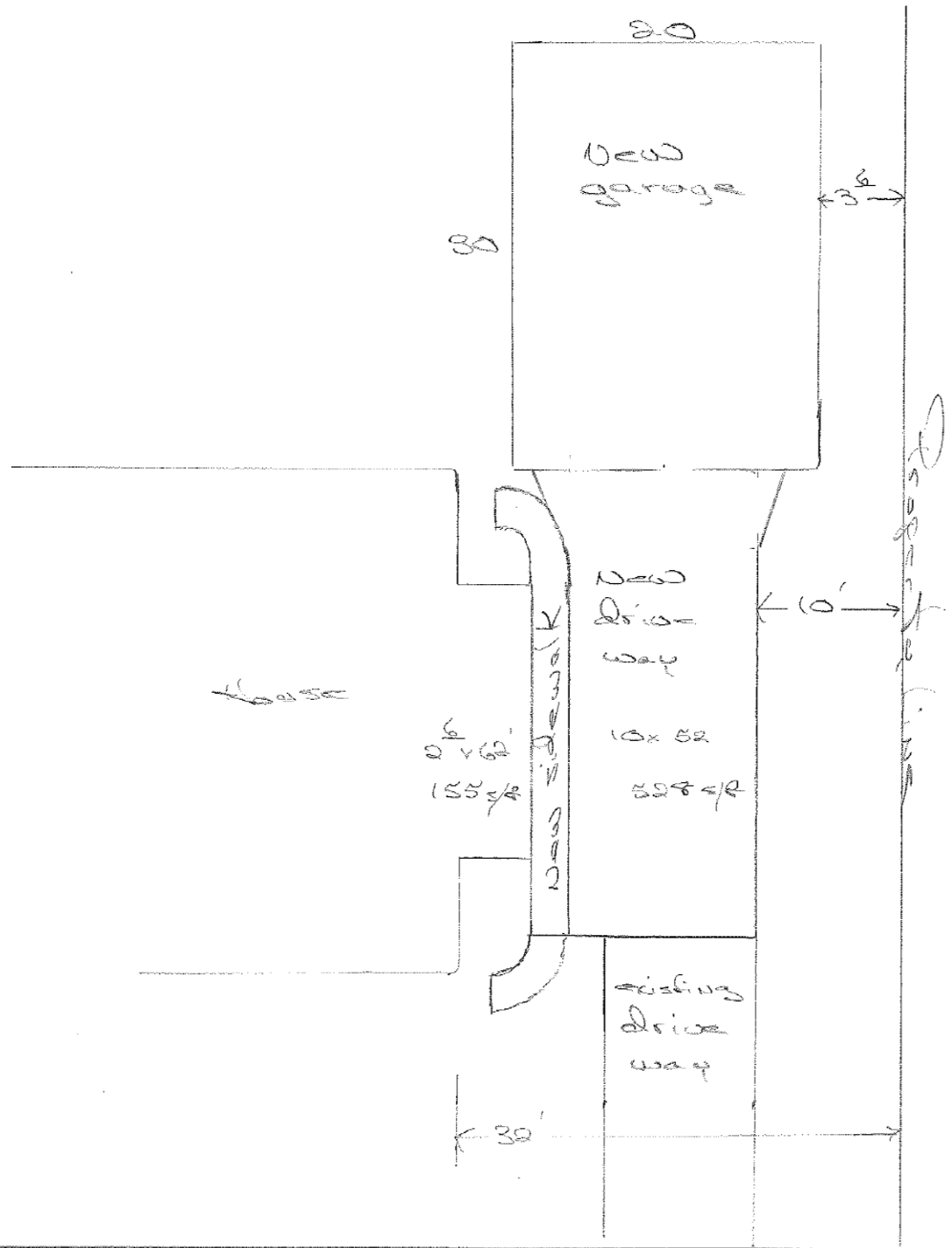
Book No. 54-011

## STRUCTURE LAYOUT

Owner(s) Name: Beth Doerrfeld Date: 6-25-12  
 Jobsite Address: 528 Bluff City Beloit County Rock State WI Zip \_\_\_\_\_  
 Home Phone (608) 481-0284 Day/Cell N/A Garage Size: Gable Wall 20 Eave Wall 30  
 Wall Sheathing: 7/8 OSB Vinyl Siding D4 Siding Height Studs 2x4 @ 16" OC Metal Corner Brace N/A  
 Gable Overhang 6" in. Eave Overhang 12" in. Fascia & Drip Edge Color white Soffit Color white J-Block(s) Color \_\_\_\_\_ Size \_\_\_\_\_  
 Trusses 24" OC; Standard Trusses yes Storage Trusses N/A Attic Trusses N/A Snow Load 30lb Roof Pitch 4/12  
 Attic Floor N/A Attic Floor Thickness N/A Pull Down Stairs N/A Ridge Vent 28 ft. Roof Vents no Color N/A  
 25 Year 3tab Shingles no 30 Year Dimensional Shingles yes Shingle Color Dark Green Gutters no Color N/A  
 Overhead door(s) 1 6x7 OHD 52XX Color white Under gable Curb Height @ohd 35"  
 Drill thru door lock no Weather-Strip Color white OHD Trim Color white  
 Windows in OHD # 5000 Stack-On Angle Corners no Garage Door Opener(s) with Two Transmitters no Keyless Entry no  
 Window(s) in walls 24/30 Color white Primed Coated Service Door(s) yes Service Door Trim Color white  
 With Glass yes Service Door Curb Cut Out no Interior wall with/without corner bracing N/A  
 If, N/A sheathing N/A side(s) Hip Roof N/A Misc. N/A

Heavy Material Trucks yes enter the property Electricity available yes Carry garage to slab no Remove leftover debris no





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# 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-2012-24

1. Address of property: 528 Bluff Street

2. Parcel #: \_\_\_\_\_

3. Owner of record: Beth Doewfeld Phone: 608 481 0284

528 Bluff Str. Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Same as above

(Address) (City) (State) (Zip)

\_\_\_\_\_  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: residence

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 attached description

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 NA
- 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).

[Signature]      Beth Daenle      6/25/12  
(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      Date: 6/28/12

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>		Surveyor: <b>Richard P. Hartung</b>		Date: <b>July, 1981</b>		Bluff Street Number <b>528</b>			
Street Address: <b>528 Bluff</b>				Legal Description:		Acreage:					
Current Name & Use: <b>residence</b>				Current Owner:							
Film Roll No. <b>RO-113</b>				Current Owner's Address:							
Negative No. <b>30</b>		Contact Prints		Special Features Not Visible In Photographs:				Town Range Section			
Facade Orient. <b>E</b>				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No							
2 Original Name & Use:		Source		Previous Owners		Dates			Uses		Source
Dates of Construction /Alteration <b>c. 1890</b>		Source <b>A</b>									
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 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 <b>Bluff Street Historic District</b>			
5 Sources of Information (Reference to Above) <b>A</b> 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 Code <b>BS 113/30</b>			
<b>B</b>				7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins							
<b>C</b>				8 District: <u>Bluff Street Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>Rc</u> date: <u>8/1/81</u>							
<b>D</b>				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>Rc</u>							
<b>E</b>											

528 Bluff st

east



north-  
east



July, 1991

South-  
east





# 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: 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