

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** March 20, 2013

**Agenda Item:** 5

**File Number:** COA-2013-04

**Applicant:** Andre D. Neal Sr.

**Owner:** Andre D. Neal Sr.

**Location:** 860 Bluff Street

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

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

**Parcel Size:** 0.11 Acre

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### Request Overview/Background Information:

Andre Neal has submitted an application for a Certificate of Appropriateness (COA) to renovate the exterior of the historic house and detached garage for the property located at 860 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 #5.

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### Key Issues:

- This project includes the following
  - Installation of new double 4" vinyl siding and shake siding (i.e. CertainTeed Monogram 46 & Cedar Impressions).
  - Repair and wrapping of overhangs (i.e. fascia, soffit, etc.), door, and window trim with aluminum.
  - Installation of eight (8) new double-hung vinyl windows (i.e. 4-attic windows on the front and rear of the historic house, and 2, 2<sup>nd</sup> story windows on the north side of the historic house, and 2, 2<sup>nd</sup> story windows on the south side of the historic house).
  - The proposed windows are cottage styled with three vertical divisions in the upper sash.
  - Installation of two (2) new pre-hung metal entry doors in the **rear** of historic house for the basement and first story entryways. The applicant will present graphics of the proposed doors at the meeting.
  - Installation of three (3) new full-view storm doors. One to the front entry and two for the rear entries.
  - Installation of block glass for basement windows.
  - Installation of carriage styled overhang door for detached garage. The applicant will present a graphic and discuss during the meeting. Staff recommends that window panes be incorporated into the proposed door as this is a common feature for garage doors within the Bluff Street Historic District.
  - Installation of new aluminum gutters and downspouts.
- Existing windows have deteriorated to a point beyond repair.
- The two rear entry doors are wood and have also deteriorated.
- 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.

Window and door openings will not be increased. The proposed windows and doors are compatible with the style and character of the historic house and Bluff Street 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 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, vinyl windows, and steel entry doors have been approved for other historic properties.

As mentioned above, the applicant has not presented an image for the proposed overhang door for the detached garage. Staff recommends that windowpanes be incorporated into the proposed door, as this is a common feature for garage doors within the Bluff Street 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** – 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 & Building Services Division recommends **approval** of a Certificate of Appropriateness to renovate the exterior of the historic house for the property located at 860 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant may renovate the historic house and detached garage, and shall use the materials that are described in the application and attachments.
2. The new overhang door proposed for the detached garage shall have windowpanes incorporated into its design.
3. All work shall be done in a workmanlike manner
4. All work shall be completed by July 1, 2013.
5. The applicant must obtain a Building Permit before beginning any work.
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 completion date above does not extend any other time limits, such as those imposed by an order from the Community & Housing Services Division.

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

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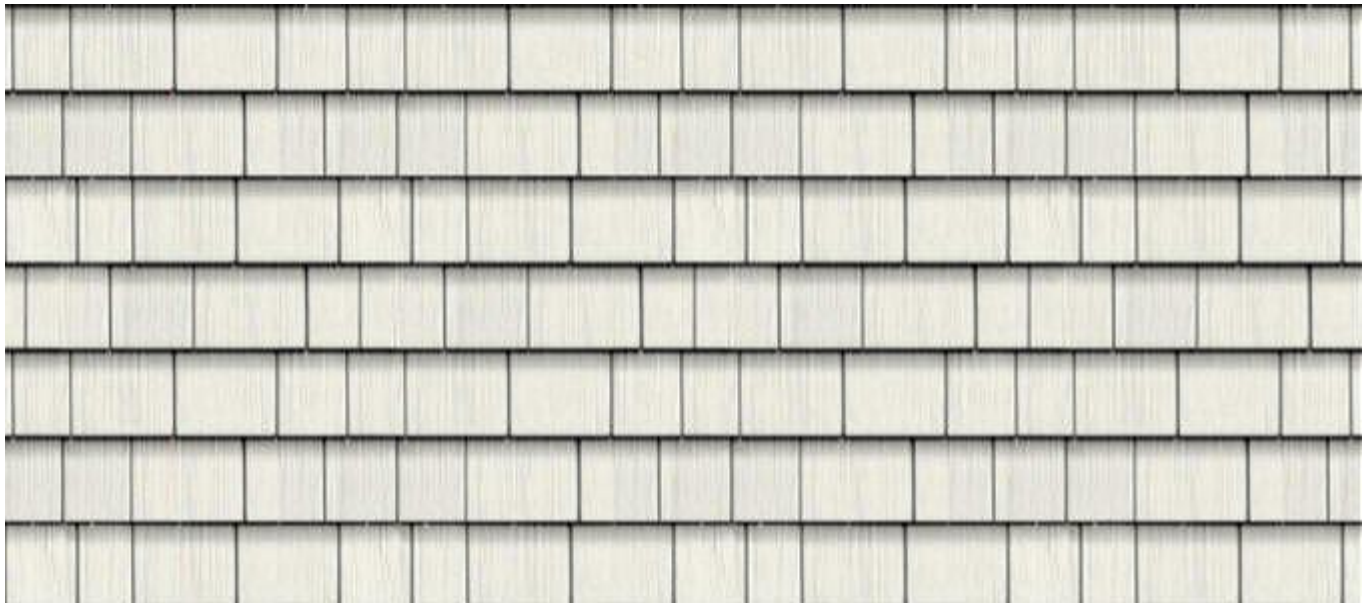
**Attachments:** Photographs, COA Application, Intensive Survey Form, and COA Checklist.



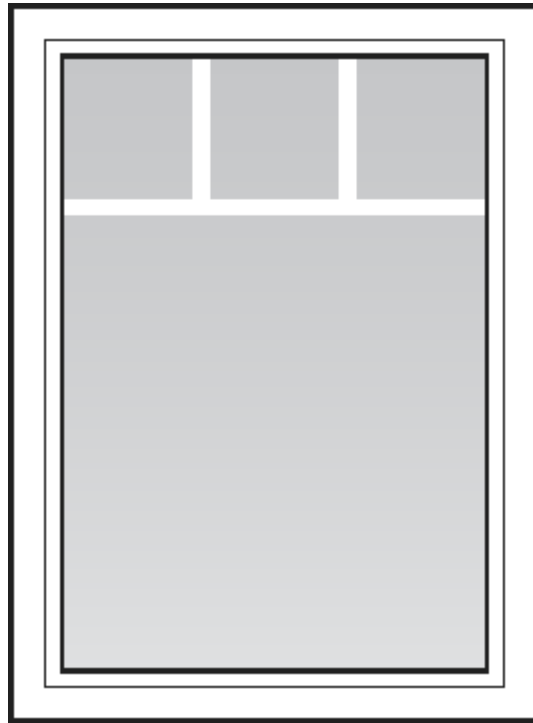




**CertainTeed Monogram 46 Siding**



**CertainTeed Cedar Impressions Siding (Shake Style)**



**Example of Proposed Window Grill**

**Proposed Double-Hung Window: Silver Line Series 8500**





**Proposed Storm Doors: Larson Full view with Brass Hardware**

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**Lofton, Michael**

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**From:** Derek Card, Imperial Builders <info@imperialbuilders.net>  
**Sent:** Thursday, February 28, 2013 2:20 PM  
**To:** Lofton, Michael  
**Subject:** 860 Bluff  
**Attachments:** 20130212\_103536.jpg

Hi Michael,

I have attached one photo of the property. I will send three more individually. The email gets returned if they are all attached.

We would like to do the following work at 860 Bluff:

1. Install new siding over existing siding. (Brand = Certaineed Monogram, Color = Red)
2. Wrap soffit, fascia and window and door trim in aluminum (Brand = Rollex, Color = Canvas). We will keep existing profiles and build window and door trim out so it is not recessed into the new siding.
3. Replace (8) windows with Silverline 8500 series vinyl windows. The windows will be cottage style (sash sizes will be proportional to the existing), and the grilles will create a 3 wide one high on the upper sash to match the existing. We will replace (4) attic windows on the east and west elevations, (2) 2<sup>nd</sup> story windows on the north elevation and (2) 2<sup>nd</sup> story windows on the south elevation.
4. We would like to replace basement windows with glass block.
5. We would like to replace the rear basement and entry doors with flush metal doors. The front entry door is in good condition and will remain.
6. Install (3) Larson model #350 (Color = Almond) full view storm doors
7. Install a new carriage style garage door. The garage will be sided in the same manner as the house.
8. Repair existing gutters or install new to match. (Color = Canvas)

Let me know if you need any more information. Will Andre or myself get an approval notice from your office?

Derek Card  
Imperial Builders & Contractors, L.L.C.  
4837 Dream Lane  
Madison, WI 53718  
608-290-1147 phone  
866-307-1147 fax



# 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-2013-04

1. Address of property: 860 BLUFF ST Beloit WI 53511

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

3. Owner of record: Andre D Neal Sr Phone: 16083226125  
860 BLUFF ST Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Andre D Neal Sr  
860 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.)

red siding and wood replace  
Install vinyl siding, soffit & fascia repair, and install of eight  
vinyl windows & m. lotter

**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).

Andre D Neals                      Andre D Neals Sr                      1-22-2013  
(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: March 19, 2013  
Application accepted by: Michael D. Lotter, Jr      Date: 2-26-2013

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>		Date: <b>July, 1981</b>	Street Bluff	
Street Address: <b>860 Bluff</b>			Legal Description:		Acreage:		
Current Name & Use: <b>residence</b>			Current Owner:				
Film Roll No. <b>RO-114</b>		Current Owner's Address:				Number 860	
Negative No. <b>27</b>		Special Features Not Visible In Photographs:					
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	Town
Dates of Construction / Alteration <b>c. 1910</b>		Source <b>A</b>					Range
Architect and/or Builder:		Source					Section
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				Map Name Bluff Street Historic District
Architectural Statement:  Although two stories with an attic, this frame house (now covered with composition siding) is influenced by the smaller scale of the Bungalow style. With a wide gabled roof, broad porch, and low pent-roofed dormers, the house seems both lower and wider than its Victorian neighbors.			Historical Statement:				
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"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code BS 114/27
<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: <b>Bluff Street Historic District</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/1/81</b>				
<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: <b>R</b>				
<b>E</b>							
<b>F</b>							

Bluff st.

South-  
east



east



north-  
west



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: 860 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>		