

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 21, 2013

Agenda Item: 6

File Number: COA-2013-08

Applicant: Scott D. Muth

Owner: Scott D. Muth

Location: 736 Bluff Street

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.2 acres

Request Overview/Background Information:

Scott Muth has submitted a Certificate of Appropriateness (COA) application to demolish and reconstruct a porch for the property located at 736 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 #5.

Key Issues:

- Mr. Muth has requested a COA in order to demolish the front porch on the historic house and restore it to an early appearance shown in a photograph included in this report.
- The porch foundation is composed of cinder block with a concrete floor deck, and wrought iron railing and columns that support the weight of the overhang.
- As shown in the photographs below, the floor decking is severely cracked and has begun to cave in. If the floor decking continues to deteriorate, the strength of the columns may be compromised causing the overhang to collapse, which will significantly damage the historic house. Such conditions and potential outcomes present a challenge to the safety and welfare to the homeowners, public and historic district.
- The demolition phase of the project includes the removal of the porch foundation, floor decking, and wrought iron railings and columns.
- The porch will be reconstructed of wood and the design will match the original porch design shown in the vintage photograph below.
- Once the porch has been constructed, round fluted aluminum columns will cover the four posts supporting the overhang, and a vinyl handrail system that is 36-inches in height will be installed. The applicant also intends to skirt the base of the porch with decorative panels, that he will design himself, and limestone.
- Photographs of the property and a design proposal are included in this report.
- The house is 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:

- (a) *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 materials and design of the proposed porch are compatible with the character of the landmark. The intent of the design is to replicate the original appearance of the porch as shown in the vintage photograph. Although a few elements of the proposal will slightly modify the porches appearance (e.g. height of handrail and addition of fourth column), the reconstruction will ultimately restore the house's historical integrity.

- 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 demolish and reconstruct a porch for the property located at 736 Bluff Street., based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant may demolish the existing porch and reconstruct the porch as described and presented in the COA application.
2. The applicant shall obtain a Building Permit before beginning any work.
3. Work shall be done in a workmanlike manner.
4. All work shall be completed by December 31, 2013. This completion date 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.

Fiscal Note/Budget Impact: N/A

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



04/15/2013 14:35



04/15/2013 14:45



04/15/2013 14:39



Proposed Materials and Design

Design #: 63420



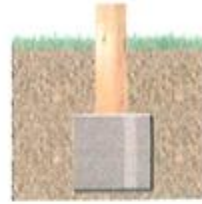
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04/13/2013

Level Information

26' 5" Length X 7' 8" Width X 3' 0" Height, Standard Deck, 40 PSF Load Rating, Vertical Decking Direction

Framing Information

6X6 AC2 Framing Posts
Concrete (1 bag per post) Footing
2X8 AC2 Joists
2X8 AC2 Beams
Solid Placement for Beam Positioning on Framing Posts
Beam and Joist Cantilever - 2 Feet



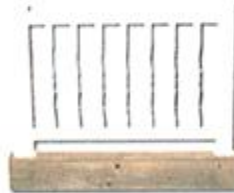
Deck Board Information

5/4"x6" AC2 Decking
Tiger Claw Hidden Fastener System for Wood
No Endcaps
No Cladding



Railing Information

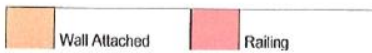
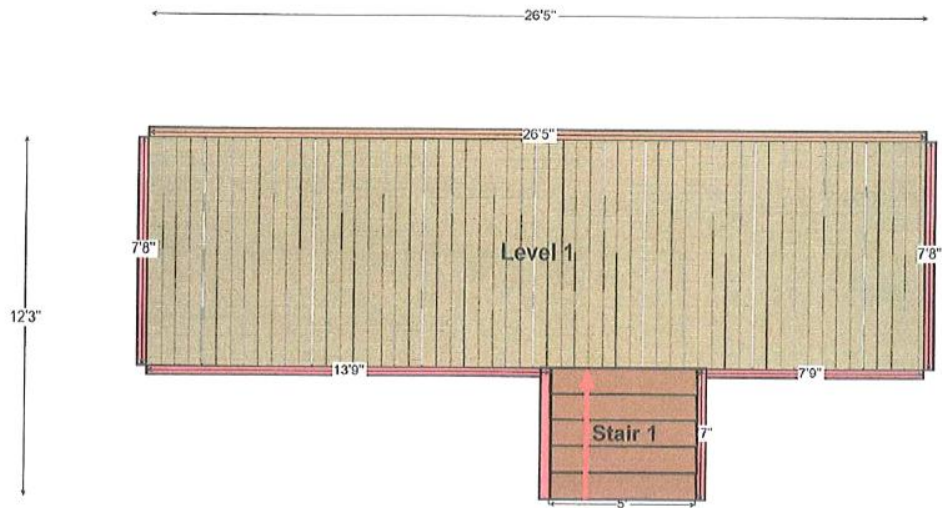
PVC Classic Railing Type
36" Classic Colonial Handrail Railing Style



Other Material Information

Triple Zinc Joist Hangers
Galvanized Framing Fastener





Aluminum Columns



- Standard & Deluxe Columns are available in Square or Round models
- Depending on style, Columns can range in heights from 8' to 20' and in a wide range of diameters: 4", 5 1/4", 6", 7 1/4", 8", 10" & 12"
- Colour options available depending on style and model
- One & Two piece aluminum square or round tops/bases
- Two piece plastic (resin) square or round tops/bases
- Laying Plates are available and used on wood surface installations to obtain certain load bearing requirements
- Plastic Gasket separators available for applications involving ACQ pressure treated wood

NOTE: In applications where columns or tops & bases will be in contact with ACQ, pressure treated wood, it is strongly recommended to use a plastic gasket separator between the materials.

Service and Warranty

For safety load bearing information, contact an Imperial Kool Ray distributor or visit www.imperialgroup.ca

Only the original buyer will receive the Imperial Kool-Ray warranty starting from the date of purchase and covering the following points, providing proper use of the product:

- 20 years: Material and manufacturing defect
- 5 years: Paint finish
- 2 years: Plastic parts



PP0156 Rev. Date: 072508



Imperial
Manufacturing Group™

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1 506 523-9117
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Jones Remodeling
South Beloit IL. 61080
(815)988-7992

Proposal No. 9897

Date: 4/16/13

Proposal submitted to: Scott and Holly Muth

Work to be performed at: 736 Bluff Beloit

Name: Scott and Holly Muth

Address: 736 Bluff Beloit Wi. 53511

Phone number: (608)312-2196

We hereby propose to furnish the material and perform the labor necessary for the completion of: The rebuilding of a 7' 7" x 26' 5" deck back to the original design when the house was built. Work to include Digging of 6 four foot deep 10" s around hole to support the new deck and roof. All new AC2 frame work and decking. Putting in 3 Aluminum fluted pillar raps and top and bottom caps. Installing white fusion top and bottom rails and fusion spindles at approximately 2" apart.

All materials is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work, and completed in a substantial workman like manner for the sum of: 6,800

With payments to be made as follows: 5,000 Down balance due on completion

Add piece est. 250.00

Any alterations or deviation from the specifications involving extra cost will become an extra cost over and above the estimate. All Agreements contingent upon accidents or delays beyond our control

NOTE: This proposal may be withdrawn by us if not accepted with in 10 days.

Acceptance of proposal

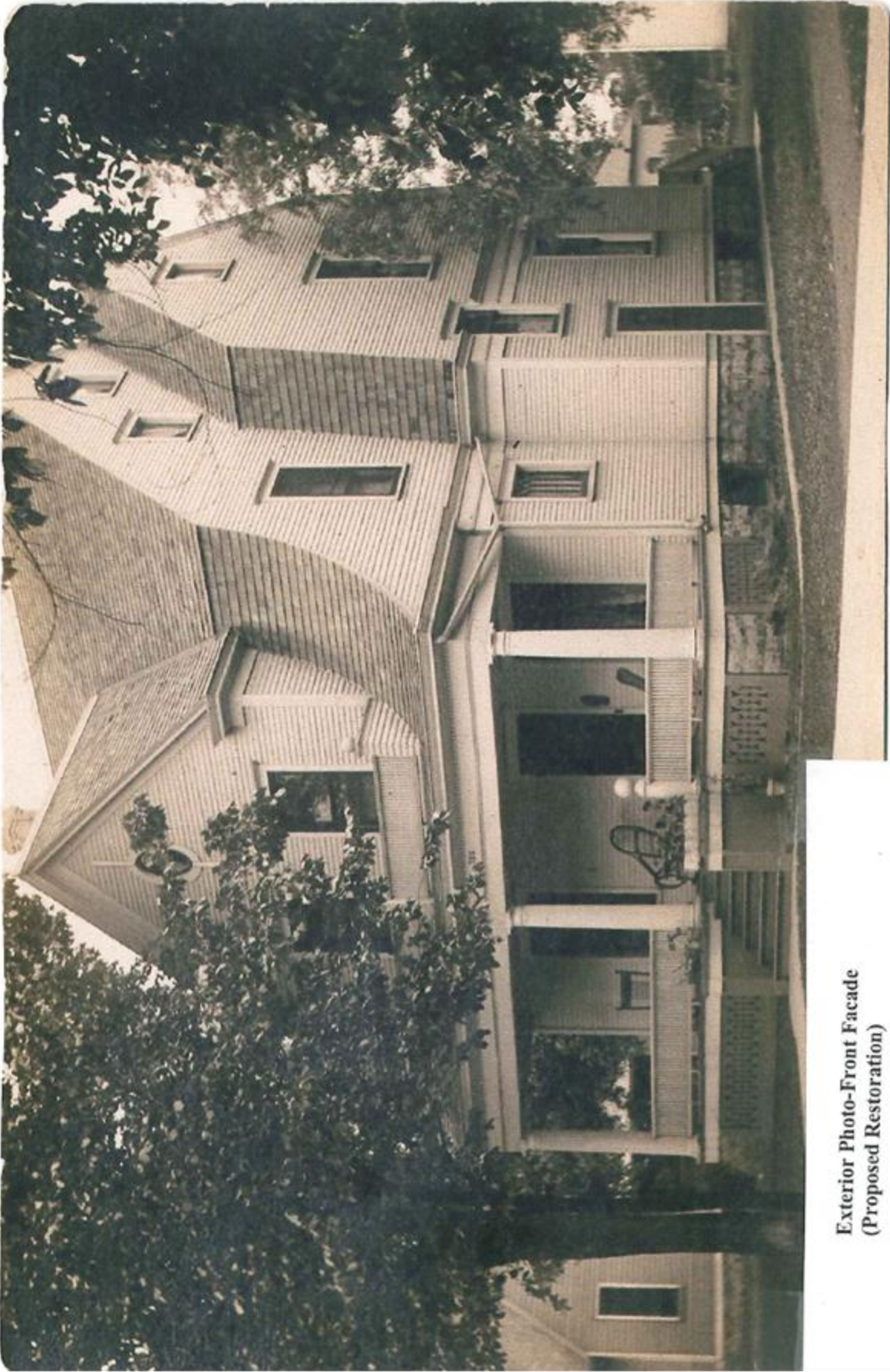
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as out lined above.

Respectfully submitted by: Gary Jones

Date:

Signature:

Signature:



Exterior Photo-Front Facade
(Proposed Restoration)

Vintage Photograph of Historic House

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 - 08

1. Address of property: 736 Bluff St
2. Parcel #: _____
3. Owner of record: Scott D Muth Phone: 815 509 6062
736 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Scott D Muth
736 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)
815 509 6062 / 815 509 6062 / Scott@SSRINC.ORG
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Home
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.)

REPLACEMENT / REMOVAL OF FRONT PORCH. DEMOLISH OLD WROUGHT IRON CINDER BLOCK & CONCRETE & RESTORE TO WOOD w/ FLUTED COLUMNS & RAIL/SPINDLE SYSTEM (SEE SCOPE OF WORK & ATTACHED PHOTOS.) ORIGINAL PHOTOS OF HOME CIRCA 1910 AVAILABLE (FOUND IN HOUSE)

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).

Scott Muth / SCOTT MUTH / 4/22/13
 (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: May 21, 2013
 Application accepted by: Michael J. Lafon II Date: 4/24/13

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff	
Street Address: 736 Bluff			Legal Description:	Acreage:		
Current Name & Use: residence			Current Owner:		Number 736	
Film Roll No. RO-114	 Prints	Current Owner's Address:				
Negative No. 10		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
Dates of Construction / Alteration c. 1895	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		Section Map Name Bluff Street Historic District
Architectural Statement: An unusual variation on the early Colonial Revival, this frame house is distinguished by multiple gambrel roofs with concave slopes and broad overhangs. A large gabled dormer dominates the front facade. The chaste clapboard siding is shorn of ornament.	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 Code BS 114/10
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 initials: R date: 8/1/81		
D			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: R		
E						
F						

Pivotal

736 Bluff

North
East



Now

East



West



Bluff
Street
Historic
District

North



6-17-91

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: 736 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		