

CITY OF BELOIT



REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: November 19, 2013

Agenda Item: 4

File Number: COA-2013-41

Applicant: Darrell Morris

Owner: Darrell Morris

Location: 922 Bluff Street

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

Existing Land Use: Single-Family Home

Parcel Size: .1667 Acres

Request Overview/Background Information:

Darrell Morris has submitted an application for a Certificate of Appropriateness (COA) to replace the front, back, and side doors for the property located at 922 Bluff Street. This 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 properties within Historic Districts.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The applicant has proposed the replacement of the front, back, and side doors for the above listed property. Screen doors will also be added to the front and back doors. The applicant has not proposed any other changes to this historic property.
 - The front door is wood and will be replaced with a fiberglass door. This door has brass detailing and a small oval opening in the center. The trim surrounding this door will be covered with siding. The back and side doors will be replaced with fiberglass doors. These doors will have a standard 9-pane window opening with white accents.
 - The City's Historic Preservation Guide recommends using the same materials whenever possible when replacing doors. Fiberglass doors give the illusion of wood doors due to the grain-like pattern they have, making them a good alternative.
 - The proposed screen doors will be installed on the front and back doors. They will be white in color.
 - The City's Historic Preservation Guide recommends when installing storm or screen doors, they should consist mostly of glass. The proposed project is consistent with these recommendations.
 - During the Beloit Intensive Survey, the house was classified as contributing property to 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.
 - 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: *Proportions of Windows and Doors & Architectural Details*
 - The proposed colors, materials, and scale are compatible with the character of this historic house.
 - The proposed repairs satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.
-

Sustainability:

- **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.
- **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 replace the front, back, and side doors at the property located at 922 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 were described and illustrated in the application and attachments.
2. All work shall be completed by December 31, 2013.
3. Prior to beginning this project, the applicant shall obtain a Building Permit.
4. 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, Photo of Product, Application, Intensive Survey Form, and COA Checklist.

Front Door



Back Door



Side Door

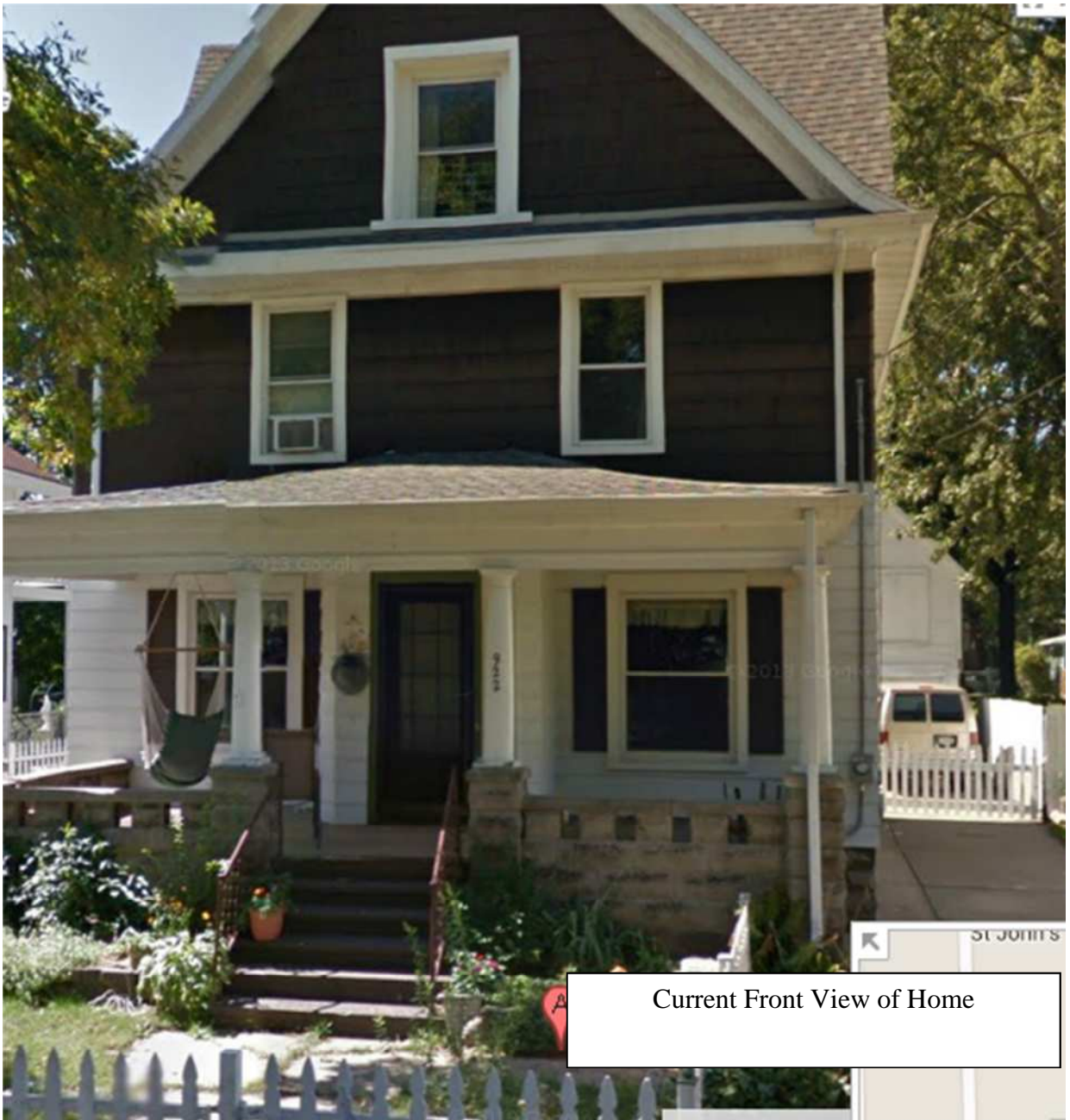


Front + Back Screen
Door / White for Both



odcore Collection

Screen Door for Front and Back Doors



Current Front View of Home

GUEST ESTIMATE



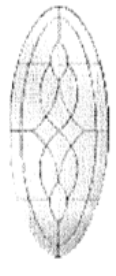
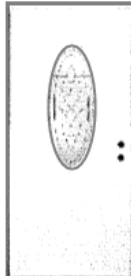

ESTIMATE #: 321720903185

Wed Oct 09 10:38:45 CDT 2013

QTY	DESCRIPTION	SKU
1	Prehung 36" x 80" 3 Panel w/ Small Oval, Single Door, Smooth Fiberglass ,Brass Renaissance 930 Brass Accent Left Hand Inswing Bore and Mortised with Deadbolt Bore 5 1/4" Primed ready to paint frame Brickmould Removed Aluminum sill Dull Brass Hinges No Kickplate Interior Ready to Finish , Exterior Ready to Finish Rough Opening 38 1/4" X 82" Brick Opening 40" X 82 3/4" ** Estimated lead time for this item is 14 days **	4000440

Front
Door

***** If purchased today, you save \$52.43*****

Features	Glass	Outside View	Inside View
 			

****PLEASE NOTE THE FOLLOWING****

Door color, the background, and accessories are for representation only.

TODAY'S ESTIMATED PRICE

\$297.09

Price is good for all items on this page.

Sale price good through:

2013-10-13

Total price for all items **\$762.86**

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



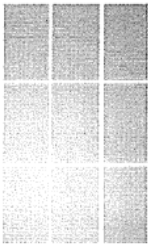

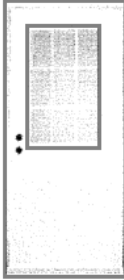
GUEST ESTIMATE

ESTIMATE #: 321720903185

Wed Oct 09 10:38:45 CDT 2013

QTY	DESCRIPTION	SKU
1	Prehung 36" x 80" 6 Panel w/ 22"x36" Lite, Single Door, Smooth Fiberglass ,Premier External Muntin 22" x 36" E-4 5/8" White Standard Bar Accent Left Hand Inswing Bore and Mortised with Deadbolt Bore 5 1/4" Primed ready to paint frame Brickmould Applied Aluminum sill Dull Brass Hinges No Kickplate Interior Ready to Finish , Exterior Ready to Finish Rough Opening 38 1/4" X 82" Brick Opening 40" X 82 3/4" ** Estimated lead time for this item is 14 days **	4000440
<p>*** If purchased today, you save \$41.10***</p>		

Back + Side Door

Features	Glass	Outside View	Inside View
 			

<p>**PLEASE NOTE THE FOLLOWING**</p> <p>Door color, the background, and accessories are for representation only.</p>	<p>TODAY'S ESTIMATED PRICE</p> <p>\$232.89</p> <p>Price is good for all items on this page.</p> <p>Sale price good through:</p> <p>2013-10-13</p>	
	<p>Total price for all items \$762.86</p>	

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES. THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

[Handwritten signature]

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-2013-41

1. Address of property: 922 Bluff St
2. Parcel #: 13580830 R-1B
3. Owner of record: Darrell Morris Phone: 608-481-4326
922 Bluff Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Darrell Morris
922 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)
- (Office Phone #) / 608-481-4326 / malinda.morris@gmail.com
(Cell Phone #) (E-mail Address)
5. Present use of property: resident

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 of front, back + side doors.
New screen door on front + back

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).

Daniel Morris / Darrell Mor / 10-15-2013
(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: 11/19/13
Application accepted by: [Signature] Date: 10/16/13

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 922 Bluff		Legal Description:	Acreage:	Number 922			
Current Name & Use: residence		Current Owner:			Town Bluff		
Film Roll No. RO-114	 Prints	Current Owner's Address:					
Negative No. 33		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	Range
Dates of Construction / Alteration c. 1900		Source A					
Architect and/or Builder:		Source					
3 Architectural Significance		4 Historical Significance					Section
<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		<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					
Architectural Statement: A transitional house built at the turn of the century, the structure has the four-square massing of the early twentieth century while retaining the dominating gables of the late picturesque. A simple porch with Tuscan columns and unornamented entablature shelters the front facade. The 2½-story frame is now covered by aluminum and asbestos siding.		Historical Statement:					Map Name Bluff Street Historic District
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys					
A Visual estimate of surveyor		<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHP <input type="radio"/> NHP <input type="radio"/> landmark <input type="radio"/> other:					
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: <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
D		initials: Pa date: 8/1/81					
E		9 Opinion of National Register Eligibility					
F		<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: Pa					

Map Code
BS 114/33

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 CHECKLIST

For property located at: 922 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		