

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: August 19, 2014

Agenda Item: 5

File Number: COA-2014-29

Applicant: Angela Stellings

Owner: Angela Stellings

Location: 816 Bluff Street

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

Existing Land Use: Single-Family Residential

Parcel Size: .1939 Acre

Request Overview/Background Information:

Angela Stellings has submitted an application for a Certificate of Appropriateness (COA) for siding replacement and porch repairs for the property located at 816 Bluff Street. This property is 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 in 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 is proposing the replacement of the siding at the subject property. Vinyl siding has been proposed. There is wood siding under the existing siding. This will be retained.
- The applicant will also be completing repairs to the front porch. Repairs will be made to the brick as needed, and the wood railings will be replaced with the same design and materials. There are spindles missing from the north side of the porch. The applicant will be installing spindles as needed to balance the north and south side of the porch. The paint color will likely change after repairs are made. The homeowner has been asked to update the decorative brackets under the front overhang to match or complement the updated porch color.
- During the Beloit Intensive Survey, the property was classified as a contributing site 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 these criteria.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application: *Architectural Details*
 - The proposed design and materials are compatible with the original character of this historic property.
- The proposed site improvements satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

Sustainability:

- **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

Staff Recommendation:

The Planning & Building Services Division recommends ***approval*** of a Certificate of Appropriateness for siding replacement and porch repairs at the property located at 816 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 1, 2014.
2. A Building Permit is required prior to beginning work on this project.
3. The original wood siding shall be retained under the proposed vinyl siding.
4. All materials and designs for the porch repairs shall match the existing porch.
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: Photos, Application, Intensive Survey Form, and COA Checklist.





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-2014-29

1. Address of property: 816 Bluff Street
2. Parcel #: 13571535 R-1B
3. Owner of record: Angela Stelling Phone: (608-295-8600)
816 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Angela Stelling
816 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)
1 (608-295-8600)
(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.)

Siding replacement

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).

Angela Stelling Angela Stelling 7-18-14
(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: 8/19/2014
Application accepted by: S. Hummel Date: 7/18/14

INTERVIEW 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 Address: 816 Bluff		Legal Description:		Acreage:	
Current Name & Use: residence		Current Owner:			
Film Roll No. RO-114	 Prints	Current Owner's Address:			
Negative No. 78		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
Dates of Construction / Alteration c. 1890		Source A			
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			
Architectural Statement: A Victorian vernacular with tall proportions and intersecting gabled sections, this 2½-story frame house is covered with clapboard siding with reticulated shingles in the gables. A side bay and a canopy entry porch provide the only external 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:			
B	7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" 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: RH 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: RH				

Street
Bluff

Number
816

Town

Range

Section

Map Name
Bluff Street Historic District

Map Code
BS 114/18

CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 816 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