



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
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**MEETING NOTICE AND AGENDA
BELOIT LANDMARKS COMMISSION
Tuesday, April 21, 2015, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the February 17, 2015 Meeting
3. Public Comments
4. Dennis Keeney – Certificate of Appropriateness
COA-2015-04 Review and consideration of a Certificate of Appropriateness to replace windows in the residential structure located at 817 Bluff Street.
5. Richard LaGrant – Certificate of Appropriateness
COA-2015-07 Review and consideration of a Certificate of Appropriateness to close two window openings and to replace windows in the residential structure located at 249 Roosevelt Avenue.
6. Julie Christensen, Community Development Director – Certificate of Appropriateness
COA-2015-09 Review and consideration of a Certificate of Appropriateness to demolish the structures located at 422 Bluff Street.
7. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
8. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
9. Adjournment

*If you are unable to attend this meeting, notify the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.***

Approved: Drew Pennington, AICP, Director of Building & Planning Services
April 9, 2015

** Please note that upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

MINUTES
BELOIT LANDMARKS COMMISSION
Meeting of February 17, 2015

A Meeting of the Beloit Landmarks Commission was held on Tuesday, February 17, 2015 in the Forum, City Hall.

Present: Alex Blazer, Ruth Vater, Steve Truesdale, Donna Johnson, Terri Kaye, Charles Haynes, Steve Vollmer

Absent: Ellen Joyce

1. Roll Call

Commissioner Blazer called the meeting to order at 7:00 PM. Planner Stephanie Hummel called the Roll.

2. Minutes of the January 20, 2015 Meeting

The Minutes of the January 20, 2015 meeting were approved on a motion by Commissioner Johnson, seconded by Commissioner Kaye. The motion carried (6-0).

3. Public Comments: None

4. Beloit College – Certificate of Appropriateness

COA-2015-02 Review and consideration of a Certificate of Appropriateness for window replacement at the Wright Museum at Beloit College

Ms. Hummel read the staff report. The applicant also handed out an additional cost estimate for wood window replacement from Angus Young Associates.

Tom Viel introduced himself as the application. He explained that due to the building being used as a museum and office space, heat, cold, and moisture penetration are major issues. He noted that the aluminum clad exterior will increase efficiency and decrease maintenance costs.

Commissioner Blazer and Mr. Viel discussed that the functionality of some of the windows may be removed due to both security measures on the first floor, and also do to some of the windows being blocked on the interior for gallery space.

Commissioner Kaye verified that the shape and design of the windows would be exact. Mr. Viel agreed, noting that the window grilles will remain exterior on the new double-pane windows. Commissioner Kaye also questioned why the painting work must be done at-height. Mr. Viel said it was likely because of the custom nature of the work, but would discuss this with Angus Young Associates.

The Commission was in agreement that further information was needed concerning the cost to repair the windows and doors. While a general idea of “3 to 4 times more” for restoration was given, hard numbers are preferred for the estimate.

Following this discussion, Commissioner Truesdale made a motion to approve the requested COA as written, subject to the conditions recommended by staff. Commissioner Kaye seconded the motion. Commissioner Johnson requested an amendment to the COA, Condition #1 to assure that more than one (1) cost estimate for restoration would be received. Commissioner Vater recused herself due to a conflict of interest as Beloit College is her employer. The motion carried (5-0).

5. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
Ms. Hummel announced that no applications have been received since the January 20th meeting. She noted that Commissioner Blazer gave the Landmarks Commission Annual Report to City Council on February 16th and it was well received. She also stated that she has not received any word on their grant funding. The anticipated award announcement is in February or March.

Ms. Hummel also announced her resignation, stating that this will be her last meeting. She thanked the Commission for their hard work and dedication to the projects they’ve all worked on together and wished them the best for the future.

6. Committee Reports
 - A. Education & Outreach Committee: Commissioner Johnson informed the Commissioners that the Welcome Packets are being well received by new property owners and that she and Commissioner Kaye are up-to-date with distributing them.
 - B. Grant Writing Committee: No report.
 - C. Site Visit Committee: Commissioner Vollmer stated this he, Commissioners Truesdale and Blazer, and Ms. Hummel inspected the Wright Art Museum for the COA application.
 - D. Historic Sign Update: Commissioner Haynes stated that he spoke with the City Manager concerning funds for the graphic artist for the logo for the Historic District Signage. The City Manager is resistant to offering funds for this, but Commissioner Haynes will continue to work on this project. He mentioned that private fundraising by the Commission may be the faster option. The Commission was open to this idea and offered to help when needed.

7. Adjournment
At 7:45 PM, Commissioner Vollmer made a motion to adjourn the meeting, and Commissioner Kaye seconded the motion. The motion carried (6-0).

Stephanie Hummel, Planner

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: April 21, 2015

Agenda Item: 4

File Number: COA-2015-04

Applicant: Dennis Keeney

Owner: Dennis & Rose Keeney

Location: 817 Bluff Street

Existing Zoning: R-1B, Single-Family

Existing Land Use: Single-Family

Parcel Size: 0.17 Acre

Request Overview/Background Information:

Dennis Keeney has submitted an application for a Certificate of Appropriateness (COA) to replace seven (7) existing windows in the residential structure located at 817 Bluff Street.

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:

- According to the applicant, the existing wood windows are deteriorated and inefficient. The applicant has proposed the replacement of 7 double-hung windows with ACRI Company vinyl windows that are beige in color. A section of the manufacturer's pamphlet is attached and the entire pamphlet is available for review upon request.
 - Several photos of the subject property are attached to this report.
 - During the Beloit Intensive Survey, the building was classified as a non-contributing structure within the Bluff Street Historic District. A copy of the Intensive Survey Form is attached.
 - The attached COA Checklist evaluates this application against the general review criteria included in Section 32.06(5) of the Historic Preservation 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 applicant has not proposed any changes to the size of the window openings.
 - (2) *Architectural Details*: Although the applicant has proposed the use of vinyl replacement windows, the architectural features of this structure mentioned in the survey will not be altered. Planning staff is recommending a condition stating that the window style (e.g. double-hung) may not be changed.
-

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.
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to replace seven (7) existing windows in the residential structure located at 817 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 are described in the application and attachments.
 2. The style of the replacement windows shall match the style of the original wood windows.
 3. The applicant shall obtain a Building Permit before beginning any work.
 4. All work shall be completed by December 31, 2015.
 5. Any changes or additions to this COA 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. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.
-

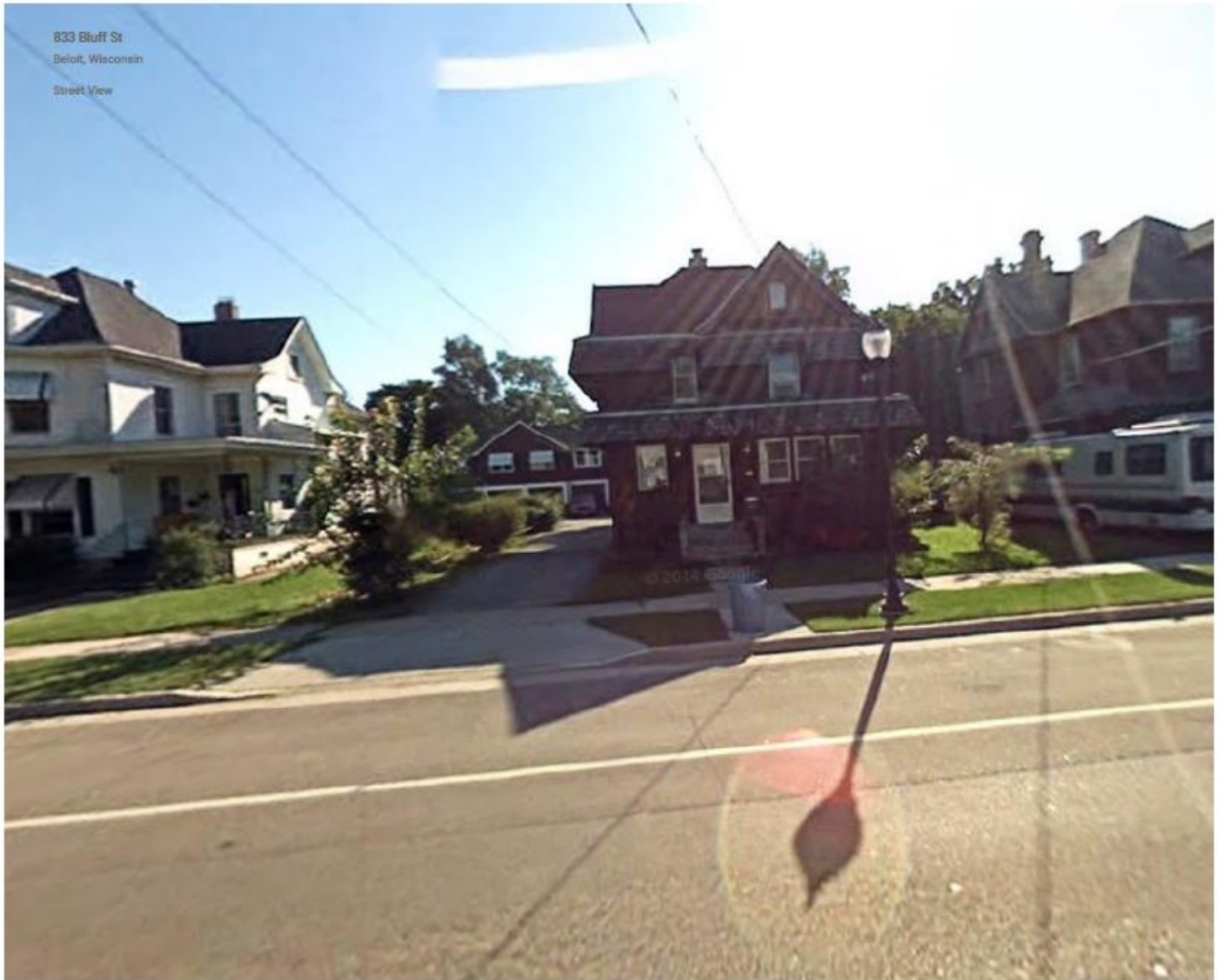
Fiscal Note/Budget Impact: N/A

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

Note: Detailed Photos to be Provided at Meeting

817 Bluff St - Google Maps

Page 1 of 1



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Manufactured exclusively for
The Acri Company



The slimline design of this Double-Hung Window complements any décor.



The simple, understated beauty of double-hung windows adds style and elegance to any home.

The sleek design of this 2-Lite Sliding Window showcases the beauty of the outdoors.



Our 3-Lite Sliding Window makes sitting areas brighter.



Tilt-in sashes make cleaning easy! Simply tilt-in, wipe with a clean cloth and snap back into place.



Casement Windows feature a single lever release with a three-point multi-lock system.

EnergySeries

Windows

Manufactured exclusively for
The Acri Company

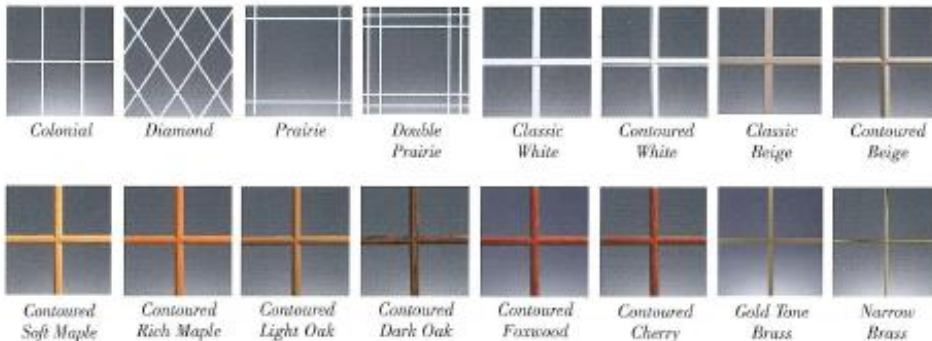
Colors and Finishes

Interior finishes include White and Beige, as well as laminate woodgrains in White, Soft Maple, Rich Maple, Light Oak, Dark Oak, Foxwood and Cherry. Exterior choices include White and Beige, as well as special finishes in Architectural Bronze, Desert Clay, English Red, Hudson Khaki, Forest Green, Castle Gray and American Terra. All exterior finishes are available with any interior finish.



Interior Grids

Classic grids are available in complementary White or Beige, with colonial, diamond, prairie and double prairie patterns. Contoured colonial grids feature a modeled "cut wood" look and are available in complementary colors and in matching woodgrains. We also offer narrow colonial grids with a bright-brass finish. All grids are enclosed within the insulated glass unit for easy cleaning.



*Extruded solid color.

*White woodgrain is available with a beige base only; white woodgrain is not available in 6400 series patio doors.



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ENERGY
SERIES

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-2015-04

1. Address of property: 817 Bluff St Beloit WI 53511

2. Parcel #: 817 Bluff St. N49.5 FT of W148.5 FT L 2 B12 MERRILLS ADD.

PF#: 13520540

3. Owner of record: Dennis Keeney Phone: 608 322 4610

817 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Dennis Keeney

817 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)

608 322 4619 / 608 322 4610 / dennis-keeney@yahoo.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: My 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 windows. vinyl
(7)
windows: \$5,000.00 labor \$350.00
Total \$5,300.00

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).

Dennis Keeney / Dennis Keeney 1.3-25-2015
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ 50.00 <u>\$50.00</u>
* Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>April 21, 2015</u>
Application accepted by: <u>Drew Pennington</u> Date: <u>3/26/15</u>

1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 817 Bluff Street		Legal Description:		Acreage:			
Current Name & Use: Residence		Current Owner:					
Film Roll No. RO-119	Affix Contact Prints See ISF for 811 Bluff Street		Current Owner's Address:				
Negative No. 27			Special Features Not Visible In Photographs:				
Facade Orient. W					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 c. 1910	Source A						Range
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: Two story plus attic frame four square house, extensively altered. Overhang eave added above first floor; vertical cedar siding on first floor, possibly enclosing full veranda, second floor exterior skin of shingles. Stone foundation.		Historical Statement:			Map Name Bluff Street Historic District		
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:		District: Bluff Street Historic District				
B	7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		initials: <u>R</u> date: <u>8/1/81</u>				
C	8 District: Bluff Street Historic District <input type="radio"/> pivotal <input type="radio"/> contributing <input checked="" type="radio"/> non-contributing		Map Code BS 817				
D	9 Opinion of National Register Eligibility <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown		initials: <u>R</u>				
E	<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local						
F							

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: 817 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		

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: April 21, 2015

Agenda Item: 5

File Number: COA-2015-07

Applicant: Richard LaGrant

Owner: Richard LaGrant

Location: 249 Roosevelt Avenue

Existing Zoning: R-1B, Single-Family

Existing Land Use: Vacant

Parcel Size: 0.17 Acre

Request Overview/Background Information:

Richard LaGrant has submitted an application for a Certificate of Appropriateness (COA) to close two window openings and to replace windows in the residential structure located at 249 Roosevelt Avenue.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- This property was damaged by fire in October of 2014. The fire was contained to only one side of this duplex structure. Upon inspection by the City's Building Inspection staff, it was determined that the property had minimal damage and would not be eligible for condemnation. The interior has been demolished down to studs.
 - The applicant recently acquired the subject property and intends to completely rehabilitate the building and convert it to a single-family dwelling to be sold to an owner-occupant.
 - According to the applicant, the existing wood windows are deteriorated and inefficient. The applicant has proposed the replacement of all existing windows with Silver Line 9500 Series double-hung vinyl windows that are white in color. A section of the manufacturer's pamphlet is attached with details at www.silverlinewindows.com.
 - The applicant has also proposed properly closing two window openings which were previously boarded-up in order to create a spacious new kitchen as part of the single-family conversion. The openings don't face the street.
 - Several photos of the subject property are attached to this report.
 - During the Beloit Intensive Survey, the building was classified as a *contributing structure* within the Bluff Street Historic District. A copy of the Intensive Survey Form is attached.
 - The attached COA Checklist evaluates this application against the general review criteria included in Section 32.06(5) of the Historic Preservation 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 proposed window openings to be closed face the driveway and are not visible from the street. The proposed replacement windows are being proposed in lieu of repair as part of a good-faith effort to rehabilitate & save the subject property in a cost effective manner.
 - (2) *Architectural Details:* Although the applicant has proposed the use of vinyl replacement windows, the architectural features of this structure mentioned in the survey will not be altered. Planning staff is recommending a condition stating that the window style (e.g. double-hung) may not be changed.
 - The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures, thereby achieving the City's sustainability goals.
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to close two window openings and to replace windows in the residential structure located at 249 Roosevelt Avenue, 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 & window style that are described in the application and attachments.
 2. All work shall be completed by June 1, 2016.
 3. Any changes or additions to this COA 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. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.
-

Fiscal Note/Budget Impact: N/A

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



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REPLACEMENT
WINDOWS

DOUBLE-HUNG

SINGLE-HUNG

SLIDING

CASEMENT

AWNING

HOPPER

BAY WINDOW

BOW WINDOW



Windows

Energy Efficient Silver Line Windows

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9500 Series

Our top-of-the-line Silver Line® 9500 Series double-hung window offers the ultimate balance of energy savings, beauty and performance. Highly energy efficient options are standard on this window. Combined with its stylish options, this is the ideal choice to replace your old, drafty windows.

Features:

- Stylish curved design adds curb appeal to your home
- Tilt-in top and bottom sash offer easy cleaning from inside your home
- Specially designed balance system makes this window effortless to open
- Oak laminate interior option available for added style
- Optional brass-toned lock adds a touch of class
- Fusion-welded, heavy duty vinyl for low-maintenance convenience
- Vent latches allow for easy ventilation while keeping your windows secure
- ENERGY STAR® qualified with the appropriate energy efficient options
- Limited Lifetime Warranty offers peace of mind

Product Literature

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- REPLACEMENT WINDOWS
- PATIO DOORS

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9500 Series

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Photo Gallery

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-2015-07

1. Address of property: 249 ROOSEVELT

2. Parcel #: 13520405

3. Owner of record: GENESIS CONSTRUCTION Phone: 608-207-5448

8749 So CREEK RD BELOIT WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: RICHARD LAGRANT

8749 So CREEK RD BELOIT WI 53511
(Address) (City) (State) (Zip)

608-207-5448, LAGRANTR@GMAIL.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: VACANT BUENOS AIRES

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

RECEIVED

APR 1 - 2015

HOUSING SERVICES



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.)

SILVERLINE 9500 DBL HG WINDOWS CLEAR GLASS
CLOSE IN 2 WINDOWS AT REAR OF DRIVEWAY
WE WILL BE CONVERTING THIS DUPLEX BACK
TO A SINGLE FAMILY RESIDENCE - NEW

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).

[Signature] / RICHARD LABRAND / 3/31/15
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved	Amount paid: \$ <u>50.00</u> @ <u>Treas</u>
* Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: <u>April 21, 2015</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>4/2/15</u>

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: Beloit Street Address: 249-251 Roosevelt Current Name & Use:	County: Rock	Surveyor: Richard P. Hartung Legal Description:	Date: July, 1981 Acreage:	Street Roosevelt Number 249-251
Film Roll No. RO-107* RO-92 Negative No. 9* 18 Facade Orient. S			Current Owner's Address: Special Features Not Visible In Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No	
2 Original Name & Use: Dates of Construction /Alteration c. 1860-1880 Architect and/or Builder:	Source Source A Source	Previous Owners Dates Uses Source 	Town Range 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: <u>None</u>	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 Map Code RS 92/18	
Architectural Statement: Vernacular story and a half house with details drawn from several 19th century styles (some possibly added). Clapboard exterior gable roof with shingled eaves; "Gothic" gable in center of side wing and arched window below. Stick style tripartite bay window with hipped roof on front wing. Mansardic front porch removed in 1981; house being rehabilitated.		Historical Statement:		
5 Sources of Information (Reference to Above) A Visual estimate of surveyor B C D E F	6 Representation in Previous Surveys <input checked="" type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
8 District: <u>Bluff Street Historic District</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>RP</u> date: <u>8/1/81</u>		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>RP</u>		

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: 249 Roosevelt Avenue

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		

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: April 21, 2015

Agenda Item: 6

File Number: COA-2015-09

Applicant: Julie Christensen

Owner: City of Beloit

Location: 422 Bluff Street

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

Existing Land Use: Vacant

Parcel Size: 0.2 Acre

Request Overview/Background Information:

Julie Christensen, Community Development Director, has submitted an application for a Certificate of Appropriateness (COA) to demolish the structures located at 422 Bluff Street. There are two residential structures on the subject property – a vacant 3-plex addressed as 422 Bluff Street and a vacant single-family house addressed as 310 Euclid Avenue. 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 COA prior to the demolition of properties in historic districts.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is submitted in accordance with the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The subject property was acquired by the City of Beloit in October 2013 as part of its annual purchase of properties in tax foreclosure owned by Rock County. While many of the properties purchased as part of this program are blighted and planned for demolition, the City purchased the subject property with the intent of rehabilitating one or both of the blighted residential structures.
- During the April 2014 Landmarks Commission meeting, Ms. Christensen briefed the Commission on plans to demolish the structurally unstable 422 Bluff structure and to move 310 Euclid onto a new foundation closer to Bluff Street, followed by renovation of 310 Euclid Avenue and the addition of a wrap-around porch. In May 2014, the Landmarks Commission granted the applicant's request for a COA to implement this demolition/moving plan. In May 2014, staff estimated the cost of this project at \$162,500, to be funded primarily with HOME grant funds.
- In August 2014, the Landmarks Commission granted the applicant's request to construct a new porch and garage after 310 Euclid Avenue had been moved onto its new foundation.
- Earlier this year, staff received qualified bids for this project. The lowest bid to demolish 422 Bluff Street, pour a new foundation, and move the 310 Euclid Avenue house to the new foundation was \$87,000. The lowest bid to rehab the 310 Euclid Avenue house on its new foundation was \$192,331.
- Ms. Christensen has determined that the total project cost of \$279,331 is excessive and would violate HOME regulations, and is requesting approval to demolish both structures in advance of new construction in the future.
- The proposed demolition/moving 310 Euclid plan is not politically or financially feasible and rehabbing 310 Euclid in its current location would leave a large gap to be filled by a detached garage that would be closer to Bluff Street than the house. The applicant's preference is to construct a new house along Bluff Street using grant funds.
- During the Beloit Intensive Survey, the property was classified as a contributing site in the Bluff Street Historic District. A copy of the Intensive Survey Form is attached to this report.
- Section 32.07(2) of the Historic Preservation Ordinance includes review standards to be used when evaluating COA applications for demolitions. The attached COA Checklist evaluates this application against these criteria.

Staff Recommendation:

The Planning & Building Services Division recommends approval of a Certificate of Appropriateness to demolish both residential structures located at 422 Bluff Street & 310 Euclid Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance, as evaluated on the attached checklist.

Attachments: Photos, Map, Application, Cost Estimates, Intensive Survey Form, and COA Checklist.



422 Bluff Street




310 Euclid Avenue

Location Map

422 Bluff Street / 310 Euclid Avenue



Legend

 COB Parcels

Map prepared by: Julie Christensen
Date: April 2015
For: Community Development Dept.
Date of Aerial Photography: March 2011

COMMUNITY DEVELOPMENT DEPARTMENT

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-2015-09

1. Address of property: 422 Bluff St.
2. Parcel #: 13551495
3. Owner of record: City of Beloit Phone: 364-6614
100 State St Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Julie Christensen, Comm. Dev. Director
100 State St Beloit WI 53511
(Address) (City) (State) (Zip)
364-6703 / (Office Phone #) / (Cell Phone #) / (E-mail Address)

5. Present use of property: TWO houses

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.)

*Demolition of both structures.
Future use of property is proposed to be new construction. COA to be applied for at a later date*

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).

Julie Christensen *Julie Christensen* *4/8/15*
(Signature of applicant) (Print name) (Date)


Review fee: **\$50.00* / \$25.00* if staff approved** Amount paid: \$ *Waived.*
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: *April 21, 2015*
Application accepted by: *Drew Pennington* Date: *4/8/15*


310 EUCLID MOVING FEBRUARY 18, 2015

ITEM NO.	BID ITEMS DESCRIPTION	Fourteen Construction			MZ Construction			Gilbank Construction			
		HOME FUNDING	DEMO FUNDING	ROW IMPROVEMENTS	HOME FUNDING	DEMO FUNDING	ROW IMPROVEMENTS	HOME FUNDING	DEMO FUNDING	ROW IMPROVEMENTS	
1	Demolition of 422 Bluff		\$9,100.00			\$10,000.00			\$9,600.00		
2	Over Excavation for Basement Forms	\$1,650.00			\$4,000.00			\$1,650.00			
3	Demolition of 310 Euclid Basement		\$900.00			\$3,000.00			\$1,500.00		
4	Fill & Final Grading of the Site	\$800.00			\$3,000.00			\$2,000.00			
5	All Aspects of Moving 310 Euclid to 422 Bluff	\$18,000.00			\$25,000.00			\$17,110.00			
6	Foundation for 422 Bluff	\$7,168.00			\$25,000.00			\$31,165.00			
7	Sidewalk & C&G impacted by Water & Sewer Laterals			\$2,500.00			\$3,000.00			\$1,500.00	
8	New Sewer Lateral, Inclusive			\$5,000.00			\$1,500.00			\$4,100.00	
9	New Water Lateral, Inclusive	\$5,000.00			\$1,500.00			\$3,750.00			
10	Drain Tile, Inclusive	\$700.00			\$2,000.00			\$1,000.00			
11	Sub-Floor Plumbing, Inclusive	\$1,000.00			\$5,000.00			\$2,500.00			
12	Mobilization & Bonds	\$1,500.00			\$4,000.00			\$17,000.00			
SUB TOTALS		\$35,818.00	\$10,000.00	\$7,500.00	\$69,500.00	\$13,000.00	\$4,500.00	\$76,175.00	\$11,100.00	\$5,600.00	
TOTAL TOTAL			Rejected			\$87,000.00			\$92,875.00		

Rehab of 310 Euclid at 422 Bluff site

Line	Line Description	DBR Builders	Ballou General Contracting
1	General Disclaimer	0	0
2	Remove chimney	695	1800
3	Flat roof	4,200	3200
4	Asphalt roof	7,920	12500
5	Al wrap fascia soffit	6,532	2800
6	Gutters	1,100	850
7	Gable Vents	300	625
8	Repair Wood siding	16,950	21500
9	Alt 1A New Wood Siding	23,950	28100
10	Alt 1B Cement Board Siding	27,933	15500
11	Alt 1C Vinyl Siding	15,920	12000
12	Alt 1D Fish Scale Siding	650	2000
13	Wood Interior Windows	22,572	14750
14	Window Mods	1,600	1600
15	Basement Windows	2,100	1000
16	Al wrap doors windows	3,000	2200
17	Front porch	18,735	25000
18	Half bath addition	6,500	4500
19	Front Door	650	450
20	New Steel Doors	600	500
21	Storm Doors	555	600
22	Back Porch	2,500	1200
23	Exterior Painting	1,000	1500
24	Tree cutting	430	700
25	Garage	9,872	14000
26	Concrete Work, ROW	2,750	1500
27	Concrete Work, non ROW	5,800	2250
28	Attic Insulation	300	2200
29	Rim Joist insulation	250	500
30	Blow in insulation	2,200	2275
31	Attic Hatch	270	225
32	Interior Demo	1,700	12600
33	Basement Stairs	1,350	600
34	Drywall	4,000	8000
35	Plaster Patch	2,300	300
36	Vinyl Floor	1,100	500
37	Wall & Ceiling Texture	3,300	700
38	Interior Painting	4,000	3500
39	Wood floors	3,900	2300
40	Wood doors	470	400
41	Plane doors	150	225
42	Carpet	1,170	1600
43	Wood Trim	2,500	4000
44	Varnish	2,300	3200
45	Handrails	700	800
46	Bath Cabinets	700	1300
47	Kitchen cabinets	5,770	7800
48	Closet shelf & pole	450	180
49	Misc	700	800
50	Electrical	11,000	7400
51	Smoke Detector	250	0
52	CO Detector	350	0
53	Color Cont	150	0
54	HVAC	7,800	8000
55	Plumbing	10,000	12000
56	Alt #2 Central A/C	2,000	2285
57	Alt #3 Muntlins	2,562	800
58	Alt #4 Rosette	1,700	1400
59	Alt #5 Basement 3/4 bath	7,200	3200
60	Alt #6 Dentil molding	700	1200
61	Alt #7 Garage Cupola	450	400
62	Alt #8 Shutters	815	2000
63	Permits	300	250
64	Debris	700	1200
65	Lead Warning	350	0
66	Contingency	0	0
67	Insurance	0	0
68	P&P Bonds	5,350	9500
69	Section 3	0	0
Total Base bid cost		\$192,331.00	\$207,180.00
Funding with HOME		\$189,581.00	\$205,680.00
Funding with OTHER		\$2,750.00	\$1,500.00
Cost with least expensive siding option		\$191,301.00	\$197,680.00
Siding type		Vinyl	Vinyl
Funding with HOME		\$188,551.00	\$196,180.00
Funding with OTHER		\$2,750.00	\$1,500.00

1 City, Village or Town: Beloit		County: Rock	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 422 Bluff Street		Legal Description:		Acreage:			
Current Name & Use: Residence		Current Owner:					
Film Roll No. RO-91		Current Owner's Address:					
Negative No. 25		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 1857-1858		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 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			Map Name Bluff Street Historic District
Architectural Statement: One and one half story brick residence of Greek Revival style with returned cornice and dormers interrupting roof line. Stone lintels over main structure's windows. Late 19th century wing added to rear. Filigree porch in front of the south (side) wing.		Historical Statement:					
5 Sources of Information (Reference to Above) A Beloit Tax Records. RC HS Archives		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:		7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			Map Code BS 91/25
B		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		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			
C							
D							
E							
F							

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Euclid		
Street Address: 310 Euclid		Legal Description:		Acreage:			
Current Name & Use: residence			Current Owner:		310		
Film Roll No. RO-113	 Contact Prints	Current Owner's Address:		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Negative No. 27		Special Features Not Visible In Photographs:					
Facade Orient. N							
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Map name Bluff Street Historic District
Dates of Construction / Alteration c. 1895		Source A					
Architect and/or Builder:		Source					
3 Architectural Significance			4 Historical Significance				Map Code BS 113/27
<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			<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 simple Victorian vernacular, this two-and-a-half story clapboard house has a hipped roof with cross gables. The porch features Tuscan columns and a plain entablature.			Historical Statement:				
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"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____				
B			7 Condition				
C			<input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
D			8 District: <u>Bluff Street Historic District</u>				
E			<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>				
F			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>RM</u>				

CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 422 Bluff Street – 310 Euclid Avenue

DEMOLITION REVIEW STANDARDS	YES	NO	N/A
Whether the historic building is of such architectural or historic significance that demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State		X	
Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State		X	
Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in Section 32.01 and to the objectives of the historic preservation plan for the applicable district as adopted by the City Council		X	
Whether the historic building is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense	X		
Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture, and design or by developing an understanding of American culture and heritage		X	
Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair		X	
<i>The City purchased the subject property following a tax foreclosure proceeding in which Rock County acquired the property from a landlord who failed to maintain the property in good repair. While staff made every effort to save the 310 Euclid house, the costs to rehab and move this house to Bluff Street are close to \$280,000, which is politically and financially impossible.</i>			
Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located	X		
<i>The applicant intends to eventually construct a new single-family dwelling that is consistent with the scale, orientation, and character of the Bluff Street historic district.</i>			