

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: July 16, 2013

Agenda Item: 4

File Number: COA-2013-25

Applicant: Tiffany Fields

Owner: Donald & Tiffany Fields

Location: 340 Euclid Avenue

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.2 Acre

Request Overview/Background Information:

Tiffany Fields has submitted an application for a Certificate of Appropriateness (COA) to construct a shed on the property located at 340 Euclid Avenue. The applicant has proposed the construction of a 10' x 12' shed in the southwest corner of the property. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the construction of a new structure 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:

- The proposed shed has a relatively common design and a galvanized steel finish. The walls, doors, and roof are "eggshell" in color, and the trim is "coffee" in color. The proposed shed has overall height of approximately seven feet.
- The subject property is an Individual Historic Landmark, and a copy of the Intensive Survey Form is attached.
- The applicant has not proposed any alterations to the historic house located on this property.
- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:

- (1) *Height: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.*

With a peak height of seven (7) feet, the proposed shed is significantly shorter than the historic house, which is consistent with an accessory structure's relationship to a primary structure. With respect to height, the proposed shed is compatible with the style and character of the historic district.

- (2) *Relationship of Building Masses and Spaces: The relationship of a structure within the historic district to the open space between it and adjoining structures should be compatible.*

The proposed shed will be constructed in accordance with the specifications contained in the City's Zoning Ordinance. The specifications (e.g. setbacks) will ensure open space compatibility. Planning staff is recommending a condition that would require the shed to be constructed in the southeast corner of the property, which shields the shed from view and positions the shed closer to adjacent garages.

- (3) *Roof shape: The design of the roof should first be compatible with the architectural style and character of the landmark itself and then, if necessary, with other surrounding structures in the historic district.*

The proposed gable roof is compatible with the architectural style of the historic house.

- (4) *Scale: The scale of the structure after alteration, construction or partial demolition should first be compatible with its architectural style and character and then, if necessary, with the surrounding structures in the historic district.*

The scale of the proposed shed is compatible with the historic house and the larger historic district.

- (5) Architectural Details: Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.

The proposed materials are relatively common, contemporary materials that are readily available at home improvement stores. While they are not ideal, this is essentially a temporary structure, and Planning staff is recommending a condition dealing with location that will prevent any adverse impacts upon the 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** – 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 to construct a shed on the property located at 340 Euclid Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The shed shall be constructed in the southeast corner of the property, subject to a rear setback of three (3) feet and an interior side setback of three (3) feet.
2. Prior to construction, the applicant shall obtain a Building Permit.
3. 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 an Inspection Official.
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: Location & Zoning Map, Application, Specification Sheet, Intensive Survey Form, and COA Checklist.

Location & Zoning Map

340 Euclid Avenue

COA-2013-25



1 inch = 30 feet
0 5 10 20 30 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: July 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

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-2013-25

1. Address of property: 340 Euclid Ave

2. Parcel #: 15551525

3. Owner of record: Donald Fields Phone: (608) 314-6988 ^(Tiffany)

340 Euclid Ave Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Tiffany Fields

340 Euclid Ave Beloit WI 53511
(Address) (City) (State) (Zip)

(608) 314-6988 /
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Residential

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.)

10x12 Storage Shed to store Patio Furniture and Grill etc...

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.

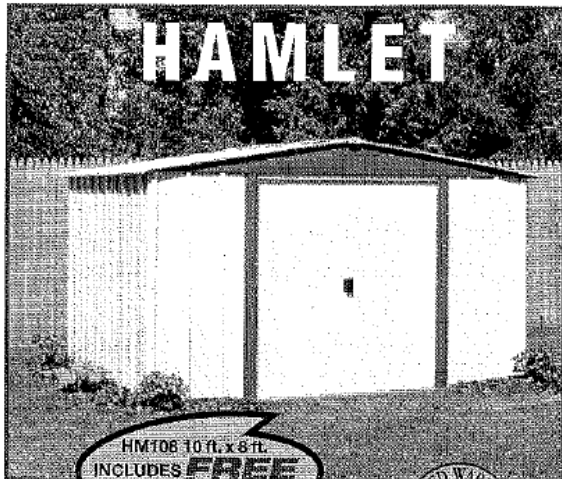
If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

Tiffany Fields Tiffany Fields June 23, 2013
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <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>July 16, 2013</u>
Application accepted by: <u>Drew Partridge</u> Date: <u>6/28/13</u>



In-Stock Steel Storage Buildings



HAMLET

HM106 10 ft. x 8 ft.
INCLUDES **FREE**
Floor Frame
KIT



Available in 6'x5', 8'x6' & 10'x8' Models
Walls & Doors: Eggshell
Roof, Jambs & Trim: Meadow Green

- Parts numbered, pre-cut, and pre-drilled for simple do-it-yourself assembly
- A roomy work area with a nearly 6 foot peak height
- Get up to **401 cubic ft. of storage**
- Durable finish: **baked-on enamel paint over galvanized steel**
- Your lowest cost storage solution
- Available in three different sizes

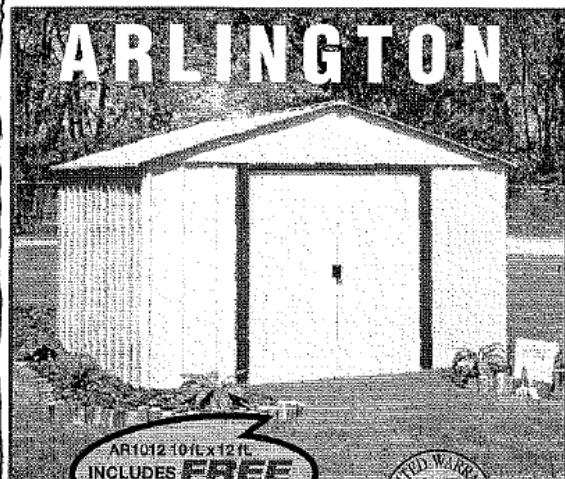
Floor Frame Kits

- 6' x 5' Building: FB5465, 8' x 6' Building: FB106-A

Hamlet Specifications

MODEL	SIZE*	STORAGE AREA		INTERIOR DIMENSIONS			DOOR OPENING		RECOMMENDED FOUNDATION SIZE	
		Sq. Ft.	Cu. Ft.	Width	Depth	Height	Width	Height	Width	Depth
HM85	6' x 5'	27'	142'	71 1/4"	54 1/4"	66 3/4"	32"	58"	74"	57"
HM85	8' x 6'	43'	230'	94 3/4"	65"	66 3/4"	43 1/2"	58"	97 1/2"	68 3/4"
HM106	10' x 8'	74'	401'	116 3/4"	80"	69 3/4"	55 1/2"	58"	121"	92 3/4"

* Exterior dimensions rounded to nearest foot. All buildings must be anchored.



ARLINGTON

AR1012 10 ft. x 12 ft.
INCLUDES **FREE**
Floor Frame
KIT



Available in 10' x 8' & 10' x 12' Models
Walls, Doors & Roof: Eggshell
Jambs & Trim: Coffee

- Parts numbered, pre-cut, and pre-drilled for do-it-yourself assembly
- A 62 inch wall height and a roof peak of nearly 7ft. high provides **more head room** to work in and **extra storage capacity** for tall items
- Get up to **686 cubic ft. of storage**
- Durable finish: **baked-on enamel paint over galvanized steel**
- **Wide door opening 55 1/2" x 60"** fits most tractor mowers
- Your lowest cost storage solution

Floor Frame Kits

- 10' x 8' Building: FB109-A

Arlington Specifications

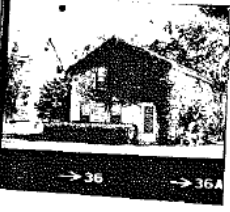
MODEL	SIZE*	STORAGE AREA		INTERIOR DIMENSIONS			DOOR OPENING		RECOMMENDED FOUNDATION SIZE	
		Sq. Ft.	Cu. Ft.	Width	Depth	Height	Width	Height	Width	Depth
AR108	10' x 8'	74'	440'	118 1/4"	90"	80 1/2"	55 1/2"	60"	121"	92 3/4"
AR1012	10' x 12'	115'	686'	118 3/4"	140 1/4"	80 3/4"	55 1/2"	60"	121"	143 3/4"

* Exterior dimensions rounded to nearest foot. All buildings must be anchored.

RECONNAISSANCE SURVEY FORM

Historic Preservation Division

State Historical Society of Wisconsin

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Euclid		
Street Address: 340 1/2 Euclid		Legal Description:		Acreage:			
Current Name & Use: Residence		Current Owner: Dorothy Schuler		Number 340 1/2			
Film Roll No. RO-91		Current Owner's Address: 2652 Riverside Drive, Beloit, Wisconsin					
Negative No. 36		Special Features Not Visible In Photographs:					
Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Original Name & Use: Philip Frederick House		Source B	Previous Owners	Dates	Uses	Source	Town
Dates of Construction/Alteration c. 1856		Source A					
Architect and/or Builder:		Source					Section
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		Map Name City Engineer's			
Architectural Statement: One and one-half story Greek Revival style limestone cottage with returned cornices; among the best stone houses in Beloit. Frame wing to rear.		Historical Statement: Philip Frederick was the great grand-father of Katherine and Paul Frederick, prominent Beloit residents. (B)					
5 Sources of Information (Reference to Above) A Visual estimate of surveyor B Information obtained from Katherine Frederick by Reconnaissance Surveyor in 1975. C D : :		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <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: <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____		Map Code CE 91/36			
		9 Opinion of National Register Eligibility <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: Ra					

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: 340 Euclid 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