

CITY OF BELOIT

REPORT TO THE LANDMARKS COMMISSION



Meeting Date: June 20, 2017

Agenda Item: 3

File Number: COA-2017-09

Applicant: Ruben Rodriguez

Owner: Ruben Rodriguez

Location: 130 Bluff Street

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

Existing Land Use: Vacant Land, Residential

Parcel Size: .55 Acre

Request Overview/Background Information:

Ruben Rodriguez has submitted an application for a Certificate of Appropriateness (COA) to allow the installment of a wood frame enclosure on the property located at 130 Bluff Street. This project includes a 36 ft. by 18 ft. by 10 ft. wooden frame enclosure that was built without prior approval. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an 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 #1.

Key Issues:

- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criterion is relevant to this application:
 - (1) *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.*
 - The enclosure was built without a building permit or COA approval.
 - This structure was built to enclose and protect a garden. The structure does not meet the zoning requirements for a fence or a detached structure. Chicken wire is not approved material.
 - The material, size, color, detail, and hardware of the wood frame enclosure must be taken into consideration.
 - This property no longer contains the original structure and is no longer a contributing property to the Bluff Street Historic District.
- No person shall install a fence without first obtaining a permit, per section 8-300, (g), of the Beloit Zoning Code.
- Temporary fences to protect plants are allowed without a permit so long as it complies with setback requirements and cannot be erected for more than 45 days unless approved in writing by the zoning officer.
- Fences consisting of chicken wire, deer fence, hog wire, and high-tensile wire strands are prohibited in all areas except the DH zoning district.

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 **denial** of a Certificate of Appropriateness to allow the installment of a wood framed enclosure on the property located at 130 Bluff Street.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Photos, Intensive Survey Form, & COA Checklist

Location & Zoning Map

130 Bluff Street

COA-2017-09



1 inch = 47 feet

0 5 10 20 30 Feet

Legend

 Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: May 30, 2017
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-2017-09

1. Address of property: 130 Bluff St

2. Parcel #: 13550360

3. Owner of record: _____ Phone: (608) 295-6482

322 Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Ruben Rodriguez

322 Kenwood Ave Beloit 53511
(Address) (City) (State) (Zip)

(Office Phone #) (608) 295-6482 (Cell Phone #) Secondtononeproperties@gmail.com (E-mail Address)

5. Present use of property: _____

6. The following action is requested:

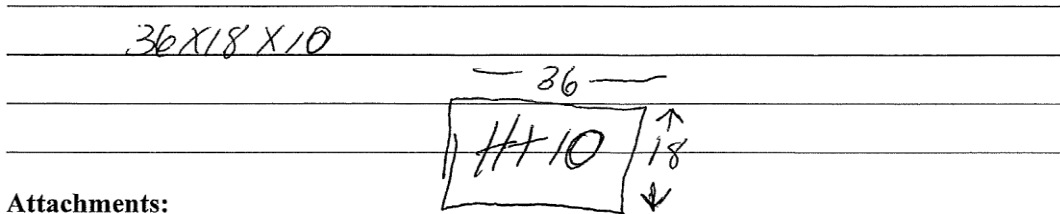
- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
 - Roof repair/replacement
 - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
 - Private sidewalk and driveway repair/replacement 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.)



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): Green house

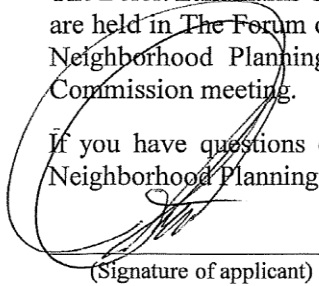
9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

- 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).

 _____ Ruben Rodriguez 6/18/17
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ _____	
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.	
Scheduled meeting date: _____	
Application accepted by: _____	Date: _____



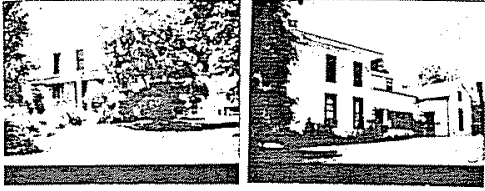






05/18/2017 09:52

INITIAL SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 Beloit		County: Rock	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff Kenwood		
Street Address: 130 Bluff & 312 A & B Kenwood		Legal Description:	Acreage:				
Current Name & Use: Residence		Current Owner:					
Film Roll No. RO-90 *RO-103		Current Owner's Address:					
Negative No. 14, 15 *8			Special Features Not Visible In Photographs:		Number 130 312 A & B		
Facade Orient. E			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
Original Name & Use: 2		Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration 1857		Source A					
Architect and/or Builder:		Source					
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: <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		Section		Map Name Bluff Street Historic District	
Architectural Statement: Two story transitional Greek Revival/Italianate wood frame residence with hip roof and gable wings. Tall symmetrical windows penetrate clapboard siding.		Historical Statement:					
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B C D E F		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 90/14	
		8 District: <u>Bluff Street Historic District</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>PH</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>R</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: 130 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