

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: November 20, 2018 **Agenda Item:** 4 **File Number:** COA-2018-35
Applicant: Miguel Cepeda **Owner:** Miguel Cepeda **Location:** 726 Bluff Street
Existing Zoning: R-1B, Single-Family **Existing Land Use:** Single-Family Rental **Parcel Size:** 0.16 Acre

Request Overview/Background Information:

Miguel Cepeda has submitted an application for a Certificate of Appropriateness (COA) to replace the soffit and fascia on the residential structure located at 726 Bluff Street. This property is located in the Bluff Street Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

Key Issues:

- Code Enforcement issued a citation for the repair and maintenances of the exterior of the structure.
 - The applicant has have been approved through a staff approved COA for re-roofing the residential structure.
 - The applicant would like to remove the soffit and fascia and replace the materials with aluminum products by Sell Even Building Product.
 - The Beloit Intensive survey stated this property is a late picturesque/Queen Anne architectural style contributing 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 COA checklist is attached.
 - *Section 32.06(5) of the Historic Preservation Ordinance establishes Specific Review Criteria:*
 - (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 in the historic district.*The applicant must select a design and materials for the improvements that are consistent with both the current colors and design style. The proposed projects will enhance the appearance and value of the subject property and surrounding properties.
 - Per new state of Wisconsin law "In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities" Wis. Stat. 62.23(7)(em)(2m)
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
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Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to repair and replace soffit and fascia at 726 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.

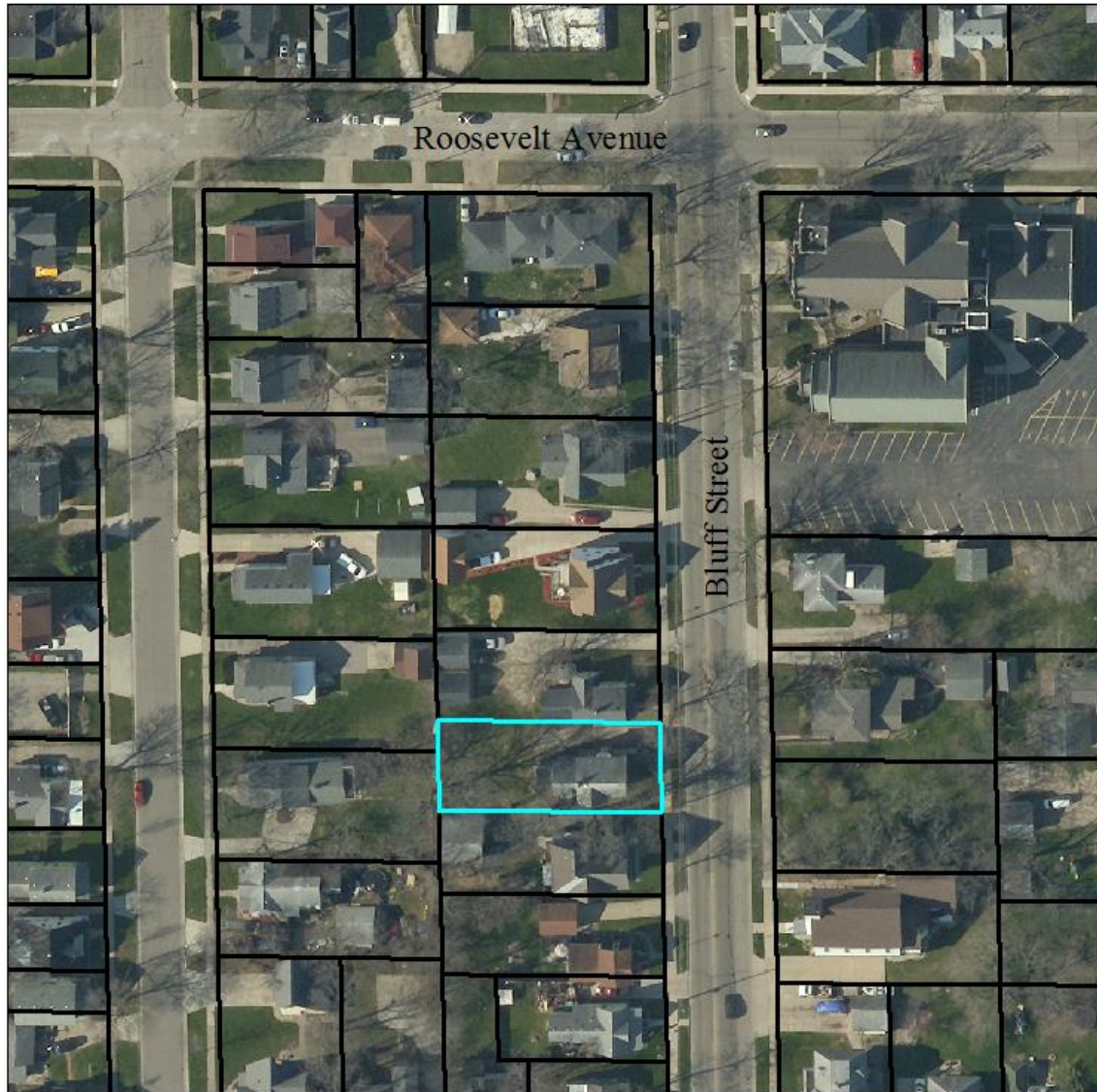
2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by May 1, 2019.
3. Any changes or additions to this COA must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.
4. The applicant shall obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.

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

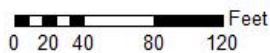
Location & Zoning Map

726 Bluff Street



COA-2018-35



1 inch = 84 feet

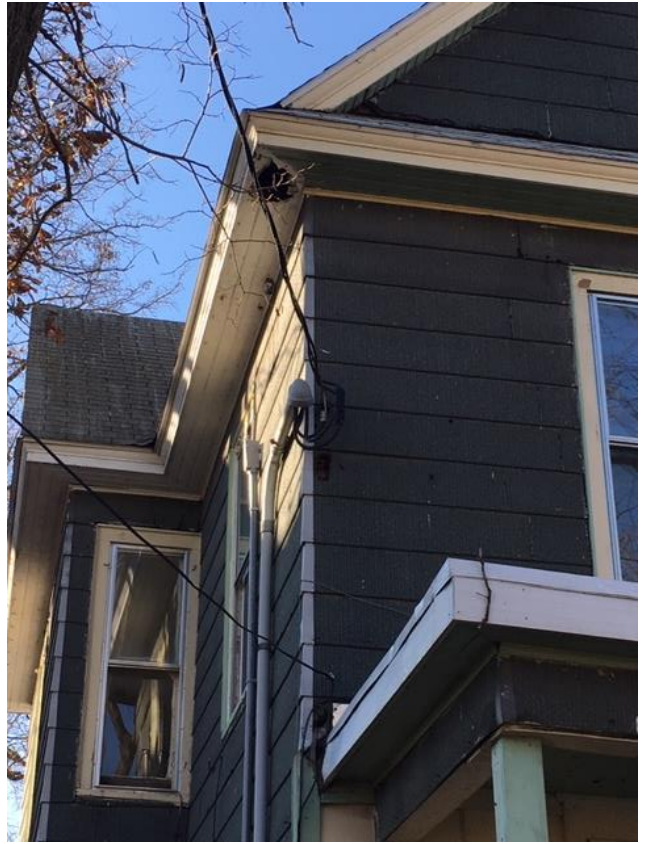


Legend

-  City Limits (Corp Poly)
-  Parcel Poly

Map prepared by: Hilary Rottmann
Date: November 2018
For: City of Beloit Planning & Building
Date of Aerial Photography: April 2016

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-201835

1. Address of property: 726 BLUFF ST.

2. Parcel #: 13570715

3. Owner of record: MIGUEL CEPEDA Phone: 815-243-7878

4. Applicant's Name: MIGUEL CEPEDA

(Address)

(City)

(State)

(Zip)

P.O. Box 706 SOUTH BELOIT IL 61080

(Address)

(City)

(State)

(Zip)

1 815-243-7878 1 MYTEAHOMES@GMAIL.COM

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of property: SINGLE FAMILY

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.)

REPLACE FLAT ROOFS, SOFFIT + FACIA THAT IS ROTTED
REPLACE MISSING SHINGLES ON ROOF

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.

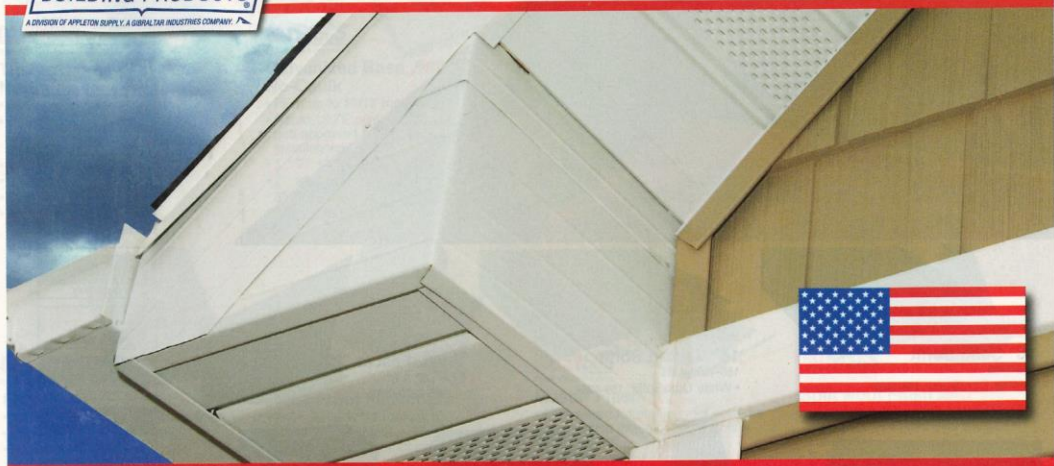
If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

Miguel Cepeda MIGUEL CEPEDA 10-12-18
 (Signature of applicant) (Print name) (Date)

Review fee: **\$50.00* / \$25.00* if staff approved** Amount paid: \$ 50.00 - Part of 2
 * Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
 Scheduled meeting date: 11/20/2018
 Application accepted by: Melany Rottmann Date: 10/31/2018











**Lifetime Warranty • No Maintenance
Professional Appearance**




COMPLETE ALUMINUM SOFFIT & FASCIA SYSTEM

Baked-on polyester finish • Easy to cut and handle • Square channel profile
 12" x 12' and 16" x 12' solid or vented panels • 4", 6", 8" and 10" x 12' smooth .024 fascia • 6" and 8" x 12' textured .019 fascia 157-1402-2652

<p>Solid Panel</p>  <p>12" 157-1467 16" 157-1474</p>	<p>Vented Panel</p>  <p>12" 157-1470 16" 157-1487</p>	<p>Smooth Fascia</p>  <p>157-1606, 1583</p>	<p>Rustic Fascia</p>  <p>157-1567, 1570</p>
<p>Frieze Runner</p>  <p>157-1937</p>	<p>J-Trim</p>  <p>157-1965</p>	<p>Double Channel</p>  <p>157-1952</p>	<p>Trim Coil</p>  <p>Matching trim coil available</p>

							
Almond	Bronze	Coffee	Copper Penny	Evergreen	Gray	Heritage Gray	Hunter Green
							Matching Nails Available
Hickory	Khaki	Royal Brown	Sandstone	Sand Tone	Terra Bronze	White	

1 City, Village or Town: Beloit		County: Rock	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff		
Street Address: 726-726½, 726B-726½B Bluff		Legal Description:		Acreage:			
Current Name & Use: Residences (multiple)		Current Owner:					
Film Roll No. R0-103		Current Owner's Address:					
Negative No. 15		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
Dates of Construction/Alteration 1896-1897		Source A					
Architect and/or Builder:		Source					
3 Architectural Significance		4 Historical Significance				Section	
<input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: None		<input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None					
Architectural Statement: A two story plus attic late picturesque/Queen Anne style residence with story and a half oriel on side supported by large bracket. Lower front facade is board and batten while remaining facade is asbestos sided. Second story front window contains arch detail. Former barn to rear with 4 over 4 sash and some board and batten siding. Now a residence.		Historical Statement:				Map Name Bluff Street Historic District	
5 Sources of Information (Reference to Above) A Beloit Tax Records, RCHS Archives		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRRP <input type="radio"/> landmark <input type="radio"/> other:				Map Code BS 103/15	
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: R date: 8/1/81					
E		9 Opinion of National Register Eligibility <input type="radio"/> eligible <input checked="" type="radio"/> not eligible <input type="radio"/> unknown					
F		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R					

726
~~726~~



DEMOLITION C.O.A.
APPROVED 10/19/83

Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 726 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

MISCELLANEOUS PAYMENT RECPT#: 4458197
CITY OF BELOIT
100 STATE STREET
BELOIT WI 53511

DATE: 10/22/18 TIME: 14:59
CLERK: register2 DEPT: HOUSING SV
CUSTOMER#: 58032
CEPEDA, MIGUEL A
COMMENT:

CHG: CERTC CERTIFICATE OF 50.00

AMOUNT PAID: 50.00

PAID BY: HEARTLAND RESTORATIO
PAYMENT METH: CHECK

REFERENCE:

AMT TENDERED: 50.00
AMT APPLIED: 50.00
CHANGE: .00