

CITY OF BELOIT

REPORT TO THE LANDMARKS COMMISSION



Meeting Date: May 16, 2017

Agenda Item: 3

File Number: COA-2017-08

Applicant: Kevin Larson & Nicolette Meister

Owner: Kevin Larson & Nicolette Meister

Location: 731 Harrison Avenue

Existing Zoning: R-1B, Single Residential.

Existing Land Use: Residential

Parcel Size: 0.42 Acres

Request Overview/Background Information:

Kevin Larson & Nicolette Meister have submitted an application for a Certificate of Appropriateness (COA) to allow the installment of a chicken coop and run on the property located at 731 Harrison Avenue. 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 residential structure is contributing to this historic district, as shown the attached intensive survey.
 - The 3' by 6' chicken coop will be made of plywood, treated lumber, and a metal roof. The chicken run will be approximately 50 square ft.
 - The chicken coop and run will meet all setback requirements, and it will not be visible from the road.
 - The material, size, color, detail, and hardware of the proposed chicken coop and run must be taken into consideration.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends ***approval*** of a Certificate of Appropriateness to allow the installment of a chicken coop and run on the property located at 731 Harrison Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The installment of the coop and run shall be completed by May 16, 2018.
2. A valid chicken permit shall be obtained before harboring chickens on this property.
3. 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, Photos, Intensive Survey Form & COA Checklist

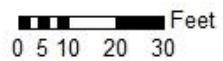
Location & Zoning Map

731 Harrison Avenue

COA-2017-08



1 inch = 35 feet



Legend

 Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II
Date: April 21
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-2017-08

1. Address of property: 731 Harrison Ave.
2. Parcel #: 266 13670335
3. Owner of record: Nicolette Meister & Kevin Larson Phone: 414-418-2180
731 Harrison Ave Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Nicolette Meister
731 Harrison Ave. Beloit WI 53511
(Address) (City) (State) (Zip)
608-363-2305 | 414-418-2180 | meistersn@beloit.edu
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Primary residence
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.)

Construction of a chicken coop and run in conjunction with previously submitted chicken permit application. Coop constructed of plywood and treated lumber. Located behind detached garage; not visible from street. Roof, custom metal roof, Menards special order.

8. Attachments:

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.) *see attached.*
- Sketches, drawings, building and streetscape elevations, and/or annotated photos *Sketch submitted with chicken permit*
- Exterior photos
- Specifications (materials) for the project *see above: treated lumber, plywood*
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work *~ \$300*
- 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).

Nicolette Meister *Nicolette Meister* *5/2/17*
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 50.00
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: _____
Application accepted by: *Rudolf M...* Date: *5/2/17*

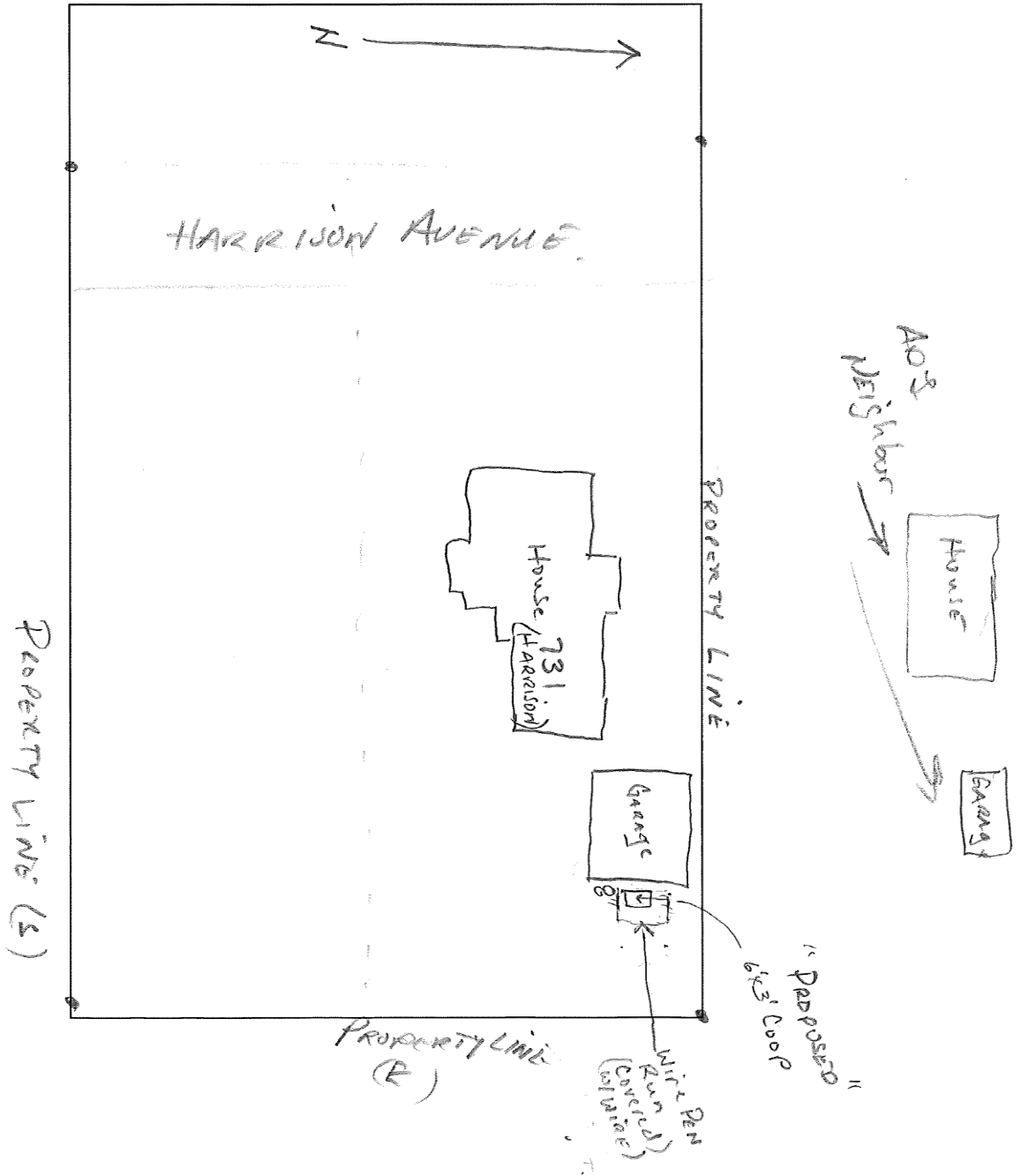
Scaled Drawing (Required)

Show:

- Property Lines & North Arrow
- Your House & Accessory Structures
- Coop & Run Location
- All Setbacks

Setbacks:

- Coop & run must be in rear yard area, and are prohibited in front & side yard areas.
- Coop & run must be at least 10 feet from your house.
- Coop & run must be at least 10 feet from your property lines (3 feet from alleys).
- Coop & run must be at least 20 feet from all neighboring houses.



PLANS FOR BUILDING YOUR AWESOME BACKYARD COOP

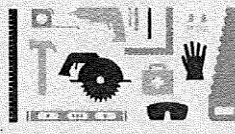


One of your first steps toward keeping chickens is to make them a home. Depending on price and taste, coops range from simple structures to trendy big mansions. The plans below have all the directions for building a really affordable coop that you and your birds can love.

18 SQUARE FEET
INTERIOR OF COOP

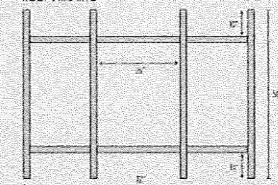
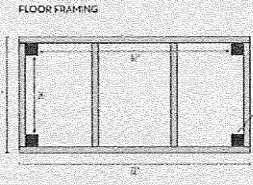
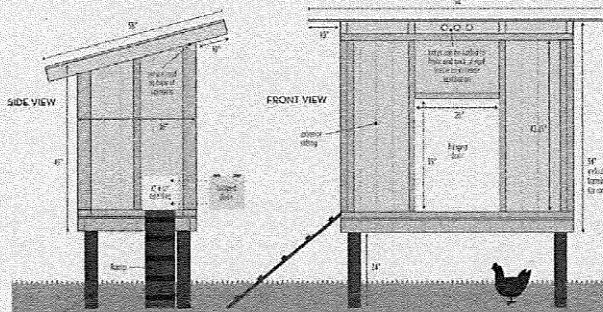


TOOLS



MATERIALS

GENERAL	FLOOR ASSEMBLY	ROOF ASSEMBLY
6x8x6 wood studs	1x12x6 1" (1)	1x12x6 1" (1)
1x4x4x8 trim	1x12x6 1" (2)	1x12x6 1" (1)
1x4x4x8 trim	1x4x4x8 trim (10)	1x4x4x8 trim (10)
1x4x4x8 trim (10)	1x4x4x8 trim (10)	1x4x4x8 trim (10)
1x4x4x8 trim (10)	1x4x4x8 trim (10)	1x4x4x8 trim (10)
1x4x4x8 trim (10)	1x4x4x8 trim (10)	1x4x4x8 trim (10)
1x4x4x8 trim (10)	1x4x4x8 trim (10)	1x4x4x8 trim (10)
1x4x4x8 trim (10)	1x4x4x8 trim (10)	1x4x4x8 trim (10)
1x4x4x8 trim (10)	1x4x4x8 trim (10)	1x4x4x8 trim (10)



TIME & COST

For the most accurate estimate of cost, please use the materials list and check your local prices for lumber and hardware. Some local hardware stores may offer special pricing.

APPROXIMATE COST
\$300 OR LESS

APPROXIMATE BUILD TIME
3-4 DAYS

STEPS

Before you begin building, we urge you to do your own research, get extra help, and modify these plans as needed. Also, have big fun! The following steps provide a broad outline of how to construct your coop. If you're new to building, consider enlisting the help of a professional contractor. Your local hardware store can be a good resource.


1. Start with the 2 posts, anchoring them underground with concrete footings. Then frame the floor framing (1x12) for covering the floor and attach the 2x4x8 trim to the floor framing.
2. Attach 2x4x8 trim to the plywood floor. Finish with the floor's outer edge (1x4 trim) and attach the 1x12x6 joists to the 2x4x8 trim. Next, frame the remainder of the walls. Following the front, now attach the 1x12x6 trim to the floor above.
3. The roof may be built separately and completed later called over. Use 1x12x6 rafters and 1x12x6 ridge. Attach the 1x12x6 ridge and the 1x12x6 rafters to the 2x4x8 trim and the 1x4x4x8 trim as per the plan.

GOOD TO KNOW:


- All exterior surfaces should be painted or stained.
- We strongly recommend using a heavy-duty roofing felt or underlayment on the roof. This will help to prevent leaks and provide extra protection for the roof.
- To provide extra protection for the roof, install a heavy-duty roofing felt or underlayment on the roof. This will help to prevent leaks and provide extra protection for the roof.

Wisconsin Livestock Premises Registration Card

Below is your Premises registration card. Please printout this sheet and cut-out the card below.

Wisconsin Livestock Premises Registration Card	
Nicolette B Meister 731 HARRISON AVE BELOIT, WI, 53511-5529	
Livestock Premises Code: 00NC2P5	
First issue date: 04/25/2017 Expiration date: 07/31/2019	

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Harrison		
Street Address: 731 Harrison		Legal Description:		Acreage:			
Current Name & Use: Residence		Current Owner: Edward E. Grutzner					
Film Roll No. RO-102		Current Owner's Address: Same				Number 731	
Negative No. 10		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 731
Dates of Construction / Alteration 1883		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	
Architectural Statement: <p>Late vernacular Greek Revival two story plus attic clapboard house. Gable roof has pointed arch narrow Gothic window in attic. Unbroken eave line. Small front porch is later; front of house, however, is substantially unaltered. Shaped flat lintels over 2-over-2 windows; brick chimney added. Windows have shutters. To the side is an extended rectangular bay with a mansard roof. Additions to rear.</p>		Historical Statement:				Map Name Near East Side Historic District	
5 Sources of Information (Reference to Above) A Verbal statement of owner to surveyor, July, 1980		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:				Map Code NES 102/10	
B	7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins						
C	8 District: Near East Side Historic Dist. <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 checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown						
F	<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R						

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: 731 Harrison 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