

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 21, 2011

Agenda Item: 4

File Number: COA-2011-06

Applicant: Navor Ramos

Owner: Navor Ramos

Location: 910 Emerson Street

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

Existing Land Use: Single-Family Dwelling

Parcel Size: 0.13 Acre

Request Overview/Background Information:

Navor Ramos has submitted an application for a Certificate of Appropriateness (COA) to construct a detached garage for the property located at 910 Emerson Street. The applicant has proposed the construction of a 22' x 24' garage in the southeast corner of the parcel. 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 #4.

Key Issues:

- As shown on the attached plot plan and specification sheets, the applicant has proposed the construction of a two-stall garage that includes a gable roof, vinyl siding that is grey in color, shingles that are "burnt sienna" in color, and vinyl soffit & fascia that are white in color. In addition to the aluminum overhead door, the proposed garage includes a steel service door and one aluminum-framed window. Material samples will be distributed during the meeting.
- During the Beloit Intensive Survey, the house on this property was classified as a 'contributing' structure within the College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
- 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 twelve (12) feet, the proposed garage is shorter than the historic house, which is consistent with an accessory structure's relationship to a primary structure. With respect to height, the proposed garage 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 detached garage 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.

- (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 garage is compatible with the historic house and the larger historic district.

- (5) *Directional Expression: Facades in historic districts should blend with other structures with regard to directional expression.*

Like the historic house, the proposed garage will face Emerson Street.

- (6) *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, most of the proposed materials are compatible with the house and the larger historic district. However, the applicant has proposed the use of vinyl double 4" lap siding that does not have a smooth or brushed stroke finish. The proposed siding is incompatible with the house and the larger historic district, and staff is recommending a condition of approval to address this issue.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
 - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
 - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
 - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and 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 Neighborhood Planning Division recommends approval of a Certificate of Appropriateness to construct a detached garage for the property located at 910 Emerson Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. With the exception of the siding, the applicant shall use the materials that were described and illustrated in the application and attachments.
2. Prior to issuance of a Building Permit, the applicant shall submit a revised vinyl siding material sample for Planning staff review and approval. The vinyl siding shall have a smooth or brushed stroke finish.
3. All work shall be completed by December 31, 2011.
4. The proposed detached garage shall meet all applicable specifications contained in the City's Zoning Ordinance. This includes, but is not limited to, an interior side setback of three feet and a rear setback of three feet.
5. 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.
6. The applicant shall obtain a Building Permit. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

Fiscal Note/Budget Impact: N/A

Attachments: Photo, Application, Plot Plan, Specification Sheets, Intensive Survey Form, and COA Checklist.



CITY of BELOIT

NEIGHBORHOOD PLANNING 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-2011-06

1. Address of property: 910 EMERSON Street pp

2. Parcel #: 13670230

3. Owner of record: JERRY AVAKIAN Phone: 289-6221

749 HARRISON BELOIT
(Address) (City) (State) (Zip)

4. Applicant's Name: NAVOR RAMOS

910 EMERSON BELOIT WI 53511
(Address) (City) (State) (Zip)

346-7498
(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.)

NEW 2 CAR GARAGE - DETACHED

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).

✓ NAVOR RAMOS NAVOR RAMOS 4-19-11
(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>June 21, 2011</u>	Date: <u>4/27/11</u>
Application accepted by: <u>D. Pennington</u>	

Parcel # _____

Permit# _____

PLOT PLAN

Street Address 910 EMERSON

Lot _____ Block _____ Subdivision _____

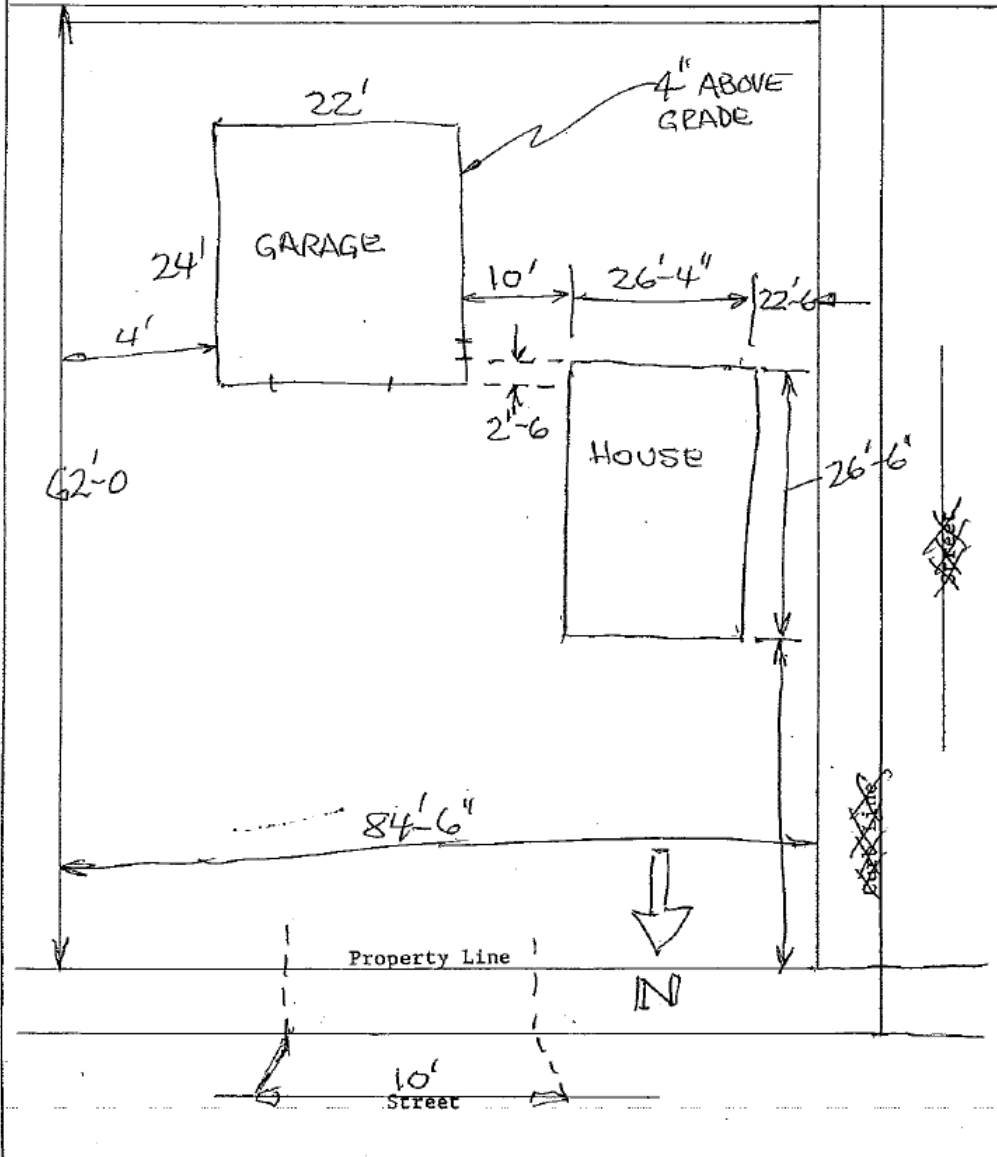
Interior Lot

Corner Lot

Thru Lot

Show The Following

- 1. All Existing & Proposed Buildings
- 2. All Lot Dimensions
- 3. All Yard Dimensions
- 4. Building Dimensions
- 5. Location of Drive & Opening Width at Curb
- 6. Elevation of Curb at Lot Corners extended
- 7. Finish Grade At Lot Corners
- 8. Finish Grade At Building Corners
- 9. North Arrow
- 10. Elevation at top of Foundation Wall.



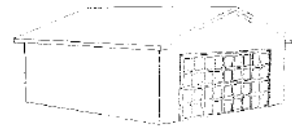
Items Selected:

Gable roof w/ 4/12 pitch, standard trusses 2' O.C.
 Truss Design Location Zip Code: 53511
 2x4 Wall Framing Material
 22" Wide X 24" Deep X 8' High
 Vinyl Double 4" Lap Siding
 - H. Gray
 7/16" OSB Wall Sheathing
 12" gable/12" eave overhangs
 7/16" OSB Roof Sheathing
 25 yr. Castlebrook, Burnt Sienna Shingles
 White Vinyl Soffit & Fascia
 White Regular Roof Edge
 White Vinyl Overhead Door Jamb

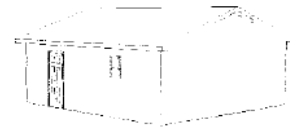
Options Selected:

The options you have selected are:
 15 LB Roof Felt

Front View



Back View



Today's estimated base price: \$2,093.99

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galvanized Regular Roof Edge, 8" Textured Vertical Hardboard Siding, No Service Doors, No Overhead Doors, No Windows, or Any Other Options.

Today's estimated price: \$3,547.18

If purchased today, you save: \$277.22

Monthly BIG Card payment: \$99.62

***** Take this sheet to the Building Materials counter to purchase your materials. *****

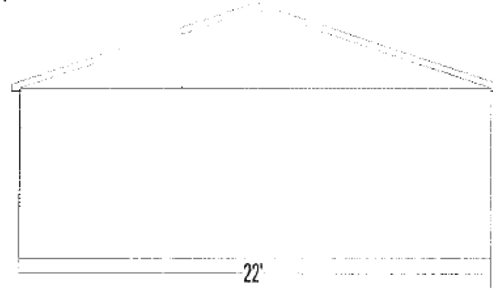
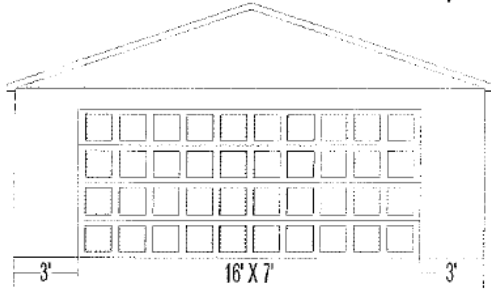
All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimensions and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE, THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

Design # 56691

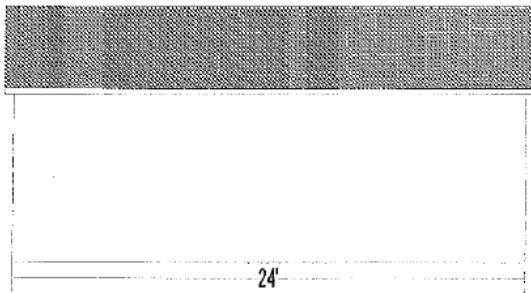


*** Here are the wall configurations for your design.

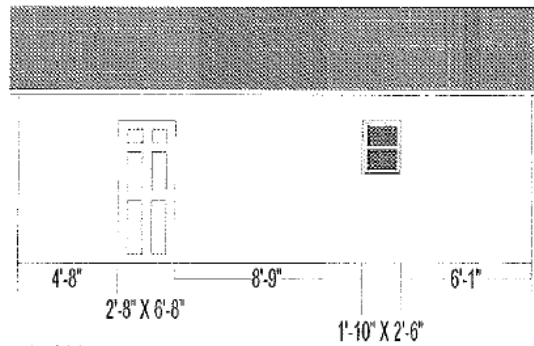
Illustration May Not Depict All Options Selected



Gable Front View
(1) - 16X7 WHITE NONINSL RAISEDPNL EXTSP M5ST



Eave Front View

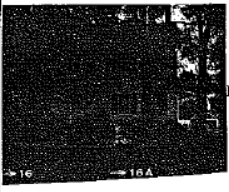


Eave Back View
(1) - CM1 6-PANEL STEEL DOOR PH32X80 RH SB
(1) - 22"X30" WHITE ALUM SH UTILITY C60

Building Size: 22 feet wide X 24 feet long X 8 feet high
Approximate Peak Height: 12 feet 0 inches (144 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

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 Emerson		
Street Address: 910 Emerson		Legal Description:	Acreage:				
Current Name & Use: residence		Current Owner:					
Film Roll No. RO-117	 Prints	Current Owner's Address:					
Negative No. 16		Special Features Not Visible In Photographs:					
Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction / Alteration c. 1925		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					Map Name Near East Side Historic District
Architectural Statement: A modest Colonial Revival, this 2-story frame house has the regular fenestration of the style with none of the detail.		Historical Statement:					
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:					Map Code NHS 117/16
B		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C		8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>					
D		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>					
E							
F							

CITY of BELOIT

Neighborhood Planning Division

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

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 910 Emerson 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