CITY OF BELOIT



REPORT TO THE LANDMARKS COMMISSION

Meeting Date: April 18, 2017 Agenda Item: 4 File Number: COA-2017-02

Applicant: Diep Phan & Amrish Owner: Diep Phan & Amrish Location: 847 Park Avenue

Chourasia Chourasia

Existing Zoning: R-1B, Single Existing Land Use: Residential Parcel Size: 0.11 Acre

Residential

Request Overview/Background Information:

Diep Phan has submitted an application for a Certificate of Appropriateness (COA) to allow the replacement of the existing siding on the residential structure located at 847 Park 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:

- Prior COA approval was granted for the installation of an air conditioning system, repairs to the front porch, repairs to the front siding, installation of a new roof, installation of new roof vents, and installation of new gutters.
- 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) <u>Architectural Details</u>: 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 property located at 847 Park Avenue is contributing to the Near East Side Historic District according to the attached Intensive Survey form.
 - New siding will match the materials, size, color, and detail of the existing siding and will be historically appropriate in design.
- 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 <u>approval</u> of a Certificate of Appropriateness to allow repairs to the existing siding at 847 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

- 1. This approval authorizes repairs to the existing siding that the Landmarks Commission determines to be necessary and appropriate.
- 2. All work shall be completed by March 21, 2018.
- 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, and previously approved COA Certificate.

Location & Zoning Map

847 Park Avenue COA-2017-02





1 inch = 29 feet

04.28.5 17 25.5

Legend

Zoning District

COB Parcels

Map prepared by: Rudy Moreno, Planner II

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

(Pl	ease Type or Print)	File Number:	04-2017-02				
1.	Address of property: 847	Park Ave, Beloit, WI					
2.	Parcel #:13670710						
3.	Owner of record: Diep P	han & Amrish Chourasia	Phone: 608-6	609-9095			
	847 Park Ave	Beloit	WI	53511			
	(Address)	(City)	(State)	(Zip)			
4.	Applicant's Name: Amris	n Chourasia					
	847 Park Ave	Beloit	WI	53511			
	(Address)	(City)	(State)	(Zip)			
		/ 608-609-9095	/_amrishc@	gmail.com			
	(Office Phone #)	(Cell Phone #)	(E-mail Address)				
5.	Present use of property:_	Residence					
ó.	The following action is requested:						
	Approval of COA by Landmarks Commission (projects not listed below)						
	Approval of COA by staff: (Check all that apply) [X] Roof repair/replacement						
	X Roof repair/repla	cement					
		cont use of property: Residence Collowing action is requested: pproval of COA by Landmarks Commission (projects not listed below) pproval of COA by staff: (Check all that apply) X 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)					
				ally appropriate			
	[] 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 fer	ices					
	[] Storm window/st	orm door repair or replacen	nent				
	[] Installation of gla	ss blocks in basement wind	low 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.)			
	1) Installation of air conditioning 2) Front Porch repairs			
	3) Siding repairs 4) Installation of new roof and roof vents			
	5) Gutter Installation 6) Siding and insulation			
	(additional sheets attached)			
8.	Attachments:			
	Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)			
	[X] Sketches, drawings, building and streetscape elevations, and/or annotated photos			
	[X] Exterior photos			
[X] Specifications (materials) for the project				
	[X] Phased development plan for the project (if proposed in phases)			
	[] Inspection report (required for demolition requests only)			
	Cost estimates for all the proposed work			
	[X] Other (please explain): Previous COA for gutter installation			
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			
NO	OTE:			
	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			
	ighborhood Planning Division by the filing deadline date prior to the next Landmarks mmission meeting.			
	you have questions or need assistance in completing this form, contact the City of Beloit			
	ghborhood Planning Division (364-6700).			
	1.1			
(/ Amrish Chourasia / 03/02/2017			
	(Signature of applicant) (Print name) (Date)			
Rev	view fee: \$50.00* / \$25.00* if staff approved Amount paid: \$50.00			
	eview fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.			
	neduled meeting date: 3 / 2 / 1/1			
App	plication accepted by: Date: 3/0 2/11			

6 Siding and Insulation

The siding on the east, south and west (above porch) of the house is in need of repair due to exposure to the elements. The north side is shielded due to the presence of 849 Park Ave and is in reasonably good shape.

I intend to replace the current siding with an engineered wood siding. The siding and trim is made up of wood strands that are coated with a resin binder and compressed to create boards. The boards are also treated with zinc-borate to protect against termites and rot. The boards are coated with a moisture-resistant overlay that is embossed with a cedar-grain pattern for an authentic appearance. The color of siding and trim will be matched as close as possible to the existing colors (brick red for siding and white for trim).

The informational/promotional material from an engineer ded wood siding manufacturer is included with the application.

During residing, the plan is to blow in insulation in the walls when the existing siding has been removed.



Figure 5: East View of House

¹paraphrased from bobvila.com



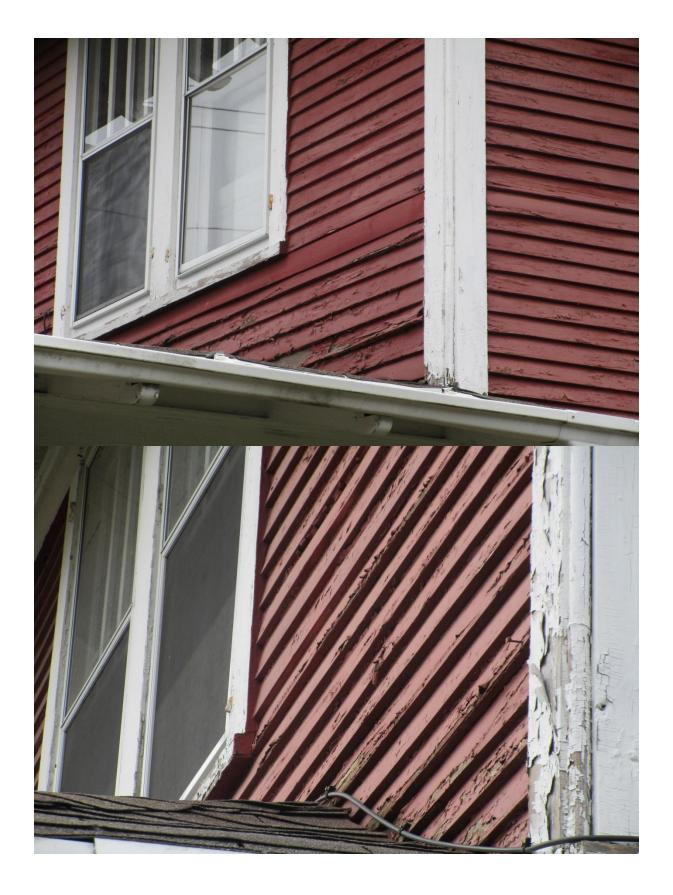
Figure 6: South View of House

7 Phasing Plan

Items 1 thru 5 will be completed in 2017. Item 6 will be completed in 2018.



Front Wall

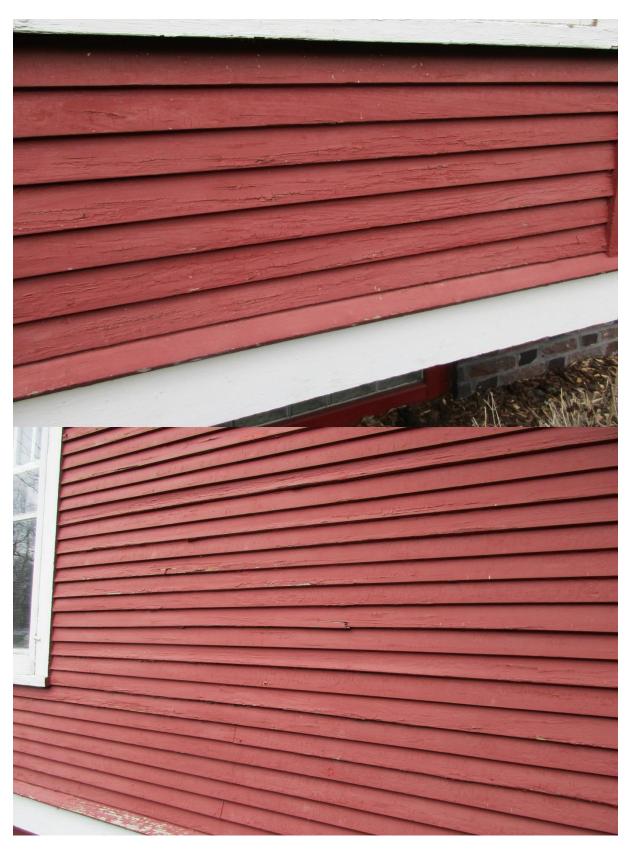


Font Wall (Southwest Corner)

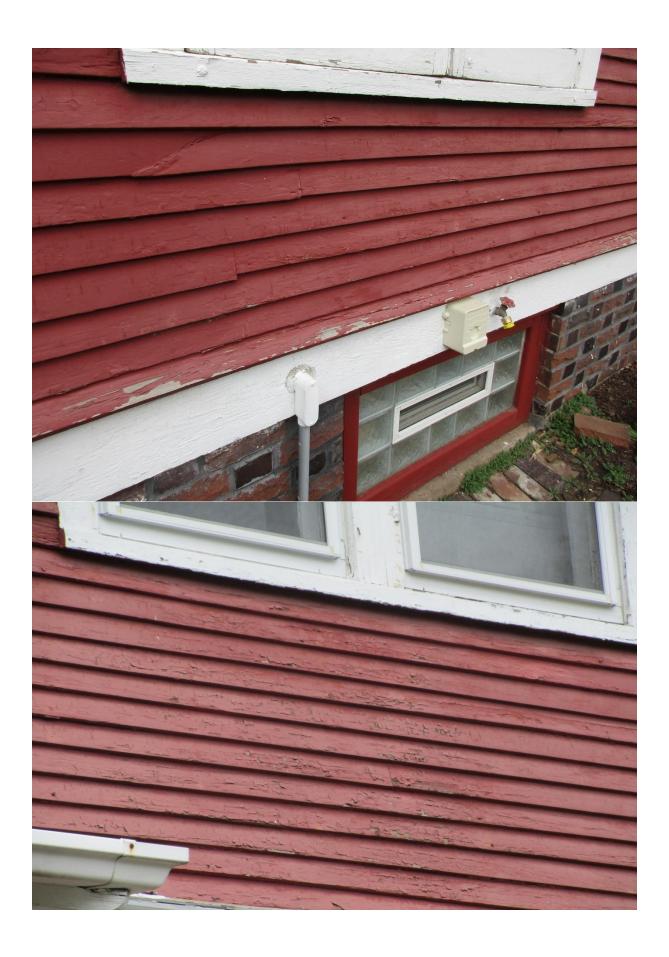


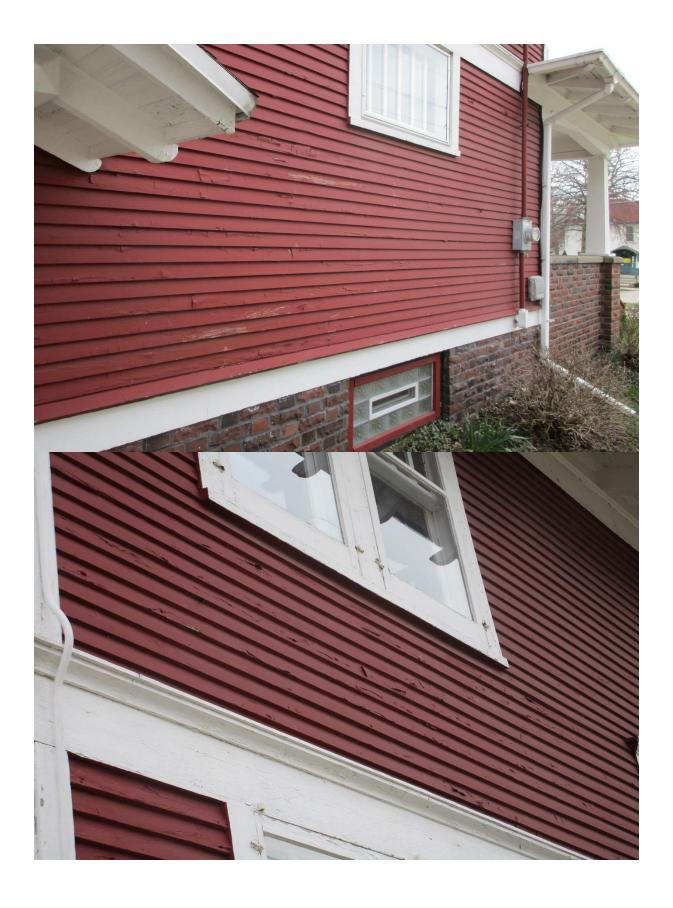


South Side Wall



Rear Wall





North Side Wall

INTENSIVE SURVEY FORM Hi	storic Preservation I	Division Stat	e Historical :	Society of Wisco	nsin
City, Village or Town:	County:	Surveyor:		Date:	
BELOIT	ROCK	Richard P. H	artung	July, 1981	200
Street Address:		Legal Description	n:	Acreage:	eer
847 Park	1				٦,
Current Name & Use:		Current Owner:			- I 교 .
residence					1.
Film Roll No.	Current Owner's Address:				
R0-116					
Negative No.		Special Features	Not Visible In I	Photographs:	
36	Prints			*****	8 Numb
Facade Orient.					47
W		_			
Original Name & Use:	Source				
2	Double	lievious owners	Dates Us	Source Source	
Dates of Construction /Alteration	on Source				1 \$
c. 1910					
Architect and/or Builder:					Ra
and the second s	Source				inge
Architectural Significance				· - <u>.</u>	
Represents work of a master Possesses high artistic valu Represents a type, period, or Is a visual landmark in the	r method of construction area	Assoc. wit Assoc. wit Assoc. wit	h lives of signi h significant hi h development of	storical events a locality	Section
Architectural Statement: A variation on the Colonial story frame house has a hip eaves, a front porch, centra massing. But the projecting the attenuated rafters which gest a Western Stick style i clapboard siding is unorname is framed by sidelights.	Legal Description: Legal Description: Current Owner: Current Owner's Address: Special Features Not Visible In Photographs: Interior visited? Yes & No Source Previous Owners Dates Uses Source A Historical Significance Assoc. with significant persons Assoc. with development of a locality Other: Assoc. with development of a locality Other: Assoc. with development of a locality Other: A Source A Historical Statement: Assoc. with development of a locality Other: Assoc. with develo				
5 Sources of Information (Reference					tri
A Visual estimate of surveyor			O MILL O MER	P Olandmark	+
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<u>L</u>				unknown	0,
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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: 847 Park 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		



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

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CERTIFICATE OF APPROPRIATENESS COA-2017-02

Via U.S. Mail

March 22, 2017

Diep Phan & Armish Chourasia 847 Park Avenue Beloit WI, 53511

Dear Diep Phan & Armish Chourasia:

On Tuesday, March 21, 2017 the Beloit Landmarks Commission met and reviewed your request for approval of a Certificate of Appropriateness (COA) to allow exterior improvements and repairs to the property located at 847 Park Avenue. The Commission approved exterior improvements to the property which include: 1) installation of an air conditioning system, 2) repairs to the front porch and existing siding 3) installation of a new roof, roof vents, and gutters. The COA was approved, subject to the following conditions:

- 1. This approval authorizes the following improvements: 1) installation of an air conditioning system, 2) repairs to the front porch and existing siding 3) installation of a new roof, roof vents, and gutters.
- 2. All work shall be completed by November 1, 2018.
- 3. Approval for replacing any existing siding is pending and shall be extended to the next Landmarks Commission meeting.
- 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.

If you have any questions or concerns, please feel free to contact me in the Planning & Building Services Division at (608) 364-6708.

Sincerely,

Rudy Moreno, Planner II

Planning & Building Services Division

c: File, COA-2017-02

Linda Charbonneau, Residential Inspector