

CITY OF BELOIT

REPORT TO THE LANDMARKS COMMISSION



Meeting Date: March 21, 2017

Agenda Item: 5

File Number: COA-2017-02

Applicant: Diep Phan & Amrish Chourasia

Owner: Diep Phan & Amrish Chourasia

Location: 847 Park Avenue

Existing Zoning: R-1B, Single Residential

Existing Land Use: Residential

Parcel Size: 0.11 Acre

Request Overview/Background Information:

Diep Phan has submitted an application for a Certificate of Appropriateness (COA) to allow exterior improvements to the property located at 847 Park Avenue. The improvements 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. 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 property located at 847 Park Avenue is contributing to the Near East Side Historic District according to the attached Intensive Survey form.
 - The new roofing materials, roof vents, gutters will match existing materials 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 **approval** of a Certificate of Appropriateness to allow the proposed exterior improvement 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 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 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

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: _____

1. Address of property: 847 Park Ave, Beloit, WI

2. Parcel #: 13670710

3. Owner of record: Diep Phan & Amrish Chourasia Phone: 608-609-9095

| | | | |
|---------------------|---------------|-----------|--------------|
| <u>847 Park Ave</u> | <u>Beloit</u> | <u>WI</u> | <u>53511</u> |
| (Address) | (City) | (State) | (Zip) |

4. Applicant's Name: Amrish Chourasia

| | | | |
|---------------------|---------------|-----------|--------------|
| <u>847 Park Ave</u> | <u>Beloit</u> | <u>WI</u> | <u>53511</u> |
| (Address) | (City) | (State) | (Zip) |

| | | |
|------------------|-----------------------|----------------------------|
| _____ | <u>/ 608-609-9095</u> | <u>/ amrishc@gmail.com</u> |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) |

5. Present use of property: 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.)

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.)

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): 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

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).



(Signature of applicant)

Amrish Chourasia

(Print name)

03/02/2017

(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: _____

Location & Zoning Map



847 Park Avenue

COA-2017-02



1 inch = 29 feet
04.28.5 17 25.5 Feet

Legend

-  Zoning District
-  COB Parcels

Map prepared by: Rudy Moreno, Planner II
Date: March 15
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

847 Park Ave, Beloit, WI
Project Description and Phasing Plan

Amrish Chourasia

March 1, 2017

Contents

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1 Air Conditioning

A split air conditioning system will be installed. The air handler with 4 ducted supply registers will be located in the attic, the central air return grill will be located on the second floor, and the condenser will be located on the south side of the home. The south side was chosen for the condenser as it offers the most direct path for the a/c lines to the attic. Shrubbery will be planted in front of the condenser to obscure it from view from the street.

A line cover that resembles a gutter downspout and is paintable will be used for the a/c refrigerant lines. The line color will be painted to match the exterior color of the house.



(a) Paintable Line Cover



(b) AC condenser placement

Figure 1: Air Conditioning

2 Front Porch Repair

Some of the rafter tails in the front porch are rotten and in need of repair. The front porch roof decking also possibly needs replacement. For the repair work, the front porch roof will re-decked and re-shingled. The rotten sections of the rafter tails will be removed and sistered with new rafter tails.



Figure 2: Front Porch Rafter Tails

3 Siding Repair

The siding above the front porch and under the windows is rotting and needs replacement. The existing siding will be removed and replaced, and if needed the sheathing under the siding will also be replaced. The siding will be colored to match the existing color of the siding.



Figure 3: Front Siding

4 Roof Replacement and Venting

The shingles on the roof will be torn down and replaced with architectural shingles that are similar in color to the existing shingles. Shingle intake vents that run along the length of the roof and three exhaust button vents of 1 sq.ft. exhaust area apiece will be used for ventilation. The proposed location of the exhaust vents is shown in the figure below. The exhaust vents will be placed on the north, east and south sides of the roof near the ridge to minimize visibility from the street. A ridge vent was considered but the length of the ridge is not long enough to meet the recommended exhaust area.



Figure 4: Roof vent locations

5 Gutters

Gutters will be installed during the roof replacement. A previous certificate of appropriateness was approved for gutter replacement in August 2016. However,

the gutters could not be installed due to the state of the rafter tails. The replacement gutters will be white K-style aluminum gutters. A copy of the previous certificate of appropriateness is included.

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.¹ 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 engineered 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.






INTENSIVE 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 Park Number 847 | | |
| Street Address: 847 Park | | Legal Description: | | Acreage: | | | |
| Current Name & Use: residence | | Current Owner: | | | | | |
| Film Roll No. RO-116 |  Prints | Current Owner's Address: | | | | | |
| Negative No. 36 | | 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 Range Section |
| Dates of Construction / Alteration c. 1910 | | 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 | | | | Map Name Near East Side Historic District |
| Architectural Statement: A variation on the Colonial Revival, this two-story frame house has a hip roof with projecting eaves, a front porch, central dormer and cubic massing. But the projecting of the eaves and the attenuated rafters which support it, suggest a Western Stick style influence. The clapboard siding is unornamented and the door is framed by sidelights. | | | Historical Statement: | | | | |
| 5 Sources of Information (Reference to Above) A Visual estimate of surveyor | | | 6 Representation in Previous Surveys <input checked="" 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 116/36 |
| 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: Near East Side Historic Dist. <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

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 | | |