

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: March 19, 2013

Agenda Item: 6

File Number: COA-2013-05

Applicant: Thomas Hampton

Owner: Emerson Hall Associates

Location: 930 Church Street

Existing Zoning: R-3, Low Density
Multifamily District

Existing Land Use: Multi-Family
Residential (Low-Income Housing and
Senior Citizen Home)

Parcel Size: 1.01 Acre

Request Overview/Background Information:

Thomas Anderson has submitted an application for a Certificate of Appropriateness (COA) to replace the railing and repair concrete piers for the property located at 930 Church Street. This property is listed as individual landmark within the College Park 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.

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 #5.

Key Issues:

- Photographs of this property are attached to this report. As the photographs demonstrate, the railings and precast concrete piers near the main and side entrances, on the east and west sides of the property, respectively, have corroded and are damaged.
- A Code Inspector and Building Official issued orders to correct the property maintenance violation in October of 2012.
- The Angus Young firm was commissioned by the applicant to conduct a structural evaluation of the railings. It was determined that railing for both entrances were failing and should be replaced and concrete piers repaired and patched.
- The applicant has proposed to repair the concrete piers and install new steel railings for both entrances, as described in the project description below.
- During the Beloit Intensive Survey, the historic building was listed as an individual landmark because it represents a unique period of construction. 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 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) Landscaping:

a. Compatibility. *Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.*

b. Classification. *(Am. #2862) Landscaping shall be classified as hardscape or softscape. Hardscape is any item which is permanently fixed, installed, mounted or erected on historic property and which enhances the appearance or value of the property. Hardscape includes, but is not limited to, driveways, fences and gazebos. Softscape is any removable display, structure and any item which grows through the natural photosynthetic process. Softscape includes, but is not limited to, plants, grasses, bushes, shrubs, seasonal plantings and trees less than 12 inches in diameter, playground equipment, flagpoles and lawn statuary.*

c. Hardscape Review. *(Am. #2862)*

- 1) *Commission Review. The Commission shall review and approve the installation and removal of hardscape in front and corner side yards.*

The proposed railing for the project is compatible with the character and appearance of the landmark site.

- (2) *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 compatible with the character of the landmark site.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines that 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** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **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 and Building Services Division recommends **approval** of a Certificate of Appropriateness to replace the railing and repair concrete piers for the property located at 930 College Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant may install new steel railing near the main and side entrances of the property located at 930 College Street.
2. The applicant may repair concrete piers near the main and side entrances.
3. All work shall be done in a workmanlike manner.
4. All work shall be completed by May 31, 2013.
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 must obtain all necessary building permits.
7. The completion date above does not extend any other time limits, such as those imposed by an order from the Community and Housing Services Division.

Fiscal Note/Budget Impact: N/A

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



PRIVATE
PROPERTY
NO PARKING

SPEED
LIMIT
5
MPH

03/08/2013 14:43

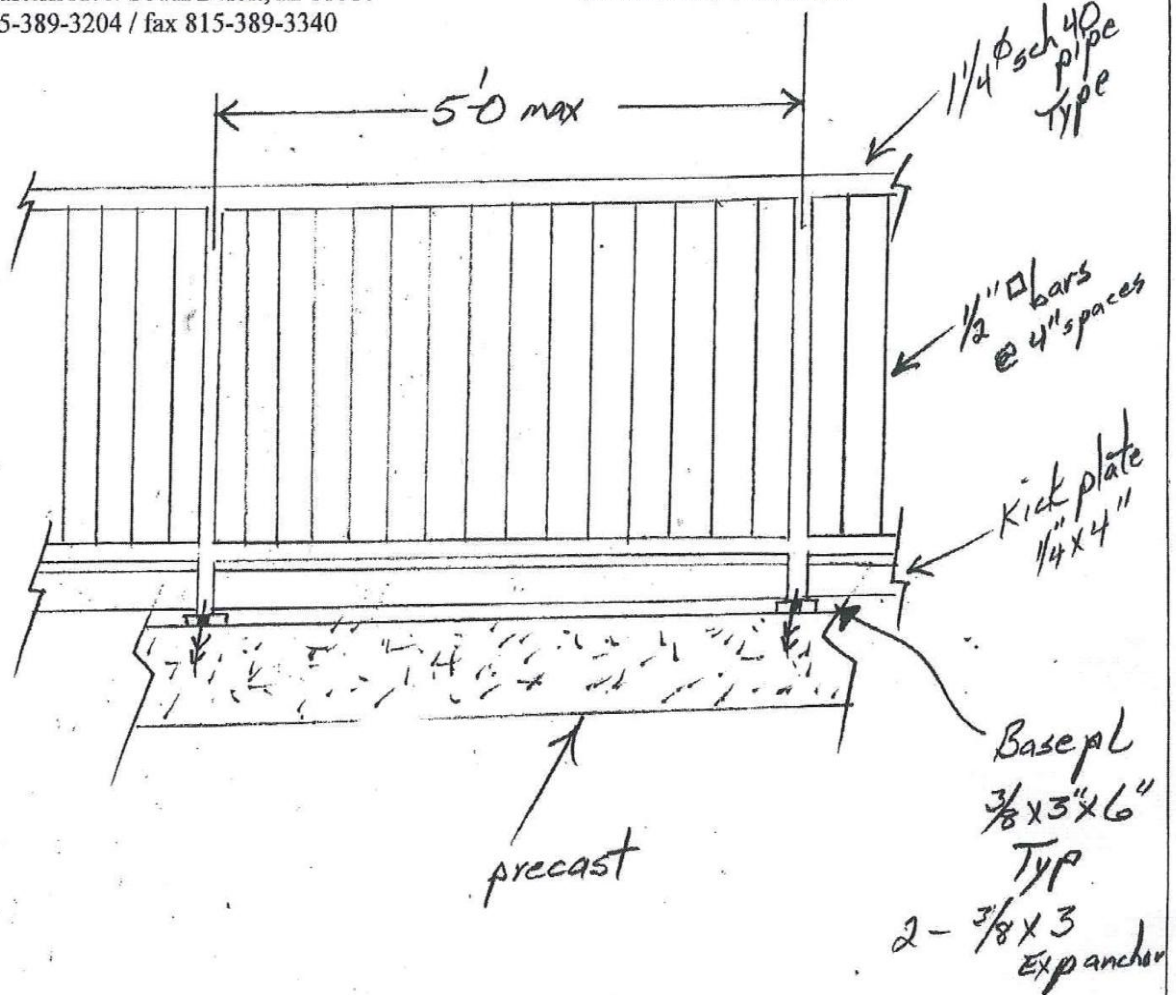


Custom Iron Works Inc.

540 Eastern Ave. South Beloit, IL 61080
Ph 815-389-3204 / fax 815-389-3340

SPECIALIZING IN STRUCTURAL STEEL

STAIRS AND RAILINGS



Note: Rail is 3'-6" Tall

Project Name	Emerson Hall Railings	Job #	
Drawn By	T.A.	Checked By	
Holes	7/16"	Paint	?
		Date	11-29-12
		Drawing #	1

Custom **I**ron **W**orks Inc.

540 Eastern Ave. South Beloit, IL 61080
Ph 815-389-3204 / fax 815-389-3340

*SPECIALIZING IN STRUCTURAL STEEL
STAIRS AND RAILINGS*

Date: February 27, 2013

Proposal #
Project: Emerson Hall Apartments
Location: 930 Church St. Beloit, Wis.

Contractor: Thomas Hampton
Attn: thomas
Fax #

FURNISH ONLY.

87 lin feet of new railings using 1 ¼ pipe (top) and posts.

½ " square ballisters .

Posts will be cored into concrete .

Concrete work will be designed and preformed under the drawings and calculations of :

Jim Haight (structural Engineer).

Prints will be done by Jim for the railings also.

Railings will be finish painted from a color chsen by thamas Hampton.

For the sum of-----**\$19,800.00**

Accepted By: _____

Date: _____

Tim Arnsmeier
Owner

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-2013-05

1. Address of property: 930 Church St Beloit, WI 53511

2. Parcel #: 13680037

3. Owner of record: Emerson Hall Associates Phone: 773-454-2534

1313 E Hyde Park Blvd Chicago IL 60615
(Address) (City) (State) (Zip)

4. Applicant's Name: Thomas Hampton

1313 E Hyde Park Blvd Chicago, IL 60615
(Address) (City) (State) (Zip)

1 773-454-2534 emersonhalls@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Apartment Building

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.)

Replacement of Exterior Brailing located near Main Entrance

Please review engineer report

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: Pending

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]
(Signature of applicant)

Thomas Hampton
(Print name)

2-28-13
(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: March 19th, 2013

Application accepted by: Michael D. Lytle ID

Date: 3-1-2013

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	BELOIT COLLEGE CAMPUS (Emerson Hall)			
Street Address: BELOIT COLLEGE CAMPUS Emerson Hall		Legal Description: (See ISF: Beloit College Campus, Middle College)	Acreage:				
Current Name & Use: Emerson Hall		Current Owner: Trustees of Beloit College					
Film Roll No. RO-85		Current Owner's Address: 700 College, Beloit, Wisconsin					
Negative No. 17/18		Special Features Not Visible In Photographs:					
Facade Orient. W		Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No					
2 Original Name & Use: Emerson Hall - college residence		Source	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction/Alteration 1897		Source A					
Architect and/or Builder: Patton and Fisher, Chicago		Source A					
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" 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 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 checked="" type="radio"/> Other: <u>Beloit College Campus</u> <input type="radio"/> None		Map Name City Engineer's			
Architectural Statement: Emerson Hall, located at the northeast corner of the Beloit College campus, is architecturally significant as representing a type and period of construction. Built in 1897 by the Chicago architectural firm of Patton and Fisher, the brick building reflects elements of the exuberant and elaborately detailed "Jacobethan" style, a phase of the eclectic revival favored by academic institutions at the turn of the century. The variety of its massing is apparent in its dimensions: the outside dimensions of the main block are 138 feet (over)		Historical Statement: Emerson Hall was constructed in 1897 as an early dormitory for women on the Beloit College campus. Funded by donations from several families, the hall "marked a new era for the young women of the college," according to College president E. D. Eaton, "giving a dignified setting to their lives." That setting included not only the elaborately detailed "Jacobethan" exterior, but reception rooms, (over)					
5 Sources of Information (Reference to Above) A National Register of Historic Places Inventory-Nomination Form, 1979		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input checked="" type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: 9-20-79		Map Code CE 85/17			
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: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____					
D		9 Opinion of National Register Eligibility <input 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: <i>RJH</i>					
E		HP-02-17					
F							

Architectural Statement (Cont'd)

(north-south, including pentagonal bays) by 36 feet at its narrowest width or 57 feet at its widest, where bays project. A one-story wing of ca. 23 feet by 30 feet extends to the rear. The two bays near the southwest corner are one story high; the center west and east bays, and the northwest and northeast corner bays are all two stories high; and the two intersecting bays north of the entrance, one of which is polygonal and crenelated, are three stories high. The bulk of the building is three stories high with attic story. Yet the long and relatively narrow building seems taller and broader than its dimensions indicate because the complexity of its varied surfaces and stories create the impression of broken masses rising to substantial heights. The steeply pitched and intersecting gables, the curved and angular parapets, the bays, turrets, and chimneys all add to the building's richly varied profile. Terra cotta coping and courses and mullioned windows further enhance the Jacobethan flavor of the building and add to its striking eclecticism.
(A)

Historical Statement (Cont'd)

dining rooms, maid service, a gymnasium, and the protective presence of a college matron. Although college housing was built to the south and west throughout the 20th century, Emerson Hall remained a women's dormitory until the 1960's when it was converted to coeducational use. In the autumn of 1977, the dormitory was closed and is now (1981) tentatively scheduled for adaptive reuse as elderly housing.

In September, 1979, Emerson Hall was entered in the National Register of Historic Places.
(A)

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 CHECKLIST

For property located at: 930 Church 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		