

CITY OF BELOIT



REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 20, 2014

Agenda Item: 7

File Number: COA-2014-11

Applicant: Sid Grinker Restoration Inc

Owner: Emerson Hall Apts, LLC

Location: 930 Church Street

Existing Zoning: R-3, Low-Density Multi-Family Residential District; WPO, Wellhead Protection Overlay District

Existing Land Use: Vacant Multi-Family Residential

Parcel Size: 1.0105 Acres

Request Overview/Background Information:

Sid Grinker Restoration, Inc., on behalf of Emerson Hall Apts, LLC, has submitted an application for a Certificate of Appropriateness (COA) for new windows for the property located at 930 Church Street. This property is an Individually Listed Landmark. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration of landmarked properties.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The subject property, Emerson Hall, had a fire in late 2013. There are various site improvements needed to bring this property back up to building code, most of which are internal. The building lost four (4) windows to the fire.
- The applicant is proposing adding new windows in these four locations. The windows will be similar to what already exists on-site. They will be aluminum single-hung bronze windows.
- During the Beloit Intensive Survey, the property was classified as an Individually Listed Landmark. 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 these criteria.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application: *Architectural Details*
 - The proposed colors and materials are compatible with the original character of this historic property.
- The proposed site improvements satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

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

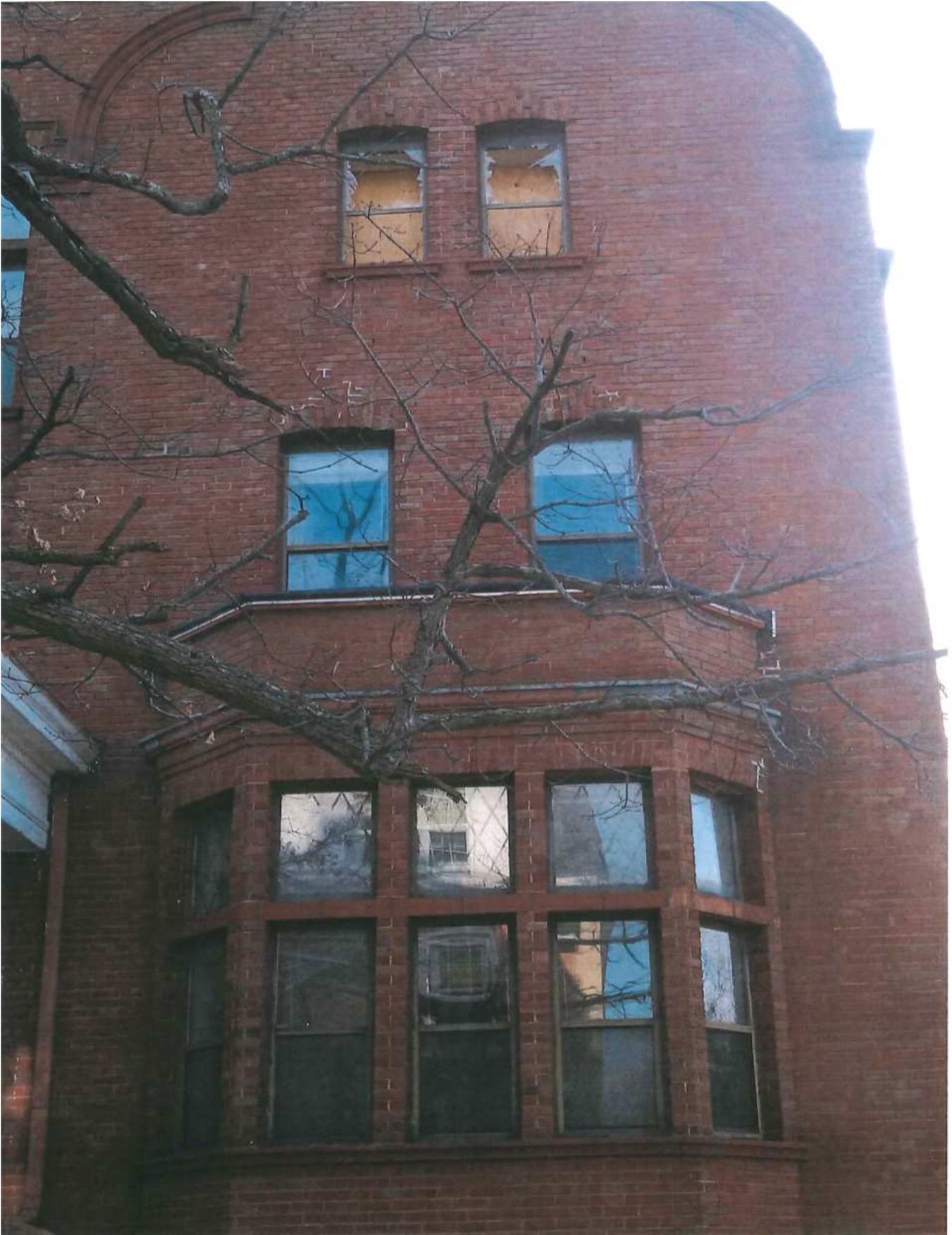
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness for new windows at the property located at 930 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall replace the four (4) broken windows with the submitted and approved window type.
2. All work shall be completed by September 1, 2014.
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: Photos, Application, Manufacturer's Information, Intensive Survey Form, and 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:

POA-2014-11

1. Address of property: 930 Church Street
2. Parcel #: 13680037 R-3; WPD 1.0109
3. Owner of record: Emerson Hall Apts. LLC Phone: 773-454-2534
1313 E. Hyde Park Blvd, Chicago, IL 60615
(Address) (City) (State) (Zip)
4. Applicant's Name: Sid Grinker Restoration, Inc
416 W. Walnut St. Milwaukee WI 53212
(Address) (City) (State) (Zip)
414-264-7470 / 414-687-2043 / mike@sidgrinker.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Apartments

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.)

Replace four fire damaged window
units on 4th Floor with identical
type and finish

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).

Michael Grinter Michael Grinter 4/28/14
(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: 5/20/14
Application accepted by: S. D. [Signature] Date: 4/29/14

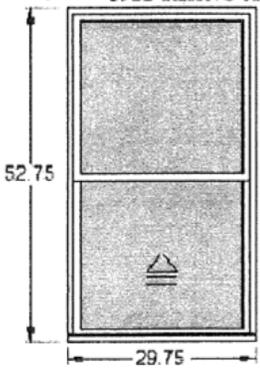
QUOTE - QT012522

Job Name: Single Hung Pricing

Bid For: (Billing Address)

ABC SUPPLY #022
 ONE ABC PARKWAY
 STE 616
 BELOIT, WI 53511-4466
 Business 608 368-2562
 Fax 608 364-1980

Ship To Address:
 550 S INDUSTRIAL DR
 HARTLAND, WI 53029

Line	Qty	Description	Req Date:	Route Code:	Each	Total
1	4	5922-RHINO ALUM SINGLE-HUNG			\$ 320.04	\$ 1281.60
			Dimensions: WID.DEC=29.75 HGT.DEC=52.75 WD Oper/hdw: X Color: BRONZE Glazing: 00 Screen: LOWE 366 X CLEAR FIBERGLASS FIBERGLASS MESH Miscellaneous: NO COINING REQUIRED UBC EGRESS = NO No Flg. Option: NO FLANGE			

Total Material + Labor + Delivery + 0% Tax:	=	Sub Total
50.00		\$ 1331.60
	Less Deposit	
	Balance Due:	\$ 1331.60

TERMS: Subject to credit approval, terms are net 30 days from date of invoice.
 All past due accounts will bear interest at the rate of 18% per annum.

Bid is for materials listed only. Gerkin Windows has not seen plans and Specifications, all materials quoted will be per Gerkin Windows specifications. Please sign below stating that you have verified all quantities, products and sizing listed on quote are correct.

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	BELOIT COLLEGE CAMPUS (Emerson Hall)			
Street Address: BELOIT COLLEGE CAMPUS Emerson Hall		Legal Description: (See ISF: Beloit College Campus, Middle College)		Acresage:				
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:		Number			
Facade Orient. W			Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
2 Original Name & Use: Emerson Hall - college residence		Source	Previous Owners	Dates	Uses	Source	Town	
Dates of Construction/Alteration 1897		Source A						Range
Architect and/or Builder: Patton and Fisher, Chicago		Source A						
3 Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input checked="" type="checkbox"/> Represents a type, period, or method of construction <input type="checkbox"/> Is a visual landmark in the area <input type="checkbox"/> Other: _____ <input type="radio"/> None		4 Historical Significance <input type="checkbox"/> Assoc. with lives of significant persons <input type="checkbox"/> Assoc. with significant historical events <input type="checkbox"/> Assoc. with development of a locality <input checked="" type="checkbox"/> Other: Beloit College Campus <input type="checkbox"/> None		Section				
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)				Map Name City Engineer's		
5 Sources of Information (Reference to Above) A National Register of Historic Places Inventory-Nomination Form, 1979		6 Representation in Previous Surveys <input type="checkbox"/> HABS <input type="checkbox"/> NAER <input checked="" type="checkbox"/> WIHP <input checked="" type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other: 9-20-79		Map Code CE 85/17				
B		7 Condition <input type="checkbox"/> excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins						
C		8 District: _____ <input type="checkbox"/> pivotal <input type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: _____ date: _____						
D		9 Opinion of National Register Eligibility <input type="checkbox"/> eligible <input type="checkbox"/> not eligible <input type="checkbox"/> unknown <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local initials: RJL						
E								
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 crenellated, 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)

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Planning and Building Services Division

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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		