

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 17, 2014

Agenda Item: 5

File Number: COA-2014-16

Applicant: Glenn & Mary Parry

Owner: Glenn & Mary Parry

Location: 1614 Emerson Street

Existing Zoning: R-1A, Single-Family Residential District; WPO, Wellhead Protection Overlay District

Existing Land Use: Single-Family Residential

Parcel Size: 3.32 Acres

Request Overview/Background Information:

Glenn & Mary Parry have submitted an application for a Certificate of Appropriateness (COA) to build a detached garage at the property located at 1614 Emerson Street. This property is an Individually Listed Historic 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 historic 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 applicant is proposing the addition of a 4-stall detached garage to the property. It will be west of the home on the property, across a one-way driveway. There will be new fencing installed on the property and a privacy gate installed between the home and the garage. This will be white stained wood with black hardware to match the proposed lighting on the garage.
 - The materials that have been proposed will match the existing materials of the home. The face of the garage will be red brick. The sides and rear will be done with a red siding. The columns on the garage will match the white columns that are present on the home. Dentil molding will be added to the roofline that will match what is on the house. Period carriage garage doors and lanterns will be used. The roof will be done in shingles to match the home.
 - Building Code requires this detached structure not exceed 1,200 square feet in area, not be located closer than 100 feet from the front property line, and not be located closer than 5 feet from the western property line. The proposed project is acceptable within this Code.
 - During the Beloit Intensive Survey, the property was classified an Individually Listed Historic 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: *Height, Relationship of Building Masses and Spaces, Roof Shape, Landscaping, Scale, Directional Expression, and Architectural Details*
 - The proposed height, scale, design, materials, and colors compatible with the original character of this historic property. No mature landscaping will be disturbed during this process.
 - 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 to build a detached garage at the property located at 1614 Emerson Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall obtain a building permit and fence permit prior to beginning work.
 2. All work shall be completed by June 17, 2015.
 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, Blue Print, Application, Intensive Survey Form, and COA Checklist.



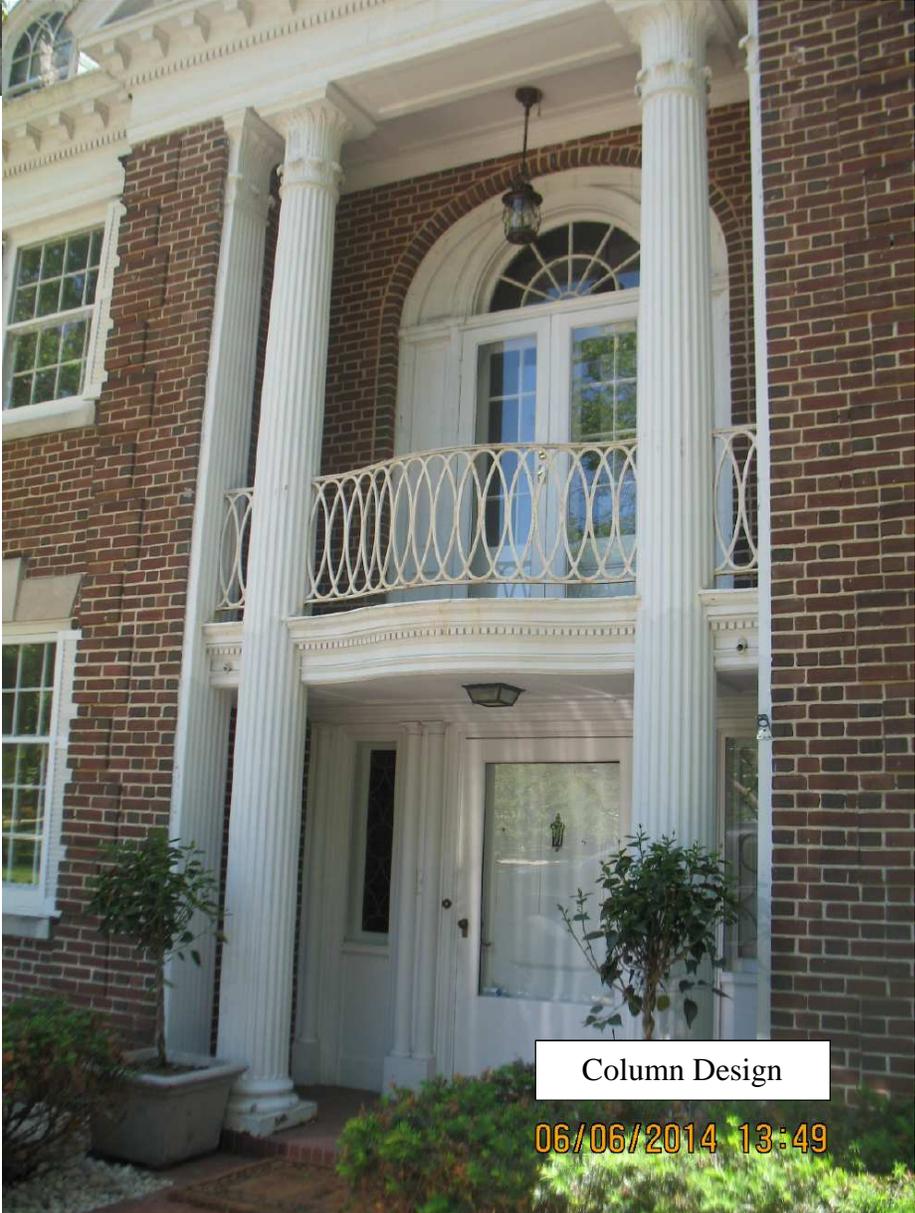
Proposed Privacy Gate Location

Proposed Garage Location



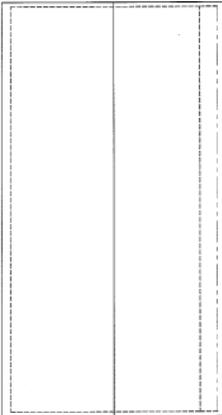


Dentil Molding



Column Design

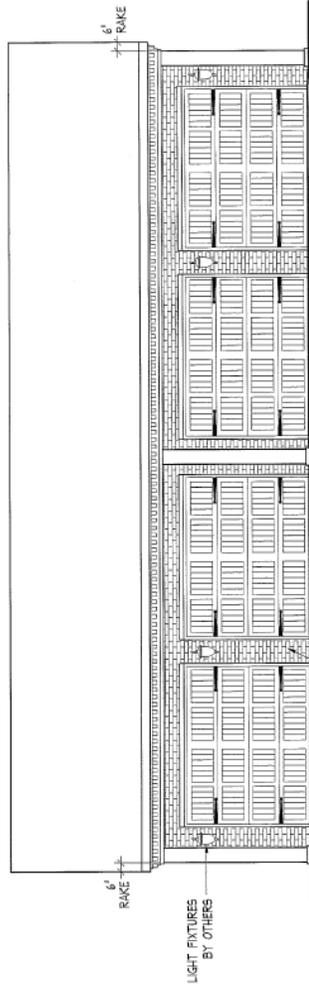
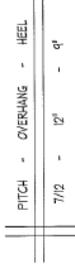
06/06/2014 13:49



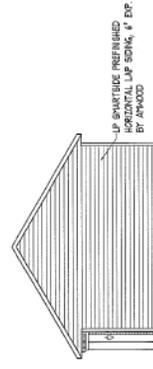
ROOF PLAN
1/8" = 1'-0"

GARAGE VENTILATION CALCULATIONS

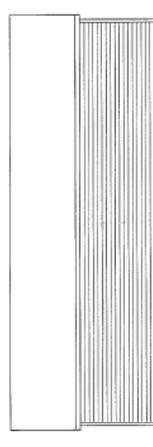
AREA IN SQUARE INCHES OF UPPER ROOF VENTING	1775	56 FT.
AREA IN SQUARE INCHES OF LOWER ROOF VENTING	282	56 IN.
RIDGE VENT REQUIRED @ 1 SQ. IN. OF VENTING PER ROOF SQ. FT.	216	FEET
RIDGE LENGTH TOTAL	46	FEET
OR		
ROOF PITS REQUIRED @ 20 SQ. IN. OF VENTING PER FOOT	6	COUNT



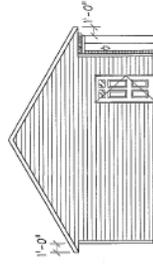
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

JUN 05 2014

ELEVATIONS

TITLE: D-H BUILDERS/PARRY			
CODE	BY	DATE	CODE
Plan / Custom	JAD	3/24/14	Processor
Revision	JAD	5/27/14	Revision
Revision	JAD	6/4/14	Revision
Revision			Foundation

CHECKED BY: _____

GENERAL NOTATIONS:

- Although every effort has been made in preparing these plans, and checking them for accuracy, the contractor must check all dimensions and conditions on the job.
- This plan and/or set is the property of Amwood Homes, Inc., and use of this plan is prohibited without the written consent of Amwood Homes, Inc. and/or its dealer. All construction items shall have construction specifications, drawings, plans and/or lien rights for use of their blueprints, drawings, plans and/or specifications.

THIS PLAN IS THE PROPERTY OF:

2000 W. 11th Street, Suite 100
 P.O. Box 111111, Omaha, NE 68111-1111
 402-766-2989 Fax: 402-766-3443
 www.amwoodhomes.com

Cost. No.	8546
F.O. No.	8516
Job No.	M-403
©1997 AMWOOD, INC.	

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-2014-110

1. Address of property: 1614 EMERSON ST
2. Parcel #: 13620295 R-1A; WPO
3. Owner of record: GREEN AND MAEY PARRY Phone: (608) 207 3780
1614 Emerson St OMAHA NE 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: GREEN PARRY
1614 Emerson St BELOIT WI 53511
(Address) (City) (State) (Zip)
363-5083 / 402-5711 / GMAR@EARTHLINE.NET
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Private Home
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.)

SEE 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): _____

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).

Denise Perry / C. DENISE PERRY / 5/29/14
(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: 6/17/14
Application accepted by: [Signature] Date: 5/29/14

1614 Emerson Street Project Description

We feel so honored to own such a beautiful historic home and are committed to maintaining the original character of the home. The home has been neglected for a number of years and we are addressing those related issues. We are asking for approval to enhance the property by adding a 4 car garage to the right rear side of the property across from the side door into the residence. The structure will not be attached to the home.

A blue print of the plan is attached. In keeping with the character of the home we are planning to use brick that is identical to the brick on the home on the front of the garage. We will install dental molding at the roof line to match what is on the house. In addition we will place three fluted columns on the garage to mirror the columns on the front and back of the home. We will use period replicas of carriage garage doors. The lanterns are consistent with the period and will be used on the front of the garage as well as the side door.

I am including a sample of the brick as well as the clap board siding that will be used on the sides and back of the house. We plan to use the red color that will blend with the brick color on the front of the garage. The garage is estimated to cost approximately \$60,000. We will be providing the funding for the garage without any request for funds from the sources listed on item 9.

INVENTORY SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981
Street Address: 1614 Emerson		Legal Description: See Addendum	Acres: 1.605
Current Name & Use: Residence		Current Owner: Edward N. Schaye and Wife	

Film Roll No. RO-86 *RO-113		Current Owner's Address: Same
Negative No. 31 *3		Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 334400 Northing: 4707510 USGS Beloit Quadrangle/Scale: 1:24,000
Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
2 Yates House	A				
Dates of Construction/Alteration	Source				
1927	A				
Architect and/or Builder:	Source				
Chester E. Wolfley, Rockford	D				

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 type="radio"/> Other: _____ <input checked="" type="radio"/> None
--	---

Architectural Statement: Perhaps the most elaborately detailed and exuberantly executed of Beloit's Georgian Revival homes, this two and one-half story red brick house is an architecturally significant example of the Colonial Revivalism that swept Beloit in the first half of the 20th century. Built in 1927 by a wealthy Beloit family, the home manages to combine both some academically correct detail with a freewheeling spirit that unmistakably marks it the product of the 1920's. Gable roofed and symmetrically arranged, the house is dominated by the (over)	Historical Statement: Built in 1927 (A), the home was first owned by Miss Florence Yates. The house was built four years after the death of her father, P. B. Yates, a Beloit industrialist who was founder of P. B. Yates Machine Company (later the Yates-American Machine Company), one of Beloit's larger manufacturing concerns. (B) In 1883, P. B. Yates established the Berlin Machine-Works, which originally manufactured sanding machines, in (over)
---	--

5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Beloit City Directories, 1919-1930 C The Book of Beloit, pp. 213-214 D Original tracings, dated March, 1926, in Archives of Rock County History E F	6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: 7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins 8 District: <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____ 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 checked="" type="radio"/> local initials: <i>Rc</i>
--	---

Emerson
1614
Town
Range
Section
Map Name
City Engineer's
Map Code
CE 86/31

Architectural Statement (Cont'd)

two story, pedimented portico which bisects the north elevation and projects outward from the wall. Supported by colossal Corinthian columns and brick pilasters (with quoin-like detailing) the portico shelters a recessed entry and a second story porch. The entry door is surrounded by sidelights and the second story porch features French doors surmounted by a fanlight. The elliptical porch becomes the overhang for the first story entry. The eaves of the house are treated as a classical cornice, with modillion and dentils above an unornamented frieze and architrave. The central pedimented gable, which has a bullseye window, is flanked by two round-headed dormers with interlacing sash. The multiple-light, double sash windows on the first and second story are symmetrically arranged and surrounded by flat stone arches with pronounced keystones. The main block--purely rectangular in plan--is bordered by quoin-like brick work and flanked by chimneys which rise slightly above the ridge of the gable. Side wings, recessed back from the main facade, extend on either side of the main block and frame the house like bookends. The composition is balanced and restrained but the sheer size of the portico and the enthusiasm for detail create a house that is lively as well as stately.

Historical Statement (Cont'd)

Berlin, Wisconsin. The plant moved to Beloit in 1887, where it grew from 13 employees and one salesman to 500 employees and 200 different woodworking machines. Mr. Yates revolutionized existing practices with many of his innovative machines, and also built a reputation for marketing machines that were superior in quality to any others on the market. His insistence on quality and durability was responsible for the rapid advance of the Yates-American Company to the forefront of the woodworking machine industry, where it enjoyed a world-wide reputation.

Yates purchased the American Woodworking Machinery Company, with plants in Rochester, New York, and Hamilton, Ontario, in addition to its Beloit plant. Yates-American was one of the earliest manufacturers to have its own foundry and pattern shops; combined with manufacturing and assembly, it was one of the few companies to control production from the time of design to time of sale and use. These machines were involved in virtually every stage of woodworking operations, and it was estimated that most American furniture was fabricated at some stage on a Yates-American machine. They were also installed by the hundreds in schools, where they were used for instructional purposes. They were accepted as the standard for school use just as they were in the industrial field. In the 1930's, the company began to diversify, moving into the radiator field, and building condensers and evaporators for air conditioning and refrigeration industries. (C)

The entire former Yates-American industrial complex of nearly 500,000 square feet on Beloit's west side has been demolished and is largely used for parking by the Beloit Corporation. The former P. B. Yates house on East Broad Street has also been demolished, although the former carriage house remains at 811 St. Paul Avenue (c.f. Intensive Survey Form for that site).

ADDENDUM

Legal Description: Unplatted land beginning 116.1 feet west of the northwest corner of Block 5, Hillcrest Park; thence westerly 195 feet; thence southerly 358 feet; thence easterly along south bank of Mill Race to a point 116.1 feet west of Block 5, thence northerly parallel to the west line of Block 5, to a point of beginning and Lot 15, Hancock Field Addition.

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: 1614 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		