

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 15, 2010

Agenda Item: 6

File Number: COA-2010-23

Applicant: Beloit College

Owner: Beloit College

Location: Various

Request Overview/Background Information:

Michael Brady, on behalf of Beloit College, has submitted an application for a Certificate of Appropriateness (COA) to construct 24 parking stalls for the properties located at 749 College Street and 716 Emerson Street; to replace, remove, widen, and/or install sidewalks and remove a private cul-de-sac for the properties located at 700 College Street, 735 College Street, and 709 College Street; and to remove driveways, to remove sidewalks, and to expand an off-street parking area for the properties located at 635, 631, 619, 613, and 609 College Street.

Parking stalls, sidewalks, and driveways are classified as hardscape features. The installation and/or removal of hardscape must be reviewed and approved by the Landmarks Commission.

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 #4.

Key Issues:

- The attached Overview Plan shows the proposed changes.
- The 700 block of Emerson Street right-of-way was vacated in 2006, which means that the area was transferred back to the adjoining properties. Because the adjoining properties are located in the historic district, a COA is required.
- Several photos of the vacated portion of Emerson Street are attached to this report. According to the Overview Plan and an inspection of the site, only one mature tree will be removed as a result of the additional parking on the properties located at 749 College Street and 716 Emerson Street.
- The sidewalk along the vacated portion of Emerson Street will remain intact.
- At some point in the future, the applicant may submit another application to add parking stalls along the northern half of the vacated Emerson Street right-of-way.
- As shown on the Overview Plan, the applicant intends to replace, remove, widen, and/or install several sidewalks.
- In addition, the applicant intends to remove the private cul-de-sac adjacent to Eaton Chapel and Morse Library. The cul-de-sac will be replaced with a wide (12') sidewalk and pavers that will maintain the fire lane.
- Please note that Beloit College has proposed additional parking along the eastern side of College Street, within the public right-of-way. Because the proposed stalls are located in the public right-of-way, a COA is not required. Beloit College is working with the Engineering Division to complete the public participation component that is required when a street is widened to add parking stalls.
- The parking in the public right-of-way will likely be reviewed by the Traffic Review Committee on Monday, June 28th and by the City Council on Tuesday, July 6th.
- Because of the additional parking along the eastern side of College Street, the applicant has proposed the removal of several driveways and portions of several sidewalks, as shown on the Overview Plan. The driveway for the only remaining private residence (623 College Street) will remain. The multi-stall garage on the property located at 619 College Street will be accessible from Bushnell Street, and the applicant has proposed additional parking stalls in the grassy area behind the buildings located at 619 and 613 College Street.
- 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. For this particular application, applicable review criteria include:
 - (1) Landscaping
 - Landscaping must be compatible with the architectural character and appearance of surrounding structures and landscapes in the historic district.

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 addition of convenient and free off-street parking stalls will encourage automobile use, which will increase dependence upon fossil fuels.
- **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** – The addition of off-street parking stalls will satisfy the applicant's need for convenient parking for employees, students, and guests.

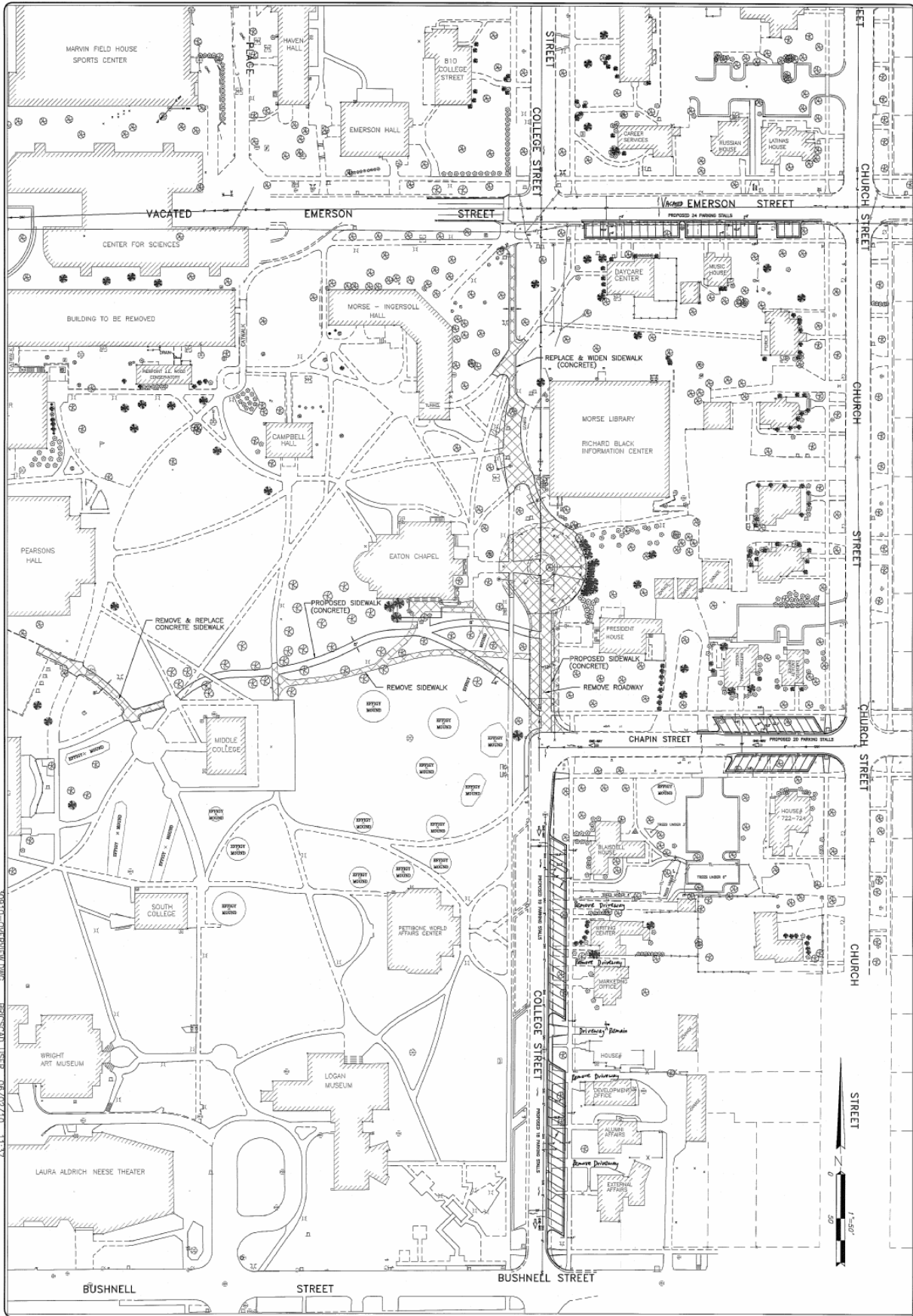
Staff Recommendation:

The Neighborhood Planning Division recommends **approval** of a Certificate of Appropriateness to construct 24 parking stalls for the properties located at 749 College Street and 716 Emerson Street; to replace, remove, widen, and/or install sidewalks and remove a private cul-de-sac for the properties located at 700 College Street, 735 College Street, and 709 College Street; and to remove driveways, to remove sidewalks, and to expand an off-street parking area for the properties located at 635, 631, 619, 613, and 609 College Street, based on the above Findings of Fact and subject to the following conditions:

1. The existing tree on the eastern end of the proposed parking area shall be retained and protected during and after construction.
2. Prior to beginning construction of the parking stalls, the applicant shall obtain a Certificate of Zoning Compliance.
3. The applicant shall maintain a twenty (20) foot fire lane through the area currently occupied by the private cul-de-sac.
4. The proposed sidewalks shall be constructed of cement and shall be at least six (6) feet wide.
5. Following removal of each College Street driveway, the applicant shall plant a deciduous tree in its place whose trunk is at least two (2) inches in diameter when measured six (6) inches above grade and twelve (12) feet in height or greater when planted.
6. All work shall be completed by June 31, 2011.
7. 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.
8. The applicant must obtain all necessary building and/or demolition permits. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

Fiscal Note/Budget Impact: N/A

Attachments: Overview Plan, Photographs, Project Description, and COA Checklist.



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SHEET NO.
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BELOIT COLLEGE SIDEWALK & PARKING IMPROVEMENTS
 CITY OF BELOIT
 ROCK COUNTY, WISCONSIN
 30010.DWG

OVERVIEW

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

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| DESIGNED BY: | RDR | 02/10 |
| DRAWN BY: | RDR | 02/10 |
| CHECKED BY: | FM | 06/10 |
| APPROVED BY: | FM | 06/10 |
| ACTIVITY | INITIALS | DATE |

Batterman
 engineers surveyors planners

2857 Bartells Drive
 Beloit, Wisconsin 53511
 608.365.4484
 www.rtbatterman.com







Beloit College

Street Projects

The Emerson street project will include adding parking stalls similar to that on the West side of the 600 block of College street. The affected properties will be: 700 Emerson, 716 Emerson, and 742 Church on the Emerson street side.

The College street project will include additional parking along the East side of the 600 block. This is a public street. The driveways along the East side of the street will be eliminated. The affected properties will be: 609 College, 613 College, 619 College, 631 College, and 635 College.

The parking area behind 613 College and 619 College will be expanded covering most of the small remaining area of grass.

The Chapin street project will include additional parking along the North and South side of the street on the 700 block. This is a public street and there will be no additional impact on the surrounding properties.

CITY of BELOIT

Neighborhood Planning Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

| 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 |