

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: May 20, 2014

Agenda Item: 8

File Number: COA-2014-12

Applicant: Beloit College

Owner: Beloit College

Location: 726 Church Street, 619 College Street, 815 College Street, 717 Emerson Street

Existing Zoning: PLI, Public Lands and Institutions District, R-1B, Single-Family Residential District (619 College); WPO, Wellhead Protection Overlay District

Existing Land Use: Various

Parcel Size:

726 Church: .2850 Acre

619 College: .2090 Acre

815 College: .6990 Acre

717 Emerson: .2620 Acre

Request Overview/Background Information:

Beloit College has submitted an application for a Certificate of Appropriateness (COA) for various site improvements to the properties located at 726 Church Street, 619 College Street, 815 College Street, and 717 Emerson Street. These properties are in the Near East Side/College Park Historic District. 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 properties in historic districts.

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:

- **726 Church Street:**
 - During the Beloit Intensive Survey, the property was classified as a pivotal site in the Near East Side/College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
 - The applicant is proposing to replace the first-level siding and window frames with LP siding material to match the existing design and color. All upper-level siding will be sponge-blasted for cleaning and then repainted. Spot shingle, soffit, and window sill replacements will be done as needed with like materials. The middle shake siding that separates the first and second level will be replaced with like materials.
- **619 College Street:**
 - During the Beloit Intensive Survey, the property was classified as a contributing site in the Near East Side/College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
 - The applicant is proposing repairs to existing brick walls, tuck pointing, and concrete cap replacement to the front porch of this property. The applicant may potentially replace the concrete stairs and decking.
- **815 College Street:**
 - During the Beloit Intensive Survey, the property was classified as a contributing site in the Near East Side/College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
 - The applicant is proposing removing the two-story front porch from the building, citing the cost to repair (estimated \$40,000) as excessive in comparison to the cost to remove (estimated \$21,000). The porch shows obvious deterioration to the columns, but do not appear to be a safety hazard or beyond repair. The Intensive Survey Form notes an "awkward balustrade on top of veranda roof" which has already been removed. The porch was not noted beyond this comment in the Survey other than to say the columns are similar to that of Chapin Hall. The column porch is present throughout campus.
 - With the removal of the porch, the third-level roof would be exposed. Other buildings on campus with porches similar to the proposed porch have windows with individual dormers, not a block-design like the subject property. Between this and a lack of hardship to justify removal of the porch, Staff is recommending denial of this portion of the COA.
- **717 Emerson Street:**
 - During the Beloit Intensive Survey, the property was classified as a contributing site in the Near East Side/College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
 - The applicant is proposing repairing and restoring the porch floor and painting it. Replacement of the stairs and handrails is also proposed.
- 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 various site improvements at the properties located at 726 Church Street, 619 College Street, and 717 Emerson Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. This COA does not include any work for the building located at 815 College Street.
2. Spot-testing shall be done with the sponge-blasting paint removal system at 726 Church Street to verify that this method is not damaging to the property prior to sponge-blasting the entire property. This shall be verified by Planning Staff.
3. All work shall be completed by May 20, 2015.
4. 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, and Intensive Survey Forms.

726 Church Street



To be Sponge-Blasted and Repainted

To be Replaced

To be replaced with LP Siding







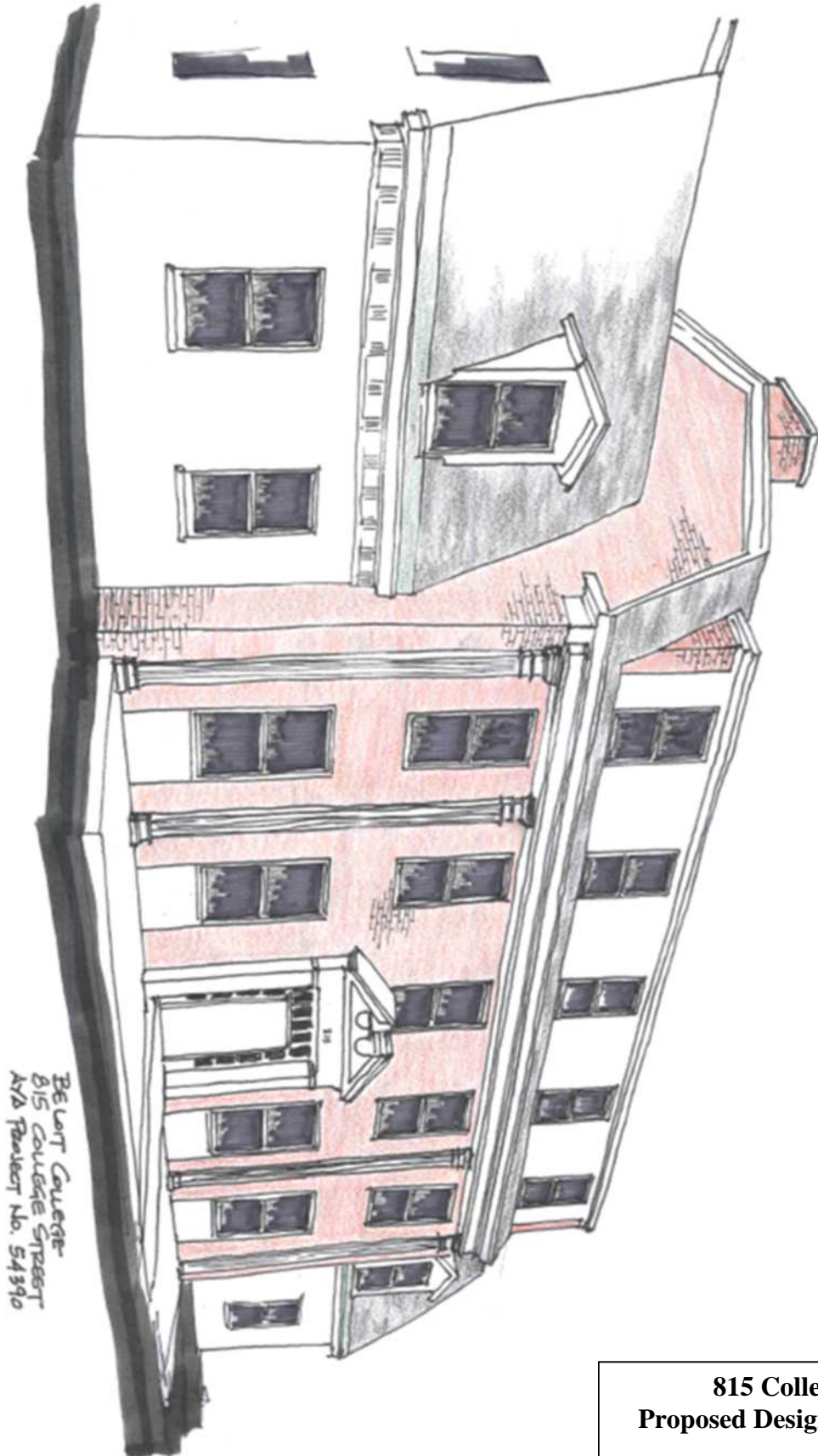
**619 College Street,
Porch Repairs**





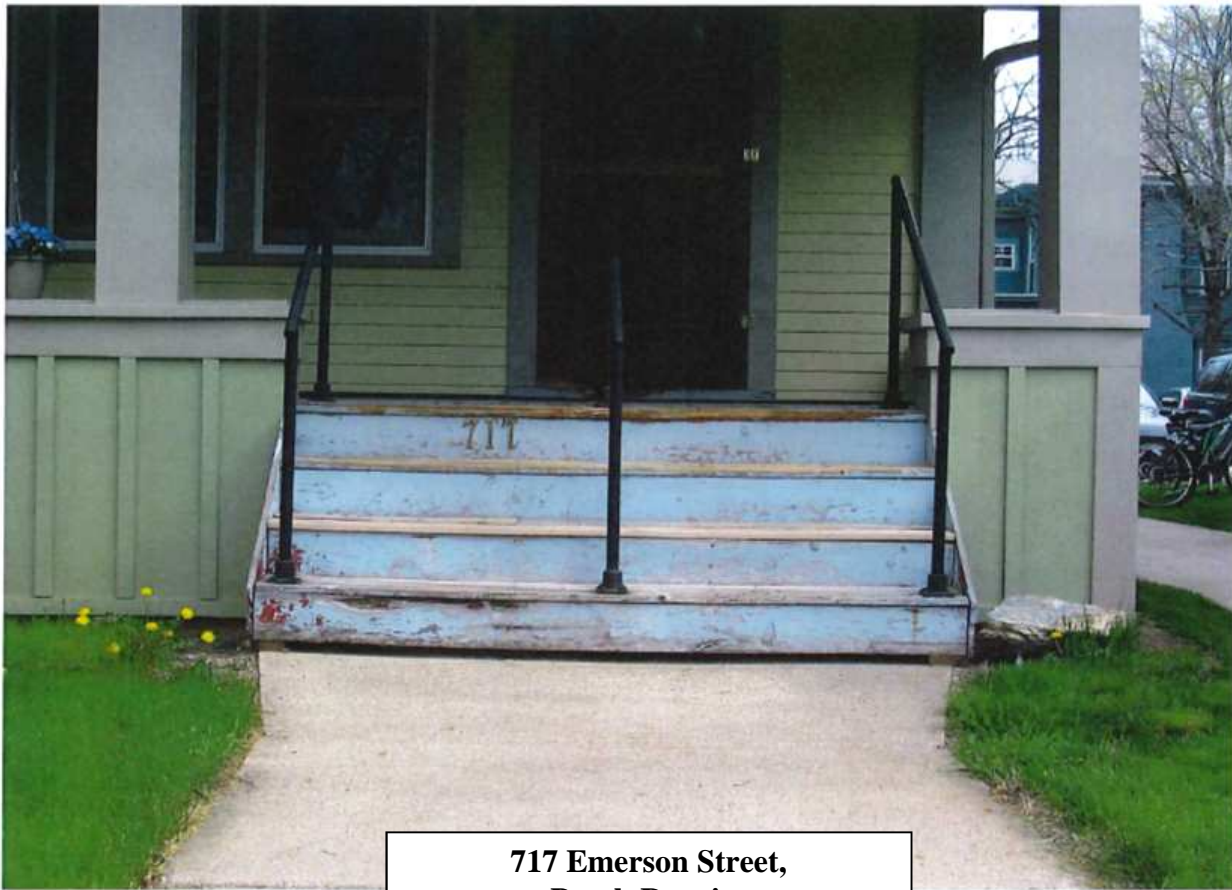
**815 College Street,
Proposed Porch Removal**





PERMIT Coverage
815 College Street
AND PROJECT No. 54390

**815 College Street,
Proposed Design without Porch**



**717 Emerson Street,
Porch Repairs**



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-2014-12

1. Address of property: 726 Church St, 815 College St, 717 Emerson, 619 College

2. Parcel #: _____

3. Owner of record: Beloit College Phone: _____

(Address) (City) (State) (Zip)

4. Applicant's Name: Beloit College

700 College St Beloit WI 53511
(Address) (City) (State) (Zip)

608-363-2200 | 1 | physicalplant@beloit.edu
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: _____

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.)

726 Cheryl St - exterior siding, paint & porch repairs
815 College St - Front porch removal
619 College - Front porch brick repairs
717 Emerson - Front porch painting, stair replacement & handrail replacement

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).

_____/_____/_____
 (Signature of applicant) (Print name) (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: _____

City of Beloit Landmarks Commission COA – Commission approved

726 Church St. Exterior Repairs - Parcel #13670025

This project will remove the lower lap siding and replace it with an LP siding to match existing. It will also replace existing exterior window frame with an LP material to match existing.

This project will remove and replace the middle shake siding with like materials to match existing condition.

This project will sponge blast the upper staggered shake siding, replace any deteriorated or missing shakes and then prime and paint the upper portion. It will also make repairs to any fascia, soffit and window sills with like materials.

Estimated Cost \$100,000.00

815 College St Porch Removal - Parcel #13670545

This project will remove the existing front porch and replicate the east side roof and fascia. There would also be the option of adding two decorative columns to the west exposure

Estimated Cost – Removal \$21,000.00
Repair \$45,000.00

717 Emerson St. Porch floor – Parcel #13670485

This project will repair and restore the porch floor and paint it painting, as well as replace the existing stairs and handrail.


Estimated Cost \$1,000.00

619 Porch repairs - Parcel #13660400

This project will make repairs to the existing brick walls of the porch, tuck pointing, concrete cap replacement and potentially concrete stair replacement and decking replacement

Estimated Cost \$2,000.00

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: BELOIT Street Address: 726 Church Street Current Name & Use: Residence	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Church Number 726		
Legal Description: Lot 4, Block 27, Original Plat		Acreage: 				
Film Roll No. RO-86 *RO-111 Negative No. 2 *18, 19 Facade Orient. E			Current Owner: Board of Trustees, Beloit College Current Owner's Address: 700 College Avenue, Beloit, Wisconsin Special Features Not Visible in Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		Town Range Section Map Name Near East Side Historic District	
2 Original Name & Use: Anna Pratt House Dates of Construction /Alteration 1890 Architect and/or Builder:	Source Source Source	Previous Owners Dates Uses Source				
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	Architectural Statement: This large residence, built in 1890, is an architecturally significant example of the Queen Anne style in Beloit. Rising two stories plus attic, the frame house has a complex roof line with hip and gabled elements. A series of rounded, square and chamfered bays project from the facade, while the cross gables are pedimented and feature heavy cornices. But the most remarkable feature of the house is the variegated siding. Smooth and narrow clapboarding wraps tightly around the first story while shingles in a reticulated pattern animate the upper stories with (over)		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	Historical Statement: Mrs. Gertrude Pratt bought the property located at 726 Church from William Porter in 1889. The beautifully crafted house was built in the next year, 1890. Mrs. Pratt lived here until 1924, when she sold it to E. B. West of Illinois. (A)		
5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B C D E F	6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <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: <u>Near East Side Historic Dist.</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>5/1/81</u>		Map Code NES 86/2		
		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>				


726 Church Street

Architectural Statement (Continued)


movement and texture. The entry porch features heavy Eastlake-like porch posts and a perforated frieze, while Stick-like latticework ornaments the porch pediment and gables. Vergeboards, brackets, and a brick chimney rising through both stories and well above the roof ridge provide more variety to this Queen Anne home. The single most distinctive details are ogee shaped brackets on the front porch pillars; where the pillars are paired across the front these brackets meet to form a complete ogee arch.



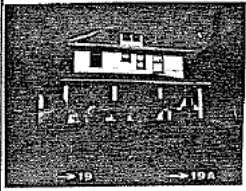
INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street College		
Street Address: 619 College		Legal Description:		Acreage:			
Current Name & Use: residence			Current Owner:				
Film Roll No. RO-115		Current Owner's Address:					
Negative No. 19		Special Features Not Visible In Photographs:					
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Prints							
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source	Town 619
Dates of Construction/Alteration c. 1890		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: None		4 Historical Significance				Section Map Name Near East Side Historic District
Architectural Statement: A late picturesque frame house, 2 stories with attic, with a 2-story enclosed porch. The porch is supported by massive pillars, the gables have bargeboards and projecting eaves, but detail has been eliminated with aluminum siding.			<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				
5 Sources of Information (Reference to Above)			6 Representation in Previous Surveys				
A Visual estimate of surveyor			<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				
B			7 Condition				
C			<input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
D			8 District: Near East Side Historic Dist.				
E			<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: RH date: 8/1/81				
F			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: RH				

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		Street BELOIT COLLEGE CAMPUS (College St.)	
		Street Address: BELOIT COLLEGE CAMPUS 815 College Street		Legal Description: Part of L. 13, & L. 14 & 15, B. 26, Original Plat		Acreage:		Number 815			
		Current Name & Use: Music Department		Current Owner: Trustees of Beloit College		Current Owner's Address: 700 College Street, Beloit, Wisconsin					
Film Roll No. RO-85		 Prints		Special Features Not Visible In Photographs:		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		Town 815			
Negative No. 23				Source		Previous Owners			Dates		Range
Facade Orient. W				Source		Source			Uses		
2		Original Name & Use: Phi Kappa Psi Fraternity		Source A		Dates		Uses		Map Name Near East Side Historic District	
		Dates of Construction/Alteration 1952		Source B							
		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 type="radio"/> Other: _____ <input checked="" 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: Two story plus attic Colonial Revival with a gambrel roof; red brick and stucco exterior. Two story colonade veranda with columns similar to those of Chapin Hall (CE 85/19). Large windows to floor on either side of large scale entry with (stock?) broken pediment, side lights and top light. Tips of pediment graze the window sill above. Awkward balustrade on top of veranda roof to create a balcony. Side wings have dormers.		Historical Statement: Site of Humphrey Foster house. See also ISF for 708 Clary.	
5		Sources of Information (Reference to Above) A Information supplied by Robert H. Irrmann, College Archivist, October, 1981 B Information supplied by James Balch, Director of the Physical Plant, Beloit College, October, 1981 C D E F		6		Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <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: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81		Map Code NES 85/23	
						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: R			

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	Street Emerson
Street Address: 717 Emerson	Legal Description:	Acreage:		
Current Name & Use: Residence		Current Owner:		
Film Roll No. RO-104		Current Owner's Address:		
Negative No. 19		Special Features Not Visible In Photographs:		
Facade Orient. S		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		

2 Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration c. 1900	Source A					
Architect and/or Builder:	Source					

3 <u>Architectural Significance</u> <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 type="radio"/> Other: _____ <input checked="" type="radio"/> None	4 <u>Historical Significance</u> <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	Section Map Name
Architectural Statement: Two story plus attic foursquare vernacular house. Hip roof has a pent roof dormer on each side. A full deep veranda extends across front and wraps around southwest corner; pillars are square columns. Alterations to this house are board and batten siding on second story and porch. Windows on second floor are all of different sizes.	Historical Statement:	

5 <u>Sources of Information (Reference to Above)</u> A Visual estimate of surveyor	6 <u>Representation in Previous Surveys</u> <input 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 104/19
B	7 <u>Condition</u> <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
C	8 <u>District:</u> Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing	
D	initials: Q date: 2/1/81	
E	9 <u>Opinion of National Register Eligibility</u> <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown	
F	<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: Q	

Via Email

March 13, 2014

Kathryn Holmes
960 E High Street
Milton, WI 53563

Dear Ms. Holmes:

On Tuesday, March 18, 2014 the Beloit Landmarks Commission will meet to review your request for approval of a Certificate of Appropriateness (COA) for the property located at 811 Clary Street.

The meeting will begin at 7:00 PM, or as soon thereafter as the matter can be heard, in the Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin. Attached is a copy of Planning staff's recommendation to the Landmarks Commission. This recommendation may be followed, modified, or completely reversed by the Landmarks Commission. Attendance at this meeting by you and/or an authorized representative will facilitate the Landmarks Commission's review of this matter.

If you have any questions or concerns, please feel free to contact me in the Planning & Building Services Division at (608) 364-6708.

Sincerely,

Stephanie Hummel
Planner

Attachment

c: File, COA-2014-02

**CERTIFICATE OF APPROPRIATENESS
COA-2014-02**

March 19, 2014

Kathryn Holmes
960 E High Street
Milton, WI 53563

Dear Ms. Holmes:

On March 18, 2014, the Beloit Landmarks Commission reviewed your request for a Certificate of Appropriateness (COA) for various spot repairs and replacements to siding, trim, and shutters for the property located at 811 Clary Street, based on the standards and criteria contained in the Historic Preservation Ordinance. The requested COA was approved by the Landmarks Commission, subject to the following conditions:

1. The applicant shall replicate the craftsmanship or woodworking details on any damaged sections of wood that need to be replaced.
2. All work shall be completed by July 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.

An approved COA means that you may proceed with this project, subject to the above conditions. If you have any other questions or concerns, please contact me at (608) 364-6708.

Sincerely,

Stephanie Hummel
Planner

c: File, COA-2014-02
File, Property