



PUBLIC NOTICE & AGENDA
BELOIT LANDMARKS COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Tuesday, February 21, 2023

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES
 - 2.a. Consideration of the minutes from the November 15, 2022 Landmarks Commission meeting
[Attachment](#)
3. PUBLIC COMMENTS
4. CERTIFICATES OF APPROPRIATENESS
 - 4.a. COA-2023-01 Review and consideration of a Certificate of Appropriateness (COA) to replace windows and repair tile at the commercial building located at 312 State Street
[Attachment](#)
5. REPORT ON STAFF ACTIVITIES
 - 5.a. Report on Staff-Approved Certificates of Appropriateness
 - 5.b. Historic Property Owner Letters
 - 5.c. 2022 Annual Report on Activities
[Attachment](#)
6. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

**MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday November 15, 2022, 7:00 PM
The City Hall Forum, 100 State Street
Beloit, WI 53511**

1. Roll Call

Vice Chairperson Carter called the meeting to order at 7:01PM.

Commissioners Carlson, McDaniel, Commissioner Doig, Beckman, Carter, and Councilor Blakeley and were present. Chairperson Ruffini called in. Commissioner Gallagher was absent.

2. Minutes of the September 20, 2022 Meeting

Councilor Blakeley moved to approve the draft minutes. Commissioner Doig seconded the motion. The motion passed, voice vote. (7-0)

Minutes of the October 18, 2022 Meeting

Commissioner McDaniel moved to approve the draft minutes. Commissioner Carlson seconded the motion. The motion passed, voice vote. (7-0)

3. Public Comments

Bill Door, 836 Church Street, submitted comments in advance of the meeting. Mr. Door has been a neighborhood resident for a long time and is not in favor of demolitions any structures. He is in favor taking the full 10 months to review the project with the College and neighborhood. Mr. Door provided examples of project the college and neighborhood had worked on in the past. He believes the new president should be involved in the approval of library renovations and demolition. He believes the houses buffers the neighborhood from insignificant architectural buildings such as the library and Logan Museum.

Rick McGrath, 1747 Sherwood Dr SW would like to review the project for 10 months. He stated the college is a wonderful neighbor to have. Programs similar to the proposed have not succeeded and McGrath suggests start with the program prior to demolishing homes. He believes the neighborhood is fragile and cannot be replicated and the deferred maintenance is not viable argument for demolition. Ms. McGrath offered alternative suggestions for the structures.

Danielle Clifton of 641 Church Street, was not in favor of the removal of the three structures. She felt that these were an important part of the history of Beloit and the college and needed to be preserved.

4. Committee Report

A. Site Visit Committee

Commissioner Doig stated the disrepair of the structures is not an excuse for demolition. These homes do not stand in the way of the addition to the library but the view from the street, the removal is not critical. He reiterated that the two detached garages bare no architectural significance. He does not see an issue with the removal of them to expand parking.

Mark Preuschl, a site visit committee member, stated that the project did not require demolition. He had originally thought the addition would affect 749 College but it does not. There was no question the structures were in disrepair but no reason to add or remove them as a part of the library renovations.

5. Certificates of Appropriateness

A. Joe Stadelman -Certificate of Appropriateness

COA-2022-30 Review and consideration of a Certificate of Appropriateness (COA) to demolish the institutional and residential structures located at 742 Church Street, 716 Emerson Street, and 749 College Street, as well as the detached garages located at 732 Church Street and 749 College Street.

Ms. Rottmann read the staff report aloud. Lori Reed, Vice President of Human Resources for Beloit College, stated she wanted the community and college to work together as a partnership to enhance learning for students. She appreciated the thoughtfulness of the review of the project and did not need a decision to be made tonight on demo. She acknowledged the deferred maintenance issues as not a reason for demolition.

Tim Leslie, Executive in Residence for Beloit College, provided a presentation about Impact Beloit and how the library would be a one stop shop to help students and the community connect.

Joe Stadelman of Angus Young Architects, described the concept of the project. The library is currently closed off and the college would like it be more engaged with the community. Mr. Stadelman stated they had hosted open houses for the students and the neighborhood. They received only positive comments. He anticipated start of construction to be May of 2023 and would take a year to complete. The removal of the houses would free up land that could be used for staging during construction. He did not anticipate the construction impacting the neighborhood. The green space would then be open to Emerson and Church Street post construction making the campus more visible from the road.

Councilor Blakeley asked if demolition of the two garages were approved would it help the project? Mr. Stadelman stated it would help and the college plans to relocate facility maintenance to an alternative location. The garages do not benefit the college and would be replaced with parking. Parking was added to the project scope to accommodate more traffic anticipated with the Impact Beloit Hub.

Discussion was had over if a cost analyst for reuse or repair had been conducted. The college had not explored this option and students have not shown interest in utilizing them. A daycare and current use of 749 College Street was discussed. The commission asked if the three houses could house the Impact Beloit programs.

Mr. Stadelman stated it was his team's choice to remove the structures during design. The NIF Grant is connected to the library and grant funds are not authorized for the demolition of the houses or garages. The library would benefit from the removal of the structures, the college has no use for them, and they do not have yards or amenities that are desirable to home buyers.

Discussion was had about other homes the College has sold and how desirable they were.

Commissioner Doig stated the neighborhood has concerns about this proposal and suggested the College and Mr. Stadelaman meet with the neighborhood to explore solutions to the concerns. If the neighborhood was in support of the project the discussion would be very different this evening.

Tax credit regulations were discussed and Ms. Rottmann would follow up on how demolition would affect the applicant and neighbors.

Commissioner McDaniel moved to table COA-2022-30 until January 17, 2023.
Commissioner Carlson seconded the motion. The motion passed, voice vote. (7-0)

6. Reports on Staff Activates

- A. A Report on Staff-Approved Certificates of Appropriateness. one application had been approved since the previous meeting.
- B. Two letters when out to new historic property owners

7. Adjournment

Councilor Blakeley moved to adjourn at 8:33 PM. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (7-0)

Celestino Ruffini, Chairperson
Landmarks Commission

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: February 21, 2023

Agenda Item: 4. a.

File Number: COA-2023-01

Applicant: John Mansfield

Owner: John Mansfield

Location: 312 State Street

Existing Zoning: CBD-1, Central
Business District Core

Existing Land Use: Retail

Parcel Size: 0.07 Acre

Request Overview/Background Information:

John Mansfield has submitted an application for a Certificate of Appropriateness (COA) to replace windows and repair tile at the commercial building located at 312 State Street. This property is an Individual Historic Landmark. 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.

Key Issues:

- The structure was built in 1880 and originally a saloon that has adapted over time to many commercial uses. Currently the site is being used for retail.
 - The applicant has proposed to replace 3 second floor front windows with wood windows and to repair the tile entrance off State Street.
 - The store front was recently repaired and repainted.
 - The Beloit Intensive survey states the structure located at 312 State Street is an example of architecturally significant Victorian Italianate commercial structure. 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 COA checklist is attached.
 - *Section 32.06(5) of the Historic Preservation Ordinance establishes Specific Review Criteria:*
 - (1) *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.*
 - (a) The applicant must select materials for the improvements that are consistent with the architectural design style.
 - Per new state of Wisconsin law "In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities" Wis. Stat. 62.23(7)(em)(2m)
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
-

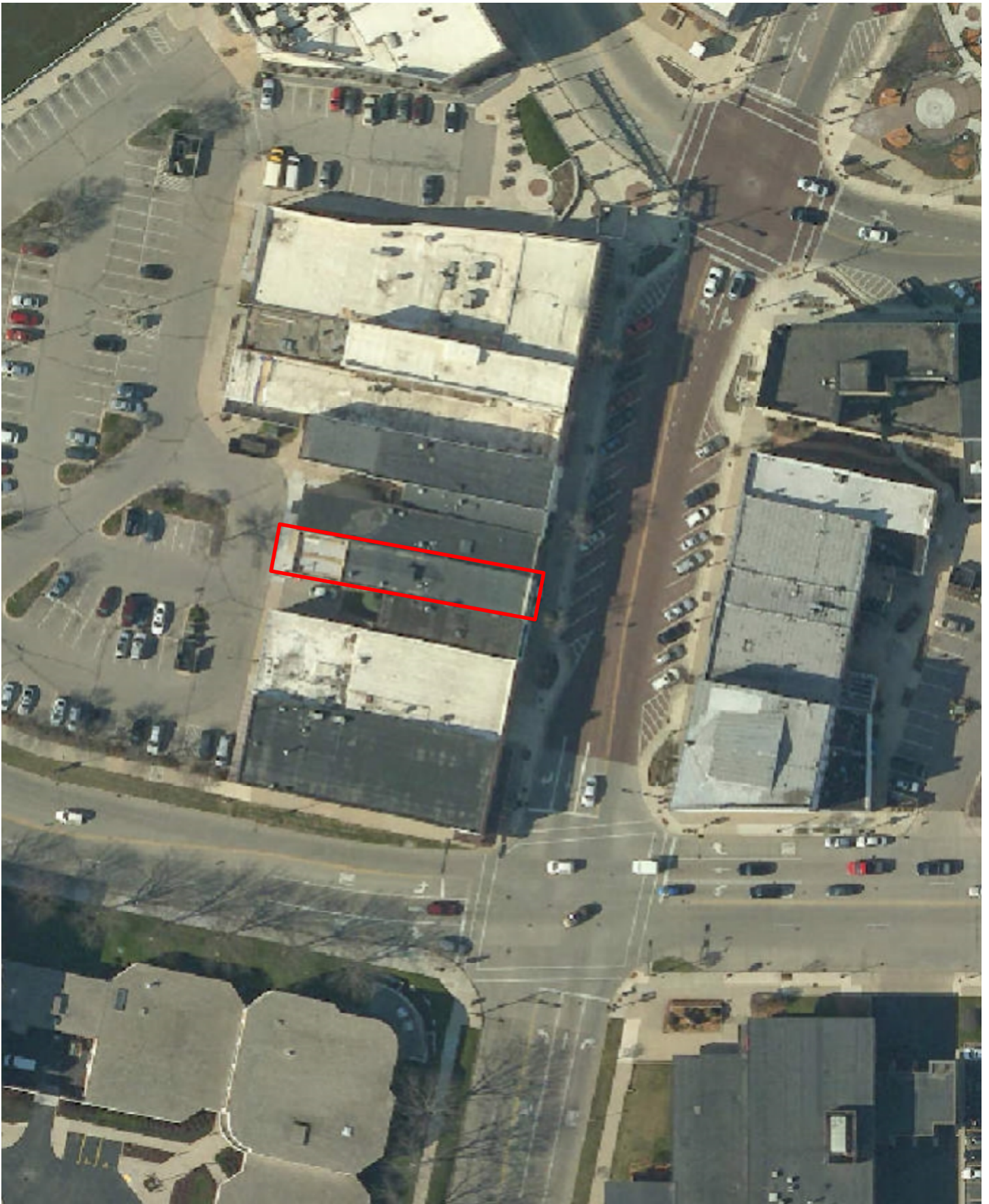
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to replace windows and repair tile at 312 State 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 three (3) existing windows with wood windows that will match the design, color, and size of the existing windows.
 2. The applicant shall use like materials to repair or replace tile.
 3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by August 21, 2023
 4. Any changes or additions to this COA must be reviewed and approved by staff prior to the start of any work.
 5. The applicant shall obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.
-

Attachments: Map, Photographs, Quotes, Application, Intensive Survey Form, and COA Checklist

LOCATION MAP









R.L. SKALAK REMODELING
P.O.Box 601 South Beloit, IL 61080
815-389-3712

July 6, 2020

John Mansfield
1900 Shirland Ave
South Beloit, IL 61080
608-751-3643

Job location
312 C State St
Beloit, WI 53511

Option 1) Remove (3) arch top window sashes and replace with 3 new all wood sashes to match original window sashes. Replace interior trim, stops, returns and sills. Refinish sashes and trim to match original windows and trim. \$4800.00
(price includes windows, materials, labor and any permits)

Option 2) Rebuild existing (3) sashes. Includes removal of sashes, trim and stops. Replace wood as necessary. Clean and strip paint from sashes and trim. Refinish sashes and trim to match original. All paint removal will conform to U.S. government lead paint abatement rules and regulations. \$9135.00
(price includes all materials, labor, permits and cost of lead paint abatement)

Proposal may be withdrawn if not accepted within 30 days.

John Mansfield

R.L. Skalak

Kenny King Tiling

(608) 921-7278

Date: 12/5/2022

Quote

Job description: Repair and replace front entryway at 312 State Street with new tile to match existing tile

Total Labor: \$1000

Includes: Preparing area for new tile by removing broken tile, repairing cracks, leveling low area with exterior grade floor patch, installing waterproof tile membrane, install new tile and grout to match original design and color.

Materials (not including tile): \$450

Includes: grout, thin set, floor membrane, floor patch and caulk

***Owner to supply tile to match original**

Kenny King

X _____

John Mansfield

X _____

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: _____

1. Address of property: 312 State St
2. Parcel #: 206 1354 0245
3. Owner of record: John Mansfield Phone: 608-751-3643
312 State St STE C Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: John Mansfield
312 State St STE C Beloit WI 53511
(Address) (City) (State) (Zip)
1 608 751 3643 / LT531@AOC.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Commercial

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
- Installation of a ramp that is compliant with American with Disability Act

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 front upper 3 windows with matching
wood style windows - same as previously approved
Repair/replace front entrance sidewalk with
matching color/style materials

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 Planning and Building Services 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 Planning and Building Services Division (364-6700).

 John Mansfield 1/17/2023
 (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: _____

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 Address: 312 State Street		Legal Description: See Addendum	Acreage: 0.067
Current Name & Use: Voigt Music Center		Current Owner: Edna Marie Waxler	
Film Roll No. RO-88 *RO-96 **RO-107		Current Owner's Address: 649 Church Street, Beloit	
Negative No. 24 *10 **31		Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 332720 Northing: 4707000 USGS Beloit Quadrangle/Scale: 1:24,000 Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Facade Orient. E			

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
2 Moran's Saloon	B				
Dates of Construction/Alteration	Source				
1880	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 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
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Architectural Statement: Architecturally significant as one of the best-preserved (and one of the few remaining) Victorian Italianate commercial structures in Beloit, 312 State Street is an excellent vernacular adaptation of the Renaissance Revival modes ubiquitous in American cities after 1850. Although the ground story has been regrettably altered, the second story retains its original appearance. Divided into three bays with round arched windows of tall and narrow proportions, the building employs heavily molded brick (over)	Historical Statement: 312 State Street, built in 1880 (A), was constructed by barkeeper Thomas Moran and used originally as a saloon in the heart of Beloit's downtown. Moran's son George continued in the business until 1913, when management of the saloon was taken over by Carroll and Haley. In 1919, the remaining proprietor, Harry Carroll, adapted to Prohibition by selling soft drinks. Edward Kohn purchased the building from George Moran in 1931, and in 1948 Kohn's business (over)
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5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Beloit City Directories, 1887-1963 C D E F	6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____
	7 Condition <input type="radio"/> excellent <input checked="" 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 type="radio"/> local initials: <i>RH</i>

State
 312
 City Engineer's
 CE 88/24
 HP-02-1

ARCHITECTURAL STATEMENT:

Description: A two-story brick commercial building, Moran's Saloon has been regrettably altered on the first floor but still retains its original second floor Victorian Italianate character. Divided into three window bays on the second story, with round arched windows of tall narrow proportions, the building employs heavily molded brick detail to create a lively facade. The windows, featuring one-over-one sash, are surrounded by brick arches with successively receding archivolt. The arches, crowned with diamond shaped keystones, spring from corbelled imposts which in turn rest atop thin pilasters. The window treatment is richly decorative, and endows an otherwise flat facade with considerable depth. The second story is framed by thin corner pilasters, a brick course above the ground story and another course at the top of the second story which features dog-toothed and corbelled brick. That same pattern is repeated in the brick ornament at the cornice, where three squat pilasters intersect corbelled bands of molded brick. Abutted on either side by twentieth century buildings, the architectural detail of Moran's Saloon is limited to its street facade.

Significance: Architecturally significant as one of the best preserved and few remaining Victorian Italianate commercial structures in Beloit, Moran's Saloon is distinguished by the elaborate second story detail which enlivens an otherwise utilitarian structure. Typical of other nineteenth century facades which stood along State Street (a principal business thoroughfare in the city) Moran's Saloon is the last such facade still standing on the west side of the street and one of the last reminders of the mercantile importance of Beloit in the late nineteenth century. It faces the East Grand Avenue Historic District.

HISTORICAL STATEMENT:

Moran's Saloon, built in 1880 (A), was constructed by barkeeper Thomas Moran and used originally as a saloon in the heart of Beloit's downtown. Moran's son George continued in the business until 1913, when management of the saloon was taken over by Carroll and Haley. In 1919, the remaining proprietor, Harry Carroll, adapted to Prohibition by selling soft drinks. Edward Kohn purchased the building from George Moran in 1931, and in 1948 Kohn's business there was called the Three-Twelve Tavern and Cafe. The building was vacant for a brief period in the early 1960's, and today is the Voigt Music Center. (B)

ADDENDUM

Legal Description: Part of Lot 3, Block 59, Original Plat commencing 59 feet northerly of the southeast corner of Lot 2; Thence westerly 133.98 feet; Thence northerly 22 feet; Thence easterly 133.98 feet; Thence southerly 22 feet to point of beginning. Also 12 feet of right-of-way on the west.

Architectural Statement (Cont'd)

detail to transform itself from a simple utilitarian structure into a building of elegance and exuberance. The windows, featuring one-over-one sash, are surrounded by brick arches with successively receding archivolts. The arches, crowned with diamond shaped keystones, spring from corbelled imposts which in turn rest atop thin pilasters. The window treatment is richly decorative, even sculptural, and endows an otherwise flat facade with dramatic depth. The second story is framed by thin corner pilasters, a brick course above the ground story and another course at the top of the second story which features dog-toothed and corbelled brick. That same pattern is repeated in the brick ornament at the cornice, where three squat pilasters intersect corbelled bands of molded brick. The Renaissance detail enlivens the brick facade while also suggesting the mercantile importance of Beloit in the last quarter of the 19th century.

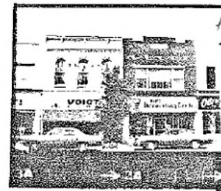
As the only 19th century facade remaining on the west side of State Street, this structure stands out by itself, but it does face the East Grand Avenue Historic District. See RO-107/28 for view of entire street.

Historical Statement (Cont'd)

there was called the Three-Twelve Tavern and Cafe. The building was vacant for a brief period in the early 1960's, and today is the renovated Voigt Music Center. (B)

ADDENDUM

Legal Description: Part of Lot 3, Block 59, Original Plat commencing 59 feet northerly of the southeast corner of Lot 2; Thence westerly 133.98 feet; Thence northerly 22 feet; Thence easterly 133.98 feet; Thence southerly 22 feet to point of beginning. Also 12 feet of right-of-way on the west.





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: 312 State 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		



BELOIT LANDMARKS COMMISSION
ANNUAL PRESERVATION ACTIVITIES REPORT - 2022

Dear City Councilors:

This annual report is provided in accordance with Section 32.05(10) of the Historic Preservation Ordinance. This report documents the activities and accomplishments of the Landmarks Commission during 2022.

The Commission currently consists of Chairperson Celestino Ruffini, Vice Chairperson Lucas Carter, Chris Gallagher, James Doig, Ned Carlson, Spencer Langley, and City Council Representative Sherry Blakeley.

The Landmarks Commission met 9 times in 2022 to review Certificate of Appropriateness (COA) applications. Many of these applications included more than one item concerning repairs, replacements, additions, or demolitions. Planning Division staff also reviewed and approved COA applications throughout the year. The number and types of requests considered by the Commission and staff are as follows:

Additions/New Construction	4	Historic Plaques	0
Chimneys and Tuckpointing	2	Local Landmark Designations	0
Demolitions	5	Ramps/Sidewalks/Steps/Pavement	3
Fences and Retaining Walls	2	Roof Repair/Replacement	7
Garage Repair/Construction	0	Signs and Miscellaneous Items	4
Gutters/Fascia/Soffit	1	Siding	3
Handrails and Porches	7	Windows and Doors	7

Of the 30 COA applications processed in 2022, 10 (33%) were approved by staff. The Commission currently monitors 115 properties in the Bluff Street Historic District, 156 properties in the Near East Side/College Park Historic District, 4 properties in the Merrill Street Historic District, 150 properties in the Milwaukee and Emerson Residential Historic District, and 46 individually listed Landmarks and Landmark Sites.

Sincerely,

Hilary Rottmann, Planner II
Planning & Building Services

c: Beloit Landmarks Commission
State Historical Society of Wisconsin