



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

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES
 - 2.a. Consideration of the minutes from the February 21, 2023 Landmarks Commission meeting
[Attachment](#)
3. PUBLIC COMMENTS
4. COMMITTEE REPORTS
 - 4.a. Site Visit Committee -721 Park Avenue
5. CERTIFICATES OF APPROPRIATENESS
 - 5.a. COA-2023-02 Review and consideration of a Certificate of Appropriateness (COA) to renovate the exterior of the residential structure and detached garage located at 721 Park Avenue
[Attachment](#)
 - 5.b. COA-2022-28 Review and consideration of an extension of a Certificate of Appropriateness (COA) to renovate the institutional structure located at 735 College Street
[Attachment](#)
 - 5.c. COA-2023-03 Review and consideration of a Certificate of Appropriateness (COA) to remove the detached garages at 732 Church Street and 749 College Street.
[Attachment](#)
6. REPORT ON STAFF ACTIVITIES
 - 6.a. Report on Staff-Approved Certificates of Appropriateness
 - 6.b. Historic Property Owner Letters
7. 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 February 21 2023, 7:00 PM
The Fourth Floor Conference Room, 100 State Street
Beloit, WI 53511

1. Roll Call

Chairperson Ruffini called the meeting to order at 7:00PM.

Commissioners McDaniel, Doig, Beckman, Carter, Gallagher, Langley and Councilor Blakeley were present. Commissioner Carlson and Carter were absent.

2. Minutes of the November 15, 2022 Meeting

Councilor Blakeley moved to approve the draft minutes. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (6-0)

3. Public Comments (None)

4. Certificates of Appropriateness

A. John Mansfield -Certificate of Appropriateness

COA-2023-01 Review and consideration of a Certificate of Appropriateness (COA) to replace the windows and repair tile at the commercial building at the commercial building located at 312 State Street.

Ms. Rottmann read the staff report and recommendations. The applicant Mr. Mansfield did not have any additional comments. Commissioner McDaniel asked if the tile would be patched or removed and replaced. Mr. Mansfield stated he planned to remove all the tile and replicate the same design. Commissioner McDaniel moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner Doig seconded the motion. The motion passed, voice vote. (6-0)

5. Reports on Staff Activates

- A. Report on Staff-Approved Certificates of Appropriateness. Zero applications had been approved since the previous meeting.
- B. Five letters when out to new historic property owners.
- C. 2022 Annual Report on activities.

6. Adjournment

Commissioner Doig moved to adjourn at 7:18 PM. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (6-0)

Celestino Ruffini, Chairperson
Landmarks Commission

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: March 21, 2023

Agenda Item: 5. a

File Number: COA-2023-02

Applicant: CCI

Owner: Beloit College Park LLC

Location: 721 Park Avenue

Existing Zoning: R-1B, Single-Family

Existing Land Use: Vacant Single-Family Residence

Parcel Size: 0.19 Acre

Request Overview/Background Information:

CCI on behalf of Beloit College Park LLC, has submitted an application for a Certificate of Appropriateness (COA) to renovate the exterior of the residential structure and detached garage located at 721 Park Avenue. This property is located in the College Park Historic District. 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 applicant scope of work includes:
 - Addition of a covered front porch
 - Installation of black iron railings
 - Porch posts to mimic the architectural feature of attic windows
 - Soffit, fascia, and shingles to match existing structure
 - Repair and paint of existing wood siding
 - addition to the north side of the house to close in access.
 - Masonry and filling in the basement windows
 - In fill door on south-east and match existing exterior
- New exterior doors
- New concrete sidewalk
- Detached garage
 - Replace garage doors
 - Replace man door
 - Wood siding will be repaired and replaced
- Replacement of windows with black aluminum windows
 - reglazing the attic windows and diamond shaped windows on the north side.
- Alteration of window locations (see attached renderings)
- The applicant has been staff approved for roof repairs to the house and garage.
- The Beloit Intensive survey stated the structure at 721 Park Avenue is a Two-story plus attic late picturesque Queen Anne residence. It is not historically or architecturally significant but contributes to the College Park Historic District. 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.*

The applicant is altering the existing structure but preserving the unique characteristics of the attic windows and siding. The proposed projects incorporate architectural details and materials that complement the original design. The appearance of the property will be enhanced and have a presence on Park Avenue.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

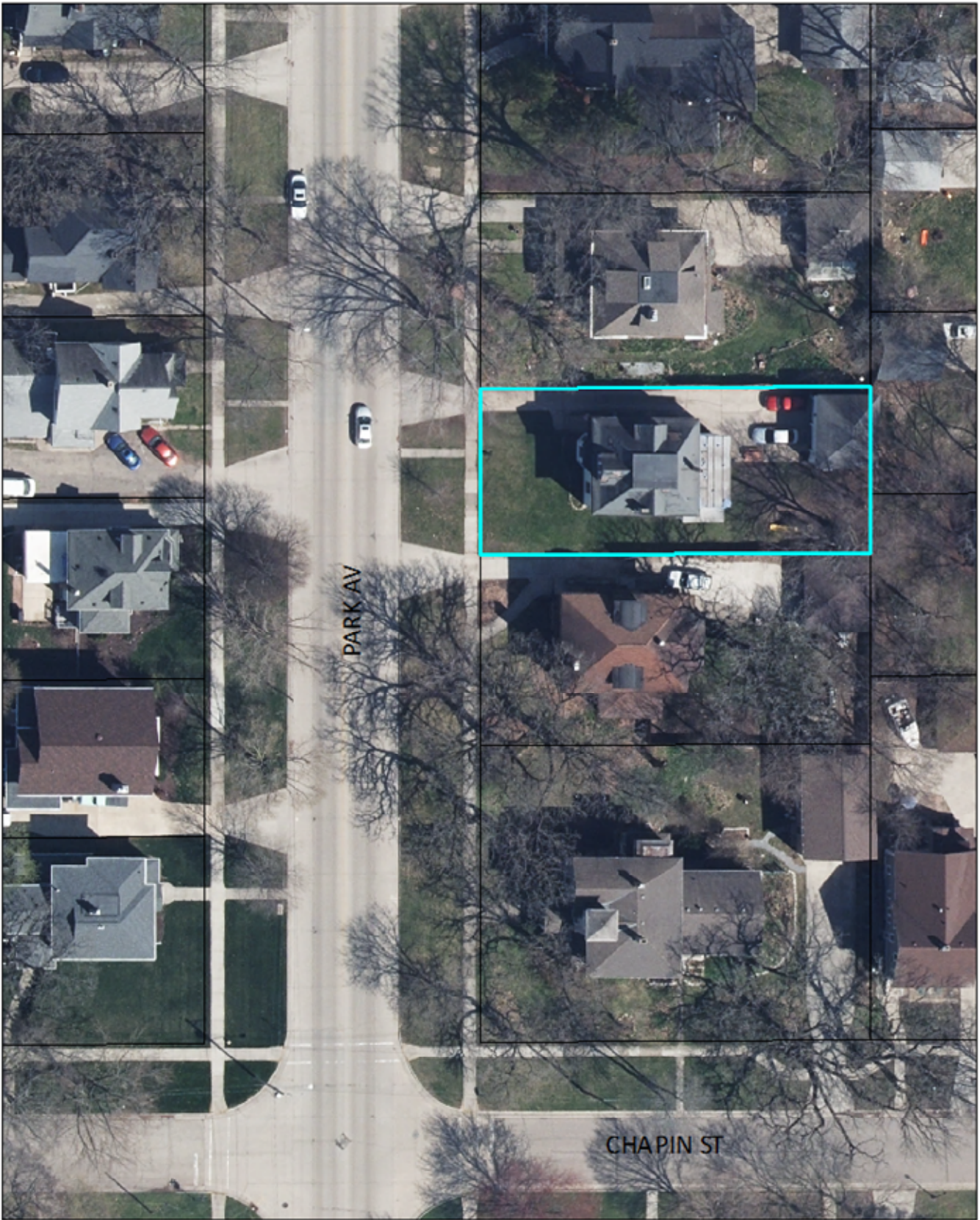
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to renovate the exterior of the residential structure and detached garage located at 721 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.
2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by March 21, 2024.
3. Any changes or additions to this COA must be reviewed and approved by staff prior to the start of any work.
4. The applicant shall obtain all necessary building permits.

Attachments: Photographs, Application, Intensive Survey Form, and COA Checklist.

Location Map





721 Park prior to aluminum siding removal





Infill Access Point





Garage in it's current state

Planning for New doors (Garage and man doors)
Wash and repaint whole structure
New shingles to match house







01 WEST ELEVATION
A111 1/4" = 1'-0"



02 SOUTH ELEVATION
A111 1/4" = 1'-0"

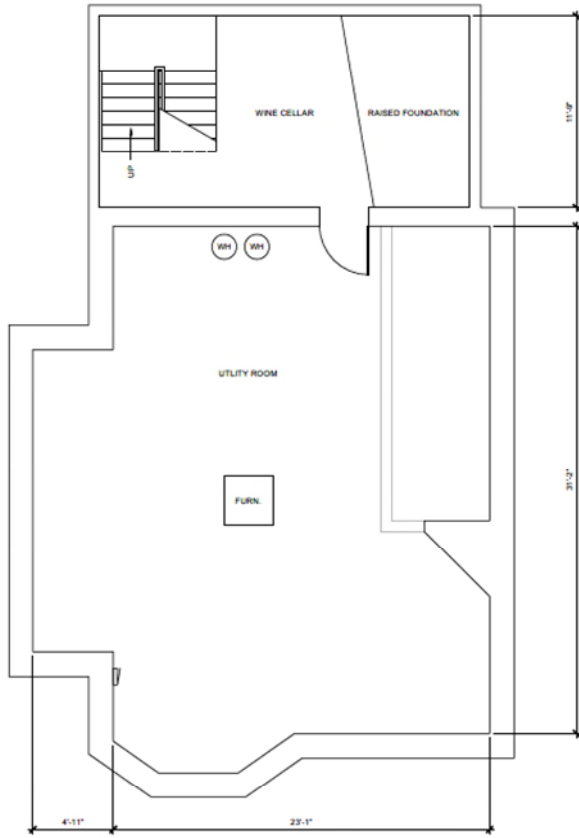


03 EAST ELEVATION
A111 1/4" = 1'-0"

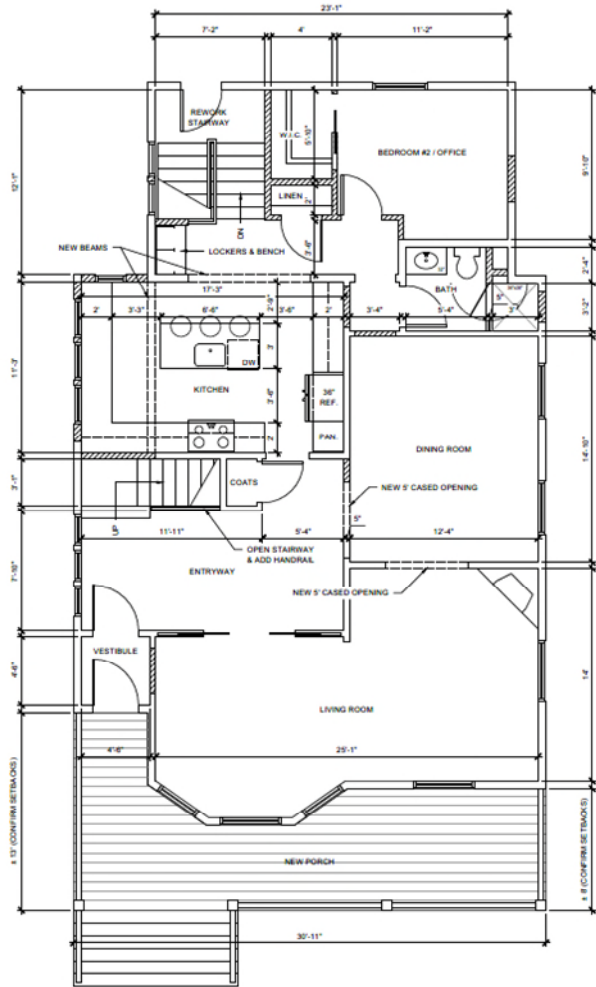


04 NORTH ELEVATION
A111 1/4" = 1'-0"

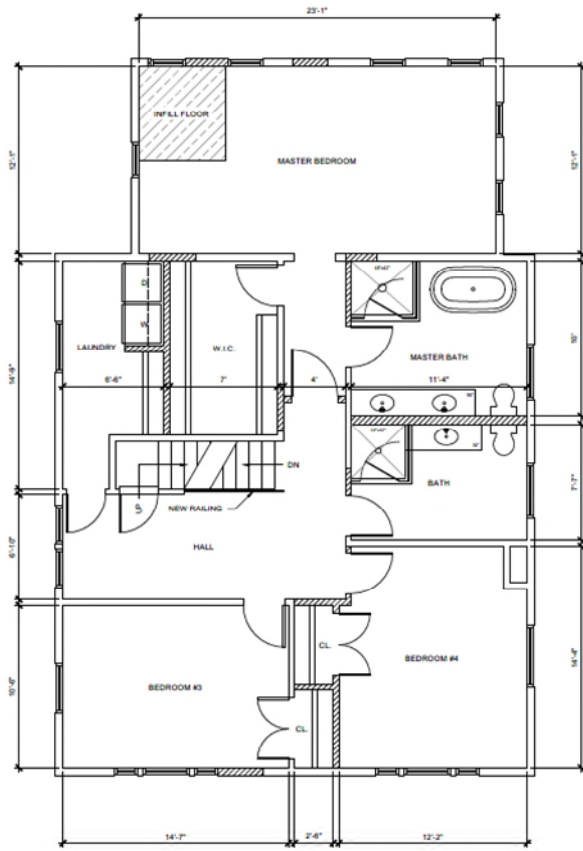
- 01 PAINT
- 02 EXIST
- 03 NEW AL
- 04 RESTO PRICK INTERC
- 05 NEW WI
- 06 NEW PC MATCH MOULD
- 07 NEW AJ
- 08 NEW SI



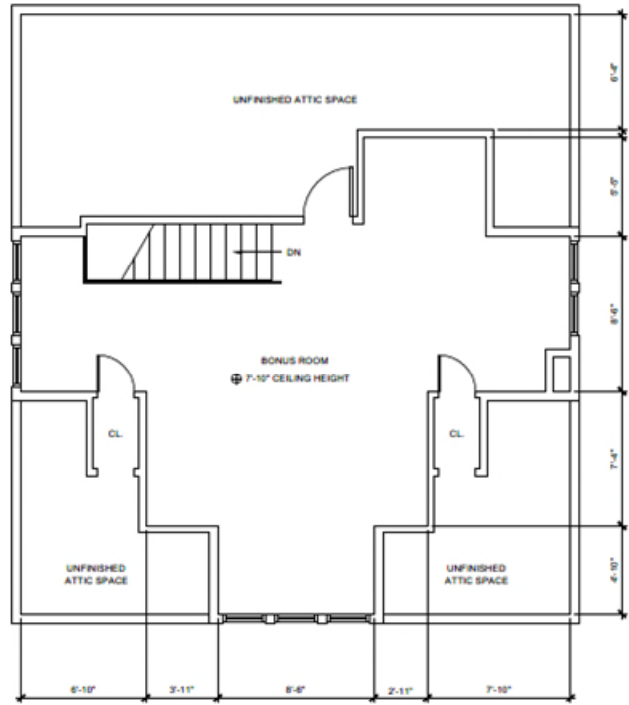
BASEMENT PLAN
 Scale: 1/4" = 1'-0"
 NORTH



FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 NORTH



SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"
 0 2 4



ATTIC PLAN
 Scale: 1/4" = 1'-0"
 0 2 4

COA Material list 721 Park ave

- Windows will be replaced with Black aluminum clad replacement windows (attached)
 - Second story north window on west side of the house will be moved to match the south window off the corner.
 - Paint dormer windows black to match new windows
- Porch Materials, Wood sub-construction covered with painted wood materials.
 - Painted white wood columns
 - Columns to match dormer columns
 - Black rod iron railings
 - Wood stained floor
 - Wood painted Soffit and fascia
 - Shingles to match existing roofing materials
 - Porch skirt to be painted wood lattice
- Wood siding will match existing to be painted white in color.
 - Washing and painting existing wood siding
 - Everything added will match existing materials
 - New kitchen bump out will be covered with like siding
 - All crown and soffit will be painted white wood to match existing
- Rubber roof on flat
 - This needs to be patched to match existing
- Foundation work
 - Masonry will be repaired where needed with materials on site.
 - Filling in basement windows with split faced block to match as close as we can get.
- In fill door on south-east side of the house.
 - The door will get removed along with the porch and be patched in with matching materials.
- Exterior doors
 - Front door will be a natural wood door (attached)
- Garage
 - Both Garage doors will be replaced with new doors (Attached)
 - Man door to be replaced with new door (Attached)
 - All siding will be cleaned and painted
 - New shingles n roof to match house (Existing)
- Widen sidewalk landing in front of porch. (Refer to Plot map)

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**

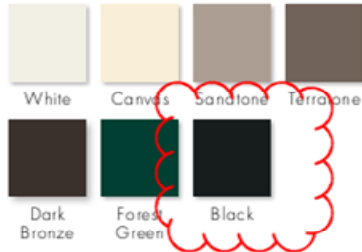


Cottage

Reverse Cottage

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes.
Shown in **Distressed Nickel**.

ESTATE™



Hand Lift Finger Lifts

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift Hand Lift Finger Lifts

Antique Brass | **Black** | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™

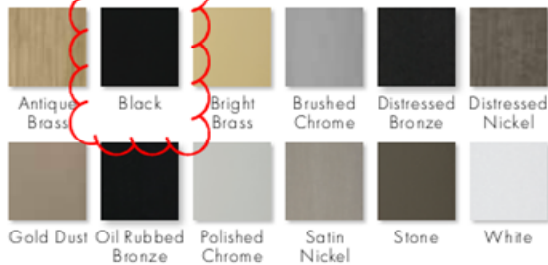


Bar Lift Hand Lift Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



Optional interior stop with matching chamfer is available.

SASH

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24' (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb./454 kg boxes.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandstone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

400 Series Woodwright®
Double-Hung Insert
Windows

EXPAND YOUR VIEW

ENTRY DOOR STYLES

All styles available with wood or clad exteriors, as single or double doors, and with inswing or outswing operation. Doors are offered in standard and custom sizes.

Arts & Crafts
Glass Panel



402



403



404

Arts & Crafts
(403)
Shown in oak

Straightline
Full Panel



178



195



193



180

Straightline
Glass Panel



181



194



179



334



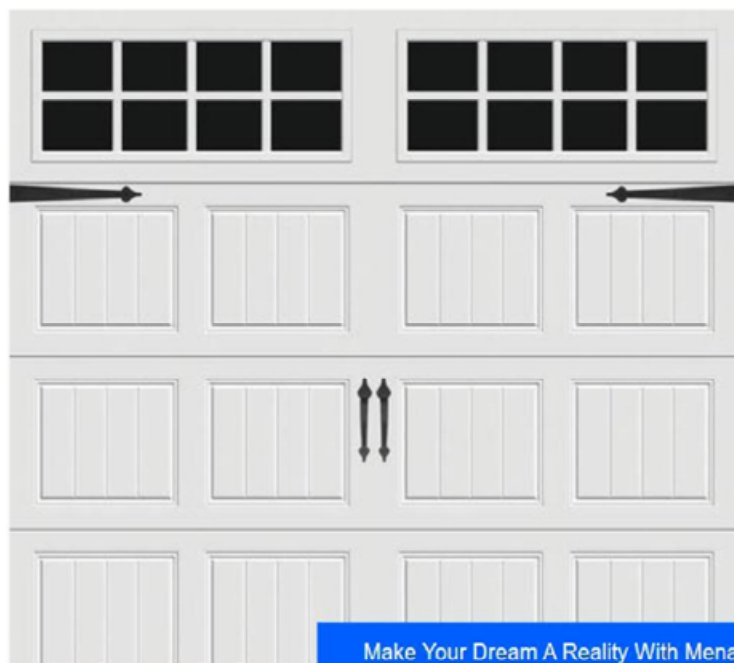
102



Gothic, Elliptical, Arch and Springline™ door styles are also available. Visit andersenwindows.com/entrydoors or contact your Andersen supplier for more information.

Ideal Door® Designer 9' x 8' White Insulated Garage Door with Windows (R-Value 12.9)

Model Number: 9X8_MR1SU_White_SQ24 | Menards® SKU: 4252693



Size: 9 ft. wide x 8 ft. high

R-Value: 12.9

REALIZE YOUR VISION

INTERIOR AND EXTERIOR WOOD SPECIES

Select from an expansive array of the finest grades of wood species to add warmth and beauty to your home's entranceway. Available on both the interior and exterior of your door.

Brick Mould and Interior Casings

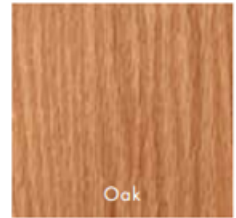
A variety of exterior brick mould and interior casing profiles are available.



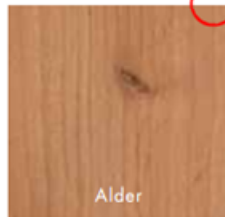
Walnut



Mahogany*



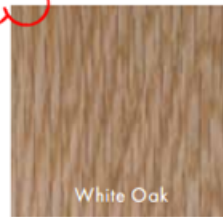
Oak



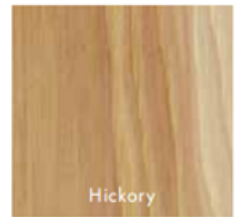
Alder



Cherry



White Oak



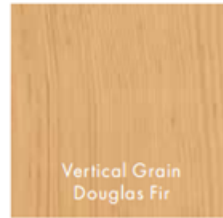
Hickory



Mixed Grain
Douglas Fir



Maple



Vertical Grain
Douglas Fir



Pine

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

Naturally occurring variations in grain, color and texture of wood makes each window or door one of a kind. Printing limitations prevent exact replication of finishes. Please see your Andersen supplier for actual finish samples.



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:** 721 Park Ave. Beloit, WI

2. **Parcel #:** 13670255

3. **Owner of record:** Beloit College Park LLC Phone: 608- 362-2912

3800 Milwaukee rd Beloit, WI 53511

(Address)

(City)

(State)

(Zip)

4. **Applicant's Name:** Corporate Contractors Inc. Attn: Pete Woodkey

3800 Milwaukee rd Beloit, WI 53511

(Address)

(City)

(State)

(Zip)

/ 608-312-3951

(Office Phone #)

(Cell Phone #)

/ pete.woodkey@cciw.com

(E-mail Address)

5. **Present use of property:** Vacant

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

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 Exhibit A

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).

 / Pete Woodkey / 3/1/23
(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

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park		
Street Address: 721 - 721 1/2 Park Avenue		Legal Description: _____	Acreage: _____			
Current Name & Use: Residence		Current Owner: _____				
Film Roll No. RO-86	Affix Contact Prints See ISF for 731 Park Avenue		Current Owner's Address: _____			
Negative No. 12			Special Features Not Visible In Photographs: _____			
Facade Orient. W			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 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: _____ <input checked="" type="radio"/> None	Architectural Statement: Two story plus attic late picturesque/Queen Anne residence with a truncated hip roof. Dormers include Palladian window with multi-prismed diamond detailing. Facade is aluminum sided.		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: _____		Section Map Name Near East Side Historic District
5 Sources of Information (Reference to Above) A Visual estimate of surveyor	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 type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			Map Code NES 86/12A
B	8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>		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>			
C	_____		_____			
D	_____		_____			
E	_____		_____			
F	_____		_____			

CITY of BELOIT

Neighborhood Planning Division

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 721 Park Avenue

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	

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: March 21, 2023 **Agenda Item:** 5. b. **File Number:** COA-2022-28
Applicant: Angus-Young & Associates **Owner:** Beloit College Board of Trustees **Location:** 735 College Street
Existing Zoning: PLI, Public Lands & Institutions **Existing Land Use:** College Library **Parcel Size:** 1.08 Acre

Request Overview/Background Information:

Angus-Young & Associates on behalf of the Beloit College Board of Trustees. has submitted an extension of a Certificate of Appropriateness (COA) to renovate the institutional structure located at 735 College Street. This property is located in the College Park Historic District. 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.

- The applicant’s proposed project was approved at the October 18, 2022 meeting. Soon after the meeting it was realized the project would not be completed within a year, the applicant is requesting an extension until December of 2024.
- The scope of work includes building envelope improvements which consist of window removal and replacement, brickwork and tuckpointing, new access points, an outdoor seating area, landscaping, and concrete work. The applicant has also requested the demolition of structures, this request will be addressed separate.
- The Beloit Intensive survey states the structure located at 735 College Street is a three-story contemporary library structure. This structure is not architecturally significant but does contribute to the district. 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:*
 - (9) *Contemporary Design: Contemporary design for alterations and additional to existing properties shall not be discouraged when they do not destroy or cover over significant historical, architectural or cultural materials and such design is compatible with the size, scale, color, materials, and character of the property neighborhood design.*
- 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).

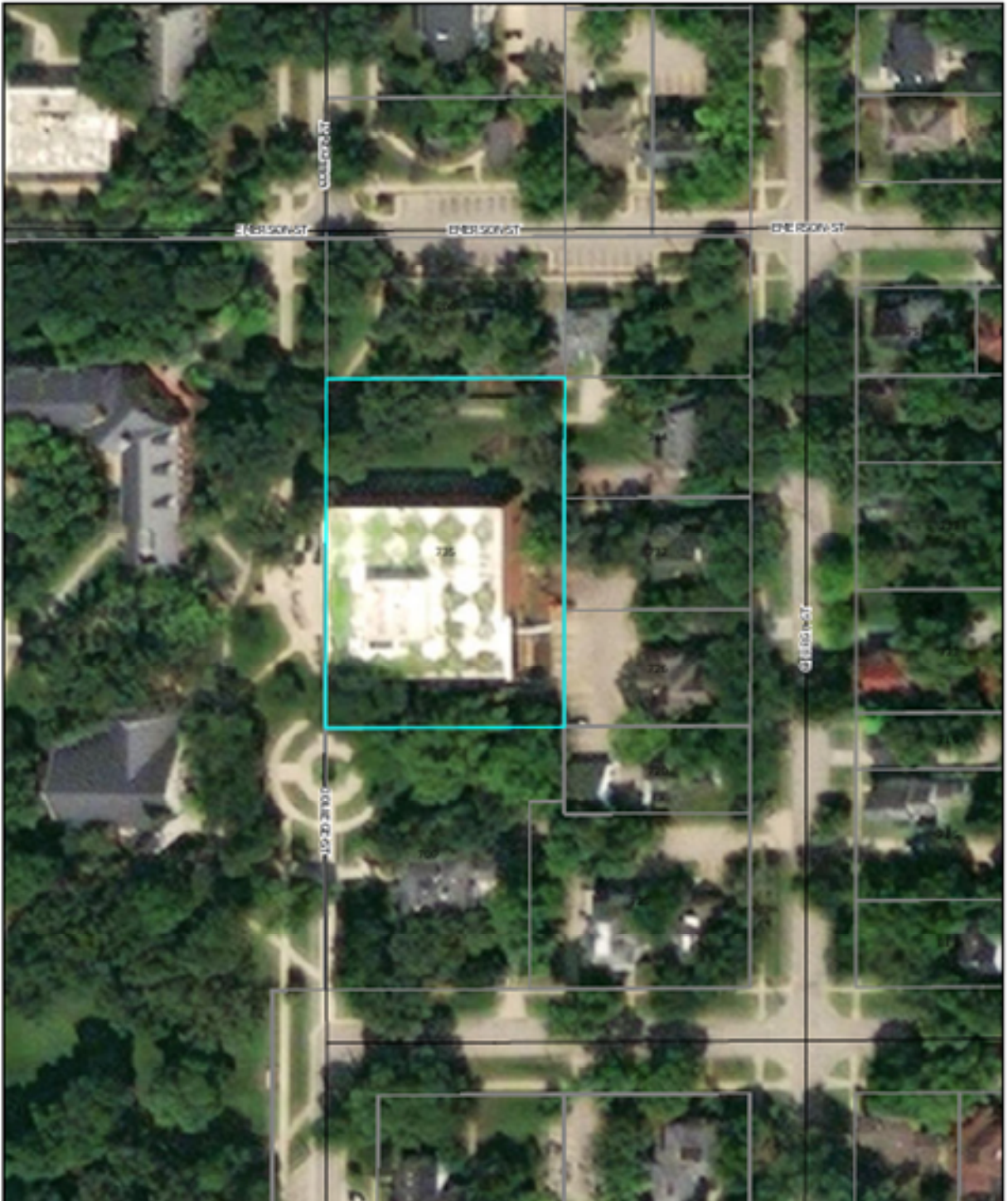
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of an extension of a Certificate of Appropriateness (COA) to renovate the institutional structure located at 735 College Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.
2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by December 31, 2024.
3. Any changes or additions to this COA must be reviewed and approved by staff prior to the start of any work.
4. The applicant shall obtain all necessary building permits.

Attachments: Extension, Map, Site Plans, Photographs, Application, Intensive Survey Form, and COA Checklist

LOCATION MAP





Thursday, March 2, 2023

Ms. Hilary Rottmann, Planner II
City of Beloit
100 State Street
Beloit, WI 53511

Re: Beloit College COA for House Demolition Church and Emerson

Page 1 of 1

Dear Hilary:

We are requesting that the previous application for house demolitions on Emerson and Church St be withdrawn. Additionally, we request the COA for the Library Building Renovatin itself be extended to meet the current construction schedule for completion in Decemeber of 2024.

We offer the following reasons for this request.

- 1.The college has benefited from lots of conversations with neighbors and commission members. What we've heard expressed is that the community wants to know the college's long-term plans for the College Park Historic District.
- 2.As we have finalized the action steps in our prior master plan, creating a planning process while we welcome a new president makes a lot of sense. The Board of Trustees agrees, and is committed to this step.
- 3.Our current work plan for 2023/24 will include removal of the garages under a separate application to the Landmarks Commission.
- 4.We expect to start library renovation & construction in June 2023 and complete it in late summer 2024.
- 5.Expected update to the community with plan progress will be early 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Stadelman'.

Joseph Stadelman, CEO, Architect, AIA, LEED AP BD+C

Copy to: File



Southwest Corner of Library at new Entrance



Southeast Corner of Library

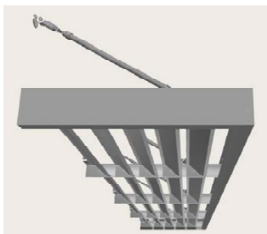


West Patio of library to remain



South Elevation of Library





Canopies / Sun Shades



Proposed North Elevation



Modular Brick



Precast Stone Sills



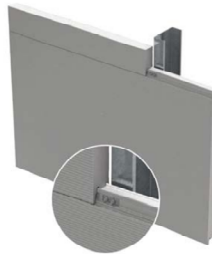
Metal Coping and Trim



Curtainwall / Window Framing



Insulated Metal Panels



KS Mini Micro-Rib



Louvered Roof Screening



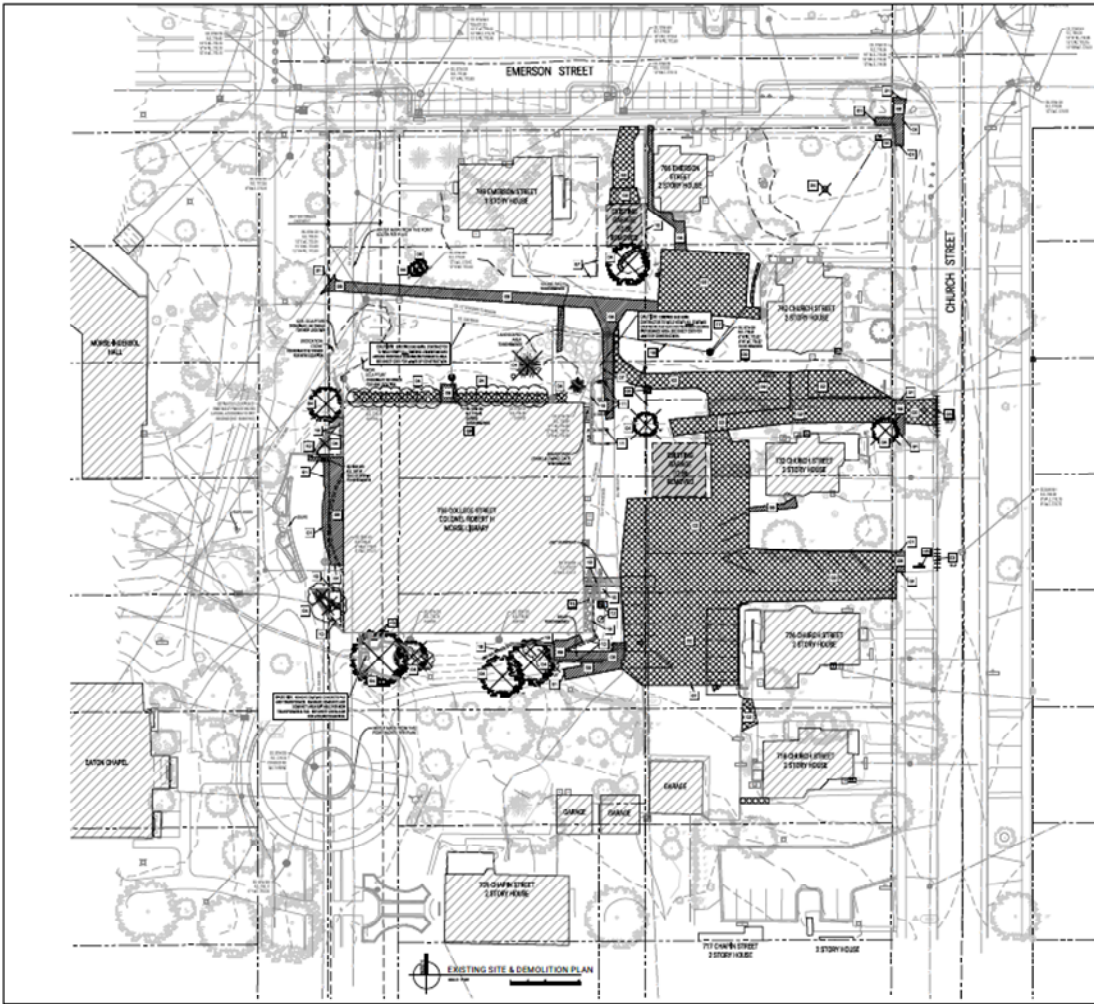
Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



DIAGNOSTIC

CALL TOLL FREE 1-800-440-8511
 MI MANASSA AVE 414-230-1185
 7614 LOCKYER 1-800-258-9860
 1500 HIGHLAND BLVD #300 1-800-442-2289
 CNL PLOT: www.diggersandholes.com
 #DIGGERSANDHOLES



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09/15/2021
2	ISSUED FOR PERMITS	10/15/2021
3	ISSUED FOR PERMITS	11/15/2021
4	ISSUED FOR PERMITS	12/15/2021
5	ISSUED FOR PERMITS	01/15/2022
6	ISSUED FOR PERMITS	02/15/2022
7	ISSUED FOR PERMITS	03/15/2022
8	ISSUED FOR PERMITS	04/15/2022
9	ISSUED FOR PERMITS	05/15/2022
10	ISSUED FOR PERMITS	06/15/2022
11	ISSUED FOR PERMITS	07/15/2022
12	ISSUED FOR PERMITS	08/15/2022
13	ISSUED FOR PERMITS	09/15/2022
14	ISSUED FOR PERMITS	10/15/2022
15	ISSUED FOR PERMITS	11/15/2022
16	ISSUED FOR PERMITS	12/15/2022
17	ISSUED FOR PERMITS	01/15/2023
18	ISSUED FOR PERMITS	02/15/2023
19	ISSUED FOR PERMITS	03/15/2023
20	ISSUED FOR PERMITS	04/15/2023
21	ISSUED FOR PERMITS	05/15/2023
22	ISSUED FOR PERMITS	06/15/2023
23	ISSUED FOR PERMITS	07/15/2023
24	ISSUED FOR PERMITS	08/15/2023
25	ISSUED FOR PERMITS	09/15/2023
26	ISSUED FOR PERMITS	10/15/2023
27	ISSUED FOR PERMITS	11/15/2023
28	ISSUED FOR PERMITS	12/15/2023
29	ISSUED FOR PERMITS	01/15/2024
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78	ISSUED FOR PERMITS	02/15/2028
79	ISSUED FOR PERMITS	03/15/2028
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96	ISSUED FOR PERMITS	08/15/2029
97	ISSUED FOR PERMITS	09/15/2029
98	ISSUED FOR PERMITS	10/15/2029
99	ISSUED FOR PERMITS	11/15/2029
100	ISSUED FOR PERMITS	12/15/2029

BELOIT COLLEGE
 MOORE LIBRARY AND
 IMPACT BELOIT HUB

THE COLLEGE STREET
 BELOIT, WISCONSIN

Beloit
 College

DEMOITION & REMOVALS LEGEND

SYMBOL	DESCRIPTION
(Hatched Box)	DEMOLITION
(Dotted Box)	REMOVAL
(Cross-hatched Box)	RENOVATION
(Solid Box)	EXISTING
(Dashed Line)	PROPERTY LINE
(Dashed Line)	UTILITY LINE
(Dashed Line)	SEWER LINE
(Dashed Line)	WATER LINE
(Dashed Line)	ELECTRICITY LINE
(Dashed Line)	TELEPHONE LINE
(Dashed Line)	LANE
(Dashed Line)	TRAIL
(Dashed Line)	ADJACENT PROPERTY
(Dashed Line)	ROAD
(Dashed Line)	RAILROAD
(Dashed Line)	ADJACENT PROPERTY

PROJECT NUMBER: 02020
 APPROVED BY: [Signature]
 DATE: [Date]
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

EXISTING SITE & DEMOLITION PLAN

C100

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)

Library - 731 College Ave.

File Number: _____

1. Address of property:

Houses 749 Emerson, 706 Emerson, 742 Church

2. Parcel #: **13670056, 13670045, 13670050, 13670035**

3. Owner of record: **Beloit College**

Phone: **608-363-2000**

700 College St., Beloit, WI 53511

(Address)

(City)

(State)

(Zip)

4. Applicant's Name:

Joseph J. Stadelman, Angus-Young Associates

555 S. River Street, Janesville, WI 53548

(Address)

(City)

(State)

(Zip)

608-756-2326

608.751.1546

j.stadelman@angusyoung.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of property: **College Library, Vacant House**

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.)

See Attached Description

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).

 / **Joseph J. Stadelman** / **09/28/2022**
(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: _____
Application accepted by: _____ Date: _____

1 City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street BELOIT COLLEGE CAMPUS Morse Library		
Street Address: BELOIT COLLEGE CAMPUS Morse Library		Legal Description: See ISF - Middle College	Acreage:				
Current Name & Use: Col. Robert H. Morse Library		Current Owner: Trustees of Beloit College					
Film Roll No. RO-83			Current Owner's Address: 700 College Avenue, Beloit, Wisconsin				
Negative No. 24, 26			Special Features Not Visible In Photographs:				
Facade Orient. W			Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
2 Original Name & Use: Col. Robert H. Morse Library		Source A	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration 1962		Source A					
Architect and/or Builder: Richard M. Bennett of Loeb1, Schlossman and Bennett, Chicago		Source C					
3 Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input 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 checked="" type="checkbox"/> 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 type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> None		Section Map Name Near East Side Historic District			
Architectural Statement: Three story contemporary library structure which straddles the location of vacated College Street. Entry portico features a hanging sculpture: "Energy", designed by the architect. (B) Brick, stone trim, glass on a reinforced concrete frame.		Historical Statement: Named for Col. Robert H. Morse, President and General Manager of Fairbanks, Morse and Company, younger son of Charles Hosmer Morse, founder of Fairbanks, Morse and Company.					
5 Sources of Information (Reference to Above) A On building		6 Representation in Previous Surveys <input type="checkbox"/> HABS <input type="checkbox"/> NAER <input checked="" type="checkbox"/> WIHP <input type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other: _____		Map Code NES 83/24			
B Telephone conversation with David Mason, Beloit College, August, 1981		7 Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins					
C Information supplied by Robert H. Irrmann, Beloit College Archivist, July, 1981		8 District: <u>Near East Side Historic Dist.</u> <input type="checkbox"/> pivotal <input checked="" type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>					
D		9 Opinion of National Register Eligibility <input checked="" 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: <u>R</u>					
E							
F							

HP-02-17

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: 735 College

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		

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: March 21, 2023

Agenda Item: 5. c.

File Number: COA-2023-03

Applicant: Angus-Young & Associates

Owner: Beloit College Board of Trustees

Existing Zoning: PLI, Public Lands & Institutions

Request Overview/Background Information:

Angus-Young & Associates on behalf of the Beloit College Board of Trustees has submitted an application to remove the detached garages at 732 Church Street and 749 College Street. These properties are located in the College Park Historic District. 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.

Address:	749 College Street	732 Church Street Feminist Collective
Existing Land Use:	Vacant facility maintenance	Student Housing
Parcel Size:	0.27	0.27
Applicant request:	Removal of detached garage	Removal of detached garage
Intensive Survey:	Two story white brick Colonial Revival	Architecturally significant Queen Ann
	Contributing to the District	Pivotal to the District

Key Issues:

- The applicant is renovating the Morse Library and as a part of the library renovation project, they would like to remove two garages surrounding the library to accommodate additional parking and green space.
- The Beloit Intensive Surveys state one of the homes is contributing to the district and one is pivotal. Copies of Intensive Survey Forms are attached to this report.
- Section 32.07(2) of the Historic Preservation Ordinance includes review standards to be used when evaluating COA applications for demolitions. The attached COA Checklist evaluates this application against these criteria.

Staff Recommendation:

The Planning & Building Services Division recommends approval of a Certificate of Appropriateness to application to remove the detached garages at 732 Church Street and 749 College Street., based on the standards and criteria contained in the Historic Preservation Ordinance, subject to the following conditions:

1. All portions of the structure, including the foundation and all miscellaneous debris, shall be removed from the premises with the footprint restored to grass or paved surface by December 31, 2024.
2. Any changes or additions to this COA must be reviewed and approved by staff prior to the start of any work.
3. The applicant's contractor shall obtain a Demolition Permit from the City prior to beginning work.

Attachments: Map, Photos, Removal Plan, Application, Intensive Survey Form, and COA Checklist.

Location Map



Accessory Structure

749 College Street Detached Garage



732 Church Street Detached Garage



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: 721 Emerson & 732 Church St.

2. Parcel #: 13670045, 13670050, 13670035

3. Owner of record: Beloit College, Lori Rhead Phone: (608)363-2000

700 College St., Beloit, WI 53511

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Joseph J. Stadelman, Angus-Young Associates

555 S. River Street, Janesville, WI 53548

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of property: College Owned Houses

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.)

Demolition of Garage at 721 Emerson St, and demolition or move of Garage at 732 Church St. The existing parking lot east of the library building and west of the 732 Church St house to remain and will be reworked with a new drive entrance off of Church Street south of 742 Church St. property. The remainder of the garage sites will be cleared of buildings and restored to maintained lawn. All trees existing that are healthy and in good condition will be maintained. New sidewalks will be constructed to connect the existing library building to the city sidewalk system on Church St.

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): _____

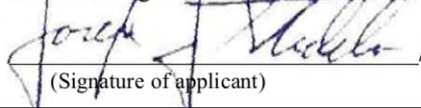
9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

- 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).

 / **Joseph J. Stadelman** / **03/02/2023**
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ \$50.00
<small>* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.</small>
Scheduled meeting date: _____
Application accepted by: _____ Date: _____

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 Address: BELOIT COLLEGE CAMPUS 749 College Street										Legal Description: L. 9, B. 26, Original Plat										Acreage:																																							
Current Name & Use: Faculty Lounge										Current Owner: Trustees of Beloit College										Current Owner's Address: 700 College Street, Beloit, Wisconsin																																							
Film Roll No. RO-104																				Special Features Not Visible In Photographs:																																							
Negative No. 21																				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No																																							
Facade Orient. W																																																											
2 Original Name & Use: Kappa Delta House										Source A										Previous Owners										Dates										Uses										Source									
Dates of Construction/Alteration 1935										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: <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: <p>Two story sorority house with one story wing to south; brick painted white. Colonial Revival details including handsome entrance with broken pediment. Metal railing on roof of wing includes the Kappa Delta Greek letters. This is the smallest of the Greek letter houses on campus, and the only one now on the academic campus proper, although College Street was still open when it was constructed.</p>										Historical Statement: <p>See ISF for 708 Clary</p>																													
5 Sources of Information (Reference to Above) A Information supplied by James Balch, Director of the Physical Plant, Beloit College, October, 1981										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																																							
B										8 District: Near East Side Historic Dist.										<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing																																							
C										initials: R date: 8/1/81																																																	
D										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																																																	
E																																																											

BELOIT COLLEGE CAMPUS (College st.)

Number
749

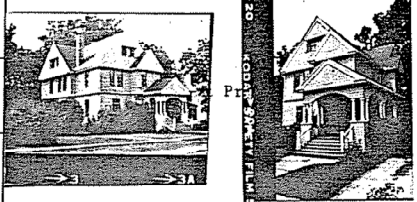
Town

Range

Section

Map Name
Near East Side Historic District

Map Code
NES 104/21

INTENSIVE SURVEY FORM		Historic Preservation Division		State Historical Society of Wisconsin		
City, Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		
Street Address: 732 Church Street		Legal Description: N. 2/3 of L. 5, & S. 41' of L. 6, B. 27, Original Plat		Date: July, 1981		
Current Name & Use: Residence		Current Owner: Board of Trustees, Beloit College		Acreage:		
Film Roll No. RO-86 *RO-111				Current Owner's Address: 700 College Avenue, Beloit, Wisconsin		
Negative No. 3 *20				Special Features Not Visible In Photographs:		
Facade Orient. E				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		
2 Original Name & Use:		Source	Previous Owners	Dates	Uses	Source
Dates of Construction / Alteration 1894		Source A				
Architect and/or Builder:		Source				
3 Architectural Significance		4 Historical 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		<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: With multiple projecting gables, intersecting volumes, and variegated siding, this house is an architecturally significant example of the Queen Anne residential style in Beloit. Rising two stories plus attic, the house is composed of a complex massing best seen, perhaps, on the main (east) facade where a gabled porch projects from a gabled bay which in turn projects from the main east gable which overhangs the east wall, creating a succession of projecting and enlarged units. (over)		Historical Statement: This house was built in 1894 and first owned by Charles and Della Emerson. (A) Charles was the proprietor of Emerson's Drug Store in Beloit. (A)				
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys				
A Beloit Tax Rolls, RCHS Archives		<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 City of Beloit Directories, 1894-1901.		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C		8 District: Near East Side Historic Dist.				
D		<input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81				
E		9 Opinion of National Register Eligibility				
F		<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				

Street
 Church
 Number
 732
 Town
 Range
 Section
 Map Name
 Near East Side Historic District
 Map Code
 NES 86/3

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 properties located at: 732 Church Street and 749 College Street

DEMOLITION REVIEW STANDARDS	YES	NO	N/A
Whether the historic building is of such architectural or historic significance that demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State		X	
<i>The removal of the detached garages will improve the esthetic and safety of this portion of the college campus.</i>			
Whether an historic building which has not been designated as an historic landmark, contributes to the distinctive architectural or historic character of the historic district as a whole and, therefore, should be preserved for the benefit of the people of the City and the State		X	
<i>The detached garages do not reflect the style or characteristics of the home they are associated with or the district.</i>			
Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in Section 32.01 and to the objectives of the historic preservation plan for the applicable district as adopted by the City Council		X	
Whether the historic building is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense		X	
Whether retention of the historic building would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture, and design or by developing an understanding of American culture and heritage		X	
Whether any hardship or difficulty claimed by the owner is self-created or the result of the owner's failure to maintain the property in good repair		X	
Whether any new structure proposed to be constructed or any change in use proposed to be made is compatible with nearby historic buildings or the historic district in which the subject property is located	X		
<i>The applicant intends to construct parking, walking paths, and green space which is compatible with the adjacent college campus land use.</i>			

