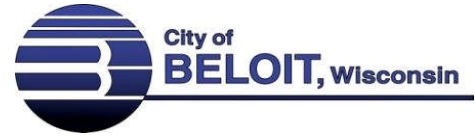


# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

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**Meeting Date:** August 16, 2011

**Agenda Item:** 4

**File Number:** COA-2011-16

**Applicant:** Michael Brady, on behalf of Beloit College

**Owner:** Beloit College

**Location:** 700 College Street

**Existing Zoning:** PLI, Public Lands & Institutions District

**Existing Land Use:** Academic Building

**Parcel Size:** 21.22 Acres

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### Request Overview/Background Information:

Michael Brady, on behalf of Beloit College, has submitted an application for a Certificate of Appropriateness (COA) to rebuild the cupola on the Middle College building, to replace the brick pavers surrounding the building, and to install a permanent sign for the property located at 700 College Street. The subject property is located in the College Park Historic District, and 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. Section 32.13 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the installation of permanent signs.

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### Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #4.

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### Key Issues:

- Several photographs of the Middle College building are attached to this report.
- According to the applicant, the cupola has deteriorated to the point of needing significant repairs. The applicant intends to replace the exterior wood and the structure supporting the windows. This project also involves the removal of the cupola's base in order to repair the structural beams and the roof under the cupola. The applicant intends to repair the spire and replace the decorative urns. According to the applicant, the goal is to repair and/or replace elements of the cupola while retaining its current appearance.
- The applicant has also proposed the replacement of the brick pavers on the east side of the building.
- The proposed sign will be installed in front of the World Affairs Center building. Several renderings of the sign and a photo of the proposed location are attached to this report. The proposed monument sign includes a brick base with a stone cap, square iron face, and a seating wall.
- During the Beloit Intensive Survey, the building was classified as a 'pivotal' structure within the College Park Historic District. A copy of the Intensive Survey Form is attached to this report. As detailed in the Intensive Survey Form, the Middle College building was constructed in 1848 and the cupola was added almost a century later.
- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:

- (1) *Height:* The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.

The applicant has not proposed a change in the height of the cupola, and Planning staff is recommending a condition of approval that will prohibit any change in height.

- (2) *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 has proposed the use of replacement materials that will match the original materials. The proposed sign is compatible with the style of nearby structures and the character of the historic district.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
  - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
  - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
  - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

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**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **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

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**Staff Recommendation:**

The Neighborhood Planning Division recommends **approval** of a Certificate of Appropriateness to rebuild the cupola on the Middle College building, to replace the brick pavers surrounding the building, and to install a permanent sign for the property located at 700 College Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The reconstructed cupola shall retain all of the original details, including but not limited to the columns & capitals, fascia, window configuration, spire, and urns.
2. The reconstructed cupola shall be the same height as the original.
3. The applicant shall obtain a Sign Permit before installing the sign.
4. All work shall be completed by June 1, 2012.
5. 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.
6. The applicant shall obtain a Building Permit before beginning construction. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

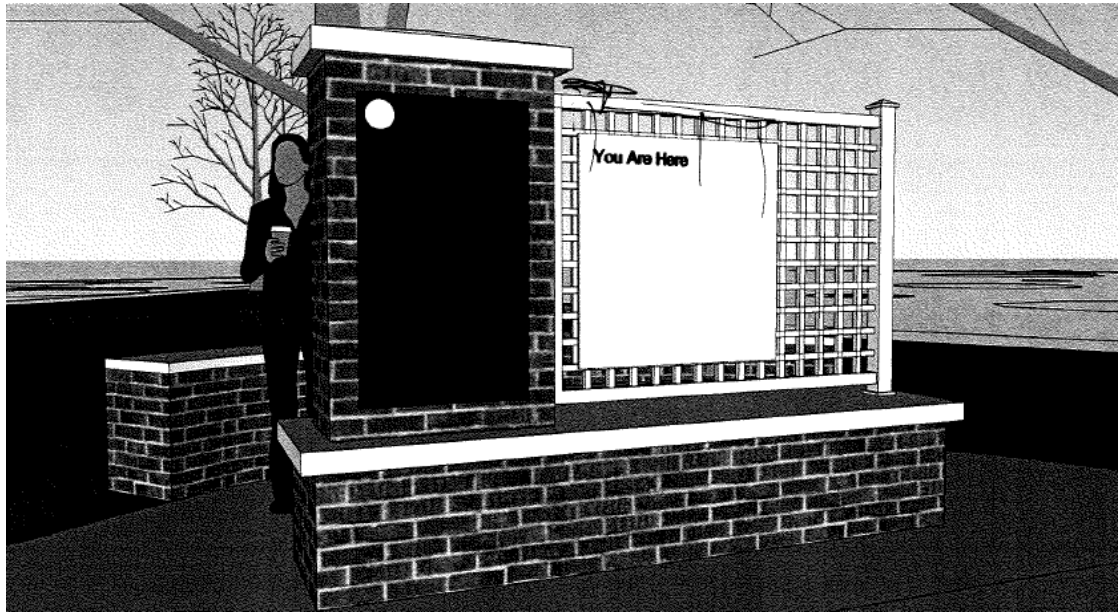
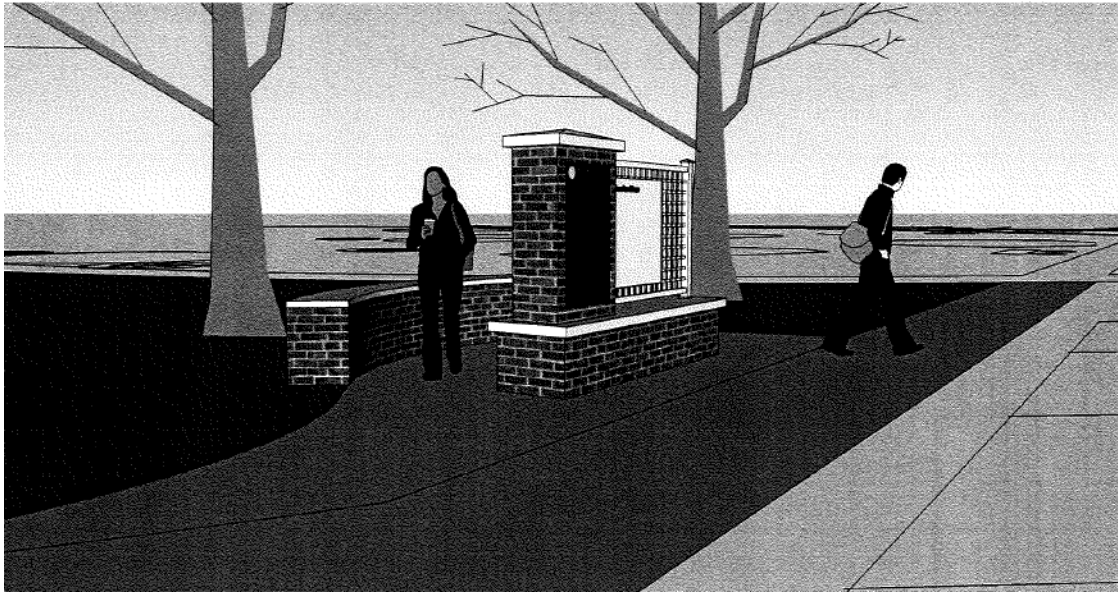
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**Fiscal Note/Budget Impact:** N/A

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





**CITY of BELOIT**  
**NEIGHBORHOOD PLANNING 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-2011-16

1. Address of property: Middle College, 700 College Street  
2. Parcel #: 18660330  
3. Owner of record: BELOIT COLLEGE Phone: 363-2200

(Address) (City) (State) (Zip)  
4. Applicant's Name: MICHAEL BRADY

(Address) (City) (State) (Zip)  
363-2200 / 1 BRADYMIC@BELOIT.EDU  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: EDUCATION

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.)

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**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).

Michael Brady / MICHAEL BRADY / 7/20/11  
(Signature of applicant) (Print name) (Date)

Review fee: <b>\$50.00*</b> / <b>\$25.00* if staff approved</b> Amount paid: \$ <u>50.00</u>
<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: <u>August 16, 2011</u>
Application accepted by: <u>Dan Livingston</u> Date: <u>7/20/11</u>

7-19-11

Drew Pennington  
Principal Planner  
City of Beloit


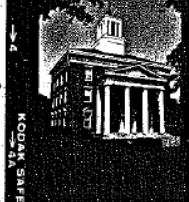
Per our discussion on the phone Beloit College would like to request the approval of two remodeling projects.

1. Rebuild the cupola on Middle College. The current condition of the copula is in desperate need of repair. The goal of Beloit College is to keep the structure looking exactly the same after the repair; it is in too many pictures to change. The exterior wood will need to be replaced along with the structure holding the windows; again the replacement will look exactly the same as the original structure. The base will need to be removed to repair part of the structural beams at that time we will repair any roofing issues under the copula, this will be unnoticeable after the exterior of the copula is repaired and replaced. The spire is missing a piece; it will be repaired and replaced. The decorative urns are beyond repair they will be replaced with an exact replica.
2. The brick pavers on the eastside of Middle College are designed with an inferior brick. For years the staff has repaired and replaced the brick. The Brick is no longer available and we need to replace the existing brick due to its condition.

Sincerely:

Michael Brady  
Director Physical Plant  
Beloit College

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>		Surveyor: <b>Richard P. Hartung</b>		Date: <b>July, 1981</b>		Street BELOIT COLLEGE CAMPUS Middle College	
Street Address: <b>BELOIT COLLEGE CAMPUS Middle College</b>				Legal Description: <b>Over</b>		Acreage:			
Current Name & Use: <b>Middle College</b>				Current Owner: <b>The Board of Trustees, Beloit College</b>				Number	
Film Roll No. <b>RO-83 *RO-112</b>		Negative No. <b>9 *4</b>		Current Owner's Address: <b>700 College Avenue, Beloit, Wisconsin</b>		Special Features Not Visible In Photographs:			
Facade Orient. <b>E</b>						Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Town	
2 Original Name & Use: <b>The College</b>		Source <b>A</b>		Previous Owners		Dates			Range
Dates of Construction/Alteration <b>1847-1848</b>		Source <b>A</b>							
Architect and/or Builder: <b>"Mr. Ross", 1847; Allen and Webster, Chicago, 1938</b>		Source <b>A</b>						Section	
3 Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input checked="" type="checkbox"/> Represents a type, period, or method of construction <input checked="" type="checkbox"/> Is a visual landmark in the area <input type="checkbox"/> Other: <input 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 checked="" type="checkbox"/> Other: <b>Associated with development of Beloit College</b> <input type="checkbox"/> None							
Architectural Statement: Rising three stories in height, crowned with a dramatic cupola and fronted with a colossal Doric pedimented portico, Middle College, while remodeled several times since its construction in 1847, remains the visual and spiritual center of Beloit College. Despite the "grandeur" of the tetraprostyle portico and the over-scaled cupola (both added in 1938-1939, Allen and Webster, Chicago, architects), the original lines of the red brick building remain. Tall proportions, a hip roof, five bays across the east and west facades and four bays across (over)				Historical Statement: All that is known of the architect of Middle College (at the outset called only The College) is his name. The Milwaukee Sentinel & Gazette, 6-30-1847 noted that "the (corner) stone was set under the direction of Mr. Ross, architect of the building." In the previous October, the Trustees had been presented with sketches of two plans for the building. The first plan was adopted and ground was broken in mid-October, 1846. (over)				Map Name Near East Side Historic District	
5 Sources of Information (Reference to Above) <b>A</b> R. H. Irrmann, "Data on Beloit College Buildings," on file at RCHS Archives		6 Representation in Previous Surveys <input type="checkbox"/> HABS <input type="checkbox"/> NABR <input checked="" type="checkbox"/> WIHP <input type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other:		7 Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins		8 District: <b>Near East Side Historic Dist.</b> <input checked="" type="checkbox"/> pivotal <input type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: <b>R</b> date: <b>9/1/81</b>		Map Code NES 83/9	
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: <b>R</b>									



Beloit College Campus--Middle College  
Architectural Statement (Continued)

the north and south, the building is distinguished by its rectilinear simplicity. Flat stone lintels and projecting sills border each window, except the first story windows which are capped by pedimented window hoods. A broad frieze surrounds the building below the cornice and the square cupola has glazed windows separated by pilaster-like mullions, surmounted by a classical cornice and resting atop an octagonal base. The front entry is likewise treated in a classical manner: a pedimented frame, with Doric pilasters, surrounds the sidelights, transom and door. The red brick was locally made at the kiln of Asa Curtis, in Turtle Township, and cost \$3.00 per thousand.

The 1939 remodelling was undertaken as major repair was necessary, internally and externally. The Victorian gingerbread trim was removed and a simple pediment with the four Doric columns installed as a porch. The roof line was dropped somewhat, obliterating the fourth story and the original eyebrow windows, and the simplified cupola was added. A projecting vestibule was added to the west door.

Internally, a cement floor replaced the old wooden first floor and a new cement stairway was added in the rear, while the main staircase was reshaped, with landings between the first and second floors. The walls of the hallway remained for they are brick bearing walls.

Historical Statement (Continued)

The original building was the gift in money, labour and materials of the citizens of Beloit. As Stephen Peet said it would be "as good a building as can be finished for \$7,000.00." Samuel Hinman was employed as financial agent and superintendent of the building project, at a salary of \$500.00 for the year. On November 27, 1848, Professor Joseph Emerson wrote to his brother Ralph Emerson: "We are now in our new building though it is not entirely finished."

The name Middle College was used after 1855, following the construction of the first college dormitory, North College. The original simplicity of Middle College was obliterated in its first remodelling. "Citizens of Beloit evinced their old-time loyalty to the College by raising a subscription in 1880 for improving Middle College. The severe simplicity in which this first building had stood for a generation was now modified..."

Middle College still remains the center of the campus, and the administrative heart of the college. It is known to be the oldest college building still in continuous use northwest of Chicago. Initially it was both the site of instruction and also residence for the student body. It was the site of the first college chapel - the first floor room on the south side of the building was the college chapel until 1858. Middle College also housed the first college library, and only in this century did it become almost exclusively devoted to administration. (A)

LEGAL DESCRIPTION

"Parcel bounded west by Pleasant, south by Bushnell, east by College, and north by Emerson being Blocks, 29, 30, 33, 34, 35, 36, 37, and 38, Original Plat, east of Pleasant Street."

***CITY of BELOIT***  
**Neighborhood Planning Division**

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

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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For property located at: 700 College 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		