



# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION

---

**Meeting Date:** April 17, 2012

**Agenda Item:** 6

**File Number:** COA-2012-06

**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

---

### Request Overview/Background Information:

Michael Brady, on behalf of Beloit College, has submitted an application for a Certificate of Appropriateness (COA) to add two accessible ramps to the portico entryway of Middle College, to redesign the portico steps and landing of Middle College, and to redesign the plaza area and widen walking paths along the plaza area surrounding Middle College, which is 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.

---

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

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

---

### Key Issues:

- Several photographs of Middle College are attached to this report.
- The existing flight of stairs on all sides of the portico foundation will be removed and redesigned to accommodate two accessible ramps that will be located on the left and right sides of the portico.
- A new flight of stairs will be established at the front entryway of the portico. The new flight of stairs will project roughly 14 feet into the plaza area and will be curbed and composed of concrete. The treads will be 12 inches and the risers will be 6 inches. The landing of the portico will be paved with brick pavers to match the composition of existing plaza brick pavers (see-attached photo for description).
- The applicant has also proposed to illuminate the portico columns with LED lights that will be installed and flushed with the surface of the landing.
- The two accessible ramps will be composed of concrete and faced with limestone that is similar in appearance to the limestone found on the foundation of Middle College (see-attached photo). Concrete ledges will be used to cap the limestone wall and support steel tube handrails. The steel tube handrails will be black in color and look similar to the handrails found on Eaton Chapel's accessible ramp (see-attached photo). The ramps will roughly be 2.5 feet above grade. The handrails will be 3 feet in height. The limestone-faced ramps will be screened from view by plantings listed in the landscape plan. The pathways of the ramps will be concrete with a broom finish.
- The applicant has proposed to redesign the layout of the plaza area by contouring brick pavers around the curbed stairs, increasing the widths of the walking paths located at the left and right edges of the brick paved plaza area, and the planting of trees and shrubbery in planting beds.
- 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.
- 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) Landscaping:

**a. Compatibility.** Landscaping should first be compatible with the architectural character and appearance of the landmark itself and then, if necessary, with other surrounding structures and landscapes in the historic district.

**b. Classification.** (Am. #2862) Landscaping shall be classified as hardscape or softscape. Hardscape is any item which is permanently fixed, installed, mounted or erected on historic property and which enhances the appearance or value of the property. Hardscape includes, but is not limited to, driveways, fences and gazebos. Softscape is any removable display, structure and any item which grows through the natural photosynthetic process. Softscape includes, but is not limited to, plants, grasses, bushes, shrubs, seasonal plantings and trees less than 12 inches in diameter, playground equipment, flagpoles and lawn statuary.

**c. Hardscape Review.** (Am. #2862)

- 1) *Commission Review.* The Commission shall review and approve the installation and removal of hardscape in front and corner side yards.
- 2) *Planning Director.* The Planning Director shall review and approve installation or removal of certain hardscape materials (private driveways and sidewalks) in rear or side yards.
- 3) *Appeal.* Any property owner aggrieved by a hardscape decision of the Planning Director may appeal the decision to the Commission.
- 4) *Softscape Review.* Neither the Commission nor the Planning Director shall review the installation or removal of softscape.

The proposed design and materials of the project are compatible with the character and appearance of the landmark site. The increase in the widths of the walking paths to 5 feet and the addition of the ramps to the portico makes the site more accessible to all.

- (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 materials that will match existing materials found on the building. The proposed design and materials are compatible with the style of nearby structures and the character of the landmark site and College Park 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).

---

**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

---

**Staff Recommendation:**

The Planning and Building Services Division recommends approval of a Certificate of Appropriateness to add two accessible ramps to the portico entryway, to redesign the portico steps and landing, and to redesign the plaza area and increase the widths of walking paths along the plaza area surrounding Middle College 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 applicant shall use the materials that were described and illustrated in the application and attachments.
2. All work shall be completed by October 31, 2012.
3. 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 Community and Housing Services Division
4. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

---

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

---

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

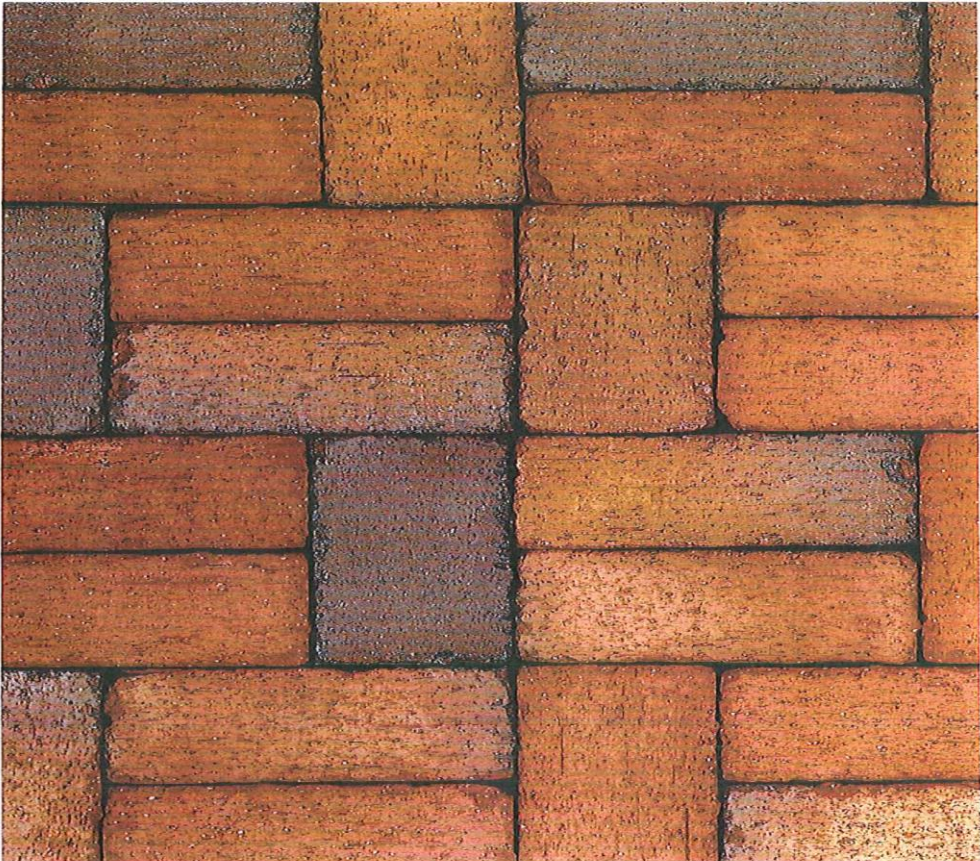


Middle College Portico and Plaza





Landing of Middle College



**BORAL**  
Call 1-800-580-9445, visit [www.boralpavers.com](http://www.boralpavers.com)  
or contact our authorized Boral Brick Distributor.

**A** paver color Bourbon Street paver style Antique Pavers  
paver pattern style Offset Basketweave

\*Actual pavers may vary slightly in color, texture and appearance.

Proposed Brick Pavers

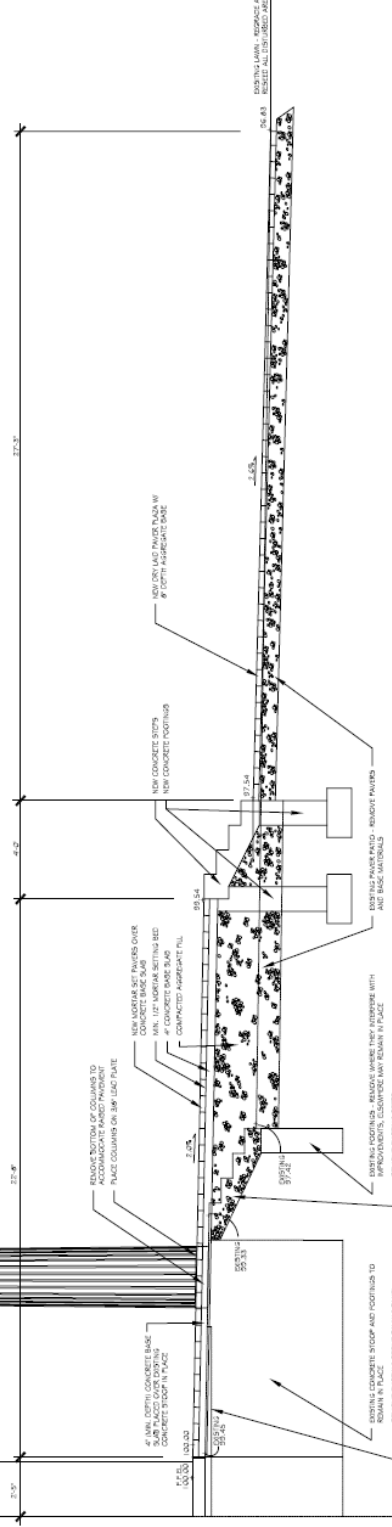
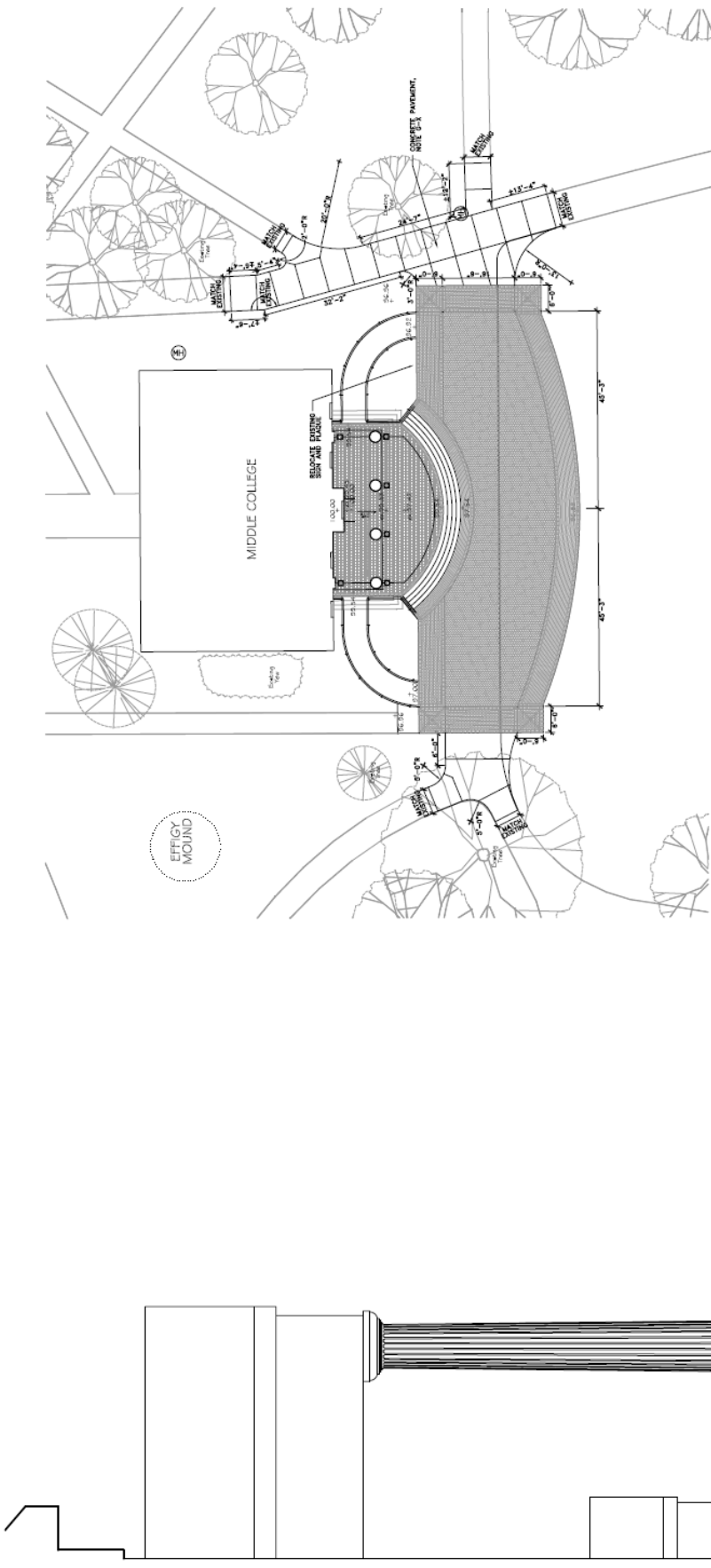




**Handrails of Eaton Chapel**



**Limestone Foundation of Middle College**

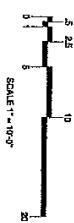
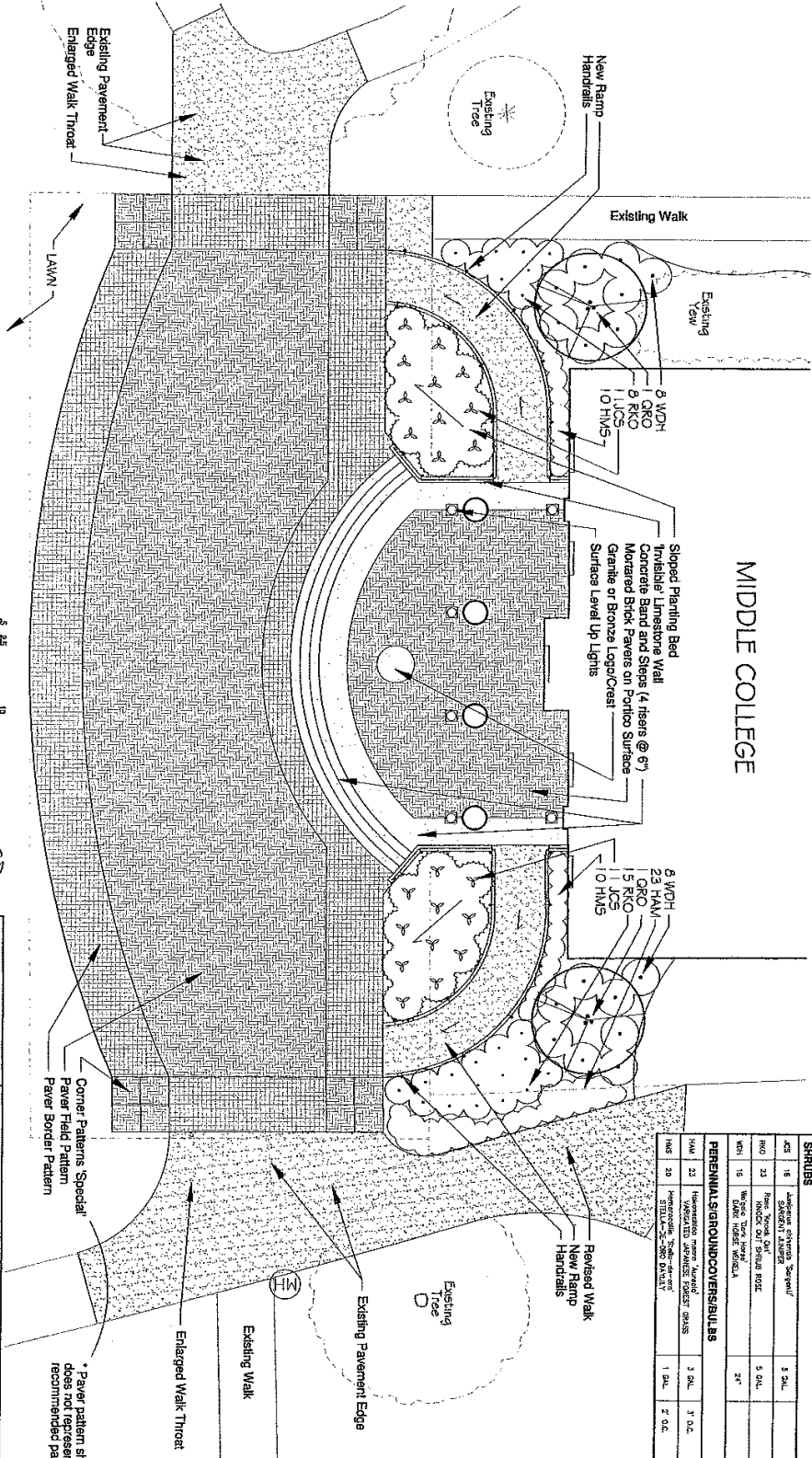


**SECTION OF PORTICO AND NEW PAVES PLAZA**  
 Scale 1/2" = 1'-0"





# MIDDLE COLLEGE



PLANT LIST				Babol College - Middle College	
REF. QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
<b>TREES</b>					
021	2	Quercus macrocarpa 'Tidwell'	4'	CON BRANCHED	
<b>SHRUBS</b>					
403	15	Lambertia discolor 'Seymour'	5 S.H.		
404	23	Rosa 'Spinal Out'	5 S.H.		
405	15	Quercus 'Spartan Rose'	2'		
<b>PERENNIALS/GROUNDCOVERS/BULBS</b>					
406	22	Hyacinthus non-scriptus 'Avalanche'	3 S.H.	1' O.C.	
407	20	Stella media 'Sno Doodle'	1 S.H.	2' O.C.	

**Thomas Graeffe and Associates, Inc.**  
 Landscape Architecture  
 4775 East 12th Avenue  
 Denver, Colorado 80231  
 303.756.1234  
 www.thomagraeffe.com

**Middle College Portico and Plaza**  
 Babot College

LANSCH/RENTZ/COMPTON PAI  
 ARCHITECTS  
 1717  
 1/1  
 12/11



# Beloit College

700 College Street, Beloit, WI 53511-5595

608-363-2200

Physical Plant Office

FAX 608-363-2070

March 21, 2012

Michael Lofton  
Planner  
City of Beloit

Per your telephone request on March 21, 2012 regarding the Middle College paver project, I am submitting additional details supporting our request to add an ADA ramp. I would like to include this work during the replacement of the approved Middle College paver project.

Beloit College makes every effort to welcome our students, visiting families and the greater Beloit community, after review it appears that the paver project gives us the opportunity to add an ADA pathway to our landmark building. Although this is not a required code addition, it makes financial sense to complete this addition while the paver project is in progress and it helps us fulfill our social responsibility. If you study the drawings the ramps, need to extend further into the paved area to make them compliant. With the ADA ramp extending out onto the pavers way beyond the current steps, we felt it necessary to extend the steps in front of the building matching the ADA ramps. This action will give the impression the ADA ramps were not just simply added.

I'm also requesting to add the reroofing of WAC to the Certificate of Appropriateness. We plan on replacing the shingles with a Decra metal product. We have used this product before with your approval. The color of the product will be either Canyon Brown or Fawn Gray which ever matches the current color. The flat roofs will be replaced with a TPO or EPDM roof to match the existing product.

Sincerely,



Michael Brady  
Director, Physical Plant  
Beloit College

# 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-2012-06

1. Address of property: 700 COLLEGE STREET

2. Parcel #: 18660330

3. Owner of record: BELOIT COLLEGE Phone: \_\_\_\_\_

SAME

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: MICHAEL BRADY

SAME

(Address)

(City)

(State)

(Zip)

608/363/2200

(Office Phone #)

(Cell Phone #)

BRADYM@BELOIT.EDU

(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.)

ADDITION OF ADA ACCESS + RECONFIGURATION  
OF THE PORCH TO ALLOW THIS DESIGN

8. **Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): \_\_\_\_\_

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

- NHS       City of Beloit       SHSW       Federal

**NOTE:**

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

\_\_\_\_\_  
(Signature of applicant)

\_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Date)


Review fee: \$45.00 / \$25.00 if staff approved      Amount paid: \$ 50.00

Scheduled meeting date: April 17, 2012

Application accepted by: Michael D. Lofton II

Date: March 19, 2012

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: <b>1</b> BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street BELOIT COLLEGE CAMPUS Middle College		
Street Address: BELOIT COLLEGE CAMPUS Middle College		Legal Description: Over		Acreage:			
Current Name & Use: Middle College		Current Owner: The Board of Trustees, Beloit College			Number		
Film Roll No. RO-83 *RO-112		Current Owner's Address: 700 College Avenue, Beloit, Wisconsin					
Negative No. 9 *4		Special Features Not Visible In Photographs:			Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Facade Orient. E							
Original Name & Use: <b>2</b> The College		Source A	Previous Owners	Dates	Uses	Source	Town
Dates of Construction/Alteration 1847-1848		Source A					
Architect and/or Builder: "Mr. Ross", 1847; Allen and Webster, Chicago, 1938		Source A					Range
<b>3</b> 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="radio"/> None		<b>4</b> 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: <u>Associated with development of Beloit College</u> <input type="checkbox"/> None		Section			
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			
<b>5</b> Sources of Information (Reference to Above) R. H. Irrmann, "Data on Beloit College Buildings," on file at RCHS Archives		<b>6</b> 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:		Map Code NES 83/9			
<b>B</b>		<b>7</b> Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins					
<b>C</b>		<b>8</b> District: <u>Near East Side Historic Dist.</u> <input checked="" type="checkbox"/> pivotal <input type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: <u>R</u> date: <u>9/1/81</u>					
<b>D</b>		<b>9</b> 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>					
<b>E</b>							
<b>F</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*

## **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: 700 College Street

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			<b>X</b>
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.	<b>X</b>		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	<b>X</b>		
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.	<b>X</b>		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
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?	<b>X</b>		
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?	<b>X</b>		