

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION



Meeting Date: August 19, 2014

Agenda Item: 7

File Number: COA-2014-30

Applicant: Beloit College

Owner: Beloit College

Location: 700 College Street,
Middle College

Existing Zoning: PLI, Public Lands
and Institutions District, WPO,
Wellhead Protection Overlay District

Existing Land Use: College Facilities

Parcel Size: 21.2170 Acres

Request Overview/Background Information:

Beloit College has submitted an application for a Certificate of Appropriateness (COA) for door replacements to the property located at 700 College Street, Middle College. This property is in the Near East Side/College Park Historic District. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the alteration of properties in historic districts.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

This request is consistent with the intent and purpose of the Historic Preservation Ordinance and Strategic Goal #5.

Key Issues:

- The applicant is proposing front and rear door replacements at Middle College. The proposed doors will be oak with dark bronze hardware. The existing decorative handles will be reused. The decorative grilles will be refinished and installed in the new doors.
- During the Beloit Intensive Survey, the property was classified as a pivotal site 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 attached COA Checklist evaluates this application against these criteria.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria is relevant to this application: *Architectural Details*
 - The proposed design and materials are compatible with the original character of this historic property.
- The proposed site improvements satisfy the standards of Section 32.06(6)(c) of the Historic Preservation Ordinance.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness for door replacements at the property located at 700 College Street, Middle College, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. All architectural details shall be maintained and/or replicated on the new doors.
2. All work shall be completed by August 19, 2015.
3. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, Material Description, Intensive Survey Form, and COA Checklist



Front Door



Rear Door

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number:

COA-2014-31

1. Address of property: 700 College St Middle College
2. Parcel #: 13660330-20
3. Owner of record Beloit College Phone: 608-363-2200

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Tom Viet
700 College St Beloit WI
(Address) (City) (State) (Zip)
608-363-2200 / tviet@beloit.edu
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Office space
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.)

Replacement of front & back doors of Middle College

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).

Thomas L. V. P. L. Thomas L. V. P. L. 7/25/14
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>50.00</u>
* Review fees are doubled to \$100.00 and \$50.00 , respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: <u>8/11/14</u>
Application accepted by: <u>S. Hummel</u> Date: <u>7-25-14</u>

Established
1946



1300 Townline Ave.
Beloit, WI 53511
Phone: (608) 362-8928
Fax: (608) 362-8421
Email: grommes@grommesmillwork.com



July 10, 2014

Beloit College-Middle College Door Replacement
College St.
Beloit, WI

Attn: Bruce Hamilton

RE: Proposal for New Doors at Front and Back Doors and Frames

Bruce,

We are pleased to quote the following listed items:

Item #1) Front Door: We are pleased to quote the **sum of \$8,375.00 Dollars (No Tax Included)** to provide the labor and materials necessary to replace the Front Exterior Door at the east elevation of Middle College including the following:

(1)- 2-1/4"thick x 48"wide x 81" tall Prefinished Quarter-sawn White Oak (*used for stability*) Door with stile and rail construction.

Vertical mull in door dividing (2)-New 3/4"thick clear tempered "Low-E" rated thermopanes.

New quarter-sawn white oak jambs and head jamb with integral stops and fitted for weather strip. Also new primed vertical casings at the exterior of the door frame.

Door and frame quoted with primed for paint exterior and interior face and edges finished to match the existing woodwork color at the vestibule.

New weather strip and door sweeps in a dark bronze finish. Reuse existing threshold.

New "Roton" heavy duty continuous hinge in a dark bronze finish.

New kick and push plates in dark bronze finish at interior of doors.

New Removable Core "Latch Lock" lockset for controlled access and emergency egress to building.

(Excludes lock core)

New "LCN 4040XP" heavy-duty Door Closer.

Reuse existing decorative handle from the front door at the exterior of the front door.

Optional panic bar latch system in lieu of Latch Lock. Please **add the sum of \$861.00 Dollars (No Tax Included) to this Proposal.**

Optional new dark bronze aluminum threshold. Please **add the sum of \$193.00 Dollars (No Tax Included) to this Proposal.**

Installation of refinished Decorative Grilles in new door with decorative stops similar to existing. (*Sand-blasting and refinishing of metal grilles to be done by others*)

Continued...

Established
1946



1300 Townline Ave.
Beloit, WI 53511
Phone: (608) 362-8928
Fax: (608) 362-8421
Email: grommes@grommesmillwork.com

Item #2) Back Door (Option 'A'): We are pleased to quote the **sum of \$7,470.00 Dollars (No Tax Included)** to provide the labor and materials necessary to replace the Back Exterior Door at the West Elevation of Middle College including the following:

(1)- *1-3/4" thick* x 48" wide x 87" tall Prefinished Quarter-sawn White Oak (*used for stability*) Door with stile and rail construction.

Vertical mull in door dividing (2)-New 1/2" thick clear tempered "Low-E" rated thermopanes.

Replace exterior vertical casings and add new stops with integral weatherstripping.

Add a primed drip cap at the top of the door and sidelight openings to divert water away from the top of the door.

Door, stops, and trim quoted primed for paint at interior and exterior.

New weather strip and door sweeps in a dark bronze finish. Reuse existing threshold.

New "Roton" heavy duty continuous hinge in a dark bronze finish.

New kick and push plates in dark bronze finish at interior of door.

New Removable Core "Latch Lock" lockset for controlled access and emergency egress to building.

(Excludes lock core)

New "LCN 4040XP" heavy-duty Door Closer.

Reuse existing decorative handle from the front door at the exterior of the door.

Optional panic bar latch system in lieu of Latch Lock. Please **add the sum of \$861.00 Dollars (No Tax Included) to this Proposal.**

Optional new dark bronze aluminum threshold. Please **add the sum of \$193.00 Dollars (No Tax Included) to this Proposal.**

Installation of refinished Decorative Grilles in new door with decorative stops similar to existing. *(Sand-blasting and refinishing of metal grilles to be done by others)*

Item #3) Back Door (Option 'B'): We are pleased to quote the **sum of \$8,270.00 Dollars (No Tax Included)** to provide the labor and materials necessary to replace the Back Exterior Door and Door Frame at the West Elevation of Middle College including the following:

(1)- *2-1/4" thick* x 48" wide x 87" tall Prefinished Quarter-sawn White Oak (*used for stability*) Door with stile and rail construction.

Vertical mull in door dividing (2)-New 3/4" thick clear tempered "Low-E" rated thermopanes.

Replace exterior vertical casings and replace door frame with integral stops and weatherstripping. New frame will recess the door into the jamb the depth of the exterior casings.

Add a primed drip cap at the top of the door and sidelight openings to divert water away from the top of the door.

Door, frame, stops, and trim quoted primed for paint at interior and exterior.

New weather strip and door sweeps in a dark bronze finish. Reuse existing threshold.

New "Roton" heavy duty continuous hinge in a dark bronze finish.

New kick and push plates in dark bronze finish at interior of door.

Continued....

Established
1946



1300 Townline Ave.
Beloit, WI 53511
Phone: (608) 362-8928
Fax: (608) 362-8421
Email: grommes@grommesmillwork.com

New Removable Core "Latch Lock" lockset for controlled access and emergency egress to building.
(Excludes lock core)

New "LCN 4040XP" heavy-duty Door Closer.

Reuse existing decorative handle from the front door at the exterior of the door.

Optional panic bar latch system in lieu of Latch Lock. Please **add the sum of \$861.00 Dollars (No Tax Included) to this Proposal.**

Optional new dark bronze aluminum threshold. Please **add the sum of \$193.00 Dollars (No Tax Included) to this Proposal.**

Installation of refinished Decorative Grilles in new door with decorative stops similar to existing. *(Sand-blasting and refinishing of metal grilles to be done by others)*

Excludes: Final painting of door and frame.

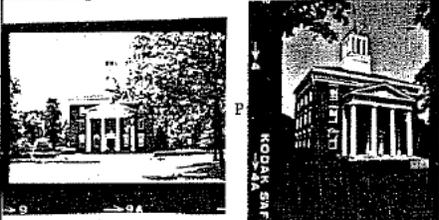
Thank you.

Sincerely,

DDC/ad

Douglas D. Clark

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1. City, Village or Town: BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street BELOIT COLLEGE CAMPUS 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:			Town		
Facade Orient. E	Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No						
2. Original Name & Use: The College		Source A	Previous Owners	Dates	Uses	Source	Range
Dates of Construction /Alteration 1847-1848		Source A					
Architect and/or Builder: "Mr. Ross", 1847; Allen and Webster, Chicago, 1938		Source A					Section
3. Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4. Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input checked="" type="radio"/> Other: Associated with development of Beloit College <input type="radio"/> None		Map Name Near East Side Historic District			
Architectural Statement: <p>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)</p>		Historical Statement: <p>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)</p>					
5. Sources of Information (Reference to Above) A R. H. Irrmann, "Data on Beloit College Buildings," on file at RCHS Archives		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 checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 8/1/81		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: RA				
C	Map Code NES 83/9						
D							
E							
F							

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, Middle 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