



PUBLIC NOTICE & AGENDA
BELOIT LANDMARKS COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Tuesday, October 18, 2022

1. CALL TO ORDER AND ROLL CALL
2. PUBLIC COMMENTS
3. CERTIFICATES OF APPROPRIATENESS
 - 3a. COA-2022-23 Review and consideration of a Certificate of Appropriateness (COA) to replace the front porch at the residential structure located at 719 Church Street
[Attachment](#)
 - 3b. COA-2022-25 Review and consideration of a Certificate of Appropriateness (COA) to reside and reconstruct the roof of an addition to the residential structure located at 524 Bluff Street
[Attachment](#)
 - 3c. COA-2022-27 Review and consideration of a Certificate of Appropriateness (COA) to replace the sidelights and front door at the residential structure located at 816 Chapin Street.
[Attachment](#)
 - 3d. COA-2022-28 Review and consideration of a Certificate of Appropriateness (COA) to renovate the institutional structure located at 735 College Street
[Attachment](#)
4. DISCUSSION
 - 4a. Demolition of 742 Church Street, 716 Emerson Street, and 749 College Street
[Attachment](#)
5. REPORT ON STAFF ACTIVITIES
 - 5a. Report on Staff-Approved Certificates of Appropriateness
 - 5b. Historic Property Owner Letters
 - 5c. Landmarks & Visit Beloit Tours
[Attachment](#)
6. ADJOURNMENT

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

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 18, 2022

Agenda Item: 3.a

File Number: COA-2022-23

Applicant: David Bighley

Owner: Doug Cash

Location: 719 Church Street

Existing Zoning: R-1B, Single-Family

Existing Land Use: Duplex- Rental

Parcel Size: 0.14 Acre

Request Overview/Background Information:

David Bighley on behalf of Doug Cash has submitted an application for a Certificate of Appropriateness (COA) to replace the front porch of the residential structure located at 719 Church 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.

Key Issues:

- The applicant was asked to stop work on the front porch until obtaining COA approval.
 - The applicant is requesting to rebuild the front porch, this includes the foundation, decking, posts, and railings
 - The Beloit Intensive survey stated this property is a two story plus attic Late Queen Anne style residents with intersection gable roofs. This property is contributing 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 must replace the porch to the previous footprint. Railing and spindles shall be replaced with architecturally compatible materials for the improvement. The proposed project will enhance the appearance of the property.
 - Per new state of Wisconsin law “In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities” Wis. Stat. 62.23(7)(em)(2m)
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
-

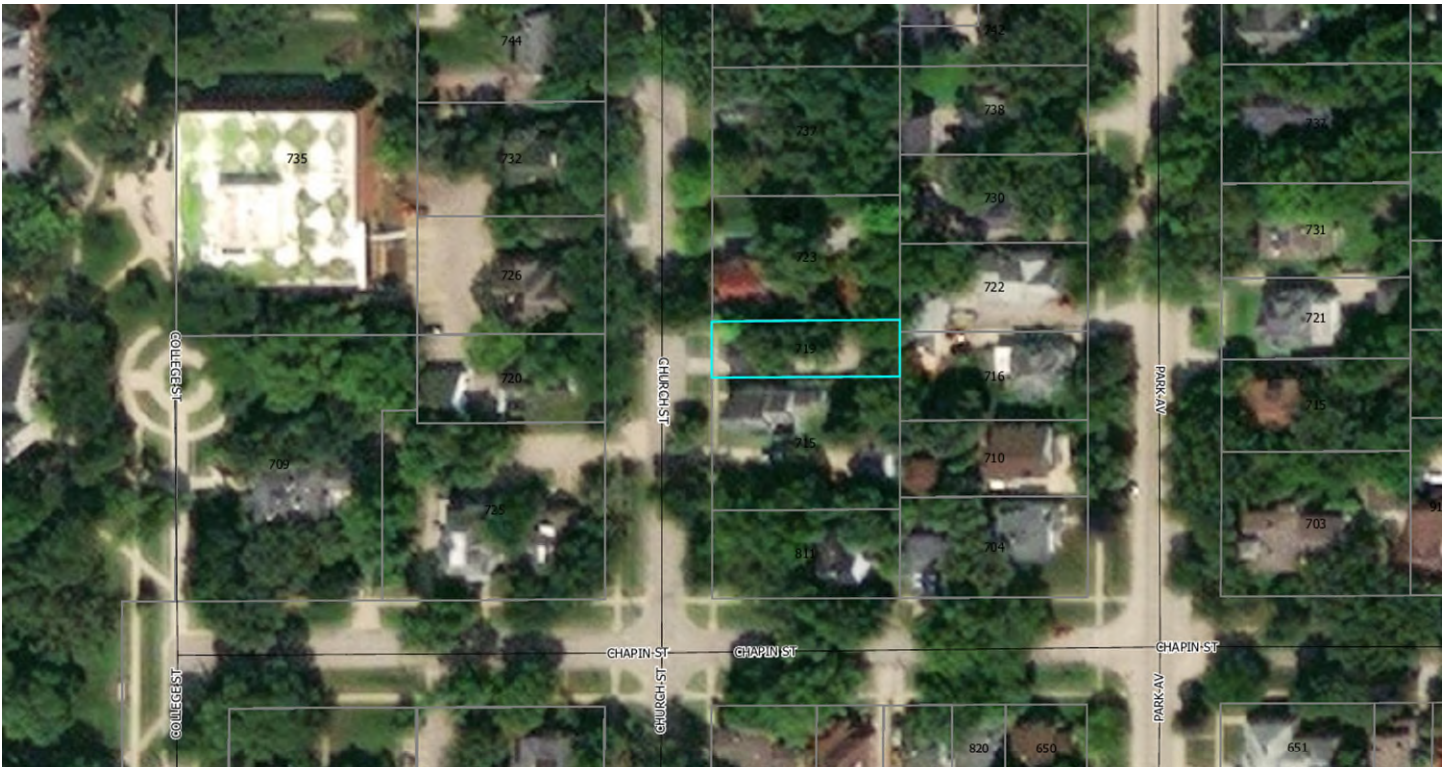
Staff Recommendation:

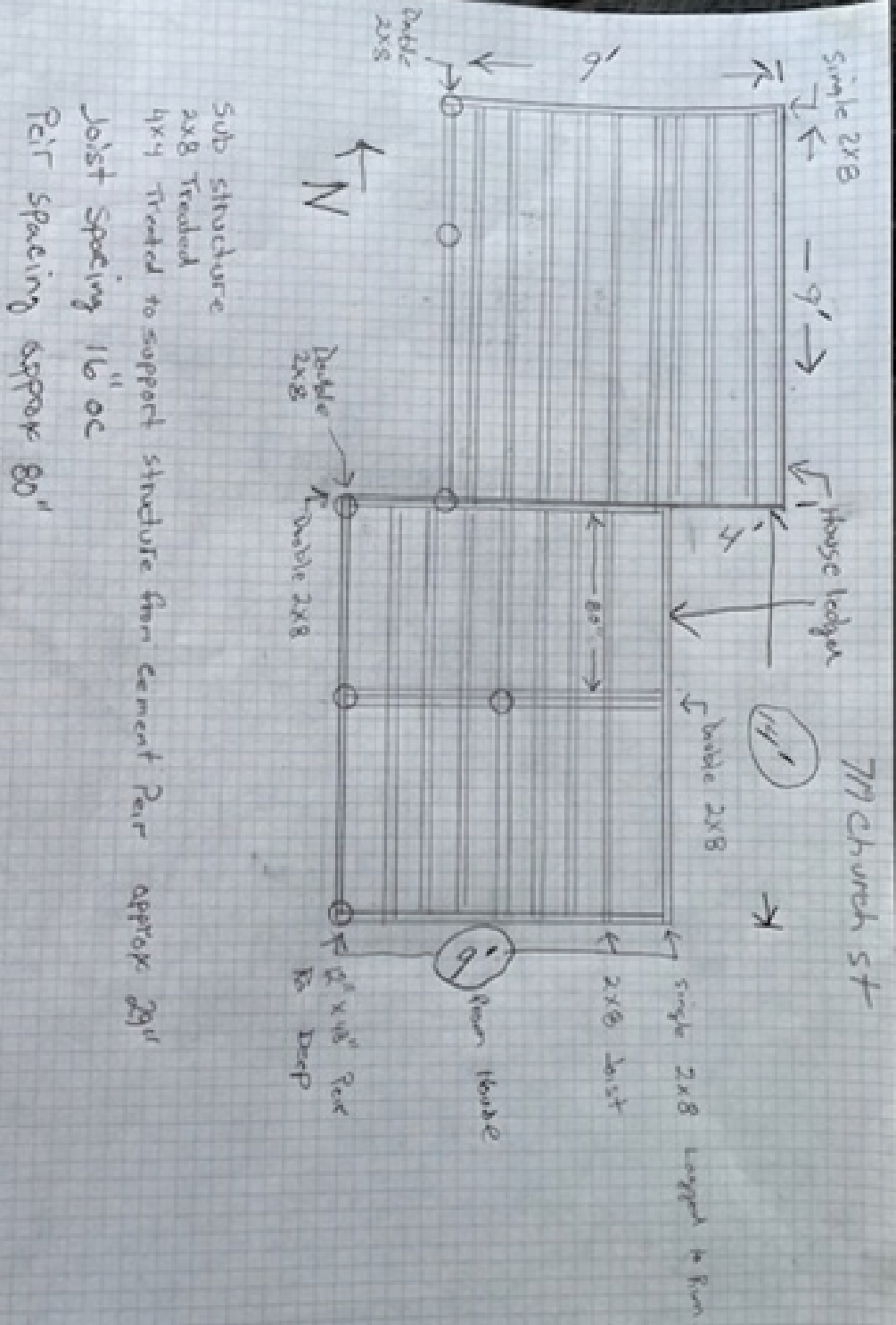
The Planning & Building Services Division recommends **approval** of a COA to replace the front porch at the residential structure located at 719 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission along with painting the improvements compatible colors with the rest of the exterior.
 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 20, 2022.
 3. Any changes or additions to this COA 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.
 4. The applicant shall obtain all necessary building permits. The completion date above does not extend any other time limits, such as those imposed by an order from an Inspection Official.
-

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

LOCATION MAP





Sub structure
 2x8 Treaded
 4x4 Treated to support structure from cement Pier approx 29"
 Joist Spacing 16" OC
 Pier Spacing approx 80"











Rock Co.
0081602

C. Beloit

RO-115/29
1981

Church
719



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-2022-03

1. Address of property: 719 Church St

2. Parcel #: _____

3. Owner of record: Doug Cash Phone: 608 751 2260
1402 Clary St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: David Beighley & Noah McMahon
3972 S. Savanna Way Beloit WI 53511
(Address) (City) (State) (Zip)

(Office Phone #) 1 608 367 2295 (Cell Phone #) 1 davidbeighley@gmail.com (E-mail Address)

5. Present use of property: Rental Resident

6. The following action is requested:

Approval of COA by Landmarks Commission (projects not listed below)

Approval of COA by staff: (Check all that apply)

Roof repair/replacement

Gutter repair/replacement with historically appropriate materials and in historically appropriate styles

Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation

Installation of historic plaques (residential properties only)

Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design

Installation of fences

Storm window/storm door repair or replacement

Installation of glass blocks in basement window openings

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

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

7. **Description of Project:** Describe each item of the project separately.

Project item: Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Replace front porch - columns to be reused
 Sub structure will be treated 2x8's, cement pier under ground
 treated 4x4 above ground. Decking will be treated 2x6's 1x3,
 handrails will be cedar using current spindles. Skirting will be
 cedar 1x3 + 1/4 x 1.25.

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 emailed *attached*
- 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).

David Beightley / David Beightley / Sept. 20, 22
 (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: _____

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Church Street		
Street Address: 719 Church		Legal Description: L. 15, B. 22, Original Plat	Acreage:			
Current Name & Use: Residence		Current Owner: Gereda A. Weinkauff		Number 719		
Film Roll No. RO-115 RO-86			Current Owner's Address: Same			
Negative No. #29 5			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. 1890's	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 type="radio"/> Other: _____ Architectural Statement: Two story plus attic Late Queen Anne style residence with intersecting gable roofs. Rounded arch over inset window on second story. Pedimented porch roof over entrance with shield and scroll detail. Facade has clapboard siding and porch has modillion and balustrade details. Unfortunately, some years ago the attic of this house burned off, and it was replaced by an inappropriately low pitched roof.	West Side	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: _____ 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 checked="" 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			
B	8 District: Near East Side Historic Dist. <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>		Map Code NES 86/5	
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: 719 Church 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	

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 18, 2022	Agenda Item: 3. b.	File Number: COA-2022-25
Applicant: Kelsey Stewart	Owner: Kelsey & Fredrick Stewart	Location: 524 Bluff Street
Existing Zoning: R-1B, Single-Family Residential	Existing Land Use: Single Family Residence	Parcel Size: 0.31 Acres

Request Overview/Background Information:

Kelsey Stewart has submitted an application for a Certificate of Appropriateness (COA) to reside and reconstruct the roof of an addition to the residential structure located at 524 Bluff Street. This property is located in the Bluff Street 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 flat roof over the kitchen is in disrepair and needs to be reconstructed. The proposed plans show the roof becoming a gable roof. The pitch and overhang of the new roof will match the pitch of the rest of the home. The shingles color that has been selected will be Charcoal.
 - The applicant is proposing to repair the existing wood siding and reside over the wood with a charcoal gray smooth finish double lap vinyl siding. The project scope also includes replacement gutters and a storm door.
 - The Beloit Intensive survey stated the structure at 524 Bluff Street is a one and one-half story, 26 foot by 30 foot cobblestone house, built in a Greek Revival style with gabled roof and returned cornices. The house is one of two of the best-preserved cobblestone houses in Beloit, and is architecturally significant. Its considerer pivotal to the district. The home is an example of a rare type of construction (only six examples are recorded), which were imported to Wisconsin by settlers from New England and New York. Additions do not seriously detract from the cobblestone fabric of the building. 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:*
 - (4) *Roof Shape: The design of the roof should be compatible with the architectural style and character of the landmark itself.*
 - (1) (8) *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’s scope of work does not destroy or affect the significant architectural features of the landmark. The investment to the property will positively impact the district.
 - Per new state of Wisconsin law “In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities” Wis. Stat. 62.23(7)(em)(2m)
 - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to reside and reconstruct the roof of an addition at the residential structure located at 524 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

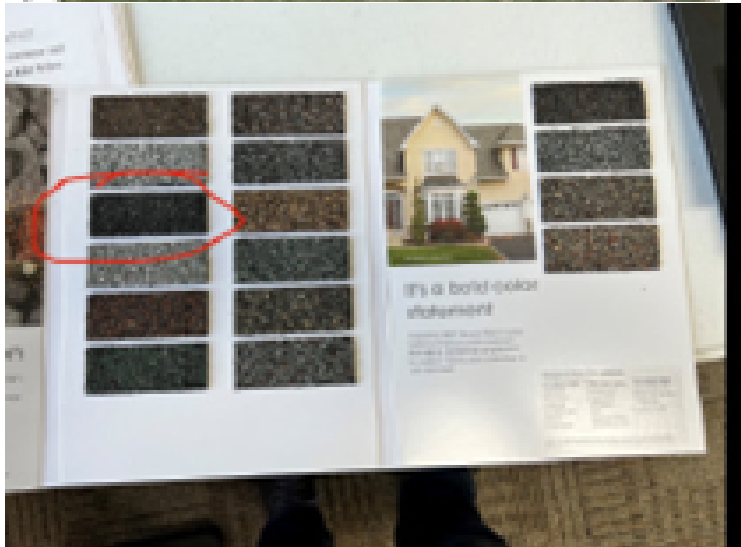
1. The applicant shall install the materials that have been reviewed & approved by the Landmarks Commission.
 2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by October 18, 2023.
 3. Any changes or additions to this COA must be reviewed and approved by staff prior to the start of any work.
 4. The applicant shall obtain all necessary building permits.
-

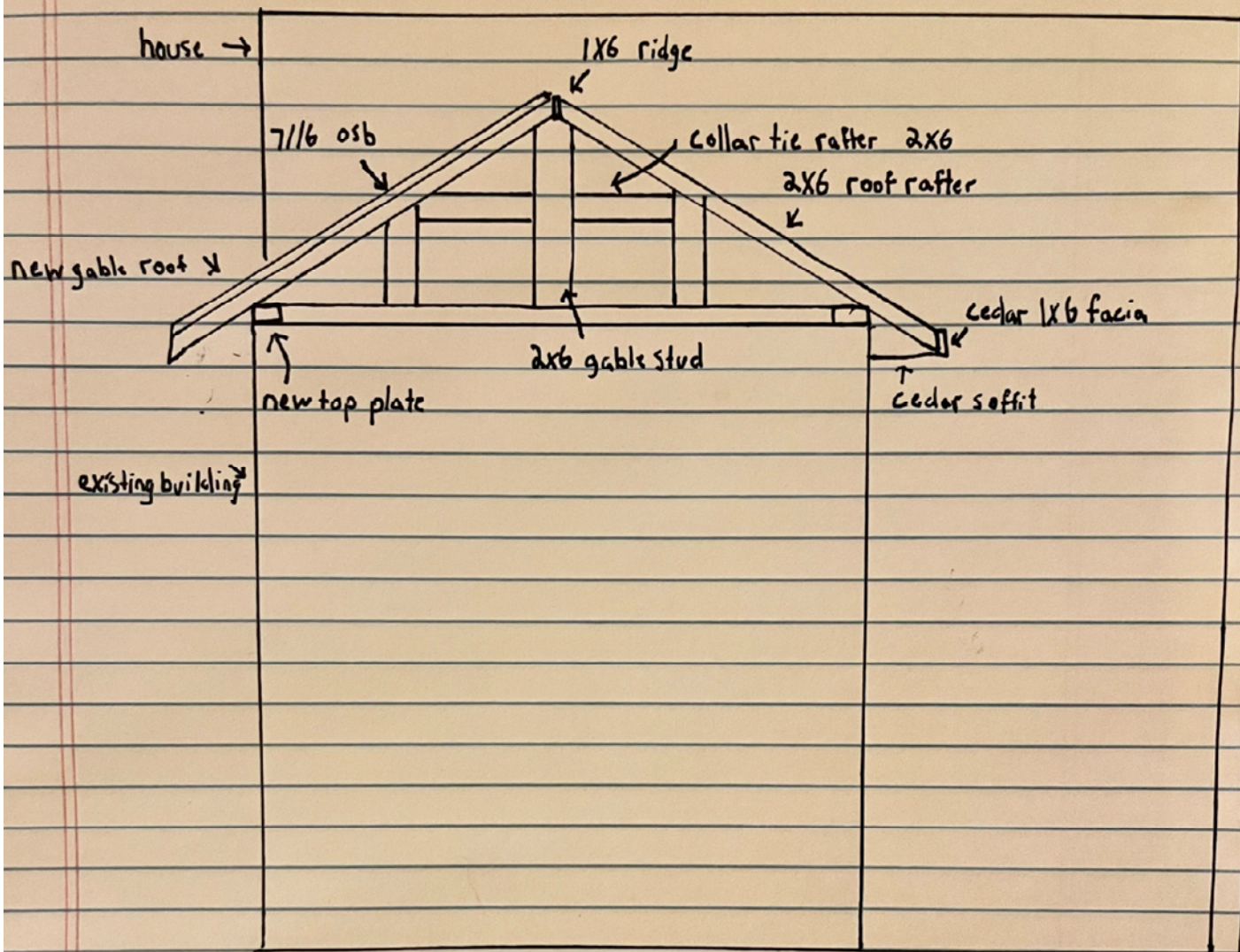
Attachments: Location Map, Photo, Application, Intensive Survey Form, COA Checklist

Location Map









Gable will be sheathed and matched with siding
 Rafter rafters will have collar ties 2x6 for high ceiling
 Ice and ~~water~~ water per code synthetic felt and architectural shingles
 Rafter will be tied into existing wall
 all wood will be construction lumber besides soffit and fascia



Material Specifications Contract

ROOFING

Brand/Style of Shingle: GAF Timberline HDZ
 Color of Shingle: Charcoal
 Pitch: 9/12 Story(s) 2 Tear Off Yes No
 Felt: 15lb 30lb Synthetic No. Layers 1
 Replace Pipe Collars Drip Edge All LF white Color
 Vents: type/qty/color: Ridge
 Wall Flashing Valley Flashing, color: _____
 Ice/Water Per Code
 Wood Replacement, If Incurred additional \$: 90 sheet/lf
 Skylights: Reflash/qty: _____ Reflash/qty: _____
 Furnish Permit Vaulted Ceilings Open Cornice
 > Special Instructions/Other: _____

SIDING

Brand/Style of Shingle: _____
 Size: _____ Color: _____
 Fascia: LF _____ W/Wraps: ea _____ Color _____ Smooth PVC
 Soffit: Vented Non-Vented LF/Color: _____
 Vents: _____ House Wrap Foam Board
 > Special Instructions/Other: _____

GUTTERS

Gutters: 5" 6" Repl All Other _____
 Downs: 2"x3" 3"x4" Repl All Other _____
 Color: Black Gutter screens: _____
 > Special Instructions/Other: _____

INTERIOR/EXTERIOR OTHER

Screens, qty _____ A/C Comb Power washing
 Exterior Paint/Stain (loc/color) _____
 Ext. Other _____

 Interior Paint Ceilings Walls Spot Prime
 Scaffolding Move Furn. Mask & Protect Reset Elect.
 Color & Rooms: _____

 Interior Other: _____

Special Attention Areas:

Interior Damage (not doing): Yes No Leaks: Yes No
 Existing Driveway Damage: Yes No Emerg. Repair: Yes No

>ADD'L NOTES/INSTRUCTIONS: _____

UPGRADES:	ITEM	QNTY	SPER	TOTAL

Please note: Quotations and work performance is based on Job Specification and requirement headings, such as: Roofing, Siding, Gutters, and Special Attention Areas. The importance of expediting our commitment to you and prevent any communication differences, please REVIEW and list any concern under Additional Instructions and/or Upgrade list. Thank You.

Customer: Kelsey Stewart
 Address: 524 Bluff St.
 City/State: Beloit, WI Zip: 53511
 Home Phone: 608-898-3833
 Work Phone: _____

Proceeds Breakdown

Insurance Company: N/A
 Claim Number: N/A
 Insurance Claim Amount incl. deductible \$ _____
 *Supplemented amount (if required) \$ _____
 Upgrade Amount, Paid by Client \$ _____
 Other _____ \$ _____
 Other _____ \$ _____

TOTAL AMOUNT \$ 10,250.00

Per Insurance Proceeds Agreement

I agree to allow ABC Roofing to complete all prescribed repairs at prices determined by my insurance carrier. Initials: _____
 *Projected supplements are to be paid by your insurance carrier. These supplements may vary depending on the final agreed amount between your insurance carrier and ABC Roofing. Any and all supplements are owed to ABC Roofing. Any approved supplements, increase or decrease in contract price, change in work will require change order, and will be considered the entire contract by both parties involved.

PAYMENT SCHEDULE

Please make all checks payable to: ABC Roofing

Deductible Check:	Date	Check #	Amount

First Insurance Draft:	Date	Check #	Amount

Depreciation Draft:	Date	Check #	Amount

Upgrade Check:	Date	Check #	Amount

Company's Limited Warranty: 2 Year Craftsmanship Warranty on Full Replacement contracts only, effective date of completion. No Warranty exists until contract is paid in FULL.

Customer Signature X _____ Date _____

Delivery Instructions:

Field Supervisor: Kollin Olson

*Management Approval: Kollin Olson

*This contract is Subject to Final Approval From Authorized Mgmt.

- YOU THE OWNER MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER YOU HAVE RECEIVED WRITTEN NOTIFICATION FROM YOUR INSURER THAT ALL OR ANY PART OF THE CLAIM OR CONTRACT IS NOT A COVERED LOSS UNDER THE INSURANCE POLICY. SEE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.
- NOTICE TO THE OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANICS LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THE CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

THE CONTRACT ON THE FACE HEREOF AND ANY AGREEMENT MADE PURSUANT THERETO BETWEEN ABC Roofing INC (THE "COMPANY") AND CUSTOMER (S) WILL BE SUBJECT TO ALL APPROPRIATE LAWS, REGULATIONS AND ORDINANCES AND TO THE FOLLOWING SPECIAL TERMS AND CONDITIONS.

- All agreements subject to approval by our Credit Department and Management.
- The company has the right to order excess material. These materials will not be charged above the agreed upon price. All excess materials belong to the company.
- All material is guaranteed as specified. All work to be completed in a workman like manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.
- Any representation, statement or any other communication not written or referred to in this agreement, are agreed to be immaterial and not relied on by either party and do not survive the execution of this agreement.
- If any provision of this agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this agreement shall not be affected thereby.
- Any representation, statement or other communications not written or referred to in this contract, are agreed to be immaterial and not relied on by either party and do not survive the execution of this contract.
- LIQUIDATED DAMAGES: If this agreement is cancelled pursuant to Section A above, Company shall within ten days after cancellation tender to Customer any payments, partial payments or deposits made by Customer, except for amounts reasonably necessary to prevent damage to the property. If Customer cancels the Agreement for any other reason, other than pursuant to Section A, prior to the commencement of work, Customer shall pay to Company twenty-five percent (25%) of the contract price as liquidated damages, and not as a penalty, and the Company agrees to accept such as reasonable and just compensation for said cancellation.
- The company is not responsible for damage below the roof, due to leaks caused by excessive wind of 50 mph, ice dams, and hail, preexisting or future defects caused by storm or lack of maintenance during the period of the warranty.
- The company is not responsible for tire depressions in driveway caused by trailers or dumpsters; damage to shrubs, bushes, or trees; or interior damage as a result of the roofing process. Minimum gutter and siding damage that occurs during roofing tear off is not covered. The company is not responsible for satellite signal loss. Company shall not be responsible for any mold or any interior damage resulting from mold. The Company shall not be responsible for defective work, labor or materials performed by others that are not employed by Company. The Company shall not be responsible for concealed, unknown or unusual conditions unless Company is aware of the conditions. Any damage during the work contemplated herein that is due to any prior defective work by others or concealed, unknown or unusual conditions shall not be the responsibility of Company. The Contract Price has been based on normal conditions, without allowance for any extra work that might be caused by unanticipated conditions. If Company encounters any conditions that require extra work, the cost for this additional work, plus Company's overhead and profit, shall be added to the Contract Price
- Payments shall be made within ten (10) days of receipt of payment by Customer from the Insurance Company for the work or upon completion of each portion of the work, whichever occurs first. Payments due and unpaid shall bear interest from the date payment is due at the rate of 1 ½% per month. In the event that Customer fails to pay Company any sums due, Customer shall pay Company all attorney's fees and court costs incurred by Company in collecting amounts owed to Company under this Agreement. If payment is not made, as set forth above, Company reserves the right (without further notice) to immediately stop work until the payment then due is made, increased by the amount of Company's costs of shutdown, delay and startup and, in such event, Company will not be liable or responsible for any damages, costs or delays whatsoever due to such work stoppage. Final payment in full shall not be held up while waiting for the city to inspect the work the company agrees to meet all city inspection requirements. Non-payment after 60 days of work completed will result in all labor warranties being Void and no other work will be performed to the property until all monies are paid.
- The maximum allowable retainage for any punch-out will be 5% of the original contract price.
- All payments are to be made directly to ABC Roofing INC. General Contractor Overhead and Profit is justified because the company is a general contractor. The Company does not directly employ laborers to perform the bulk of the work, but subcontracts the work to other specialty contractors. On this project, we intend to subcontract the following areas of work, but not limited to: Roofing, Siding, Garage door, HVAC repairs, Painting, Gutters, Windows Screens, Window Glazing, and Window installation.

Proposal

Page # _____ of _____ pages

Kuehl Construction LLC

PROPOSAL SUBMITTED TO: Kelsey Stewart		JOB NAME	JOB #
ADDRESS 524 Bluff St.		JOB LOCATION Beloit Wisc.	
PHONE #		DATE 9/8/22	DATE OF PLANS
FAX #		ARCHITECT Brad Kuehl	

We hereby submit specifications and estimates for: **Roof addition**

- Tear off existing rubber roof
- Frame in and side window
- Frame gable roof into house. Match pitch of roof to the pitch of house.
- Roof will be two foot on center with 2x6 framing lumber
- 7/16 OSB Sheathing with H clips.
- Over hang of new roof will match over hang of the house with Cedar soffit
- Ice and water shield per code. Synthetic felt
- Architectural Shingles with ridge vent
- Tear and dispose of existing ceiling to open up new roof
- Tear and dispose of existing drywell

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
 \$ **7,500** _____ Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____ Signature _____

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: 524 BLUFF ST.
2. Parcel #: 13560390
3. Owner of record: KELSEY & FREDRICK STEWART Phone: 608-898-3833
524 BLUFF ST BELOIT WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: KELSEY STEWART
524 BLUFF ST BELOIT WI 53511
(Address) (City) (State) (Zip)
608 364 6663 / 608 898 3833 / kstewart121314@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: PRIMARY RESIDENCE
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)

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Bluff			
Street Address: 524 Bluff Street		Legal Description:	Acreage:				
Current Name & Use: Residence		Current Owner: Rodney C. Nelson			Number 524		
Film Roll No. *RO-118 **RO-92 Negative No. *20,21 **4 Facade Orient. E			Current Owner's Address: Same				
2 Original Name & Use: Lathrop-Munn Cobblestone House		Source	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction/Alteration c. 1848		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 checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None					Section Map Name Bluff Street Historic District
Architectural Statement: The Lathrop-Munn house, built ca. 1848, is a one and one-half story, 26 foot by 30 foot cobblestone house, built in a Greek Revival style with gabled roof and returned cornices. The house is one of two of the best preserved cobblestone houses in Beloit, and is architecturally significant as an example of that type of construction, now rare (only six extant examples are recorded), which was imported to Wisconsin by settlers from New England and New York. The Lathrop-Munn House is noteworthy for the fine matching of smooth pebbles (over)		Historical Statement: The Lathrop-Munn House was built on Lot 104 of Hackett's Addition on the west side of the Rock River. In 1848, pioneer businessman John Hackett sold the lot for \$700, with the house possibly already constructed, to Frederick A. Lathrop, who apparently then retained ownership until 1864. In the latter part of the 19th century the house was owned by an inventor and a physician, and in the first half of the 20th century by a plumber. (over)					
5 Sources of Information (Reference to Above) A National Register of Historic Places B Inventory-Nomination Form, 1976 C D E F		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input checked="" type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: 8-22-77					Map Code BS 92/4
7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: Bluff St. Historic District <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: Ra 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		HP-02-1					

Architectural Statement (Cont'd)

creating a striped pattern of tan and black across the facade of the house. The walls are only one foot thick--suggesting the possibility of brick infill--with three or four courses of stones. Selection of color is more random on the south side, but here too stones are well matched for size and shape. The larger and more irregular stones were reserved for the north side. Throughout, they are set in rows in mortar which is raised in pronounced horizontal ridges between the courses of stones. Mortar bands also surround the buff limestone quoins and lintels. Rough-cut limestone was used for the foundations, water tables, and quoins; the heavy straight lintels were tooled to create a dotted texture. Additions do not seriously detract from the cobblestone fabric of the building. (A)

Historical Statement (Cont'd)

In August, 1977, the Lathrop-Munn House was entered in the National Register of Historic Places. (A)



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: 524 Bluff 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		

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 18, 2022 **Agenda Item:** 3.c. **File Number:** COA-2022-27

Applicant: Danielle Clifton **Owner:** Danielle Clifton & Sean Laughlin **Location:** 816 Chapin Street

Existing Zoning: R-1B, Single-Family **Existing Land Use:** Single-Family Rental **Parcel Size:** 0.12 Acre

Request Overview/Background Information:

Danielle Clifton has submitted an application for a Certificate of Appropriateness (COA) to replace the sidelights and front door at the residential structure located at 816 Chapin 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.

Key Issues:

- The applicant would like to remove and the existing door and sidelights and replace them with siding and a more architecturally appropriate door.
- The Beloit Intensive survey stated this house is an American Foursquare and reflects vernacular elements of the western stick, prairie, and other early 20th century styles. The property was classified as a contributing 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 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 sidelights by the front door are not a historically accurate feature to the structure, staff would ask that the applicant be conscious of the material and style of the alteration.
- Per new state of Wisconsin law “In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities” Wis. Stat. 62.23(7)(em)(2m)
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

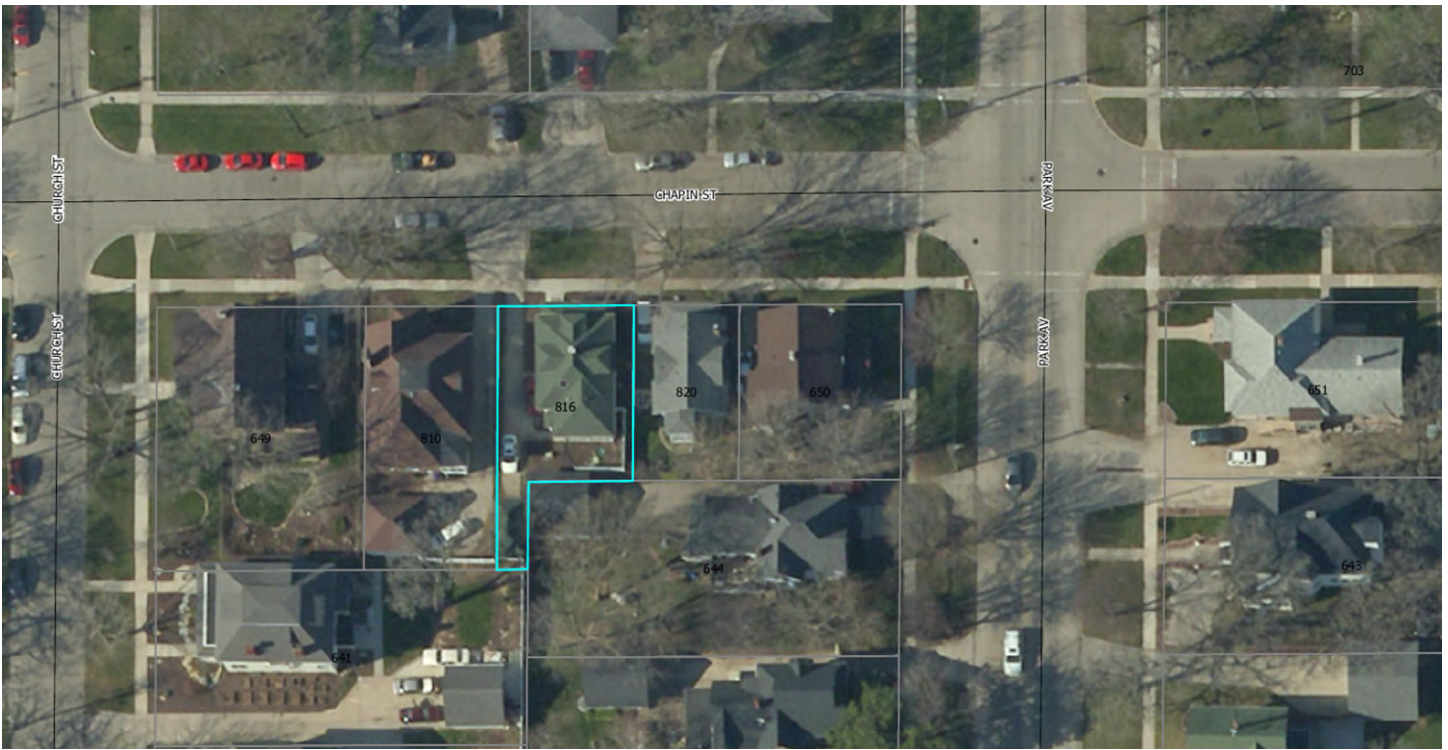
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a COA to replace the sidelights and front door at the residential structure located at 816 Chapin 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 October 18, 2023.
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: Map, Photographs, Specifications, Application, Intensive Survey Form, and COA Checklist

LOCATION MAP









Harris Farm Home No. L-2031

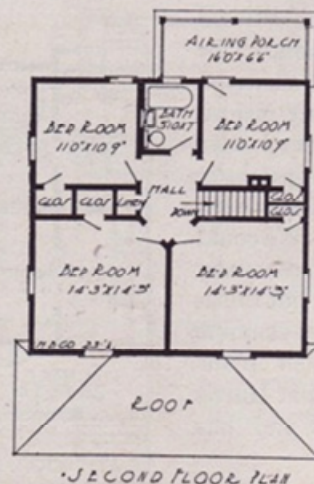
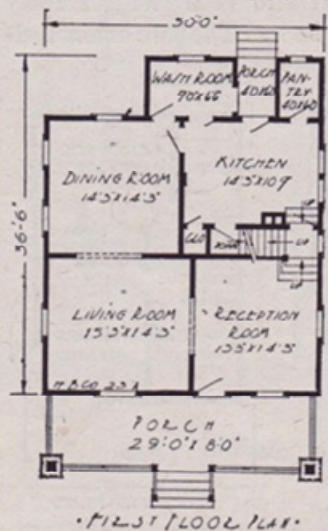
The Size
30 ft. x 36 ft. 6 in.

9 Rooms
and Bath

THE culmination of suggestions received from many farm and country folks, through a period of several years, are embodied in this home and incorporated in this plan. Inspect the floor plans—read the splendid arrangement of the interior and learn why this is the model farm or country home.

We will start in the basement, which extends under the entire house; the boiler room is properly located in the rear. A stairway from the first floor, directly under the main stairs, leads two ways in the basement, one to the boiler and coal room section and the other to the front section; may be partitioned off tightly to separate the laundry and workroom section from the dirt and dust. At the rear is the coal room and just to the left of that, a root room. Joining the root room is an outside cellar stairway with large door so as to make it easy to get in and out with material to be stored for the winter.

Four excellent rooms conveniently arranged with the wash room and the pantry constitute the first floor.



The kitchen is large and well planned; the pantry will hold a large amount of supplies. The back porch is situated between the pantry and wash room, affording protection against the sun's heat and winter blasts. On the second floor you will find four large bedrooms, each with its own closet; also linen closet and an airing porch. The bathroom is properly located to simplify the plumbing.

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILLINOIS



while adding a textural quality to the house.



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 2002-07

1. Address of property: 816 Chapin St. Beloit WI 53511

2. Parcel #: 13660460

3. Owner of record: Sean Laughlin + Danielle Clifton Phone: 608-207-0577

641 Church St. Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: Danielle Clifton

641 Church St Beloit WI 53511
(Address) (City) (State) (Zip)

1 608-207-0577 | daclifton1964@hotmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: Rental

6. The following action is requested:

2) Approval of COA by Landmarks Commission (projects not listed below)

1) 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.)

1) Replacement of 4 basement windows with glass blocks
2) Replacement of front door with more historically appropriate door (Craftsman style); removal of side lights from 1950's, replaced by horizontal siding.

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).

Daniel O'Neil *Danielle Clifton* *9-27-2022*
(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: 10/18/22
Application accepted by: Allyson Battmann Date: 9/28/2022

1 City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Chapin			
Street Address: 816 Chapin		Legal Description:	Acreage:				
Current Name & Use: residence		Current Owner:			Number 816		
Film Roll No. RO-115	 Prints		Current Owner's Address:				
Negative No. 25			Special Features Not Visible In Photographs:				
Facade Orient. N			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. 1915		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				Section Map Name
Architectural Statement: Nearly cubic in massing, with a low-pitched hip roof and flared, overhanging eaves, this house reflects vernacular elements of the Western Stick, Prairie and other early 20th century styles. The broad eaves are supported by attenuated rafters. Symmetrically arranged dormers project from the roof. Stucco emphasizes the unornamented surface while adding a textural quality to the house.			Historical Statement:				
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:				Near East Side Historic District Map Code NES 115/25
B			7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C			8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing				
D			initials: <u>R</u> date: <u>8/1/81</u>				
E			9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown				
F			<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>R</u>				

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: 816 Chapin 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		

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: October 18, 2022 **Agenda Item:** 3. d. **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 application 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.

- Beloit College is a recipient of the Neighborhood Investment Fund Program to fund a new center for social innovations. The program allows for the renovation of the Morse Library to connect the college with local businesses and existing incubators serving Rock County residents.
- 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 three structures, this request will be addressed separate from the alterations to the structure at 735 College.
- 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).

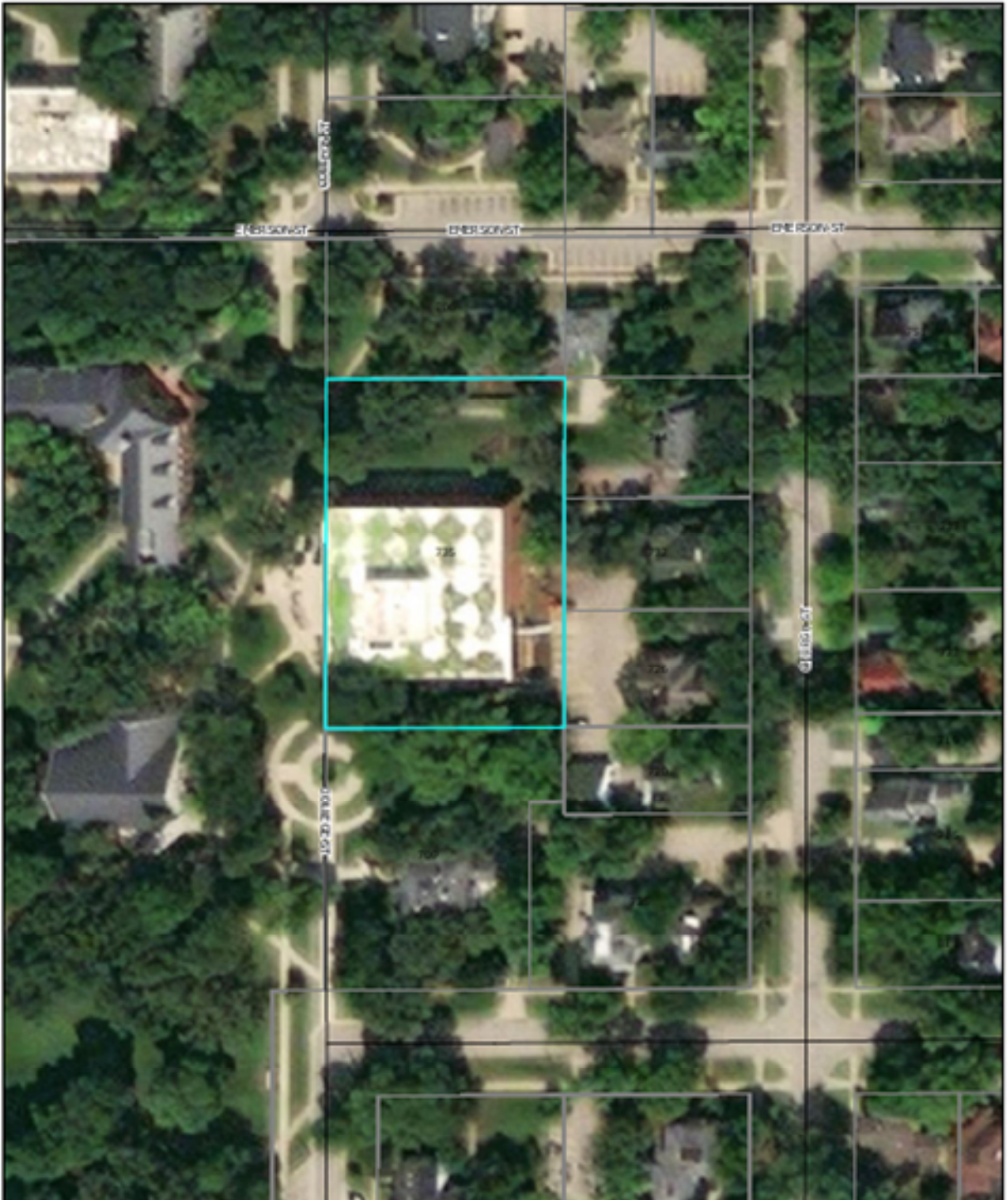
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a 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 October 18, 2023.
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



Beloit College Morse Library Renovation Project

House 749 Emerson
(Demolished)



North elevation of Library



North elevation of Library



North Elevation of Library

749 Emerson (Demolished)

742 Church (Demolished)

732 Church (To Remain)



North Elevation of Library



West Elevation of Library



West Elevation of Library

742 Church (Demolish)



North Elevation of Library

Eaton Chapel



West Elevation of Library at future new entrance



Southwest Corner of Library at new Entrance



Southeast Corner of Library



West Patio of library to remain



South Elevation of Library

742 Church (Demolish)



749 Emerson (Demolish)



749 Emerson (Demolish)



East Elevation of Library

732 Church (To Remain)



View looking North on Church St.



View looking East on Emerson

742 Church
(Demolish)



742 Church St. House To Be Demolished



House at 732 Church Street to remain



Houses at 749 and 706 Emerson to be Demolished



Garage at 732 Church to be Demolished



Houses at 706 Emerson and 742 Church St to be demolished



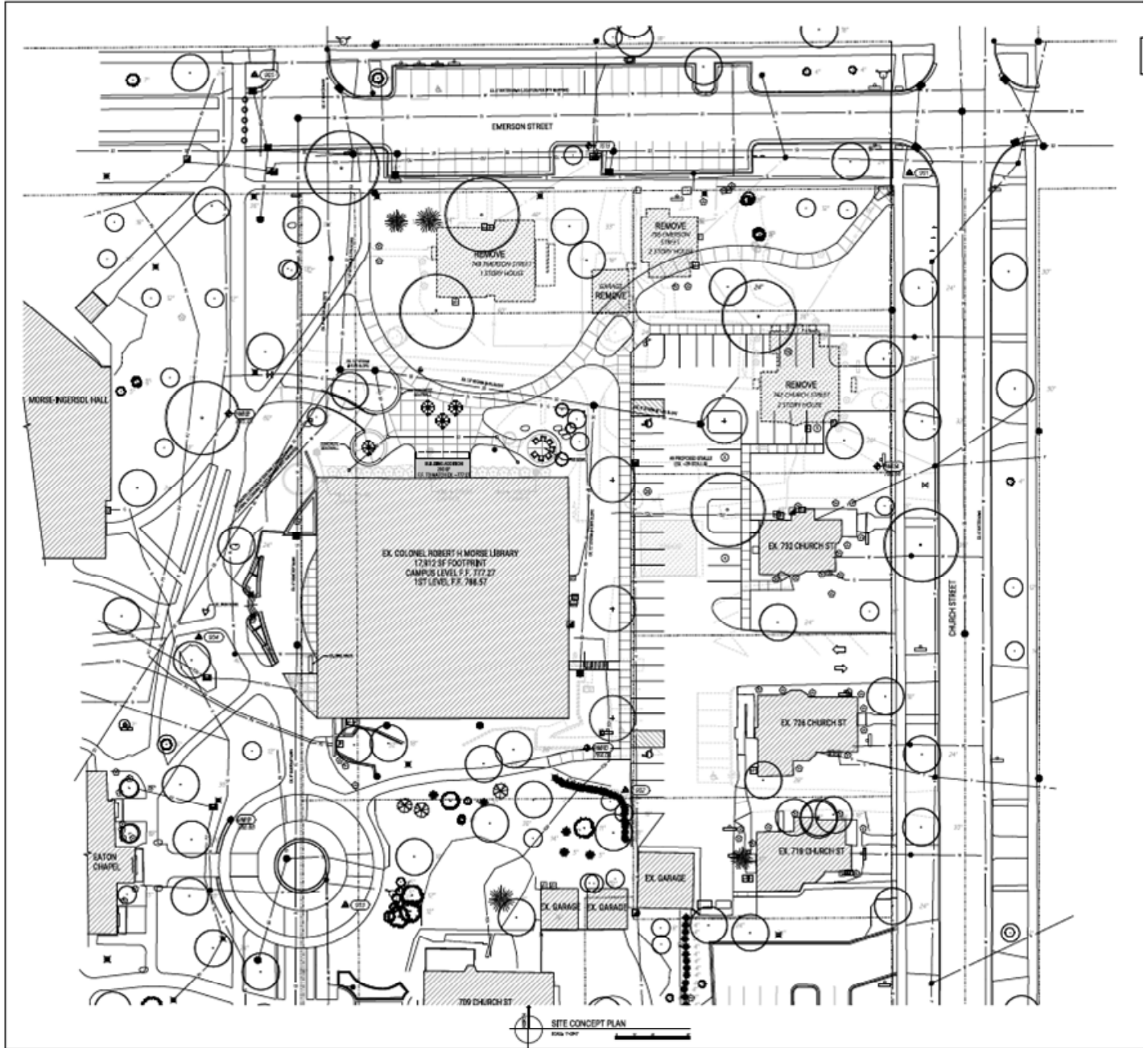
House at 742 Church Street to be demolished







DATE: 10/07
PROJECT: NAME
DRAWING: 01



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): _____

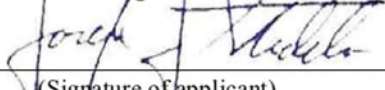
9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

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 Section	
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		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.		Map Name Near East Side Historic District
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: _____						
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		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>		Map Code NES 83/24		
C Information supplied by Robert H. Irrmann, Beloit College Archivist, July, 1981		8 District: <u>Near East Side Historic Dist.</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

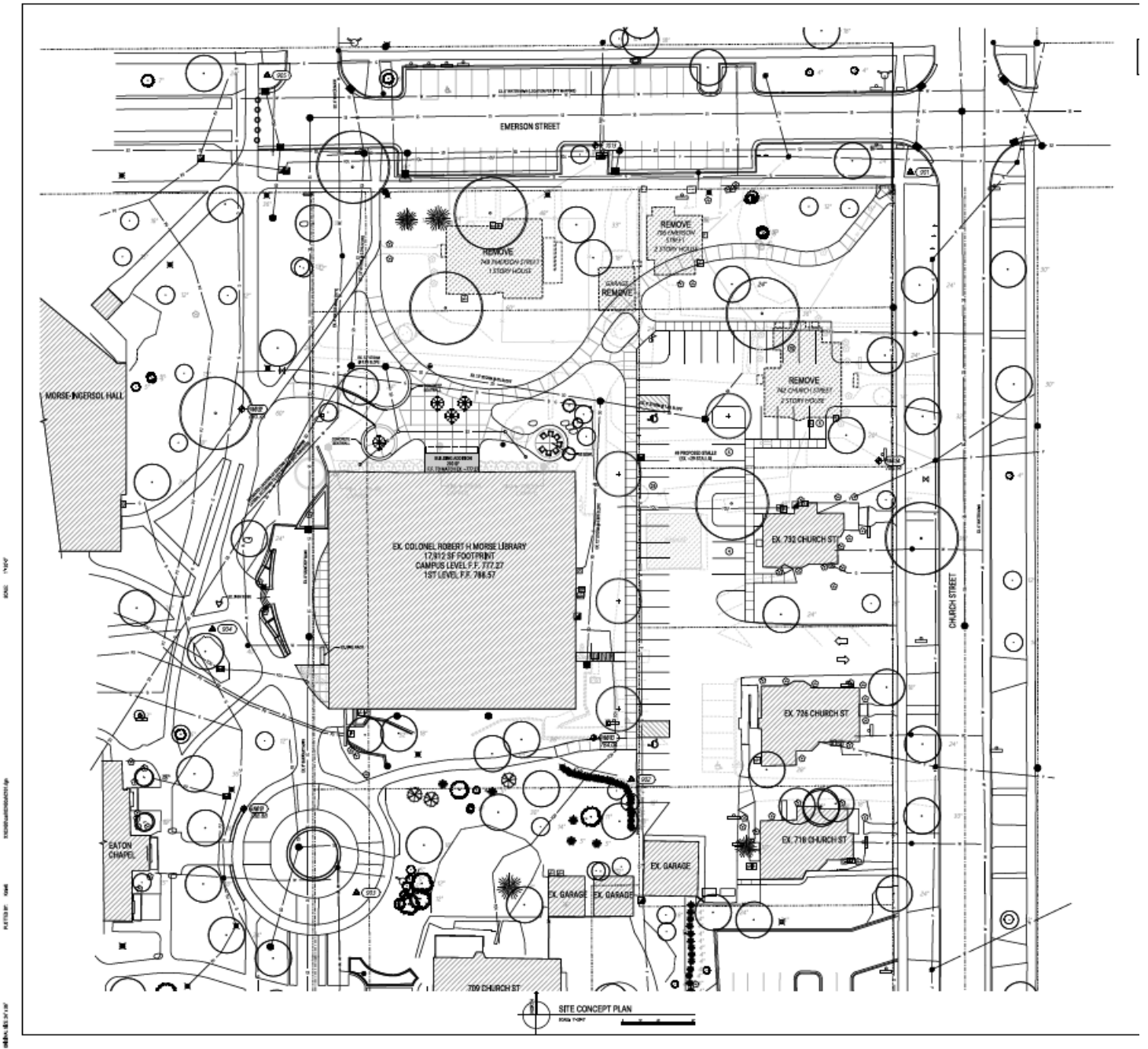
100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

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		

Proposed Site Plan

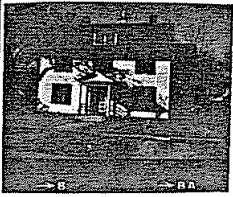


742 Church Street

Beloit College Arts Coop House




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	Church Street		
Street Address: 742 Church Street		Legal Description:		Acreeage:			
Current Name & Use: Residence			Current Owner: Board of Trustees, Beloit College		Number 742		
Film Roll No. RO-101	 Prints		Current Owner's Address: 700 College Street, Beloit, Wisconsin				
Negative No. 8			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 c. 1890 ?		Source A					Range
Architect and/or Builder:		Source					Section
3 <u>Architectural Significance</u> <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: None		4 <u>Historical Significance</u> <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				Map Name Near East Side Historic District	
Architectural Statement: Simplified early Colonial Revival with gambrel roof, functional exterior shutters and 16-over-1 or 12-over-1 window sash. The house has a stone foundation and classical pediment at the entry. A subsidiary wing also has a gambrel roof. The gable is shingled and has an elliptical window.		Historical Statement:					
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:				Map Code NES 101/8	
B		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. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
D		initials: R date: 8/1/81					
E		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown					
F		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R					

HP-02-17

716 Emerson Street




1 Village or Town: BELOIT		County: ROCK		Surveyor: Richard P. Hartung		Date: July, 1981		Emerson Street	
Street Address: 716 Emerson Street				Legal Description:		Acreage:			
Current Name & Use: Residence				Current Owner:				Number 716	
Film Roll No. *RO-111 RO-104				Current Owner's Address:					
Negative No. *16, 17 20				Special Features Not Visible In Photographs:				Town Emerson	
Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No							
2 Original Name & Use:		Source		Previous Owners	Dates	Uses	Source	Range	
Dates of Construction / Alteration c. 1910		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: 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				Section	
Architectural Statement: <p>Modest sized two story plus attic house with Prairie and Western Stick elements. These include cubic massing, stucco above wide clapboards which extend two-thirds up the facade, battering of the siding just above the foundation, grouped windows with diamond panes, a reverse battered effect on the wall at the front door, and exposed rafters.</p>				Historical Statement:				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:				Map Code NES 104/20	
B				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. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
D				initials: R date: 7/1/81					
E				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					
F									

749 College Street

Kappa Delta House /Facility Lounge



INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Beloit College Campus (College St.) Number 749		
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					
Film Roll No. RO-104		Current Owner's Address: 700 College Street, Beloit, Wisconsin					
Negative No. 21		Special Features Not Visible In Photographs:			Section Map Name Near East Side Historic District		
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Original Name & Use: 2 Kappa Delta House		Source A	Previous Owners	Dates	Uses	Source	Town Range
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 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		Section			Map Name Near East Side Historic District
Architectural Statement: 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.		Historical Statement: See ISF for 708 Clary					
5 Sources of Information (Reference to Above) 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:		Map Code NES 104/21			
A		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: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
C		initials: <u>R</u> date: <u>8/1/81</u>					
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: <u>R</u>					
E							

UP-02 17

32.07 REGULATION OF DEMOLITION. (Am. #2410; #2488; #3029)

Unless an historic building has been condemned pursuant to §66.0413(3), Wis. Stats., the Building Inspector may not grant a permit to demolish all or part of any historic building except as follows:

- (1) PERMIT.
 - (a) An owner requesting a permit to demolish an historic building shall file the application with the Building Inspector. The Building Inspector shall file a copy of the application with the Commission.
 - (b) The Commission may issue a certificate of appropriateness to authorize the Building Inspector to grant a permit to demolish all or part of an historic building.
 - (c) The Commission may refuse to authorize a permit for a period of up to 10 months from the filing of the application, during which time the Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property.
 - (d) During this time, the owner shall take whatever steps deemed necessary by the Commission to prevent further deterioration of the historic building.
 - (e) During that period, the owner and Commission shall cooperate in attempting to avoid demolition of the historic building.
 - (f) At the end of the 10-month period, the Building Inspector may issue a permit to demolish the historic building, without the approval of the Commission, if:
 1. The Commission and the owner of the historic building were unable to agree upon a mutually acceptable method of saving the subject property; and
 2. No one has proposed a method of saving the historic building which has a reasonable prospect of success; and
 3. There are no funds available from any governmental unit or nonprofit organization for preservation of the historic building.
 - (g) If at the end of the 10-month period, the Commission determines that there is a mutually agreeable method of saving the historic building; that there is a project underway that has a reasonable prospect of success; or that there are funds available to preserve the historic building, no demolition permit may be issued without the approval of the Commission. If, after two additional months, there is no mutually agreed method of saving the property; no proposed method of saving the historic building which has a reasonable prospect of success; and no funds available to preserve it, the Building Inspector may issue a permit to demolish the historic building without the approval of the Commission.
- (2) STANDARDS. In determining whether to issue a certificate of appropriateness for any demolition, the Commission shall consider and may give decisive weight to any or all of the following:
 - (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.
 - (b) 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.
 - (c) Whether demolition of the historic building would be contrary to the purpose and intent of this chapter as set forth in §32.01 and to the objectives of the historic preservation plan for the applicable district as adopted by the City Council.
 - (d) 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.

- (e) 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.
 - (f) 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. (Am. #2488)
 - (g) 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.
- (3) APPEAL. If a property owner is denied a certificate of appropriateness authorizing a permit to demolish all or part of an historic building, and the property owner claims that the denial constitutes a denial of all use of the property, the property owner may appeal such decision to the City Council within 30 days of the Commission's decision. The City Council may, after a public hearing and by a majority vote of all of its members authorize the issuance of a demolition permit. Notice of the public hearing shall be given by publication of a class 2 notice and by written notice mailed to the applicant and the Commission at least 7 days prior to the public hearing. If the Council finds that the property owner is not denied all use of the property, then the 10-month moratorium period shall continue as provided in subsection (1).

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
2601	Afton Road	Individual	J.W. Crist House		
205	Birch Avenue	Individual	Fairbanks Flats (a/k/a Edgewater Apts.)		
215	Birch Avenue	Individual	Fairbanks Flats (a/k/a Edgewater Apts.)		
112	Bluff Street	Bluff Street			
118	Bluff Street	Bluff Street		x	x
130	Bluff Street	Bluff Street			
204	Bluff Street	Bluff Street			
208	Bluff Street	Bluff Street			
216	Bluff Street	Bluff Street			
304	Bluff Street	Bluff Street			
320	Bluff Street	Bluff Street		x	x
402	Bluff Street	Bluff Street			
407	Bluff Street	Bluff Street			
410	Bluff Street	Bluff Street			x
416	Bluff Street	Bluff Street			
417	Bluff Street	Individual	Selvy Blodgett House	x	x
422	Bluff Street	Bluff Street			
423	Bluff Street	Bluff Street		x	x
512	Bluff Street	Bluff Street		x	
515	Bluff Street	Bluff Street			
518	Bluff Street	Bluff Street			
524	Bluff Street	Individual	Lathrop -Munn Cobblestone House	x	x
528	Bluff Street	Bluff Street			
534	Bluff Street	Bluff Street			
617	Bluff Street	Bluff Street		x	x
618	Bluff Street	Bluff Street			
623	Bluff Street	Bluff Street			
626	Bluff Street	Bluff Street			
631	Bluff Street	Bluff Street			
640	Bluff Street	Bluff Street			
646	Bluff Street	Bluff Street			
654	Bluff Street	Bluff Street			
657	Bluff Street	Bluff Street			
710	Bluff Street	Bluff Street			
714	Bluff Street	Bluff Street			
717	Bluff Street	Bluff Street		x	x
720	Bluff Street	Bluff Street			
723	Bluff Street	Bluff Street			
726	Bluff Street	Bluff Street			
728	Bluff Street	Bluff Street			
729	Bluff Street	Bluff Street			
736	Bluff Street	Bluff Street			
737	Bluff Street	Bluff Street			
744	Bluff Street	Bluff Street			

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
749	Bluff Street	Bluff Street			
750	Bluff Street	Bluff Street			
756	Bluff Street	Bluff Street		x	x
801	Bluff Street	Bluff Street			
802	Bluff Street	Bluff Street			
807	Bluff Street	Bluff Street			
810	Bluff Street	Bluff Street			
811	Bluff Street	Bluff Street			
816	Bluff Street	Bluff Street			
817	Bluff Street	Bluff Street			
822	Bluff Street	Bluff Street			
825	Bluff Street	Bluff Street			
828	Bluff Street	Bluff Street			
829	Bluff Street	Bluff Street			
834	Bluff Street	Bluff Street			
835	Bluff Street	Bluff Street			
842	Bluff Street	Bluff Street			
843	Bluff Street	Bluff Street			
850	Bluff Street	Bluff Street			
851	Bluff Street	Bluff Street			
854	Bluff Street	Bluff Street			
857	Bluff Street	Bluff Street			
860	Bluff Street	Bluff Street			
861	Bluff Street	Bluff Street			
900	Bluff Street	Bluff Street		x	x
905	Bluff Street	Bluff Street			
909	Bluff Street	Bluff Street			
910	Bluff Street	Bluff Street			
915	Bluff Street	Bluff Street			
916	Bluff Street	Bluff Street			
922	Bluff Street	Bluff Street			
925	Bluff Street	Bluff Street			
928	Bluff Street	Bluff Street			
931	Bluff Street	Bluff Street		x	x
932	Bluff Street	Bluff Street			
937	Bluff Street	Bluff Street			
940	Bluff Street	Bluff Street			
941	Bluff Street	Bluff Street			
944	Bluff Street	Bluff Street			
945	Bluff Street	Bluff Street			
951	Bluff Street	Bluff Street			
954	Bluff Street	Bluff Street		x	x
957	Bluff Street	Bluff Street			
958	Bluff Street	Bluff Street			

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
961	Bluff Street	Bluff Street			
409	Broad Street	Individual	Hanchett Block		
910	Broad Street	Individual	3. Dow House & Carpenter Douglas Barn		
949	Brooks Street	Individual	Simon Smith Jr. Building		
715	Bushnell Street	Near East Side/College Park			
719	Bushnell Street	Near East Side/College Park			
725	Bushnell Street	Near East Side/College Park			
801	Bushnell Street	Individual	First Congregational Church	x	x
905	Bushnell Street	Near East Side/College Park		x	x
911	Bushnell Street	Near East Side/College Park			
917	Bushnell Street	Near East Side/College Park			
1225	Bushnell	ukee & Emerson (Federal & State I	Glenn R. Dallman House		
1302	Bushnell Street	Individual	Elbert Neese House		
206	Carpenter Street	Individual	Fairbanks Flats (a/k/a Edgewater Apts.)		
216	Carpenter Street	Individual	Fairbanks Flats (a/k/a Edgewater Apts.)		
717	Chapin Street	Near East Side/College Park			
722	Chapin Street	Near East Side/College Park		x	x
810	Chapin Street	Near East Side/College Park			
811	Chapin Street	Near East Side/College Park			
816	Chapin Street	Near East Side/College Park			
820	Chapin Street	Near East Side/College Park			
912	Chapin Street	Near East Side/College Park			
915	Chapin Street	Near East Side/College Park			
918	Chapin Street	Near East Side/College Park			
921	Chapin Street	Near East Side/College Park			
924	Chapin Street	Near East Side/College Park			
1005	Chapin Street	Near East Side/College Park			
1009	Chapin Street	Near East Side/College Park			
1015	Chapin Street	Near East Side/College Park			
1023	Chapin Street	Near East Side/College Park			
1103	Chapin Street	Near East Side/College Park			x
1229	Chapin	ukee & Emerson (Federal & State I	Arthur P. and Alice Warner House		
618	Church Street	Near East Side/College Park			
626	Church Street	Near East Side/College Park			
632	Church Street	Near East Side/College Park			
633	Church Street	Near East Side/College Park			
641	Church Street	Near East Side/College Park			
649	Church Street	Near East Side/College Park			
709	Church Street	Near East Side/College Park			
715	Church Street	Near East Side/College Park			
718	Church Street	Near East Side/College Park			
719	Church Street	Near East Side/College Park			
723	Church Street	Near East Side/College Park			
726	Church Street	Near East Side/College Park	Anna Pratt House	x	x

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
732	Church Street	Near East Side/College Park		x	x
737	Church Street	Near East Side/College Park			x
742	Church Street	Near East Side/College Park			
745	Church Street	Near East Side/College Park			
751	Church Street	Near East Side/College Park			
804	Church Street	Near East Side/College Park			
805	Church Street	Near East Side/College Park		x	x
811	Church Street	Near East Side/College Park			
817	Church Street	Near East Side/College Park			
818	Church Street	Near East Side/College Park		x	x
823	Church Street	Near East Side/College Park			
824	Church Street	Near East Side/College Park		x	x
829	Church Street	Near East Side/College Park			
836	Church Street	Near East Side/College Park			
837	Church Street	Near East Side/College Park			
842	Church Street	Near East Side/College Park			
843	Church Street	Near East Side/College Park			
849	Church Street	Near East Side/College Park			
905	Church Street	Near East Side/College Park		x	
911	Church Street	Near East Side/College Park			
917	Church Street	Near East Side/College Park			
925	Church Street	Near East Side/College Park			x
930	Church Street	Individual Historic Landmark	Emerson Hall *609 Emerson St		
708	Clary Street	Near East Side/College Park			
724	Clary Street	Near East Side/College Park			
810	Clary Street	Near East Side/College Park			
811	Clary Street	Near East Side/College Park			
912	Clary Street	Near East Side/College Park			
1111	Clary Street	Individual	Charles H. Jones House (local?)		
1221	Clary Street	Individual	l Cemetery Chapel & Broder Mausoleum (local?)		
609	College Street	Near East Side/College Park			
613	College Street	Near East Side/College Park			
619	College Street	Near East Side/College Park			
623	College Street	Near East Side/College Park			
631	College Street	Near East Side/College Park			
635	College Street	Near East Side/College Park			x
647	College Street	Near East Side/College Park		x	x
700	College Street	Near East Side/College Park	Eaton Chapel	x	x
700	College Street	Near East Side/College Park	Campbell Hall/North College	x	x
700	College Street	Near East Side/College Park	Pearson Hall of Science	x	x
700	College Street	Near East Side/College Park	Middle College	x	x
700	College Street	Near East Side/College Park	The Effigy Mounds	x	x
700	College Street	Near East Side/College Park	South College Chapel	x	x
700	College Street	Near East Side/College Park	Pettibone World Affairs Center	x	x

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
700	College Street	Near East Side/College Park	Memorial Hall & Logan Museum	x	x
709	College Street	Near East Side/College Park	President's House	x	x
735	College Street	Near East Side/College Park			
749	College Street	Near East Side/College Park			
803	College Street	Near East Side/College Park			
829	College Street	Near East Side/College Park			
837	College Street	Near East Side/College Park			
843	College Street	Near East Side/College Park			
1701	Colley Road	Individual	Brasstown Cottage		
2605	Colley Road	Individual	Dougan Barn		
400	E. Grand Avenue	Individual	Strong Building		
434	E. Grand Avenue	Individual	Hilton Hotel		
512	E. Grand Avenue	Individual	Rindfleisch Building		x
822	E. Grand Avenue	Individual	Church of St. Thomas the Apostle		
825	E. Grand Avenue	Individual	Horace White Park		
1312	E. Grand Avenue	Individual	Turtle Creek Park & Pool		
434	East Grand Avenue	Bluff Street			
716	Emerson Street	Near East Side/College Park			
717	Emerson Street	Near East Side/College Park			
810	Emerson Street	Near East Side/College Park			
816	Emerson Street	Near East Side/College Park			
910	Emerson Street	Near East Side/College Park			
1003	Emerson Street	Near East Side/College Park			
1009	Emerson Street	Near East Side/College Park			
1014	Emerson Street	Near East Side/College Park			
1614	Emerson Street	Individual	Florence Yates House		
1628	Emerson Street	ukee & Emerson (Federal & State 1	Allen W. and Margaret Cadwell House		
1520	Emerson Street	ukee & Emerson (Federal & State 1	Beloit Corp. Guest House		
310	Euclid Avenue	Bluff Street			
340	Euclid Avenue	Individual	Phillip Fredericks House		
348	Euclid Avenue	Individual	Stephen Slaymaker House		
757	Euclid Avenue	Individual	Charles Rau House		
603	Harrison Avenue	Near East Side/College Park			
604	Harrison Avenue	Near East Side/College Park		x	
609	Harrison Avenue	Near East Side/College Park			
616	Harrison Avenue	Near East Side/College Park			
617	Harrison Avenue	Near East Side/College Park			
622	Harrison Avenue	Near East Side/College Park			
625	Harrison Avenue	Near East Side/College Park			
628	Harrison Avenue	Near East Side/College Park			
629	Harrison Avenue	Near East Side/College Park			
636	Harrison Avenue	Near East Side/College Park			x
702	Harrison Avenue	Near East Side/College Park			
709	Harrison Avenue	Near East Side/College Park			

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
710	Harrison Avenue	Near East Side/College Park			
716	Harrison Avenue	Near East Side/College Park			
717	Harrison Avenue	Near East Side/College Park			
722	Harrison Avenue	Near East Side/College Park			
730	Harrison Avenue	Near East Side/College Park			
731	Harrison Avenue	Near East Side/College Park			
735	Harrison Avenue	Near East Side/College Park			
743	Harrison Avenue	Near East Side/College Park			
749	Harrison Avenue	Near East Side/College Park			
816	Harrison Avenue	Individual	Chester E. Paige House		
312	Highland Avenue	Bluff Street			
103	Merrill Street	Merrill Street			
107	Merrill Street	Merrill Street			
111	Merrill Street	Merrill Street			
115	Merrill Street	Merrill Street			
726	Milwaukee Road	Individual	E.P. Wheeler House		
745	Milwaukee Road	Individual	H.M. Whitney House		
611	Park Avenue	Near East Side/College Park			
615	Park Avenue	Near East Side/College Park			
620	Park Avenue	Near East Side/College Park			
621	Park Avenue	Near East Side/College Park			
624	Park Avenue	Near East Side/College Park			
625	Park Avenue	Near East Side/College Park			
629	Park Avenue	Near East Side/College Park			
630	Park Avenue	Near East Side/College Park			
635	Park Avenue	Near East Side/College Park			
636	Park Avenue	Near East Side/College Park			
643	Park Avenue	Near East Side/College Park			
644	Park Avenue	Near East Side/College Park			
649	Park Avenue	Near East Side/College Park			
650	Park Avenue	Near East Side/College Park			
703	Park Avenue	Near East Side/College Park	Merrill, Sereno T. House	x	x
704	Park Avenue	Near East Side/College Park			
710	Park Avenue	Near East Side/College Park			
715	Park Avenue	Near East Side/College Park			
716	Park Avenue	Near East Side/College Park			
721	Park Avenue	Near East Side/College Park			
722	Park Avenue	Near East Side/College Park			
731	Park Avenue	Near East Side/College Park			
731	Park Avenue	Near East Side/College Park			
737	Park Avenue	Near East Side/College Park			
738	Park Avenue	Near East Side/College Park			
742	Park Avenue	Near East Side/College Park			
743	Park Avenue	Near East Side/College Park			

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
746	Park Avenue	Near East Side/College Park			x
749	Park Avenue	Near East Side/College Park			
802	Park Avenue	Near East Side/College Park	Paley House	x	x
808	Park Avenue	Near East Side/College Park		x	x
816	Park Avenue	Near East Side/College Park			
819	Park Avenue	Near East Side/College Park		x	x
822	Park Avenue	Near East Side/College Park			
825	Park Avenue	Near East Side/College Park			
830	Park Avenue	Near East Side/College Park			
831	Park Avenue	Near East Side/College Park			
835	Park Avenue	Near East Side/College Park			
836	Park Avenue	Near East Side/College Park			
842	Park Avenue	Near East Side/College Park			
847	Park Avenue	Near East Side/College Park			
848	Park Avenue	Near East Side/College Park			
849	Park Avenue	Near East Side/College Park			
656	Pleasant Street	Individual	Museum (Formerly St. Paul's Catholic Church)		
800	Pleasant Street	Individual	Rock River Paper Company Building		
1003	Pleasant Street	Individual	Beloit Pumping Station		
1005	Pleasant Street	Individual	Beloit Water Tower		
502	Portland Avenue	Individual	Mattison House		
501	Prospect Street	Near East Side/College Park			
517	Prospect Street	Individual	Rasey House	x	x
219	Roosevelt Avenue	Bluff Street			
231	Roosevelt Avenue	Bluff Street		x	x
243	Roosevelt Avenue	Bluff Street			
249	Roosevelt Avenue	Bluff Street			
1754	Sherwood Drive	ukee & Emerson (Federal & State I	Horce F. and Nell Freeman House		
1747	Sherwood Drive	ukee & Emerson (Federal & State I	Ernest C. and Pear Fiedler House		
2010	Sherwood Drive	ukee & Emerson (Federal & State I	Thomas M. and Anne Ellis Jr. House		
1826	Sherwood Drive	ukee & Emerson (Federal & State I	renceE. And Everlyn Cunningham Jr. House		
1860	Sherwood Drive	ukee & Emerson (Federal & State I	William and Laura Perrigo Jr. House		
217	Shirland Avenue	Individual	oit Light and Coke Company (vacant land)		
2501	Spring Creek Rd.	Individual	Clark Nye House		
236	St. Lawrence Avenue	Bluff Street			
239	St. Lawrence Avenue	Bluff Street		x	
247	St. Lawrence Avenue	Bluff Street			
251	St. Lawrence Avenue	Bluff Street			
259	St. Lawrence Avenue	Bluff Street		x	x
303	St. Lawrence Avenue	Bluff Street			x
312	St. Lawrence Avenue	Bluff Street		x	x
318	St. Lawrence Avenue	Bluff Street			
323	St. Lawrence Avenue	Individual	Lawrence E. Cunningham House		
326	St. Lawrence Avenue	Bluff Street		x	x

Beloit's Historic Properties

<u>ADDRESS</u>	<u>STREET NAME</u>	<u>DESIGNATION</u>	<u>INDIVIDUAL LANDMARK NAME</u>	<u>WALKING TOUR</u>	<u>PIVOTAL SITE</u>
419	St. Lawrence Avenue	Individual	Roy Chapman Andrew House		
2149	St. Lawrence Avenue	Individual	Hanchett-Bartlett Homestead		
312	State Street	Individual	Moran's Saloon		
862	Third Street	Individual	Thomas Moran House (Vacant land)		
1955	Totem Road	Individual	Totem Mound Park		
309	Vernon Avenue	Bluff Street			
313	Vernon Avenue	Bluff Street			
317	Vernon Avenue	Bluff Street			
321	Vernon Avenue	Bluff Street			
323	Vernon Avenue	Bluff Street			
327	Vernon Avenue	Bluff Street			
335	Vernon Avenue	Bluff Street			
341	Vernon Avenue	Bluff Street		x	x
212	W. Grand Avenue	Individual	St. Paul's Episcopal Church		
260	W. Grand Avenue	Bluff Street			
271	W. Grand Avenue	Bluff Street			
303	W. Grand Avenue	Bluff Street		x	
312	W. Grand Avenue	Bluff Street			
313	W. Grand Avenue	Bluff Street			
315	W. Grand Avenue	Bluff Street			
318	W. Grand Avenue	Bluff Street			
1002	White Avenue	Individual	Old Stone Water Tower		
716	Wisconsin Avenue	Near East Side/College Park			
724	Wisconsin Avenue	Near East Side/College Park			
732	Wisconsin Avenue	Near East Side/College Park			
738	Wisconsin Avenue	Near East Side/College Park			
744	Wisconsin Avenue	Near East Side/College Park			
748	Wisconsin Avenue	Near East Side/College Park			
800	Wisconsin Avenue	Near East Side/College Park			
816	Wisconsin Avenue	Near East Side/College Park			x

*List does not include all Milwaukee & Emerson Properties