

Reimagining the

# Hanchett Bartlett

Homestead

A FEASIBILITY STUDY

October 2022



BELOIT  
HISTORICAL  
SOCIETY

2149 St Lawrence Ave | Beloit WI 53511

608.365.783

[beloithistoricalsociety.com/homestead5](http://beloithistoricalsociety.com/homestead5)

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BELOIT  
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# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

# PART I

## EXECUTIVE SUMMARY

○ *This feasibility study outlines a path back to a healthy and vigorous future for the Beloit Historical Society's house museum property.*

PROPERTY

Hanchett-Bartlett Homestead  
2149 St Lawrence Ave.  
Beloit, WI 53511

OWNER

Beloit Historical Society  
845 Hackett Street  
Beloit, WI 53511

PROJECT COORDINATOR

Donna Langford, Executive Director

PROJECT

Reimagining Hanchett-Bartlett  
*A Feasibility Study for the Beloit Historical Society*

CONSULTANT TEAM

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Reimagining Hanchett-Bartlett (a feasibility study) was funded by the Beloit Historical Society and the Henry Fuldner Architectural and Historical Heritage challenge grant through the Wisconsin Historical Society.

Special thanks to Donna Langford who coordinated with the consultant team, coordinated the work sessions and handled distribution of materials. Thanks to Tom Larsen who provided historical context and background information about the property. Much gratitude to Richard Dexter for his perspectives on Beloit and his in-depth perspectives of the Beloit Historical Society.

Thanks to Advisory Committee members. In selecting members of the advisory committee, we sought to include a wide range of perspectives from the community. These perspectives ranged from city government, local business, non-profit organizations and a family descendent. Our sincere thanks to the following members for their time and valuable input and feedback to the process.

- Teri Downing.....City of Beloit, Deputy Community Development Director
- Tom Larsen .....Beloit Historical Society Board Director
- Jennifer Hall .....Greater Beloit Economic Development Corp., CEO
- Frank McKearn.....R. H. Batterman and Co, Inc, President
- Hilary Rottman .....City of Beloit, Landmark Commission
- Celestino Ruffini..... Visit Beloit, Director
- Joe Stadelman.....Angus Young Associates Architects, Owner
- Tara Tinder.....Stateline Community Foundation, Executive Director
- Nancy Ross.....Bartlett family descendant
- Richard Dexter.....Beloit Historical Society Board President
- Donna Langford .....Beloit Historical Society Executive Director

BELOIT HISTORICAL SOCIETY BOARD MEMBERS

- Richard Dexter, President
- Nicolette Meister, Vice President
- Richard Gerhard, Treasurer
- Teri Downing, Past President
- Jackie Jackson
- Ellen Joyce
- Tom Larsen

We extend our sincere appreciation to everyone who participated in or supported this effort.

*Charles J. Quagliana, AIA  
Preservation Architect  
October 2022*



STATEMENT FROM THE BELOIT HISTORICAL SOCIETY

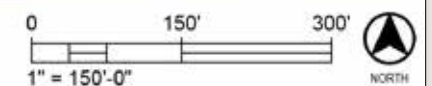
The Hanchett-Bartlett Homestead was deeded to the Beloit Historical Society in 1960 and in 1962, it became the society's center for its operations as well as being toured by the public and school groups. Needs of the community have changed over time resulting in a need for different uses of the property. The Beloit Historical Society conducted this feasibility study to identify potential uses of the property that are relevant to today's Beloit community and ways to generate revenue in order to be economically sustainable.

The feasibility Study was made possible through funding support from a Henry Fuldner Architectural and Historical Heritage Fund challenge grant awarded by the Wisconsin Historical Society. The fund was created from a gift from the Jeffris Family Foundation to support the preservation of Wisconsin's heritage. The generosity of the donors listed below provided matching funds to meet the challenge grant.

- R H Batterman and Co, Inc
- Angus-Young Associates
- Sarah and Stephen Sproehnle
- Richard Dexter
- W. Richard Gerhard
- Ellen Joyce
- William Priewe and Elizabeth Meeks
- Jacquelyn Jackson
- Tom and Anna Larsen
- Nicolette Meister and Kevin Larson
- Donna Langford

Reimagining the Hanchett-Bartlett Property, a weighty challenge for the Beloit Historical Society, is a key element in the transition of Hanchett-Bartlett from a house museum into a significant asset to the Beloit community.

Since the 1960s, historic house museums have become iconic elements in America's cities and small towns. Yet it seems every year some close their doors



1 The Hanchett-Bartlett Homestead Property and Surrounding Area  
SCALE: 1"=150'-0" ON 8.5X11 Sheet

Hanchett-Bartlett Homestead property diagram. Image courtesy of the Beloit Historical Society





Hanchett-Bartlett Homestead  
front view.  
April 13, 2022

for good as changing demographics and a multitude of entertainment options impact these small museums. This feasibility study outlines a path back to a healthy and vigorous future for the Beloit Historical Society's house museum property.

The premise underlying this study is that the property should be preserved, reused, reinvested in and provide a compelling benefit to the citizens of the Beloit area. The feasibility study process is the first stage in the long-range planning process. It is a relatively rapid analysis and planning processes that focuses on the feasibility of uses for the property given the current state of the resource, compatibility with the organizations mission and the logistical and legal constraints of the location. The work is an iterative process, balancing analysis, objectives, concepts and ideas, then evaluating these against impacts, costs and projected outcomes. This work was accomplished in close concert with an Advisory Committee and the Beloit Historical Society's organizational leadership.

It was clear from the beginning of the process that the reuse of the property would require much more than a "Bake Sale" fund-raising approach. There would be no easy quick fixes or simple solutions.

It was obvious that an innovative approach to programming is needed with new methods of engaging audiences and generating revenue for long-term sustainability. This translates into significant implications for the organization, from the board of directors down to front-line staff. It also likely requires considerable time and monetary resources which can be daunting to a small organization.

The primary recommendation presented focuses on a new vision for the property providing multiple purpose use with a core function as the Wisconsin Women in Medicine Heritage Center. This concept, timely in today's American society, is admittedly an ambitious opportunity for the greater Beloit community requiring considerable time and effort, substantial financial resources, supporting consultants and volunteers and strong leadership.

The vision articulated would bring long-term success and substantial benefit to the community, but it is beyond the capabilities of the Beloit Historical Society alone. Clearly, the Beloit Historical Society will require partners and supporting consultants as described in the study to realize the vision. If the Beloit Historical Society moves in this direction, the process of adaptive reuse will take many years to realize but it is a challenge that will engage community resources, preserve an historic property and provide the citizen of Beloit with a place to gather, learn and celebrate their heritage.

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

Historic properties like the Hanchett-Bartlett Homestead Museum provide substantial links to our past. They contribute to our understanding of the aesthetic, cultural and social values of an era. We find importance in buildings and places that convey historic information about architecture, historical figures and historical events.

The Hanchett-Bartlett Homestead is a significant local treasure, in need of careful refurbishment and a sustainable compatible new use. The property has many positive attributes including the large lawn areas, the mature trees, the dominating Italianate mansion, related out buildings and the large undeveloped area surrounding the property. There is significant potential for contemporary reuse.

The Beloit Historical Society initiated this feasibility study to develop a course of action so that this landmark becomes a functional, integral, and lively part of the fabric of Beloit for generations to come. Reimagining Hanchett-Bartlett is a first step in its transition from an underutilized property into a significant community asset for Beloit and the surrounding area.

Developing informed recommendations for an economically viable compatible contemporary use for the property is the primary purpose of this study. The report combines information and documentation related to the history, existing conditions and potential contemporary uses with the need to balance contemporary goals with historic preservation needs.

The primary drivers for developing this study include the need to rehabilitate and restore the buildings and site, desire to make the property accessible to all and to investigate the potential for adapting the property to support contemporary uses that would benefit the Beloit community.

To facilitate the development of the feasibility study, the Beloit Historical Society contracted with Charles Quagliana, Preservation Architect and his team of consultants. This architectural, cultural landscape, tourism and engineering team specializes in preservation planning for historic sites and structures.

The Beloit Historical Society assembled an advisory committee comprised of a wide variety of governmental and non-governmental stakeholders that brought diverse backgrounds, unique knowledge and skills to the feasibility study process.

The consultant team initially undertook a discovery phase focused on condition assessment of the site and buildings in April 2022. This combined with historical background contributed by the Beloit Historical Society served as a basis for understanding the significance and condition of the property. In a

parallel effort the consultants conducted benchmarking. This is exploration and research of similar comparable historic properties to provide useful insights into potential use, trends, management and operations.

Through a series of three sequential work sessions with the advisory committee in May and June 2022, the consultant team evolved a concept for the property. Each session built upon the discussions and decisions reached during previous sessions. These sessions were critical to the assessment, analysis and resolution of options identified and explored for new uses, operational alternatives and management scenarios.

### **The key parameters identified at the initial work session provided significant guidance.**

- This is a significant opportunity for the Beloit Historical Society. Dream BIG.
- The property should be multi-purpose, not focused on just one activity, event or idea.
- The property must have an engaging and unique story to tell.
- The proposed use needs to be appealing and relevant to the present-day and future audience.
- The Beloit Historical Society needs to provide a clear picture of how a proposed reuse will improve the quality of life in Beloit and the property transform into an asset to the community.
- The proposed use needs to generate revenue and become self-sustaining.
- The programming will need to adjust/respond to market needs over time.
- Preserving the Hanchett-Bartlett House Property is important to its success as an educational tool and tourism hub for the city of Beloit.

### **Key framework components of any successful concept were identified and include the following.**

- Dependent upon a major partner(s) and partnerships
- An engaging story
- Significant community benefit
- Phased implementation
- Shared facilities and staffing between partners
- Acknowledging changing demographics
- Must become self-sustaining, generating revenue
- Multi-purpose facility with variety of revenue streams
- Implementation will be a marathon

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

2149 St Lawrence Ave  
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608.365.7835



# EXECUTIVE SUMMARY

## Executive Summary

As a result of all three work sessions multiple alternatives were developed. As these were filtered and vetted, five basic viable concepts emerged. Only one concept adhered to the established parameters and key framework elements. This focused on a multipurpose use for the property with an overarching theme of Wisconsin Women in Medicine. This primary concept centers around the story line and history of the three Bartlett daughters, Mary, Edith and Etta, who became doctors. Their education and achievement to become physicians in the late 1890's is a story that should be told and would be relevant or significant to the community and the state. It has roots in the community and long-term connections with and impacts upon community residents.

*The best way to create and maintain a successful historic site is to enhance the interpretation of its core values and mission in a way that is relevant to the present-day audience and stakeholders.*

As with the best stories, this theme of women in medicine can be well-developed, contain verified information from multiple sources with more viewpoints, have an engaging plot with memorable characters in a unique setting and time period. But most importantly there are potentially multiple linkages of this story to Wisconsin Women's History. This is a very timely story. It will broaden the appeal and provide for more options of collaboration, community engagement and funding potential.

In the primary concept the property would be utilized as a multi-purpose facility. The concept includes four components, all with overlapping and coordinated facilities and uses.

- The Hanchett-Bartlett Homestead
- The Hanchett Event Venue
- The Wisconsin Women in Medicine Heritage Center
- The addition of the Beloit Historical Society History Center would be integrated into the property as funding permits.

In developing recommendations during the final ideas phase in summer of 2022, the consultants drew upon their investigative and analytical work in coordination with their planning and organizational skills to generate a draft report. The report was reviewed and commented upon by the Beloit Historical Society, the Board and the advisory committee. A final report detailing the process, suggesting an implementation strategy, providing guidance and prescribing general recommendations was delivered in September 2022.

### Moving Forward

One of the basic axioms of preservation work is that good planning leads to successful projects. The most influential factors that affect the ultimate outcome of a project often exist at the initial stages of planning. Taking adequate time to plan, cultivate support, and build consensus with stakeholders paves the way for successful fund-raising, reuse and business operations.

### A Call for Action

For the primary concept, centered around Wisconsin Women in Medicine Heritage, the time to act is now. Due to recent national events, the circumstances surrounding women's health is currently prominent in the nation's awareness. Steps must be taken immediately to capitalize on this consciousness within Wisconsin, to initialize and begin the process of garnering financial and resource support and commitment.

The proposed reimagining will require a substantial investment of capital, resources and time on the part of the Beloit Historical Society supporters and stakeholders. The investment is motivated by their collective desire to preserve and reuse the property for the betterment of the greater Beloit community.



# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

Hanchett-Bartlett Homestead  
east side front view.  
April 13, 2022

2149 St Lawrence Ave  
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### Think Big

For this proposed primary concept, the focus has to be on major partners with major resources and with substantial interest in the concept. Reaching out to the key players in related areas of health care, women's issues and state history is paramount. Groups such as Wisconsin Women's Health Foundation, Wisconsin Medical Society and the Wisconsin Nurses Association and major companies such as Epic Systems is crucial.

Accomplishment of this preservation and reuse project is envisioned as a comprehensive effort of distinct but continuous activities implemented through multiple phases over perhaps ten years. The ideal implementation strategy is dependent upon several key issues:

- Cultivation of community support
- Development of a fundraising feasibility study
- The pace at which the Beloit Historical Society, the City of Beloit and community stakeholders can reach consensus on the details of contemporary use of the property
- Securing major partner(s)
- Availability, quantity and timing of potential funding
- Development of a plan of action for implementation
- Time frames needed for government agency compliance requirements and permits

The Reimagining document is envisioned as a tool to stimulate interest in Hanchett-Bartlett, codify a concept and assist securing a needed partner(s) for new contemporary use.

Detail of the Hanchett-Bartlett Homestead roof eave.  
April 13, 2022



View of the Hanchett-Bartlett home, east side back view.  
April 13, 2022

# Hanchett Bartlett

## Homestead

A Monument to Two  
Pioneer Families

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Developing informed recommendations for an economically viable, new compatible, contemporary use for the property is the primary purpose of the Hanchett-Bartlett feasibility study. The study provides recommendations for the property's overall character, new use, management and project implementation. The recommendations seek to achieve a balance between a sustainable contemporary use and maintaining the historic and architectural integrity of the historic resource.

The team of consultants collaborated closely with the advisory committee assembled by the Beloit Historical Society. The members of the committee represent a wide variety of governmental and nongovernmental stakeholders that bring diverse backgrounds, unique knowledge and skills to the process of the feasibility study. Each contributor provides a fresh perspective and set of eyes to examine and critique the process and conceptual ideas developed.

The work began with the assessment of the existing conditions of the buildings and site by the consultant team. This combined with historical background information contributed by the Beloit Historical Society formed a base line of information for the preparation of this study. Research into similar comparable historic properties provided useful insights into potential use, trends, management and operations.

Through a series of three sequential work sessions with the committee in May and June 2022, the consultant team evolved multiple concepts for the property. Each session built upon the discussions and decisions reached during previous sessions. These sessions were critical to the assessment, analysis and resolution of options identified and explored for new uses, operational alternatives and management scenarios.

Work session one focused on existing conditions, review of comparable properties and discussions of attributes, constraints, broad opportunities for potential reuse of the property. In addition, overarching parameters were established. Preservation of the buildings and site in a manner consistent with the historic character and existing fabric of the property emerged as the dominant theme. The importance of compatible uses that will not destroy or significantly alter the original fabric of the property's significant resources became the guiding principle.

An idea phase followed in which the consultant team explored three initial concepts including potential partnerships, operational alternatives and community benefits. Work session two evaluated the concepts focusing on a workable long-term solution for the Hanchett-Bartlett property and the Beloit Historical Society. The discussions gravitated towards a multi-function

alternative with the potential for a unique and interesting story, with focus and significant upside to community participation/engagement. This became the primary concept.

In the primary concept the property would be utilized as a multi-purpose facility. The concept includes four components, all with overlapping and coordinated facilities and uses.

- The Hanchett-Bartlett Homestead
- The Wisconsin Women in Medicine Heritage Center
- The Hanchett Event Venue
- The addition of the Beloit Historical Society History Center would be integrated into the property as funding permits.

The primary concept centers around the story line and history of the three Bartlett daughters, Mary, Edith and Etta, who became doctors. Their education and achievement to become physicians in the late 1890's is a story that should be told and would be relevant or significant to the community and the state. It has roots in the community and long-term connections with and impacts upon community residents.

Following work session two, further investigative activities centered on evaluation, diagnosis and analysis of rehabilitation and new construction activities needed to convert the buildings and site into a contemporary use. Refinement of a primary concept included impacts, community benefits and implementation strategies. Work session three focused on the singular alternative, development of the property, a potential business model and a theoretical ten-year implementation strategy.

With a general consensus from work session three relative to the primary concept, the consultant team began further refinement and then development of a draft report. A member of the consultant team met with the Beloit Historical Society Board in late July to discuss the primary concept and answer outstanding questions and concerns.

A draft report was distributed to the Board and the Advisory Committee in early August for detailed review and comment. The final report narratives were developed in August and September and the final document produced in October, 2022.

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

2149 St Lawrence Ave  
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# Hanchett Bartlett

Homestead

A Monument to Two  
Pioneer Families

## PART II

### OVERVIEW

*There is a real need to transform the Hanchett-Bartlett Homestead into a place where visitors can be engaged in complex stories, connect to historical and current social and community issues and engage in meaningful programming, all in a contemporary and relevant manner.*

2149 St Lawrence Ave  
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[beloithistoricalsociety.com/homestead5](http://beloithistoricalsociety.com/homestead5)

## OVERVIEW

### Need for Change

There is no question that many house museums are in crisis, in desperate need of new audiences, new leadership, new sources of support, and most urgently, new purpose. Hanchett-Bartlett is no exception to this national issue.

The goal of this study was to explore economically viable alternatives and to propose an appropriate new contemporary use for the Hanchett-Bartlett Homestead Museum, one that provides significant benefit to the Beloit area community.

There is a real need to transform the Hanchett-Bartlett Homestead into a place where visitors can be engaged in complex stories, connect to historical and current social and community issues and engage in meaningful programming, all in a contemporary and relevant manner.

Transformation is not an easy or quick process for a small organization with very limited resources. This type of transformation is not accomplished with the flip of a switch; it is more of a multi-year marathon divided into phases.

Embracing change for the Beloit Historical Society will improve their services and build further community connections. The partnership arrangement and multiple linkages to other compatible organizations will sustain the organization and generate enthusiasm for history among new audiences and a new generation of visitors. This new contemporary use can certainly align with the existing mission to interpret Beloit's rich history.



Detail of the Hanchett-Bartlett  
Homestead copula.  
April 13, 2022

2149 St Lawrence Ave  
Beloit WI 53511  
608.365.7835



# OVERVIEW

## Historical Summary

### The Bartlett Museum site ownership timeline provided by the Beloit Historical Society.

- The Bartlett Museum, as an educational facility in the City of Beloit, is the major project of the Beloit Historical Society. Its history since November 2, 1844 parallels that of the city of Beloit.
- James Henry Hanchett married Caroline Hitckox on March 2, 1836 (near Detroit). Their first son George W. was born (near Detroit) in 1838. In 1840 their first daughter (Augusta Jane) was born in Beloit. In all, they had a total of nine children.
- John B. Saxby makes a government entry for the SW¼ of the NW¼ of section 34, Town 1 Range 12, 40 acres on November 2, 1844. November 27, 1844 John B. Saxby, Beloit, and Harriet Warner, Beloit were married. A government land patent was given to John B. Saxby on June 26, 1846, SW½ NW¼ Section 34, T 1 R12, 40 acres.
- John B. Saxby sold the 40 acre tract to the Tarringford Farmers Co. for \$228 on September 11, 1846. (no further information about Tarrington Farms Co.)
- John B. Saxby Sr. died in April, 1850. John B. Saxby Jr born in 1850, died in 1870.
- The Tarringford Farmers Co. in turn sold the property to Harriet Saxby for \$300 on December 30, 1854.
- Harriet Saxby sold the property to Phillip N. Pierce on November 17, 1855 for \$1500.
- James A. Wise purchased the property from Phillip and Anna Pierce for \$1000 on February 15, 1856.
- James A. Wise sold the parcel to L.G. Fisher on November 11, 1856 for \$2000.
- Caroline Hanchett acquired the property from Lucius G. and Rachel C. Fisher on June 18, 1857. A quit-claim deed for \$1 was recorded.
- On September 4, 1859 John and Caroline sold a 66 ft wide strip of land (2 acres) along the eastside of the property to James Mullen. The Hanchetts reserved a right of way from the stone quarry to the main road.
- James Henry Hanchett died in April 1865 (age 53).
- By warranty deed on November 3, 1869 the Mullens sold the 2 acre strip of land to Charles Hanchett.

The Bartlett sisters  
l-r: Mary, Edith, Lilly, Etta  
Image courtesy of the Beloit  
Historical Society.



## Historical Summary

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

- Caroline Hanchett sold the property to Charles Hanchett on September 10, 1883 for \$4000. Caroline died on 19 Dec 1887. Upon her death a mortgage on the property held by Caroline was dismissed against Charles and his wife.
- Charles Hanchett sold the 40 acres to Montgomery D. McNair for \$3600 on September 19, 1895.
- Montgomery D. McNair conveyed a 20 acre plat to John and Lillie Bartlett (siblings) on March 2, 1901 for \$4000. W½ of the SW¼ of the NW¼ of section 34, Town 1 Range 12, 20 acres more or less.
- John T. Bartlett died on March 21, 1921. During probate his interest in the 20 acre property was valued at \$2,100. Lillie was granted absolute title to the property.
- An entry in the records includes the transfer from Lillie M Bartlett to Mary L. Bauchle. This May 26, 1923 transaction was made for transfer purposes only. (Mary L Bauchle was a notary in the Love real estate office), Mary L. Bauchle in turn transferred the property jointly to Lillie M., Mary E., and Edith Bartlett on the same day.
- Edith died on December 27, 1949. The joint tenancy vested in the two remaining sisters as of that date. Lillie died on November 26, 1956 and her will provided that her half interest in the property went to L. Etta (Bartlett) Vaughn. The appraised value of the property at the time was given as \$20,000.
- In 1958 three acres on the northside of the property were sold for development and extension of Portland Ave.
- Mary died on March 11, 1959, and according to her will, her sister L. Etta (Bartlett) Vaughn was given the property.
- On December 12, 1960 Etta caused a Warranty Deed Reserving a Life Estate to be issued for the tract to the Beloit Historical Society.

#### The deed also included the following provision:

- *To be used by the party of the second part as a museum to be known as the "Bartlett Museum" for the collection, preservation and display of articles illustrative of the pioneer life of the City of Beloit and its environs. In the event the party of the second part fails or neglects to maintain said museum for a period of twelve (12) consecutive months hereafter, title to the above premises shall revert to the party of the first part's heirs at law living at the end of the twelve (12) month period. The party of the first part for herself, her heirs at law, executors, administrators and assigns agrees that the party of the second part may mortgage said premises to secure monies for the preservation and improvement of the buildings on the said premises; and does hereby subordinate the reversionary rights reserved herein to the lien of said mortgage*



# OVERVIEW

## Historical Summary

and further agrees that in the purchasers thereon shall take title free from such reversionary rights and the right of reversion shall then lapse.

The party of the second part may convey and assign its title to said premises subject to all of the foregoing reservations to any other organization organized in whole or in part for the same purposes as the purposes of the party of the second part.

... reserving unto the party of the first part a life estate in said tract of land for her own life.

- Lucy Etta (Bartlett) Vaughn died on March 1, 1962. The life estate reserved on the property given by warranty deed to the Beloit Historical Society in 1960 terminated as of Etta's death on March 1, 1962 (value \$21,500). Final judgment was ordered and filed on October 25, 1963.
- The remaining 18.25 acre tract (value \$17,500) was willed in equal 1/3 shares to; The First Methodist Church of Beloit, Merrill Simpson Bartlett and Martin Bradley Bartlett. The Bartletts being nephews of the Bartlett sisters. (Martin Bradley Bartlett's actual name was Martin H. Bartlett M.D.)
- In 1968 Merrill and Phyllis Bartlett deeded their 1/3 interest to Martin H. Bartlett. In 1974 the First Methodist Church sold their 1/3 interest to Martin H. Bartlett for \$7,000.

- On April 11, 1977 the Hanchett-Bartlett Farmstead was listed on the *National Register of Historic Places* by the National Park Service.
- On July 24, 1978 Martin Bartlett sold the 18.25 acre property to the City of Beloit.
- On May 7, 1980 the City of Beloit granted the Beloit Historical Society a land lease on the portions of their tract fronting on St. Lawrence Ave. to a depth equal to the existing north line of the Beloit Historical Society property on the eastside and the back of the house on the westside, about 3 acres. The duration of the lease was to be 25 years, subject to automatic renewal unless notice is given six months prior to renewal. The property is to be used in conjunction with the operations of the Beloit Historical Society.
- On April 1, 1990 the lease with the City was amended to cover all of the 15.208 acre Bartlett Tract. This lease has been automatically renewed by its terms in 2015 until 2040.

National Register Nomination Form front page. Image courtesy of the Wisconsin Historical Society.

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY  
RECEIVED NOV 15 1976  
DATE ENTERED APR 11 1977

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**  
HISTORIC  
Hanchett-Bartlett Farmstead  
AND/OR COMMON  
Bartlett Memorial Historical Museum

**LOCATION**  
STREET & NUMBER  
2149 St. Lawrence Avenue  
CITY, TOWN  
Beloit  
STATE  
Wisconsin 53511  
VICINITY OF  
1st  
COUNTY  
Rock  
CODE  
105

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDINGS	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES, RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES, UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

**OWNER OF PROPERTY**  
NAME  
Beloit Historical Society  
STREET & NUMBER  
2149 St. Lawrence Avenue  
CITY, TOWN  
Beloit  
STATE  
Wisconsin 53511

**LOCATION OF LEGAL DESCRIPTION**  
COURTHOUSE, REGISTRY OF DEEDS, ETC.  
Rock County Courthouse  
STREET & NUMBER  
51 South Main Street  
CITY, TOWN  
Janesville  
STATE  
Wisconsin 53545

**6 REPRESENTATION IN EXISTING SURVEYS**  
TITLE  
Rock County Survey of Historic Sites and Buildings  
DATE  
1975  
DEPOSITORY FOR SURVEY RECORDS  
Rock County Historical Society  
CITY, TOWN  
Janesville  
STATE  
Wisconsin 53545

## Hanchett Family

Joseph Hickox's daughter, Caroline, later married James Hanchett, the son of Joseph Hanchett, (Hanchett later moved and settled the town of Coldwater, Michigan, with A. Tibbets, another early Wayne County Pioneer in 1836.) They later moved to Beloit, Wisconsin where Reverend Hickox passed away.

- Caroline Hickox was born "near Detroit", January 9, 1817, daughter of Reverend Joseph and Jane Hickox. She married James Henry Hanchett on March 2, 1836.
- James and Caroline Hanchett had a total of nine children:
- George Washington Hanchett born "near Detroit" in 1838. He died in 1868.
- Augusta Jane Hanchett, born in Beloit, Wisconsin in 1840. She married Warren Hodgen October 7, 1856 and she died January 15, 1874.
- Joseph L. Hanchett, born in Beloit, Wisconsin in 1842. He died August 7, 1901.
- Charles Henry Hanchett, born in Beloit, Wisconsin April 12, 1841. Died March 17, 1921. Married Marian Dawker (??) on May 21, 1873.
- Imogene Leeson Hanchett, born in Beloit, Wisconsin January 12, 1846. Died September 12, 1909. Married Sylvester Cobb on February 18, 1892.
- Franklin Jay Hanchett, born November 11, 1850, in Beloit, Wisconsin. He died September 27, 1912. He married Julia Frier August 20, 1875. He and his second wife, Emma Hyatt Davis were married April 28, 1892.
- Lewis James Hanchett, was born February 10, 1852 in Beloit, Wisconsin and died January 20, 1928. His first wife was Adelle D. Ward. They married May 23, 1877. His second wife, Jennie Stewart, were married possibly in 1880.
- Warren Wilbur Hanchett was born January 20, 1861 in Beloit, Wisconsin. He died April 15, 1924. He married Marion Dunning on February 29, 1888, and may have possibly moved to Holland, Michigan.
- Caroline A. Hanchett was born in October 1863 in Beloit, Wisconsin, she died September 18, 1869.



View of the Hanchett-Bartlett property ca. 1978 just after the property was purchased by the City of Beloit. Image courtesy of the Wisconsin Historical Society, Wisconsin Architecture and History Inventory, Town of Beloit, Rock County, Wisconsin, reference number 46907.

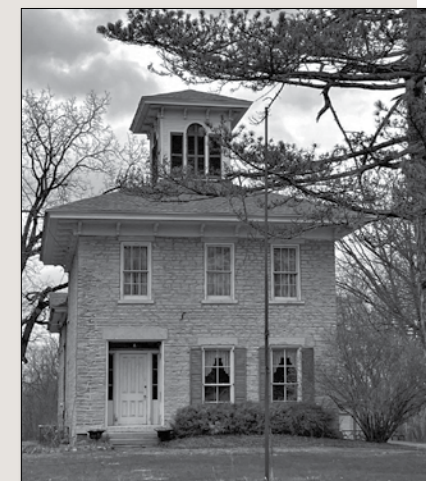
## Historical Summary

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

View of the Hanchett-Bartlett Farmstead house from St. Lawrence Avenue. April 13, 2022



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# OVERVIEW

## Statement of Significance

The Hanchett-Bartlett farmstead has multiple significance. First, it is important architecturally and agriculturally as a mid-19th century farmstead with a transitional Italianate farmhouse and several outbuildings, including a stone barn and a smokehouse. Secondly, it is important to local medical history as the longtime homestead of the Bartlett family. This family included three sisters who became physicians, an unusual occurrence in the early 20th century.

*James Hanchett built the house and barn—"a large, handsome stone residence, with barns, etc.,"—about 1857.*

He had come to Beloit in 1840 and was a contractor and builder of dams. He built at least two dams in Indiana and a number on the Rock River in both Wisconsin and Illinois, including the first dam across the Rock River at Beloit in 1844. In 1856 he built Hanchett's Hall in Beloit, where Lincoln spoke in 1859 and which still stands. He died in 1866, but his family stayed on the farm until Mrs. Hanchett's death in 1887. Their son Charles later sold the land in two parcels. In 1901 the Bartlett family bought the western half, which included the house, barn and outbuildings. Herrick Bartlett, the father of the family, had died by this time; his children John and Lillie actually purchased the property.

The farmstead's associative significance in the area of medicine derives from the fact that three of Herrick's daughters, Mary (1869-1959), Edith (1871-1949) and Lucy Etta (1872-1962), after graduating from Beloit High School, took premedical training at Valparaiso University and attended Hahnemann Medical College in Chicago, where they received their M.D. degrees.

Dr. Mary Bartlett practiced briefly in other Wisconsin communities, starting in Eagle in 1899, then returned to Beloit in 1907, where she practiced until 1958, the year before her death. Dr. Edith, after practicing in Troy Center from 1899 to 1905, moved to Janesville near Beloit, and continued to practice there for the rest of her life. The third sister, Dr. Etta Bartlett Vaughn, spent her professional life practicing out of state, but returned to the house in Beloit in 1957-58 and died there in 1962. Hence the close association of the property with the three physician-daughters of Herrick Bartlett from the turn of the century to the 1960's. A nephew, Martin H. Bartlett, M.D., of Alamogordo, New Mexico has retained ownership of approximately 18 acres of the old Bartlett farm. Dr. Etta Bartlett Vaughn bequeathed the property to the Beloit Historical Society because of its status as home base for a family of three early and well-known female physicians. In 1965 it was designated Wisconsin Registered Landmark.

*National register of historic places inventory — nomination form, April 11, 1977*

# OVERVIEW

## Beloit Historical Society



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*Dedicated to the preservation, restoration, and interpretation of Beloit's rich history.*

The Beloit Historical Society, founded in 1910, is the oldest historical society in Rock County, Wisconsin. Headquartered on the west side of town, the society manages two sites - The Lincoln Center and the Hanchett-Bartlett Homestead. The Beloit Historical Society is comprised of five buildings and an area of 30 acres. Programs and events of community interest are held throughout the year.

The current location of the Beloit Historical Society is at the Lincoln Center, located in heart of the Beloit Community. Its location sits upon the space once occupied by Lincoln Junior High School from 1921 to 1985.

In 2014, the Society Restated its Articles of Incorporation and revised its By-Laws. They were approved by the membership at the annual meeting; the By-Laws were amended in 2016.

### MISSION

Sharing Beloit's history to enhance community pride. Adopted March 16, 2017



### VISION

To make history the focal point of community pride and to serve as a constant reminder to the community of its great and diverse heritage.



### CORE VALUES

*We believe:*

- History strengthens community pride
- Local history is an economic and cultural asset
- Local history can engage citizens
- History can help us address contemporary challenges
- Shared history builds a strong community

*We are committed to:*

- Preserving Greater Beloit history
- Sharing a respect for a diverse history to further develop our sense of community and enrich the lives of all our citizens
- Serving the public by providing resources and education
- Being responsible stewards of our community's historical resources
- Presenting an inclusive and unbiased view of the past



# OVERVIEW

## Existing Conditions

### General Observations

The consultant team reviewed existing conditions on April 13, 2022. The objective was to review conditions and compare them to findings documented in a condition report of May 17, 2019 prepared by Angus-Young Associates, of Janesville, Wisconsin. The review was cursory in nature, photographs were taken, and brief field notes recorded. Methods were not overly invasive, and no selective removal was performed to examine the building fabric.

The Hanchett-Bartlett Homestead is an historic open-air museum depicting life of settlers in the mid-19th century. The 1.8-acre property has several structures and is located within the western limits of the City of Beloit. The land itself is a slight knoll and was the southwest corner of the original 40-acre farm. The property has not been open to the public since 2018.

Overall, the team found the conditions outlined in the previous report to be complete and appropriate. Some noted improvements since 2019 include new roofs installed and security system installed for the house.

Additional items the team noted should be added to the list of work required include:

- Universal design/accessibility (Interior/exterior)
- Underground electrical
- Parking area
- Landscape improvements
- Potential to access Portland Ave.

View of the Hanchett-Bartlett property from St. Lawrence Ave. April 13, 2022



The cost estimate provided in 2019 indicated approximately \$338,000 was required. A revised estimate, based upon current conditions and inflation costs, is in the range of \$500,000. The higher revised figure addresses only deferred maintenance, basic improvements and stabilization. This does not include costs to integrate a new contemporary use.

### Architectural

#### House Attributes

The Hanchett-Bartlett Homestead has many positive attributes. The most prominent of these is its very picturesque location. The following list highlights the key attributes.

- A high degree of original architectural integrity
- The interior is plastered and painted, including significant woodwork, pocket doors and stenciled decorations in several rooms.
- Load bearing masonry construction, wood frame interior walls and roof.
- Appropriately 4,800 gross square feet of floor space.
- Period of significance 1857-1924
- Associated with agriculture, architecture, medicine
- Large property surrounded by City land
- Greek Revival-Italianate Style, coursed limestone
- Cupola with Palladian windows
- The house is not accessible by ADA standards

#### Barn

The barn provides a space that is very adaptable for contemporary use. It has a good location on the property. The following list highlights the key attributes.

- Utilitarian and pragmatic interior
- Load bearing masonry walls
- Wood interior columns and roof structure
- Large space of 1,200 square feet
- Tall interior at 15ft. of clear headroom
- Adaptable and flexible use possibilities
- Generally good condition
- Barn is accessible by ADA standards

## Existing Conditions

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

Hanchett-Bartlett Homestead interior stairway April 13, 2022



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# OVERVIEW

## Existing Conditions

Hanchett-Bartlett Homestead view of tired planting bed and deteriorating sign at the entrance of the drive, looking west along St. Lawrence Ave.  
April 13, 2022



Hanchett-Bartlett Homestead looking north from St. Lawrence Ave. showing a large open lawn, obstructed by telephone and flag poles.  
April 13, 2022

Hanchett-Bartlett Homestead view of front entrance looking north showing four uneven risers and a brick path that has settled.  
April 13, 2022



Hanchett-Bartlett Homestead exterior window detail  
April 13, 2022

## Existing Conditions

# Hanchett Bartlett

## Homestead

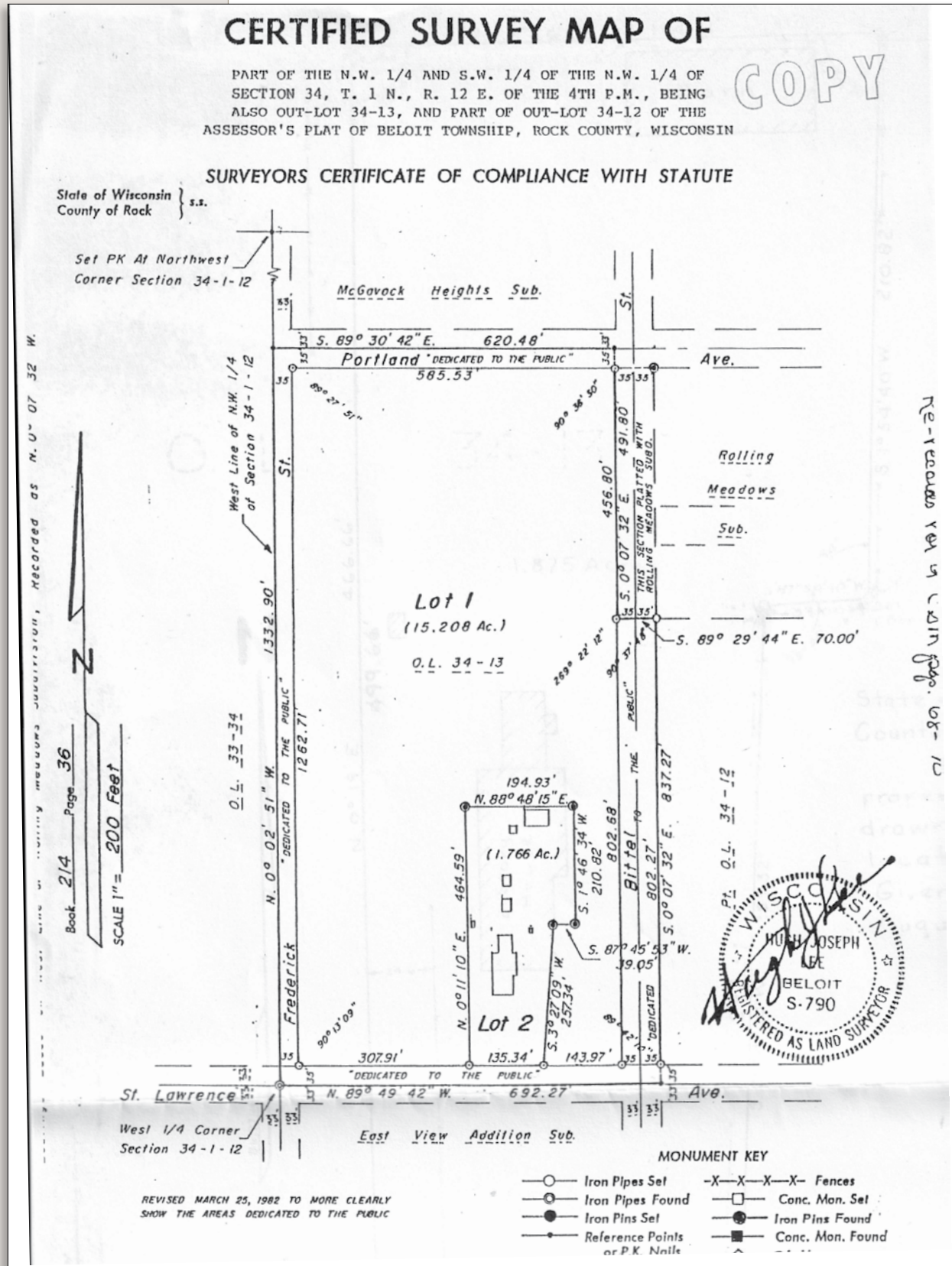
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# OVERVIEW

Hanchett-Bartlett Homestead property survey.  
Image courtesy of the Beloit Historical Society



# Existing Conditions



Hanchett-Bartlett Homestead  
existing conditions diagram.  
Image courtesy of the Beloit Historical Society



# OVERVIEW

## Existing Conditions

### School House Attributes

The school house is in generally good condition and has many positive attributes.

- Appropriate location in a valley for a settler farmstead of the era
- Floor space of approximately 385 gross square feet
- Location provides a typical Vernacular Landscape—a landscape that evolved through use by the people whose activities or occupancy shaped that landscape.
- The geography, valley, trees and creek provide an idyllic setting
- The school house is not accessible by ADA standards

### Building Envelope

Hanchett-Bartlett Homestead is comprised of these six structures: house, smokehouse, barn, schoolhouse, and two ancillary outbuildings (privy and carriage house). In May 2019,

Angus-Young Architects authored a condition report on this property. According to the Angus-Young report, the roofing at each of the structures appears contemporary (asphaltic shingle) and in good physical condition. Localized, emergency stabilization re-pointing (masonry) may have occurred since the Angus-Young report, but some prescriptive and corrective re-pointing as well as stone and brick re-laying is still necessary (e.g. the house's central chimney). A summary of physical conditions follows.



Hanchett-Bartlett Homestead view of gently sloping topography to the barn entrance, looking east from the school patio. April 13, 2022



Hanchett-Bartlett Homestead stone barn April 13, 2022

### House and Outbuildings

1. At each structure, the stone foundation reveals degradation due to various influences, including rising damp (moisture wicking from the soil into the porous stone). Efflorescence (the chalky visible powder on the stone's surface), mortar erosion, and staining typify long-term cyclic moisture migration. Moisture movement is guided by absorption and evaporation. Gravity keeps it lower on the wall.
2. Architectural sheet metal flashings on the house appear to be an interim solution; the flashing does not appear to be permanent. It serves its function less than completely. More robust and architecturally-integrating styles/concepts are available.
3. The structures' directional orientation means its elevations (i.e. the various walls) contain differing effects from rain water. The structures' western elevation contains more stains since storms prevailing impact is from this direction.
4. Lap siding and trim (all wood) on these structures contains regions of loss of finish and thus localized decay.
5. Doors on these structures contain regions of loss of finish and thus decay; however, they have been subject to some minimal routine maintenance exhibited by general soundness and good appearance.
6. Windows on these structures contain regions of loss of finish and thus decay; however, they have been subject to some minimal routine maintenance exhibited by general soundness and good appearance. The louvers (shutters) on the house are similar in condition to its windows.

### School House

1. The foundation is modern concrete masonry (CMU); it appears sound with minimal cracks or degradation.
2. Siding (wood) is a mixture of styles. Finish is generally maintained. Where finish is deteriorated so is the wood siding. This occurs most prominently on the West side surrounding the door.



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## Existing Conditions

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

Hanchett-Bartlett Homestead back entrance of school looking south towards Hanchett-Bartlett Home and St. Lawrence Ave. showing three sloping risers and a deteriorating railing at each entrance. April 13, 2022



3. Doors contain old wood, vertically adjoined, with wood cross bracing/ties and contain decay at their base. The west siding and door have now been professionally repaired with work completed this fall.
4. Wood windows, including their finish, are generally preserved.
5. Exterior wood elements of the roof structure are sound, finished.

**Barn and Smokehouse**

1. The stone foundation of the barn contains buttressed corners on the North side; their purpose seems sustained. The lowest exposed portion of the foundation walls seems less deteriorated, likely the result of soils which do not contain water (e.g. consider rising damp).
2. The expanse of the barn's North elevation contains eroded mortar more than the other walls.
3. Wood/timber embedded in the stone masonry walls of the barn is sound except for at the southern face where a member has split and now protrudes.
4. Wood soffit and trim at both the barn and the smokehouse are affected by lack of finish and thus decay is apparent albeit localized. Some soffit boards are missing at the barn.
5. Wood doors at both the barn and the smokehouse contain deteriorating finishes and thus corresponding decay. Topical repairs using contemporary boards at the barn is what currently maintains their lower portions.
6. Where windows once resided at the barn they have been in-filled with stone and mortar.
7. Damage to the roofing and possibly its supporting structure occurs at the West edge of the barn where a tree limb collapsed atop it.

*The 'Walnut Grove' to the east of the Hanchett Bartlett House should be preserved as a beautiful, flexible lawn space under the canopy of many mature Black Walnut trees, among other species.*

Hanchett  
Bartlett

Homestead

A Monument to Two  
Pioneer Families

Hanchett-Bartlett Homestead looking west, toward the western property boundary, from center of nature trail area. Pathways narrow to only 2-3' wide in some areas of the trail.  
April 13, 2022

**Immediate Needs**

There are a number of repairs required now to correct defective physical conditions and to prevent further destructive effects of deferred maintenance.

1. The house's central chimney of brick and mortar must be repaired by down-stacking a portion of the deteriorated mass of brick and mortar and relay bricks in new mortar.
2. At the barn, repair roofing and its supporting structure, as necessary, at the location of the damage due to a fallen limb.

Some repairs are less urgent but are nonetheless important enough to consider at this time. These are:

1. The space within the schoolhouse's foundation should be ventilated. This will curtail high humidity from developing and the decay of wood members of the schoolhouse floor. It also aids in reducing a measure of humidity within the schoolhouse's interior.
2. Greatly diminished or absent finish (paint) where it exists at all structures should be re-finished, or at least protected by an exterior primer.
3. Prescriptive and corrective re-pointing of the mortar generally is required at the house's foundation and the barn's walls.
4. At the West foundation wall of the house, consider improvements to the contouring of the lawn to direct stormwater drainage away from the structure.

**Site and Landscape: General**

The Hanchett-Bartlett Homestead property, together with the adjacent city-owned natural area, offers ample open space for events, festivals and future development. Mature deciduous and evergreen trees dotted throughout the site create a welcoming environment for visitors and enhance the historical significance of the property. Additionally, the gently sloping topography on site does not present any drastic changes in grade





# OVERVIEW

## Existing Conditions

that might impede access to certain buildings or trails to those with mobility issues. Overall, the Hanchett Bartlett Homestead property, as it stands today, has great potential as a destination for visitors and residents of Beloit and the surrounding area.

While the expansive landscape around the Hanchett-Bartlett House is a major asset to the property, the site would benefit from significant improvements to the entrance experience, accessibility between buildings, and pedestrian/vehicular circulation around the Hanchett-Bartlett property and surrounding natural area. Currently, a collection of deteriorating and damaged structures and materials makes the site feel somewhat abandoned and disconnected from the walking paths through the natural area to the north. Incorporating educational and directional signage, demolishing existing structures in disrepair, and restoring those that are to remain will help restore vibrancy to the site and improve feelings of safety and security to visitors.

### Entrance Experience from St. Lawrence Avenue

A striking buffer of mature deciduous trees (appear to be predominately Black Walnut) march along the southern edge of the Hanchett-Bartlett Homestead as one approaches the property from the east along St. Lawrence Avenue. These provide a welcoming change from the surrounding residential lots and indicate 'arrival' to a special place, a destination.

Moving west along St. Lawrence Avenue, the property boundary opens to two small, overgrown planting beds, one of which holds a deteriorating sign for the property. Relatively minor improvements such as updated signage and refreshed planting design could make a significant impact and revive this entrance moment.

The home is set back from St. Lawrence Avenue by approximately 140' which is currently open lawn space. This area could be utilized for gardens, an orchard, and/or an improved pedestrian circulation route to the home's front door, creating a beautiful view and entrance for those visiting the property via St. Lawrence Avenue.

### Building Entrances and Accessibility

Entrances to the Hanchett-Bartlett Home and School are inaccessible per ADA (Americans with Disabilities Act) standards, or in disrepair. However, large areas of open lawn space offer opportunities to create accessible pathways and ramps to these entrances. Conversely, the natural topography appears to support an accessible route to the barn entrance from the

Hanchett-Bartlett Homestead entrance  
April 13, 2022



Hanchett-Bartlett Homestead's only entrance sidewalk is very narrow and has settled along the front of the house, looking northwest from the driveway.  
April 13, 2022

circle drive. It is recommended that defined pathways are installed in strategic locations to help navigate visitors from parking areas to different buildings on site, while still maintaining flexible lawn space.

### Pedestrian and Vehicular Circulation, Parking

Circulation through the Hanchett-Bartlett Homestead as a pedestrian is quite open-ended, as there is only one true 'sidewalk' from the circle drive to the front entrance of the house. Large expanses of lawn shaded by groves of mature trees create a pleasant experience, but lack of signage coupled with deteriorating structures (including the chicken coop, privy, and Carriage House) make the site feel cluttered and contribute to feelings of abandonment or forgottenness.

While open lawns are an asset for their flexibility to support a variety of uses, selective sidewalks between buildings and parking areas would help enhance the visitor experience and make the site more accessible for a variety of users.

Vehicular circulation is extremely limited on site. The circle drive from St. Lawrence Avenue offers only one way in and one way out, but is wide enough (approximately 12') to provide parallel parking adjacent to the drive lane. There is no access to the site from any other nearby street including Portland Avenue, Bittel Street and Roosevelt Avenue, all of which come to dead-ends. A small, paved area immediately north of the circle drive can support 5-6 vehicle



## Existing Conditions

# Hanchett Bartlett

## Homestead

A Monument to Two Pioneer Families

Hanchett-Bartlett Homestead view at the northwest corner of the entrance drive, looking southeast towards St. Lawrence Ave.  
April 13, 2022

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stalls, but parking is otherwise incredibly scarce on site to support large events. Offsite parking could occur along St. Lawrence Avenue if all parking on site is occupied.

**Adjacent City-Owned Property**

The adjacent natural areas owned by the City of Beloit currently feel disconnected from the Hanchett-Bartlett property. There is currently no signage or formal pathways to these natural areas, and navigating to them from the south feels unsafe, as evidence of graffiti and trespassing can be seen on the north side of the barn. Access to these mown pathways is much more visible via Portland Avenue, but there is no official parking lot or signage to denote their use or who owns/maintains the property, leaving their purpose a bit ambiguous. Primary users of these mown trails (ranging from 3'-15' in width) seem to be neighborhood residents who already know of their existence, as parking is virtually non-existent for these trails.

Overall, these trails could be a great asset to the adjacent Hanchett-Bartlett property and should be more integrated using signage, seating nodes, or other entrance features that highlight their purpose. It is recommended the plants in these areas be evaluated by a restoration ecologist to develop a maintenance plan for selective removals of invasive species and introduction of natives to support local wildlife. A consistent pathway width (5-8') is recommended to support 2-way pedestrian traffic throughout the trails. ADA compliant stabilized granite could be considered as a more formal alternative for the future to reduce repeated maintenance of mowing.

**Landscape and Views**

Mature canopy and evergreen trees on site present a great asset to the Hanchett Bartlett property and surrounding natural areas. It is recommended the City of Beloit and the Beloit Historical Society enlist the help of a local arborist to provide a more accurate evaluation of tree health and management throughout both properties before major development plans are undertaken. The 'Walnut Grove' to the east of the Hanchett Bartlett House should be preserved as a beautiful, flexible lawn space under the canopy of many mature Black Walnut trees, among other species.

Hanchett-Bartlett Homestead graffiti on east wall of barn, looking south towards St. Lawrence Ave. April 13, 2022



The dense wooded area to the west of the Hanchett Bartlett property was scattered with fallen trees and branches upon an April 2022 site visit. While there are many mature trees in this portion of the site, it currently feels overgrown and unsafe to navigate as a pedestrian. This portion of the site, due to its prominence along St. Lawrence Avenue, is a favorable site for future development on the property.



Hanchett-Bartlett Homestead stand of mature deciduous trees along St. Lawrence Ave. looking east. Trees provide an effective buffer from the street and pleasant entrance experience. April 13, 2022



Hanchett-Bartlett Homestead looking east, down the dead-end of Roosevelt Ave. April 13, 2022



View of Hanchett-Bartlett Homestead looking west from Roosevelt Ave. towards a presumed trail entrance and pathway. April 13, 2022

Hanchett Bartlett

Homestead

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# OVERVIEW

## Existing Conditions

### Drainage and Utilities

No obvious drainage issues were observed on site upon first visit. The Hanchett-Bartlett House appears to sit on a high point, and there appears to be a low point at the northwest corner of the Hanchett-Bartlett property.

Several utility poles were observed along the south side of the property, and one was observed on the property located in front of the home. It is recommended the pole in front of the home is converted to an underground line, if possible, to improve the entrance and façade of the Hanchett-Bartlett House.



Hanchett-Bartlett Homestead view of several fallen trees observed during the April 2022 site visit, looking northwest towards the privy. April 13, 2022



Hanchett-Bartlett Homestead tree grove at southeast corner of the city-owned property, looking northeast from the entrance drive. April 13, 2022

# Hanchett Bartlett

## Homestead

A Monument to Two  
Pioneer Families

# PART III

## SITUATIONAL ANALYSIS

*Reinventing and changing course are not an easy endeavor. Yet, to survive the Beloit Historical Society and the Hanchett-Bartlett property must transition from the traditional house museum into something different.*



A set of working parameters was critical to enable the study to move forward. These consensus parameters are factors that help define the proposed reuse of the Hanchett-Bartlett property.

The parameters presented are based upon the collective experience and expertise of the consultant team and the advisory committee. Initially the parameters were developed at work session one.

The consultant team has continuously and constantly modified, detailed, and improved parameters as newer and more highly detailed information became available. We have to acknowledge the demographic and generational shift that has taken place since Beloit Historical Society acquired the property.

Reinventing and changing course are not an easy endeavor. Yet, to survive the Beloit Historical Society and the Hanchett-Bartlett property must transition from the traditional house museum into something different.

### Key Parameters

- We have to understand the visitor expectations/visitor experience of today and the near future.
- The property must have an engaging story relevant to today.
- The proposed use must be appealing and relevant to the present-day and future audience.
- We have to provide for long term sustainability of the property.
- The property must have the ability to generate revenue.
- Reuse ideas must coordinate with city and regional plans.
- New contemporary use will be dependent upon partnerships and collaboration.
- The property should become an asset to the community that will improve the quality of life in Beloit.
- The property should be a multi-purpose facility.
- There is substantial investment needed in the physical maintenance of the property.
- Make the site and the buildings accessible to the greatest extent possible by everyone, regardless of their age, ability or status in life.
- The new use should help improve community image and pride.
- The new use should provide opportunities for healthy and useful community relationships and partnerships.
- Phased implementation
- Change will require a lot of resources and most importantly a significant commitment by the organization.

Guests typically visit a heritage site for one or more of three primary reasons. These are to have a heritage experience, to learn about history, and to have a recreational experience.

When guests visit, the experience should be memorable and positive. Their time on the property should include participation in programs and increased learning, appreciation and enjoyment and should lead to a return visit. The property should provide opportunities for diverse groups of patrons to understand, appreciate and experience the collections and programs.

The best way to create and maintain a successful historic site is to enhance the interpretation of its core values and mission in a way that is relevant to the present-day audience and stakeholders. At Hanchett-Bartlett, this refinement of interpretation and programming will be broader, will need multipurpose facilities and will center around several main areas of interpretation. Additional programming requires some new facilities to support the programs, help the property reach a broader audience and increase the revenue stream. The challenge is to translate the new concept into a dynamic environment while preserving the historic site and buildings.

### When guests visit, the experience should ...

- *Be relevant to the present-day audience*
- *Be memorable and positive*
- *Include participation in programs*
- *Lead to a return visit*
- *Provide opportunities for diverse groups of patrons*



# SITUATIONAL ANALYSIS

## Visitor Experience

A survey called “Museum Visiting Habits and Interests”<sup>1</sup> indicates that “Millennials do have an interest in learning about local history, architecture, and design, but that the presentation methods of historic house museums typically do not suit their interests or needs.”

Cited in Iliana Morton, “Engaging Millennials in the Historic House Museum,” 2018, p. 1. Available at [https://scholar.harvard.edu/files/ilianamorton/files/muse\\_102-\\_iliana\\_morton-\\_final\\_paper\\_-\\_copy.pdf](https://scholar.harvard.edu/files/ilianamorton/files/muse_102-_iliana_morton-_final_paper_-_copy.pdf).

Furthermore, “Facing increased competition for guests’ attention, historic properties and museums have realized they need to deliver compelling experiences to connect with their visitors. Simply providing accessible collections of artifacts does not capture the visitor’s imagination. ... Museums are turning to new technologies and experiences to connect with new audiences, retain current visitors, and boost overall attendance.”

“The Future of Museums: The Ultimate Visitor Experience,” Building Design + Construction, March 27, 2018. Available at <https://www.bdcnetwork.com/blog/future-museums-ultimate-visitor-experience>.

Ever-changing visitor expectations are driving the evolution of the historic sites. Guests are seeking enriched experiences that blend place, technology, culture and entertainment along with a constant state of renewal. Visiting a museum is not just about seeing the artifacts and masterpieces in the collection, but also about the transformation that takes place within. Museums are changing because people’s expectations are changing. Museums are turning to new technologies and experiences to connect with new audiences, retain current visitors and boost overall attendance.

One of the newest trends is the linkage of social media, in person visits and online connections to provide a more seamless experience. A museum’s website should ideally have the same level of relevant, detailed information that visitors would expect to get in person.



<sup>3</sup><https://www.callisonrtkl.com/you-are-here-archive/the-future-of-museums-the-ultimate-visitor-experience/> March 21, 2018.

# SITUATIONAL ANALYSIS

## Demographic Shift

The tradition of restoring homes of the past and designating them as museums draws on the English custom of preserving ancient buildings and monuments. Initially, homes were considered worthy of saving because of their associations with important individuals, usually of the elite classes, like former presidents, artists, authors or businesspeople. Increasingly, Americans have fought to preserve structures characteristic of a more typical American past that represents the lives of everyday people including minorities.

Since the 1960s, historic house museums have become a collected presence in America’s cultural landscape. Yet, it seems every week a new one opens, and another closes its doors for good. What can be done to forestall the decline in historic house museums in peril and outline a path back to a healthy and vigorous future?

It is evident that innovative approaches to programming at historic properties like Hanchett-Bartlett are needed. The new efforts have major implications for organizational change. New methods of engaging audiences with broader programming means a new set of skills for all of those involved with these organizations—from the board of directors to the executive leadership to the curatorial/program staff and front-line staff. House museum staff must now become experts in developing a dialogic relationship with their communities, including the immediate neighbors and a variety of other stakeholders.

As the knowledge and abilities of historic property staff shift, so too will the operational structure and leadership need to be adjusted. What kinds of staffing and leadership structures will best support these new kinds of activities? All constructive readjustments should be considered as we let go of the no-longer-working and make room for the experimental, the imaginative—the future.

From: Bill Adair and Laura Koloski. Co.-editors, with Benjamin Filene, of Letting Go? Sharing Historical Authority in a User-Generated World (Left Coast Press, 2012).

### Changes at Hanchett-Bartlett

Changing demographics and generational shifts are impacting all historic sites. The Beloit Historical Society needs to understand these changes and enhance the interpretation of its core values and mission in a way that is relevant to the present-day audience and stakeholders.

It also needs to rejuvenate its membership to reflect the Beloit Community where today the average age is 34 and 30% of the population is non-white. This will continue to change in the future.

# SITUATIONAL ANALYSIS

## Demographic Shifts

Americans are more racially and ethnically diverse than in the past, and the U.S. is projected to be even more diverse in the coming decades. By 2055, the U.S. will not have a single racial or ethnic majority. Today, a near-record 14% of the country's population is foreign born compared with just 5% in 1965.

Millennials, young adults born after 1980, is the new generation to watch. They have likely surpassed Baby Boomers (born 1946–1964) as the largest U.S. generation and differ significantly from their elders in many ways. They are the most racially diverse generation in American history: 43% of Millennial adults are non-white, the highest share of any generation.

Shifting demographics in the United States. facinghistory.org

Other demographic realities identified in the last national census include:

- Higher life expectancy
- Healthier ageing population
- Smaller family size
- Higher share of the population with an elevated level of education
- Population migration towards the southern United States

Hanchett-Bartlett needs to retool, reimagine and deliver compelling experiences to connect with their contemporary and future diverse set of visitors. Simply providing accessible collections of artifacts does not capture the visitor's imagination. New facilities, technologies and experiences are necessary to connect with new audiences, retain current visitors and boost overall attendance.

Simply providing accessible collections of artifacts does not capture the visitor's imagination.

# SITUATIONAL ANALYSIS

## Benchmark Properties

As an initial step in the research phase of the study, the consultant team benchmarked several former house museums which have undergone significant reimagining. Benchmarking involves investigating other projects and learning from them. Typically, this includes analysis and documentation of specific elements of the prior project and using the information to inform a solution for the current problem under study.

The primary objective was to understand how and why the house museum evolved into its contemporary use. Major takeaways include:

- Revenue is a good thing
- Strive for multi-purpose use of the property
- Sale or lease of a historic property can work
- Change is a process taking years
- Historic facilities combined with new facilities to support programming
- Understand the changing demographics

### Carters Grove, Hampton Road, Virginia

Also known as Carter's Grove Plantation, is a 750-acre plantation located on the north shore of the James River in the Virginia Peninsula area. The house museum operated by Colonial Williamsburg closed its doors to the public in 2003. In December 2007, CNET founder Halsey Minor acquired the property for \$15.3 million. The sale included a conservation easement for the mansion. The property changed hands several times thereafter before being purchased by Carters Grove Associates LLC of Chicago.

### Robert E Lee Boyhood Home, Alexandria, Virginia

This property served as a house museum for 30 years, but dwindling visitation forced the owner into assessing options for the building's survival. The Civil War preservation group that owned it shut down and sold it to a private owner in 2000. It is now in Private ownership protected by covenants. A good example of difficult but successful decision to preserve the property.

### Jones House. Boone, North Carolina

Built in 1908 by Dr. John Walter Jones, the three-story, Queen Anne colonial revival style house was sold to the town in 1982. There, however, similarities with traditional house museums begin to fade. With the exception of the parlor,



all of the Jones House rooms, the porch and the landscape property have been converted into flexible spaces for community use. Activities include everything from meetings to concerts on the porch.

### **Mill Grove, Audubon, Pennsylvania**

Mill Grove estate, the first American home of the naturalist and painter John James Audubon, located in eastern Pennsylvania. The owners transitioned from house museum, keeping only the bedroom intact and converting the remainder of the house into an art center. It is a vibrant place with art classes, visiting exhibitions, an artist in residence. Excellent adaptive use and evidently very successful. New buildings to support programming.

### **The Mount, Lenox, Massachusetts**

The Mount is a National Historic Landmark and cultural center dedicated to the intellectual, artistic and humanitarian legacy of author Edith Wharton. The Mount (house and estate) is now a cultural center with year-round artistic and literary programming. Very good reuse of a large estate and mansion for community use.

### **Olana State Historic Site, Greenport, New York**

Home to Frederic E. Church, it is now a museum and visiting art exhibition facility. Olana State Historical Society in Hudson, N.Y., which owns and operates the historic home, greatly expanded the house's interpretation telling the story of Frederic Church and the wider story of American painting. The house sponsors visiting art exhibitions and educational programs while still functioning primarily as a historical museum. This expansion of programming has been in partnership with the State of New York Parks.

### **Ringling House, Baraboo, Wisconsin**

The Charles Ringling Estate is a one-acre site located several blocks from the business district of Baraboo, Wisconsin. The house, converted to a bed and breakfast, is a large, wood frame, Georgian Revival residence built by the Isenberg Brothers of Baraboo in 1900. Good use of a large house within the city.



### **Quivey's Grove, Fitchburg, Wisconsin**

Although never a house museum, this property has many similarities to the Hanchett-Bartlett property. Once the centerpiece of a 130-acre farm, this stone house and adjacent outbuildings were built by New York native John Mann in 1856. It was converted to a restaurant and bar in 1980. The venue includes the house restaurant, the barn/stable as a bar and the large lawn area for tents and large events. This type of idea would be a seamless fit to Hanchett-Bartlett if the economics were feasible.

### **The Clearing Folk School, Ellison Bay, Wisconsin**

Jen Jensen purchased the property as a summer residence in 1919. In retirement in 1935, he founded the Clearing. This property offers year-long educational opportunities in natural science, fine arts, skilled crafts and humanities in a relaxed, informal style. Multi-purpose use facility with a large campus and on-site housing. A destination for educational programming.

### **Ten Chimneys, Genesee Depot, Wisconsin**

Ten Chimneys is the former home of theatre legends Alfred Lunt and Lynn Fontanne. It was purchased in 1996 and gradually converted into a house museum and resource for theatre, arts and art education opening to the public in 2003. It features the historic buildings and a new multipurpose facility. One of the first house museums to eliminate the velvet ropes. A house museum unlike most, with significant programming to support the mission and generate revenue. New building to support programming.

### **Lessons Learned:**

- Historic properties can be adapted for contemporary use.
- The key to reuse is a compatible use that can be supported by the local community.
- Significant resources of time, people and funds required.
- Typically, programming is supported by new contemporary and flexible facilities.
- Each property has a unique and relevant story to tell.
- Strong leadership and community support required for success.
- Programming has to evolve and change as the market changes.



# Hanchett Bartlett

## Homestead

A Monument to Two Pioneer Families

Hanchett-Bartlett Homestead  
view of east lawn area.  
April 13, 2022

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The research, investigations and analysis of alternatives focused on those that strongly support the goals and objectives of the Beloit Historical Society, tell a relevant story to a present-day audience, benefit the community, generate revenue to sustain the new use, provide opportunities for diverse group of patrons and anticipated the least impact upon the historic character of the property.

Through three work sessions, the consultant team guided the Advisory Committee through discussions that reviewed the vision, assessed opportunities and constraints and communicated viewpoints, perspectives and desires. It was made clear at the first work session that finding an alternative that is economically viable would be a weighty challenge.

Alternatives for the new use were developed using information gathered by the consultant team during the condition assessment phase combined with data gathered relating to comparable national properties. Compatible and supportive new uses were identified and explored. It was generally agreed that to be successful the property would have to become multi-purpose with several revenue streams.

The reuse ideas that initially surfaced included a community center, a warm weather multi-purpose venue, art/music venue, community gardens and home for the historical society. The use as an upscale restaurant or office space for a service sector firm also were discussed. In addition, the sale or lease of the property were explored. Continuing as a static museum was ruled out early in the process as changing demographics do not support such a venture.

The group discussed key attributes they would like to see in the proposed project. Discussion included: sensitive reuse of historic structure, a use complimentary to existing neighborhood and community, a use that should potentially generate revenue to sustain itself, year-round activity and a venture that could engage partners/develop alliances with local organizations, businesses and institutions.

In addition to proposed uses, the group discussed potential organizational structures, management and operational strategies and potential partners. Group consensus was reached on the concept of separating the development and operation of the new use from the regular daily operations of the Beloit Historical Society. A significant public or private partner will be recruited to develop and then operate the venture. This partner will have the resources, leadership, expertise and experience to successfully bring the concept to reality.

### Sale of the property

This would include deaccession of the property, likely through a sale to a private family or business group. This would include preservation easements to protect both the house and the land from development incompatible with its historic character. Historic rehabilitation federal and state tax incentives would add to the viability of the property. A zoning change may be required to residential, but this would be the buyer's responsibility. The use of the property for an upscale residence might be an effective use relative to this alternative.

The funds from the sale could be used for rehabilitation of the Lincoln Center property. This is a suitable alternative if the Beloit Historical Society cannot embrace a large-scale project or there is insufficient community support for a reinvestment in Hanchett-Bartlett property. The lease of adjacent property with the City would be terminated.

This alternative would not meet some of the criteria discussed, including providing substantial community benefit or minimally impacting the historic character of the property.

### Lease of the property to a business

In this alternative the historical society maintains some control over the property and applies some restrictions relative to protecting the historic character, maintenance and upkeep and public access. Yearly inspections would insure adherence to upkeep and restrictions agreements.

An approach might be lease-purchase arrangement. There are unique advantages for both parties in this type of lease arrangement. Historic rehabilitation federal and state tax incentives would add to the viability of the property. A zoning change may be required to business, but this would be the leaser's responsibility.

The use of the property for an upscale restaurant or professional office might be a beneficial use relative to this alternative. The funds from the lease could be used to offset operational costs at the Lincoln Center property. The lease of adjacent property with the City could be an asset to this alternative.

As with the sale alternative, this alternative would not meet some of the criteria discussed including providing community benefit or minimally impact the historic character the property.

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

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### Redevelopment

In this alternative the Beloit Historical Society and the City of Beloit would jointly issue a Request for Proposals (RFP) for the redevelopment of the entire property with appropriate consideration of the historic buildings. This would be similar to the sale of the property but allow the Beloit Historical Society and the City of Beloit to include some suggested uses, restrictions, guidelines and/or potential requirements for redevelopment of the property that would protect the historic buildings.

The RFP would likely be preceded by a development plan prepared by the city and consultants. This plan identifies potential opportunities that could exist if the city chose to encourage private redevelopment and undertake public participation in infrastructure improvements.

Historic rehabilitation federal and state tax incentives would add to the viability of the RFP. A potential zoning change or City Plan change could be part of the RFP provisions. Redevelopment could potentially benefit the community and the neighborhood. It is likely that this type of scenario would focus on activities and programming with little or no relationship to the Beloit Historical Society's mission.

### Reuse for the Beloit Historic Society existing programs

This is an alternative where the Hanchett-Bartlett property could be incorporated into the Beloit Historical Society operations and existing mission of "Sharing Beloit's history to enhance community pride." This could involve adapting the historic house, barn and school to contemporary uses such as library or research space. The recognized downside to this alternative is twofold. The cost of adaptive use in addition to the costs to bring the buildings and site into good working condition is significant. A second negative is the splitting of operations for the society into two sites adding costs to an already stretched operating budget.

Another option to incorporate the property into the Beloit Historical Society mission might involve the hosting of events, such as concerts on the lawn, art fairs and similar outdoor programming. Given the resources required to bring the buildings and site into good working condition coupled with costs to provide adequate facilities and staff to support events, this option does not seem viable to generate adequate revenue to be cost neutral to the Society.

### The Primary Concept

The primary concept for Hanchett-Bartlett focuses on a multi-purpose use for the property. The concept includes three components. The Hanchett-Bartlett Homestead, the Wisconsin Women in Medicine Heritage Center and the Hanchett Event Venue. A fourth component, the addition of the Beloit Historical Society History Center, would be integrated into the property as funding permits.

The primary story line that would attract partners and fundings is the history of the three Bartlett daughters, Mary, Edith and Etta, who became doctors. Their education and achievement to become physicians in the late 1890's is a story that should be told and would be relevant or significant to the community and the state. It has roots in the community and long-term connections with and impacts upon community residents.

As with the best stories, this theme of women in medicine can be well-developed, contain verified information from multiple sources with more viewpoints, have an engaging plot with memorable characters in a unique setting and time period.

But most importantly we see multiple linkages of this story to Wisconsin Women's History. This is a very timely story. It will broaden the appeal and provide for more options of collaboration, community engagement and funding potential.

Having a great story with multiple linkages is important. Creating a viable business plan that serves a real market and offers a legitimate opportunity for success, allowing for a variety of revenue streams that may be necessary to ensure that the property will be a viable concern is the ultimate goal.

This alternative is a long-range vision requiring significant participation by partners and significant financial resources. Its results would provide an opportunity for Hanchett Bartlett to contribute to the community of Beloit again substantially.

The primary concept is discussed in detail within the "Reimagining" section of this report.

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

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# Hanchett Bartlett

## Homestead

A Monument to Two  
Pioneer Families

# PART IV

## SUGGESTED APPROACH

- Primary Concept — Four Pillars
  - Hanchett-Bartlett Homestead
  - Wisconsin Women in Medicine Heritage Center
  - The Hanchett Event Venue
  - Beloit Historical Society History Center

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[beloithistoricalsociety.com/homestead5](http://beloithistoricalsociety.com/homestead5)



## Suggested Approach



Hanchett-Bartlett Homestead looking north towards the carriage house (red barn), which could be considered for a storage facility, but otherwise is not necessary as part of the redevelopment of the property.  
April 13, 2022

Hanchett-Bartlett Homestead looking west from the tree grove area towards the school building. Heavy programming is planned for this area, and views and access to it should be unobstructed.  
April 13, 2022

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[beloithistoricalsociety.com/homestead](http://beloithistoricalsociety.com/homestead)



## SUGGESTED APPROACH

### Reimagining Hanchett-Bartlett

#### The Primary Concept

In the primary concept, the property would be utilized as a multi-purpose facility. The concept will include four components.

- The Hanchett-Bartlett Homestead
- The Hanchett Event Venue
- The Wisconsin Women in Medicine Heritage Center
- The addition of the Beloit Historical Society History Center would be integrated into the property as funding permits.

All of these components will have overlapping and coordinating facilities and uses.

The primary concept centers around the story line and history of the three Bartlett daughters, Mary, Edith and Etta, who became doctors. Their education and achievement to become physicians in the late 1890's is a story that should be told and would be relevant or significant to the community and the state. It has roots in the community and long-term connections with and impacts upon community residents.

As with the best stories, this theme of women in medicine can be well-developed, contain verified information from multiple sources with more viewpoints and have an engaging plot with memorable characters in a unique setting and time period. But most importantly, there are multiple linkages of this story to Wisconsin Women's History, homeopathic medicine, and medicine in general. This is a very timely story. It will broaden the appeal and provide for more options of collaboration, community engagement and funding potential.

Having a remarkable story with multiple linkages is important. Creating a viable business plan that serves a real market and offers a legitimate opportunity for success, allows for a variety of revenue streams that may be necessary to ensure that the property will be a viable concern is the ultimate goal.

**The goal of this primary concept is to plan for the Beloit Historical Society to:**

- effectively and efficiently use its resources and relations with other organizations
- to preserve, present and promote the stories of Beloit so that citizens and visitors have an understanding and appreciation of how the community and city was founded, developed, and evolved to become the city it is today, and
- to encourage citizens and visitors to actively build on and celebrate the best of these traditions, and
- imagine, pursue, and initiate new ventures in Beloit, and make it an even better place to live, work, study and enjoy "the best aspects of the good life" its founders hoped to foster in its creation.

#### The Importance of the Vision and "The Story"

In order to marshal the significant resources for this concept to succeed,

- the vision must be clear
- it must be communicated frequently
- it must appeal to a variety of interests who recognize the benefits of the vision succeeding
- have the resources (or the ability to influence those who have resources) that can underwrite, utilize, sustain and support the concept.

The story connects the vision to the hearts, minds, and passion of the community. The story needs to engage emotions and speak to the heart.

Seeking a special story "hook" has led to our finding an interesting historical "story" with real Beloit connections: The Bartlett sisters as early examples of the contributions of "women in medicine". This seems to have potential as a major effort on its own, but it will require additional research and funding if a museum or center is to be developed.

#### The Purpose of Creating a Multi-faceted Facility

In order for the Hanchett-Bartlett property to be preserved, it must attract the personal interest, participation and support of many different "audiences" who likely would have an existing (and often enthusiastic) interest in some aspect of "The Hanchett-Bartlett Story."

One of the most basic truths of human behavior is that people tend to pursue those activities that they perceive to be in their best interests. As it stands in June 2022, there are probably very few people who could identify any aspect of the Hanchett-Bartlett Story that meets that criterion. But with proper presentation of the Hanchett-Bartlett stories, chances are good people could be attracted to find good, compelling, personal reasons to become involved in Hanchett-Bartlett activities. Because we have been working closely with the Beloit Historical Society to identify potential areas of interest, we can suggest that the story includes many elements, among them:

- architecture
- agriculture
- gardening
- animal husbandry
- primary and advanced education
- arts and crafts
- antiques and collectibles
- seasonal celebrations
- cooking, food preparation, preservation and music
- recreation
- family life and celebrations
- genealogy
- family wellness and medicine

## Hanchett Bartlett

### Homestead

A Monument to Two  
Pioneer Families

# SUGGESTED APPROACH

## Reimagining Hanchett-Bartlett

Many of these topics – and others of significant interest – could be addressed in an on-going schedule of classes, study groups, book clubs, discussions, “expert” led studies, workshops, celebrations, reunions, exhibits, guided property tours and events organized and hosted by Beloit Historical Society and its supporters. This primary concept presented here envisions developing a working multi-use facility with on-going activities that can address these and many other interests.

This vision is realistic in that it builds on the authentic history of the Hanchett-Bartlett property and the families that called this their home – but it is not limited to just those specific families. This vision should be presented to other community, area, and regional groups, businesses and individuals as an open invitation to them to use the Hanchett-Bartlett property today, and as it develops and emerges with their participation in the future.

### Vision and Community Support

The primary concept of a Wisconsin Women in Medicine Heritage Center with the long untold and generally underappreciated history of women in medicine as a focus, seems most compelling because of several key factors:

- the authentic personal connection to the Hanchett-Bartlett story
- the current strong interest in women in medicine
- the opportunity to engage with Indigenous people vis a vis the cultural role of women in their historic practice of homeopathic medicine and healing
- the opportunity to become the state and perhaps regional or national center for education, information and celebration of the role of women in medicine

The land owned by the Beloit Historical Society and a portion of the leased land become integral to the concept.

*The story connects the vision to the hearts, minds, and passion of the community. The story needs to engage emotions and speak to the heart.*

Hanchett-Bartlett Homestead proposed site plandiagram prepared by Saiki Design.





# SUGGESTED APPROACH

## Reimagining Hanchett-Bartlett

### Support

*Who should be invited to join in this effort?*

Virtually every person and group in the Beloit community.

Everyone should be encouraged to consider this their own project not just something being done by the Beloit Historical Society. They should all feel that this is a piece of their own Beloit story, and that this Hanchett-Bartlett effort will benefit them by offering events, classes, exhibits and celebrations that embrace them and their special place in the Beloit community. They are invited to join the effort.

Community groups that might be served by the Beloit Historical Society should include:

- artists and craftspeople
- gardeners
- history enthusiasts
- those pursuing genealogy
- architects
- interest groups studying specific interests like manufacturing, automotive businesses, agricultural history, ethnic groups, Indigenous people, dairying, horses, hunters' clubs, sports enthusiasts, environmental groups, park enthusiasts, antique and collectible "experts"
- cooking classes
- beer and wine makers

### Partners

All of the people who use the Hanchett-Bartlett facilities should be seen as "partners." These are truly the real partners of the Beloit Historical Society. They should all be encouraged to become card-carrying "members" and should understand (and proudly identify) as a Beloit Historical Society member. The Beloit Historical Society and the Hanchett-Bartlett complex are truly important Beloit community assets.

So, it is clearly in the interest of other Beloit entities to help nurture, support, provide resources and, perhaps, underwrite this Beloit Historical Society initiative. Among the potential "partners" Beloit Historical Society should include:

- The City of Beloit and its official and related Committees and sub-units
- Rock County and related Committees and sub-units
- Community foundations – especially those interested in history, education, business and development

- State Agencies such as
  - o The Wisconsin Historical Society
  - o The Wisconsin Department of Tourism
  - o Wisconsin Development Agencies
  - o Wisconsin Department of Agriculture
  - o Wisconsin Department of Natural Resources
- Regional and multi-state development organizations and entities
- Local and regional businesses and foundations – especially those with an interest in local history, community development, business development and enhancing the Beloit area as an exceptional travel destination.



# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

Hanchett-Bartlett Homestead looking south, towards St. Lawrence Ave. at the future site of proposed medicine gardens, west of the school building. Note that the privy should be removed due to the state of disrepair and obstruction of views. April 13, 2022

Hanchett-Bartlett Homestead looking northeast, towards the future site of proposed medicine gardens and orchard on the west side. April 13, 2022

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## SUGGESTED APPROACH

### Reimagining Hanchett-Bartlett

#### Other Partners and Supporters

- Potential partners/supporters might include:
  - Wisconsin Women's Health Foundation
  - Wisconsin Medical Society
  - Wisconsin Nurses
  - Wisconsin's 12 first nations
  - Women's Interest Groups
  - Historical Preservation Groups
  - Wisconsin Department of Tourism (Grant Program)
  - Wisconsin Historical Society
  - Wisconsin Veterans Association. (Women in Medicine in Armed Forces)
  - Beloit College
  - Blackhawk Technical College
  - Concordia University Wisconsin
  - Pharmaceutical Companies
  - Medical equipment companies
  - Local community foundations
  - Local commercial development promoters
  - Major local and area businesses
  - Health insurance companies
  - Rock County Tourism Board
  - Visit Beloit Tourism Board
  - Soil Sisters
  - Medical technology companies

Additionally — the potential to find interest in “The Medicine Women” story by the entertainment industry is a possibility to seriously consider. There may be interest in creating a film or television series based on stories that are associated with or inspired by stories that emerge as the center takes shape.

This would take some time and appropriate connections to develop, but the demand for interesting, quality storytelling is at an all-time high and might have a good chance to succeed. The consultant group has some skilled professional contacts to work with to assess the interest in this potential. If it were to succeed, the center might enjoy significant additional public attention, visitation and opportunities for beneficial partnerships.

Also, it cannot be emphasized often or boldly enough, that the success of this effort will require early, frequent, sincere, and clear invitations to all these partners and supporters to step in and become owners of this project. It really will benefit those who “join the cause.”

#### Linkages We Envision

- Achievements of Wisconsin women in medicine
- Linkage to other early women doctors and their practice of medicine in Wisconsin
- Linkage to “First in Their Class,” Wisconsin Pioneers, women physicians, biologists and medical scientists
- Linkages to current women leaders in medicine in Wisconsin
- Linkage to Wisconsin Women's history in general
- Linkage to Ho Chunk women like Betsy Thunder and Mountain Wolf Woman, women of medicine.
- Create an Indigenous cultural natural area, including an educational garden of medicinal plants that could serve as a tool for students, volunteers and other community members
- On site facility for classes
- Traditions of homeopathic medicine
- Health and Wellbeing-linkage to local health care and wellness centers
- Linkage to the Wisconsin Women's Health Foundation
- On site gardens and orchard associated with the homestead
- Home for Master Gardeners programs
- Community gardens
- On site classroom for workshops or day retreats
- Early education of women
- Linkage to current Science, Technology, Engineering and Math programs at all levels
- Linkage to local college and tech schools
- On site multipurpose facility for workshops

Eventually, the Beloit Historical Society would make the property their home, deaccessioning the Lincoln School property. Funds from the sale of the Lincoln Center would be used to support the new history center. A new history center facility at the Hanchett-Bartlett property would provide contemporary amenities for the historical society operation and function.

## Hanchett Bartlett

### Homestead

#### A Monument to Two Pioneer Families



## SUGGESTED APPROACH

### Reimagining Hanchett-Bartlett

A secondary theme with strong connection to the primary story and the history center is the inclusion of community space. This provides more direct linkages to the community, more activity and likely additional revenue streams. This will involve the community in the ongoing life and operation of the enterprise.

#### Visitor Experience

The future of the visitor experience at Hanchett-Bartlett property would be multifaceted.

#### Major activities

- Flexible multipurpose space for programming
  - Workshops
  - Classes
  - Lectures Series
  - Exhibitions-gallery
  - Day retreats
  - Continuing Education
  - Drop-in sessions
  - Discussion groups
  - Educational demonstrations
- Space for local historical society collections, research, offices and displays
- Indoor and outdoor venue space for a variety community events
  - Workshops
  - Classes
  - Music
  - Summer programs
  - Concerts on the lawn
  - Plant sales
  - Women owned businesses fair
- Forest and open space (on city owned land)
  - Natural area
  - Buffer to neighborhood
  - Educational opportunities through didactics
  - Walking trails
  - Nature trail
  - Birding
  - Volunteer opportunities or “cleanup” days to remove invasive species and plant native species that support pollinators

#### Reimagining the Site

The Hanchett-Bartlett Homestead property and adjacent natural areas have great potential for an adaptive reuse strategy centered around Women in Medicine, and the significant contributions that women have made to healthcare fields in Wisconsin. The historic home, barn and surrounding outbuildings offer spaces for a range of programming options to reinforce the theme of Wisconsin Women in Medicine through educational events, fundraising opportunities and community engagement. Open lawn areas coupled with nearby nature trails allow for large outdoor events to take place as well as individual activities like hiking or picnicking. With a long-term strategy for development and maintenance of the property, the Hanchett-Bartlett Homestead and adjacent nature trails could become an educational and recreational asset to the Beloit community and southern Wisconsin region.

#### Site Opportunities and Recommendations

The site can be roughly divided into three ‘zones’ based on vegetation types observed during the April 2022 site visit. These include the Tree Grove Zone, which encompasses the Hanchett-Bartlett Homestead property and the adjacent lawn area abutting Bittel Street, the Forested Area in the southwest corner of the city-owned property, just west of the Hanchett-Bartlett home, and the Natural Prairie Area to the north of the Hanchett-Bartlett property, adjacent to Portland Avenue. Unique characteristics of each zone lend themselves to different types of programming and development based on density, maturity and quality of the vegetation.

Although the Hanchett-Bartlett Homestead is located within a residential neighborhood, the property feels very rural, with woodland buffers on all sides except for the southwestern frontage to St. Lawrence Avenue. It is recommended that any new materials used on the property fit within the current aesthetic and complement the stone and wood used on each building, particularly with the construction of new walkways and patio spaces. Natural materials should be prioritized to enhance property amenities and reinforce the historical significance of the site.

A line of mature trees along the southeastern edge of the property adds a sense of grandeur and ‘arrival’ as you approach the property from the east. This begins the Tree Grove Zone, a large area surrounding the Hanchett-Bartlett Home, barn, and outbuildings that consists of many mature trees with a large open lawn understory. These trees are one of the greatest assets on site, and should be preserved to the greatest extent possible, as they provide shade, visual interest, and enhance the historic qualities of the property. The overhead

## Hanchett Bartlett

### Homestead

A Monument to Two  
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## SUGGESTED APPROACH

### Reimagining Hanchett-Bartlett

canopies could also support lightweight structures like catenary lighting for outdoor events or evening concerts which could take place in the large, flexible lawn areas at the southeast corner of the property. It is recommended that an arborist be consulted for an overall tree evaluation before and during any site development and construction.

It is recommended that the open lawn areas in front of the Hanchett Bartlett Home, and the tree grove area just east of the home are maintained as open lawn areas for flexible use of the space which could include picnicking, educational workshops and demonstrations, outdoor concerts, markets, and additional fundraising and community engagement opportunities associated with the Hanchett Bartlett Home and the history of Wisconsin Women in Medicine. The programmatic requirements of events like these can be met without major investment into any of the buildings on site, making them great opportunities for fundraising as improvements to the surrounding structures are ongoing.

Areas closer to the home and former school should be considered for more formal, organized garden areas including a Medicine Garden between the Hanchett Bartlett home, School, and the future Interpretive Center. Siting a medicine garden in this location helps create a strong visual and programmatic connection between the three structures, and its location set far back from St. Lawrence Avenue allows for these educational events to happen concurrently with other larger, more public events closer to the street. Proposed plantings in the Medicine Garden should include mostly native species to the region and those that were historically used by Indigenous Medicine Women and Homeopathic Physicians in the area.

This garden could extend into an orchard near the home as a nod to the orchard that existed on the property while the Bartlett sisters lived here, and could include edible species of apple, peach, pear and other fruiting trees for both educational and ornamental value. Inclusion of gardens, even at a smaller scale, would drastically enhance the appearance of the property and its structures to visitors and passerby.

Expanded patios are also recommended outside the school building and the barn for level outdoor seating and outdoor classroom or workshop space. Level, hardscape spaces outdoors could also serve as staging areas for performances or other equipment setup. Accessibility among these spaces should be prioritized and graded appropriately to support accessible sidewalks and patio spaces.

The heavily forested area at the Southwest corner of the site is recommended for the most significant development on the property, a new Historic and Interpretive Center that aligns with the mission of the Beloit Historical Society and the history of Wisconsin Women in Medicine. Several fallen trees were observed during the April 2022 site visit, and this zone felt extremely dense and unsafe for pedestrian traffic. Despite its current condition, it is recommended that an arborist and possibly a restoration ecologist evaluate this area before any development is done, and any structures and parking are sited to remove as few mature trees and significant vegetation as possible.

Of the existing buildings on site, it is recommended that only the Hanchett-Bartlett Homestead, the school, the smokehouse, and the barn remain as part of the property's redevelopment. The Carriage House (red barn) could be considered for maintenance equipment storage, but outbuildings including the chicken coop and privy should be removed, as they only add visual clutter, detracting from the overall experience.



Hanchett-Bartlett Homestead expansive open lawn area in front of the Hanchett-Bartlett Home, looking south towards St. Lawrence Ave.  
April 13, 2022

## Hanchett Bartlett

### Homestead

A Monument to Two  
Pioneer Families



## SUGGESTED APPROACH

### Reimagining Hanchett-Bartlett

#### **Site Access and Parking**

Parking is extremely limited on site and perhaps one of the greatest drawbacks to hosting large events on the property. Currently the only parking opportunities are along the oval-shaped entrance drive to the house, and along St. Lawrence Avenue. In order for this property to succeed as an events and educational venue, ample parking must be provided, and increased street connections should be considered as part of this expansion of parking (connecting St. Lawrence Avenue to Portland Avenue via an extension of Bittel Street and addition of another street to the west that runs north-south). It appears that the surrounding roads and existing intersections are set up to support additional development of streets and residential lots north of the Hanchett-Bartlett Homestead in the future, so these north-south connections should be relatively straightforward to implement.

Parking should be prioritized near the Interpretive Center with the inclusion of accessible stalls and a drop-off area near the front entrances. There is also room for expanded parking in the future. The area north of the Interpretive Center that could eventually serve as a secondary event venue or pavilion for more private events or concerts. Parking should also be considered on the east side of the city-owned property, off Bittel Street and Roosevelt Avenue to serve nature trail access and events hosted at the nearby barn. For these parking areas to function most effectively, Bittel Street must be extended to St. Lawrence Avenue, and a new road must be constructed to connect the western edge of Portland Avenue to St. Lawrence Avenue.

#### **Viewsheds**

The most important view to remain unobstructed is that to the house from St. Lawrence Avenue. Vegetation around the front entrance could be enhanced and expanded, but new buildings and parking areas should not be considered here, as they would obstruct significant views to the house and out to the street. This view could be enhanced through the expansion of gardens and pathways around the house, and at the entrance to the property via the oval-shaped drive, but development of large structures and parking areas in this zone should be avoided.

A second view that should remain open and visible is the view to the school, barn, nature trails, and future programming area from the Tree Grove. Closing off this area limits visual and physical connections throughout the site, which are important for hosting larger events and activities on the property. Enhancing these views and reinforcing these connections is important for the success of the Hanchett Bartlett Homestead and surrounding property to be a successful, cohesive educational campus and events venue.

#### **Nature Trails**

The nature trails adjacent to the Hanchett-Bartlett Homestead property provide opportunities for hiking, educational programs, and volunteer opportunities for community members and organizations. However, it is recommended that the vegetation along these trails is evaluated by a restoration ecologist and a long-term management plan is developed for clearing invasive species, planting sustainable native species and maintaining trails. Currently the trails wind through the property in a disorganized fashion and appear to be mowed to varying widths. All paths should be a minimum of five' wide to allow pedestrians of varying abilities to pass each other. While mown paths are a good intermediate solution, other materials should be considered for the future to decrease maintenance and increase accessibility including wood boardwalks, stabilized granite or other hardscape materials that provide a level walking surface and do not require such frequent maintenance.

Incorporation of trail signage for both wayfinding and education (plant, animal, and insect species found in the area) is recommended to make the trails more interesting and engaging to visitors. Giving the trails or the park an official name will help create a sense of place and identity. More prominent signage (gateway signage) should be located at trail entrances along Portland Avenue and from each proposed parking area to help with wayfinding.

The area behind the barn is particularly overgrown in its current condition feels like an unsafe access point to the adjacent nature trails. The combination of nearby parking, gardens, gateway signage, and an expanded patio space that meets these pathways will help to open the site to those coming from Roosevelt Avenue or Bittel Street.

#### **Community Benefit**

The entire Beloit community and those who call it home should take pride in their community's historic role in this important story. It speaks to their leadership in nurturing, supporting, acknowledging and celebrating the contributions of professional women serving as leaders in medicine and the healing arts. In addition, it can offer an exciting venue for meetings, education and appreciation of history.

The concept must be proudly presented and clearly communicated, frequently in a variety of media. It will be important to identify many ways for people to "buy in" to the concept and contribute in ways ranging from volunteers to donors, educators, docents, publicists, recruiters, planners, event coordinators and many other support positions.

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## SUGGESTED APPROACH

### Reimagining Hanchett-Bartlett

As the “heritage center” opens and begins to offer programs and services, it will be a major attraction and source of pride for Beloit area residents. It will bring visitors to the community. It should be noted by developers looking to bring businesses and new residents to an exciting and engaged community. It will employ a staff of professional and skilled people to operate the center and offer events and a facility to host meetings, exhibits and educational opportunities.

#### Viability

Can an historic site focused on a primary theme succeed while also serving as a multi-function community facility pursuing a variety of other interests? That is the vision in this plan that is projected to become real in 2026. At that point, the answer seems to be yes, highly likely.

As we have noted at the outset, there must be a clear, focused, compelling story to tell, and the other activities and uses should be supportive to the theme, or at least not distracting. The additional activities should offer positive revenue streams, spark additional interest in, use of, and support for the facility. They should also bring in new users to broaden the base for the facility. This also has the potential side benefit of sparking new interest in the primary focus.

For example, the Heritage Center, focused on Wisconsin women in medicine, might have a garden with a section devoted to plants known for their healing properties. It might also host classes in how these plants are cultivated and

Hanchett-Bartlett Homestead schoolhouse.  
April 13, 2022



## Hanchett Bartlett

### Homestead

#### A Monument to Two Pioneer Families

○ *We must be realistic about how a significant project and reinvestment in the Hanchett-Bartlett property will impact the Beloit Historical Society.*

used. An art exhibit might feature photographs of famous women in medicine. Another class for people who like to cook might be devoted to the question, “Can you really cure most everything with chicken soup?!” Other groups might simply take advantage of the Center’s comfortable meeting spaces that serve as a community asset simply by being available to accommodate community needs. The possibilities depend on existing interests, needs and ease of use.

The larger immediate question is whether this multi-year concept can spark enough support and interest to light the fuse to set in motion the reasonable, logical and methodical plan that after about four years reaches the Grand Opening of the Center.

To succeed, it will be important to communicate the staged transition plan at the outset. It will be equally important to share the vision for the Heritage Center early to start establishing good working relations with key groups and to earn their support.

The plan is ambitious in that it really is building something new to Wisconsin. When it is complete it will recognize the years of work and countless contributions of women in medicine. That is work that deserves to be celebrated.

#### Reality Check

We must be realistic about how a significant project and reinvestment in the Hanchett-Bartlett property will impact the Beloit Historical Society. The cost to stabilize the property and manage deferred maintenance issues is substantial. The costs to rehabilitate and upgrade the property and create a new History Center are considerable. There will be costs to add staff, equipment, to retain consultants and to fundraise. The usual recurring costs for utilities, insurance, payroll, marketing and supplies will increase.

The first few years will require a substantial effort. Leadership, people resources, financial resources and a heavy reliance on consultants will be necessary. Establishing an operational structure and then becoming a viable working group will take time. Planning for success, establishing partnerships and support and community outreach will require a commitment of people and time.



**Assumptions**

**Operational Assumptions**

Relative to the operation of Hanchett-Bartlett primarily as a multi-purpose center, it is assumed that the Primary Partner will manage and schedule all activities, including classes, seminars, conferences and special events. The facility is essentially a host, providing facilities, support and services but not necessarily providing event leaders. The facility would operate within a long-term agreement between the Primary Partner and the Beloit Historical Society under the stewardship and daily oversight of the Primary Partner. Paid staff as well as a significant volunteer base would be necessary for operations. Some aspects of both partners operations will be shared, such as research and collections space.

**Facility Assumptions**

Realizing the vision for the property is as a multipurpose center, the existing property will require a certain level of intervention and change to accommodate the new uses. The goal is to undertake the least intervention practical and to protect the qualities and character-defining elements that made the property eligible for the National Register of Historic Places. The scope of work for existing facilities is relatively moderate overall. All buildings and facilities would be made partially accessible. New structures would be built to house the Wisconsin Women in Medicine Heritage Center and the Beloit Historical Society History Center.

**Endowment**

The Beloit Historical Society must establish an endowment to pay for significant cyclical maintenance work, such as roof replacement, exterior repairs, painting and landscape upkeep. This endowment should be funded like the capital costs through grants and gifts. A base endowment fund of \$1,000,000 is recommended, to provide adequate annual revenues for major maintenance.

**Reserve Fund**

A reserve fund, one in which the initial funds are invested to grow and compound over time, is recommended to fund the any future costs or financial obligations, especially those arising unexpectedly.

**To do now**

The anticipation is that this local “Women in Medicine” story someday becomes an important (perhaps major) part of the Beloit Historical Society. The society may want to soon

- Take ownership of the name, “Wisconsin Women in Medicine” by incorporating an entity — probably as a separate not-for-profit historical/ educational corporation
- Acquire the domain: “WisconsinWomeninMedicine.com” (Note: the domain “WomenInMedicine.com” is already owned undeveloped but available for sale as of 6-20-22)
- Begin considering and planning an annual event identifying 3-10 top “Wisconsin Women in Medicine” and/or “The Wisconsin Woman of the Year in Medicine”
- The basic domains noted above could be secured for about \$10/year at GoDaddy.com

**More to do**

- Develop and continue on-going, active relations with key state and regional organizations and partners, keep them informed of and involved (as appropriate) in Beloit Historical Society events, activities – remember the prime rule of tourism promotion “People go where they are invited, and return where they are made to feel welcome...”
- Rock County Tourism (RockCounty.org)
- Rock County 5.0
- Wisconsin Department of Tourism – working with Visit Beloit and the area tourism development specialist Andrew Nussbaum to be included in State Tourism promotional guides and calendars - <https://tinyurl.com/WITourismDevelopment>
- Wisconsin State Historical Society – request a copy of the members mailing list – contact those in your region to promote events and share news
- For feature and event promotion develop personal contacts at television, radio, and newspapers (ask state tourism office for their media contact list)
- Develop reciprocal promotional agreements with other area historical sites and organizations

Hanchett  
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## SUGGESTED APPROACH

### Reimagining Hanchett-Bartlett

#### **Development**

The primary concept will involve significant site development. This will include rehabilitation of the existing house, barn and school as well as new sewer, water and underground power connections to utilities in St. Lawrence Avenue Site improvements such as providing additional parking, adding gardens and an orchard, adding terraces to the barn and school and cleaning up wooded area west of house are planned. A new building, constructed in phases, is envisioned to house the Wisconsin Women's Medicine Heritage Center and the Beloit Historical Society History Center. This development will require the use of a portion of the city owned land leased by the historical society.

The current lease between the Beloit Historical Society and the City of Beloit does not preclude development of the city owned land. The only stipulation is that the City has to provide written consent to any development.

The city-owned property is designated for public and institutional uses. No projects or programing for the property is anticipated by the city. The current city Open Space and Recreation Plan 2018-2023 plan does not call for park space on the property.

The assumption at this time is that for development to occur a Planned Unit Development would be required. This would require development of a plan, various public meetings and community input and review and approval by the City.

For the purposes of informing this feasibility study, the consults are assuming that the southern half of the city owned property may be developed for enhancements to Hanchett-Bartlett.

#### **Amenities**

Hanchett-Bartlett Homestead 4,800 gross square feet

- First floor for museum and display space, small event venue (dining and parlor for special events), restrooms
- Second floor office space for on-site staff and maintenance
- Homestead gardens and orchard

#### **Hanchett Events Venue**

Barn (with outdoor terrace) 1,200 gross square feet

- Large, flexible, flat floor event space for variety of activities
- Shed for catering support

#### **School House**

(with outdoor terrace) 400 gross square feet

- Classes, small meetings, workshops, educational demonstrations and summer programming

#### **Land owned by the Beloit Historical Society**

- Landscape adjacent to house in keeping with period of significance
- Lawn event space (with electrical)
- Farmstead garden
- Orchard
- Medicinal plant garden
- Event spaces (with electrical)
- Additional parking to support programming

#### **Leased land**

- New buildings and parking
- Natural buffer to neighborhood
- Walking trails
- Nature trail
- Event/education space
- Community garden
- Additional parking and site access

#### **Wisconsin Women in Medicine Heritage Center**

The new center must support the varied needs of the Hanchett-Bartlett visitors and the Beloit Historical Society. The heritage center needs to be open and airy; it should be welcoming to visitors and provide for future adaptability and flexibility of use. The new center must also prioritize accessibility for all types of visitors and provide ample parking for a range of events. The new heritage center will become the 'front door' to this property. The design should consider views and approaches from St. Lawrence Avenue as well as adjacent properties.

The new Heritage Center will be a facility that provides a connection to historic property and the Beloit Community. The building will be more than just a box for exhibits, presentations and a museum shop. The Heritage Center needs to represent the mission of the site, highlight programs, orchestrate access to indoor and outdoor areas, and, through the exhibits it houses, stand alone to educate visitors who may not have the time or ability to navigate the larger site.

## Hanchett Bartlett

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# SUGGESTED APPROACH

## Reimagining Hanchett-Bartlett

The heritage center should occupy a prominent area of high visibility to ensure that a larger percentage of tourists easily find the building, find parking, receive information about the property, and are made aware of available programs or events. The approximate 7,600 gross square feet Heritage Center may include:

- Entry/Reception
- Office and office support
- Display/flex space
- Flexible multi-purpose room(s)
- Catering kitchen and storage
- Table/chair storage
- Gift Shop
- Men's/Women's restrooms
- Outdoor terrace

### ***Beloit Historical Society History Center***

This is a new custom designed, state of the art historical history center based upon sustainable and universal design principles. It will be a place to explore Beloit's past through exhibits that feature authentic historical objects, hands-on experiences, and multimedia presentations. It will feature a research library, exhibit space, administrative office, collections workspace and storage and a community room all arranged around a central plaza exhibiting some of Beloit's manufacturing history.



Hanchett-Bartlett Homestead looking northeast towards the chicken coop, located between the Hanchett-Bartlett House and school. April 13, 2022

It is envisioned that the History Center will be an addition, essentially a phase two of the Heritage Center. Sharing restroom, entry/reception and research and collections space will be both an operational and functional advantage for both organizations as well as cost efficient. The approximate 8,000 gross square feet History Center may include:

- Entry/Reception
- Office and office support
- Display/gallery space
- Flexible community room(s)
- Community room storage
- Research library
- Museum Shop
- Collections storage and workspace
- Men's/Women's restrooms
- Outdoor plaza/display



Hanchett-Bartlett Homestead large clearings in the tree grove area, looking northeast from St. Lawrence Ave., should remain as flexible spaces for outdoor events. April 13, 2022

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## SUGGESTED APPROACH

# Wisconsin Women in Medicine

Hanchett-Bartlett Homestead  
Bartlett Sisters. Image courtesy of  
the Beloit Historical Society.



NOTE: A beginning list of noteworthy honorees to feature (6/28/2022 – edited 7-21-22 and 7-23-22) This is only a sampling of important “Women in Medicine” who have a significant connection to Wisconsin and who made a notable impact on the broad field of medicine and the healing arts. Each is a compelling story worth retelling. Excellent suggestions came from many sources, including the National Institute of Health (NIH) website “Changing the Face of Medicine” <https://cfmedicine.nlm.nih.gov/> which features a compilation of achievements of women physicians from the United States and around the world, and University of Wisconsin’s “Women Making History” <https://womeninwisconsin.org/>.

### THE BARTLETT SISTERS — Beloit

#### Mary Bartlett (1869-1959)

Attended Beloit High School and did her pre-medical education at Valparaiso University in Indiana. She received her M.D. degree from Hanemann Medical College in Chicago, Illinois. She practiced in Eagle, Wisconsin, from 1899-1901, in Honey Creek from 1901-1903, and then in Beloit from 1907-1958.

#### Edith Bartlett

Attended Beloit High School and did pre-medical education at Valparaiso University in Indiana. She received her M.D. degree from Hanemann Medical College in Chicago, Illinois. She practiced in Troy Center, Wisconsin in Walworth County from 1899-1905 and then in Janesville.

#### Lucy Etta Bartlett Vaughn (1872-1962)

Attended Beloit High School and did her pre-medical education at Valparaiso University in Indiana. She received her M.D. degree from Hanemann Medical College in Chicago, Illinois.

### LAURA ROSS WOLCOTT (1826 –1915) — Milwaukee

Laura Ross Wolcott, born in Maine, graduated from the Women’s Medical College of Pennsylvania in 1856 the third woman in the U.S. to earn a medical degree. She moved to Milwaukee in 1857 but was denied admittance to the Medical Society of Milwaukee County because she was a woman. In 1867 she went to Paris where she audited lectures at the Sorbonne and worked in a hospital. After, Wolcott returned to Milwaukee she was admitted to the Medical Society, thanks in part to the influence of an older doctor, Erastus Wolcott, whom she married. She is said to have been the first “bonafide” woman graduate of a medical school to practice medicine in Wisconsin. Also active in the women’s rights movement, she helped organize women’s suffrage meetings featuring Elizabeth Cady Stanton and Susan B. Anthony.

<https://womeninwisconsin.org/profile/laura-ross-wolcott/>

### EMMA THOMAS STANDARD — Milwaukee

First black woman physician in Milwaukee.

### BERTHA REYNOLDS (1868- 1961) — Lone Rock and Avoca

Bertha Reynolds was known in her community as “Dr. Bertha.” She was a rural doctor in south central Wisconsin, and one of the state’s first licensed female physicians,[1] practicing medicine in and around Lone Rock and Avoca from 1902 to 1953.

[https://en.wikipedia.org/wiki/Bertha\\_E.\\_Reynolds](https://en.wikipedia.org/wiki/Bertha_E._Reynolds)

### DONNA SHALALA (1941-) — Madison

Donna Shalala was born in Ohio and studied history at Western College for Women. She served in the Peace Corps in Iran and earned a Ph.D. in public affairs from Syracuse University in 1970. Shalala became chancellor of University of Wisconsin-Madison in 1988, the first woman to lead a Big Ten Conference school. She served 1993 when President Bill Clinton appointed Secretary of the U.S. Department of Health and Human Services (HHS). She held that position for eight years, becoming the longest-serving HHS secretary in history up to that time. <https://womeninwisconsin.org/profile/donna-shalala/>

*The entire Beloit Community and those who call it home should take pride in their community’s historic role in this important story. It speaks to their leadership in nurturing, supporting, acknowledging, and celebrating the contributions of professional women serving as leaders in medicine and the healing arts.*

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## SUGGESTED APPROACH

### **BETSY THUNDER (1850s–1912) — Black River Falls, Ho-Chunk**

Betsy Thunder was born near Black River Falls in the 1850s a member of the Ho-Chunk tribe called the Winnebago Sky Clan. She was a descendant of the Decorah family, whose founding mother was Ho-Chunk chief Ho-poe-kaw (Glory of the Morning). Thunder married a medicine man much older than her who taught her how to collect, prepare, and administer traditional and ceremonial medicine. He hoped she would pass the knowledge and skills to the next generation. Thunder became well known in the area for her skill with medicine. She treated both Ho-Chunk and white patients, despite knowing little English. As was the custom for Ho-Chunk healers, Thunder was paid “in kind” for her work with clothing, food or blankets. One patient in the town of Shamrock gave her lumber and grateful residents built her a small cabin. In the early 1900s, the U.S. government ordered Thunder’s tribe to be moved from Wisconsin to Nebraska. Thunder refused to leave and hid in the hills of Jackson County in Wisconsin until her death.

<https://womeninwisconsin.org/profile/betsy-thunder/>

### **DR. LILLIE ROSA MINOKA-HILL (b.1875) “Yo-da-gent”: She Who Saves — Oneida**

Lillie Rosa Minoka was born in 1876 on the St. Regis (now Akwesasne) Reservation in northern New York. She earned her Doctor of Medicine degree at the Woman’s Medical College of Pennsylvania in 1899, making her the second American Indian woman in the United States to hold an M.D. degree (Susan La Flesche Picotte was the first). She married Charles Hill, an Oneida Indian farmer from Wisconsin and in 1905 moved to the Oneida reservation. She used her professional status to help American Indians, working at public clinics and dispensaries and operated a “kitchen clinic” at her house. In 1947, she was officially adopted by the Oneida Nation of Wisconsin, the only person so honored in the 20th century. They gave her the name Yo-da-gent, meaning “she who saves.”

[https://en.wikipedia.org/wiki/Lillie\\_Rosa\\_Minoka\\_Hill](https://en.wikipedia.org/wiki/Lillie_Rosa_Minoka_Hill)

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_226.html](https://cfmedicine.nlm.nih.gov/physicians/biography_226.html)

### **DR. DOROTHY REED MENDENHALL (1874 –1964) — Madison**

Dr. Dorothy Reed Mendenhall discovered the blood cell disorder characteristic of Hodgkin’s disease, known as the Reed cell. She proved Hodgkin’s disease was not a form of tuberculosis and discovered the blood cell disorder characteristic of the disease. She researched health issues and wrote bulletins for the University of Wisconsin’s Department of Home Economics and the Wisconsin State Board of Health and the U.S Department of Agriculture.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_221.html](https://cfmedicine.nlm.nih.gov/physicians/biography_221.html)

### **SUE ANN THOMPSON — Elroy**

Sue Ann Thompson, then First Lady of the State, wife of Governor Tommy Thompson, founded the Wisconsin Women’s Health Foundation in 1997. As she recovered from breast cancer, she saw that women lacked important information about their health and she vowed to increase access to quality care and community resources. From there, the mission to innovate, impact and improve women’s health grew and thrived. The Wisconsin Women’s Health Foundation (WWHF) provides critical health services and education throughout the state. Their mission is to innovate, impact and improve women’s health.

<https://wwhf.org/>

### **DR. REBEKAH MAY WANG-CHENG (1953) — Madison**

Dr. Wang-Cheng served on the faculty of the Medical College of Wisconsin from 1985 to 2002 and completed a year’s fellowship there in 1993. With training in both psychiatry and internal medicine, Dr. Wang-Cheng focused her research on psychosomatic medicine and hormone replacement therapies. In , Dr. Wang-Cheng was chosen president of the Faculty Council and served as spokesperson for 900 faculty members. From 1995 until she left Wisconsin in 2002, Dr. Wang-Cheng wrote a bi-weekly column for the Milwaukee Journal Sentinel also syndicated on the Internet. “Dear Dr. Becky” was one of the paper’s most widely read columns.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_327.html](https://cfmedicine.nlm.nih.gov/physicians/biography_327.html)

**DR. JUNE E. OSBORNE (1937) – Madison**

For more than thirty years, Dr. June E. Osborn has published research and served as an expert advisor on urgent health and medical issues including virology, infectious diseases and vaccines, and public health policy to the Food and Drug Administration, the National Institutes of Health, the Centers for Disease Control and Prevention and the World Health Organization.

From 1966 to 1984 she was on the faculty of the University of Wisconsin-Madison Medical School, a professor in the Departments of Medical Microbiology and of Pediatrics. In 1975 she was appointed associate dean for biological sciences in the University of Wisconsin Graduate School. In 1984, Dr. Osborn left Wisconsin to become dean of the School of Public Health at the University of Michigan. During the 1980s and 1990s Dr. Osborn held numerous senior positions including chair of the National Institutes of Health National Heart, Lung and Blood Institute advisory committee on AIDS and the U.S. National Commission on AIDS.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_241.html](https://cfmedicine.nlm.nih.gov/physicians/biography_241.html)

**DR. HELEN AIRD DICKIE (1913-1988)**

Friends and colleagues termed Helen Aird Dickie “a giant in Wisconsin medicine.” She was a pioneer in the detection and treatment of tuberculosis, and identified a disease among Wisconsin farmers, which she called “farmer’s lung” caused by exposure to fermented moldy hay. She devised a means for its prevention and spent most of her career in the Department of Medicine at the University of Wisconsin. In 1983, she became one of the first two women to receive the University of Wisconsin-Madison Medical Alumni Citation.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_84.html](https://cfmedicine.nlm.nih.gov/physicians/biography_84.html)

**JUDITH FAULKNER – (1943) – Verona**

Starting with a computer in her basement in 1979, Epic System’s CEO Judy Faulkner built an empire - pioneering, building, and later dominating the electronic medical records field. The company’s 564 customers represent nearly 2,400 hospitals worldwide and 225 million patients in the U.S., or about two thirds of the country’s population. In 2013, Forbes called her “the most powerful woman in healthcare...” Her appreciation for whimsical art, landscaping and modern architecture is reflected in the stunning buildings and art, much purchased from state artists, in the Epic Campus in Verona. It has been called, “...an adult Disneyland...”

<https://tinyurl.com/EpicSystemsVeronaForbes>

**DR. RUTH HARRIET BLEIER (1923 – 1988) – Madison**

Ruth Harriet Bleier was a renowned neurophysiologist who was among the first American scholars to examine gender bias in the modern biological sciences from a feminist perspective. Throughout her career she combined her interests in scientific and academic work with a commitment to social justice and activism. In 1967, she left Johns Hopkins University to join the department of Neurophysiology at the University of Wisconsin-Madison, with concurrent appointments at the Weisman Center of Mental Retardation and Human Development, and the Wisconsin Regional Primate Center. Her book *Science and Gender: A Critique of Biology and Its Theories on Women* (1984) and her anthology *Feminist Approaches to Science* (1986) have become essential reading in the field of women’s studies. The University of Wisconsin-Madison annually awards Ruth Bleier Scholarships to encourage women to pursue careers in the natural sciences, medicine or engineering. The Department of the History of Medicine has endowed a chair in her honor.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_38.html](https://cfmedicine.nlm.nih.gov/physicians/biography_38.html)

**MARLA AHLGRIMM – Madison**

Marla Ahlgrimm is a pharmacist who has been called “a pioneer” for her research on treatment of premenstrual syndrome. She was one of the first in the nation to develop customized, low dose natural hormone prescription options for women managing the symptoms of hormone imbalance. In 1982, she cofounded Madison Pharmacy Associates in Madison, Wisconsin – the first pharmacy in America to specialize in women’s health. Ahlgrimm’s research into hormone related imbalances has revolutionized how American women and their doctors view perimenopause and menopause. In 1999, she received the Distinguished University of Wisconsin Alumni Award. She created “The Marla Ahlgrimm Scholarship Fund” for students at the University of Wisconsin who share her interest in personalized medicine for women.

<http://marlaahlgrimm.com/>

**DR. ANGELA M. ERDRICH (1965) – Oneida**

A member of the Turtle Mountain Chippewa (Ojibwe) in Wahpeton, North Dakota, Angela M. Erdrich, M.D., brings her interest in American Indian art, history and health care to her practice of pediatric medicine. After teaching art and English, she trained as a physician to help the underserved. She uses her education in her practice of medicine. Her medical experience includes a residency at Seattle, Washington, Indian Health Board from 1994 to 1997, and work as a pediatrician from 1997 to 2000 at the Oneida, Wisconsin, Community Health Center.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_104.html](https://cfmedicine.nlm.nih.gov/physicians/biography_104.html)



**DR. KATE PELLHAM NEWCOMB (1886-1956) “Angel on Snowshoes”— Woodruff**

Dr. Kate Pelham Newcomb earned her M.D. from the University of Buffalo in 1917. She left her practice in New York City to care for her husband and nurse him back to better health. They moved to rural northern Wisconsin so he could benefit from the clean, country air. She gradually returned to medicine, working as one of only three doctors in the area. She traveled many miles every day to reach patients isolated in the countryside. From 1931 to 1942, she saw patients at her home in Rice Creek in Boulder Junction and drove hundreds of miles to hold office hours in the town halls of northern communities. She delivered some 3000 babies, and never lost a mother. There are legendary stories of her journeys to help patients, tales of walking more than two miles on snowshoes in sub-zero temperatures when snowplows couldn't get through. Her Model T Ford was even fitted with skis. In 1949, Dr. Newcomb marshaled the community to raise funds for a hospital, to improve the medical care available to all residents. In 1952, the children in the geometry class at the Arbor Vitae-Woodruff High School, many of whom had been delivered by Dr. Newcomb, were studying “the concept of a million.” One of the students suggested they collect a million pennies to give to the hospital fund drive. The story received attention from national media and students sent pennies from every state. In just 103 days, on Memorial Day weekend in 1953, a Million Penny Parade was held to celebrate the students' successful fund drive that raised 1,700,000 pennies. Today a giant concrete penny – “The World's Largest Penny” - stands at 820 Third Avenue, in Woodruff marking Dr. Kate's successful fund drive.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_235.html](https://cfmedicine.nlm.nih.gov/physicians/biography_235.html)

**DR. VANESSA NORTHINGTON GAMBLE (1953-) — Madison**

Dr. Vanessa Northington Gamble is a physician and historian of medicine. Raised in a poor neighborhood in West Philadelphia in the 1950s, she has become an influential spokesperson for equal access to quality medical care for all Americans. In 1989, she joined the faculty of the University of Wisconsin and developed one of the first courses in the US to explore the history of race and American medicine and public health. In 2003, she was appointed associate professor in the department of health policy and management at the Johns Hopkins Bloomberg School of Public Health, where she is deputy director of the Center for Health Disparities Solutions.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_122.html](https://cfmedicine.nlm.nih.gov/physicians/biography_122.html)

**DR. ELIZABETH KARLIN (1944-1998) — Madison**

Elizabeth Karlin was a tireless advocate for women's rights and health issues. In 1992, she was honored as “feminist of the year” by the Wisconsin chapter of the National Organization for Women. Throughout her career she was an outspoken advocate for women's reproductive rights.

Born in New York City, Karlin graduated from the prestigious Bronx High School of Science when she was 16 years old. She earned her bachelor's degree from Antioch College in Ohio, and an M.D. from the University of Wisconsin-Madison Medical School. After working abroad as a general practitioner in Tanzania, she returned to Madison to establish a practice in internal medicine. As director of the Women's Medical Center on Madison's west side, she offered, in her words, “a full range of medical care and counseling to women who largely have no other access to health care...” She died in 1998 at age 54 a few months after being diagnosed with a brain tumor. The University of Wisconsin Foundation commemorated Karlin with the “Elizabeth Karlin Fellowship in Women's Health.”

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_179.html](https://cfmedicine.nlm.nih.gov/physicians/biography_179.html)

**SUZY FAVOR HAMILTON (1968-) Stevens Point — Madison**

Suzanne “Suzy” Favor was born in 1968 in Stevens Point, Wisconsin. She realized at a young age that she loved running; after winning a race in fifth grade, she thought, “This is what I want to do with my life.” By the time she graduated from high school in Stevens Point, she was an eleven-time state champion and had earned more medals than any other high school runner, male or female. Scholastic Sports Magazine named her one of the top hundred high school athletes of the century. In 1987, Favor started running for the University of Wisconsin-Madison, where she earned numerous awards, including 9 individual NCAA titles and 23 Big Ten titles (21 of which were individual). She was a 14-time All-American for track and cross country, was designated Wisconsin's Female Athlete of the Year every year from 1987 to 1990, and was honored as the Big Ten Female Athlete of the Decade in 1991. She continued after college winning seven U.S. National Championships and competed in three the Olympic of 1992 in Barcelona, 1996 in Atlanta, and 2000 in Sydney. Favor Hamilton has struggled with mental illness for much of her life. In the year before that final Olympic race, her brother, who had suffered from bipolar disorder and died by suicide. Favor Hamilton suffers from bipolar disorder, too, but she wasn't diagnosed until 2012. She went through a very dark period of her life that almost ruined her family and reputation. Eventually, she was correctly

## SUGGESTED APPROACH

### Wisconsin Women in Medicine

diagnosed with bipolar disorder and given appropriate treatment. After that, she worked hard to put her life back together, and she has rededicated herself to mental health advocacy. In 2015, she published her memoir, *Fast Girl: A Life Spent Running from Madness*. For several years she traveled the country speaking about living with bipolar disorder and removing the shame connected to mental illness. She was active in various social media but in 2022 has apparently closed accounts and is not currently publicly engaged.

<https://womeninwisconsin.org/profile/suzy-favor-hamilton/>

#### **DR. GLORIA SARTO (1929-) — Madison**

Dr. Gloria Sarto chaired departments of obstetrics and gynecology at the universities of Wisconsin and New Mexico. In 2002, became the first woman to be elected president of the American Gynecological and Obstetrical Society. She has had an illustrious research career and holds two patents for processes in genetic research she co-invented.

[https://cfmedicine.nlm.nih.gov/physicians/biography\\_284.html](https://cfmedicine.nlm.nih.gov/physicians/biography_284.html)

## SUGGESTED APPROACH

### Complementary Partnerships

To prosper over time organizations like the Beloit Historical Society must benefit all of their stakeholders, visitors and the community in which they operate.

Partnering and collaborating across sectors with government, private companies and other nonprofit organizations may be the best organizational solution for reimagining the Hanchett Bartlett property.

Successful cross-sector partnerships typically contain diverse but complementary organizations that collectively contribute to the creation of long-term value for the community. Collaboration may accomplish more complex projects than any one individual organization could. A common goal, such as the reuse of the Hanchett Bartlett property, would foster successful collaborations.

In the primary concept proposed, the collaborative would be a group made up of multiple stakeholders, organizations, and community representatives, which are independent, but work as a common entity, with the goal of repurposing Hanchett Bartlett.

The idea for this collaboration or partnership arrangement comes from the businesses sector. Businesses often partner with other brands — ones that are either within their industry or that target the same consumer segments — to collaborate on various projects that can enable both to improve brand affinity, extend their reach, and produce better services. Complementary partnerships support new projects or new services.

#### The Benefits of Complementary Partnerships

- Shared resources
- Additional expertise focused on the project
- Reduced costs and increased revenue potential
- Branding boost to all partners
- Shared risk – one partner does not bear all the risk
- Better programming and better community relations
- Financing becomes easier as multiple partners are intertwined.



The business model is concerned with how the concept is realized. This includes organizational structure, ownership and operational management.

Two models may work here. Both involve partnerships. The partnerships between the various organizations provides a mechanism to utilize the skills, contacts, resources, fund raising, outreach and business abilities of the entire collective to enhance the overall operation and success of the new venture.

The first model would involve a partnership of the Beloit Historical Society, the City of Beloit and a majority partner or partners. All entities would be partners, in that they would share in the creation of the new venture and have some ownership. The majority partner would, however, be the managing partner and would oversee the operation of the new venture. The majority partner would have its own board of directors, administration and employees and they would share certain parts of the facilities and operations with the city and with the Beloit Historical Society. The Beloit Historical Society would maintain its own independent operations, staff and Board adding staff as the programming at the site evolves.

The shared resources could focus on collections and research activities and facilities. The majority partner and the Beloit Historical Society would share revenue based upon the percentage of shared portions of the operation.

The second scenario involves the majority partner acquiring the Hanchett-Bartlett property from the Beloit-Historical Society and securing use of the adjacent city owned land through a new agreement. The majority partner would have its own board of directors, administration and employees and they would share similar facilities and operations with the Beloit Historical Society as outlined in scenario one. The majority partner would fund some aspects of the Beloit Historical Society annual operations based upon a negotiated agreement.

The sale of the Hanchett-Bartlett property should be made with proper due diligence and vetting of the partner, appropriate covenants placed on the property and with a commitment from the Beloit Historical Society to nurture community support for the project. The first step in selling the property will be for the Beloit Historical Society to establish a fair price for the buildings and land. The price should bring needed funds to the historical society and provides the potential buyer with a good financial deal.

In preparation for the sale, the Beloit Historical Society should work with the Wisconsin Historical Society to develop an appropriate Historic Preservation Covenant for the property. The covenant must protect the historic integrity of the property yet not be too restrictive for permitting the insertion of the new contemporary use.

As part of the sale negotiations, both the Beloit Historical Society and the majority partner will need to formulate a new agreement for long term use of the City property currently leased by the Beloit Historical Society. This will likely include only the southern half of that leased property.

It is likely that the City of Beloit and the majority partner will be able to garner funding to be used for design and construction activities for the new venture. Funding for an endowment, research and interpretation would come through gifts and grants collaboratively applied for by the Beloit Historical Society and the majority partner. Property usage fees, attendance, educational programming and admissions fees will eventually support yearly operations.

The majority partner would provide for the daily operations and management with paid staff located on site. It would also organize partners, alliances, community outreach and volunteers who would participate with classes and events, work on gardens and trails, fundraise for specific projects and offer other financial support. In the process, the people who belong to these groups meet new people, have opportunities to gain experience and grow and gain the satisfaction of helping support the property.

As part of the business model the partners should establish an endowment fund. This will allow the venture to establish a stable stream of income for regular large maintenance issues and improvements alleviating the pressures of inconsistent annual funding. This type of fund is also an excellent way for potential donors to contribute to the health and vitality of the venture.

Another stream of support should come from the City of Beloit. This may come in the form of technical and other types of staffing support and technical support from divisions such as parks and recreation, utilities and public works. Their expertise and resources will be invaluable especially at the startup phase of the venture.

### Adapt to the Market

To be successful—and stay successful—the business must carefully adapt its programming, products and services over time in response to the market. This means highlighting different benefits of the programming, product or service to the market and may necessitate modifications to existing programming, products or services. It may mean developing new programs, products or services to increase community engagement. The key is to know the strengths and limitations of the business, develop and refine strategy, understand customer needs, and strengthen the programs, product and service offerings by aligning strategy and customer needs.

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

2149 St Lawrence Ave  
Beloit WI 53511  
608.365.7835

# SUGGESTED APPROACH

## Opinion of Probable Costs

The following cost summary outlines a preliminary opinion of probable costs for the rehabilitation, new site improvements and new construction at the Hanchett-Bartlett Homestead. The probable costs were developed based upon cursory field observations of conditions, previous report of conditions and costs, the scope of work proposed for rehabilitation and assumptions related to proposed new construction.

### Reinvestment Phase I

Rehabilitation, restoration and deferred maintenance work for the house, barn school and site and minimal improvements to landscape and parking.

Construction Cost in 2022.....	\$700,000
A/E fee (10%).....	\$ 70,000
Construction contingency (20%).....	\$140,000
Concealed conditions contingency (5%) .....	\$ 35,000

<b>Total Project Cost (2022) .....</b>	<b>\$945,000</b>
With inflation to 2026@ 6%/year .....	<b>\$1,200,000</b>

Additional costs for Beloit Historical Society:

- Grant writing/funding staff (2023-2027) .....\$300,000
- Project management staff (2023-2031).....\$765,000
- Catalog, pack and move existing collections at Hanchett-Bartlett (2024-2025)..... \$ 35,000
- Temporary storage rental (2025) ..... \$ 4,000

Total additional costs .....	<b>\$1,104,000</b>
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### Reinvestment Phase II

New Wisconsin Women in Medicine Heritage Center including site work and equipment.

Construction Cost in 2022.....	\$1,800,000
A/E fee (10%).....	\$180,000
Construction contingency (20%).....	\$360,000
Design contingency (5%).....	\$ 90,000

<b>Total Project Cost (2022) .....</b>	<b>\$2,430,000</b>
With inflation to 2028@ 6%/year .....	<b>\$3,450,000</b>

### Reinvestment Phase III

New Beloit Historical Society History Center including site work and equipment.

Construction Cost in 2022.....	\$2,175,000
A/E fee (10%).....	\$217,000
Construction contingency (20%).....	\$434,000
Design contingency (5%).....	\$108,000

<b>Total Project Cost (2022) .....</b>	<b>\$2,934,000</b>
With inflation to 2030@ 6%/year .....	<b>\$4,700,000</b>

Additional costs for Beloit Historical Society:

- Relocation packing and moving (2030-2031) ..... \$150,000
- Unpacking and set up (2031) .....\$100,000

Total additional costs .....	<b>\$250,000</b>
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*The Opinion of Probable Construction Cost represents the Consultant's best judgment as a design professional. The Opinion is supplied only for the guidance of the Client. The Consultant has no control over the cost of labor and material, competitive bidding, or market conditions. The Opinion is based on Consultant's recent experience and adjusted to accommodate factors known to the Consultant at the time the Opinion is prepared. The Consultant does not guarantee the accuracy of the Opinion as compared to actual bids or cost to the Client.*

# Hanchett Bartlett

## Homestead

A Monument to Two Pioneer Families



Overall, funding begins with a fundraising feasibility study. Nonprofits usually contract for feasibility studies as a stand-alone service from a consultant to avoid potential conflicts of interest. These experts will help approach the feasibility study strategically, providing critical information and building a framework that will strengthen the campaign.

There is significant value in hiring a consultant who has deep experience in similar projects. They know who to interview, how to analyze results of those interviews and how to present findings to the partnership. A skilled expert will offer unique insight into the community, provide a fresh perspective of the funding opportunities and help develop a strong strategy for funding success.

### Funding Sources

A variety of funding options and sources will likely be necessary to finance initial and subsequent reimagining activities at the Hanchett Bartlett Homestead. It is anticipated that the funding stream will be quite variable, and that a single major source and several other supporting sources may be necessary.

### Primary Funding

#### *Private Partnership/Issue Funding*

This type of funding is envisioned as the largest single source of funds for the project. It would likely be a partner with a connection to or a significant interest in Women in Medicine. Such an entity with a compatible thematic focus is known as issue funder. Hundreds of issue funds exist, covering a wide range of topics such as animal welfare, alleviating poverty, upholding human rights, providing clean water, hunger relief, health and many more.

#### *City Partnership Funding*

Public-private partnerships involve collaboration between a government agency and a private-sector organization that can be used to finance, build, and operate projects, such as community facilities, parks and convention centers. Financing a project through a public-private partnership can allow a project to be completed sooner or make it a possibility in the first place. Using the resources of the City of Beloit could provide significant and focused funding for portions of the project especially those related to infrastructure, traffic, neighborhood buffer and other community related aspects.

#### *Pool Funds with Multiple Donors*

Donors can aggregate, or pool, funds with one another to create larger-scale impact in a shared focus area. They can identify opportunities to support one

another's work, reduce areas of unnecessary overlap, and strategize together about how to address a specific funding goal or opportunity. Having agreed on a strategy, each funder can implement his or her own grantmaking and have full control over those grants that can be focused on a particular portion of the overall project. Creating pooled philanthropic funds is a way to leverage giving and gain collective impact.

### Other Funding Sources

#### *Grants*

A key element of historic preservation projects of this type is the availability of significant challenge grants from foundations created by major Wisconsin-based donors. These foundations may provide matching grants, challenge grants, or partial funding for the project based upon the needs of the project and its viability. These grants are very competitive with a limited amount of funding, typically in the form of matching grants.

#### *Historic Preservation Tax Credits*

The Wisconsin Historical Society's Division of Historic Preservation administers both federal and state programs in conjunction with the National Park Service (NPS). Non-profits may take advantage of the tax credits by selling the tax credit through a historic tax credit investor and syndicator.

#### *Focus on Energy*

In partnership with 107 Wisconsin electric and natural gas utilities, Focus on Energy works with businesses, farms, school districts, local governments and other property owners to install cost effective energy efficiency and renewable energy projects.

#### *In-Kind Gifts*

The partnership should fully explore the possibility of accepting donated services, materials and labor for the project. Locally and regionally manufactured products should be requested from suppliers and manufacturers early in the design process.

# Hanchett Bartlett

## Homestead

### A Monument to Two Pioneer Families

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## SUGGESTED APPROACH

### Implementation Strategy

The proposed reimagining of the Hanchett-Bartlett property will require a substantial investment of capital, resources and time on the part of the Beloit Historical Society and its partners, supporters and stakeholders. The investment is motivated by their desire to preserve this unique property for community benefit.

One of the basic axioms of historic preservation work is that good planning leads to successful projects. The most influential factors affecting the ultimate outcome of a project often exist at the initial stages of planning. Taking adequate time to plan, to cultivate support and to build consensus with partners and stakeholders paves the way for successful fund-raising, adaptive reuse, public outreach and business operations.

The ideal implementation strategy is dependent upon several key issues:

- Results of fundraising feasibility study
- Availability and timing of the funding
- The pace at which the Beloit Historical Society, partners and stakeholders can reach consensus on proposed reimagining concept, rehabilitation of the property and related new construction, logistics and costs.
- Agreed-upon sequence of construction and potential phasing
- Period needed for neighborhood and city review and approvals

In proposing a realistic implementation timeline, the current and anticipated state of the local and regional economy, construction industry, tourism and availability of funding must be considered. It is quite common for the overall process for any historic preservation project to take many years from initial conception, through planning and design to a capital campaign, to construction and, finally, project completion.

*The best way to create and maintain a successful historic site is to enhance the interpretation of its core values and mission in a way that is relevant to the present-day audience and stakeholders.*

*Reinventing and changing course is not an easy endeavor. Yet, to survive the Beloit Historical Society and the Hanchett-Bartlett property must transition from the traditional house museum to something different.*

The ability to secure significant funding is likely the major factor impacting the timeline and ultimately project success. This will be affected by the overall economic health in the area as well as consumer confidence and philanthropic development. Presently the world of development is experiencing a large slowdown across the world and locally in Beloit. It is anticipated that private, corporate and community foundations are going to be very conservative relative to the available grant dollars in the next two years. Therefore, the proposed timeline is substantially stretched as compared to what it might have been one year ago.

The timeline provided here is a snapshot in time. It is made on the basis of information available in summer of 2022, our assumptions of the scope of work as described and our professional judgment and expertise. The timeline should be continually revised as the project moves forward and circumstances change.

Based upon current understanding of these factors, a recommended implementation strategy is outlined below. This strategy, or action plan, provides a road map for implementation while acknowledging the importance of maintaining flexibility. Although securing a single continuous funding resource is a goal for the project, it is more likely that multiple sources will be required to fund this reimagination and rehabilitation project.

Amenities for the reuse of the property are outlined in the Reimagining section of this report.

# Hanchett Bartlett

## Homestead

A Monument to Two  
Pioneer Families



### Implementation

Implementation will be phased and might look something like this:

- 2022-2023 — Complete feasibility study, facilitate community buy in, initial alignment with potential partners. This first year is full of small successes.
- 2023 — Fundraising feasibility. Sell the concept and establish relationship with major partner or partners. This would be a major milestone. Begin media engagement.
- 2024 — Fund raising activities, revise budgets, begin to staff up, community engagement, formalize partnership agreements. Success in the next few years becomes about hitting fundraising goals.
- 2025 — Fundraising continues, design of phase one. Year four is about continuing the marathon.
- 2026 — 250th anniversary of America's independence. Reinvestment phase one, deferred maintenance and code work, house, school and barn, site improvements, gardens, trails, etc., continue fundraising. Design phase two.
- 2027 — Partial opening of property and existing buildings for initial programming and events. Reinvestment phase two, new Wisconsin Women in Medicine Heritage Center, continue fundraising. Adjustment to course, programming begins and more steps forward.
- 2028 — Wisconsin Women in Medicine Heritage Center opens with related programming and events. Major milestone.
- 2029 — Full year of operations, reaching towards positive cash flow, continue fundraising, refinements to operations. Design phase three.
- 2030 — Reinvestment phase three, construction of a new Beloit Historical Society History Center and continued property improvements. Continue fundraising. Improved cash flow. Refinements to operations. Sale of the Lincoln Center. Positive cash flow.
- 2031 — Relocation of the Beloit Historical Society. Occupancy and opening of Beloit Historical Society History Center. Major milestone. Ongoing fundraising.
- 2032 — First full year of operations with full programming and events.

*Change is a process, a marathon, composed of sequential steps. Meaningful change takes a lot of resources and most importantly a significant commitment by the organization.*

As we complete our work on the Hanchett-Bartlett Feasibility Study, we reflect upon its significance and contemplate its future. Given what we now know about Hanchett-Bartlett and its potential, we believe this document illustrates how the property may successfully transition from an under-utilized house museum into a premier community resource. More importantly we believe we have interwoven our recommendations with the prescriptive themes and vision for Hanchett-Bartlett to give it new meaning and relevance to the Beloit community.

As contemporary uses are integrated and implemented, many long-standing perceptions will disappear, and new realities will emerge. Guests and visitors will become integral with new programming and public use. Furthermore, the land and the buildings will be preserved, retained and maintained for the future.

Partnerships and stewardship that embrace cooperative planning, management and operations will be the most critical elements in the long-term sustainability and success of Hanchett-Bartlett.

Charles Darwin wrote that, "those with the most ability to adapt to a changing world will survive." With the establishment of partnerships and insertion of funding Hanchett-Bartlett will adapt, change and survive for future generations. It will remain a legacy for the community and become a forward-looking asset for Beloit.



[beloithistoricalsociety.com/homestead](http://beloithistoricalsociety.com/homestead)