



Beloit Historical Society, Beloit, Wisconsin

REQUEST FOR PROPOSALS

Hanchett-Bartlett Homestead Site

March 24, 2023

The Beloit Historical Society (BHS), Beloit, Wisconsin will be receiving proposals for the above-noted project until 4 PM, May 15, 2023. Proposals must be submitted in electronic format (email/pdf or flash drive preferred) with five (5) printed hard copies mailed or delivered to:

Beloit Historical Society
Attn: Donna Langford, Executive Director
845 Hackett St.
Beloit, WI 53511
Email: hanchett@beloithistory.org

The BHS reserves the right to reject any and all proposals not judged to be in the best interest of the BHS.

REQUEST FOR PROPOSALS - Hanchett-Bartlett Homestead Site

Date of Request: March 24, 2023

Project Title: Hanchett-Bartlett Homestead Site

Site Open House: April 7, 2023, from 9:00 AM until Noon

Submittal Due: 4 PM Local Time, May 15, 2023. There will not be a public opening for this RFP.

Late Proposals: Any proposal received by the BHS after the exact time and date specified will not be considered.

Submittal Format: Five (5) Paper Copies and One (1) Electronic File (email/pdf or flash drive preferred) of the proposal is to be submitted for evaluation by the BHS. Label submittal: Hanchett-Bartlett Site Proposal

Submit to: Beloit Historical Society
Attn: Donna Langford, Executive Director
845 Hackett St.
Beloit, WI 53511
Email: hanchett@beloithistory.org

Withdrawal: Proposals may be withdrawn by written notice received at any time prior to the proposed closing date and time. Proposals may also be withdrawn in person by an officer or by a representative of the firm, provided that the representative signs a receipt for the return of the proposal.

INTRODUCTION

PROJECT SUMMARY

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

The Beloit Historical Society (BHS) seeks competitive development proposals from qualified developers to develop the Hanchett-Bartlett Homestead, an 1857 Victorian farmstead site located in the City of Beloit. The site is comprised of approximately 1.77 acres located at 2149 St Lawrence Ave. Included on the site is an existing, 4,800 gsf (approximately) house that was constructed in 1857 by James Henry Hanchett of quarried limestone from the original site. The original stone barn and smokehouse, a restored rural schoolhouse as well as ancillary buildings are on the site. The building is currently unoccupied. The BHS is seeking a developer to transform the site and building into a new use that is compatible with the surrounding land uses, complements the existing land use mix, and will be economically viable in the long term. The BHS will consider sale or lease options.

The adjacent land (15.2 acres) is under lease to the BHS until April 2040 from the City of Beloit. The City of Beloit is willing to consider the continued use of this property as part of this project.

James and Caroline Hanchett purchased 40 acres for a small farm on St. Lawrence Rd. from L.G. Fisher in 1857. James erected a home of locally quarried limestone and the couple planted hundreds of cherry, apple, and pear trees. Unfortunately, James, who was a very active and noteworthy Beloit businessman, died of "mountain fever" in 1865, leaving Caroline to raise their nine children. Twenty acres of the land and the homestead were sold by their son Charles to the Bartlett family in 1901. The Bartlett sisters deeded the house to the Beloit Historical Society along with 1.77 acres of land in 1960. In 1977 the Hanchett-Bartlett Homestead was placed on the National Register of Historic Places and may be eligible for historic preservation tax credits.

DEVELOPMENT PROJECT GOALS

The BHS's goals for this development site include the following:

- The proposed project is sensitive to the historic character of the site and buildings;
- The proposed use is compatible with surrounding land use;
- Design approach that integrates the development with the surrounding neighborhood area, enhances community character, and provides connectivity;
- Adds cultural/community value;
- Is economically sustainable long-term.

PROPERTY DESCRIPTION

Property Summary

The Hanchett-Bartlett Homestead Site consists of a 1.77-acre parcel. (See attached Map) The property has been historically used as a farm residence and most recently as a museum. There are no known environmental conditions or issues. A Property Condition Assessment report completed in 2017 is available at <http://beloithistoricalsociety.com/facilitiesassessment.php>. A new roof has been installed on the house subsequent to this report. The site includes a coursed limestone house constructed in 1857. The site also includes an original stone barn and smokehouse, a restored rural schoolhouse as well as ancillary buildings are on the site.

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 that might impede access to certain buildings or trails for 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.

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
- Greek Revival-Italianate Style, coursed limestone
- Cupola with Palladian windows
- The interior is plastered and painted, including significant woodwork, pocket doors and stenciled decorations in several rooms.
- Load bearing masonry construction. Wood frame interior wall and roof.
- Appropriately 4,800 gsf of floor space.
- Period of significance 1857-1924, associated with agriculture, and architecture
- Large property surrounded by vacant land
- The house is not accessible by ADA standards

Barn Attributes

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 floor space of 1,200 gsf.
- Tall interior at 15ft. of clear headroom.
- Adaptable and flexible use possibilities.
- Generally good condition.
- Barn is accessible by ADA standards

What You Should Know/Key Points

The site is on the National Register of Historic Places, State, and Local Historic District and may be eligible for State and Federal historic preservation tax credits. The site is locally listed as a local historic landmark and any site modifications and/or building alterations will require a Certificate of Appropriateness from the City of Beloit Landmarks Commission.

The site is surrounded by 15.2 acres of land owned by the City of Beloit and is under lease until April 2040 to the BHS. The City of Beloit will consider the continued use of this land as part of any development proposal.

Interested parties interested in viewing/inspecting the property may do so during an open house to be conducted on **April 7, 2023**, to be held on-site from 9:00 am to Noon.

Depending on the scope of the proposed development the BHS anticipates removing the Daisy Chapin School House and other historical items which are included in the BHS collections.

Zoning: The site is currently zoned PLI, Public Lands and Institutions, and any proposed use that is not allowed or conditional will require a rezoning to be approved by the Beloit City Council through the regular review and approval process. A full description of this zoning district classification, Allowed Uses, and Conditional Uses can be found on the City's website at

https://library.municode.com/wi/beloit/codes/code_of_ordinances?nodeId=CH19ZOCORERE2946

Seismic Zone: The property is in a zone 0 seismic area according to the 1997 UBC code and a Category B earthquake zone according to the 2015 IBC code.

Flood Zone: A review of the City of Beloit Flood Plain Map, the property is not in the 100-year flood zone.

Wind Zone: A Wind speed map from FEMA has the property located in a Zone 1 wind zone. Which equates to a maximum wind speed of 70 mph.

Legal Description: LOT 2 CSM V 9 PGS 68-70

Property Ownership

The property is owned by the BHS. Lease or conveyance will be via a standard Commercial Real Estate Lease or Offer to Purchase and will require approval from the BHS Board of Directors.

Public Infrastructure and Utilities

The site is served by existing infrastructure and utilities, however, connection to the public water and sewer utility will be required. Any infrastructure/utility upgrades required to support the proposed project will be at the expense of the developer.

PURCHASE PRICE

The current asking price is open to negotiation if the proposal substantially meets BHS's project goals.

PROPOSAL FORMAT AND REQUIREMENTS

Proposals that do not address the items listed in this Request for Proposals may be considered incomplete and may be deemed non-responsive by the BHS at its sole discretion. It is the responsibility of the organizations submitting proposals to determine the actual efforts required to complete the project. Interested entities should submit a proposal that includes the following:

- A cover letter indicating your interest in the project and identifying why the firm or organization is uniquely qualified for this project.

- A brief description of the firm or organization including its structure, capabilities, length of time in business, and experience with similar projects. Provide the name, address, phone number, and email address of the key contact person. Also, identify key personnel and/or partners involved in the proposal.
- Provide information about relevant completed development projects undertaken with a concentration on those comparable in scale, nature, process, and function to this project. Provide the name, email address, and phone number of at least two references.
- Project Description: Provide a brief narrative describing what is proposed for the construction, and or redevelopment of the site. Include an estimated timetable for construction and a phasing plan if applicable. Explain how the proposed project will achieve the desired project goals. Include approximate development costs anticipated to complete the project.
- Identify the proposed lease rate or purchase price for the site.
- Concept plan: Submit a *conceptual* site plan showing initial ideas for site layout including any additions, landscaping, parking, or other significant features. Also, provide conceptual elevations and floor plans as appropriate.
- A business plan or summary for the primary proposed use(s) if identified.
- Describe how the adjacent land will be integrated into the proposal i.e. if it will remain parkland or be developed.

SUBMITTAL REQUIREMENTS

Proposals must be received by 4 PM Local Time, Friday, May 15, 2023. The submittal must include five (5) paper copies and one (1) electronic file (email/pdf or flash drive preferred). Label submittal: Hanchett-Bartlett Homestead Site Proposal.

Submit to: Beloit Historical Society
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 Beloit, WI 53511
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EVALUATION AND SELECTION PROCESS

The BHS will evaluate proposals and make a recommendation to the BHS Board of Directors for the award based on a variety of factors, such as:

- Extent to which the proposed development maximizes the use of the site and maintains its historic integrity
- Overall Concept Plan proposed and satisfaction of goals for the project area
- Qualifications and Experience of the firm and key personnel
- Demonstrated relevant experience in similar development projects and positive references
- Estimated level of investment and financial capability of the developer
- Anticipated project timeframe for completion/phasing

The BHS Committee will evaluate the proposals received and may conduct any desired interviews. The BHS will then recommend one proposal and negotiate a lease or sales contract and development agreement for BHS Board's consideration. If interviews are desired by the BHS, firms will be given ample time to prepare.

RIGHTS RESERVED BY THE BELOIT HISTORICAL SOCIETY

This Request for Proposals does not commit the BHS to enter into a contract, nor does it obligate the BHS to pay for any costs incurred in the preparation and submission of proposals in anticipation of a contract.

The BHS reserves the right to:

- Make the selection based on its sole discretion
- Reject any and all proposals without prejudice
- Issue subsequent Requests for Proposal
- Postpone opening for its own convenience
- Remedy technical errors in the Request for Proposal process
- Approve or disapprove the use of particular sub-consultants
- Negotiate with any, all, or none of the Proposers
- Solicit best and final offers from all or some of the Proposers
- Waive informalities and irregularities in the proposal
- Request clarification of the information submitted
- Request additional information

INQUIRIES

Questions regarding this RFP must be in writing and sent via the U.S. Mail or e-mail to hanchett@beloithistory.org up to ten (10) days before the proposal is due. After this date questions involving the content or intent of the proposal will not be answered. All questions will be responded to by email, and provided to all parties requesting an RFP for which the BHS has contact information, and treated as an addendum to the proposal packet.

PROPOSER RESPONSIBILITY

Interested proposers have the responsibility of understanding what is required by this solicitation. The BHS shall not be held responsible for any firm's lack of understanding. This solicitation contains a brief description of the project site. The BHS makes no representations as to the conditions of the project site and no employee or any other representative of the BHS has the authority to make any oral or written representations as to the conditions of the project site. Proposers are responsible for assure delivery prior to the deadline. Do not assume that a guarantee by a mailing service will ensure that the proposal is received by the deadline.

CONTRACT

No contract shall be in effect until the Beloit Historical Society executes a signed development agreement.

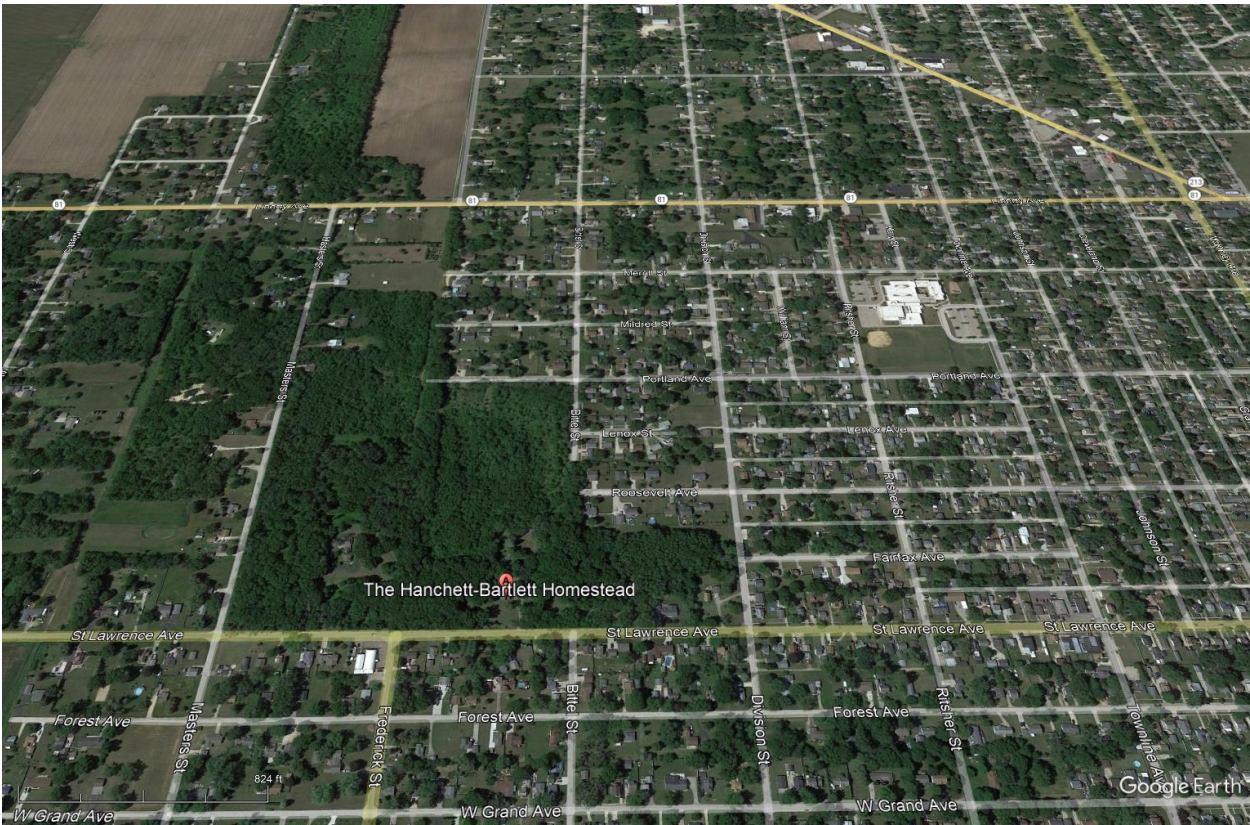
HANCHETT-BARTLETT HOMESTEAD SITE APPENDIX INDEX

- A. Project Location
- B. Site Topography
- C. Site Floor Plans
- D. Site Building Photos
- E. City of Beloit Background

APPENDIX A

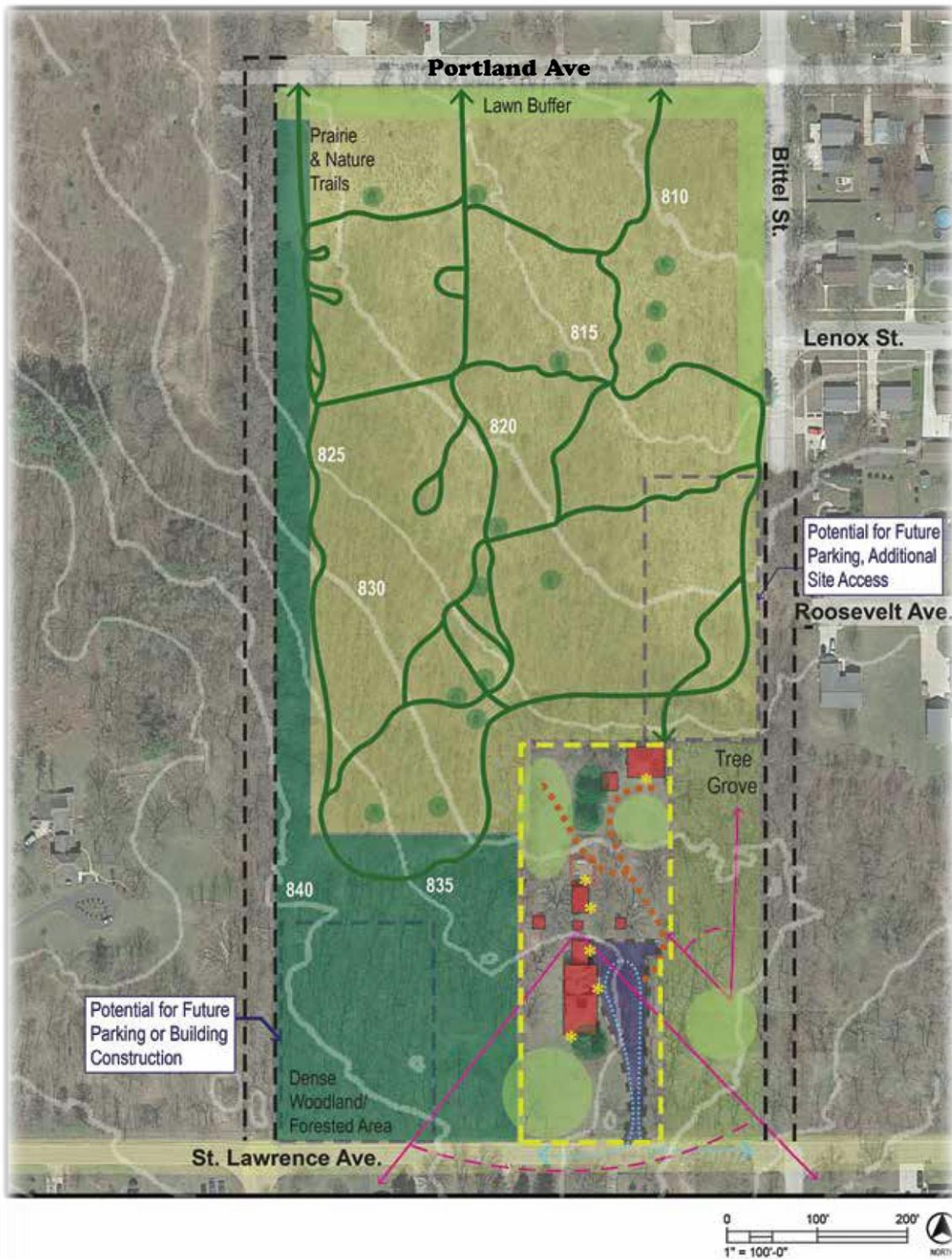
SITE PROJECT LOCATION

2149 St. Lawrence Ave., Beloit Wisconsin



APPENDIX B

SITE TOPOGRAPHY



1 The Hanchett-Bartlett Homestead Property and Surrounding Area
SCALE: 1"=100'-0" ON 11X17 Sheet

☆ Parcel: 13472000 ×

Owner:
Beloit Historical Society

Owner Address:
845 Hackett St Beloit, WI 53511-5227

Site Address:
2149 St Lawrence Ave

[View Additional Details](#) | [Add to Results](#)

☆ Parcel: 13471600 ×

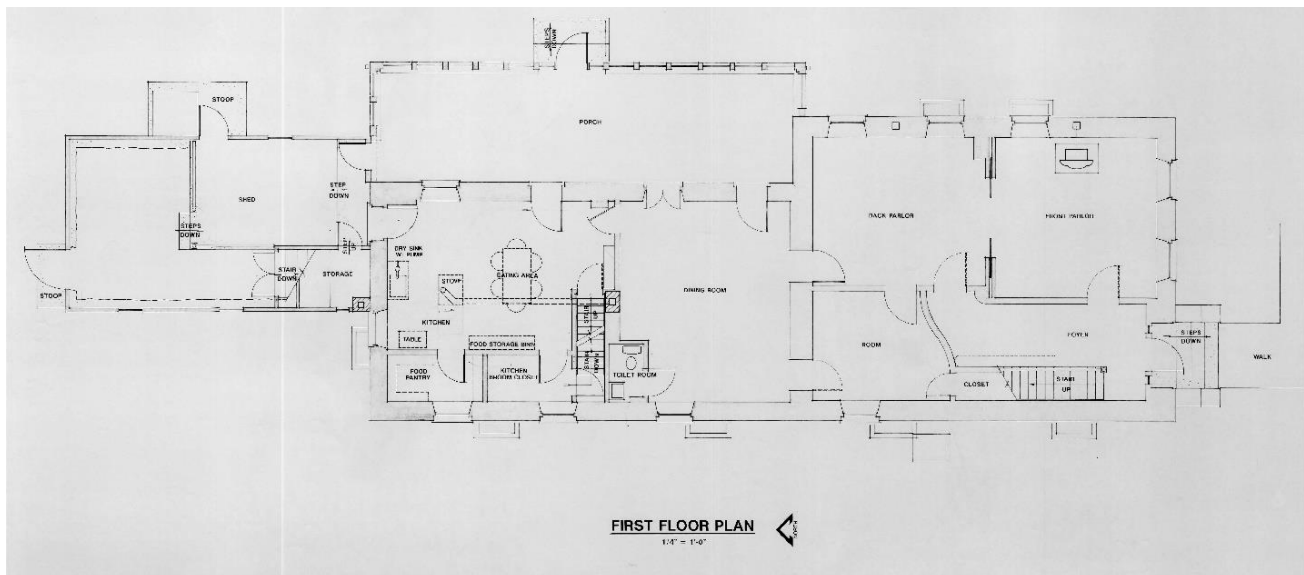
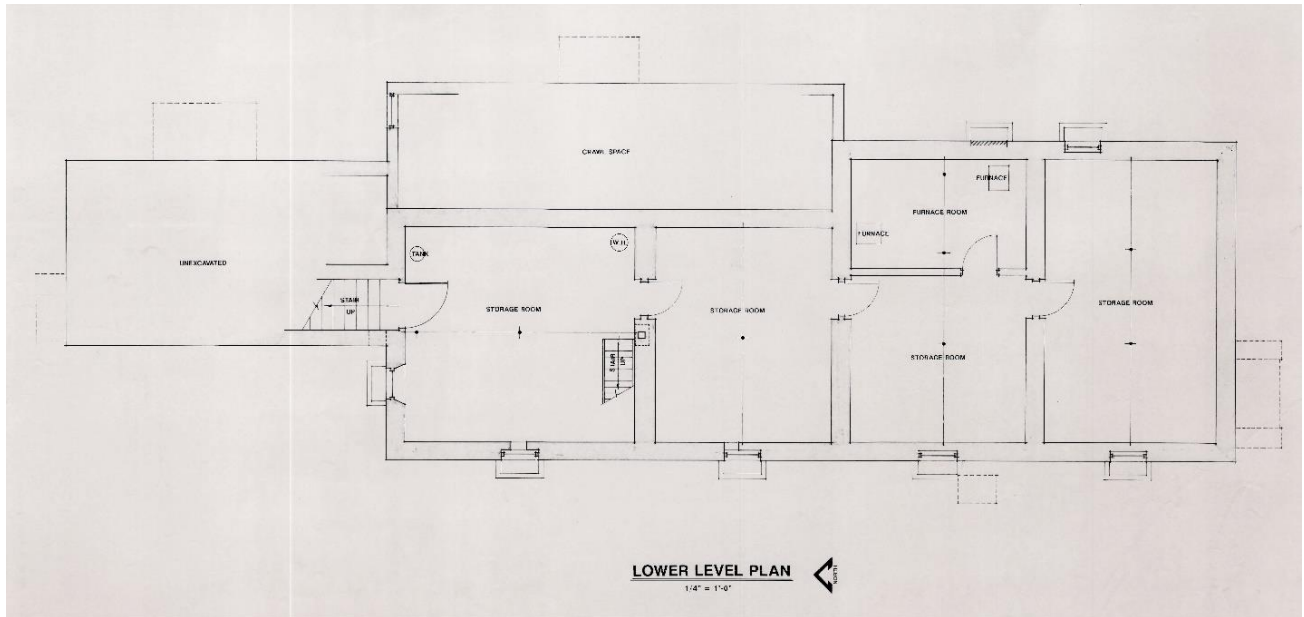
Owner:
City of Beloit

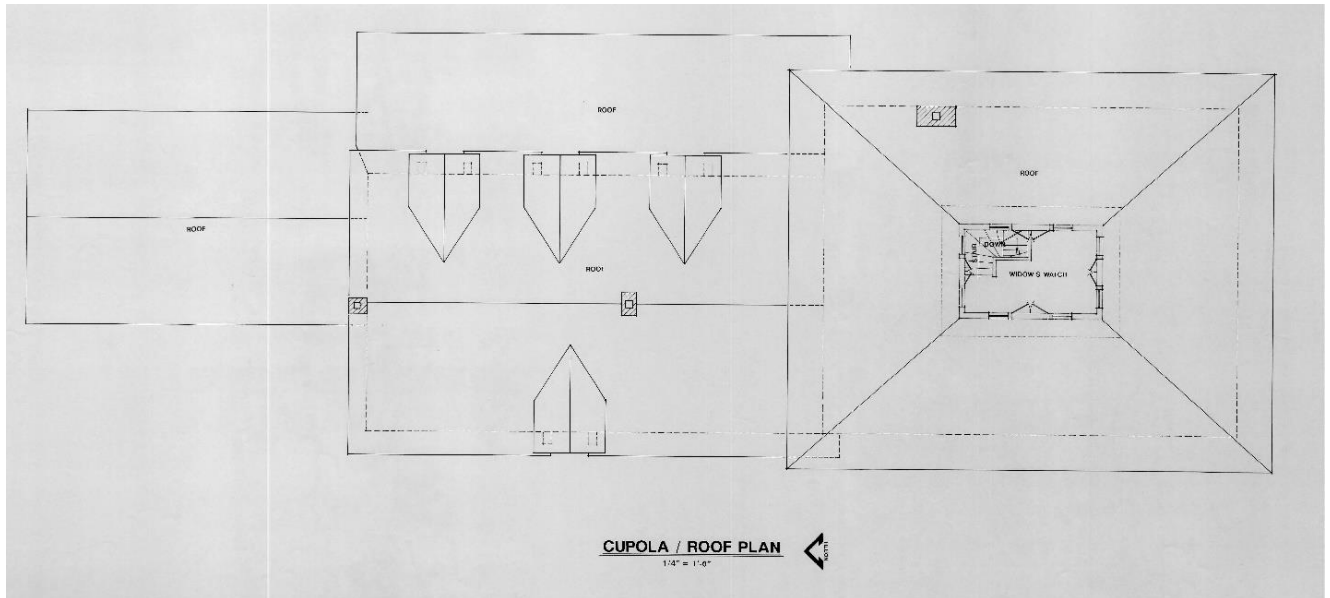
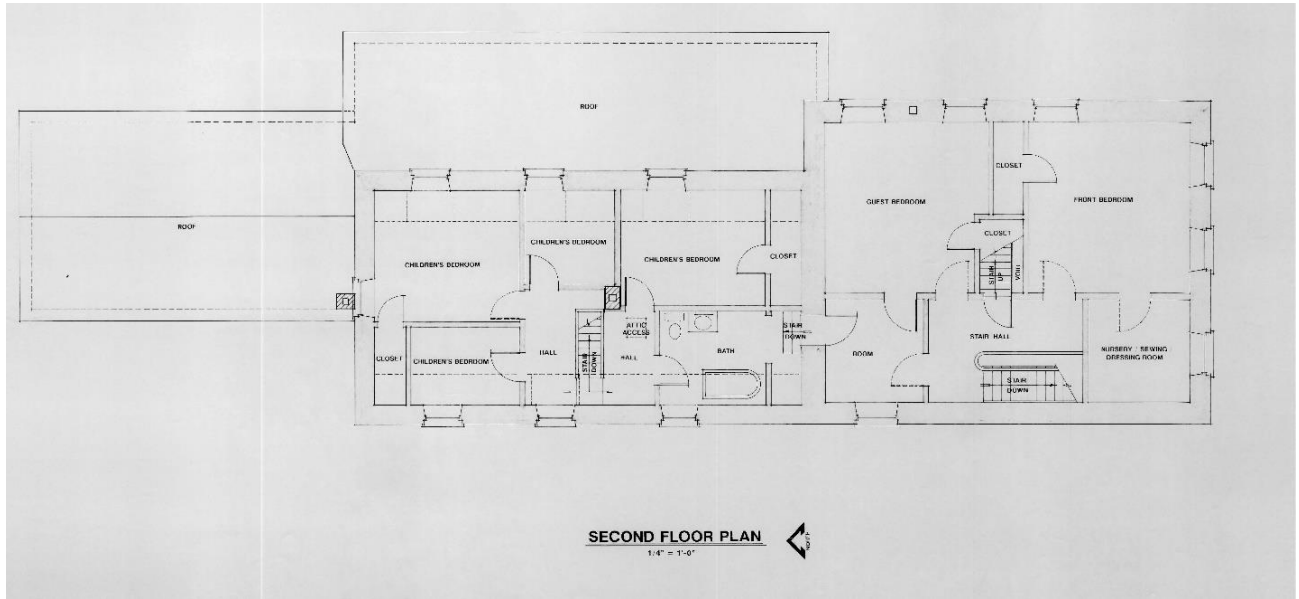
Owner Address:
100 State St Beloit, WI 53511-6234

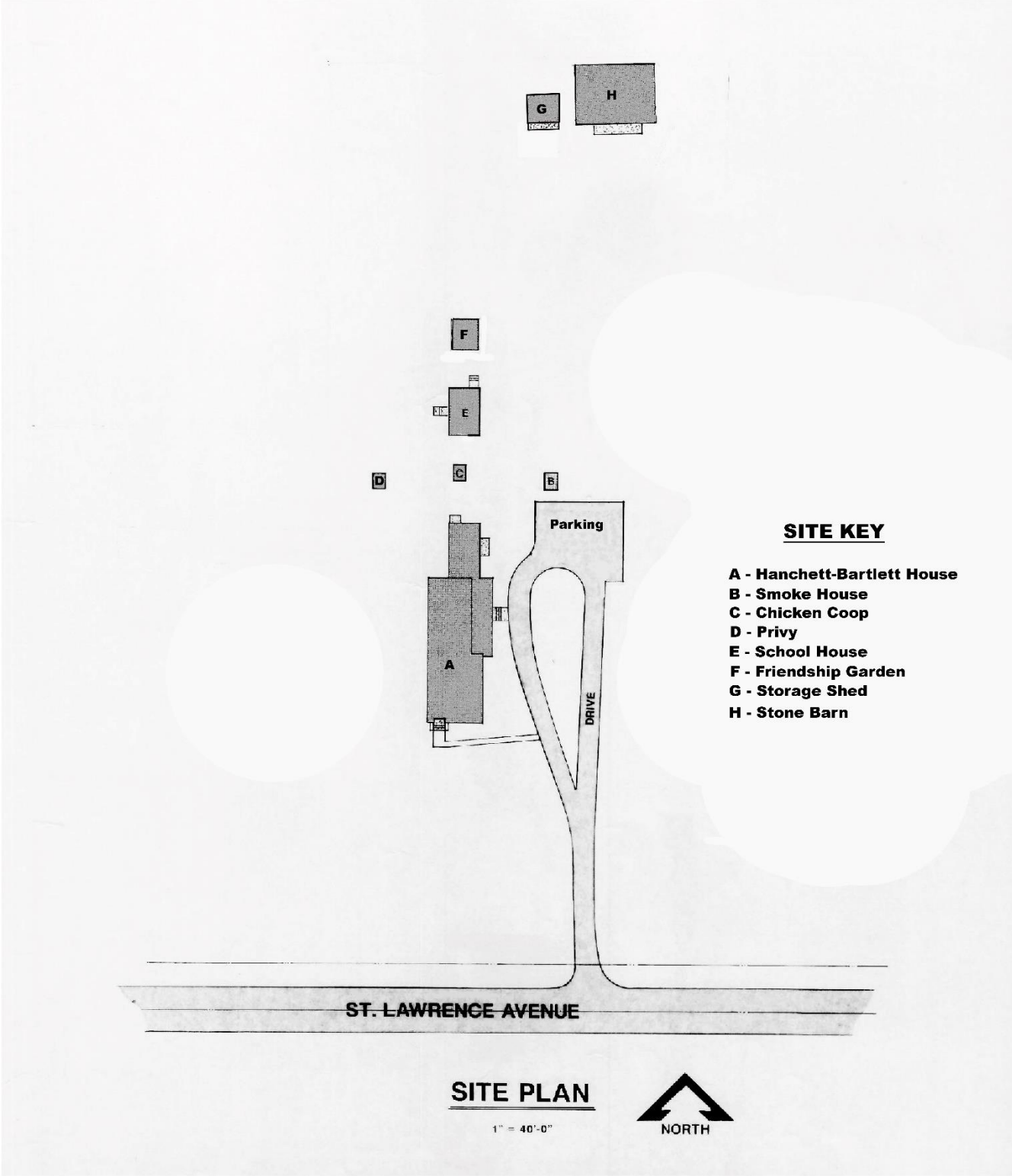
Site Address:
2217 St Lawrence Ave

[View Additional Details](#) | [Add to Results](#)

APPENDIX C - FLOOR PLANS







APPENDIX D



Hanchett-Bartlett House front view



Hanchett-Bartlett House Eastside Elevation



Hanchett-Bartlett House Eastside Elevation



Hanchett-Bartlett House Street View



Main Staircase



Cupola



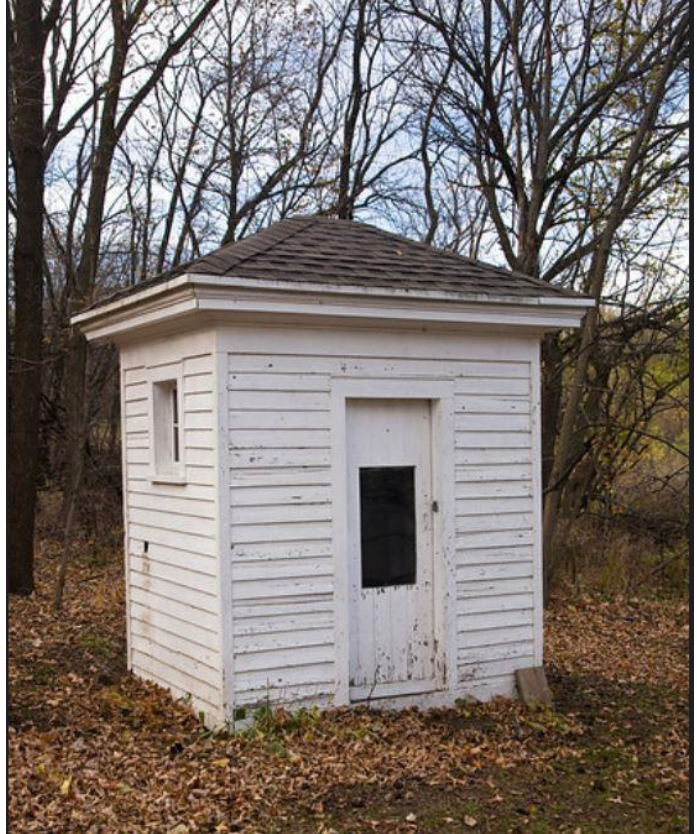
Picnic Grove



Limestone Barn



**Smoke House,
pictured 1970**



Privy



School House and Friendship Garden



Smoke House, Wood Shed, Chicken Coop & School House

APPENDIX E – City of Beloit Background

Beloit is a mid-sized city located in south central Wisconsin at the confluence of Interstate Highways I-39/90 and I-43. This strategic transportation network provides access to 33% of the nation's population, 30% of all U.S. business operations, 38% of all U.S. manufacturing volume, and 50% of the nation's top 20 metro manufacturing centers – all within 500 miles of distance. Greater Beloit's workforce corridor extends along the I-39/90 interstate corridor and extends from Belvidere, IL to the south to Madison, WI in the north and includes a population of over 300,000.

The community's economy is diverse and robust with Fairbanks-Morse Defense, Kerry Ingredients & Flavours, ABC Supply Company and others having headquartered operations in the City. Manufacturing and warehouse/distribution are major industries along with healthcare and food technology. High tech is an emerging industry with Comply 365, NorthStar Medical Radioisotopes, Rakuten, Acculnyx, and Irontek being recent additions. As of December 2022, the City of Beloit's unemployment rate was 2.9%.

The Greater Beloit area population is 165,119 of which 36,564 live in the City of Beloit. The Greater Beloit community is home to 88 industrial firms, 850 retail establishments, several corporate headquarters, a minor league baseball team, several museums, and an internationally acclaimed college that bears the community's name.

One of the most ethnically diverse communities in the Midwest, according to the most recent ACS, the racial composition of Beloit was; White: 67.56%, Black or African American: 13.08%, Other race: 9.94%, Two or more races: 7.4%, Asian: 1.42%, Native American: 0.6%, and Native Hawaiian or Pacific Islander: 0.02%.

The community is also a center for the arts and includes many cultural assets. The Wright Museum of Art and the internationally acclaimed Logan Museum of Anthropology are located on the Beloit College campus. Many fine pieces of public art adorn the Riverfront, City Center, and Beloit College Campus. The city shares a world-class symphony orchestra with its neighbor Janesville and has numerous special arts events and activities each year.

The City has several historic districts and offers diverse and unique neighborhoods, housing, outdoor recreation, and lifestyle opportunities. Downtown Beloit is the historic, economic, cultural, and social center of the community, located just north of the confluence of the Rock River and the Turtle Creek. Beloit's downtown award-winning revitalization program includes designation as a Great American Main Street Community (2011), Travel and Leisure list of America's Greatest Main Streets (2012) and "Most Romantic Main Streets" (2017) by the National Main Street Center. The downtown area hosts more than 50 days of special events each year including the Saturday morning Farmers' Market that draws more than 90 vendors and 9,200 people from May through October.

As with many other older legacy industrial cities, Beloit underwent significant economic distress during the 1970s and 1980s. By the late 1980s, private sector civic leaders partnered to form Beloit 2000 (now Beloit 200), a visionary organization that spearheaded the redevelopment of City Center. Beloit 200 in partnership with the City, has transformed Beloit's Rock River frontage into a world-class open space and recreation complex, heavily utilized throughout the year and a symbol of the community's revitalization. Downtown redevelopment and growth in the shovel-ready Gateway Business Park are the hallmarks of the City's continuing revival. While new businesses relocate to Beloit and existing companies expand and grow, the community continues to celebrate its rich heritage and cultural diversity.