

## REPORT TO THE LANDMARKS COMMISSION

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**Meeting Date:** November 21, 2017      **Agenda Item:** 7      **File Number:** COA-2017-31  
**Applicant:** Larry Hansen      **Owner:** Mary A. Hansen      **Location:** 620 Park Avenue  
**Existing Zoning:** R-1B, Single-Family Residential District      **Existing Land Use:** Residential      **Parcel Size:** 0.16 Acre

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### Request Overview/Background Information:

Larry Hansen, on behalf of Marry A. Hansen, has submitted an application for a Certificate of Appropriateness (COA) to allow a garage door replacement on the detached garage located at 620 Park Avenue. This project will include the replacement of the existing wooden, carriage-style doors with a sectional metal garage door. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an historic district.

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

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #1.

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### Key Issues:

- The applicant has proposed the installation of a white aluminum garage door. The applicant has selected this garage door style because of its light weight material and compatibility with an automatic garage door opener. Please see the attached Details.
  - The existing wooden, carriage-style doors consist of two tri-folding doors designed to open horizontally, which makes them incompatible with an automatic garage door opener. Sections of the wooden door panels appear to touch the cement floor and have sustained moisture damage. The applicant described difficulty opening the existing garage doors due to sustained damage and the weight of the door materials.
  - This property was classified as “contributing” to the College-Park Historic District, as shown on the attached Intensive Survey; however, the Intensive Survey does not mention the detached garage, and there is not any information provided on when the detached garage was built.
  - Section 32.06(5)(a) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
    - The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance. Only two of the ten review criteria apply in this case, and the applicant satisfactorily complied with one of the general criteria.
  - Section 32.06(5)(b) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criterion is relevant to this application:
    - (1) *Architectural Details:* *Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark.*
      - The applicant is proposing the installation of a 7’4” by 16’ aluminum garage door which will consist of three sections. The top section of the garage door will have double pane windows with a muntin design that forms 4 panes.
      - The material, size, color, detail, and hardware of the garage door must be taken into consideration.
  - Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).
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### Sustainability:

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

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to allow a garage door replacement on the detached garage located at 620 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. All work shall be completed by November 21, 2018.
2. The applicant shall obtain all necessary permits prior to starting work on this project.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
4. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

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

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**Attachments:** Location & Zoning Map, Application, Photos, Details, Intensive Survey Form, & COA Checklist

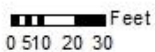
# Location & Zoning Map

620 Park Avenue


COA-2017-31



1 inch = 54 feet



## Legend

-  Zoning District
-  City Limits
-  Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II  
Date: November 7, 2017  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION

# CITY of BELOIT

## PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2017-31

1. Address of property: 620 PARK AVE

2. Parcel #: 13660425

3. Owner of record: MARY HANSEN Phone: 608 362 2149

620 PARK BELOIT WISC 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: HARRY HANSEN

2743 SCOTTIES DR Wisc 53511  
(Address) (City) (State) (Zip)

(Office Phone #) 608 289 6657 (Cell Phone #) lvhansen1973@charter.net (E-mail Address)

5. Present use of property: RESIDENTIAL

6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
  - Roof repair/replacement
  - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
  - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
  - Installation of historic plaques (residential properties only)
  - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
  - Installation of fences
  - Storm window/storm door repair or replacement
  - Installation of glass blocks in basement window openings

Please continue to #7 (Over)



**CERTIFICATE of APPROPRIATENESS APPLICATION (continued)**

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

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

REMOVE EXISTING BI FOLD GARAGE  
DOOR INSTALL NEW OVER HEAD THREE  
PANEL GARAGE DOOR

**8. Attachments:**

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

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

- NHS                       City of Beloit                       SHSW                       Federal

**NOTE:**

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

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

[Signature]                      HARRY HANSEN                      10/9/17  
(Signature of applicant)                      (Print name)                      (Date)

Review fee: **\$50.00\*** / **\$25.00\* if staff approved**    Amount paid: \$ 50.00  
\* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.  
Scheduled meeting date: NOV. 21, 17  
Application accepted by: [Signature]                      Date: 10/9/17

# ANDY'S

Garage door service and repair

1954 Sun Valley Dr

Beloit Wi, 53511

608-718-5311

To: Mary Hansen

620 Park Ave

Beloit Wi, 53511

## Job Description

- Remove and haul and haul away existing carriage style doors
- Install 1x4 Pine boards to side jams and 2x4 pine boards to the bottom of the header to make the opening smaller..
- Remove and replace the the trim boards on the exterior side of the OHD opening..
- Install new 16X7'4" Hormann OHD with pinch free panels..
- Install Lift master side mount opener and with remote

All materials, labor and disposal included in proposal.

Total \$ 3,650.00

**Door System Material Numbers**

- ED5200 = 5200 No Windows
- ED5201 = 5201 Single Pane Glass
- ED5202 = 5202 Double Pane Glass

**Designs**

- PH-SCO = Scottsdale
- PH-GLE = Glendale
- PH-GIL = Gilbert
- PH-CHA = Chandler I (4" Overlay)
- PH-CHA = Chandler II (2.5" Overlay)
- PH-MES = Mesa I (4" Overlay)
- PH-MES = Mesa II (2.5" Overlay)
- PH-TEM = Tempe I (4" Overlay)
- PH-TEM = Tempe II (2.5" Overlay)

**Insulation**

- Z = EPS Sandwich (CMP)

**Window System Material Numbers**

- EW5201 = 5201 Single Glazed
- EW5202 = 5202 Double Glazed

**Design**

- PH-24 = 5200 (Phoenix Window System for 24 inch Section)
- PH-28 = 5200 (Phoenix Window System for 28 inch Section)
- PH-32 = 5200 (Phoenix Window System for 32 inch Section)

**Motif**

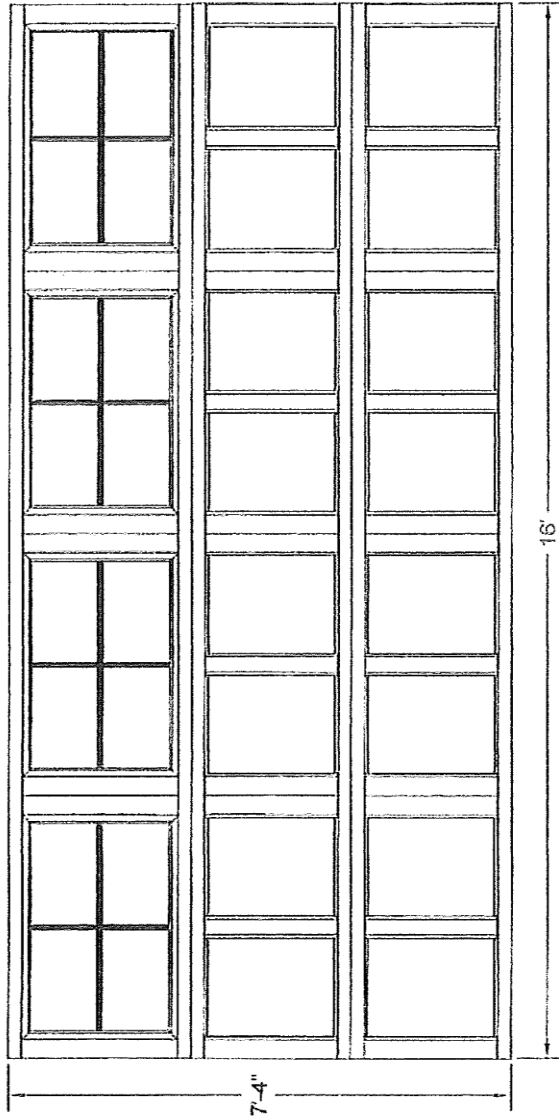
- 1 PANE = Glazed 1 Panel
- 3 PANE = Glazed 3 Panel
- 6 PANE = Glazed 6 Panel
- ARCH 1PA = Glazed Arch 1 Panel
- ARCH 3PA = Glazed Arch 3 Panel
- ARCH 6PA = Glazed Arch 6 Panel
- Special =

**Pane Type**

- CL = Clear
- FR = Frosted
- Other =

**Galaxy Paint System**

- Yes
- No



Quote Number: 20142347

Sales Order: \_\_\_\_\_

Hörmann LLC DC: Montgomery

Customer: Andy's Garage Door Repair

End User: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Quantity of Doors Ordered: 1



Hörmann LLC  
5850 Brookside Road  
Montgomery, IL 61858 USA

SALE: NONE  
DATE: 10/25/2017

Signature: \_\_\_\_\_  
Job No: \_\_\_\_\_

PHOENIX COLLECTION

PHOENIX





**Hörmann LLC**  
 PH: 800-323-0813 www.hormann.us

<b>Dealer Name</b> Hormann Llc	<b>Reference Number</b> 97068.1.02824082
<b>Date</b> October 5, 2017	<b>PO Number/Job Name</b> Quantity 1

**Size:** 16-0 X 7-6

**Model:** 1206S

**Frame:** INSULATED

**Overall Thickness:** NOMINAL 2"

**Layout:** 03 SECTION, 04 PANEL

**Finish:** WHITE POLYCRON III (P.12)

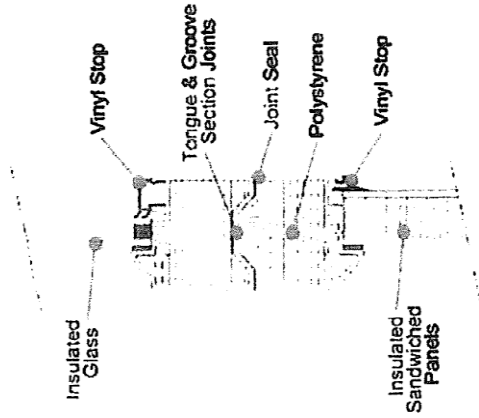
**Bot/int Glazing:** SMOOTH ALUMINUM INSULATED PANEL

**Top Glazing:** 1/2" INS - CLEAR TEMPERED

**Hardware:** 15R

**Finish Representation:**

## Insulated Frame Ins Sandwiched Panels Insulated Glass



*Color May Vary From The Actual Product*

## Door Construction Detail




Current Garage Doors



Example of Replacement Door Material (Not the Actual Replacement Door)

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: <b>BELOIT</b>		County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>	Street Park	
Street Address: <b>620 Park</b>		Legal Description:		Acreage:		
Current Name & Use: <b>residence</b>			Current Owner:		Number 620	
Film Roll No. <b>RO-116</b>			Current Owner's Address:			
Negative No. <b>17</b>			Special Features Not Visible In Photographs:			
Facade Orient. <b>E</b>			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		Town Range Section	
<b>2</b> Original Name & Use:	Source	Previous Owners	Dates	Uses		Source
Dates of Construction /Alteration <b>c. 1915</b>	Source <b>A</b>					
Architect and/or Builder:	Source					
<b>3</b> Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: <b>None</b>	<b>4</b> Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None		Map Name Near East Side Historic District		Map Code NES 116/17	
Architectural Statement: A one-and-a-half story brick Bungalow, with broad gabled roof with extending rafters and barge boards; a pent roof over the front porch, and shed dormer windows.	Historical Statement:					
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor	<b>6</b> Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:					
<b>B</b>	<b>7</b> Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
<b>C</b>	<b>8</b> District: <b>Near East Side Historic Dist.</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/1/81</b>					
<b>D</b>	<b>9</b> Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <b>R</b>					
<b>E</b>						
<b>F</b>						

# *CITY of BELOIT*

## **Planning & Building Services Division**

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
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For property located at: 620 Park Avenue

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			<b>X</b>
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.			<b>X</b>
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?		<b>X</b>	
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			<b>X</b>
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			<b>X</b>
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			<b>X</b>
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	<b>X</b>		