



Project Name & Address: 1344 E Washington Avenue

Application Type(s): Certificate of Appropriateness for Exterior Alterations to a Designated Madison Landmark

Legistar File ID # [73114](#)

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Summary

Project Applicant/Contact: Doug Pahl, Aro Eberle

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a rear patio with pergola.

Background Information

Parcel Location/Information: The subject property is a Designated Madison Landmark, Fuller & Johnson Manufacturing Co. Office Building.

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis and Conclusion

The proposed project is to modify the existing patio located on the rear of the historic structures to include an outdoor bar space and pergola-covered space. The property was historically the Fuller and Johnson Manufacturing Company and designated a Madison Landmark in 2004. The property evolved since the first 1885 structure and is now an assemblage of structures with interior egress. The Landmarks Commission approved the existing rear patio in 2015.

The proposal would install a free-standing industrial-character pergola structure over the surface-level seating area and construct an outdoor bar that would attach to the rear of the Trachte structure with a new exterior door punched into it. All work is on the rear of the historic resources, will not obscure character-defining features, and the only destruction of historic materials will involve introducing a doorway onto the rear of the Trachte.

A discussion of relevant standards follows:

Secretary of the Interior's Standards for Rehabilitation

1. This property will continue to operate as a restaurant and there are no proposed changes to the defining characteristics of the property or the structures.
2. The free-standing pergola will allow for adaptation of the outdoor patio space but have separation between it and the masonry structures. The rear of the Trachte structure does not have any distinctive architectural elements and the removal of the historic material to introduce a doorway is a minimal modification that does not impact the historic character of this part of the historic site.
3. The proposed changes will have an industrial character in keeping with the history of the property, but will read a products of their time without creating a false sense of historical development.
4. The existing patio has not acquired historic significance in its own right.
5. No changes are proposed to distinctive finishes or features.
6. N/A

7. N/A
8. N/A
9. The new work will be differentiated from the historic. The only area where historic materials will be removed is the introduction of a door on the rear of the Trachte.
10. As the pergola is a free-standing structure, it can be removed without impacting the historic resources. The bar area can be removed from the back of the Trachte, but the punched opening for the doorway would remain. This space is not character-defining and these types of minor alterations are best suited to the rear of historic structures, as is the case with this proposal.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.