



Project Name & Address: 5 E Wilson, Madison Club
Application Type(s): Certificate of Appropriateness for an alteration to a landmark site
Legistar File ID # [51178](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: April 7, 2018

Summary

Project Applicant/Contact: Jacob Morrison, Morrison Architecture Studio
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an alteration to the rear elevation of a designated landmark site.

Background Information

Parcel Location/Information: The landmark site is located at 5 East Wilson Street.

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) NA
 - (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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 larger alteration/addition project at this site came before the Landmarks Commission in June of 2017. The project is being modified slightly and the applicant is requesting that the Commission review changing the parapet material on the existing rear addition from brick to EIFS. The lower portion of the addition is EIFS. Staff is able, and has agreed, to administratively approve the retention of the rear elevation (three story portion) in its current appearance.

41.18(1)(a) instructs the Landmarks Commission to review the alteration request using the Secretary of the Interior's Standards for Rehabilitation. Only the standards that seem applicable to this alteration request related to the rear addition are discussed below. The standards used for the overall review of the larger project are discussed in detail in the staff report from 2017.

9. Historic material is not being modified. The proposed new parapet wall will be less differentiated from the existing wall below because the materials will match. The proposed new parapet wall will not have panels to match the lower wall, but will match the color of the lower wall. Generally, the proposed parapet wall is compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. The proposed parapet on the rear addition will 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.

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. Alterations to designated landmark buildings and sites should be carefully evaluated to ensure appropriate treatment of the landmark and the retention of architectural, cultural or historic significance. In this case the proposed addition is altering the 1954 addition. The addition is allowing for the continued use of the landmark building and site in a manner that retains the architectural, cultural and historic significance. The change being reviewed by the Landmarks Commission is in material of the parapet wall of the rear addition only.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the parapet alterations are met and recommends approval of the Certificate of Appropriateness as submitted.