



Project Name/Address: 130 E Gilman Street, Executive Residence

Application Type: INFORMATIONAL PRESENTATION to discuss the rezoning to PD and preliminary exterior alterations

Legistar File ID # [47422](#)

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Summary

Project Applicant/Contact: Robert Klebba

Requested Action: The Applicant is requesting a Certificate of Appropriateness to convert the former Governor’s Mansion to an 8-room hotel with an event space and café, including the restoration of the historic porch, the addition of an accessible entrance on the west side of the building, and the creation of a patio area at a landmark site in the Mansion Hill historic district.

Background Information

Parcel Location: The subject landmark site is located in the Mansion Hill Historic District.

Relevant Landmarks 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 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 Applicants are proposing an 8 room hotel which is not permitted in the current zoning district. The property will need to be rezoned to Planned Development (PD) to accommodate the hotel use. All PD rezonings require review by the Urban Design Commission.

Zoning Code section 29.098(5)(a)2 states, "If the proposed planned development relates to constructing, altering or demolishing a landmark, proposes development on a landmark site, or proposes development in a historic district, the concept shall be submitted for review to the Landmarks Commission at an informational meeting before submission to the Urban Design Commission for its informational meeting under this subsection."

This proposal is being presented to the Landmarks Commission in compliance with the section above. The Landmarks Commission shall generally comment on the proposed alterations to accommodate the new use at this time. The Applicant will come back before the Landmarks Commission to request a Certificate of Appropriateness at a later date. The action report of the Landmarks Commission discussion will be provided to the Urban Design Commission.

Recommendation

The Landmarks Commission shall generally comment on the proposed alterations to accommodate the new use at this time.