



**Project Name & Address:** 1 East Gilman Street

**Application Type(s):** Certificate of Appropriateness for exterior alteration in a historic district and on a landmark site

**Legistar File ID #** [52816](#)

**Prepared By:** William Fruhling, Acting Preservation Planner, Planning Division

**Date Prepared:** August 20, 2018

## Summary

**Project Applicant/Contact:** Ken N. Miller

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for previously installed windows and front entrance canopy fascia.

## Background Information

**Parcel Location/Information:** The landmark site is located at 1 East Gilman Street in the Mansion Hill Local Historic District.

### Relevant State Statute Section:

**Wisc SS 62.23(7)(em)2m.** In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

### 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 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 applicant is requesting approval for previously installed windows and front entrance canopy fascia on a landmark building (the Quisling Towers Apartments) in the Mansion Hill Local Historic District. Three windows were installed approximately two years ago at the upper rear corner of the building, and the trim work was never completed. The smooth-faced metal fascia on the front entrance canopy was replaced with three horizontal metal bands on a black background that make it have a striped appearance.

Although the site is in the Mansion Hill Historic District, its review standards don't apply in this case. In any event, because the review standards for a landmark property provide the higher standard of review, the standards for exterior alterations in the historic district are not discussed in this staff report.

### **Secretary of the Interior's Standards for Rehabilitation**

1. N/A
2. The building has a mix of fixed, casement, and double hung windows. The replacement windows are consistent with the dimensions and color of the original windows, although the trim work was never completed. The double-hung windows on the building have horizontal muntins dividing each of the upper and lower portions horizontally so the window reads as four horizontal panes. The replacement windows are simple one-over-one double hung with no horizontal dividing muntins. Although the

replacement windows are at the upper story rear corner of the property, a similar situation exists at an upper front corner for comparison. Please refer to the photos below.



*Subject replacement rear upper corner windows*



*Existing front upper corner windows*



*Existing double-hung windows with horizontal muntins*

The curved entrance canopy is a defining feature of this landmark building, and both the Landmark and National Register nominations state: "At the front door, a simple metal canopy shelters the full-length glazed double doors and sidelights..." Although banded fascias were used on Art Moderne buildings elsewhere, that does not mean it is appropriate in all applications and appears to be a departure from the original design in this case. The new fascia treatment consists of three thin metal strips applied to a black background (see photo).

3. (see 2 above)
4. N/A
5. The horizontal windows represent distinctive features that characterize the property. The fascia represents distinctive materials and finishes that characterize the property.
6. Since the windows and fascia were replaced without permits, it is not possible to determine the severity of deterioration and whether they could have been repaired. The replacement windows and fascia do not match the old in design, color, texture, and materials.
7. N/A
8. N/A
9. N/A
10. N/A



*Front entrance canopy fascia*

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.

The replacement of the entrance canopy fascia and installation of not-matching windows may frustrate the public interest in protecting important details of this Art Moderne historic landmark building.

## **Recommendation**

Staff recommends that the Landmarks Commission find that the standards for granting a Certificate of Appropriateness for the window replacement may be met with the following conditions:

- 1) Horizontal muntins shall be added to each window so that they match the size, dimension, and profile of the building's other existing double-hung windows. If it is not possible to add these muntins, the windows should be replaced with windows that match the design of the existing double-hung windows as approved by staff.
- 2) The exterior trim work shall be completed with details that match the appearance of the existing adjacent trim to be approved by staff.

Staff recommend that the Landmarks Commission find that the standards for granting a Certificate of Appropriateness for the entrance canopy fascia are not met and recommends that the fascia be replaced with a singular stainless steel band as existed prior to its replacement.