

**Regarding: 640 East Gorham Street – Restoration and addition to a Designated Landmark (Connor House).  
2nd Ald. District. Contact: Joe Lusson and Aleen Tierney  
(Legistar #27121)**

**Date:** July 30, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

**General Information:**

The Applicants are proposing to construct two additions, restore/repair windows, create a new window opening, and repoint the brick. The Applicants have worked with City Staff and the State Historic Preservation Officer to reach the proposed design.

**Relevant sections of the Landmarks Ordinance:**

Sec. 33.19(5)(b) Regulation Of Construction, Reconstruction and Exterior Alteration (to landmarks).

4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
  - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
  - b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and
  - c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

(Sec. 33.01(4)(b)3. Renumbered to 4. by Ord. 11,070, 12-6-94)

**Staff Comments and Recommendations:**

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed project can be met and recommends approval by the Landmarks Commission with the following conditions of approval to be finalized and approved by Staff:

1. The brick material, coursing treatment and pointing style of the new addition shall closely resemble the existing brick.
2. The mortar color and texture and pointing style shall match the existing. Staff shall review and finalize a mortar color sample (dried) and pointing profile sample on site before the contractor proceeds with the work.
3. Staff strongly encourages that the existing mortar be removed with hand tools as the use of powered grinders may result in the damage of sound historic material.
4. The exposed foundation of the new addition shall have a surface texture and color that closely resembles the existing foundation walls.

5. The triple door at the porch and the double window at the second floor shall be mulled at the trim so that there is not a sliver of brick between the units as shown in the submission materials.
6. The Applicant shall clarify the materials and details to be used for the porch. The porch details are simplified in the submission drawings. A post shall be engaged at the addition so the railing runs into the post. Similarly, the column below the post shall be engaged at the foundation wall and the column below the center railing post shall be centered. The skirt board shall sit on top of the column face and the decking shall project at least 1" past the skirt. Staff suggests that the column be held off of the lower patio surface by at least ½" and that a baseboard be added to disguise the gap.
7. The transom above the door of the addition shall be changed to a solid panel or the door shall be changed to a taller door. As proposed, the transom is not an appropriate proportion.
8. The Applicant shall explain the location of gutters and downspouts on the new additions.
9. The new window opening in the Dining Room shall have a brick soldier course at the head and a brick sill to match the existing windows.