



Project Name/Address: 111 S Hamilton
Application Type: Certificate of Appropriateness for exterior alterations on a landmark site
Legistar File ID # [50156](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: January 22, 2018

Summary

Project Applicant/Contact: Peter Wadsack
Requested Action: The Applicant is requesting a Certificate of Appropriateness to alter the exterior of a landmark site.

Background Information

Parcel Location: The subject site is a landmark site located adjacent to Capitol Square.

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) 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

This proposal would replace the original windows of the Jackman Building over the next few years with Marvin windows that have aluminum clad exteriors and wood interiors. The existing windows are one-over-one double hungs with sash horns. The replacement windows will also have sash horns.

41.18(1)(a) instructs the Landmarks Commission to review the alteration request using the Secretary of the Interior's Standards for Rehabilitation. A brief discussion of the SOI standards follows:

1. The property is being used mostly as it was originally. It was constructed as a law office (commercial building) and is currently being used as a restaurant of the first floor with office space on the upper floors. The current use requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. Overall, the historic character of the property has been retained and preserved. The proposed replacement of windows will physically remove historic materials which will negatively affect the integrity of the landmark site. The replacement windows are being replicated to match the existing windows including exterior sash horns so that the character and appearance of the landmark site is retained with the exception of the windows on the curved flat iron façade. The windows in this area are curved and should be repaired instead of being replaced. The replacement of these windows would negatively affect the historic character and appearance of the landmark. The submission materials do not describe the treatment of the existing exterior sills and trim.
3. No changes are being proposed that would create a false sense of historical development.
4. All changes to the property that have acquired historic significance in their own right are being retained and preserved.
5. The curved windows of the curved flat iron façade are distinctive features that characterize the property and should be preserved. The other distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property are being preserved. Please refer to item 2 above.
6. This proposal explains the need to replace the existing windows due to deterioration and a history of making repairs. The curved windows at the curved flat iron façade shall be retained to meet this standard. The other windows are proposed to be replicated to match the appearance of the existing windows.
7. This proposal does not address the need to use chemical or physical treatments.
8. No archeological resources are known to exist on this site.

9. The replacement windows are being replicated to match the existing windows including exterior sash horns so that the character and appearance of the landmark site is retained with the exception of the windows on the curved flat iron façade. The windows in this area are curved and should be repaired instead of being replaced in order to retain historic materials or features.

10. NA

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 curved windows would frustrate the public interest in the same way that it would not meet the Secretary of the Interior Standards above.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the proposed alterations may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The original curved windows at the flat iron façade shall be restored instead of being replaced. The Applicant is encouraged to look into the use of historic tax credits and façade improvement grants to offset the cost of the restoration.
2. The Applicant shall describe the treatment of the exterior sills and trim for Landmarks Commission review and approval related to the Secretary of the Interior's Standards.