

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, including checklist on page 2.

To request an interpreter, translation, or accommodations, call (608) 266-4910.
Para solicitar un intérprete, traducción o acomodaciones llame al (608) 266-4910.
如需口譯、翻譯或其他便利服務，請致電 (608) 266-4910.

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985 (608) 266-4635



1. LOCATION

Project Address: 124 E. Gorham Street Alder District: 2

2. PROJECT

Project Title/Description: New residential construction and renovation of existing structure.

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**
(Please contact the Preservation Planner for specific Submission Requirements.)
- Informational Presentation**
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP RECEIVED 7/16/25

3. APPLICANT

Applicant's Name: Bruce Bosben Company: Apex Real Estate Holdings LLC

Address: 1741 Commercial Ave, Madison, WI 53704
Street City State Zip

Telephone: 608-255-3753 Email: [REDACTED]

Property Owner (if not applicant): same

Address: _____
Street City State Zip

Property Owner's Signature: Date: 7/16/25

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be emailed by 12:00pm on the submission date with the Landmarks Commission. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled submittal date. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Photographs of comparable historic resources within 200 feet of subject property;
 - Manufacturer’s product information showing dimensions and materials.
- Architectural drawings reduced to 11” x 17” or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Other _____

Landmarks Commission staff will preliminarily review projects for additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
 215 Martin Luther King Jr Blvd, Suite 017
 PO Box 2985 (mailing address)
 Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
 (608) 266-6552

07/16/2025

790 N Water Street, Suite 1700
Milwaukee, WI 53202
P 414.272.2000

124 E Gorham Project Narrative & Letter of Intent

Location

The project is located at 124 E Gorham St, just Northeast of the Gorham/Pinkney Intersection. This property is a contributing property in the Mansion Hill Historic District, which is listed in the National Register of Historic Places.

Proposed Lot Combination

We are proposing to combine 124 E Gorham St with 116 E Gorham, of which there is historical precedent. Referencing a 1902 Sanborn Map (See **Exhibit A** attached), these two properties were once joined as one.

Existing Structures

124 E Gorham (Carriage House)

This existing structure on site is a historic resource and is intended to remain on site as part of the new development. The structure is to remain intact, but reprogrammed/renovated on the interior and restored/rehabilitated on areas of the exterior. This structure is also to be moved and repositioned onsite to respect the property line that it currently encroaches.

116 E Gorham (Brown House)

This historic structure is to remain as is and will be connected to the new development through site circulation only.

Easements

We intend to establish an access/no-build easement on adjacent properties 130 E Gorham St and 121 E Gilman St to preserve the existing position of the carriage house (see site plan drawing in submittal package for more detail).

Proposed Development

The proposed development consists of a 4-story, 18-unit Multifamily Residential building, with subgrade parking. The existing Carriage House is to be renovated and reprogrammed as an additional 4 units.

Project Goals

- Utilize a currently underutilized site and repurpose the existing Carriage House on site
- Provide more housing supply to the Mansion Hill neighborhood
- Blend the proposed development into the Mansion Hill District

Historic Standards

We are crafting an architectural response that is intended to blend into the surrounding neighborhood. To date, we have met with the city on several occasions to review our compliance trajectory and have had many productive conversations that have resulted in design decisions, which are illustrated in this submittal.

Given the Mansion Hill Historic District is in the National Register of Historic Places and these properties are contributing, we are abiding by the **Secretary of Interior's Standards for Rehabilitation**:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The intent is to retain the purpose and use of the original site as a residential use.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - The intent is to retain and preserve the historic character of the existing structures on site.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
 - The intent is to retain the existing historic condition of the buildings on site. The new construction is intended to complement, not mimic the existing historic character.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - The intent is to retain the existing features on site.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - These features are intended to be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - All existing historic features are intended to be preserved or repaired. If anything needs replacing, it will be done according to this standard. There is currently no intent to replace any historic features.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - The intent is to follow this standard for any required cleaning of brick or any other existing material.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - N/A for this site.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - The intent is to follow this standard with new construction. See more detail in the next section.
10. New additions and adjacent or related new construction shall 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.
 - The intent is for new construction not to disturb the existing structures on site. The existing Carriage House is intended to be moved and placed back in its existing location during construction.

Related to **Standard 9**, more specifically, the following are responses to the **Secretary of Interior's Standards for New Construction within the Boundaries of Historic Properties**, in which the following standards are being addressed:

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.
 - The intent is to retain historic function as a residential property and retain the historic character of the property with the exterior design considerations.
- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
 - The intent is to preserve all existing structures and their historic character on site. We are renovating and utilizing a currently underutilized carriage house and intending to restore function to the existing structure. The new construction on site features a contextual setback relative to adjacent and surrounding historic resources, and maintains an appropriate clearance from the existing building.
- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.

- The urban context of the property allows for some density, but with some consideration to the scale of historic resources. Following several meetings with the city and Landmarks, we have arrived at a response that allows for density but respects the overall scale and character of historic resources in Mansion Hill.
- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.
 - Relationships of existing structures are being preserved.
- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
 - Our proposed design remains distinct from and subordinate to the existing structures in that the original style and detail ornamentation of the existing structures visually dominates. Although slightly larger in scale, the proposed new construction remains simple and understated to allow the historic qualities of the adjacent structures to remain prominent.
- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.
 - The proposed design allows ample occupiable space between the new construction and existing buildings.
- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.
 - N/A
- Historic landscapes and significant viewsheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.
 - N/A

Please see submittal drawing package for drawings and images supporting this document. We are pleased to provide a design solution that improves the conditions of this site and its surrounding context.

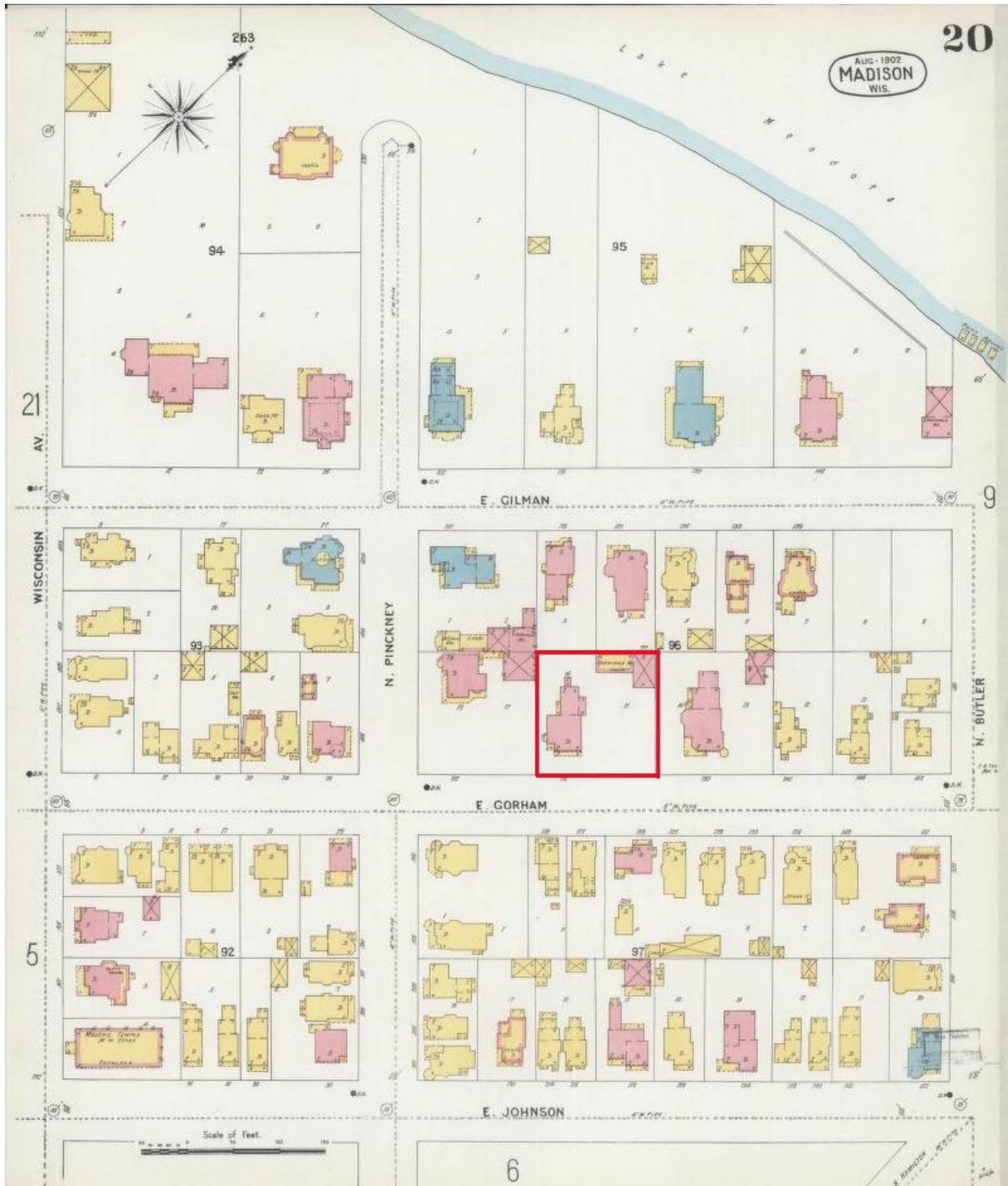
Thank you,

Joel Koeppen, AIA
Design Leader | Associate Principal

KAHLER SLATER, INC.

(See following page for **Exhibit A**)

Exhibit A



124 E GORHAM

MADISON, WI

APEX PROPERTY MANAGEMENT

LANDMARKS FORMAL SUBMITTAL

JULY 16, 2025

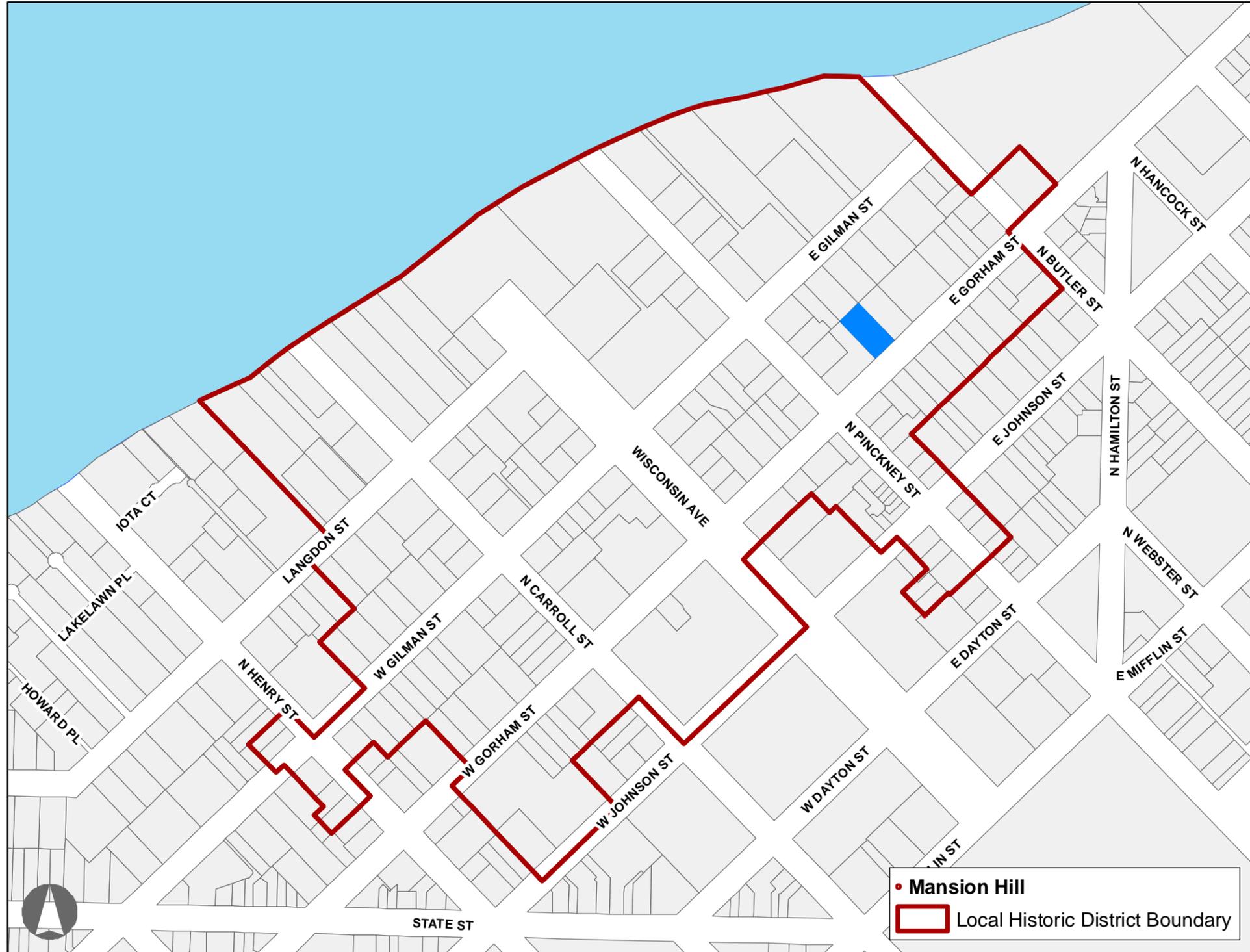
Kahler Slater

CONTEXT

SITE LOCATION



HISTORIC DISTRICT



Parcels current as of map creation - 02/21/22

SITE AERIAL



SITE



SITE | PROPOSED LOT COMBINATION



VISUAL COMPATIBILITY



MAP BY LANDMARKS COMMISSION



133 E GILMAN ST



125 E GILMAN ST



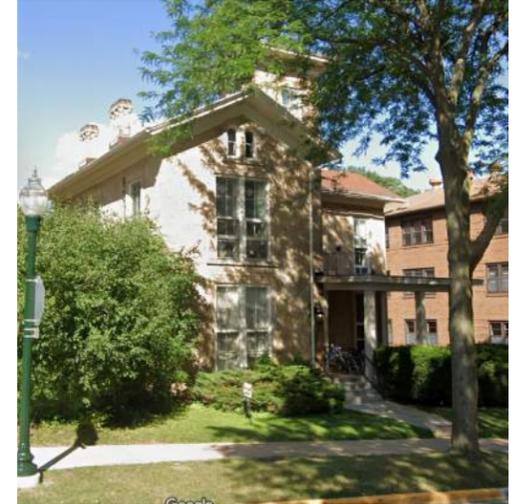
121 E GILMAN ST



115 E GILMAN ST



111 E GILMAN ST



105 E GILMAN ST



146 E GORHAM ST



140 E GORHAM ST



137 E GORHAM ST

VISUAL COMPATIBILITY



MAP BY LANDMARKS COMMISSION



133 E GORHAM ST



130 E GORHAM ST



129 E GORHAM ST



125 E GORHAM ST



121 E GORHAM ST



116 E GORHAM ST



115 E GORHAM ST



111 E GORHAM ST



109 E GORHAM ST

VISUAL COMPATIBILITY



MAP BY LANDMARKS COMMISSION



411 N PINCKNEY ST



319 N PINCKNEY ST



317 N PINCKNEY ST



315 N PINCKNEY ST

EXISTING CONDITIONS



NORTH SIDE OF GORHAM ST. - 124 E GORHAM ST.

EXISTING CONDITIONS



EXISTING CARRIAGE HOUSE ON SITE

EXISTING CONDITIONS



116 E GORHAM

EXISTING CONDITIONS



SOUTH SIDE OF GORHAM ST. - ACROSS FROM SITE

ADJACENT PROPERTIES



114 E GORHAM ST



132 E GORHAM ST



125 E GORHAM ST



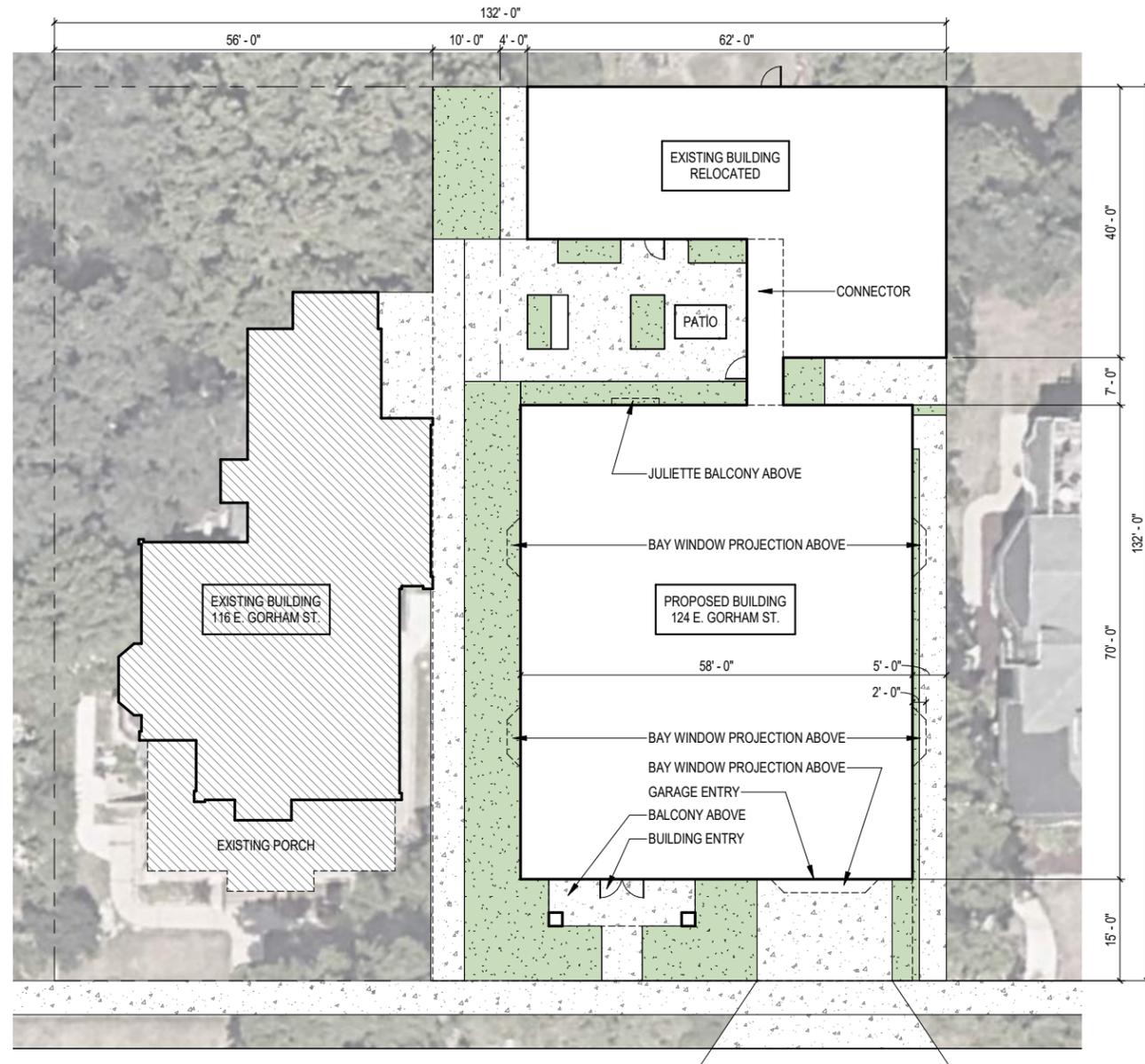
123 E GORHAM ST



111-117 E GORHAM ST

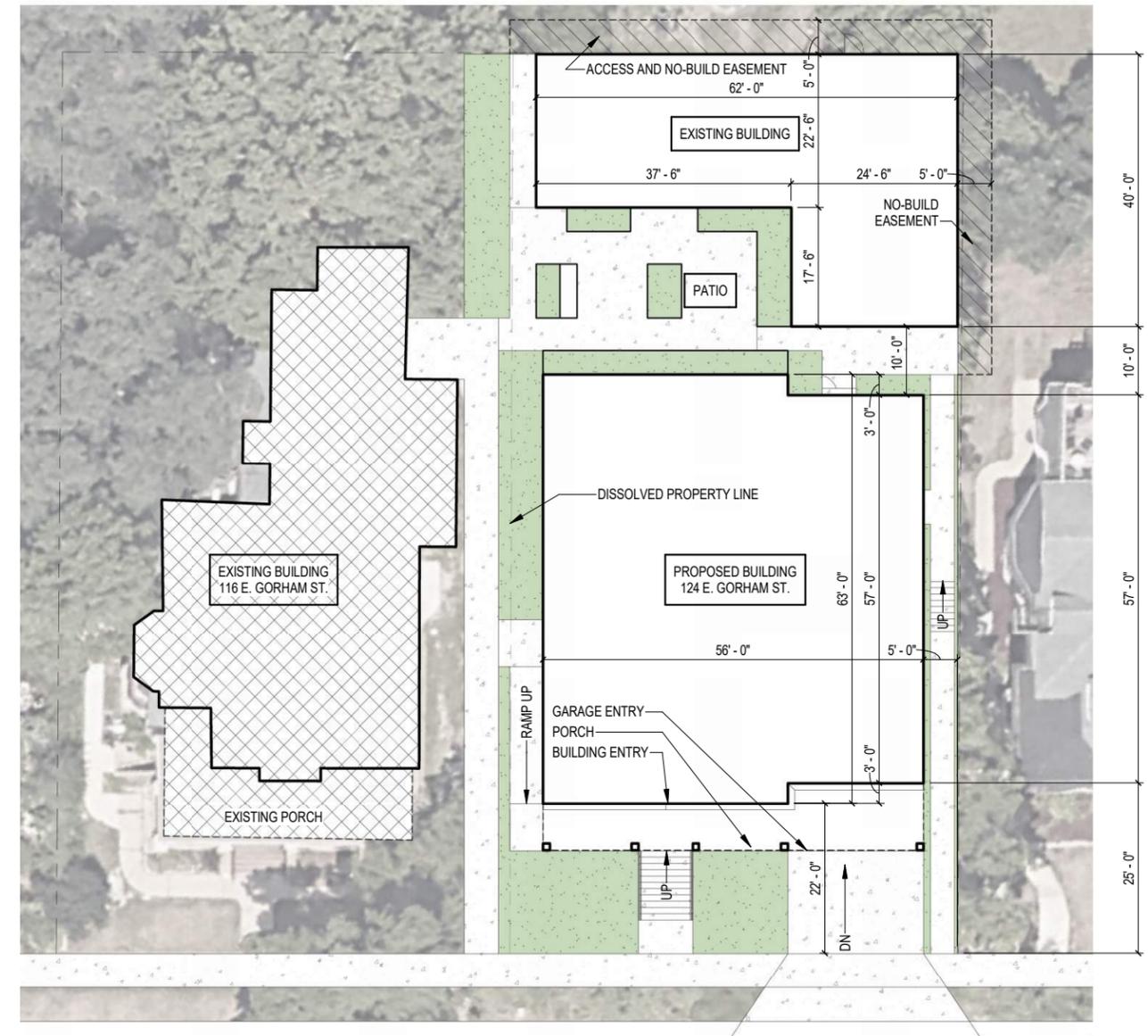
KEY DESIGN UPDATES

KEY DESIGN UPDATES - SITE PLAN



COMMENTS FROM PREVIOUS SUBMITTAL (4/16/2025)

1. Building feels too close to carriage house.
2. The building feels too close to the street, needs a contextual setback.
3. The bay windows are encroaching on the setback.
4. Connector between new construction and carriage house does not meet standards.
5. Carriage house does not comply with required setbacks in its existing location.



DESIGN RESPONSES

1. Pushed the facade adjacent to the carriage house an additional 3'-0" SE, resulting in a 10'-0" separation.
2. The building has been set back an additional 7'-0", 22'-0" total, from the property line.
3. Eliminated bay windows.
4. Removed connector.
5. Establish access/no-build easements on NE + NW facades to preserve existing position.

KEY DESIGN UPDATES - STREET ELEVATION



COMMENTS FROM PREVIOUS SUBMITTAL (4/16/2025)

1. Building feels too massive
2. The front facade seems out of proportion with the adjacent building.
3. The front of the building feels like the back. Needs more of a front porch.

DESIGN RESPONSES

1. Lowered building by 2'-0", sinking parking levels further into the ground. First floor now at porch level. Reshaped building massing to appear less massive by clustering masses and roofs.
2. Front facade redesigned to more appropriate proportions
3. Removed balconies. Added elevated front porch expression at first floor. Added an ADA ramp on the west side to accommodate accessibility needs.

KEY DESIGN UPDATES - STREET RENDERING



COMMENTS FROM PREVIOUS SUBMITTAL (4/16/2025)

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CONCEPT DESIGN

SITE PLAN

AREAS

RENOVATED CARRIAGE HOUSE

1ST FLOOR
1822 GSF

ATTIC FLOOR
N/A

NEW CONSTRUCTION

TOP FLOOR
3,148 GSF

TYPICAL FLOOR (2-3)
3,408 GSF

FIRST FLOOR
3,408 GSF

PARKING LEVEL 1 (GROUND LEVEL)
8,304 GSF

PARKING LEVEL 2
9,592 GSF

TOTAL AREA (NEW CONSTRUCTION ONLY)
31,268 GSF

METRICS

STORIES

4 ABOVE GRADE
2 SUB-GRADE

UNITS (NEW CONSTRUCTION)

18 UNITS

UNITS (RENOVATED CARRIAGE HOUSE)

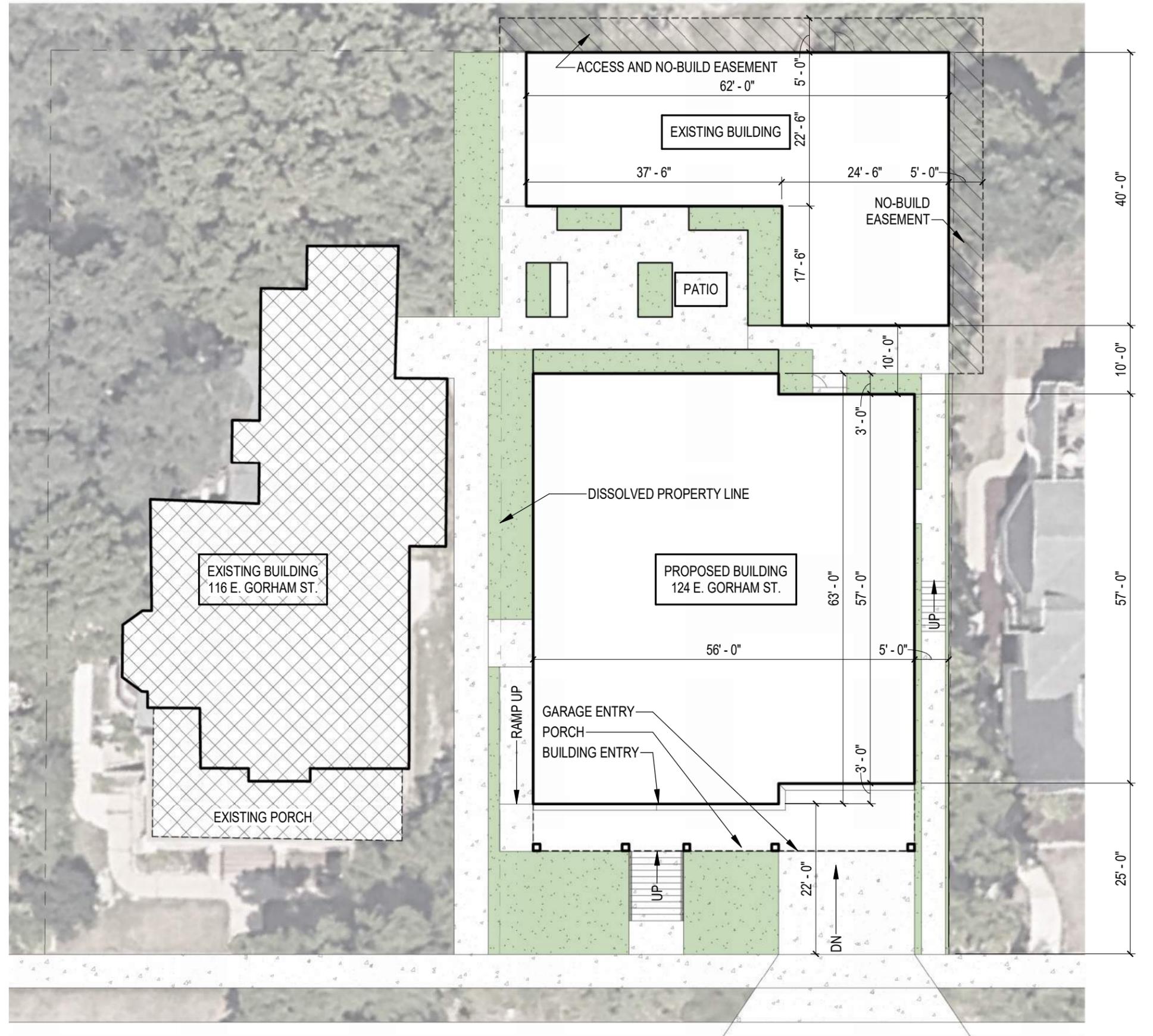
4 UNITS

TOTAL UNITS ADDED ON SITE

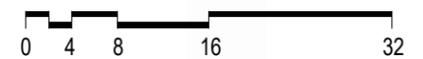
22

PARKING

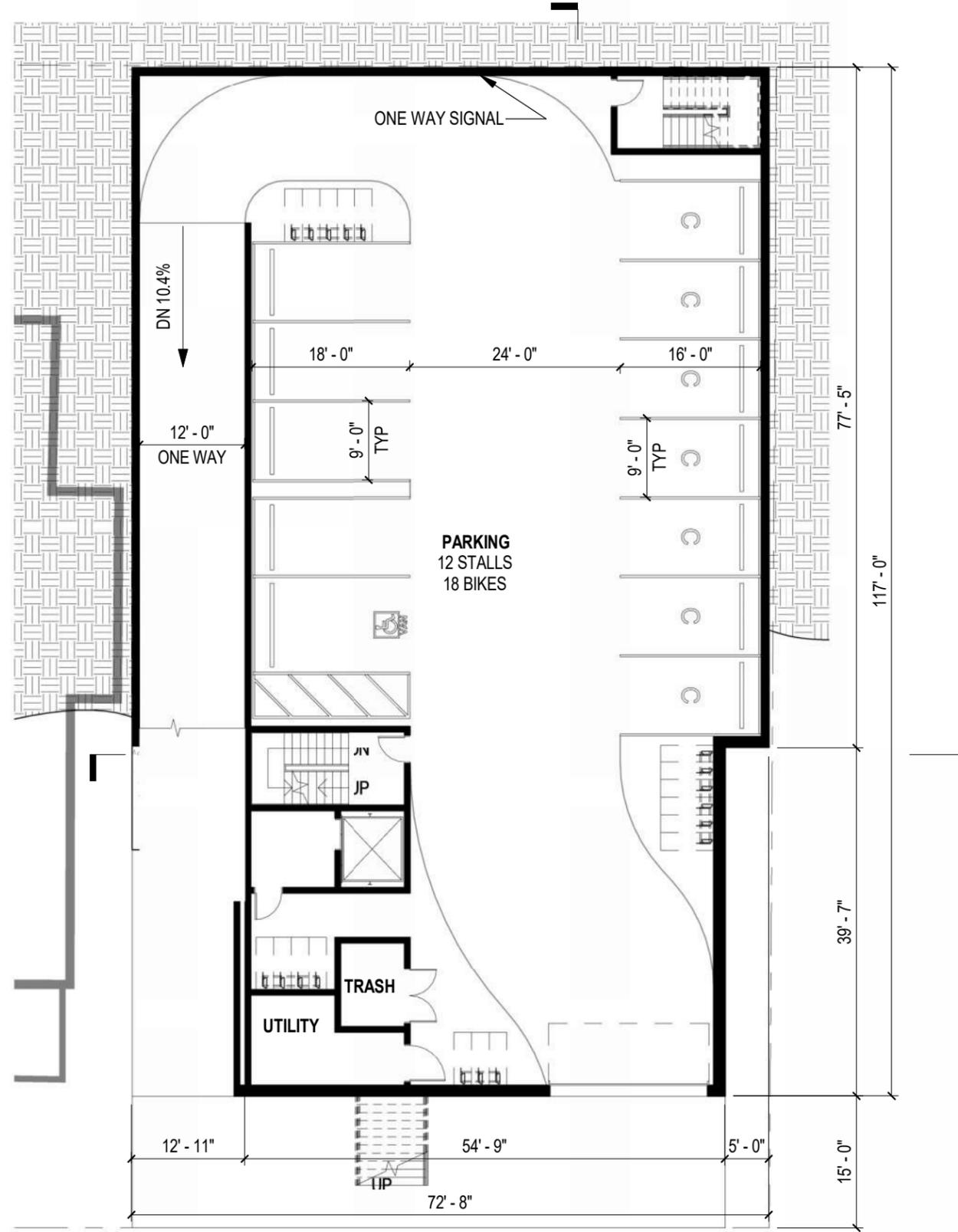
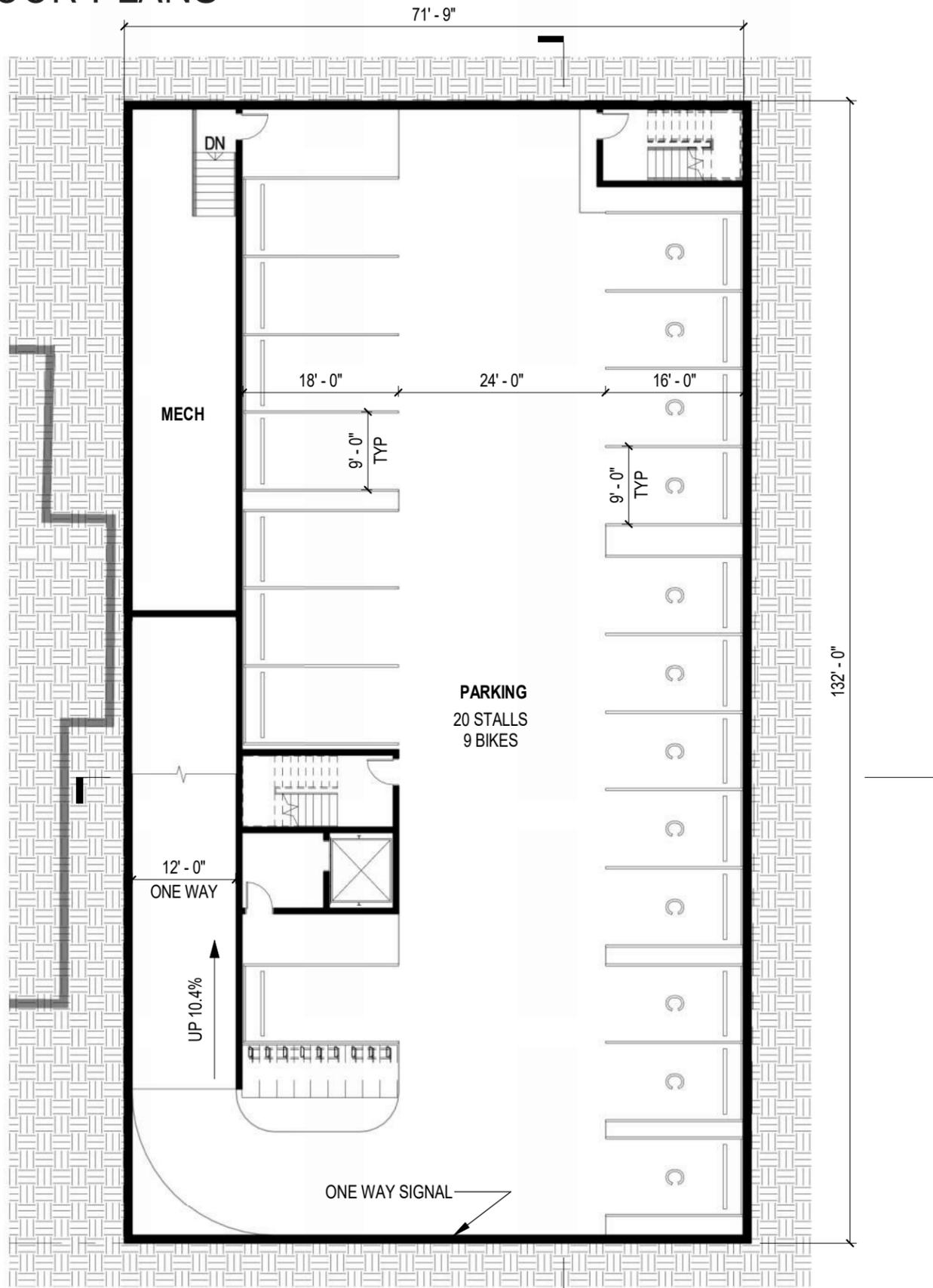
CAR 32
BIKE 27



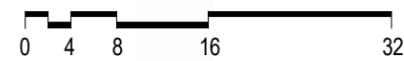
← GORHAM ST. →



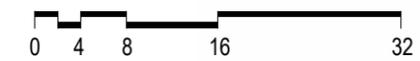
FLOOR PLANS



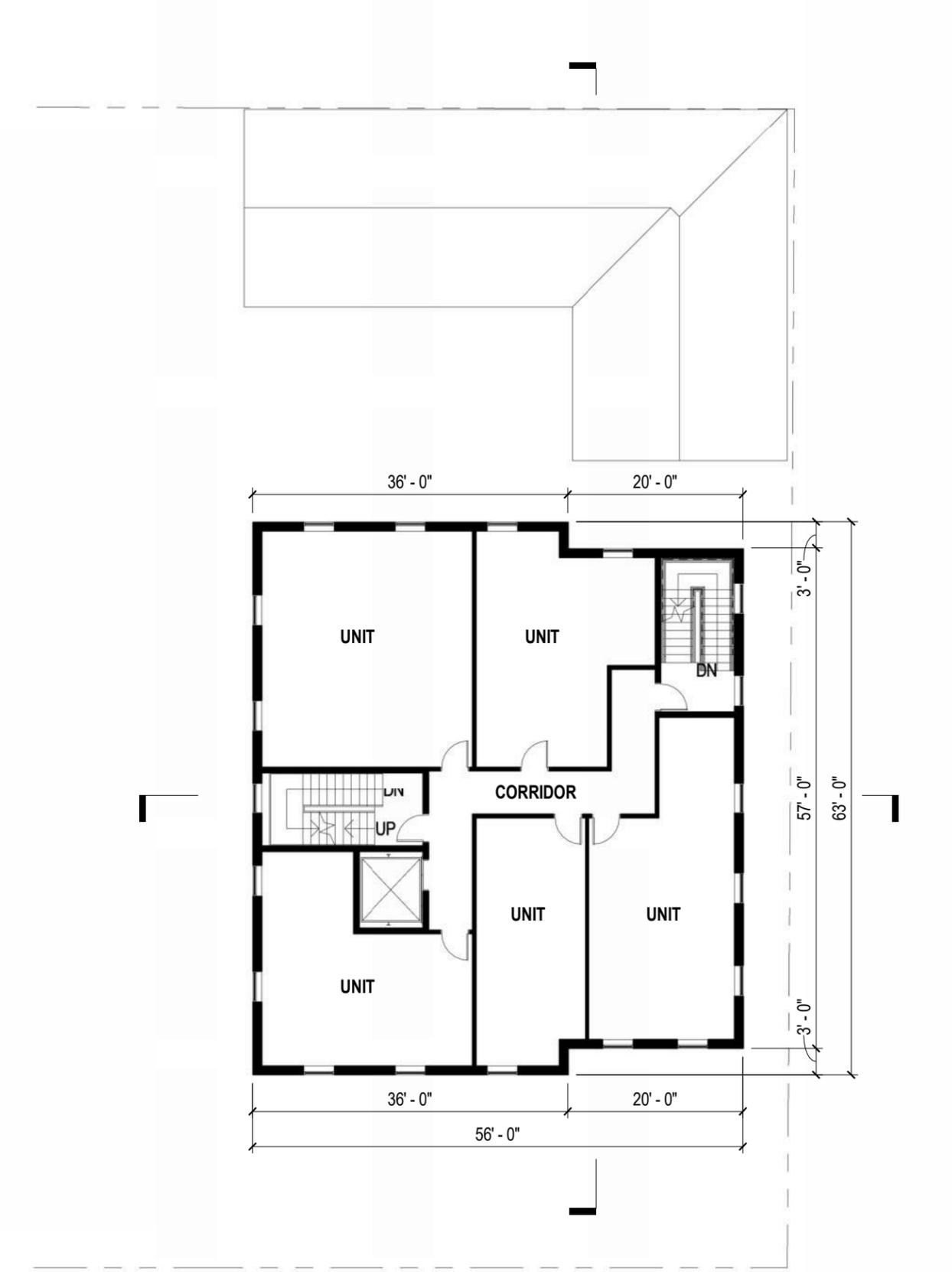
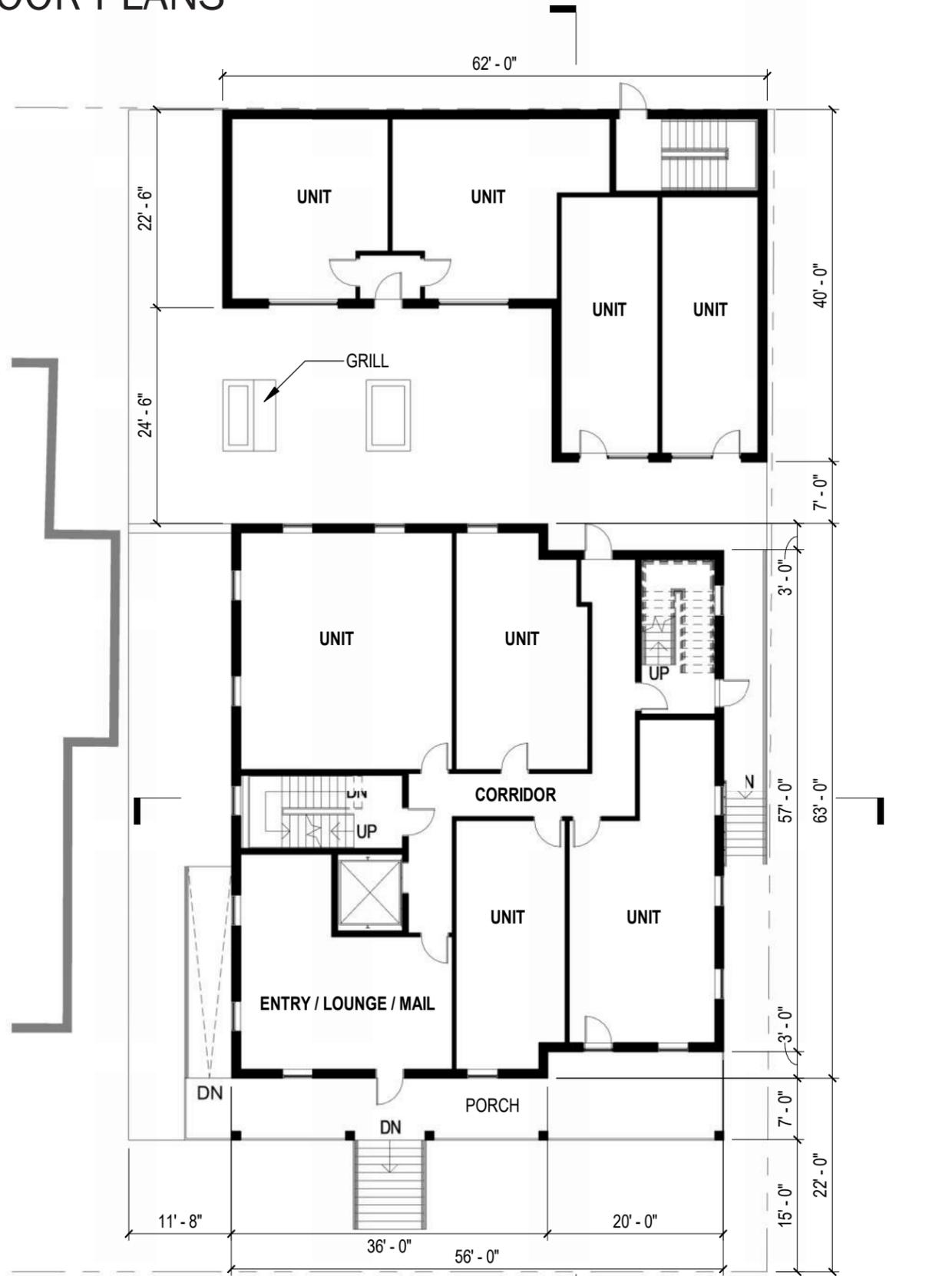
1 LL-2 PLAN
1/16" = 1'-0"



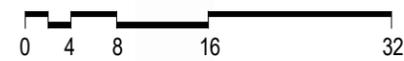
2 LL-1 PLAN
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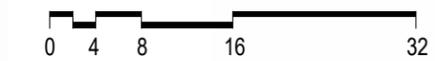
FLOOR PLANS



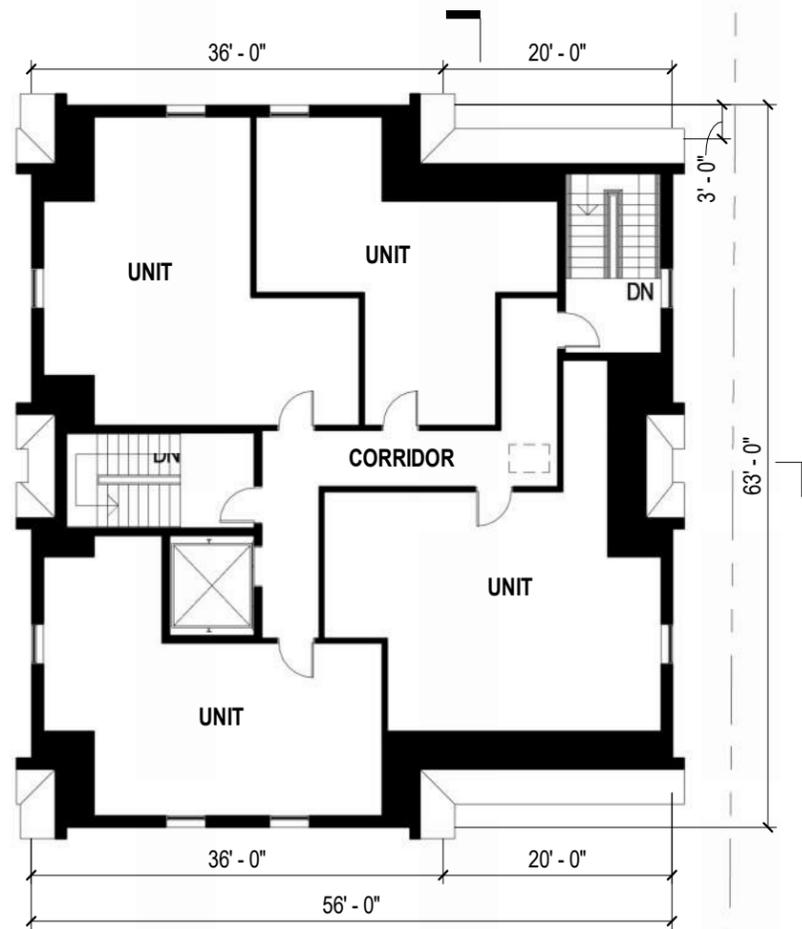
1 01 PLAN
1/16" = 1'-0"



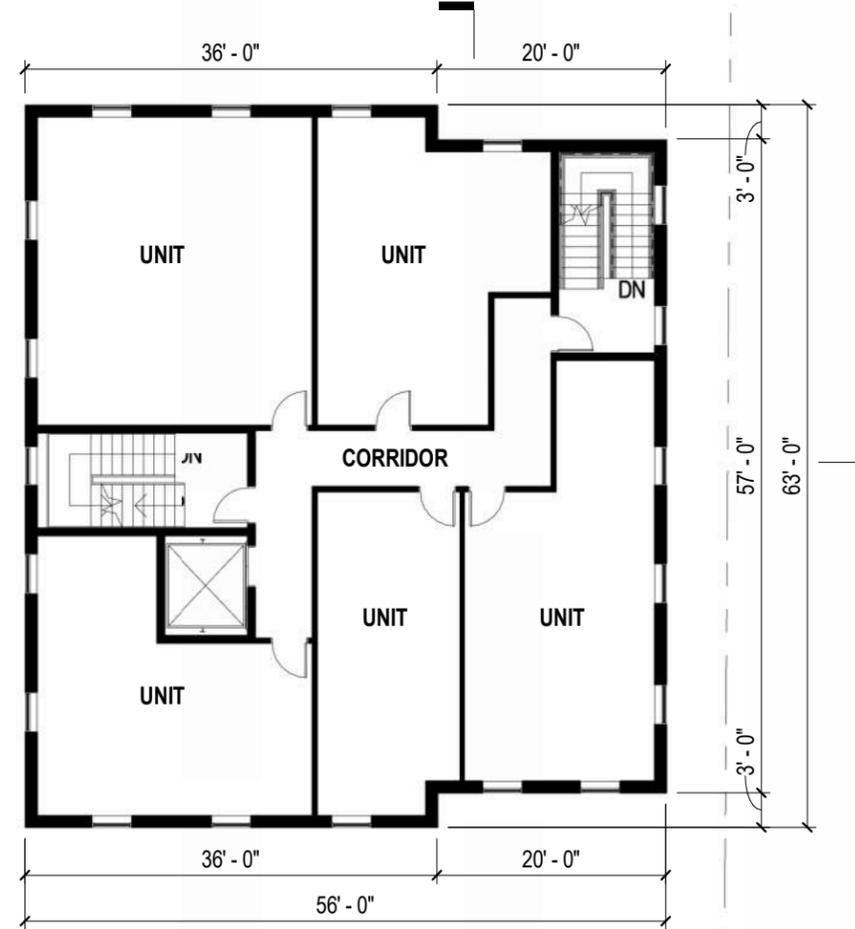
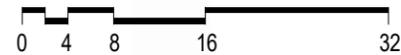
2 02 PLAN
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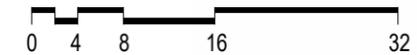
FLOOR PLANS



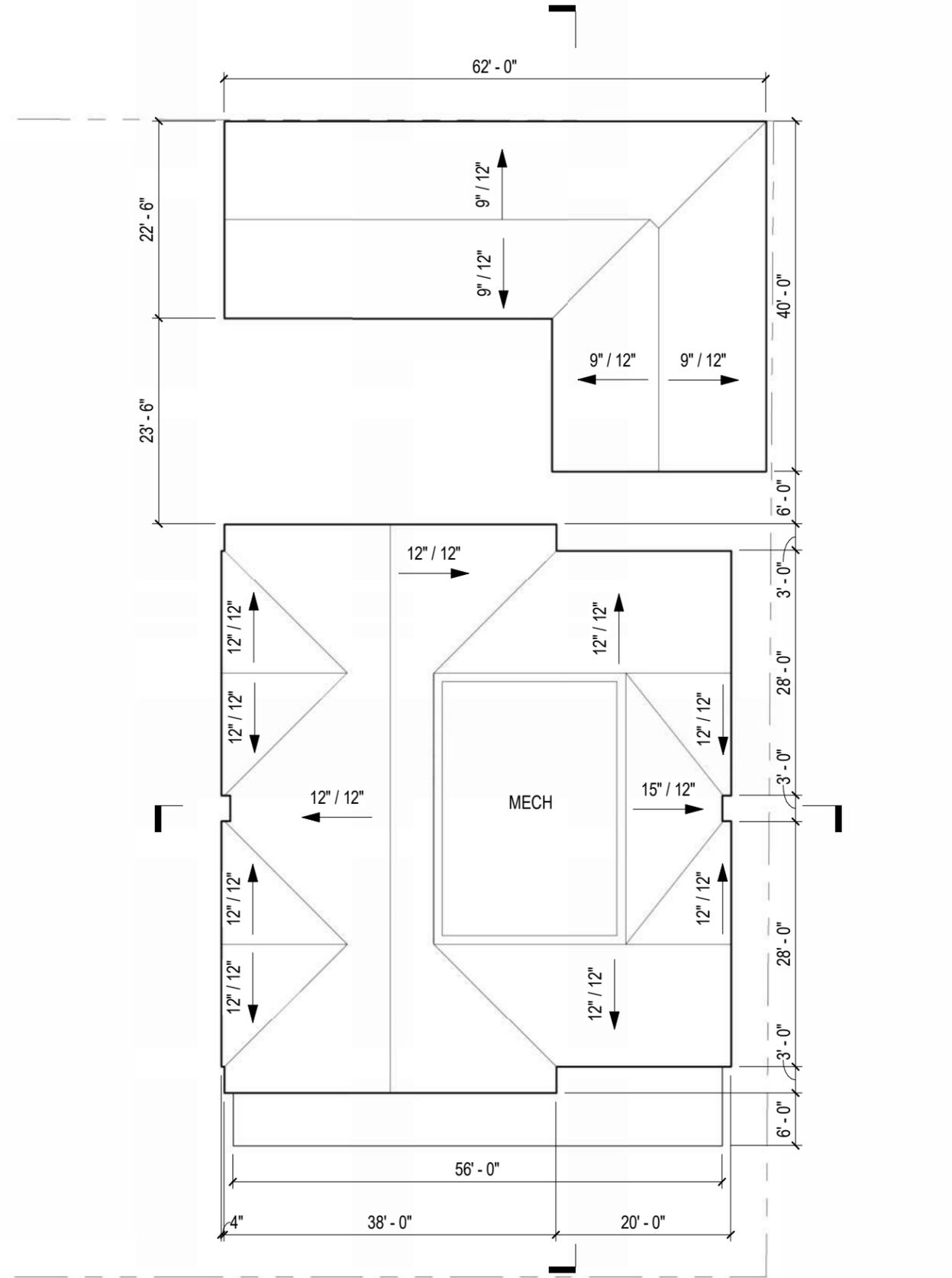
1 04 PLAN
1/16" = 1'-0"



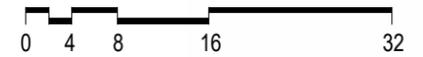
2 03 PLAN
1/16" = 1'-0"



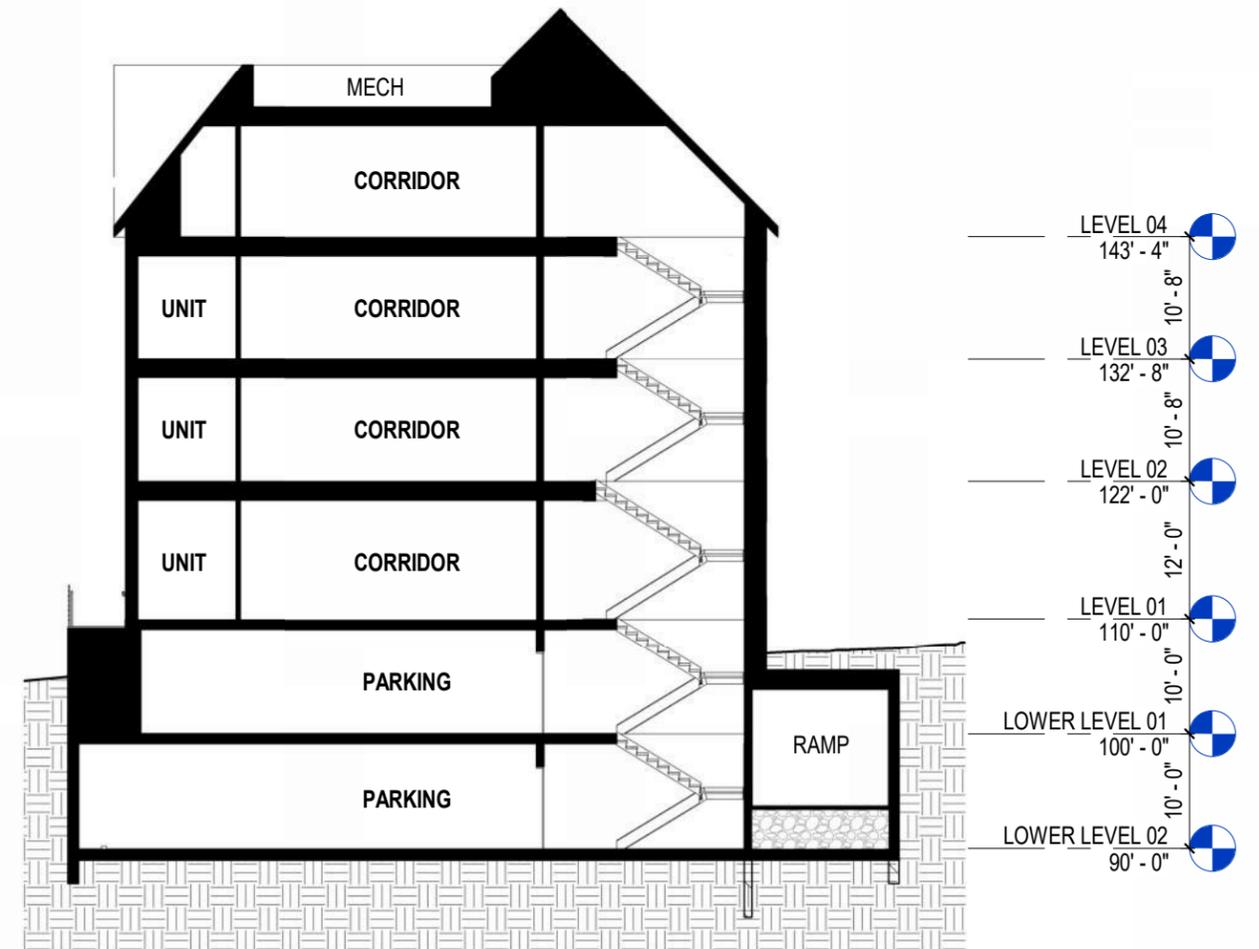
ROOF PLAN



1 04 ROOF PLAN
1/16" = 1'-0"

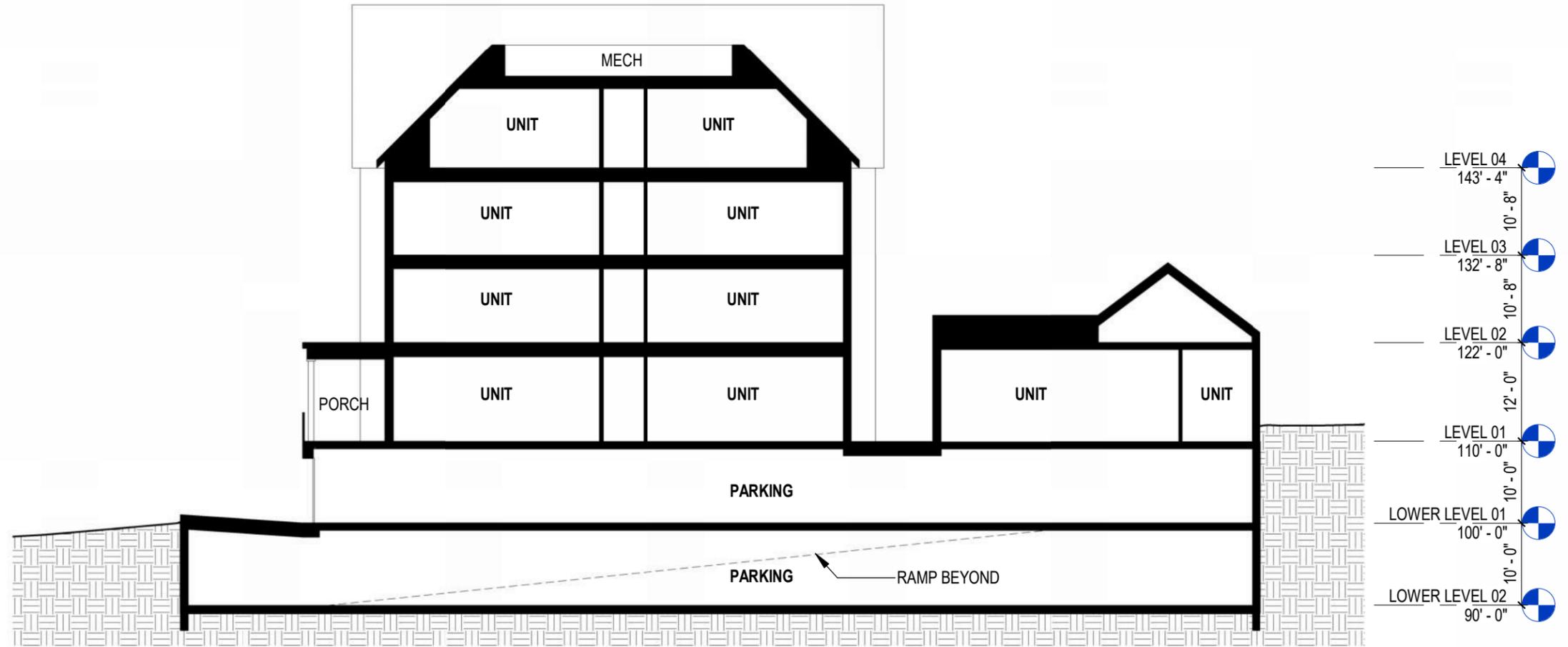


BUILDING SECTION



1 SECTION 1
1/16" = 1'-0"

BUILDING SECTION



1 SECTION 2
1/16" = 1'-0"

AERIAL VIEW LOOKING NORTH



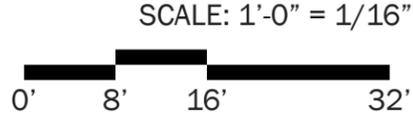
AERIAL VIEW LOOKING EAST



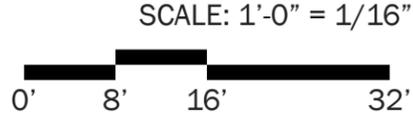
AERIAL VIEW LOOKING WEST



SOUTHEAST (GORHAM ST) ELEVATION



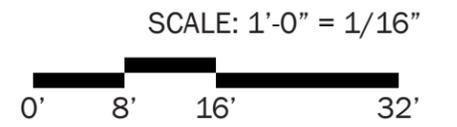
SOUTHWEST ELEVATION



NORTHWEST ELEVATIONS



NORTHEAST ELEVATION



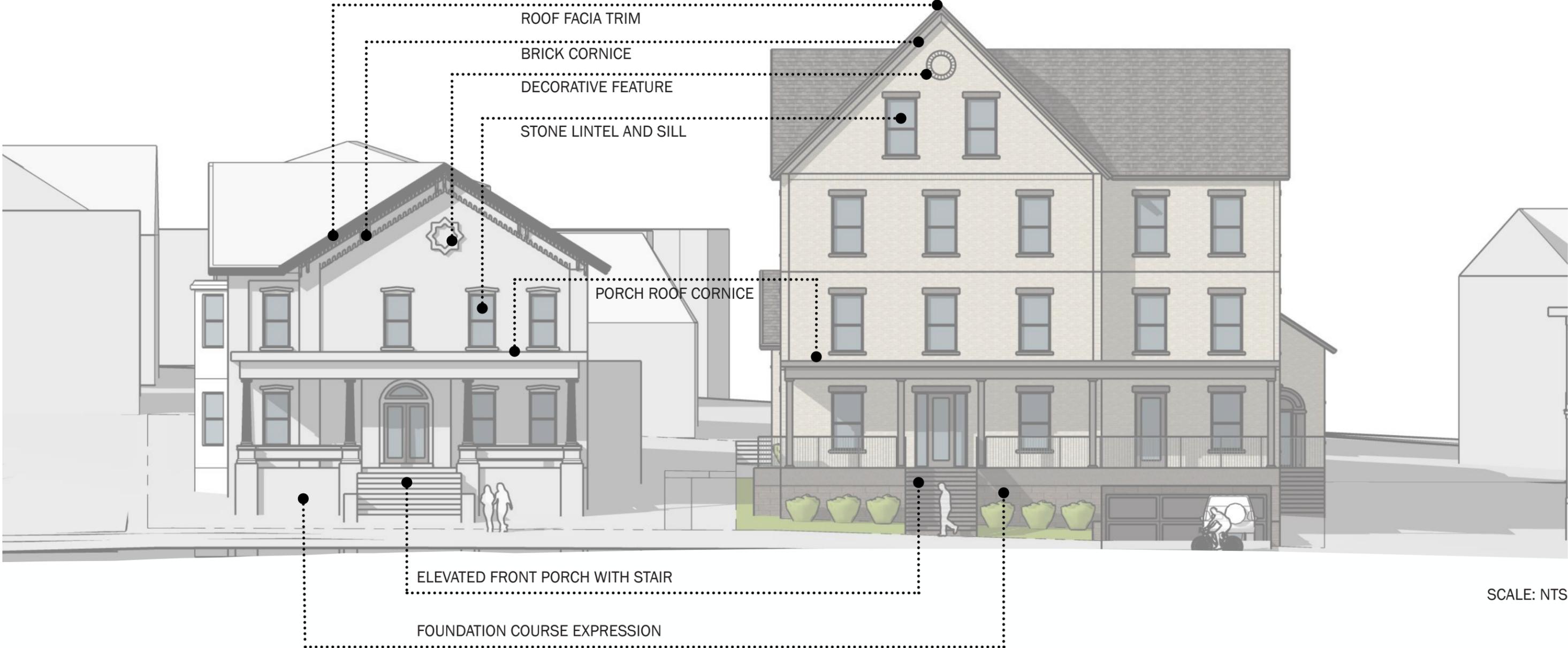
CARRAIGE HOUSE SOUTHEAST ENLARGED ELEVATION



SCALE: 1'-0" = 1/8"



STREET ELEVATION DIAGRAM - HISTORIC INSPIRATION



SCALE: NTS

MATERIAL PALETTE

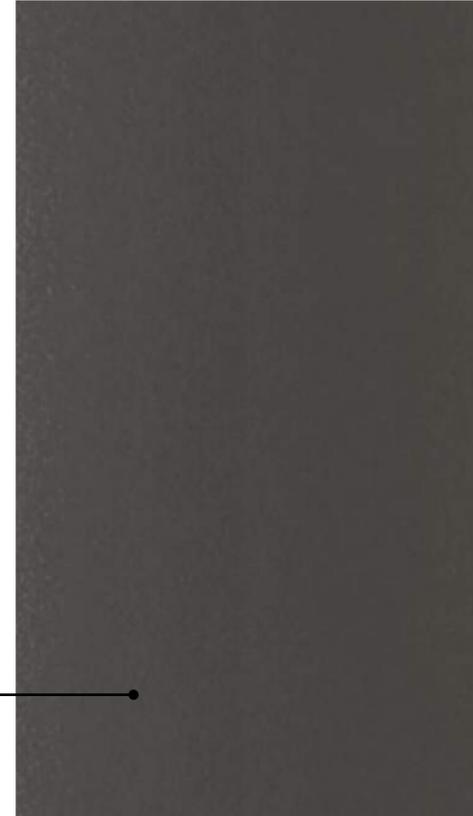
ASPHALT SHINGLE ROOFING



MODULAR BRICK
PRIMARY MATERIAL - TO BE
COMPATIBLE WITH EXISTING



FIBER CEMENT
SECONDARY MATERIAL, TRIM



STONE
LINTELS, SILLS, WALL CAP



STONE BLOCK
BASE MATERIAL



STREET RENDERING



COURTYARD RENDERING



STREET PERSPECTIVE



STREET ELEVATION PERSPECTIVE



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