

# LANDMARKS COMMISSION MEETING REPORT

August 18, 2025



**Agenda Item #:** 3

**Project Title:** 124 E Gorham Street - Land Combination and New Construction in the Mansion Hill Historic District (District 2)

**Legistar File ID #:** 87103

**Prepared By:** Heather Bailey, Preservation Planner

**Members:** Present: Richard Arnesen, Ald. John Duncan, Molly Harris, Jacob Morrison, and Maurice Taylor  
Excused: Edna Ely-Ledesma and Katie Kaliszewski

## Summary

*Joel Koeppen, registering in support and available to answer questions*

*Bruce Bosben, registering in support and available to answer questions*

*Nicholas Davies, registering in support and not wishing to speak*

Arnesen opened the public hearing.

Bailey provided background information on the project. The applicant team was available to answer questions.

Taylor asked for Bosben's thoughts on the staff report and recommended conditions for approval. Bosben said they were pleased with staff and the commission's comments, and it has turned into a better project than it was.

Harris mentioned issues with the previous design that required review by other City agencies and asked if those had been resolved. Bailey confirmed they were. Harris said that she liked the changes made, and the appearance and massing both improved in relation to the Brown House and carriage house. She appreciated the work the applicants did to respond to the commission's comments and felt comfortable with the project with the conditions that staff indicated.

Arnesen closed the public hearing.

Regarding the land combination, Morrison said that the proposed lot seemed compatible with existing lots in the neighborhood. He thought the design was much improved and appreciated that it was a simpler form to blend in with the rhythm of the neighborhood and look less outspoken amongst its neighbors. He liked the porch and how it connects visually with the house next door, and the side gables help with the appearance of the house from the corner. He said that he would support approval with the conditions recommended by staff. He noted that any mechanicals would have to be very carefully vetted because it is a very tight site and is running out of room for things like that.

Arnesen echoed Morrison's statements and agreed it was a much-improved design.

## Action

**A motion was made by Morrison, seconded by Harris, to Approve the request for the Certificate of Approval for the land combination and new construction with the conditions that final specifications be submitted for the proposed windows, doors, railings, fiber cement siding, soffit, fascia, roof venting, lighting, and mechanicals with modifications as recommended in the staff report and a relocation plan be submitted for the historic carriage house for its temporary removal and reinstallation once the parking structure is constructed. The motion passed by voice vote/other.**