

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 315, 319, 323 N. Blair St. & 615, 619, 623 E. Gorham St. Aldermanic District: #2

2. PROJECT

Project Title / Description: Blair & Gorham St. Renovations - The Rehabilitation of 6 Buildings on the corner of N. Blair St. & E. Gorham St. Madison WI.

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

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
Alteration / Addition to a building in a Local Historic District (specify):
Land Division/Combination in a Local Historic District (specify):
New Construction in a Local Historic District (specify):
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify): Rehabilitation - Aesthetic appearance and compatibility within the surrounds given due consideration to the location of the building[s] within the National [Register] Historic District.

Form box for Planning Division Use Only with Registrar # field.

3. APPLICANT

Applicant's Name: Randy Bruce Company: Knothe & Bruce Architects
Address: 7601 University Ave. Suite 201 Middleton, WI 53562
Telephone: (608) 836-3690 E-mail: rbruce@knothebruce.com

Property Owner (if not applicant): Gorham Apartments, LLC.
Address: 6510 Grand Teton Plaza #420 Madison, WI 53719

Property Owner's Signature: [Signature] Date: 4-12-17

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 filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

**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.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- 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, 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:
  - Photographs of existing conditions;
  - Photographs of existing context;
  - Manufacturer's product information showing dimensions and materials;
  - Other Current drawing set presented to Preservation Planner - determined to be an acceptable set of presentations materials for this Landmarks submittal.

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect  
City of Madison Planning Division  
P.O. Box 2985 (mailing address)  
Madison, WI 53701-2985  
[ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)  
608 266 6552

April 17, 2017

Ms. Amy Scanlon  
City of Madison Planning Division  
126 S. Hamilton Street  
Madison, Wisconsin 53701



Re: Letter of Intent  
N. Blair & E. Gorham St.  
Rehabilitation Projects  
**KBA Project # 1636**

The following is submitted together with the plans and application for the staff and Landmark Commission's consideration of approval.

Owner: Gorham Apartments LLC  
6510 Grand Teton Plaza, #420  
Madison, WI 53719

Contact: Mike Fisher  
[mikefishbadger@gmail.com](mailto:mikefishbadger@gmail.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690

Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

The proposed building rehabilitation projects are located at the corner of E. Gorham St. and N. Blair St. This project consists of the interior and exterior rehabilitation that will take place at 6 individual buildings located at 315, 319, 323 North Blair St & 615, 619, 623 E. Gorham Street. These properties were part of an earlier PD-SIP submitted by the prior owner and the work described within that PD-SIP was not completed. The current owner is now proposing to rehabilitate each property in accordance with, and in some cases well beyond, the requirements listed in the original PUD-SIP while making every attempt to maintain the affordability for those currently living at these properties.

Our team has taken several steps in assuring compliance with the original PUD-SIP. We have held a walkthrough of all properties with Amy Scanlon and the Department of Planning personnel, along with District #2 Alder Ledell Zellers, presented our proposal at the local neighborhood meeting, and held additional meetings with the planning department. This proposal has taken staff and public comments into consideration and made adjustments to the proposed rehabilitation work.

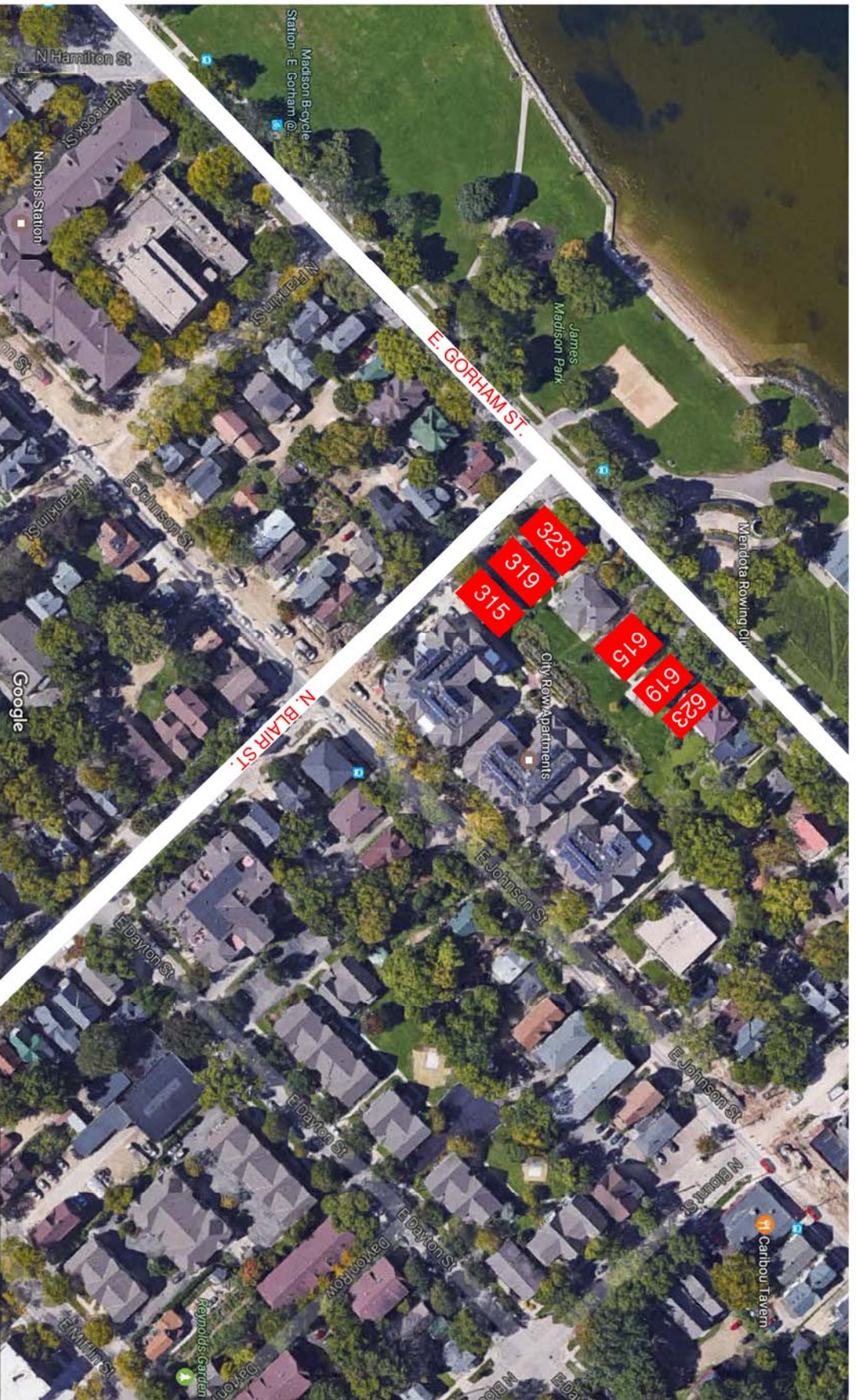
We are submitting to the Landmarks Commissions for review the commission's review of the "Aesthetic appearance and compatibility within the surrounds given due consideration to the location of the building[s] within the National [Register] Historic District."

Thank you for your time reviewing our proposal.

Sincerely,

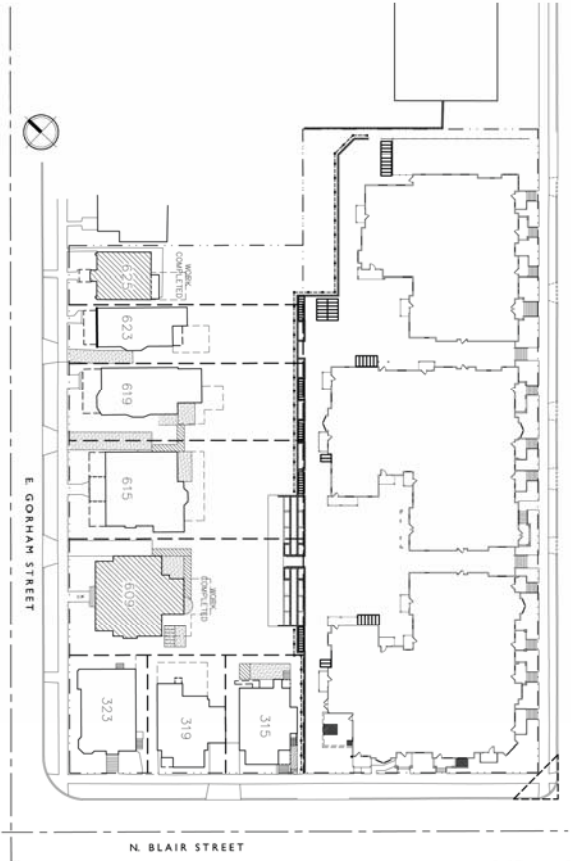
J. Randy Bruce, AIA

A handwritten signature in black ink, appearing to read 'Randy Bruce', with a long horizontal flourish extending to the right.

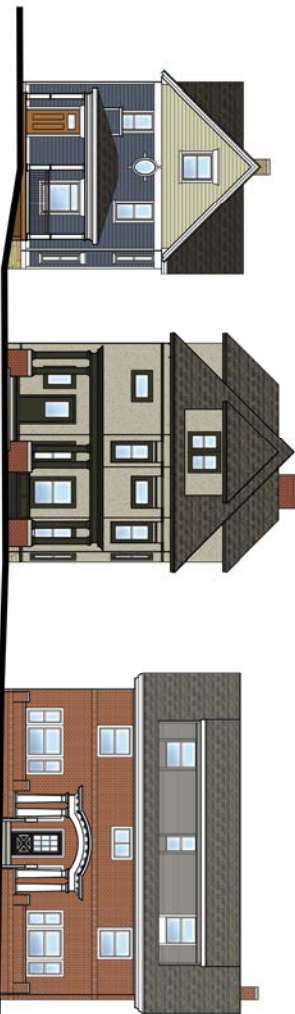


Gorham & Blair St.  
 Building Rehabilitation  
 Madison, WI  
 April 10, 2017



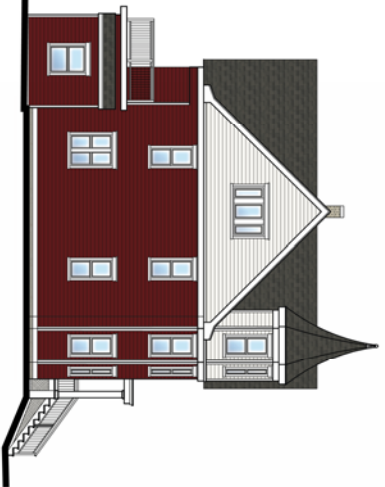


N. BLAIR ST. ELEVATION



E. GORHAM ST. ELEVATION

609 E. GORHAM  
COMPLETED



# 623 E. GORHAM STREET



- Replace all siding w/Fiber Cement Board. Replace soffit & fascia
- Replace front door system.
- Redesign & rebuild front porch, railings, and columns.

FRONT ELEVATION



- Remove enclosed porch area on all three levels.
- Replace all siding w/Fiber Cement Board
- Remove metal stairway and extended landing.
- Replace rear porches and add exit stairs

REAR ELEVATION



- Redesign & rebuild front porch, railings, and columns.

FRONT PORCH



SIDEVIEW OF PORCH



- Remove enclosed porch area on all three levels.
- Rebuild porches and add exit stairs.

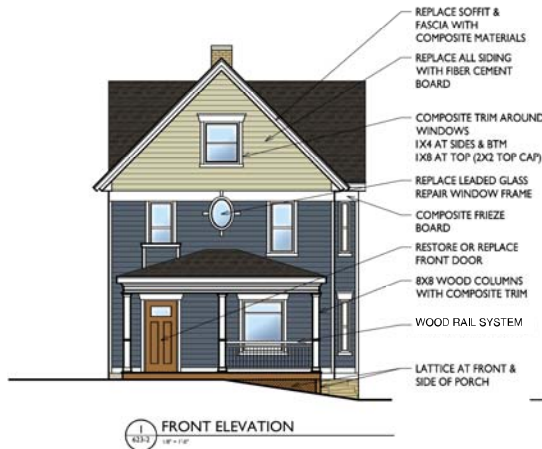
REAR VIEW

## 623 E. Gorham St. - Proposed SIP Alterations

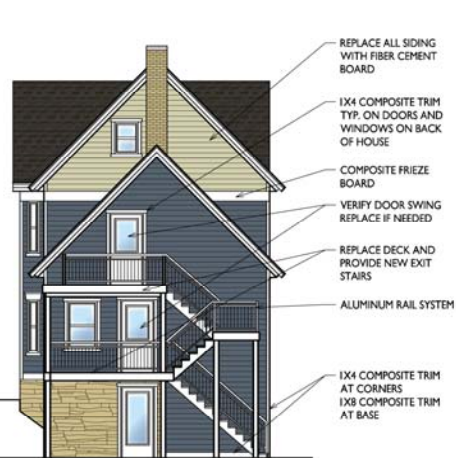
Interior Work	Units 1 & 2 - Complete kitchen remodel - cabinets, counter tops, appliances, flooring & updating electrical. After rear porch element is removed, repair interior conditions as needed. Refinish or replace bathtubs and bathroom sinks in all bathrooms.
Exterior Work	Redesign and rebuild front porch. Replace siding with fiber cement board. Replace soffit and fascia with composite materials. Replace front door system. Remove rear porch element at all 3 levels. Redesign deck areas in the rear after rear element is removed. Replace glass in oval window on front facade.
General Comments	None noted.
Work Completed	2015 - New HVAC and new roof. Rebuilt chimney, repaired foundation, and replaced rear storm door.

## Exterior Paint Colors

SW 0032 Needpools Navy	Lower Siding
SW 7528 Windsor Greige	Upper Siding
SW 0045 Artisanum Brown	Front Doors and front porch
SW 7065 Pure White	All trim



1 FRONT ELEVATION  
1/8" = 1'-0"



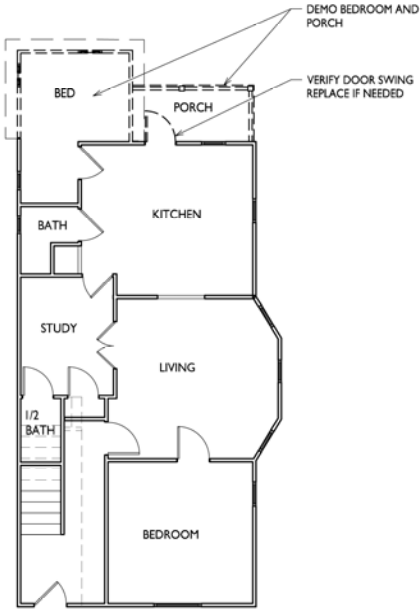
2 BACK ELEVATION  
1/8" = 1'-0"

DESIGN  
Blair & Gorham St. Renovations

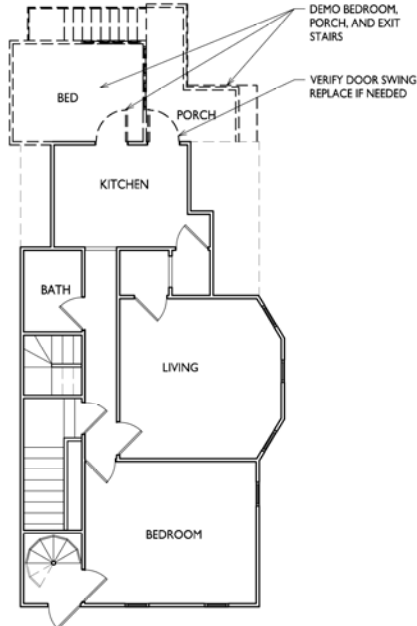
N. Blair & E. Gorham  
Madison, Wisconsin  
PROJECT TITLE  
Blair & Gorham St.  
Exterior Elevations

SHEET NUMBER  
623-2  
PROJECT NO. 1636  
KBA & BRUCE ARCHITECTS, LLC

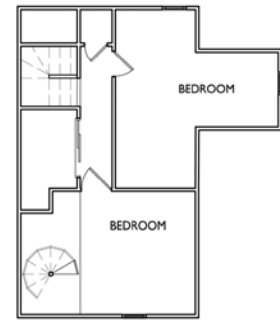
# 623 E. GORHAM STREET



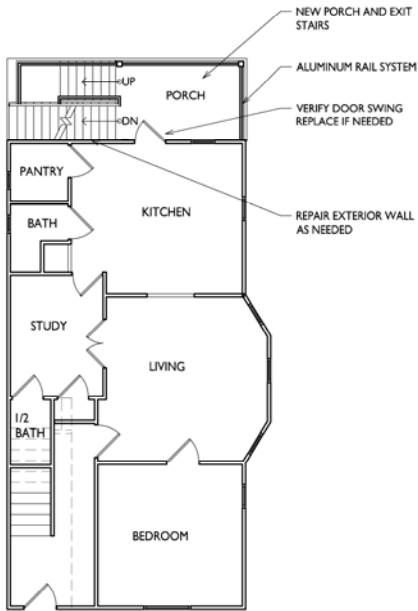
1 623-3 1st Floor Plan



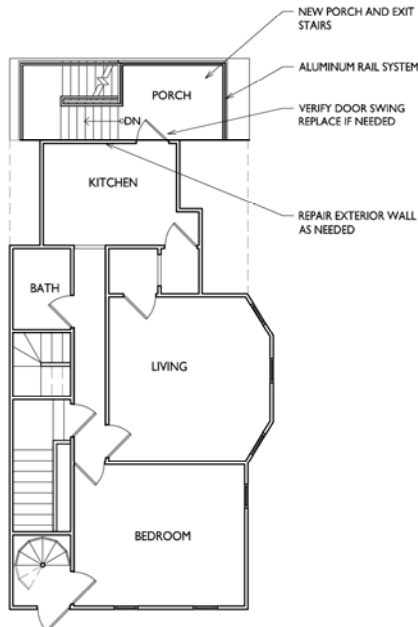
2 623-3 2nd Floor Plan



3 623-3 3rd Floor Plan



1 623-4 1st Floor Plan



2 623-4 2nd Floor Plan



# 619 E. GORHAM STREET



FRONT ELEVATION

Paint all stucco and window trim

Renovate front porch. New wood decking, replace railings, and columns. Repair brick bases as needed.



REAR ELEVATION

Open up all 3 floors with a new bank of windows. Material above/below new windows will be replaced.

Remove balcony and concrete posts.



FRONT PORCH



REAR VIEW

Remove ivy.

New window banks.

Relocate 2nd floor balcony to side.



REAR PATIO

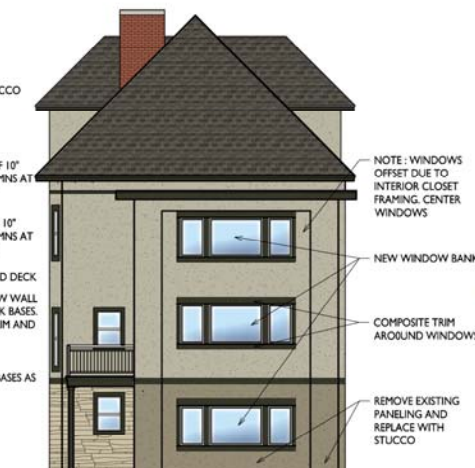
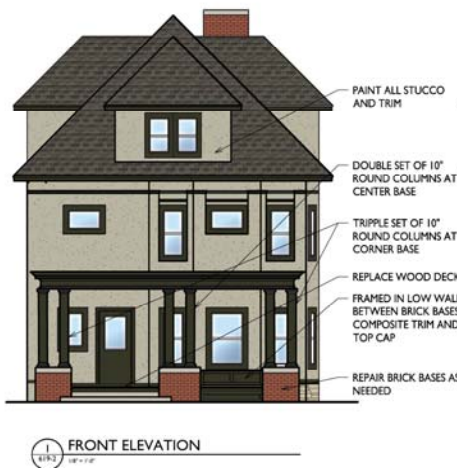
New window bank

Relocate balcony and door to side of building.

New patio doors

619 E. Gorham St. - Proposed SIP Alterations	
Interior Work	Units #1, 2, and 3 - Complete kitchen remodel - cabinets, counter tops, appliances, flooring & updating electrical. Unit #1 - Replace tile surround on fireplace and bath vanity cabinets. Unit #2 - Strip and repaint inside windows and window trim as needed. Update bathroom. Unit #3 - Replace interior trim where needed and add lighting. Refinish or replace bathtubs and bathroom sinks in all bathrooms.
Exterior Work	Paint Exterior stucco and window trim. Remove ivy. Rear porch element will be opened up with windows across entire face for all 3 floors. Relocate rear door to side of building, add new porch. Install new wood floor, replace railing system, and repair brick columns on front porch.
General Comments	There is too large of a grade change to make an accessible unit. Electrical, plumbing, and HVAC are in good condition. Windows will not be replaced, but painted instead. 3rd floor will be kept in current condition and an unused attic, therefore building will stay as a 3 unit.
Work Completed	Replaced front porch floor with tongue and groove wood decking. Cracks in exterior stucco have been repaired. Brick walls have been tuckpointed. Exterior wood on ceiling of porch and on exterior of building have been repaired and painted. Replaced dryer vents. Entry door has been painted.

Exterior Paint Colors	
SW 7535 Sandy Ridge	Lower Stucco
SW 7528 Windsor Greige	Upper Stucco
SW 7048 U-Baric Bronze	All trim, Doors, Porches



REVISIONS

Revised - November 01, 2016

Revised - November 01, 2016

PROJECT TITLE  
Blair & Gorham St. Renovations

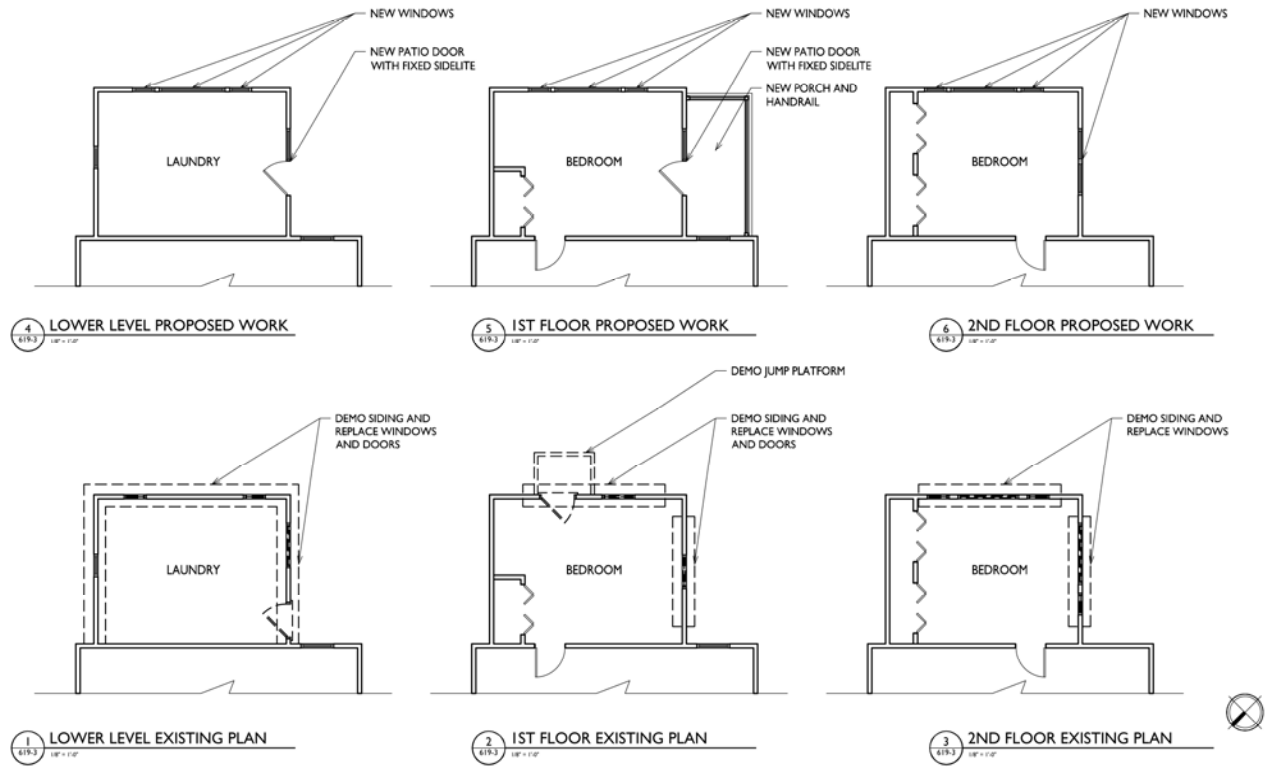
N. Blair & E. Gorham  
Madison, Wisconsin

SHEET TITLE  
619 E. GORHAM  
Exterior Elevations

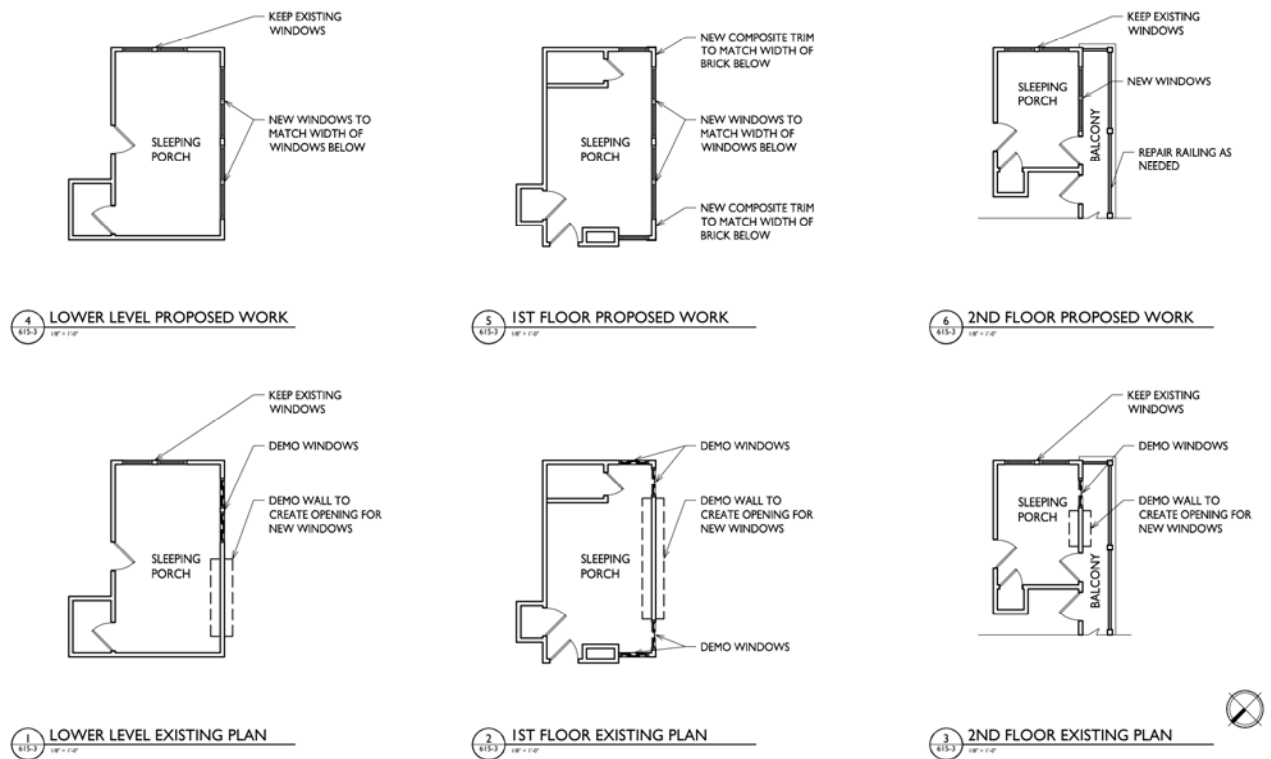
SHEET NUMBER



# 619 E. GORHAM STREET



# 615 E. GORHAM STREET



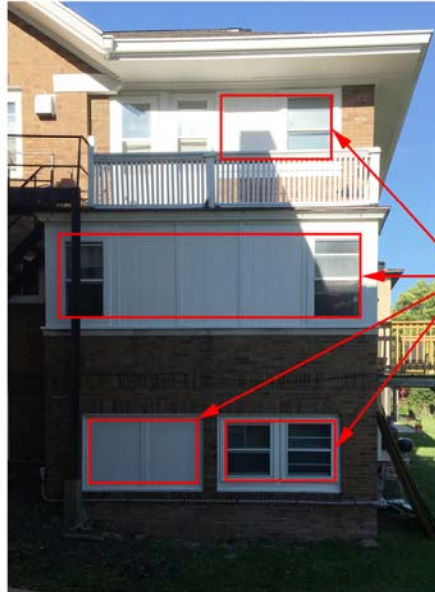
# 615 E. GORHAM STREET



FRONT ELEVATION

Replace siding on dormer

Redesign & rebuild front porch railings.



REAR ENCLOSED PORCH AREA

New banks of windows



PORCH RAILING

Replace railing



SIDE VIEW OF PORCH

Replace window



REAR VIEW

Replace window

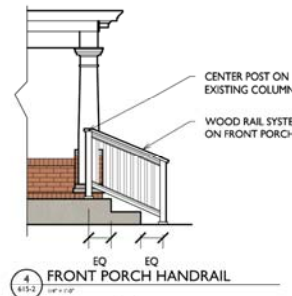


REAR VIEW

Replace siding

615 E. Gorham St. - Proposed SIP Alterations	
Interior Work	Unit #1, 2, 3, 4, 5, and 6 - Complete kitchen remodel - cabinets, counter tops, appliances, flooring & updating electrical. Electrical conduits in kitchen of unit #15 will be encased within the wall. Refinish or replace bathtubs and bathroom sinks in all bathrooms.
Exterior Work	Open up rear porches on all 3 floors with banks of windows. Redesign and rebuild front porch railing system. Replace existing board and batten siding fiber cement board. Remove pentagonal faux window in front dormer and replace with rectangular faux window.
General Comments	Windows and interior window trim are nice and will not be replaced.
Work Completed	Exhaust fans replaced. Handrails and spindles on rear deck replaced. Shutters removed.

Exterior Paint Colors	
Match Existing White	New siding and window trim.
To be determined	New siding on dormer to blend with roof.



Blair & Gorham St. Renovations

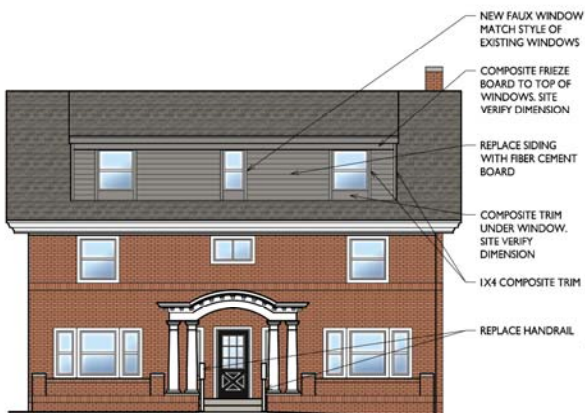
REVISIONS

Blair & Gorham St. Renovations

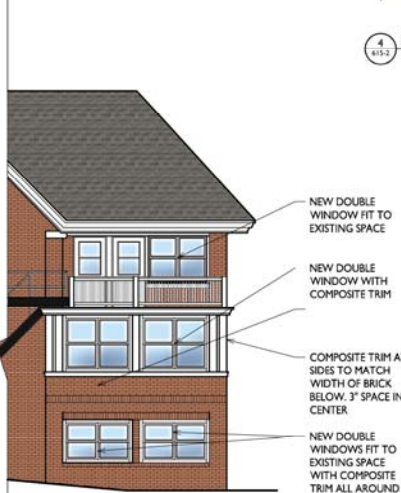
615 E. GORHAM Exterior Elevations

SHEET NUMBER

615-2  
PROJECT NO. 1636  
BLAIR & BRUCE ARCHITECTS, LLC



1  
615-2  
1/8" = 1'-0"

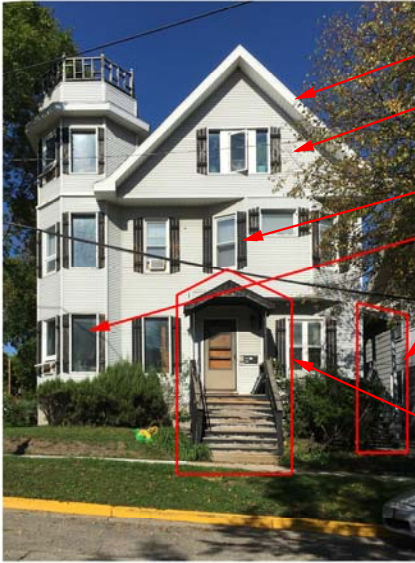


2  
615-2  
1/8" = 1'-0"



3  
615-2  
1/8" = 1'-0"

# 323 N. BLAIR STREET



- Replace soffit and fascia
- Replace siding with fiber cement
- Remove all shutters
- Replace all fixed glass windows with operable window.
- Replace railings at side entry
- Redesign and replace front entry

FRONT ELEVATION



FRONT ENTRY



FRONT ENTRY



SIDE ENTRY



1 SIDE ELEVATION  
1/8" = 1'-0"

323 N. Blair St. - Proposed SIP Alterations	
Interior Work	Replace trim and doors on 2nd floor common area. 601 E. Gorham Unit #1 - Paint bath cabinets. 323 N. Blair Unit #3 - Replace trim and doors. Refinish or replace bathtubs and bathroom sinks in all bathrooms.
Exterior Work	Replace siding with fiber cement board. Replace soffit and fascia with composite materials. Redesign and update front porch to wrap around to side entry. Replace fixed full glass windows with new operable windows (replace all windows in turret). Add new roof element to turret. Address un-level concrete at side entry. Remove paving along retaining wall and return to grass or acceptable pervious surface.
Work Completed	2014 - New HVAC. Roof replaced in the last few years.

Exterior Paint Colors	
SW 7595 Summer	Red S-4rg
SW 6000 Snowfall	White siding and lattice
SW 7005 Pure White	All trim, porch fascia, porch decking / stair treads, and doors



- ADD ROOF ELEMENT TO TURRET
- REPLACE ALL WINDOWS IN TURRET
- REPLACE SIDING WITH FIBER CEMENT BOARD
- COMPOSITE FREEZE BOARD
- REPLACE SOFFIT AND FASCIA WITH COMPOSITE MATERIALS
- COMPOSITE TRIM AROUND WINDOWS, 1X4 SIDES & BTM FIELD VERIFY TOP TRIM 2X2 TOP CAP
- COMPOSITE TRIM TYP. 1X4 AT CORNERS 1X8 AT BASE
- 10" COLUMNS
- REPAIR OR REPLACE FRONT DOOR
- WOOD RAIL SYSTEM

1 FRONT ELEVATION  
1/8" = 1'-0"



- NEW WRAP AROUND PORCH WITH FLAT ROOF
- WOOD RAIL SYSTEM
- LATTICE

2 SIDE ELEVATION  
1/8" = 1'-0"

SCALE  
None for 1/8" = 1'-0"

Revised: November 21, 2019  
Issued: December 1, 2019  
PROJECT TITLE  
Blair & Gorham St. Renovations

N. Blair & E. Gorham  
Madison, Wisconsin  
SHEET TITLE  
323 N. BLAIR  
Exterior Elevations

SHEET NUMBER

# 319 N. BLAIR STREET



- Replace roofing, fascia, soffits
- Remove all shutters
- Replace siding with fiber cement
- Redesign porch, return to "open"
- Install new front door

FRONT PERSPECTIVE



PORCH VIEW



SIDE OF PORCH

Open up both sides of porch



SIDE ENTRY WALK WAY



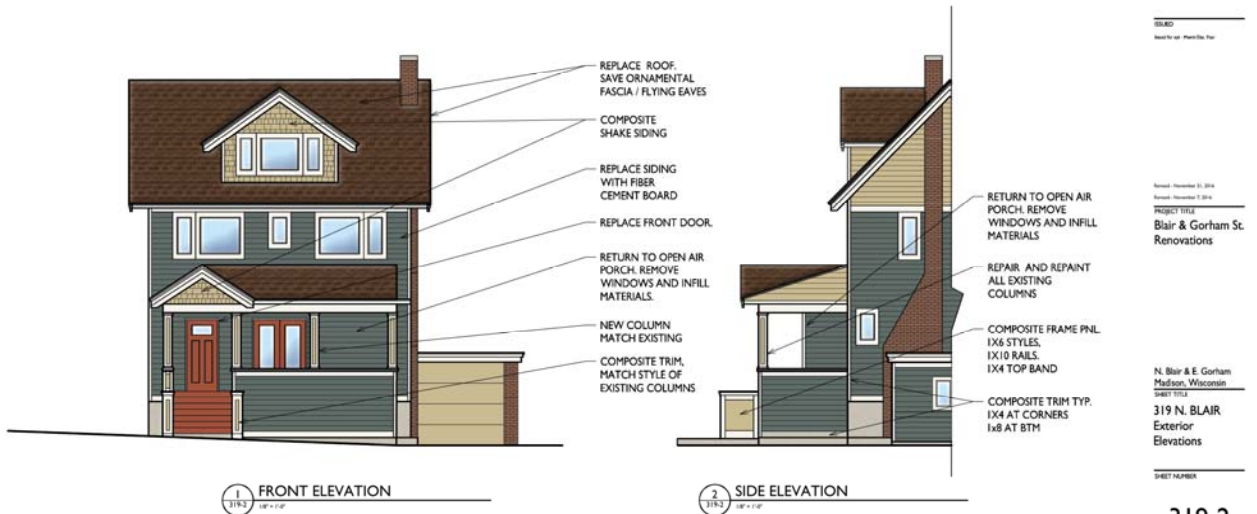
GARAGE / STORAGE

## 319 N. Blair St. - Proposed SIP Alterations

Interior Work	Unit #2 - Complete kitchen remodel - cabinets, counter tops, appliances, flooring, & updating all mechanicals. Replace bath floor and vanity. Unit #3 - Replace floor, vanity, and window trim in bathroom. Refinish or replace bathtubs and bathroom sinks in all bathrooms.
Exterior Work	Change front element back into an "open air" front porch. Replace siding with fiber cement board. Install new roof, gutters, and composite materials for soffit and fascia. Save ornamental fascia / flying eaves. Redesign and update front porch. Install new front door. Remove entire length of sidewalk to side entrance and replace with new paving to 36" beyond side door, return remaining length back to grass or previous surface.
Work Completed	2015 - New HVAC, Unit #2 - new LVT floor in kitchen.

## Exterior Paint Colors

SW 6215 Rocky River	Lower Siding
SW 0011 Crew's Tan	Upper Siding, recessed panel at columns and soffits
SW 6080 Snowfall	All trim
SW 0040 Roycroft Adobe	Entry doors, decking, stairs treads/risers



DATE: 11/11/2014  
 DRAWN BY: M. P. H. H. H.  
 PROJECT TITLE: Blair & Gorham St. Renovations  
 N. Blair & E. Gorham Madison, Wisconsin  
 SHEET TITLE: 319 N. BLAIR Exterior Elevations  
 SHEET NUMBER: 319-2

# 315 N. BLAIR STREET



Remove all shutters

Update front entry. Install frieze board, corner trim, railing system, and handrail

Redesign side entry. Replace roof, post, and railing system, add lighting

Paint window boxes

FRONT PERSPECTIVE



SIDE VIEW



SIDE ENTRY

## 315 N. Blair St. - Proposed SIP Alterations

Interior Work	Refinish foyer floor. Unit #2 - New shower and paint trim. Refinish or replace bathtubs and bathroom sinks in all bathrooms.
Exterior Work	Redesign and redo front & right side entry. Remove shutters. Paint window boxes on front porch. Add lighting to side entry. Address curb cut and driveway area between 315 & 319 Blair St. - Possible to reduce size of curb cut and add landscaping
General Comments	Siding appears to be newer. Porch is used as a study and not as a bedroom. Windows in porch area stretch across the entire space. Would not open up porch on this building.
Work Completed	2014 - New HVAC, new roof. Recent updates to unit #1, #3, and #4 bath and kitchen areas.

## Exterior Paint Colors

SW 7005 Pure White	New trim, doors
SW 2038 Porcelain Maltology	Existing Front door, window boxes



1 FRONT ELEVATION



2 SIDE ELEVATION

BLIND  
Send to job - Mark Day, Inc.

Revised: November 21, 2019  
Issued: December 2, 2019  
PROJECT TITLE  
Blair & Gorham St.  
Renovations

N. Blair & E. Gorham  
Madison, Wisconsin  
SHEET TITLE  
315 N. BLAIR  
Exterior  
Elevations

SHEET NUMBER  
315-2  
PROJECT NO. 1636  
Knothe + Bruce Architects, LLC