



Project Name & Address: 5 E Wilson Street, Madison Club

Application Type(s): Certificate of Appropriateness for exterior alterations to a Designated Madison Landmark

Legistar File ID # [67671](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: Mary Gaffney-Ward, Madison Club

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a front patio area and installation of fencing.

Background Information

Parcel Location/Information: The subject site is a Designated Madison Landmark

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant 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) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (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 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.
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.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall 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.
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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct a front patio area and install fencing. The Madison Club was constructed in 1916, designed by architect Frank Riley in the Georgian Revival style. The 1954 addition was designed by Lewis Siberz and a patio added to the site in 1977, designed by J.H. Gravens. The building was originally designed to serve as a social club and continues in this use. It was designated a Madison Landmark in 1994 for its social history, distinctive architecture, and for representing the work of Frank Riley.

The proposal is to remove the existing planters and air intake structure in front of the structure, install a gated area to enclose a new concrete patio, and incorporate new air intake into the fence structure. This will address the out of character intake structure and remove the planting beds that are currently causing water intrusion problems in the basement. The fence piers will be brick that is complimentary to the historic, but differentiated, with granite insets that reference the decorative concrete panels on the historic structure. The spans between the piers will feature a black metal fence with a metal gate leading to the front entrance.

A discussion of the relevant standards follows:

Secretary of the Interior's Standards for Rehabilitation

1. The property is not changing its use.
2. The new fence structure will not be physically connected to theThe 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.

3. The new fence will utilize the same architectural vocabulary as the historic structure, but be differentiated with newer materials and be physically separated from the historic structure. It will read as a site development of its own time.
4. The changes to the front of the property are not historically significant in their own right. Previously there was a sidewalk/paved area that came right up to the building. The installation of the planter beds and the air intake structure came later. The proposal would reinstall a paved area and better obscure the air intake.
5. No historic features of the historic structure will be altered in this proposal.
6. N/A
7. N/A
8. This is a highly disturbed area and it is unlikely any archaeological resources will be disturbed as part of this undertaking.
9. The new site work will not destroy historic materials and will be differentiated from the old while still be compatible to the character of the historic structure.
10. The new site work is not connected to the historic structure and is separated from the 1970s terrace. The work could be removed in the future and not impact any of the historic elements of the site.

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission approve the project with the following conditions:

1. Masonry specifications be approved by staff