



124 E Gorham Street
Certificate of Appropriateness
August 18, 2025

Proposed Work

- Combine the lots at 116 & 124 E Gorham
- Construct new multi-unit building on 124 E Gorham, relocating existing historic carriage house



History of Project

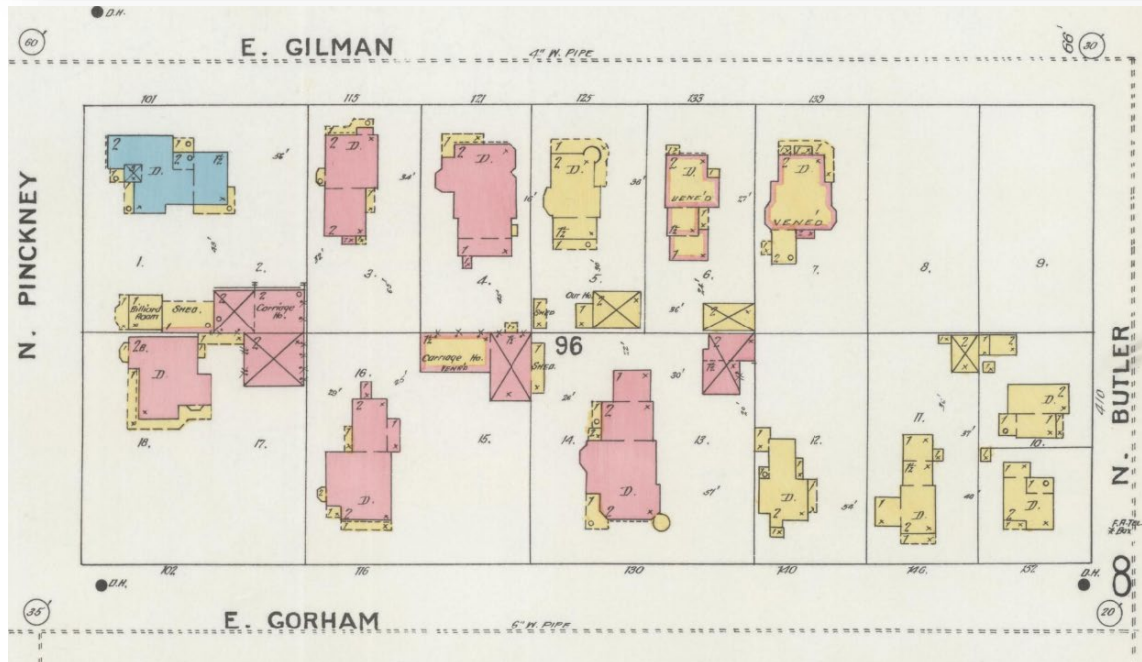
- Informational presentation to LC, March 10, 2025
- CoA reviewed at LC, May 19, 2025
 - Referred to future meeting



Land Combination

Proposed Lot Combination

We are proposing to combine 124 E Gorham St with 116 E Gorham, of which there is historic precedent. Heather Bailey from Landmarks Commission provided documentation to support this.



1898 Sanborn Map





Applicable Standards

MGO 41.18(4)

Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

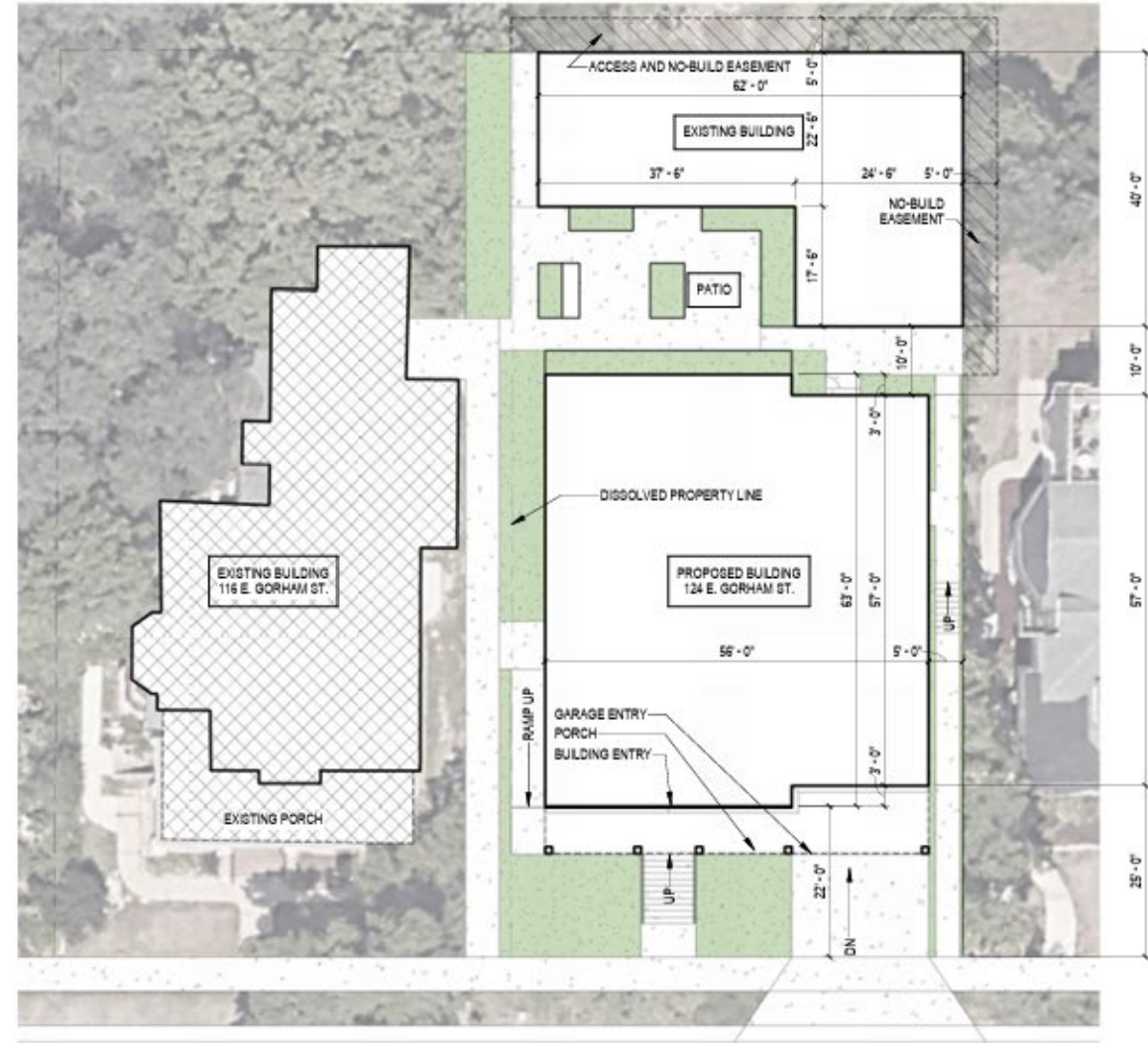


Applicable Standards — SOI

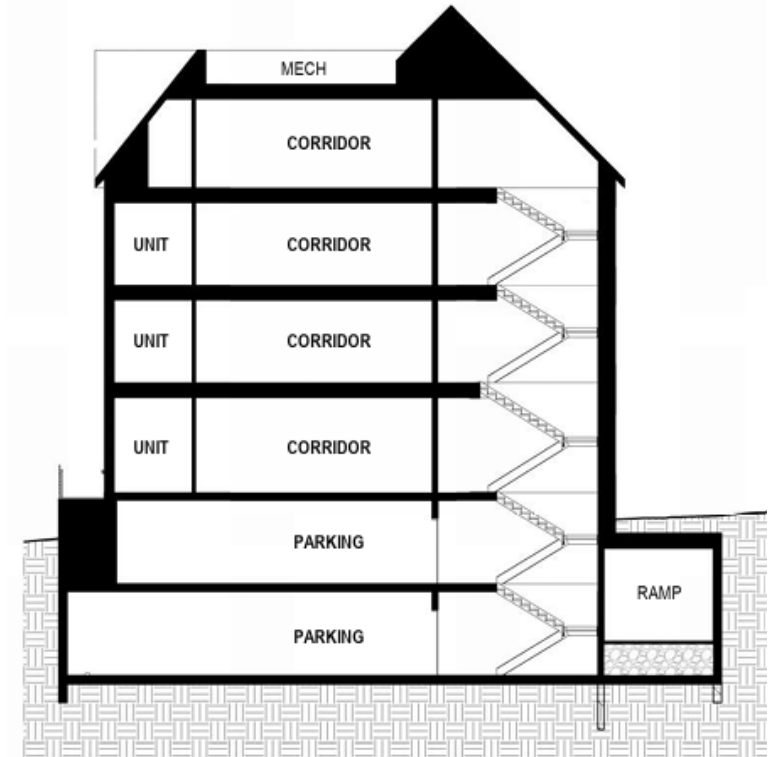
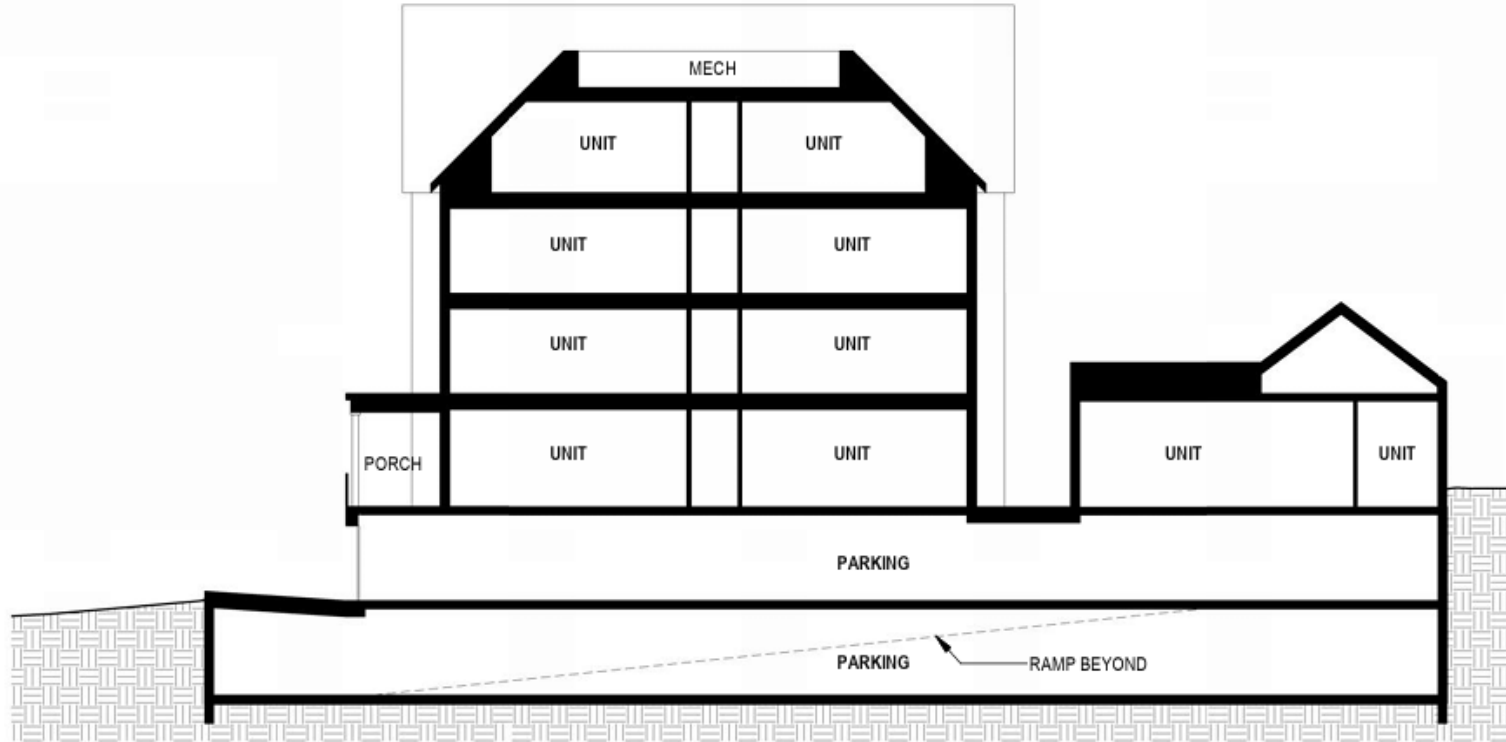
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial 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.

















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



Staff Recommendation

Staff believes that the standards for granting a Certificate of Approval could be met and recommends the Landmarks Commission approve this project as meeting the standards of approval with the following conditions:

1. Submit final specifications for the proposed windows, doors, railings, the fiber cement siding, soffit, fascia, roof venting, lighting, and mechanicals with modifications as recommended in the staff report.
2. Submit relocation plan for the historic carriage house for its temporary removal and reinstallation once the parking structure is constructed.

