



Certificate of Appropriateness
101 N Hamilton St

August 16, 2021



History of Property

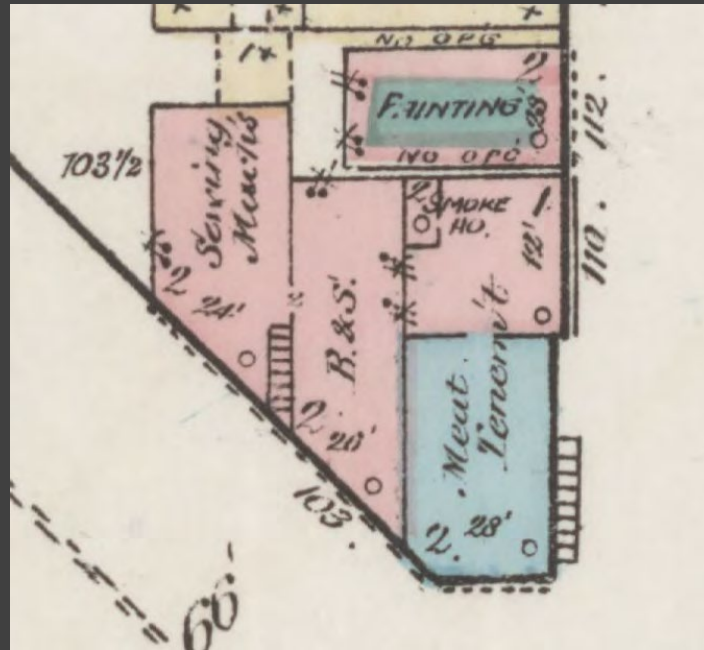
- Draper Brother's Block, constructed 1867
- Longest operating meat market in the city
- 101 N Hamilton
 - Sandstone, Italianate
- 110 E Mifflin
 - Brick, vernacular commercial
- Designated a Madison landmark, 2002



History of Proposal

- LC reviewed proposed exterior alterations at 8/9/21 meeting
- Referred to 8/16/21 LC meeting
- Applicant has worked with staff to incorporate LC comments





Previous submittal reviewed 7/26/21









Applicable Standards

SOI 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.
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.



Staff 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. Final sign package be submitted to the Landmarks Commission for approval.

