



Certificate of Appropriateness
704 E Gorham Street
January 31, 2022



History of Property

- Constructed 1912
- Architects Claude and Starck
- Prairie School style
- William and Dora Collins House
- Collins Bros., manufacturer and wholesaler of wood products
- Designated landmark in 1975
- Listed on National & State Registers



Proposed Work

- Rear addition with roof deck
- Remove existing rear shed
- Replace rear windows on 2nd & 3rd floors
- Replace roof
- Rebuild front porch brick wall, floor, and cantilevers



Existing Conditions



Existing Conditions











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.
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.
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.



Staff Recommendation

Staff believes that 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. Replacement brick match the historic in color, size, and composition. All new mortar shall match the historic/adjacent in profile, color, and composition.
2. Cladding on new addition must be stucco, not EIFS.
3. Work with staff to identify which windows are repairable and which are deteriorated beyond repair, therefore requiring replacement.

