



Project Name & Address: 123 E Doty Street
Application Type(s): Certificate of Appropriateness for an addition
Legistar File ID # [74783](#)
Prepared By: Meri Rose Ekberg, Community & Cultural Resources Planner, Planning Division
Date Prepared: December 7, 2022

Summary

Project Applicant/Contact: Ross Treichel, Sketchworks Architecture, LLC
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to construct an egress stair addition.

Background Information

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

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 proposed project is to construct an addition on the rear of the structure at 123 E Doty to house an egress stairwell. A second egress is required per building code, and the current second egress on the southwest of the structure may soon be blocked by the construction of a building on the adjacent lot. The submittals show the proposed addition will extend off of the southeast side of the building. The project will cover over 4 existing non-historic windows. The existing egress door on the second floor will be removed and filled in with stucco to blend with the surrounding. The façade of the proposed addition will be stucco and will match the existing structure in material, texture, and color. The proposed roof on the structure will match the existing and will include a black EPDM barrier with light cream trim. The exterior door on the proposed addition will be a four panel wood door.

The subject property was constructed in 1854 and was known as the Fess Hotel. In 1901 a major remodel was completed by architects Gordon and Paunack. It was designated a Madison Landmark in 1975 due to the historical value it played in the development of Madison's downtown. The Fess hotel was owned and operated by the Fess family from the 1850s until the 1970s.

The proposed egress addition will be minimally visible from the public right of way and will not alter the architectural and historic character of the structure.

A discussion of the relevant ordinance sections follows:

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- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:

- (a) The proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
- (b) The proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
- (c) N/A
- (d) N/A

Secretary of the Interior’s Standards for Rehabilitation

1. No proposed changes in use.
2. The existing steel door and four windows that are being affected are not historic. Some historic wall material may be removed. Anything salvageable will be saved by the property owners.
3. The proposed egress addition will not create a false sense of history or introduce conjectural features.
4. N/A
5. The proposed addition will not affect distinctive features. Patching the door opening on the side of the structure will not affect the historic Fess Hotel mural.
6. N/A
7. N/A
8. N/A
9. The proposed addition will not destroy historic materials that characterize the property. The addition will be differentiated from the old in its height and the separate roofline, however the addition will be compatible with the massing, size, scale, and architectural features of the existing structure.
10. If the structure were removed, the windows and doors that will be infilled could be identified and replaced.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.