



124 E Gorham Street
Certificate of Appropriateness
May 19, 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
 - Staff memo:

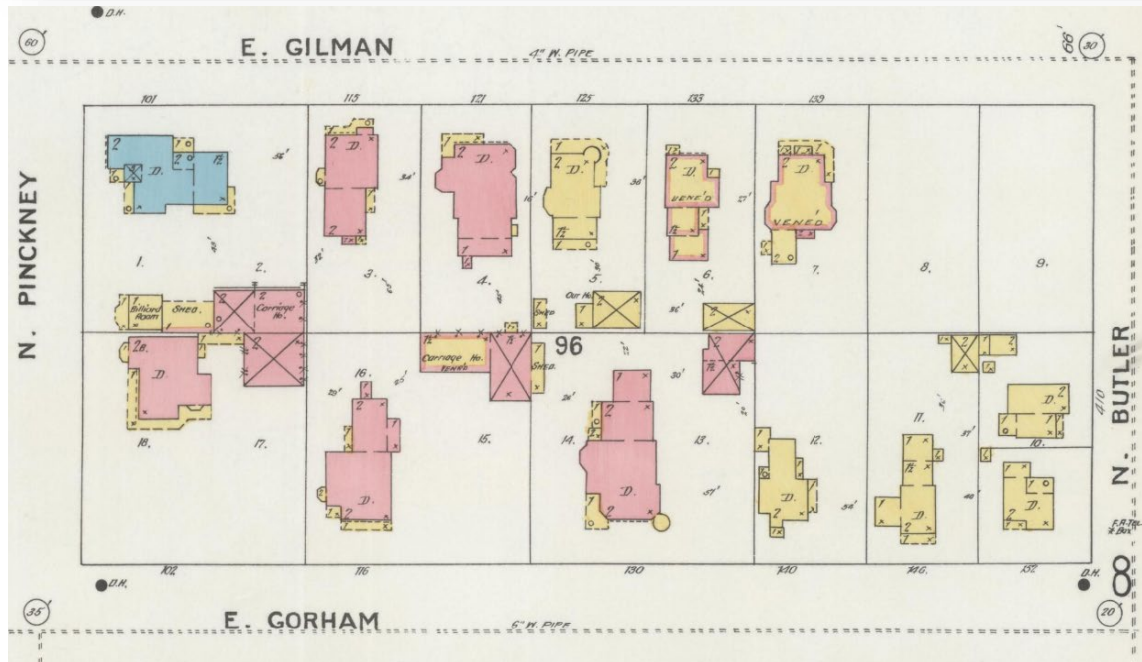
The current informational presentation is exploring the feasibility of the second option. Staff has concerns about the massing, contextual setback, and architectural character of the proposed new construction. Connecting the new structure to the carriage house will also raise problems with Zoning standards. The historic carriage house needs space so that it is not obscured. If the property is a part of the landmark site, then the new construction will need to look like it belongs to that site, with significant separation from the historic resources so that the new construction does not overwhelm them.



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.



New Construction

- Building & Fire Code
 - Carriage House will need to be set back from the rear and side lot lines
 - Windows & roof overhangs must meet fire code setbacks
- Zoning
 - Carriage House will need to be set back from the rear and side lot lines
 - Cannot have connection between Carriage House & new structure
 - Cannot have projections in front and side setbacks

(see full discussion in staff report)



- Landmarks Commission standards
 - Cannot have corridor attachment on front of carriage house
 - New structure crowds out carriage house
 - New structure is too tall, has too much visible mass, front façade needs to have a comparable width to the historic Brown House
 - Front balconies and entrance do not replicate the form and architectural character of historic resources
 - New structure needs contextual setback
 - A foundation course must rest beneath the first floor, not encompass the entire first floor

(see full discussion in staff report)

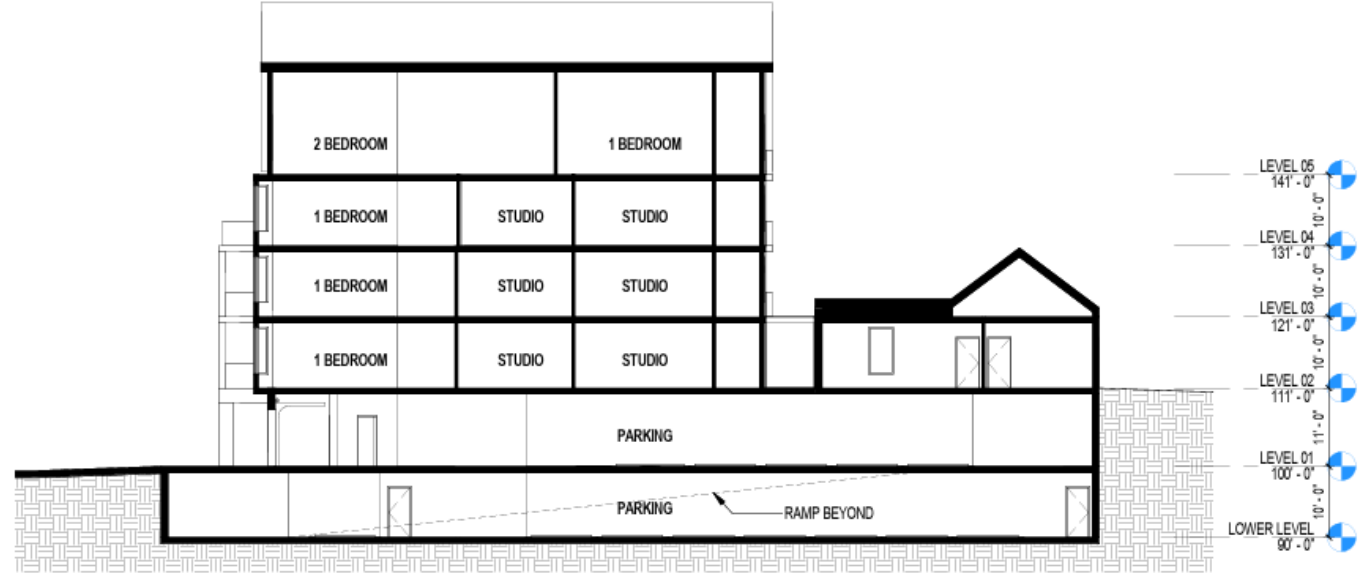


Applicable Standards — SOI

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.





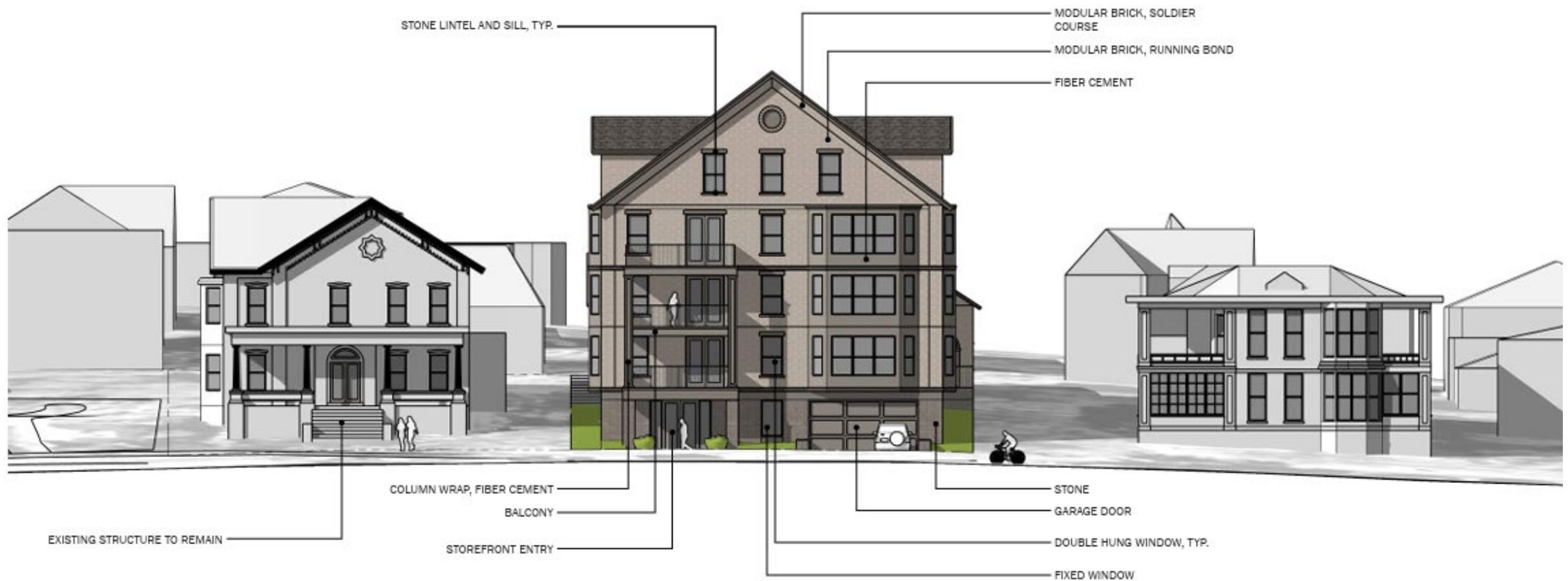


1 SECTION 2
1/16" = 1'-0"









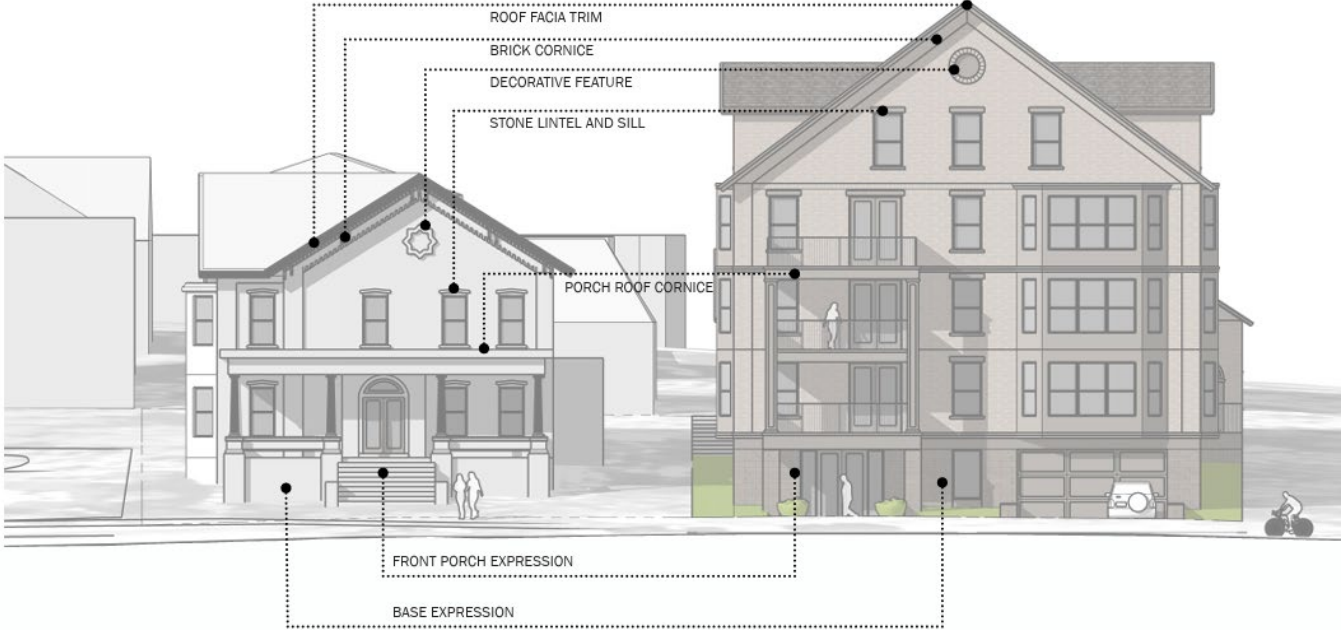
NORTHWEST ELEVATIONS

SOUTHWEST ELEVATION



STREET ELEVATION DIAGRAM - HISTORIC INSPIRATION

NORTHEAST ELEVATION







Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends the Landmarks Commission refer this project to a future meeting with guidance to the applicant on how to meet the standards of approval.

