



Certificate of Appropriateness
101 N Hamilton St

July 26, 2021



History of Property

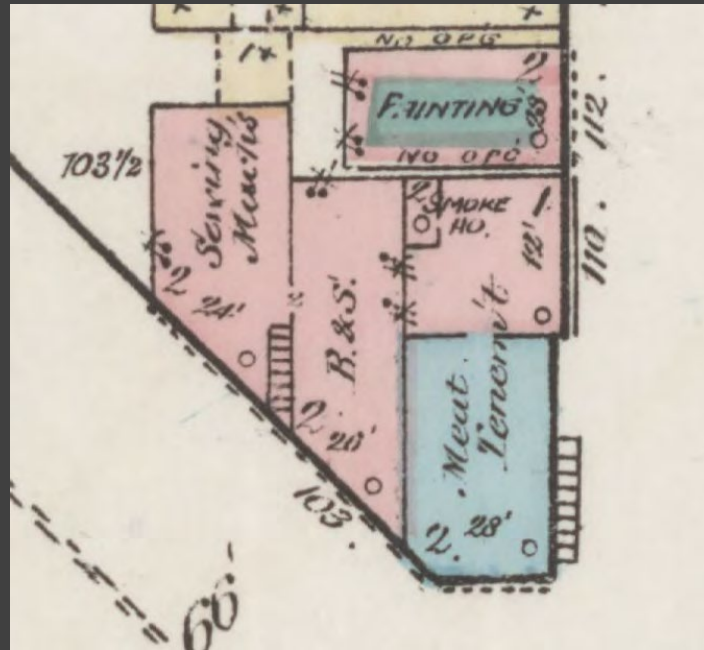
- Draper Brother's Block, constructed 1867
- Longest operating meat market in the city
- 101 N Hamilton
 - Sandstone, Italianate
- 110 E Mifflin
 - Brick, vernacular commercial
- Designated a Madison landmark, 2002



Proposed Work

- Repainting the brick exterior, creating new window openings, filling a window opening with brick, replacing 2nd floor windows on the front façade, replacing side doors, installing a limestone base along the E Mifflin Street façade, and adding a panel signage board
- Building constructed in 1867
 - One of the oldest structures on the Capitol Square
 - Originally a butcher shop and smokehouse











PAINTED SHERWIN WILLIAMS ICE CUBE

PAINTED SHERWIN WILLIAMS MINERAL

NEW DOUBLE HUNG WINDOWS WITH HEADERS AND SILLS TO MATCH EXISTING.

EXISTING WINDOW TO BE REPAIRED. TRIM TO BE PAINTED TO MATCH NEW WINDOWS

EXISTING WINDOWS TO BE REPLACED WITH A SIMILAR DOUBLE HUNG WINDOW.

The pattern on the primary facade is for small windows up top and larger windows down below. We also have one single-width window on this secondary facade already. Recommend repeating the pattern on the butcher building.

Sign band on side of butcher building needs to just be over the door or eliminated. Would recommend having a flat band dividing the upper and lower floors rather than continuing the more decorative trim.

Sign band should match the trim, not look like unfinished wood

NEW PAINTED BAND TO MATCH THE FRONT

NEW DOOR TO REPLACE EXISTING AND MATCH FRONT

Window should be in proportion to the other three window openings on the smokehouse

WOOD LOOK COMPOSITE BOARD MOUNTED OVER STONE. TO BE USED FOR TENANT SIGNAGE.

This might end up being a trip hazard as pedestrians walk around the corner. Maybe a taller planter?

NEW FIXED WINDOWS

PAINTED SHERWIN-WILLIAMS TRICORN BLACK

GRAY LIMESTONE 1'-4" TALL

EXISTING DOOR TO REMAIN AND BE RE-STAINED AS NEEDED

101 N. HAMILTON



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.
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 provide detailed feedback to the applicant and refer the item to a future meeting so that the applicant can update the proposal to meet the Secretary of the Interior's Standards.

