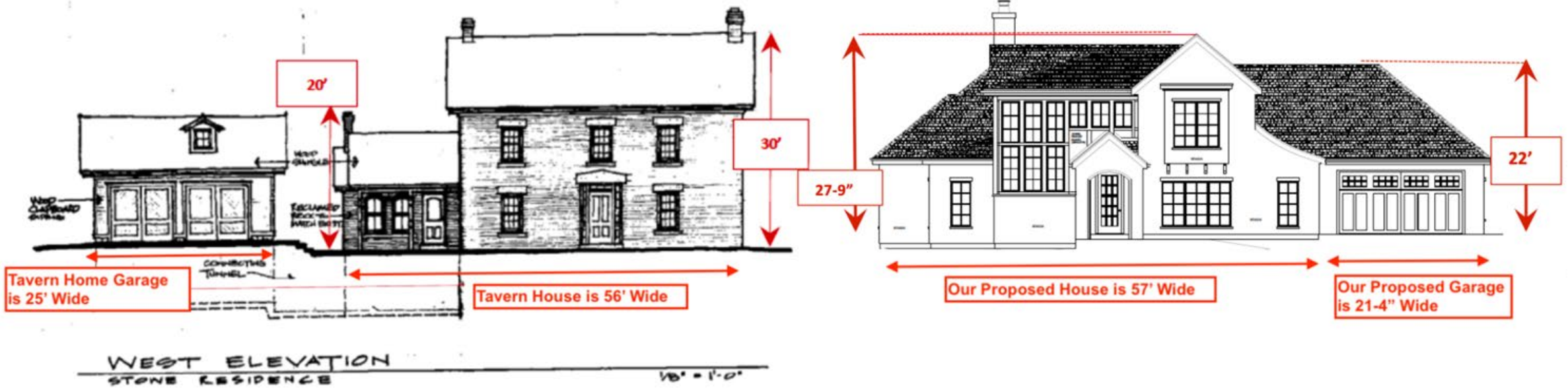


Agenda Item # 6

Legistar File ID # 80871 (District 10) Appeal of Madison Landmarks Commission decision granting a Certificate of Appropriateness for new construction on the site of a designated city landmark at 3701 Council Crest.

- Brenda and I are the Owners of the lot at 3701 Council Crest.
- We have been working on design with the City and neighbors for over a year.
- We made all the changes requested by the Landmarks Commission.
- The Landmarks Commission approved a CoA after over 4 hours of public hearings over two meetings.

Consistent Mass, Size and Scale



3706 Nakoma Road - West Elevation

3701 Council Crest - West Elevation

“West Yard” Landscape Was Never Designated As Significant To The Old Spring Tavern

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)

I. Name of Building or Site

(1) Common
William T. Stephens house

(2) Historic (if applicable)
Old Spring Tavern

II. Location

(1) Street Address
3706 Nakoma Road

(2) Ward
20th

III. Classification

(1) Type of Property (building, monument, park, etc.)
Building - private residence

(2) Zoning District
B-2

(3) Present Use
Home

IV. Current Owner

(1) Name(s)
William T. Stephens

(2) Street Address
3706 Nakoma Road

(3) City
233-2964

V. Legal Description

(1) Parcel Number
0709-283-2014-5

(2) Legal Description
Plat of replat "A" of 1,2&11 Nakoma

VI. Condition of Property

(1) Physical Condition (excellent, good, fair, deteriorated, ruins)
Excellent

(2) Altered or Unaltered?
Altered - porch added

(3) Moved or Original Site?
) Original

(4) Wall Construction
Three layers of brick - 22" thick.

(5) On a separate sheet of paper, describe the present and original physical construction and appearance (limit 500 words).

The Landmark Nomination was only for the Tavern Home as a Building, not the surrounding landscape or grounds.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century

15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1854

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal Education Political

Prehistoric Engineering Religion/Philosophy

Historic Industry Science

Agriculture Invention Sculpture

Architecture Landscape Social/Humanitarian

Art Architecture Theater

Commerce Literature Transportation

Communications Military

Conservation Music

STATEMENT OF SIGNIFICANCE: The Old Spring Tavern is significant both for its history and its architecture. Charles C. Morgan built the house in 1854 with brick made from clay found on a nearby slope. Morgan was a businessman who, in partnership with capitalist James W. Gorham, judged the site to be a perfect stopping place on the old Madison-Monroe stagecoach road which led to southwestern Wisconsin's lead mining area. The site's major asset was a large spring behind the house (in its original siting) which served to water horses and oxen. In 1860 Morgan sold the inn and sixty acres to Gorham for \$9,000 in gold, and it became known as "Gorham's Hotel." Soon thereafter, Gorham joined the Union cause in the Civil War and leased the inn. After the war he returned and continued "Gorham's Hotel" until 1895, when he closed the business and used the building as a private residence. Originally, the old stage road passed to the northwest of the house in what is now its rear yard, and later between the house and the drainage into Lake Wingra. In 1925 the house was sold by G. Dickson, who undertook major story Chippendale porch on what The Dickson family also built a Nakoma Road. Mrs. Dickson recently by and built under the supervision of the John Bell Chapter of the Daughters placed on the wall a plaque which reads, "Old Spring Tavern. Stage Coach Station On Road To Early Lead Mines. Home of Gorham Family 1860-1922. Built 1854." Architecturally, the house is an excellent local example of the Greek Revival style, examples of which are very rare in the City of Madison. Its pinkish brick also is rare locally, most masonry houses in Madison having been built with buff sandstone or cream-colored brick. On March 20, 1972, the Old Spring Tavern was designated a landmark by the City of Madison Landmarks Commission.

The surrounding landscape was not identified as significant to the landmark

The only landscape feature mentioned as a major asset to the landmark was the large spring across Nakoma Road, now known as the Duck Pond.

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (4)

VII.(7) Significance of Nominated Property and Conformance to Designation Criteria:

It is a tribute to the architectural importance of the Old Spring Tavern that it is featured in Rexford Newcomb's book, Architecture of the Old Northwest Territory, as a prime example of a Greek Revival Inn in Wisconsin.

The tavern, or Gorham's Hotel, was built in 1854 by Charles E. Morgan, a prominent businessman. In a partnership venture with James W. Gorham, (who supplied capital for brick-making equipment & contributed meals for overnight guests), Morgan judged the property to be a perfect stopping place between the lead-mining district of SW Wis., and the growing capitol, Madison. Its supreme asset was a great spring across the road, (now a duck pond) to water horses and oxen. Indians must have thought the spring a place of particular significance, because six prehistoric mounds were found on the property, each containing a skeleton & artifacts, including copper knives. The artifacts went to the State Historical collection in the first capitol building, & perished in its fire. In historic times the Winnebago had a village on the ridge behind the tavern, and a trail ran through the woods on the slope of the hill. In 1800 Morgan sold the inn & 60 surrounding acres to Gorham for \$9000 gold. Soon afterward, Gorham leased the inn & left Wisconsin to serve the Union Army in the First Regiment of the Berdan Sharpshooters. He returned later & maintained "Gorham's Hotel" until 1895, when the services of the inn were discontinued & the Gorham family took up residence in it until 1922. The inn was a rendezvous of mail carriers & stage drivers on the pioneer Madison-Monroe Rd., one of 18 territorial made territorial capitol in 1836. Lack of the house, that being the register has been lost, it is claimed there while travelling. Governor for oyster suppers, and soldiers were. Later university students had recalled that her husband & Sen. the Spring Tavern many times when close to Madison to sample "Grandma"

Gorham's coffee & pastries.

In 1854 by Prof. The Dicks on the ex wall arou

Spring Trail Duck Pond Gorham Spring

New Home Site

Tavern Home

listened design wi On comple the house The in 1939, period wa with antiques. During World War II Mrs. Stephens maintained a Red Cross workroom in her home, creating more than 2000 garments for soldiers in 7000 hours of work.

