

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 151 E. GORHAM Aldermanic District: 2

2. PROJECT

Project Title / Description: ROOF RECONSTRUCTION @ PORCH

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
[X] Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill, University Heights, Third Lake Ridge, Marquette Bungalows, First Settlement
Land Division/Combination in a Local Historic District (specify):
Mansion Hill, University Heights, Third Lake Ridge, Marquette Bungalows, First Settlement
New Construction in a Local Historic District (specify):
Mansion Hill, University Heights, Third Lake Ridge, Marquette Bungalows, First Settlement
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify):

PLANNING DIVISION USE ONLY
44023 Registrar #

3. APPLICANT

Applicant's Name: STEVE HARMS Company: TRI-NORTH BUILDERS, INC.
Address: 2625 RESEARCH PK DR FITZGERALD, WI 53711
Telephone: 608 271 8717 E-mail: sharms@tri-north.com
Property Owner (if not applicant): PMM MANAGEMENT, LLC
Address: 151 E GORHAM ST.

Property Owner's Signature: [Signature] Date: 7/15/14

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

PROPOSED RENOVATION

151 E GORHAM ST MADISON, WI

PHASE 1 RESTORATION OF FRONT PORCH
SUBMITTAL TO MADISON LANDMARKS COMMISSION

AUGUST 8, 2016



BMOG INC. 151 E.
GORHAM ST
MADISON, WI

SUBMITTED BY:  **Tri-North**
BUILD SMART.



CIRCA 1940'S PHOTO

(From Wisconsin State Historical Society)

The Ellen Cheney House
151 E. Gorham St. (Corner of Gorham and Butler)
Madison, WI

TO: MADISON LANDMARKS COMMISSION

We are submitting a proposal to repair structural failure of the front porch of 151 E Gorham with the intent of restoring the columns and roof structure to original appearance.

The owner later intends to replace the front door, sidelights, and vestibule windows, porch floor, and railings with materials that are sympathetic with the original construction as much as possible. The intent is to use a photo found from the 1940's as our guide.

Following is a brief history, existing conditions, master plan description, and the 2016 proposed project. (note: although we can dimension elements, the intent is to use the 1940 version to guide all dimensions, profiles, etc. - dimensioned drawings can be made available if necessary)

Submitted: Steve Harms, AIA

RESTORATION OF FRONT PORCH

BMOG INC.

151 E.
GORHAM ST
MADISON, WI

SUBMITTED
BY:

 **Tri-North**
BUILD SMART.



CIRCA 1940'S PHOTO



David R. Jones - Architect

The Ellen Cheney House
151 E. Gorham St. (Corner of Gorham and Butler)
Madison, WI

Brief History

Built: 1877; remodeled 1948 & 1955

The architect was David R. Jones; architect for Music Hall & Washburn Observatory @ UW Madison, and the 1882-1884 Wisconsin State Capitol and other homes and buildings in Wisconsin and Illinois.

The property is in both a National Historic District and Madison Historic District.

We assume the garage was added after the original construction as seen in the photo, possibly 1948. The 1955 remodel updated the HVAC, electrical and plumbing for use as a commercial office. From what we've found out so far, there were windows added in the front, the porch was removed and replaced with a concrete base, new columns and roof with openings were used to allow light to the front windows. A vestibule was added outward. The front steps were replaced with concrete steps and later, after Urban League occupied the building, railings were replaced which included the Urban League logo. The Owner is now William J. Levy of BMOC, Inc. a national student housing management company.

RESTORATION OF FRONT PORCH



151 E.
GORHAM ST
MADISON, WI

SUBMITTED
BY:





Existing Conditions

RESTORATION OF FRONT PORCH

BMOC INC.

151 E.
GORHAM ST
MADISON, WI

SUBMITTED
BY:

Tri-North
BUILD SMART.



Existing Conditions

RESTORATION OF FRONT PORCH

BMOC INC.

151 E.
GORHAM ST
MADISON, WI

SUBMITTED
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Existing Conditions

RESTORATION OF FRONT PORCH

BMOG INC.

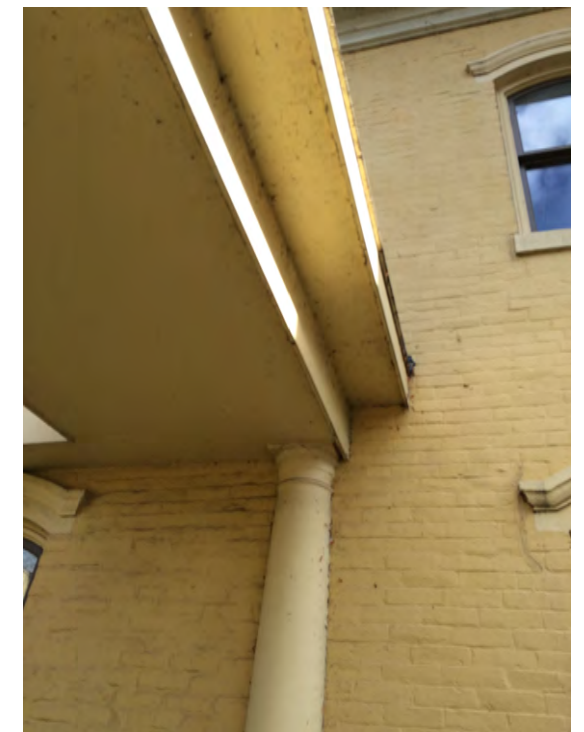
151 E.
GORHAM ST
MADISON, WI

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Existing Conditions



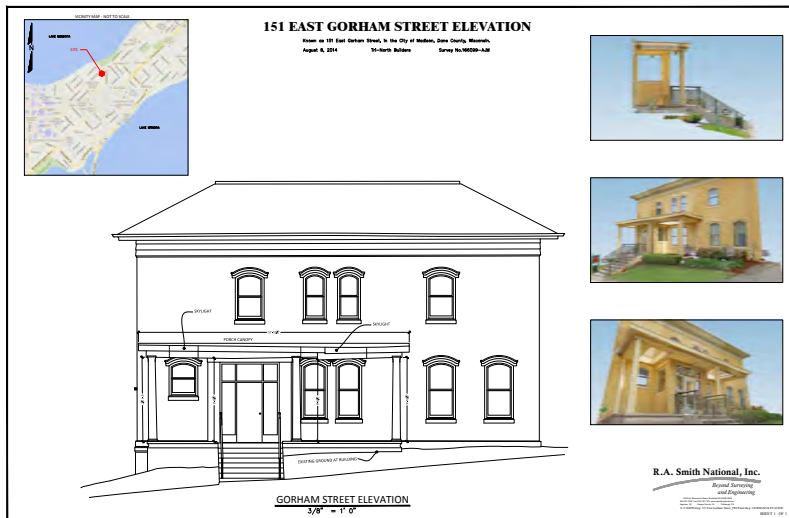
RESTORATION OF FRONT PORCH

BMOG INC.

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GORHAM ST
MADISON, WI

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Laser Scanned Documents

The Ellen Cheney House
 151 E. Gorham St.
 Madison, WI

Master Plan:

The goal is to restore the porch as much as practical similar to the rendering at left. The project when completed after all phases would appear as shown at the left.

- The concrete base & steps will remain.
- The roof will be replaced (has leaked and rotted)
- the columns and bases will be replaced, similar the the photo circa 1940's.
- The steps will remain and the railings may be replaced in a later phase. (The current railings do not meet current codes, but compliance with height will not match the original architecture)
- The front door and sidelights and windows in the vestibule will be replaced with residential style windows similar to the original double hung wood windows.
- The porch floor will be re-created using a wood deck similar in appearance to porch floors of the early 20th century.



Concept of Completed Project – All phases

RESTORATION OF FRONT PORCH



151 E.
 GORHAM ST
 MADISON, WI

SUBMITTED
 BY:





Existing Conditions

RESTORATION OF FRONT

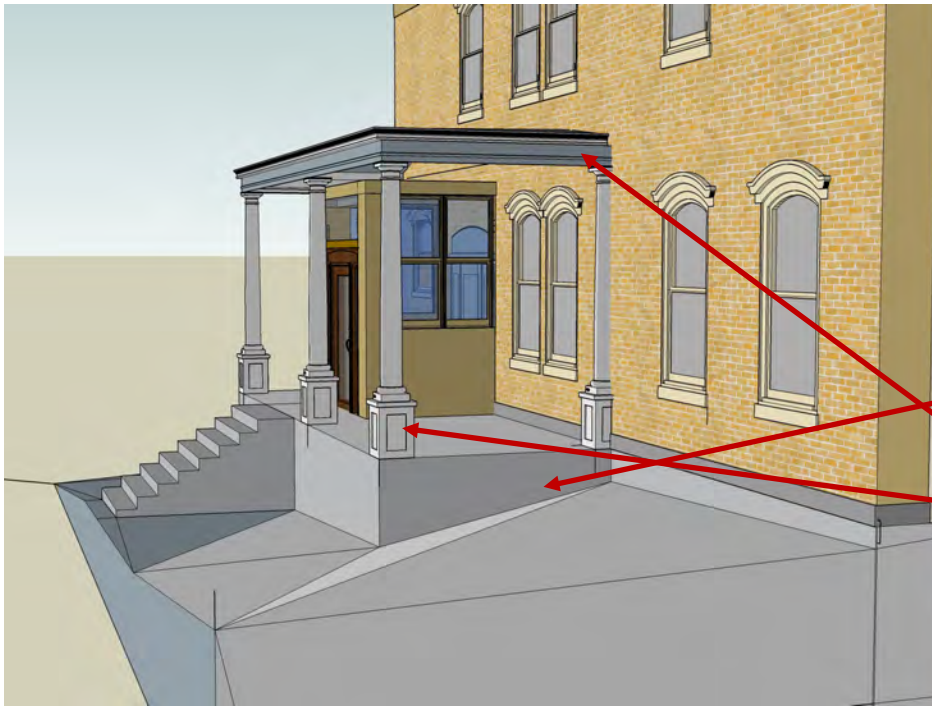


BMOG INC.

151 E.
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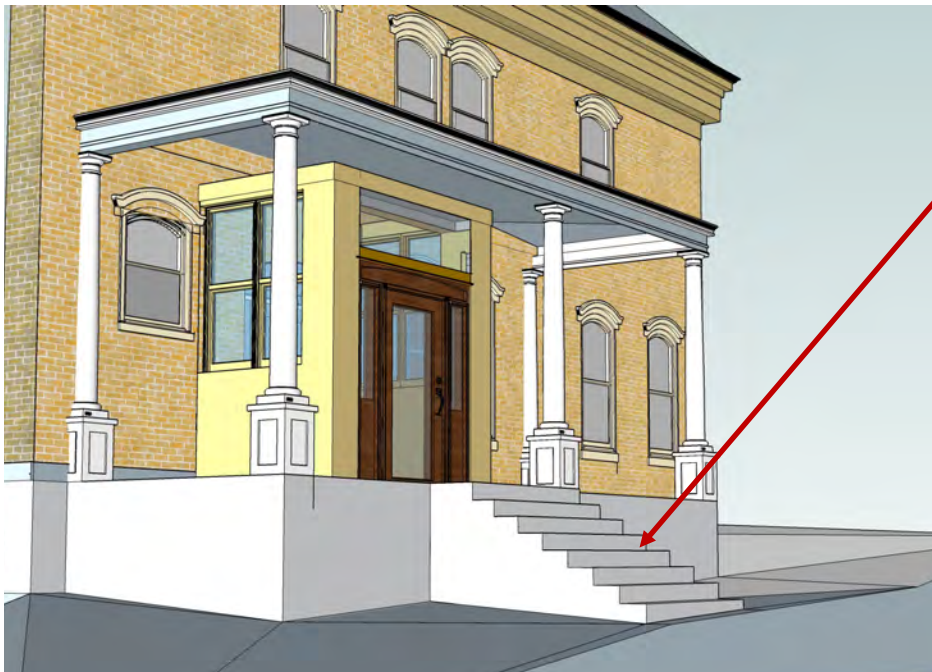
Tri-North
BUILD SMART.



The Ellen Cheney House
151 E. Gorham St.
Madison, WI

2016 Proposal:

- The concrete base & steps will remain.
- The roof structure will be replaced (has leaked and rotted)
- the columns and bases will be replaced, similar in details in the the photo circa 1940's. Heights and dimensions can be interpreted from the photo.
- All Members and trim will be as close as possible to the original sizes and shapes



- The steps and railings (not shown, see photos) will remain

Note: the documents submitted are digital using a laser scanned process of the existing condition

Views of Phase 1

PHASE 1 RESTORATION OF FRONT PORCH



151 E.
GORHAM ST
MADISON, WI

SUBMITTED
BY:





- The roof structure will be replaced (has leaked and rotted)
- the columns and bases will be replaced
- The steps and railings (not shown, see photos) will remain
- The concrete base & steps will remain.

Front View – Gorham St.

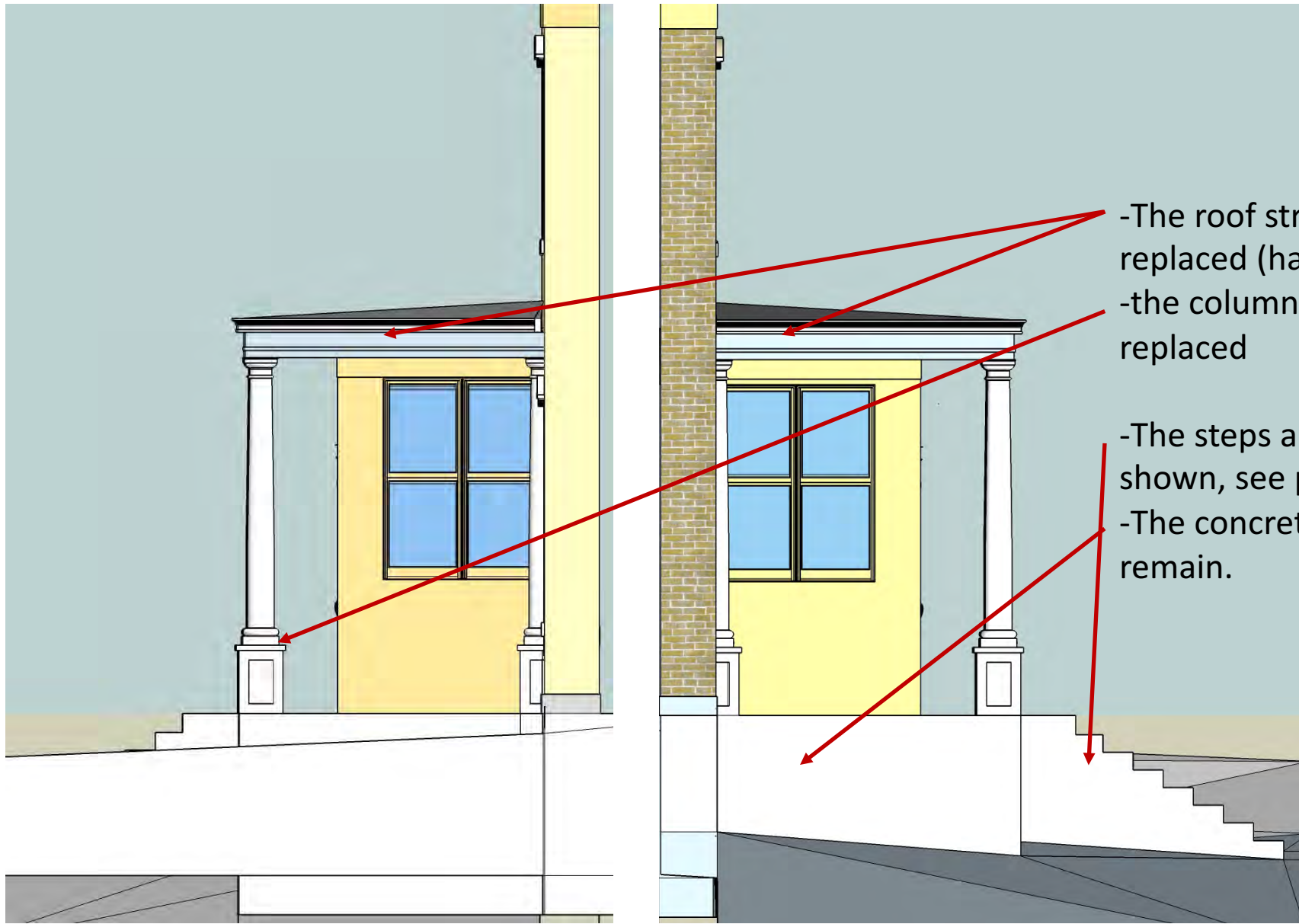
PHASE 1 RESTORATION OF FRONT PORCH

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-The roof structure will be replaced (has leaked and rotted)
-the columns and bases will be replaced

-The steps and railings (not shown, see photos) will remain
-The concrete base & steps will remain.

Phase 1 -South / Side

Phase 1 - North / Side

PHASE 1 RESTORATION OF FRONT PORCH



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SUBMITTED
BY:

