



Certificate of Appropriateness for 15 E Gilman St.

May 20, 2019

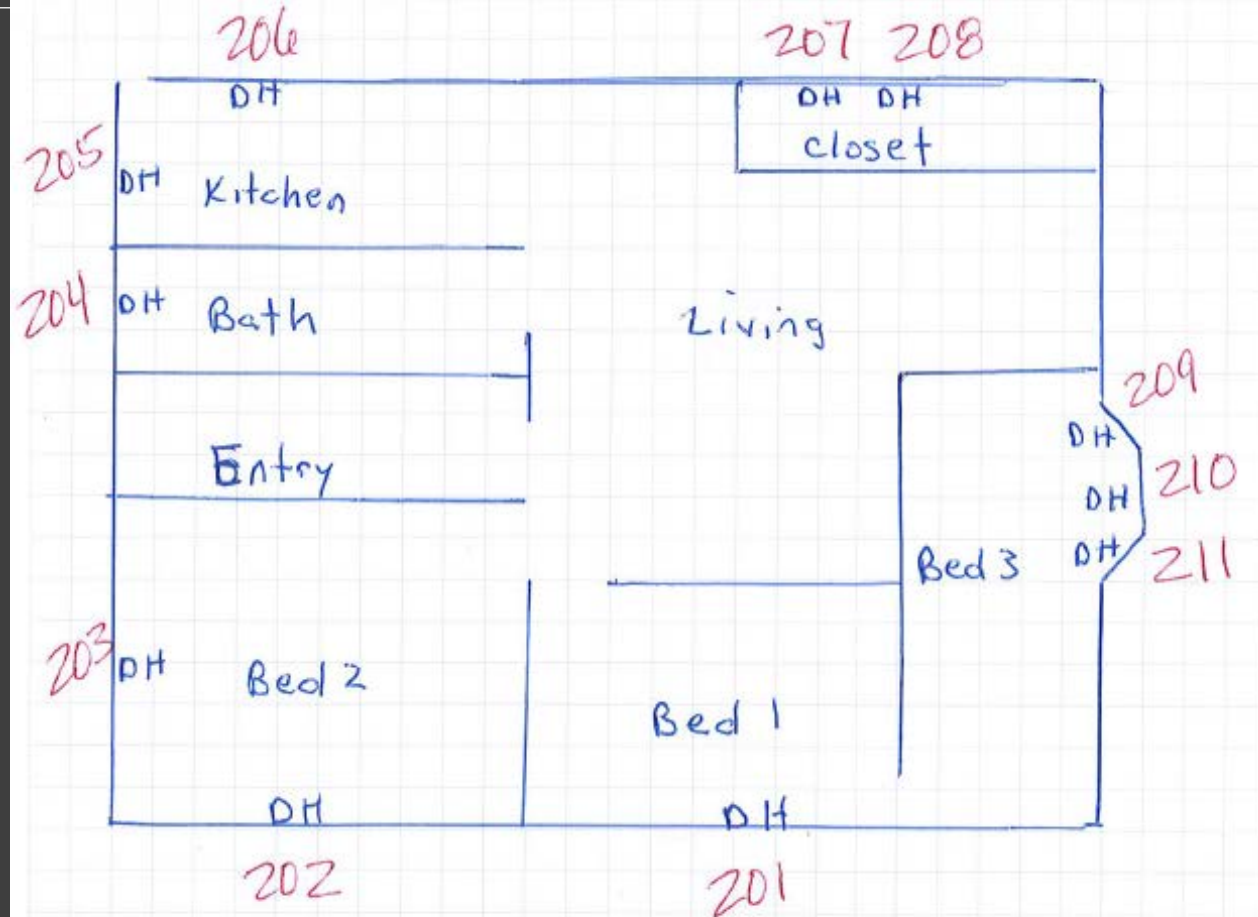


Proposed Work

- Replacement of 14 windows

PROJECT Ken miller
15 E. Gilman

DATE



History of Property

- Constructed in 1910
- Colonial Revival
- September 2018 submission, ongoing staff input to try and achieve a complete submission



Applicable Standards

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

41.12 CONSTRUCTING, ALTERING, OR DEMOLISHING STRUCTURES IN HISTORIC DISTRICTS.

41.21 PENALTIES FOR FAILURE TO OBTAIN CERTIFICATE OF APPROPRIATENESS.

- (3) Penalty for Work Done Without, or in Violation of, a Certificate of Appropriateness. In addition to any other penalty provided in this chapter, the Landmarks Commission, may order the removal or modification of any alteration, construction or other work that was performed without a required certificate of appropriateness, or that was not performed in compliance with the conditions of a lawfully issued certificate of appropriateness, when such work does not meet the applicable standards for a certificate under Subchapter F of this ordinance. Alternatively, the Commission may order renovation to make such work comply with those standards.



Applicable Standards

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.

- (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.

41.22 MANSION HILL HISTORIC DISTRICT.

- (1) Purpose and Intent. It is hereby declared a matter of public policy that a specific area of the City be identified, designated, and protected because of its special character and historical interest. This area, to be called the Mansion Hill Historic District, shall be described in general by the map and specifically by the legal description on file in the City Clerk's office. The purpose and intent of this ordinance shall be to designate this area in accordance with Subchapter D of this chapter.





May 2019



September 2018



Public Comments

- Alder Heck voiced his support of the project with staff recommendations.



Staff Recommendation

Based upon the submittal materials, staff believes the standards for granting a Certificate of Appropriateness for replacing 14 windows at 15 E Gilman have not been met. Staff recommends that the Landmarks Commission ascertain from the applicant team if the 9 missing sashes are available for reinstallation. If they are, then staff recommends the Landmarks Commission refer this project to a future meeting for a complete application that details:

1. What windows require replacement and what will be repaired
2. A complete key showing locations of windows
3. A description of each window type that includes dimensions of the window and its components
4. Product sheets for any replacements
5. A narrative that discusses how the dimensions of the new and the old match

If the sashes have been destroyed, then staff recommends:

1. All remaining windows be repaired
2. Replacement of the missing sashes must match the original both in dimension and of the decorative window horns

If the sashes have been destroyed, then City Building Inspection will take enforcement action.

