



Project Name & Address: 704 E Gorham Street

Application Type(s): Certificate of Appropriateness for an addition to a Designated Madison Landmark

Legistar File ID # [69203](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: Robert Klebba

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an addition.

Background Information

Parcel Location/Information: The subject site is a Designated Madison Landmark.

Relevant State Statute Section:

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.

Relevant Ordinance Sections:

- 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.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (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.

Secretary of the Interior’s 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.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall 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.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct a single-story rear addition and complete some other exterior repairs and remodeling. The building was designated a Madison landmark in 1975. Constructed in 1912, this Claude & Starck designed building exemplifies their fusion of Prairie and Tudor Revival architectural styles.

The rear addition would be single-story and contain a garage and suite of rooms, topped by a rooftop deck. The proposed windows are largely contemporary in style, which helps to differentiate the addition from the historic structure. The pedestrian and vehicle doors are of a Craftsman style, but will read as being new. The addition features brick piers at the western corners and the walls are clad in stucco. The rooftop deck railings are proposed as glass panels with white metal posts and framing. The piers replicate the pattern found on the ca. 1950s rear addition, and the contemporary railing allows this section to stand apart from the historic railings while being minimally visible. There is a stair that leads down the north side of the addition from the rooftop deck to the ground, featuring a metal railing.

On the historic structure, one bay of windows on the north side of the first floor of the 1950s addition will be removed and replaced with a new pedestrian door and a double-hung window. The central bay of windows on west side of the first floor of the 1950s addition will be replaced with French door. On the second floor, the proposal is to replace a failed pair of nonhistoric windows with windows that better match the rest of the structure. The pair of windows on the southern end of the west façade is proposed for replacement with doors that will replicate the appearance of the original windows while allow for access to the historic rear balcony.

On the rear of the structure is a large dormer that spans most of the length of the building, and dates to the 1950s remodel. The proposal is to enlarge the two existing awning windows. The application discusses replacement of several other windows, but these are historic and are repairable. Staff would recommend that the applicant work with staff to determine if these windows are repairable. As this project is also seeking preservation tax credits, that process would require these windows to be repaired rather than replaced as well.

The application also discusses new venting, which will be painted to match the masonry. For the new roofing, staff reviewed a roofing sample, which appeared to adequately replicate asphalt roofing. It had a rough, matte finish, and narrow profile between courses. The proposed work to rehabilitate the roof of the porch would restore the historic appearance. The proposed masonry work for the porch will need to have bricks that match the adjacent in color, size, and composition.

A discussion of the relevant ordinance sections follows:

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.

- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) As a designated landmark, the proposed exterior alterations must meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) N/A
 - (c) N/A
 - (d) N/A

Secretary of the Interior's Standards for Rehabilitation

1. The proposed changes are largely to the rear of the structure, covering over areas that have already had an addition, and are not a character-defining area of the historic structure or site.
2. The project is proposing to remove failed brick and roofing, with replacements to replicate the appearance of the historic. The removal of the historic windows when they can be repaired would remove materials and features that characterize the property and shall be avoided, per this standard.
3. The proposed addition and alterations of some window openings do not create a false sense of history. The addition uses a similar architectural vocabulary while reading as new.
4. There are no proposed changes for areas that have acquired significance in their own right.
5. The proposal will retain distinctive features of the historic structure (other than the proposal to replace original windows) and restore porch roof.
6. Deteriorated features are proposed for some limited replacement, with the exception of the historic windows, which should be repaired. The porch repair will replicate the appearance of the historic, which we have documentation for.
7. N/A
8. N/A
9. The new addition is nested behind the historic structure and differentiated in a way that is sensitive to the historic structure and the site.
10. The new addition could be removed and does not change the overall form or integrity of the historic structure.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the request with the following conditions:

1. Replacement brick match the historic in color, size, and composition. All new mortar shall match the historic/adjacent in profile, color, and composition.
2. Cladding on new addition must be stucco, not EIFS.
3. Work with staff to identify which windows are repairable and which are deteriorated beyond repair, therefore requiring replacement.