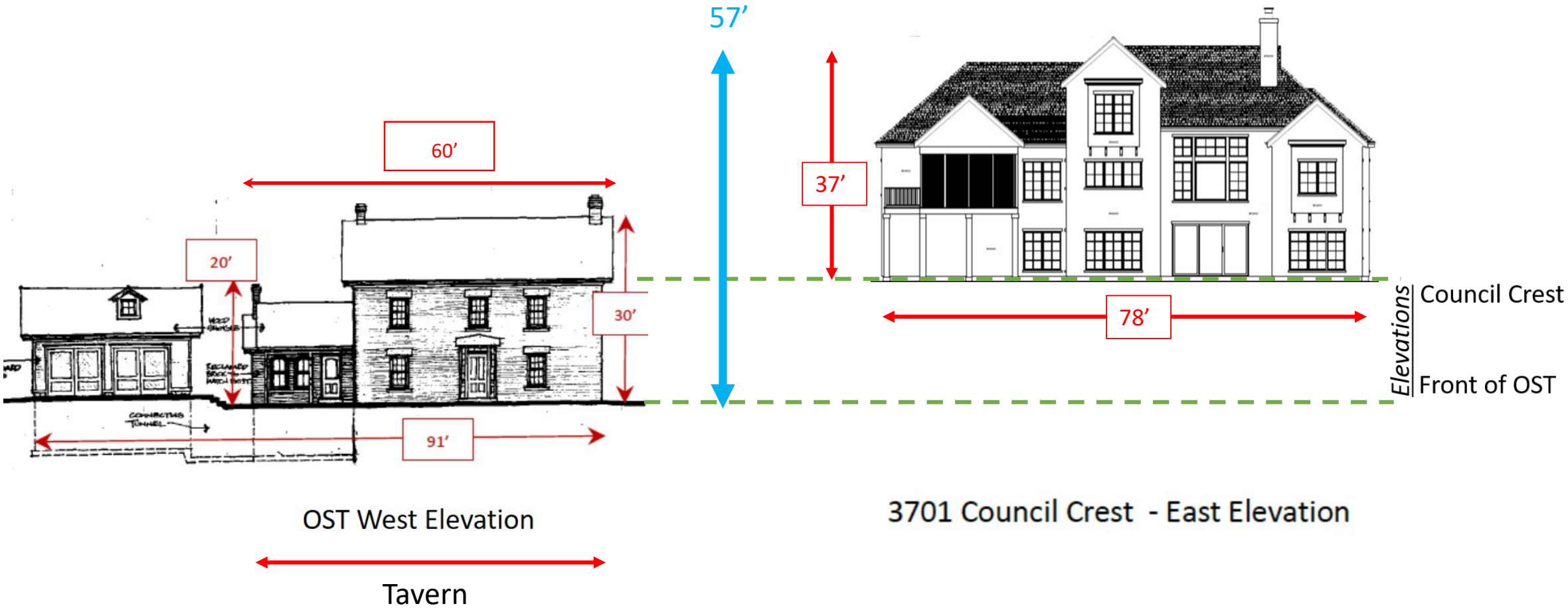

57’
60’
37’
20’
30’
78’
91’
Elevations
Council Crest
Front of OST
OST West Elevation
3701 Council Crest - East Elevation
Tavern

Thomas Kuech

PROPOSAL FOR MASSIVE 4,200 SF HOME IN FRONT YARD OF OLD SPRING TAVERN, TO DESECRATE DESIGNATED CITY LANDMARK.

1

AlexSaloutos

2

AlexSaloutos

3

Alex Saloutos

4

Alex Saloutos

Owners Re-Design
3701 Council Crest

November 6, 2023

Jon Furlow

The City Adjusted the Lot Line to Create A Larger Lot For A New House

- This Commission approved a Certificate of Appropriateness to adjust the lot line so a new house could be built.

- The Plan Commission recommended a Certified Survey Map which would "reconfigure the two underlying lots to create a larger lot for a future residence to be constructed on the Council Crest side of the property."

- The Common Council adopted the Plan Commission recommendation by a vote of 17-1.

Jon Furlow

The Re-Design Complies With The Commission's August 14 Guidance

- ❑ The Commission agreed that our initial design fit into the neighborhood, but commented that it was "too big for its landmark neighbor."

- ❑ The Commission requested that we submit a redesign with two specific recommendations:

  - ✓ Reduce the width by approximately 8 to 10 feet

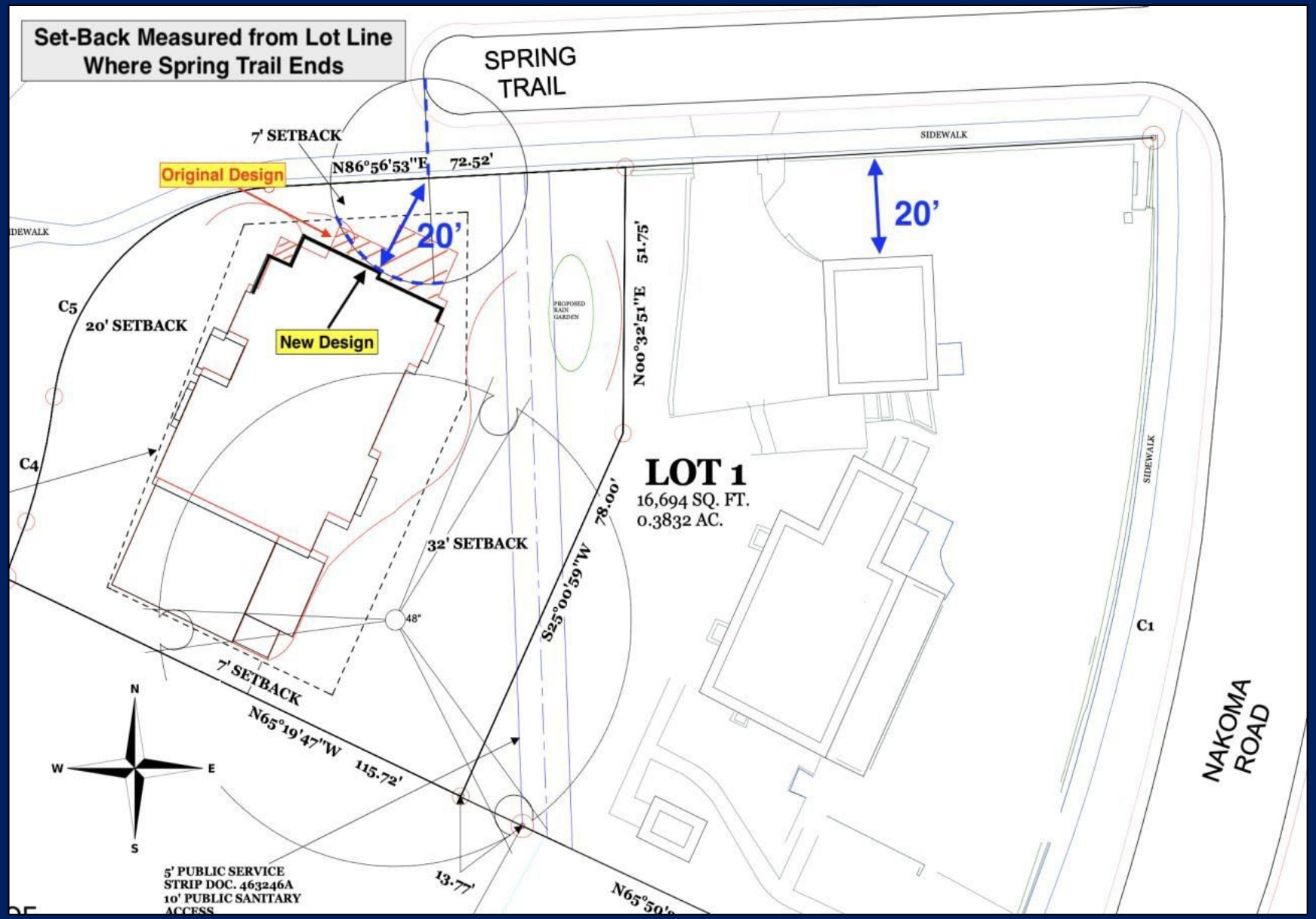
  - ✓ Create a 20 foot set-back from the lot line as measured at the end of Spring Trail

We Reduced the Width by Almost 10’

East Elevation - Original Design

East Elevation - Redesign

We Created a 20 Foot Set-Back from the Lot Line Where Spring Trail Ends



Jon Furlow

The Only Important Landscape Feature to the Tavern Landmark is the Large Spring Across Nakoma Road (now known as the Duck Pond)

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: R-2
(3) Present Use: Home

IV. Current Ov

(1) Name(s): Willi
(2) Street Ad: 3706 Nakoma Road — 233-2964

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

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).

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)
☐ Pre-Columbian ☐ 16th Century ☐ 18th Ce
☐ 15th Century ☐ 17th Century ☒ 19th Ce

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 Architecture	☐ Social/Humanitarian
☐ Art	☐ Literature	☐ Theater
☐ Commerce	☐ Military	☒ Transportation
☐ Communications	☐ Music	
☐ Conservation		

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 [illegible] later between the house and the s[illegible] draining into Lake Wingra.

In 1925 the house was sold by [illegible] G. Dickson, who undertook major [illegible] story Chippendale porch on what [illegible] The Dickson family also built a s[illegible] koma Road. Mrs. Dickson recently [illegible] by and built under the supervisi[illegible] the John Bell Chapter of the Daug[illegible] 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

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 Winnebagos had a village on the ridge behind the tavern, and a trail ran through the woods on the slope of the hill.

In 1860 Morgan sold the inn & 60 surrounding acres to Gorham for $9000 in gold. Soon afterward, Gorham leased the inn & left Wisconsin to serve the Union Army in the First Regiment of the Berdan Sharp Shooters. He returned later & maintained "Gorhams 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 [illegible] made territorial capitol in 1836. [illegible] back of the house, that being the [illegible] register has been lost, it is claim[illegible] opped there while travelling. Gover[illegible] nn for oyster suppers, and soldiers [illegible] re. Later university students had [illegible] te recalled that her husband & Sen[illegible] at the Spring Tavern many times when [illegible] ose to Madison to sample "Grandma" Gorham's coffee & pastries.

In 1[illegible] by Profes[illegible] The Dicks[illegible] on the ex[illegible] wall arou[illegible] listened [illegible] design wi[illegible] On comple[illegible] the house[illegible] The [illegible] in 1939, [illegible] period wa[illegible] 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.

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.

Jon Furlow

The City's Preservation Expert Has Recommended Approval of this Project (Twice).

- ✓ Dr. Bailey concluded that the Project satisfies the MGO 41.18 Standards for Granting a Certificate of Appropriateness.

- ✓ Dr. Bailey concluded that the Project satisfies the Secretary of Interior's Standards for Rehabilitation.