



Project Name/Address: 427 E Gorham, Madison Water Works
Application Type: Certificate of Appropriateness for rehabilitation of a designated landmark
Legistar File ID # [33864](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Amy Hasselman, Architecture Network
Requested Action: The Applicant is requesting a Certificate of Appropriateness for the exterior rehabilitation of the designated landmark, Madison Water Works.

Background Information

Parcel Location: The subject site is a designated landmark site on East Gorham Street adjacent to James Madison Park and Lake Mendota.

Relevant Landmarks Ordinance Sections:

33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:

- a. Whether in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done;

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

Analysis and Conclusion

The Madison Water Works was sold to a private developer in 1980 and the building was redeveloped into a multi-family residential complex (apartments and condominiums) known as Nichols Station in 1983. It was designated a local landmark in 1993.

As described in the submission materials, the proposed rehabilitation plans will upgrade systems that were likely installed in the 1983 renovation and will improve the light, weather resistance, historic appearance and energy efficiency of the building. The rehabilitation plans follow below with a brief discussion of each proposed work item as it relates to the Ordinance:

Roof replacement which includes the installation of insulation and related flashing and the repair of the related stone coping.

Replacing the roof, installing flashing and maintaining joints of coping stones is fundamental to the preservation of buildings and are work items that are commonly administratively approved as maintenance and repair. The completion of this work will not detrimentally change, destroy or adversely affect the landmark building.

Skylight installation and replacement which includes replacing some existing skylights with solatube units and adding four new skylights in the lobby. These changes will not be visible from the street, but will be visible from other buildings and the upper stories of this building.

Because the proposed new skylights and existing skylights will not be visible from the street and because the existing skylights were installed in the 1983 renovation, the current installation and replacement request will not detrimentally change, destroy or adversely affect the landmark building.

Gutter and cornice repair and restoration

This work seems to be located along the clerestory element and like the roof, is fundamental to the preservation of the building.

Clerestory window replacement

According to the submission materials, the clerestory windows were installed during the 1983 renovation and the proposed replacement windows will more closely resemble the appearance of the original 1917 steel window configuration. This work will not detrimentally change, destroy or adversely affect the landmark building.

Brick parapet and upper wall repair and reconstruction on Gorham Street, Johnson Street and Franklin Street facades. The work includes the selective repointing of mortar joints, the replacement of missing bricks, and the rehabilitation of existing steel lintels.

Repointing, brick replacement where necessary and steel lintel maintenance are fundamental to the preservation of buildings and are work items that are commonly administratively approved as maintenance and repair.

Deck railing replacement

The installation of a code compliant railing in the proposed design will not detrimentally change, destroy or adversely affect the landmark building.

Window replacement in openings facing the courtyard on north and east sides. The existing windows were installed during the 1983 renovation and are proposed to be replaced with an aluminum curtain wall system. The original window openings will have windows that closely resemble the configuration (sightlines and muntin patterns) of the original 1917 steel windows. The openings that were created in 1983 will have a slightly different appearance (without muntins) to differentiate them from the original openings. Spandrel glass will be used to conceal the floor structure.

Because the existing windows were installed in 1983 and because the proposed windows will more closely resemble to original 1917 windows where appropriate, the proposed window replacement request will not detrimentally change, destroy or adversely affect the landmark building.

Window and door replacement along Gorham Street elevation and the Main Entry elevation (interior of the block). The existing windows and doors and wall infill materials were installed during the 1983 renovation and are proposed to be replaced with an aluminum curtain wall system and brick veneer. The resulting appearance will have windows that closely resemble the configuration (sightlines and muntin patterns) of the original 1917 steel windows. Spandrel glass will be used to conceal the floor structure.

Because the existing windows and doors were installed in 1983 and because the proposed windows will more closely resemble to original 1917 windows where appropriate, the proposed window replacement request will not detrimentally change, destroy or adversely affect the landmark building.

Exterior door replacement

The submission materials note the locations of the doors to be replaced and that the existing doors were installed likely in 1983 and are therefore not historic fabric. More information about the appearance of the proposed doors is needed for Commission review of appropriateness, but the replacement of non-historic doors will not detrimentally change, destroy or adversely affect the landmark building.

Exterior lighting replacement

The submission materials indicate that the existing exterior lighting was installed in 1983. More information about the appearance of the proposed lighting is needed for Commission review of appropriateness, but the replacement of non-historic fixtures will not detrimentally change, destroy or adversely affect the landmark building.

Site accessibility improvements

More information about the appearance of the site improvements is needed for Commission review of appropriateness on a landmark site. While site improvements are important to the interpretation of a landmark site, many of these improvements relate to the newer building of the complex.

Recommendation

The Applicant shall confirm the location of the cornice and gutter work and details of the railing appearance at the Landmarks Commission meeting. In addition, the Applicant shall provide manufacturer information and design specifications for the proposed replacement doors and the proposed exterior lighting for discussion at the meeting.

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission with the understanding that the above mentioned information will be reviewed and discussed by the Commission.