



Project Name & Address: 640 W Washington, Milwaukee Road Depot

Application Type(s): Certificate of Appropriateness for exterior alteration of a landmark

Legistar File ID # [42250](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: June 1, 2016

Background Information

Project Applicant/Contact: Ed Linville, Linville Architects

Parcel Location/Information: The landmark site is located on West Washington Avenue and is situated adjacent to railroad tracks.

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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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

A brief discussion of the Secretary of the Interior's Standards follows:

1. The historic depot was previously adaptively reused as commercial space and office space which required minimal change to its distinctive materials, features, spaces, and spatial relationships. This current request will expand the commercial space to include the platform and portions of boardwalk over the tracks. The distinctive historic materials, features, spaces and spatial relationships will remain.
2. The historic character of the property is being retained and preserved. There is not enough information to determine if roof extensions and wall enclosures are being added in ways that will not alter features, spaces, and spatial relationships that characterize the property.
3. Each property will be recognized as a physical record of its time, place, and use. Roof extensions and wall enclosures are expressed in a modern vocabulary so that a false sense of historical development is not created.
4. Changes to the property that have acquired historic significance in their own right will be retained and preserved. The train engine and cars may have acquired historic significance on the landmark site and the engine and a car are being retained on site.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Staff is not aware of any deteriorated historic features that will require work as part of this project.
7. Staff is not aware of any chemical or physical treatments that are proposed to be undertaken as part of this project.
8. Staff is not aware of any archeological resources on the site that that will potentially be disturbed as part of this project.
9. The submission materials do not include enough information to determine if the proposed roof extensions and wall enclosures are being constructed in a way that will not destroy historic materials, features, and spatial relationships that characterize the property. The submission materials do not include enough information to determine if the new construction will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. There are several areas of concern that require more information and discussion.
 - The glass enclosure system obscures the historic platform columns from the exterior.
 - The overhead doors and related structure introduce a new rhythm to the platform that is distracting to the historic column rhythm.

- The west enclosure wall treatment requires simplification to allow the roof and enclosure to feel light and temporary against the permanence of the historic structure.
 - The drawings do not indicate the proposed material of the low wall on the west.
10. There is not enough information to determine if the proposed roof extensions and wall enclosures will be constructed in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

The submission materials were revised from the previous submission to show more detail in plan and materials in elevations. Staff and the Applicant have met to discuss additional revisions. Staff believes the enclosure treatment obscures the column rhythm and the overhead doors and related structure introduce a new rhythm to the platform that is distracting to the historic column rhythm. Staff believes the proposal would benefit from more time to work through some of these details with the Applicant.

Recommendation

Signage shall be reviewed by Zoning staff before being reviewed by the Landmarks Commission.

Perspectives may be necessary to convey the elements of the proposed wall enclosure system that are not currently being conveyed in the provided line drawings.

Staff believes that there is not enough information to determine if the standards for granting a Certificate of Appropriateness for the exterior alterations of the landmark are met and recommends that the Landmarks Commission refer the request to a future meeting to allow the Applicant time to provide additional information. In addition, staff recommends that the Commission provide the Applicant with comments that relate to the standards for use in the refinement of the proposal.