

PLANNING DIVISION STAFF REPORT

October 14, 2019

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 622 ½ E Gorham Street – Bernard Hoover Boathouse

Application Type(s): Certificate of Appropriateness for exterior alterations on a landmark site

Legistar File ID # [57655](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: October 10, 2019

Summary

Project Applicant/Contact: Amy Scanlon – City of Madison Engineering

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

Background Information

Parcel Location/Information: The landmark site is located at 622 ½ E Gorham Street

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) The proposed work appears to 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 replace 35 nonhistoric windows on the building. The current windows were installed during a 1995 renovation of the building and completed per the COA that the Landmarks Commission issued. Staff has completed extensive research on the evolution of the building and how the window patterns have changed over time. After discussion with the Preservation Planner and Amy Scanlon, and architect with the City, the current proposed muntin profile alters the configuration of some of the existing windows, but does so in a way that appears to be more historically accurate. All of the windows will have a wood interior and aluminum exterior.

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- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) The proposed work appears to 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. There is no proposed change to the use of the property.

2. No historic materials are proposed for replacement. The windows are nonhistoric and where the style of windows is changing is largely due to historic documentation. The one exception is for window #11, where forensic information is used due to a lack of photographic evidence. All window trim and sills are proposed to be replaced in-kind or repaired as necessary.
3. Window #11 is conjectural, but the proposal is using forensic evidence to replicate a period-appropriate window. This will not introduce a conjectural feature that would be out of character with the building.
4. N/A
5. N/A
6. The window trim and sills are proposed for replacement in-kind where they are too deteriorated for repair, and repair using epoxy or a Dutchman repair where possible. The windows are nonhistoric.
7. No proposed chemical treatments are included in this proposal.
8. N/A
9. The exterior alteration will not destroy historic materials that characterize the property. The new work will be differentiated from the old by the new windows being obviously contemporary while using the proportions and design of the original period of the building.
10. N/A

Recommendation

Staff believes that standards for granting a Certificate of Appropriateness (CoA) may be met and recommends the Landmarks Commission approve the project with the following condition:

1. Final window specifications to be approved by staff