

PLANNING DIVISION STAFF REPORT

June 28, 2021

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 2222 E Washington Avenue, Madison East High School

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

Legistar File ID # [65860](#)

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Summary

Project Applicant/Contact: Jackie Michaels, EUA

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of an addition, repairs to windows and masonry, replacement of roof, and installation of turf football field.

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 for constructing an addition and walkway to N Fourth Street, partially infilling a courtyard, repairing windows and masonry, replacing the roof, repaving a parking lot, creating new storm water retention areas, and re-installing a turf football field and moving a goal post.

Madison East High School was designated a City landmark in 2007. The nomination discusses different phases of development with the construction occurring between 1922 and 1939 being the period of significance. The 1962 wing, designed by Flad & Associates, is called out as being out of character with the rest of the historic structure. Of the proposed additions in this proposal, the most significant is located on N Fourth St, and covering over the street façade of the main portion of the 1962 addition. The primary façade of the historic structure faces out onto E Washington Ave and the impacts to the historic structure are minimal, with part of the new addition covering over part of the back of the historic areas of the building. The new addition uses similar materials and architectural vocabulary, making it a compatible addition to the historic structure, while still reading as new construction. Portions of the 1962 wing will remain and be visible from the pedestrian right-of-way on N Fourth St. It does not appear that the secondary street façade of the 1962 wing facing N Fourth St has achieved significance in its own right and as areas of the wing will remain, evidence of that previous phase of development will remain visible to tell the story of the evolution of this structure.

The remaining alterations are either not visible from the pedestrian right-of-way, or largely consist of repairs. The existing windows are not historic, but the proposal is to repair the existing windows and maintain their character, which replicates the appearance of the historic windows. The alterations to the turf practice field are largely landscape improvements to the existing practice field located on the rear of the property, and relocation of the existing goal post.

A discussion of the relevant standards follows:

Secretary of the Interior's Standards for Rehabilitation

1. The property will continue its educational use and the modifications are a combination of maintenance and adaptive the nonhistoric areas of the property to serve evolving educational needs.
2. The historic character of the property is primarily expressed through the Collegiate Gothic street façade that fronts on E Washington Ave. The work will retain the character of this portion of the structure and make modifications to non-character-defining facades, on the interior of the campus and to the rear of the parcel.
3. The proposed changes do not introduce conjectural features and will read as compatible new construction.
4. Portions of the 1962 addition will remain, but it does not appear that the N Fourth Street façade has acquired historic significance in its own right.
5. Only minimal portions of the rear of the historic areas of the structure will be covered and no character-defining features will be covered or destroyed.
6. For the maintenance portions of the scope of work, the proposal is to repair where possible and replace with similar materials where necessary.
7. No proposed chemical treatments in the scope of work.
8. No significant archeological resources will be affected by the project.
9. The new additions will not destroy historic materials and are differentiated from the old in its simple design and new materials.
10. The new additions are proposed in a way that they are distinguishable from the historic areas of the structure and could potentially be removed in the future without impairing the historic property or its environment.

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project as proposed. There is a "1962" marker on the N Fourth St façade and staff has asked the applicant to explore relocating it to a remaining portion of the 1962 addition.