



**Project Name & Address:** 240 W Gilman Street  
**Application Type(s):** Certificate of Appropriateness for a land division  
**Legistar File ID #** [66288](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** July 20, 2021

## Summary

**Project Applicant/Contact:** Jongyeon Lee, HJL Property LLC  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a land division.

## 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.
  - (4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic

character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

### **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 divide an existing lot at 240 W Gilman into two separate lots. The landmarked property would remain on a parcel approximating its historic dimensions and the current surface parking lot would again become its own parcel. The submittal materials show an unresolved underlying lot line where there used to be two separate parcels. The proposal would largely maintain that previous separation with a slight jog near the rear of the property to accommodate Zoning setback standards for the existing historic structure.

The Woman's Building was constructed in 1906 and designed by Chicago architect Jeremiah K. Cady. The Beaux Arts style building was the headquarters of the Woman's Club, which undertook civic projects and educational initiatives, operating at this location until 1973. The property was designated a Madison landmark in 1994.

Originally the Woman's Building was the largest building in an otherwise residential setting. The adjacent and nearby lots were of a similar size, but the structure at 240 W Gilman occupied most of the lot on which it resided. As this section of downtown continued to evolve, the lot sizes mostly remained the same, with a few

consolidating for larger developments. Once the residential structures at 232 and 236 W Gilman were demolished (between 1908 and 1942), it appears the lot remained vacant and subsequently became a surface parking lot. Those two lots are currently considered one parcel and the proposal is to divide them into separate parcels again.



1908 Sanborn Map



1942 Sanborn Map

The applicant will still need to meet Zoning and Building Code requirements. For the Landmarks Commission, the focus is on if the proposed configurations would adversely impact the historic character or significance of the landmark or are not compatible with adjacent lot sizes.

A discussion of the relevant ordinance sections follows:

**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.

- (4) Land Divisions and Combinations. The proposed division will largely replicate the historic division of these two lots, with a slight adjustment to accommodate the current footprint of the Woman's Building. The historic structure will again be on a single lot, rather than the double lots of the present parcel. The change in lot size should not adversely impact the historic character or significance of the landmark as the surface parking lot is a more recent modification of the overall site.

#### **Secretary of the Interior's Standards for Rehabilitation**

1. No proposed changes for the lot on which the Woman's Building is situated. The existing surface parking lot on what was a separate parcel during the early operation of the Woman's Club. Having the historic structure no longer associated with the surface parking lot does not change the defining characteristics of the building, its site and environment.
2. The principal historic feature of the current parcel is the Woman's Building structure, not the surface parking lot. Removal of the lot containing the surface parking lot does not remove any historic materials from the current landmarked parcel.
3. This change will not create a false sense of history.
4. The parking lot and associated lot configuration has not achieved historic significance in its own right.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. N/A
7. N/A
8. There are no known significant archaeological resources associated with either lot of the current parcel.
9. Altering the current parcel by returning it to its historic configuration will not destroy the historic materials that characterize the property, which is the historic structure.
10. While new construction may occur in the future on the newly created adjacent structure, this is not a part of this current proposal. The Woman's Building exists in an urban setting that has continued to evolve over time. The historic structure itself will remain on a lot that will preserve its historic character.

### **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the request as proposed.