



Certificates of Appropriateness for 817 Williamson St

June 1, 2020



Proposal

- Demolish existing structure
- Combine lots for 817 and 821 Williamson into a single parcel
- Construct new mixed-use building



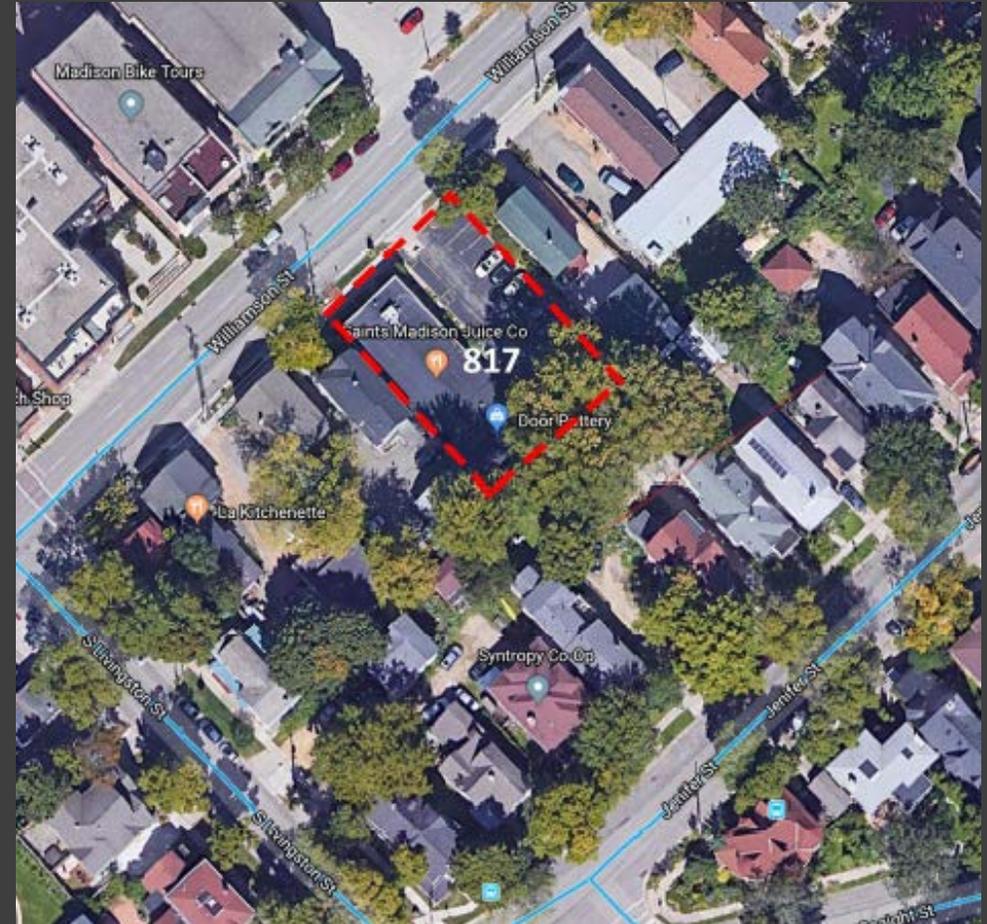
1 NorthEast COLORED
A23 1/8" = 1'-0"



2 NorthWest COLORED
A23 1/8" = 1'-0"

History of the Property

- Constructed 1966
 - Gilman Press
 - Madison Teachers Union, 1981



Demolition & Land Combination

41.18(2) COA for Demolition or Removal

41.18(4) COA for Land Combination



Applicable Standards – New Construction

41.18(6) TLR Standards for New Structures – Mixed Use & Commercial Use

Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be **visually compatible** with those historic resources in the following ways:

- (a) Gross Volume.
- (b) Height.
- (c) The proportion and rhythm of solids to voids in the street facade(s).
- (d) The materials used in the street facade(s).
- (e) The design of the roof.
- (f) The rhythm of buildings masses and spaces.





839

831

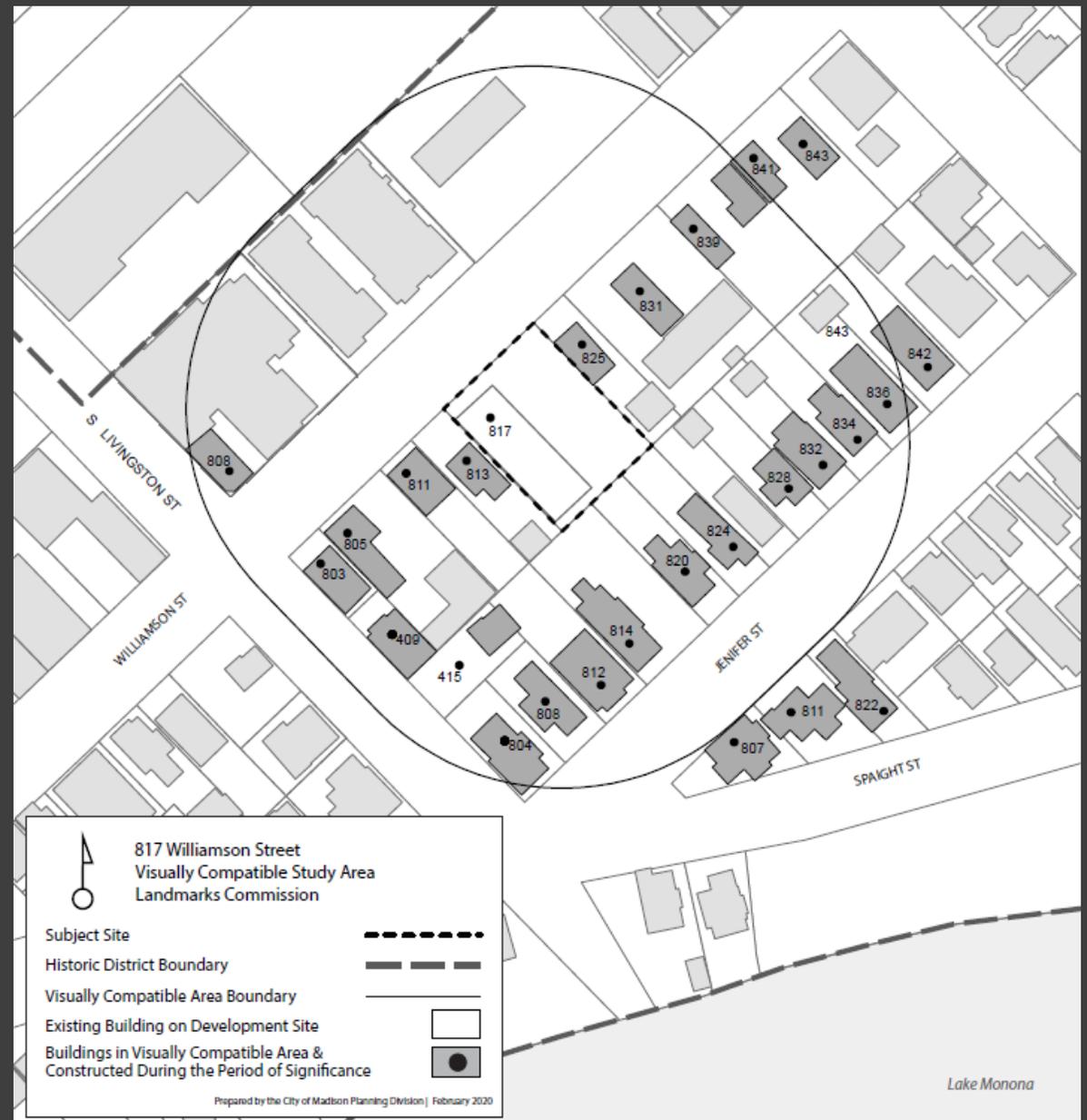
825



817-821 (project site)
Williamson St.

813

811





John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDER



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RENDER

X-1.4





808

Staff Recommendation

Staff believes that the standards for granting Certificates of Appropriateness for the demolition and land combination are met and should be approved as proposed. Staff believes that the Certificate of Appropriateness for the new construction could be met and recommends that the Landmarks Commission approve the proposal with the following condition:

1. Setback the southwestern bay of the street façade to approximately 8 feet to be comparable with the setback of the northeastern bay.

