



Project Name & Address: 809 Williamson Street

Application Type(s): Certificate of Appropriateness for exterior alterations in the Third Lake Ridge Historic District

Legistar File ID # [64878](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: James McFadden, McFadden & Company

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations including completion of exterior cladding on the structure and installation of fencing, railings, signage, bike racks, and landscaping.

Background Information

Parcel Location/Information: The subject site is located in the Third Lake Ridge Local Historic District.

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.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
 - (a) Any exterior alterations 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) Height
 - (b) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
 - (c) Alterations of street facade(s) shall retain the original or existing historical materials.
 - (d) Alterations of roof shall retain its existing historical appearance.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to complete exterior alterations to the existing structure and to implement hardscape and landscape improvements to create outdoor usable space. Many of the proposed alterations were approved by the Landmarks Commission in 2012, but the work was not completed. The structure at 809 Williamson was a welding shop, with the main portion constructed in 1961 per Assessor records.

The unfinished areas of the structure will have smooth-surfaced 4"-reveal fiber cement siding, as was previously approved. The west façade of the concrete block structure will have two windows installed in the enclosed openings and a new full-light pedestrian door to replace the nonhistoric door, and infill a window opening on the south (rear) façade. The north façade of the concrete block wing has seen a number of changes over time. There were originally two vehicle doors and one was infilled. The proposal is to introduce windows into the infilled area, maintaining the current opening form. The other space will replace an existing nonhistoric garage door with a glass storefront. This will allow for the space to largely read as a void to convey its former use as a vehicle door, a common alteration for industrial spaces to new uses.

Most of the hardscape improvements were already completed. The current proposal would complete striping on the parking areas, an install landscaping in the remaining open areas. The existing wood privacy fence on the east and chain-link fence on the south will be removed and a new 6'-tall cedar fence will be installed on the east, south, and west sides of the property.

A discussion of the relevant ordinance sections follows:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
 - (a) Any exterior alterations 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) No proposed changes in height to the existing structures. The new fencing will comply with Zoning requirements and is in keeping with the style of fencing existing on the property at present, and also found elsewhere in the district.
 - (b) The existing rhythm of solids to voids will remain the same on the street façades. The sense of void will be retained for the remaining former vehicle door by the introduction of a glass storefront.
 - (c) The only intact historic materials still remaining on the street façade of this structure is the concrete block, which will remain. The new fiber cement siding will replicate the appearance of historic resources in the vicinity.

- (d) No proposed changes to the roof of the existing structures.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project with the following condition:

1. Final specifications for the railing of the outdoor seating area to be approved by staff