

Historic District Self-Guided Tours
Example Materials for Third Lake Ridge
August 20, 2019

At its July 30, 2019 meeting, the LORC requested that staff assemble a sample of materials to facilitate members taking self-guided tours of the local historic districts. Attached is a sample of materials for the Third Lake Ridge district for review/discussion at the August 20 meeting. The examples shown are clustered in the 700-800 blocks of Williamson and Jennifer Streets.

Alterations

- 743 Williamson St. - siding, trim, windows (2016)
- 744 Williamson St. - deck on east side (2001)
- 727 Jenifer St. - front porch, siding, etc. (2010)
- 754 Jenifer St. - general restoration (2014)

Addition

- 722 Williamson St. – residential addition to the Olds Seed Co. building (2016)

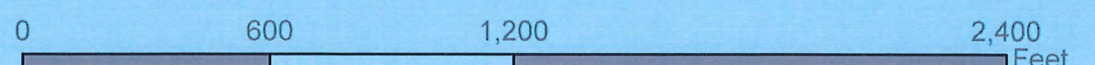
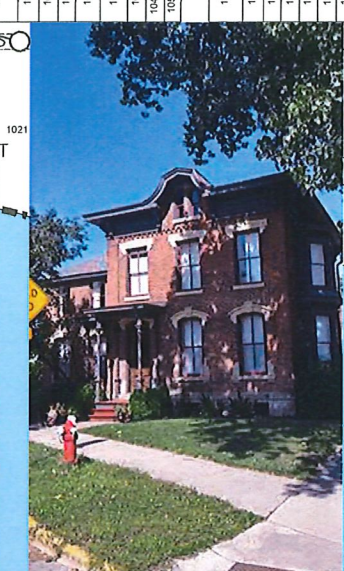
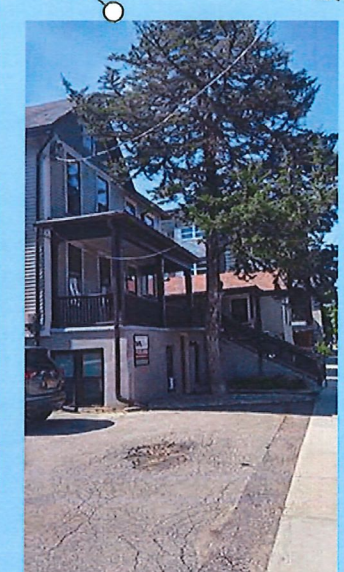
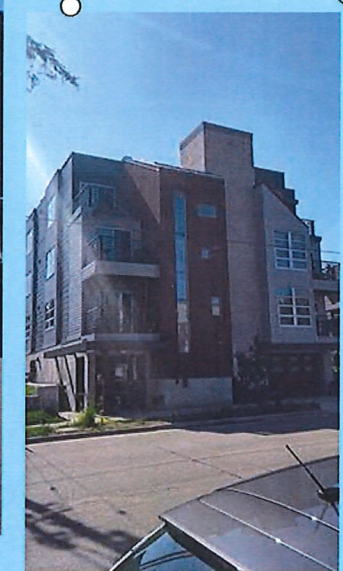
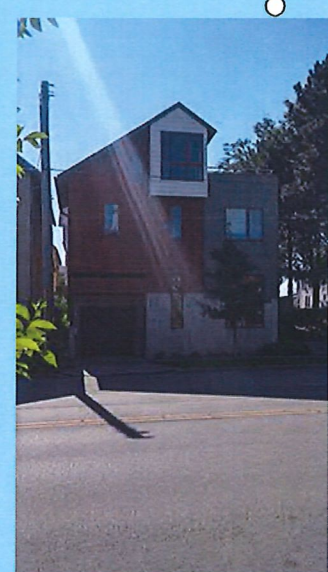
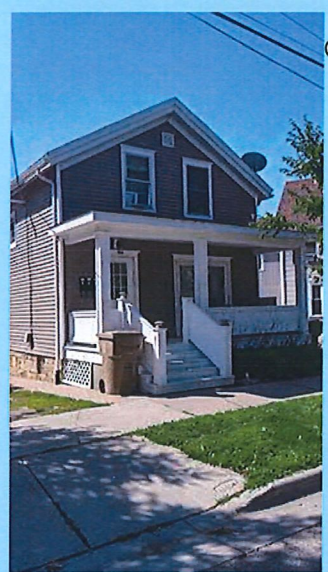
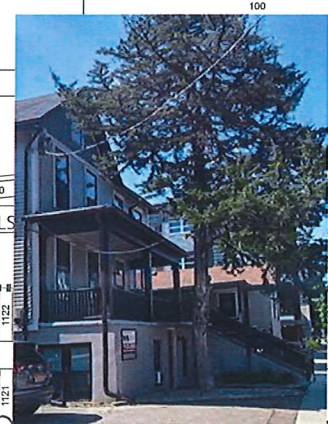
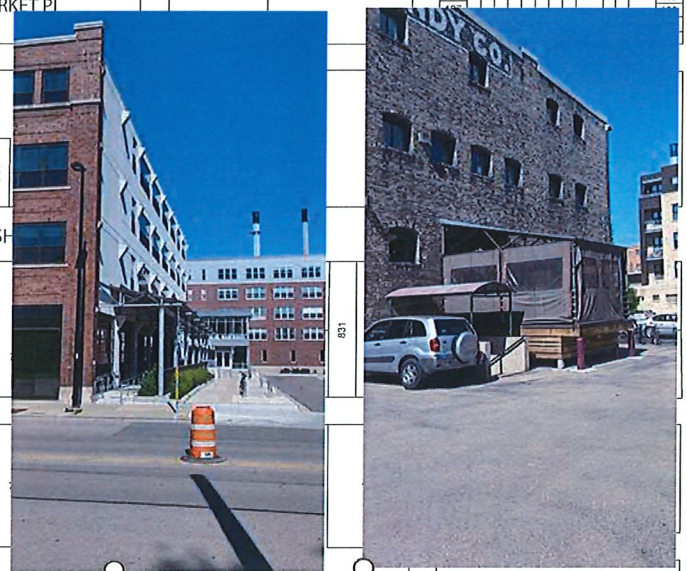
New Construction

- 702-706 Williamson St. – new mixed-use building (2014)
- 731 Williamson St. – new single-family building (2007)
- 739 (741) Williamson St. – new multi-family building (2014)
- 801 Williamson St. – new mixed-use building (2017)

Note that some addresses may have changed slightly from the time the application was submitted to the final assigned address. The materials in this packet are keyed to the address shown on the staff report. Please refer to the maps and photos in the packet for additional information.

Third Lake Ridge
Local Historic District
City of Madison

-  District Boundary
-  Alterations
-  Additions
-  New Construction





Project Name/Address: 743 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [42801](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: June 1, 2016

Summary

Project Applicant/Contact: Andrew Chitwood, Wisconsin Management Co.
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the replacement of windows, replacement of siding, and replacement of all exterior wood trim in the Third Lake Ridge Historic District.

Background Information

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

Relevant Landmarks Ordinance Section:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
 - 1) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height
 - (b) Landscape treatment
 - (c) Rhythm of mass and spaces
 - 2) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
 - 3) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
 - 4) Alterations of the roof of any existing structure shall retain its existing historical appearance.
 - 5) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

Analysis and Conclusion

The project was reviewed at the May 16, 2016 Landmarks Commission and the Commission referred the item to a future meeting to allow the Applicant time to provide additional information.

According to the survey sheet in the preservation file, the building was constructed in 1857. The original property owners were named Smith and Swain. The use of the original building is unknown. Michael (mason)

and Susan Zwank owned the property from 1859-1901 and used at least a portion of it as a residence. The existing residence has later additions to the original structure. Staff and Commissioner Andrzejewski met the Applicant on site and reviewed the building construction chronology. While the building form retains a vernacular character, the building has been modified many times making it difficult to find existing original materials. The foundation appears to be original with minor alterations (reducing or enlarging masonry openings), but the first floor framing does not appear to be original. Staff and Andrzejewski believe the majority of the interior finish and exterior treatment date to a major renovation in the 1920s.

A permit from 1990 for this property describes the work approved by the Landmarks Commission designee – “All soffits, fascia and other exterior trim to replicate existing design and materials. Also, any new windows shall replicate the existing ones in design and materials.”

A brief discussion of the standards of 41.23 (9) follows:

1. Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - a. The overall height of the building is not being changed.
 - b. The existing landscape plan will remain.
 - c. The existing rhythm of masses and spaces are not being changed.
2. The existing historical proportion and rhythm of solids to voids of the street façade is not being affected by the proposed alterations.
3. The original or existing historical materials of the street façade are being affected by the proposed alterations in the following ways:
 - Siding. The siding was recently removed without approval or permits. The removal of the later siding exposed the original siding in the rear of the building which is thought to be a later addition. This area has German siding at the lower wall and beveled siding at the gable. Other areas have a ship-lapped siding of varying exposures. The replacement siding is proposed to be fiber cement beveled siding with a 4” exposure and smooth finish. The outside corners will be covered with a metal edge to simulate mitered corners.
 - Windows. Staff believes the existing windows (sash) date to the 1920 renovation. The existing windows are in fair to poor condition. The proposed windows are vinyl double hungs and two awning windows with full screens that will fit the existing rough opening sizes without reduction. The windows will not have muntins.
 - Window Trim. The submission materials indicate the use of an integral sill and 3” flat head and jamb trim and an example window image is provided. The sill should be thicker than that shown and the head trim should not miter into the jamb trim. The trim should have a smooth finish and should not have any wood grain texture. These details shall be discussed with the applicant at the meeting.
 - Soffit/Fascia/Frieze boards. The submission materials describe several different styles of fascia, soffit and frieze board and how they will be replaced with new fiber cement boards and moldings to replicate existing finishes. The eaves are not being made uniform in appearance. The proposed treatments of these elements were discussed on site with Staff and the Applicant.
 - Door. The door at the lower level of the front elevation will be replaced with a door with vertical boards in the existing opening.
4. The roof of the existing building is not being altered.
5. The original or existing historical proportional relationships of door sizes to window sizes of the street façade are not being affected by the proposed alterations as the windows are being replaced to fit the existing rough opening sizes.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. Work with staff to finalize all details related to this staff report and the relevant discussion of this item during the Landmarks Commission meeting.
2. The window sill should be thicker than that shown in the submission materials and the head trim should not miter into the jamb trim. The trim should have a smooth finish and should not have any wood grain texture. These details shall be discussed with the applicant at the meeting.

Note to commission

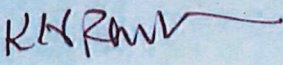
**Madison Candy Company
744 Williamson Street**

The Eldorado Grill requests approval for adding a wooden deck to the east side of the building for outdoor dining. The deck would be in an interesting modern industrial style with natural wood clear sealed. The deck would be hidden somewhat behind an existing stairway.

Any deck that was attached to the building would look unhistoric because such things weren't done to factory buildings at the turn-of-the-century, so there's no point in trying to blend with the materials and details on the building. The modern industrial look and clear-sealed wood materials are a good choice for this location and I recommend approval.

Kitty Rankin

March 27, 2001



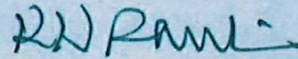
Note to Commission
Eldorado Grill, 744 Williamson Street

The owner of the Eldorado restaurant in the landmark Madison Candy Company building proposes to erect a deck in the east side parking lot, as per the site plan he submitted at a previous meeting. He has had the elevation plans reworked to better comply with your requests from the last review. The proposal is now for a steel pipe railing and a corrugated metal canopy over the structure.

This is superior to the original plans and blends better with the industrial look of the building.

I recommend approval.

Katherine H. Rankin
May 1, 2001

Handwritten signature of Katherine H. Rankin in blue ink.

Regarding: **727 Jenifer Street – Third Lake Ridge Historic District
Consideration of Issuance of Certificate of Appropriateness
(Legistar #19449)**

Date: August 4, 2010
Prepared By: Amy Scanlon

General Information:

The owner is proposing to make alterations to the exterior of the 727 Jenifer Street. According to information and photographs in the files, this c. 1850 2-story structure is of a typical vernacular style with a gable roof. The gable faces the street and there is a small porch with shed roof at the front door. Historic references show that there was once a full width porch across the front elevation with hip roof (see attached photo).

The applicant began work on this house without a building permit for front façade alterations or Landmarks Commission Approval. Staff has included a recent photo, before this work was started. This work included:

- Removal of original picture window and replacement with sliding glass patio doors on the front façade.
- Construction of pressure treated front deck.
- In addition, the owner received a work order for both foundation repair and other miscellaneous repair work. This work was also begun without consultation from preservation staff or the Landmarks Commission.

Upon later discussions with City staff, the applicant is now appearing before the Commission to ask for a Certificate of Appropriateness for alterations to the exterior of the house. The proposed alterations may include the following:

- Removal of the front deck, and reconstruction of the front porch with columns and low pitched roof that extends across the width of the front elevation.
- Installation of an additional door on the front elevation or approval of previously installed sliding patio doors.
- Installation of stone veneer on the foundation.
- Replacement of siding.
- Construction of rear decks.

Applicable Landmarks Ordinance sections:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(g) (*Referenced below for your information.*).

2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
 2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
 3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
 4. Alterations of the roof of any existing structure shall retain its existing historical appearance.
-

Staff Comments:

Although the submitted plans are not to scale and inaccurate, staff has agreed to allow the applicant to appear before the Commission in order to help facilitate the resolution of the outstanding Building Inspection work orders.

Alteration #1: Removal of the front deck, and reconstruction of the front porch with columns and low pitched roof that extends across the width of the front elevation.

The applicant has not submitted any plans for the new front porch; however they have submitted several photographs of porches that they would like emulate. Staff has enclosed a historic photo of the house with an earlier more appropriate porch. Staff recommends that this photo be used as a basis for the new porch design, noting the need for a code-compliant railing.

Alteration #2: Request for installation of an additional door on the front elevation or approval of previously installed sliding patio doors.

Noting both the recent and historic photo, staff recommends the re-installation of the original window configuration, and would not support the approval of the sliding glass doors.

Alteration #3: Installation of stone veneer on the foundation.

From conversations with the applicant, staff believes that they intend to unify the remaining stone foundation and the new concrete block foundation repair with a thin stone veneer. While unifying the two materials is important, staff believes that this could be done with a simple parge coat that matches the parge coat currently used on other sections of the existing foundation. The coursing style, stone type, and stone size of the proposed stone veneer could potentially be inappropriate due to the illusion of a false historic building material. If the Commission does approve a veneer that is compatible with the historic finishes, the materials should be submitted to staff for final approval.

Alteration #4: Siding replacement

Staff would approve the replacement of siding as long as the new siding matches the existing or historic siding exposure.

Alteration #5: Construction of rear decks.

All rear deck plans must be submitted to staff for approval, and/or review by the Landmarks Commission at a future date. Any new doors, or other rear façade alterations to accommodate the deck must also be submitted.

Enclosures:

- Assessor's Record photo
- Historic photo in Capital Times article dated October 12, 1947
- (5) Existing condition photos

Applicant's attached submittal includes:

Proposed floor plans and front elevation design sketch

Applicant's submitted photos of neighboring buildings with similar porch features.

Applicant's photos of house at 2109 Chamberlain Avenue with similar reconstructed porch.

727 Jenifer Street: Assessor Database Photo



Capital Times Historic Photo from 1947

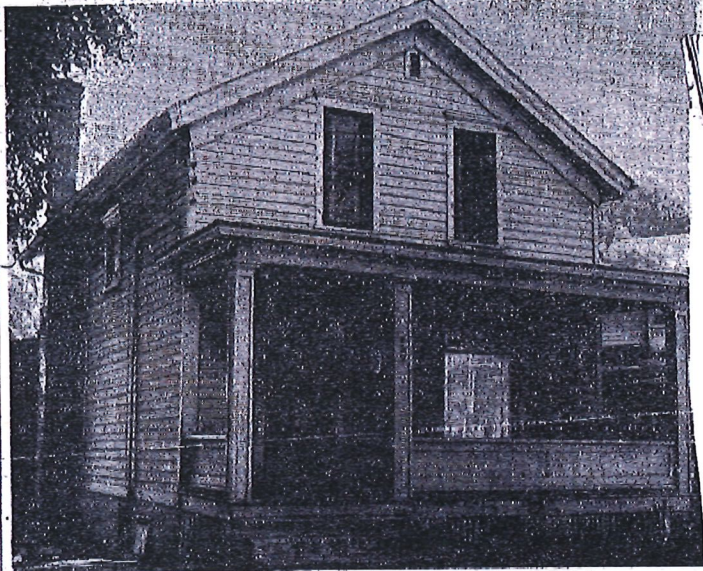
Sunday Morning, October 12, 1947 MADISON THE CAPITAL T

Baas Tells History of Modest Frame House On Jenifer Street Here Where He Was Born

Recalls "Happiest Years of Life" In Boyhood Dwelling

By ALEXIUS BAAS
TODAY'S "OLD HOUSE" story concerns a modest frame house at 727 Jenifer st. It is the house where I was born and where I spent the first 17 years of my life — probably the happiest part of it.
The old house, though well kept and well preserved, makes no pretense to magnificence, or to architectural grandeur. But so long as I live, whenever I hear or use the word "home," its picture flashes on that inward eye which the poet calls "the bliss of solitude." It will always be home to my inner thought. And therefore I hope I may be pardoned if I write of it today.

JUST HOW OLD the house is I do not know. But it was quite a venerable structure when my father, Stephen C. Baas, bought it in about the year 1850. So it must go back to the 1850's at least. At any rate its purchase was a great event in the lives of father and mother. And so, I remember, was the eventful day (I was then about a 10-year-old lad) when the mortgage was finally paid and destroyed.
In the autumn of 1902 father



The former Alexis Baas home at 727 Jenifer st.—Capital Times staff photo.

Existing Photos









Project Name/Address: 754 Jenifer Street
Application Type: Certificate of Appropriateness for exterior alterations to an improvement on a landmark site in an historic district
Legistar File ID # [34762](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Stephen Mar-Pohl, InSite Consulting Architects
Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations to a landmark site in a historic district.

Background Information

Parcel Location: The subject site is a designated landmark site located in the Third Lake Ridge Historic District

Relevant Landmarks Ordinance Sections:

33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:

- a. Whether in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done;

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

Analysis and Conclusion

The Applicant is requesting to alter the exterior in an effort to restore the exterior appearance. According to the submission materials, the work includes pointing as noted; brick replacement as noted; removal of existing window glass and replacement with insulated glass; wood sash repair; fascia, soffit and cornice replacement as noted; siding replacement; bay window wood paneling replacement; bay window sheet metal skirt replacement; rear west porch reconstruction; widow's walk reconstruction; stone replacement as noted; repair bracketed cornice as noted; replace membrane roof; repair/replace stucco (parge coat); and sill replacement as noted.

The landmark building is undergoing an exterior restoration, the condition of the building is being improved and the appearance will remain largely the same as it currently exists. For these reasons (in response to 33.19(5)(b)4a. and 33.19(8)), the proposed work would not detrimentally change, destroy or adversely affect any exterior architectural feature of the landmark site.

A brief discussion of the criteria of 33.19(11)(i) follows:

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). Those criteria are listed below:
 1. The height of the roof is not being changed; however, the reconstruction of the widow's walk structure will increase the actual height. The height of the building including the widow's walk remains compatible with the height of other buildings in the VRA.
 2. The street facades of the building will retain the historical rhythm of solids and voids.
 3. The majority of the existing materials of the street façades of the building will be retained. Any existing materials that are being altered require repair or replacement or in the case of the glass, will be salvaged and replaced with insulated glass.
 4. The widow's walk is being reconstructed in order to restore the historical appearance.
2. The alteration of the surface material, pattern and texture in the facades of the existing structure is based on the Secretary of the Interior Standards, the result will be compatible with the original or existing historical finishes. In many cases, the proposed alteration will not change the existing historical finishes.
3. The proposed alteration retains the historical rhythm of masses and spaces.
4. The original landscape plan is unknown. The alteration of the building should not affect the existing landscape.
5. The proposed alteration of the building will not affect the original or existing historical proportional relationships of door sizes to window sizes.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. Details of the reconstruction of the widow's walk shall be reviewed and finalized with staff.

2. The applicant shall confirm that the masons hired to undertake this project will be properly trained to handle tools to remove mortar from joints without damaging adjacent brick surfaces. Staff would prefer the use of hand tools only (not grinders).
3. The applicant shall confirm that the mortar mix will be appropriate for the type of brick and shall provide staff with the mortar mix for review.
4. Details of the rear west porch reconstruction shall be reviewed and finalized with staff.



Project Name/Address: 722 Williamson Street

Application Type: PUBLIC HEARING Certificate of Appropriateness for new construction, and Certificate of Appropriateness for exterior alteration in Third Lake Ridge Historic District, and adjacent to landmark 744 Williamson, Madison Candy Company.

Legistar File ID # [41937](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: March 3, 2016

Summary

Project Applicant/Contact: Lance McGrath, McGrath Property Group, LLC

Requested Action/Proposal Summary: The Applicant is requesting a Certificate of Appropriateness for new construction and for exterior alteration in the Third Lake Ridge historic district.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District

Relevant Landmarks 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) N/A
 - (b) N/A
 - (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**
- (6) Standards for new Structures in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use. Any new structure on parcels zoned for employment use that are located within 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 rhythm of solids and voids in the street façade(s)
 - (d) The materials used in the street façade(s)
 - (e) The design of the roof

- (f) The rhythm of building masses and spaces
- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
 - (1) Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height
 - (2) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
 - (3) Alterations of street facade(s) shall retain the original or existing historical materials.
 - (4) Alterations of roof shall retain its existing historical appearance.

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Analysis and Conclusion

The proposed project includes the exterior alteration of the existing Olds Seed Company Building and the construction of a new building on the north portion of the lot. The exterior alterations to the Olds Seed building include the installation of a covered walkway, removal and replacement of synthetic stucco wall material (EIFS), creation of three openings on the east side elevation at first level, opening of previously infilled openings on side elevation, installation of storefront system on street façade and side elevation, installation of new windows, and masonry repair. The proposed new building minimally touches the rear elevation of the Olds Seed building at the first floor level.

The Visual Compatibility map is attached to this report.

A discussion of the new development standards 41.23(6) follows:

- (a) The gross volume of the proposed building is of a similar gross volume to other buildings in the 200' area, and the design is generally compatible with the other buildings on the north side of Williamson. The volume of the long mass along the bike path/East Wilson right-of-way could be modified to be more visually compatible with the buildings in the 200' area. This modification may include providing a break in the building volume to allow a smaller visual expression of volume.
- (b) The proposed building is taller than the neighboring buildings in the 200' area, but is relatively consistent with the heights. The standard relates to the visual compatibility of the height, not the mathematical calculation of the height.
- (c) The proposed building is located behind the existing Olds Seed building and does not technically have a "street façade" along Williamson Street. There are portions of the proposed new building that are visible from Williamson Street and the rhythm of solids and voids in those portions of the proposed building are generally compatible with the buildings in the 200' area. The public street right-of-way of East Wilson Street exists between Blount and Livingston Streets and could be made into a functioning street in the future. This East Wilson "street façade" has a similar rhythm of solids and voids as the façade visible from Williamson Street.
- (d) The proposed building is located behind the existing Olds Seed building and does not technically have a "street façade" along Williamson Street. There are portions of the proposed new

building that are visible from Williamson Street and the materials used in the visible portions of the proposed building are generally compatible with those used in the buildings and environment within the 200' area. The public street right-of-way of East Wilson Street exists between Blount and Livingston Streets and could be made into a functioning street in the future. This "street façade" has a similar material treatment as the façade visible from Williamson Street.

- (e) The proposed building has a flat roof which is compatible with other buildings in the VRA.
- (f) The rhythm of building masses and spaces created by the construction of the proposed building is compatible with the existing rhythm of masses and spaces within the 200' area. The modification of the volume of the mass in (a) above would assist with the creation of appropriate masses and spaces. The proposed building touches the existing Olds Seed building in a small area on the first level of the rear elevation. This allows the buildings to be separated in the upper stories and provide a space between the masses which is similar to the masses and spaces in the context.

A discussion of the exterior alteration standards 41.23(7) follows:

- (1) The exterior alterations to the Olds Seed building are not going to affect the height.
- (2) Alterations of street façade(s) of the Olds Seed building will retain the original historical proportion and rhythm of solids to voids. The original openings at the first level will be opened to their original size. While the east side elevation is not technically a street façade, it is visible from Williamson Street and contributes to the character of the historic district. The proposed treatment of the east side elevation creates new openings for fenestration. These include three openings at the first level, three paired window openings and three triple window openings.
- (3) Alterations of street facade(s) shall retain the original or existing historical materials. The front elevation drawing (sheet A211) indicates the EIFS will be on the front elevation. Staff believes this is an error and that the masonry façade will be restored. The double hung windows proposed for the front elevation are shown with divided lights. While the east side elevation is not technically a street façade, it is visible from Williamson Street and contributes to the character of the historic district. The drawings indicate that the EIFS will have joints in the surface to express the structural system of the building. It is not clear in the historic photo provided, but some industrial buildings built circa 1900 had an expressed concrete structure with brick infill on the sides and rear. Usually the brick used in the infill was soft and quickly deteriorated resulting in the installation of a stucco coat to protect the brick. The EIFS provides a stucco-like appearance, but the UDC review will likely result in the need to provide a masonry material at the lower level at a minimum. The Commission should discuss alternatives that may be appropriate. Related to the materials, the rendering showing the promenade structure does not show the existing structural brackets. The historic photo of the Olds Seed building shows industrial type windows with divisions and some operable panels. The proposed windows of the front elevation show double hungs with divided lights. The window types are different than the types shown in the historic photo.
- (4) The exterior alterations to the Olds Seed building are not going to affect the roof. The roof will retain its existing historical appearance.

Recommendation

Staff believes the standards for granting the Certificate of Appropriateness for the new construction are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall investigate providing a break in the volume of the long portion of the building to allow a smaller visual expression of volume and to assist with the appropriate masses and spaces in the historic district.

Staff believes the standards for granting the Certificate of Appropriateness for the exterior alteration are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall bring material and color samples to the meeting for review.
2. The Applicant shall confirm that the note for EIFS on the front elevation is incorrect and that the existing masonry will be restored.
3. The Applicant shall confirm that the EIFS will have joints indicating the structural system of the building on the side elevations.
4. The Applicant shall confirm that the trusses of the proposed promenade will use the existing structural brackets.
5. The Commission shall discuss the appropriateness of the divided lights in the windows of the front elevation.
6. The Commission shall discuss the appropriate material treatment of the side elevation at the first level in lieu of the proposed EIFS.

Staff recommends that the Landmarks Commission advise the Urban Design Commission and Plan Commission that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark site.



Project Name/Address: 702-706 Williamson Street

Application Type: PUBLIC HEARING
Certificate of Appropriateness for demolition of existing building and construction of new development in a historic district

Legistar File ID # [32584](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Martin Rifken

Requested Action/Proposal Summary: The Applicant is requesting a Certificate of Appropriateness for the demolition of the existing building and a Certificate of Appropriateness for the new construction. A public hearing is required for this review due to the demolition of a building in a historic district.

The Applicant requested that the public hearing be referred to April 7 and provided the Landmarks Commission with an Informational Presentation on March 17. The Applicant also extended the determination period (in writing) of the Landmarks Commission on the demolition request by 30 days from the original submission date of February 17, 2014. Due to the request for referral from the previous meeting, the Applicant has extended the determination period in writing by an additional 30 days.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District

Relevant Landmarks Ordinance Sections:

33.19(5)(c)3. Standards. (for Demolition)

In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the

- owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

33.19(1) Purpose and Intent It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:

- (a) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Strengthen the economy of the City.
- (g) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.

33.19(11)(d) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

33.19(11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d); that is, compatibility of gross volume and height.
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.
5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19(11)(h) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Any new structure shall be evaluated according to all criteria listed in Sec.33.01(11)(f).
2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.
4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

Analysis and Conclusion

The building being proposed for demolition was constructed in 1926. The building has brick walls and a curved roof structure. There is not a history of the original building provided in the preservation file. The addition at the Williamson Street frontage was probably constructed in the 1950s and is also being proposed for demolition. It has synthetic stucco walls and a flat roof structure. The street façades have been modified numerous times.

A discussion of the demolition standards 33.19(5)(c)3 is below:

- a. This specific structure is not of such architectural or historic significance that it meets standards for landmark designation as the language of this standard suggests. Instead, with the other commercial and industrial structures in the district, this structure better relates to standard b.
- b. The building contributes to the commercial and industrial character of this area of the District. The loss of this structure will diminish the number of structures in this area that communicate this architectural and historic character.
- c. The Landmarks Commission is charged with protecting and enhancing the perpetuation of historic districts and the City's cultural heritage. The purpose and intent of the Landmarks Ordinance also focuses on stabilizing and improving property values, and strengthening the economy of the City as it concerns the architectural quality and historic significance of the city.
- d. The existing building is a structure that conveys the commercial and industrial growth of the City and the area. The building is not of such extraordinary value that it could not be replaced without great difficulty or expense.
- e. The retention of the existing building would probably not promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage; however, the general welfare of the public is promoted by the retention of the City's cultural resources and historic identity, as well as high quality design and construction of new development.
- f. The condition of the building is not being claimed as a hardship.
- g. The new structure proposed to be constructed is largely compatible with the buildings and environment of the district.

A discussion of the new development standards 33.19(11)(f) is below. The Visually Related Area (VRA) map is attached to this report.

1. Review Sec. 33.19(11)(d):
 1. The gross volume of the proposed building is of a similar gross volume to other buildings in the VRA, and the design is generally compatible with the other buildings. The design could be modified to be more visually compatible with the buildings in the VRA. These modifications may include providing a building "top" at the upper story, stepping the building mass down toward the adjacent buildings leaving the corner element at the proposed height, and/or providing horizontal elements to offset the vertical design vocabulary.
 2. The proposed building is taller than the neighboring buildings and the other buildings in the VRA, but is relatively consistent with the heights. The standard relates to visual compatibility of the height and therefore, the design of the proposed building could be modified so that the height is more visually compatible as described above.
2. The rhythm of solids and voids in the street façade(s) of the proposed building are generally compatible with the buildings in the VRA. To improve compatibility, the proposed building should take more design cues from the adjacent buildings. Staff noted that the windows of the 6th floor on the Blount Street elevation are taller than other windows and suggests that the windows be changed so that they all have a consistent height and proportion. The windows of the corner element "storefront" are part of the design and can remain as submitted.

3. The materials used in the street façade(s) of the proposed building are not compatible with those used in the buildings and environment within the visually related area. The size of the Modular Masonry is not noted, but appears to be queen or standard size brick which better relates to the materials of other buildings in the VRA. The brick areas that hover over the glass storefront should be visually linked to the ground to better relate to the material treatments of the other buildings in the VRA. The first level glass storefront walls should die into a low solid wall or base instead of going to grade to better relate to the treatments of other buildings in the VRA. While not specified in the Ordinance, staff suggests that the Nichiha fiber cement material in the non-street façades be changed to the same brick material used on the street facing façades or a large format unit masonry.
4. The proposed building has a flat roof which is compatible with other buildings in the VRA.
5. The rhythm of building masses and spaces created by the construction of the proposed building is compatible with the existing rhythm of masses and spaces within the VRA.

Because this building is a mixed use building (retail and residential) and zoned TSS, it is technically a commercial building and is located in a context of historically commercial buildings. The Third Lake Ridge Ordinance specifies standards for different zoning types: commercial buildings, residential buildings and employment buildings. Because this building is zoned for commercial use, the appropriate section of the Ordinance about properties zoned for commercial uses is discussed above. Because residential uses are also allowed in this zoning district, the residential standards for new construction are included above, but not discussed in detail.

Recommendation

Staff believes the standards for granting the Certificate of Appropriateness for the demolition may be met and recommends that the Landmarks Commission approve the request contingent on the approval of the Certificate of Appropriateness for the new construction. If the Commission is not able to grant or deny the Certificate of Appropriateness for the demolition, the Commission shall request another 30 day extension of the determination period from the Applicant.

Staff believes the standards for granting the Certificate of Appropriateness for the new construction may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall bring material and color samples to the meeting for review. The material selections shall be determined by the discussion of the Commission or by the final review and approval of staff or at her discretion, the Landmarks Commission.
2. The Applicant shall confirm that the modular masonry material is a standard or queen brick size.
3. The brick material shall wrap onto the side elevations. The use of large format unit masonry may be acceptable on the east elevation that is concealed by the Olds Building. Staff strongly suggests that the building have brick masonry on four sides with minimal use of metal or fiber cement products as accents.
4. The design shall be modified as described in this staff report and discussed by the Landmarks Commission to be more compatible with buildings in the VRA.
5. The windows of the 6th floor on the Blount Street elevation are taller than the windows on the other elevations and shall be changed to a consistent size and proportion.
6. The final elements shall be reviewed and finalized by staff or at her discretion, the Landmarks Commission.

Madison Landmarks Commission

Third Lake Ridge Historic District
Criteria for the review of new construction
Parcels zoned Commercial

Address: 731 Williamson Street
Date: October 5, 2007
Form Prepared By: K. H. Rankin

Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(11)(f), available on the web at www.cityofmadison.com)

Yes	<u> X </u>	No	<u> </u>	1.	Gross volume.
Yes	<u> X </u>	No	<u> </u>	2.	Height.
Yes	<u> X </u>	No	<u> </u>	3.	Rhythm of solids and voids in street façade(s).
Yes	<u> X </u>	No	<u> </u>	4.	Materials in street façade(s).
Yes	<u> </u>	No	<u> X </u>	5.	Roof design.
Yes	<u> X </u>	No	<u> </u>	6.	Rhythm of building masses and spaces.

Explanation:

The owners propose to demolish this house and build a new single-family house on the site. The first question before us is whether or not to issue a demolition permit. I have toured the house with Dan Stephans and Brenda Konkel. We have not talked about it, but my opinion is that the house is ready for the wrecking ball.

First its history. It is one of the oldest houses in the neighborhood. The west end of Williamson Street and Wilson Street toward the capitol was heavily populated by early German settlers. It is one of the few parts of the downtown that can truly be called an ethnic neighborhood. This house was built ca. 1857-1860 by Christopher and Wildhagen as a residence for Wildhagen and their cabinetry shop. Christopher lived on the same block and the Wildhagens probably lived in this house. Wildhagen and Christopher split up fairly quickly, but Fred and August Wildhagen continued to live here and operate a cabinetmakers shop. Also living here was Louis Wildhagen, a wagonmaker. Around the year 1871 Frederick Krehl, a tinner lived here and worked downtown. The Krehls lived in the house until the 1890s.

The house is a very simple cottage with later siding. The original bargeboard is the only interesting exterior feature and it should be kept for reuse. The interior is completely devoid of character and has been significantly remodeled. Every functional part of the house needs complete replacement and the structure is not good, particularly the roof. The house appears to have been neglected for decades. No one in their right mind would try to restore it (by the way I

X Please see continuation sheet

have not said that about too many houses over the years and I have seen plenty of poorly maintained houses).

The second issue is the new house proposed for the site. The owners have chosen to build a modern design house, while still blending with the historic character of the area. It is a very tiny lot and they have developed a proposal for a small house that will work for a family of four. If there were more room, I would probably recommend against the garage door facing the street, but, in this case, it is the only way to provide off-street parking for the house.

My only concern is the roof design. The butterfly roof is a very modern style first used for middle class residences in the 1950s and continuing until the 1970s, a period in which houses were being designed to reflect a sense of modernity, in direct opposition to the original hipped and gabled roofs of earlier days. This particular property is the single most visible spot in the district, directly adjoining the park at the intersection of Jenifer and Williamson Street. The foliage in the park that will screen it will not be on the trees for half of the year. The surrounding houses are a very tight collection of mostly gabled roofs. The owners and their architect are aware of this concern and may bring alternate roof designs to the meeting. The butterfly roof shape is not compatible with the character of the surrounding neighborhood and I recommend rejection of the project until a more compatible roof design is proposed.



Madison Landmarks Commission

Third Lake Ridge Historic District
Criteria for the review of new construction
Parcels zoned Commercial

Address: 731 Williamson Street
Date: October 22, 2007
Form Prepared By: K. H. Rankin *KHR*

Does the project meet the following guideline criteria?
(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(11)(f), available on the web at www.cityofmadison.com)

Yes	<u> X </u>	No	<u> </u>	1.	Gross volume.
Yes	<u> X </u>	No	<u> </u>	2.	Height.
Yes	<u> </u>	No	<u> X </u>	3.	Rhythm of solids and voids in street façade(s).
Yes	<u> X </u>	No	<u> </u>	4.	Materials in street façade(s).
Yes	<u> </u>	No	<u> X </u>	5.	Roof design.
Yes	<u> X </u>	No	<u> </u>	6.	Rhythm of building masses and spaces.

Explanation:

The owners wish to have the Landmarks Commission vote on the original design they submitted, to give them "finality" on this issue.

I met with Mr. Lee and we discussed options for gable roofs, but he said that he and his wife had decided that if they can't do what they want here, they will build somewhere else. I am firmly confident that a design could be developed that would both blend with the historic character of the neighborhood and serve the owners' space needs and energy conservation goals. But they are firmly opposed to anything except a butterfly roof.

In the meantime, after our discussion and after reading a very thoughtful article on historic compatibility (which I will copy and pass out at the meeting), I have changed my mind about the fenestration and think that a more even pattern using windows more typical of the district would have better met the criteria regarding the rhythm of solids and voids.

I recommend denial of the Certificate of Appropriateness for the building as proposed.

PLANNING DIVISION STAFF REPORT

July 31, 2014

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 739 (741) Williamson Street

Application Type: Certificate of Appropriateness for new development and advisory recommendation for land division in a historic district

Legistar File ID # [34796](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Stephen Mar-Pohl, InSite Consulting Architects

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the new development and an advisory recommendation for the land division.

Background Information

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

Relevant Landmarks Ordinance Sections:

33.19(5)(i)1. Review proposed land divisions and subdivision plats of landmark sites and properties in Historic Districts to determine whether the proposed lot sizes negatively impact the historic character of significance of a landmark or landmark site and whether the proposed lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the Historic District. The Landmarks Commission review shall be advisory to the Plan Commission.

33.19(11)(h) Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Any new structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(f).
2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.
4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

33.19(11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d); that is, compatibility of gross volume and height.
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.

5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19 (11)(d) Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

Analysis and Conclusion

The current property is a through-lot with a residence located toward the Jenifer Street side. The applicant is proposing to subdivide the site in order to create a lot for the residence on Jenifer Street (Lot 2) and a lot for the proposed apartment building on Williamson Street (Lot 1). The map of the Third Lake Ridge Historic District is attached for comparison of lot sizes in the historic district.

The Landmarks Commission approved the COA for the building at 740 Jenifer at the meeting on July 14 and received an Informational Presentation for the new development and land division for 739 (741) Williamson at the same meeting.

The applicant is requesting a land division recommendation and a COA for new development in the historic district.

The north side of Williamson Street is zoned Traditional Shopping Street (TSS). The south side of Williamson Street is zoned Traditional Residential (TR-V1). Each side of the street has a specific and consistent character and related scale. Because the proposed development does not meet the TR-V1 zoning district standards, the applicant is proposing to rezone the property to Planned Development (PD).

The visually related area (VRA) map is attached to this report. While the applicant provided information related to the buildings on the shared block face (5 properties), there are numerous other buildings (11 properties) in the VRA that are not addressed in the submission materials.

Based on the need for more information, staff does not feel they can make a full analysis of whether the proposal meets the standards; however, based on the submission materials and staff's knowledge of the area, the following comments are offered for applicant and Commission consideration.

A brief discussion of the new residential development standards 33.19(11)(h) follows:

1. See Sec. 33.19(11)(f) discussion below.
2. The general directional expression of the proposed building massing is compatible with the directional expression of the buildings within its VRA. The material selections also affect the directional expression of the building and in this case the reclaimed wood siding is proposed to be mounted in a vertical orientation which is not appropriate in the historic district and results in the appearance of increased height.
3. The materials, patterns and textures of the proposed building are generally compatible with other buildings on the block face; however, the reclaimed wood siding orientation is not appropriate. In addition, the extensive exposure of poured concrete on the front elevation (at the elevator tower) is not compatible with other buildings. The use of a modern architectural style accentuates the differences between this building and others in the VRA.

4. The compatibility of the landscape plan is difficult to determine in this area. The submission materials indicate that appropriate plantings will be planted.

A brief discussion of standards 33.19(11)(f) follows:

1. See Sec. 33.01(11)(d) discussion below.
2. The rhythm of solids and voids in the street facade(s) of the proposed building is generally compatible with the other buildings in the VRA.
3. See comments above.
4. The design of the roof of the proposed building is generally compatible with those of the buildings in the VRA; however, the roof design is less compatible with the adjacent residential buildings on the south side of the street. The use of a modern architectural style and roof form accentuates the differences between this building and others on the south side of the street. This standard relates to four sides of the building and the typical main roof type of the proposed building is flat compared to the pitched main roofs of the majority of the buildings in the VRA.
5. The submission materials show a graphic where the rhythm of the proposed building masses and spaces is compatible with adjacent buildings in the VRA; however, this relies heavily on the success of the green wall on the concrete elevator tower to visually recede as the 5' set back of that element is minimal. Assuming the green wall is not installed or cannot maintain the desired appearance, the building is not compatible with the rhythm of masses and spaces. This standard relates to four sides of the building and from the rear (east elevation), the building is not compatible with the rhythm of masses and spaces.

A brief discussion of standards 33.19(11)(d) follows:

1. The gross volume of the proposed building is mathematically larger than the buildings in the visually related area (VRA) on the south side of the street. While the articulation and change in materials breaks up the elevations toward a more compatible visual appearance, the building reads as one mass. The proposed green wall system is a good additive solution to disguise the concrete material and provide a visual break, but it should not be relied upon to achieve the standard for gross volume or any other standard.

Staff has suggested that the property owner investigate ways to eliminate the parking so that the building form is not tied to the largest footprint allowed on the site to accommodate turning radiuses and parking clearances. Removing the parking may allow for the first floor level to be used for living space which may allow the volume to be reduced and for the further articulation of the massing.

Staff has also suggested that the property owner consider two "walk up buildings" or two "three flats" which would be compatible with the character of the historic district and provide a space between the individual buildings.

2. The height of the proposed building is taller than the buildings in the VRA on the south side of the street. The height is held back from the street face through the use of step backs and porches. Given a modified volume, the height may be compatible.

Recommendation

Staff believes the proposed lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the historic district and suggests that the Landmarks Commission provide a similar recommendation to the Plan Commission.

Based on the need for more information to provide an accurate review of the project against the standards for granting a Certificate of Appropriateness for new construction in the historic district, staff cannot conclude that the standards are met at this time and recommends that the Commission refer the request to allow the applicant to provide the VRA information and address the issues discussed in this staff report.



Project Name/Address: 801 Williamson
Application Type: PUBLIC HEARING
New construction in the Third Lake Ridge Historic District
Legistar File ID # [43805](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 17, 2017

Summary

Project Applicant/Contact: Jim Glueck and Brandon Cook
Requested Action: The Applicant is requesting a Certificate of Appropriateness for the demolition of the existing structure and a Certificate of Appropriateness for the construction of a new building in the Third Lake Ridge Historic District.

Background Information

Parcel Location: The subject site is located on Williamson Street in the Third Lake Ridge Historic District

Relevant Landmarks 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) N/A
 - (b) N/A
 - (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.**
- (6) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use. Any new structures on parcels zoned for mixed-use and commercial use that are located within 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

41.02 DEFINITIONS.

Visually Compatible means harmonious with location, context, setting and character.

Analysis and Conclusion

The previous property owner was issued a notice of Demolition by Neglect on August 14, 2015. The Landmarks Commission noticed a public hearing on the matter and the property owner requested that the item be referred to a future meeting to allow the sale of the property. The property was conveyed to Brandon Cook and the Demolition by Neglect issue was placed on hold. Building Inspection staff and the Landmarks Commission directed that if Mr Cook does not provide the City with a proposal for alteration, the Demolition by Neglect public hearing will be noticed and acted upon. Mr Cook is proposing the demolition of the existing structure and construction of a new structure in lieu of making alterations to the existing structure.

The property owner appeared before the Landmarks Commission on August 1, 2016 and at that time the Commission received an Informational Presentation about potential treatments for this site. The Landmarks Commission toured the existing building on August 10, 2016 to review the conditions of the site and the historic value of the existing structure. During the tour, provided by property owner Brandon Cook and historian Gary Tipler, there was general discussion about the chronology of the building campaigns as interpreted by existing physical evidence. The Applicant requested a public hearing on November 7, 2016 to discuss the possible demolition of the existing structure. At that meeting, the Landmarks Commission discussed the possibility of demolition and the condition of the building when purchased by Mr Cook and referred the item to a future meeting for consideration of the Certificates of Appropriateness.

The Landmarks Commission granted a Certificate of Appropriateness for the demolition of the existing building on June 5, 2017. At that meeting, the Landmarks Commission also discussed the proposed new construction and requested additional information from the Applicant including other alternatives and related massing considered and other treatments of the facades. The item was referred to a future meeting.

41.18(1)(c) Instructs the Landmarks Commission to use the standards of 41.23(6) to determine the appropriateness of the proposed new construction. The Visual Compatibility map is attached to this report. A discussion of the new construction standards of 41.23(6) follows:

- (a) The gross volume of the proposed building is compatible with the gross volume of other buildings in the historic district and within the area of visual compatibility.
- (b) The proposed building is 3 stories tall. Other buildings in the area of visual compatibility are of similar height.
- (c) The proposed building has a proportion and rhythm of solids to voids in the street facades that are similar to other buildings in the historic district and within the area of visual compatibility.
- (d) The Applicants have provided two options for the exterior material treatment. The first option is all brick and provides a calm appearance as a background building in the historic district. The second option has a brick exterior wall material with a projecting bay element on the side (facing Livingston Street) that is clad in fiber cement panel and a similar bay element on the front elevation. There is fiber cement lap siding on the side. The brick and siding materials are common in the historic district and in the immediate context of the subject site. The fiber cement panel material is less common, but could be interpreted as being similar to stucco or painted masonry and is compatible with many materials in the historic district. The Commission should discuss the two versions. In addition, the Commission should discuss the use of a utility brick on the side elevation instead of lap siding.
- (e) The proposed building has a flat roof which is similar to numerous buildings in the historic district and with buildings in the area of visual compatibility.

- (f) The proposed building is larger than the existing building and takes up more of the site which changes the rhythm of building masses and spaces, but the proposed building creates a rhythm of masses and spaces that seems to be compatible with other patterns in the historic district and within the area of visual compatibility.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the new construction may be met and recommends approval of the Certificate of Appropriateness for the new construction with the following conditions of approval:

1. The Applicant shall indicate the location of exterior HVAC equipment.
2. The Landmarks Commission shall provide the Applicant with direction related to the two options for the exterior material treatment.