



**Project Name/Address:** 1106 Williamson  
**Application Type:** Certificate of Appropriateness for exterior alteration  
**Legistar File ID #** [46704](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** April 23, 2017

## Summary

**Project Applicant/Contact:** Amy Scanlon

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the exterior alteration which involves the exposure of a historic sign painted on the building.

## Background Information

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

### Relevant Historic Preservation 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.
  - (3) Signs. The commission shall approve a certificate of appropriateness for signs unless it finds that any of the following are true:
    - (a) The size or design of the sign(s) would adversely affect the historic fabric of the structure or the district;
    - (b) The sign(s) fails to comply with Chapter 31 of the Madison general ordinances;
    - (c) The sign(s) fails to comply with specific standards and guidelines for signs adopted in each historic district under this ordinance.

**41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.**

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- a) 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:
    - (i) Height
    - (ii) Landscape treatment
    - (iii) Rhythm of mass and spaces
  - b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
  - c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
  - d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
  - e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

### **Analysis and Conclusion**

As described in the submission materials, the City of Madison is asking the property owner to formalize the existence of the ghost sign that was found when stucco was being removed from the front elevation by receiving a Certificate of Appropriateness from the Landmarks Commission.

The retention of the sign meets standard 41.23(9)(c) related to the retention of original or existing historical materials and therefore also meets 41.18(3)(c) and 41.18 (1)(d).

### **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for the ghost sign are met and recommends that the Landmarks Commission formalize its existence by approving the sign.