

Regarding: **517 South Baldwin – Third Lake Ridge Historic District –
Consideration of Certificate of Appropriateness – Partial demolition
and exterior alterations
(Legistar #20242)**

Date: December 13, 2010
Prepared By: Amy Scanlon

General Information

The Applicants are proposing to demolish the existing kitchen wing and the enclosed front porch. The original c. 1868 structure (1 ½ story) will be moved toward Baldwin Street. A new two story kitchen wing and related porches will be constructed, and a 2 story silo will be incorporated. Although not labeled in the proposal, a 6’-0” addition is being constructed to the northeast (rear) of the c. 1868 portion. The garage structure shall remain and is not being considered in this proposal.

The Applicant appeared before the Landmarks Commission for an informational presentation on October 25, 2010 to discuss improvement options for the property. The staff report and minutes are attached for your information. Several members of the Landmarks Commission toured the property on November 10, 2010.

In its action, the Commission must separately determine the appropriateness of the technical demolition, the new construction (including the kitchen wing and the silo element), the exterior alterations (including the addition to the c. 1868 structure and other alterations), and any additional conditions.

Because this proposal involves demolition, new construction and exterior alterations, relevant sections of the Landmarks Ordinance pertaining to each of these aspects are included below.

Relevant section of the Landmarks Ordinance for Demolition

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; *(staff note: this section is included below)*

- 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 (of the Landmarks Commission Ordinance) 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.

Relevant sections of the Landmarks Ordinance for New Development

In the left hand columns, staff has indicated whether they believe the proposal meets each criteria or references a specific staff comment found at the end of the report.

<u>Yes</u>	<u>No</u>	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). <i>(included below)</i>
	Staff comment 5, silo	2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
Y		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.
Y		4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

<u>Yes</u>	<u>No</u>	
---	---	<u>33.19(11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.</u>
		1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d) (<i>included below</i>); that is, compatibility of gross volume and height.
Staff comment 5		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.
Staff comment 3		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.
Staff comment 1		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.
Staff comment silo		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.

<u>Yes</u>	<u>No</u>	
Y		<u>33.19 (11)(d) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.</u>
Y		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.

Relevant sections of the Landmarks Ordinance for Exterior Alteration

In the left hand columns, staff has indicated whether they believe the proposal meets each criteria or references a specific staff comment found at the end of the report.

<u>Yes</u>	<u>No</u>	
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		1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). (<i>included below</i>)
Staff comment 3, 4		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.
Staff comment 1, silo		3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
Y		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.
Staff comment 2		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.

<u>Yes</u>	<u>No</u>	<u>33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.</u>
Y		1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
Y		2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
Staff comment 2, 3, 4		3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
Staff comment 2		4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

Staff Comments and Recommendations on Demolition:

Although technically a demolition, the proposal does retain a portion of the existing structure and moves it toward Baldwin Street.

Staff believes that the standards for granting a Certificate of Appropriateness for the demolition of the existing residence can be met and recommends approval by the Landmarks Commission.

Staff Comments and Recommendations on New Construction and Exterior Alterations:

The scope of this project invokes the Third Lake Ridge Historic District criteria for both new construction and exterior alterations. A map of the visually related area is attached and Staff considered properties within it when evaluating this proposal.

Staff continues to have concerns about the introduction of the directional expression, massing and material of an agricultural silo element in the urban environment of the Third Lake Ridge Historic District. Although the use of glazed block may be an appropriate material for foundation walls in the district, its use in this form is not; therefore, Staff recommends that this element be redesigned to a more historically appropriate urban form. If the Landmarks Commission finds that the form is not appropriate, please consider referring this proposal to a future meeting to consider an alternate design in addition to the conditions below. If the Landmarks Commission finds that the form is appropriate, please consider the following:

Staff believes that, based on the remainder of the submission, the standards for granting a Certificate of Appropriateness for the construction of new additions and the exterior alterations to the existing residence can be met and recommends approval by the Landmarks Commission with the following conditions:

1. The proposal shows that the c.1868 portion of the house has been raised approximately 12” from the original ridge height. The proposal also shows that the new roof over the kitchen wing has a taller ridge height than the c. 1868 portion. Staff recommends that the c. 1868 ridge be minimally raised to match the height or sit slightly above the height of the new kitchen wing ridge.
2. Staff suggests that the proposed bay on the front of the c. 1868 portion of the house closely resemble the existing bay details including the roof form, the window size, the paneled base below the window sill and the wide mullions above the window sill.
3. Although not specified in the proposal, Staff understands that the existing foundation stones will be salvaged and used as stone veneer on the exterior of the new concrete foundation. Staff suggests that the salvage stone be laid with random fieldstone/rubble

- coursing to match the existing foundation appearance. A stone veneer sample shall be approved by Staff before work progresses. This sample should also include mortar color and pointing style.
4. The face of the stone veneer shall sit approximately 1 ½” behind the face of the siding. The wall section that is included in the proposal shows an inappropriate relationship between the foundation and the siding (the foundation is shown at least 4” back from the face of the siding). Staff suggests that the wall section be revised to show an appropriate relationship and be reviewed and approved by Staff.
 5. The proposed plan indicates kitchen cabinetry running along the southwest wall facing Baldwin Street. The windows in that wall are shown with low window sills that will conflict with a 36” high counter top. The window proportion is drawn appropriately in the proposal. Staff suggests that the Applicant reconsider the location of the kitchen cabinetry and doors leading to exterior spaces instead of reconsidering the size and proportion of the windows.
 6. The porch on the northeast shall be more traditional in form and detailing. The rear steps shall not extend toward Spaight Street beyond the wall of the house.
 7. The submission presents a clear picture of how the proposal will relate to the context of the site; however, there are important details (such as dimensioned elevations and labeled materials) that are not specified in the submission that should be reviewed before final approval. The following design details shall be approved by staff, or by the Landmarks Commission at staff’s discretion:
 - Porch details and railing details.
 - Eave and cornice details.
 - Chimney materials.
 - Window details. Staff suggests that the muntins have a historically appropriate thickness on the exterior surface and be simulated divided if possible.
 - Window trim details.
 - Door details. Staff suggests that the muntins on the French doors have a historically appropriate thickness on the exterior surface and be simulated divided if possible.
 - Siding details.
 - Roofing details.

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