



View from Williamson St. facing East

### Reasons To Deny Landmarks Commission Approval Of 7/10/17 Submission For 801 Williamson

1. The proposed structure is not visually compatible with its neighbors. Compared to the other buildings in the VRA, the proposed building would be:

***FOUR TIMES the average volume relative to lot size;***

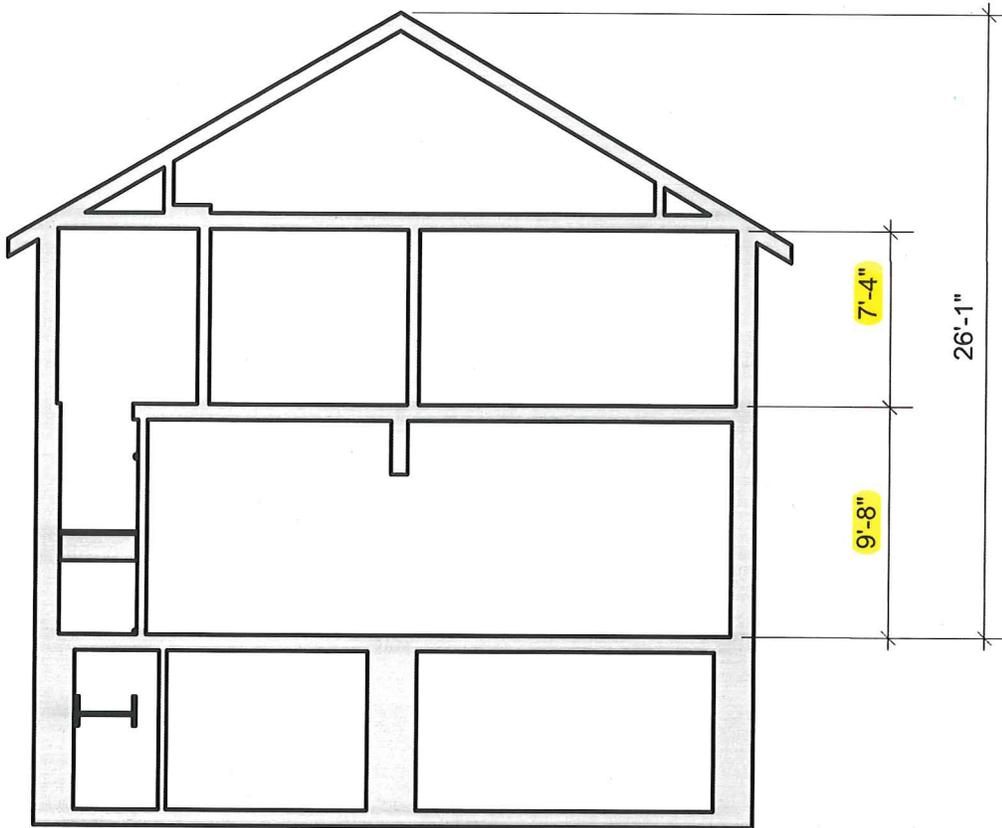
***the third biggest building on one of the two smallest lots, 87% larger than the average of the 16 smaller buildings;***

***the third tallest of the 19 buildings, a full story above the average;***

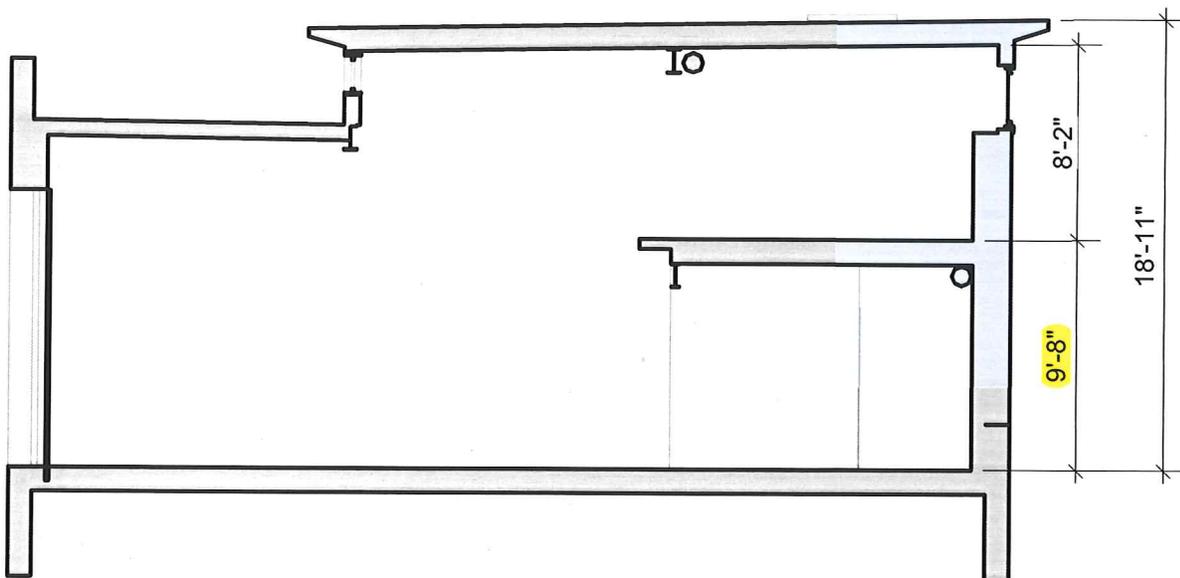
***set back the smallest total for all sides in the entire VRA.***

2. The height of the building could be easily reduced to a more historically appropriate standard.
3. The drawings submitted are contradictory and incomplete.
4. Economic arguments have been made to justify the extreme volume yet no information has been submitted to back up that claim.
5. Demolition permission by Landmarks would set a dangerous precedent relative to the many other substandard buildings in the district.
6. Approval of this scale building on this sized lot creates great incentive for others to maximize volume of new construction on other lots with substandard buildings, subverting the fundamental purpose of the Third Lake Ridge Historical District.

Floor-to-floor heights can be easily lowered to a more historical standard. Adjacent properties (805, 809) have commercial first floor heights of 9'-8" floor-to-floor. Second floor residential ceiling heights is 7'-4" (805, 811). **A minimum of 1'-0" should be removed from each or the floors, reducing 801 building height from 33'-4½" to 30'-4½", still over 4 feet higher than the next two streetfront buildings.**

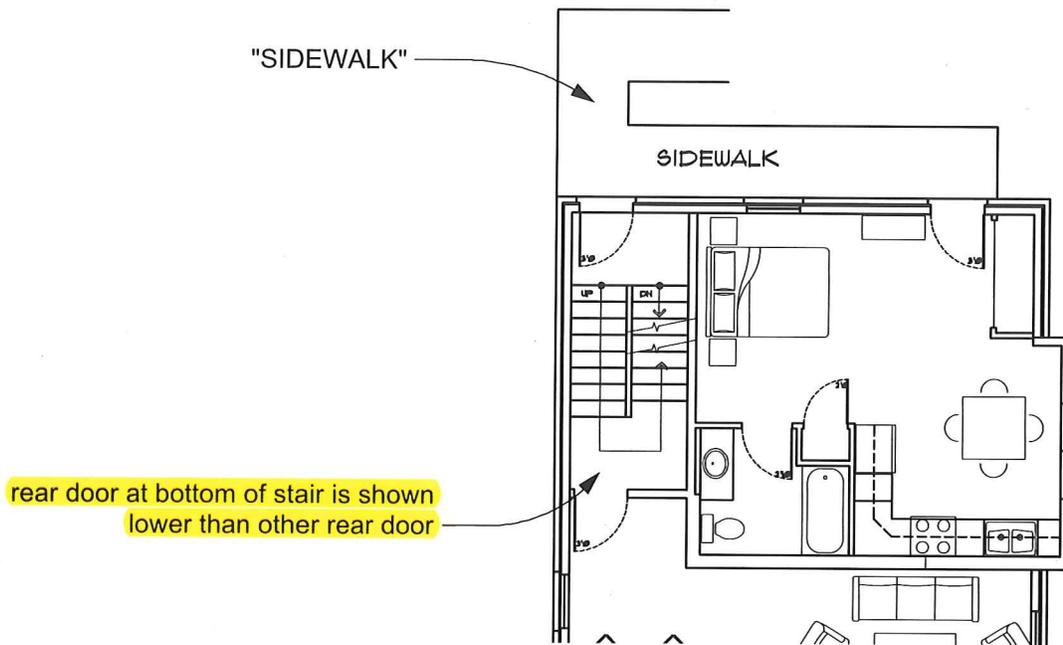


1 Floor Heights 805 Williamson (811 similar)  
801b Scale: 1/8" = 1'-0"

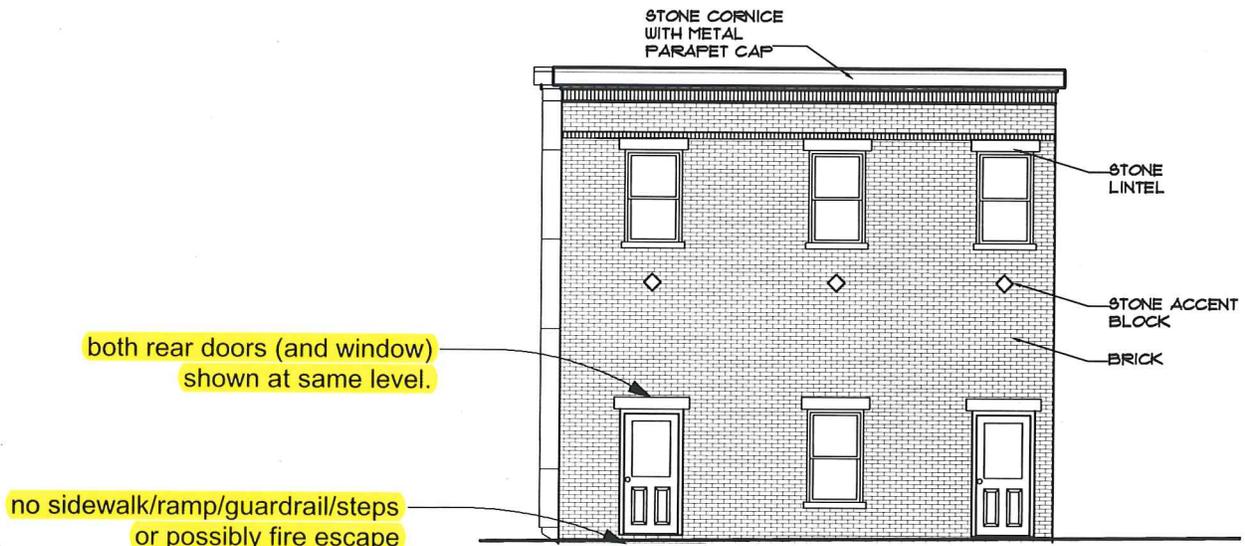


2 Floor Heights 809 Williamson  
801b Scale: 1/8" = 1'-0"

Plans submitted are contradictory, incomplete, and lack critical exterior dimensions. The fifth page shows a "sidewalk" that may in actuality be a ramp or stair with guardrails or a fire escape, and two doors appear to be at different levels. The fourth page does not show the "sidewalk"/ramp and shows the two doors at the same level. **A significant architectural element, the rear sidewalk/ramp/guardrail/fire exit is not shown clearly in any of the drawings.**



1 Submission Page 5  
801c



REAR (SOUTHEAST) ELEVATION

2 Submission Page 4  
801c



View from Livingston St



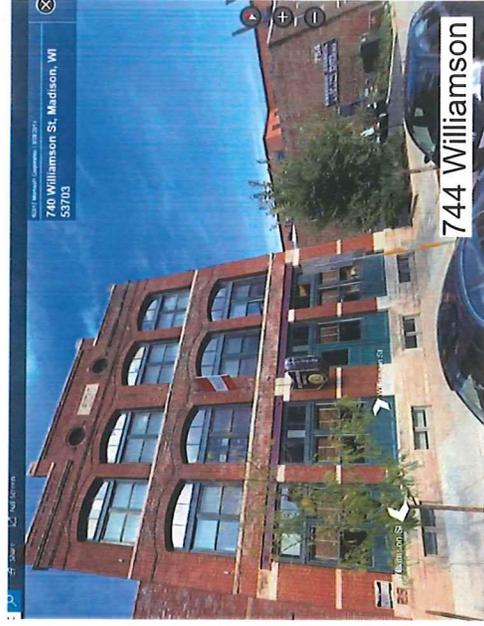
View from Front Door of 809 Williamson



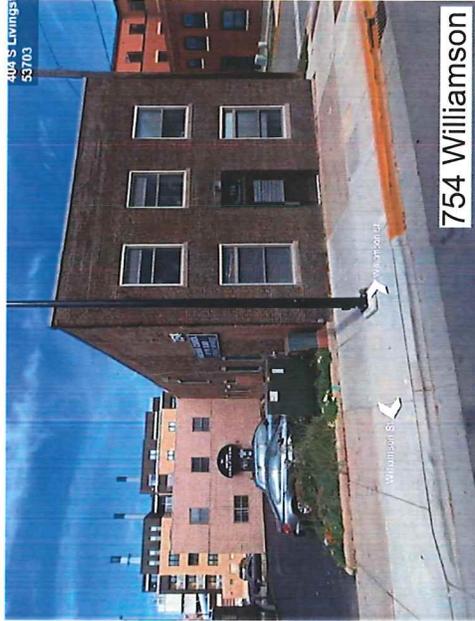
802 Williamson



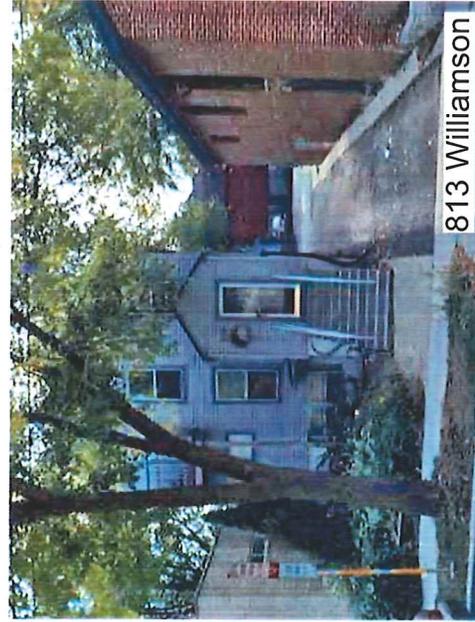
412 Livingston St.



740 Williamson St, Madison, WI 53703



754 Williamson



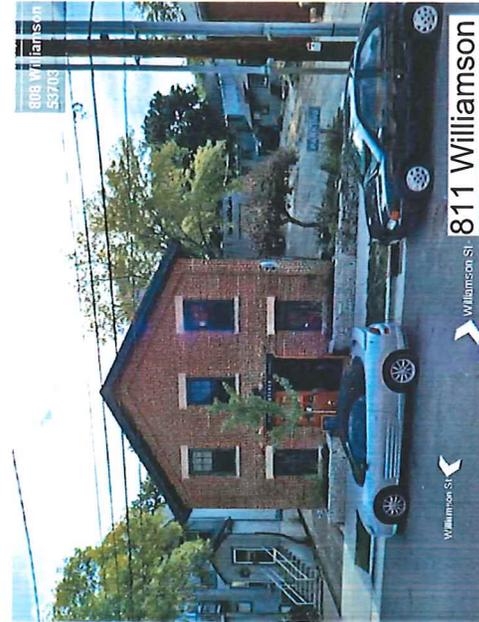
813 Williamson



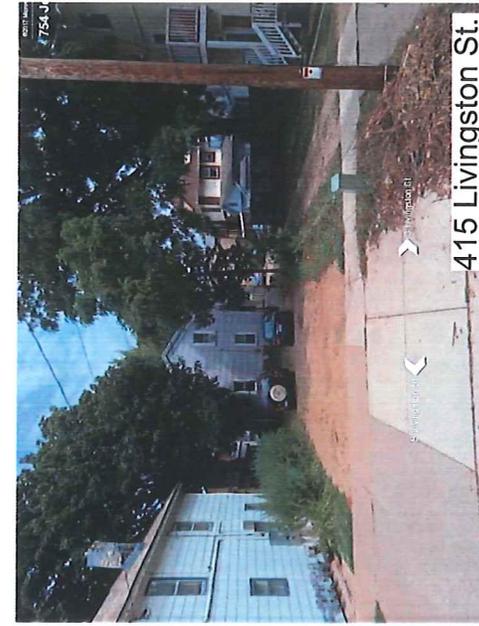
743 Williamson



747 Williamson



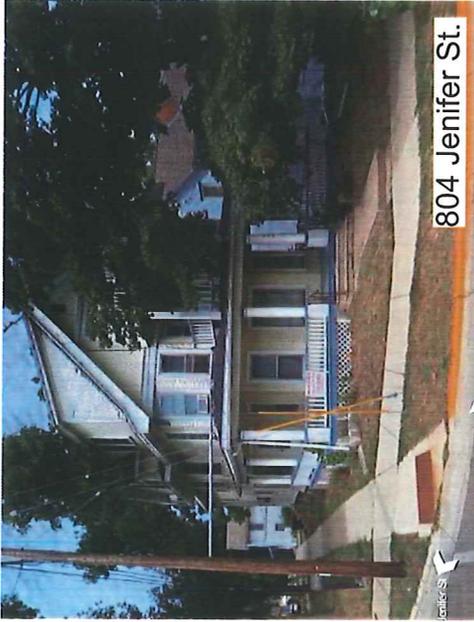
811 Williamson



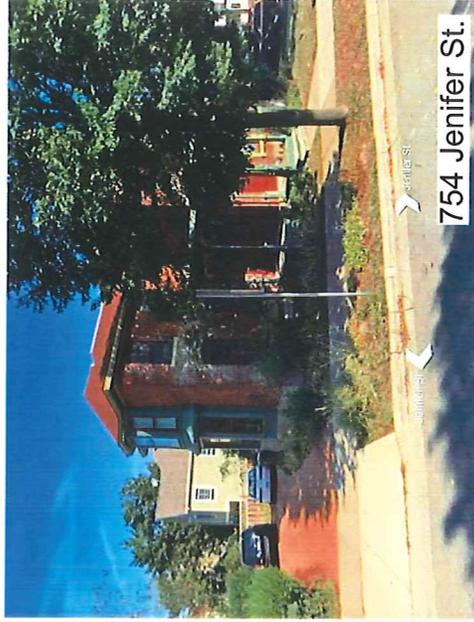
415 Livingston St.



814 Jenifer St.



804 Jenifer St.



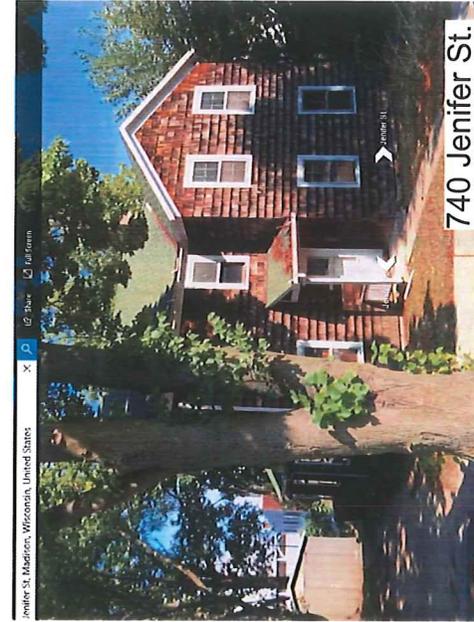
754 Jenifer St.



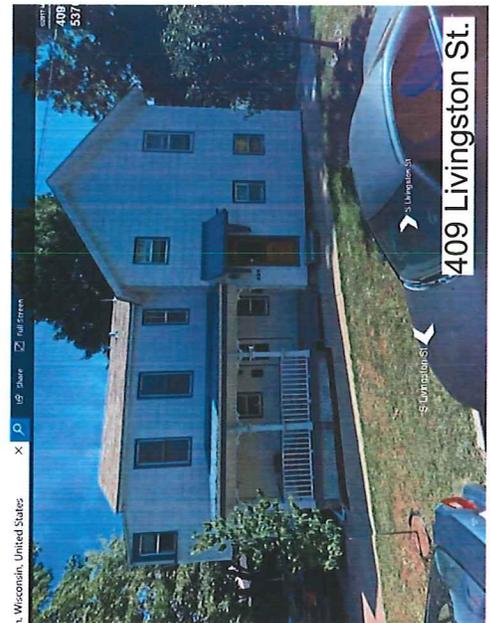
820 Jenifer St.



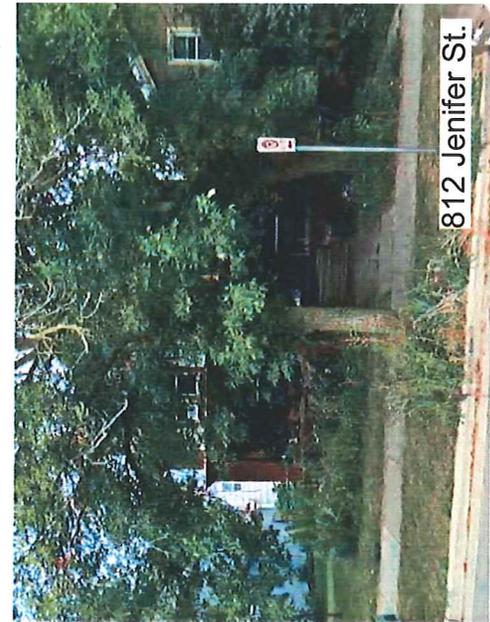
808 Jenifer St.



740 Jenifer St.



409 Livingston St.



812 Jenifer St.



748 Jenifer St.