



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.