

Regarding: 1221 Williamson Street – Third Lake Ridge Historic District - Exterior alterations involving the construction of additions and exterior alterations adjacent to a designated landmark (Sixth Ward public Library). 6th Ald. District.
Contact: Matt Aro, Aro Eberle Architects (Legistar #28487)

Date: December 10, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is requesting a Certificate of Appropriateness to construct a second story addition at the front of the Willy Street Co-op building and an addition to the rear and on the second floor of the existing loading area. This project is adjacent to the Sixth Ward Public Library, a designated landmark.

Landmarks Ordinance sections:

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.

28.04(3)(n) 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 Landmarks 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.

Staff Comments and Recommendations:

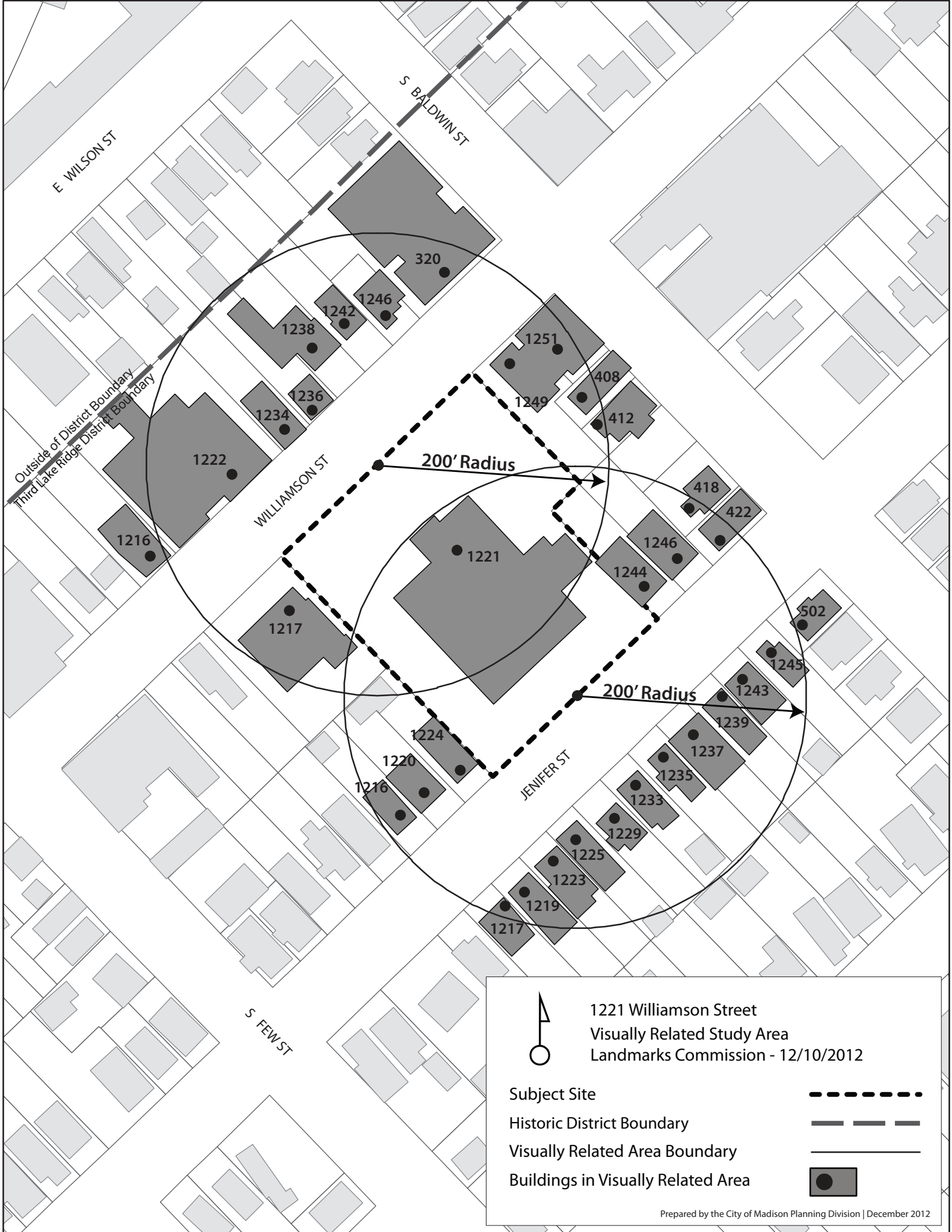
While the building is located within the Third Lake Ridge Historic District and any proposed exterior alteration must meet the criteria in the Landmarks Ordinance and the Zoning Ordinance, the building is not historic.


A discussion of the Ordinance sections follows:




1. The buildings in the visually related area are primarily two story (see attached map). Some buildings are two story with flat roofs while other buildings are two story with pitched roofs.
2. The original rhythm of solid and voids is being retained where applicable. One portion of the addition is on the street façade which will be placed in front of the existing openings. The size of the existing openings is being replicated in the new wall at the first floor and that rhythm is being repeated at the new second story.
3. The brick of the new addition will match the existing adjacent brick color, size, texture and coursing pattern as noted in the submission drawings.
4. The building will maintain a flat roof form.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends approval by the Landmarks Commission.

The existing building is set back significantly from Williamson Street to accommodate a parking lot. This set back provides a buffer between the landmark and the proposed additions. Staff believes that the additions are not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.




 1221 Williamson Street
 Visually Related Study Area
 Landmarks Commission - 12/10/2012

Subject Site	
Historic District Boundary	
Visually Related Area Boundary	
Buildings in Visually Related Area	