



Project Name & Address: 1221 Williamson Street

Application Type(s): Certificate of Appropriateness for exterior alterations in the Third Lake Ridge historic district

Legistar File ID # [62646](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: October 27, 2020

Summary

Project Applicant/Contact: William Hoch, Blowfish Architects

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the replacement of the rear stoop.

Background Information

Parcel Location/Information: The subject site is located in the Third Lake Ridge Historic District.

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant 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.
- 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.**
- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.

- (a) Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height
- (b) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
- (c) Alterations of street facade(s) shall retain the original or existing historical materials.
- (d) Alterations of roof shall retain its existing historical appearance.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to replacing a failing flagstone rear stoop with a poured concrete rear stoop and metal handrail. As a through lot, the rear of the structure fronts onto Jenifer St. It appears that the Jenifer St. side of the building was likely originally the primary façade of the building, but as the building has evolved, it is currently addressed off of Williamson St. and the project location is the functional back side of the building. The current stoop is not historic, the building has undergone a great deal of change over time, and the design of the new stoop is minimal and unobtrusive while providing access to a secondary entrance on this façade.

A discussion of the relevant ordinance sections follows:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
 - (a) Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) No proposed changes in height.
 - (b) No changes to the rhythm of solids and voids on this street façade.
 - (c) There do not appear to be any historic materials remaining, so the applicant is proposing an entrance that is code compliant and unobtrusive.
 - (d) No proposed changes to the roof.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project as proposed.