



Project Name/Address: 734 Williamson Street

Application Type: **INFORMATIONAL PRESENTATION**
Certificate of Appropriateness for new development in a historic district adjacent to a landmark

Legistar File ID # [34084](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Jim Bower, Baldwin Development Group, LLC

Requested Action/Proposal Summary: The Applicant is requesting an Informational Presentation at this time and will return to the Landmarks Commission for the action related to the request for Certificate of Appropriateness for the new construction and for advisory recommendations for the adjacency to a landmark and the land division at a future meeting.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District adjacent to the Madison Candy Company (740 and 744 Williamson), a designated landmark.

Relevant Landmarks Ordinance Sections:

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

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. Landmarks Commission review shall be advisory to the Plan Commission and Urban Design Commission.

33.19(5)(i)1. Review proposed land divisions and subdivision plats of landmark sites and properties in Historic Districts to determine whether the proposed lot sizes negatively impact the historic character of significance of a landmark or landmark site and whether the proposed lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the Historic District. The Landmarks Commission review shall be advisory to the Plan Commission.

33.19(11)(d) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

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.

33.19(11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d); that is, compatibility of gross volume and height.
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.
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.
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.
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.

Analysis and Conclusion

The north side of Williamson Street is zoned Traditional Shopping Street (TSS). The south side of Williamson Street is zoned Traditional Residential (TR-V1). Each side of the street has a specific and consistent character and related scale.

The visually related area (VRA) map is attached to this report.

Recommendation

The Landmarks Commission is receiving an informational presentation. An action from the Commission is not requested and is not appropriate at this time; therefore, a staff recommendation has not been provided.

Staff suggests that the Commission provide the Applicant with general comments related to the project issues.