



Project Address: 1221 Williamson Street
Application Type: Request for Certificate of Appropriateness for exterior alteration and addition in an historic district and adjacent to a landmark.
Legistar File ID # [31583](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Matt Aro, Aro Eberle Architects

Requested Action/Proposal Summary: The Applicant came before the Landmarks Commission on December 10, 2012 to request numerous exterior alterations and an addition. At that time, the Landmarks Commission approved a Certificate of Appropriateness for the submitted work. The Applicant has submitted a revised project and requests that the Landmarks Commission approve a Certificate of Appropriateness for the revised proposal.

Applicable Regulations & Standards: Section 33.19 and Chapter 28 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge (local) Historic District on a site adjacent to a landmark site.

Relevant 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.

28.144 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.

Analysis and Conclusion

A brief discussion of 33.19(11)(g) follows:

1. The height of the building will increase (2'-4") at the entrance parapet. The resulting height will be visually compatible with the buildings within the visually related area.
2. The original rhythm of solid and voids is being retained on the front and rear elevations. A portion of the area under the existing entrance canopy element is being enclosed by an addition.
3. The brick of the new addition on the front elevation will match the existing adjacent brick color, size, texture and coursing pattern as noted in the submission drawings. The fiber cement panel and the cedar shiplap siding materials specified for the front elevation are not original or historical materials; however, the building, constructed in 1955, is not a typical historical structure within the district and the use of these materials is consistent with the other buildings in the context. The fiber cement panel system on the rear elevation will have a similar appearance to the adjacent EIFS on the existing portion of the rear elevation. The fiber cement panel is not an original or historical material.
4. The building will maintain a flat roof form.

A brief discussion of 28.144 follows:

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 alterations. 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.

Recommendation

Staff believes the alterations and additions are not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site.

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