

Madison Landmarks Commission

Third Lake Ridge Historic District
Criteria for the review of new construction
Parcels zoned Commercial

Address: 1252 Williamson Street
Date: September 28, 2009
Form Prepared By: Rebecca Cnare and Bill Fruhling

Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(11)(f), available on the web at www.cityofmadison.com)

Yes	<u> X </u>	No	<u> </u>	1.	Gross volume.
Yes	<u> X </u>	No	<u> </u>	2.	Height.
Yes	<u> X </u>	No	<u> </u>	3.	Rhythm of solids and voids in street façade(s).
Yes	<u> ? </u>	No	<u> </u>	4.	Materials in street façade(s).
Yes	<u> X </u>	No	<u> </u>	5.	Roof design.
Yes	<u> X </u>	No	<u> </u>	6.	Rhythm of building masses and spaces.

Explanation:

The applicants are requesting Certificates of Appropriateness to demolish an old service station and construct a three-story mixed-use building at 1252 Williamson Street, within the Third Lake Ridge Historic District. It incorporates the house at 1246 Williamson Street. The proposal also includes two houses that are not located within the Historic District-- one at 308 S. Baldwin Street that will be retained, and one at 310 S. Baldwin Street that will be demolished.

The non-descript service station that will be demolished was constructed in 1955 and has been vacant for some time. The standards for demolitions within a historic district are enumerated in Section 33.19 (5)(c)3 of the Landmarks Ordinance. Staff believe that the standards are met in this case.

The proposed new building includes 2,400 square feet of ground floor commercial space along Williamson Street and a total of 31 apartments on the remainder of the first floor and on the second and third floors. Section 33.19(11)(f) of the Landmarks Ordinance lists the guideline criteria for new development in the Third Lake Ridge Historic District on parcels zoned for commercial use. These criteria refer to the compatibility of the proposed new development to the buildings and environment within the visually related area. A map of the visually related area for the subject parcel is attached to this report. It includes: one 2-story commercial structure, five 2-story mixed-use structures with residential units above retail uses, and three 2-story residential structures. Based on the drawings submitted, staff believe that these criteria are also met. However, some of the design details and material specifications still need to be provided. The applicants indicated that they will bring material samples to the Landmarks Commission meeting.

 X Please see continuation sheet

If the Commission finds that the material palette presented at the meeting is acceptable, staff recommends approval of both the Certificate of Appropriateness for the demolition and the Certificate of Appropriateness for the proposed new development.

Respectfully submitted,
Rebecca Cnare and Bill Fruhling
September 28th, 2009



1252 Williamson Street
Visually Related Area Study
Landmarks Commission
9/14/09

- Subject Development Parcel Boundary - - - - -
- Third Lake Ridge Historic District Boundary - - - - -
- Visually Related Area Boundary _____
- Buildings in Visually Related Area ●

E WILSON ST

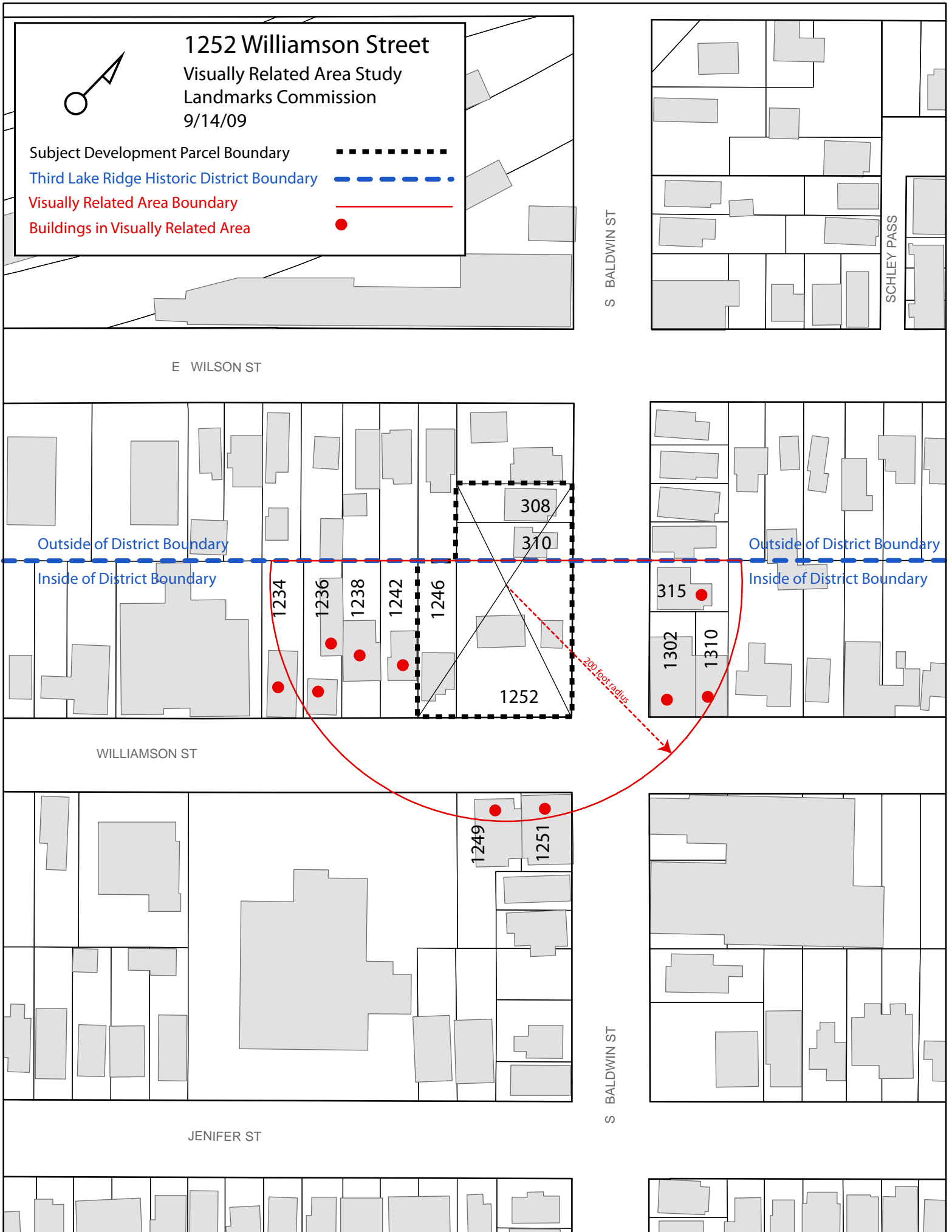
WILLIAMSON ST

JENIFER ST

S BALDWIN ST

SCHLEY PASS

S BALDWIN ST



Buildings in Visually Related Area

1302 Williamson Street



1310 Williamson Street



1249 Williamson Street



1251 Williamson Street



1234 Williamson



1236 Williamson



1238 Williamson



1242 Williamson



315 S Baldwin Street



Buildings on Development Parcel
1246 Williamson Street – to remain



308 S Baldwin Street – to remain
(not within Historic District boundaries)



1252 Williamson Street – to be demolished



310 S Baldwin Street – to be demolished
(not within Historic District boundaries)

