



**Project Name/Address:** 743 Williamson  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [42801](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** May 10, 2016

## Summary

**Project Applicant/Contact:** Andrew Chitwood, Wisconsin Management Co.  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the replacement of windows, replacement of siding, and replacement of all exterior wood trim in the Third Lake Ridge Historic District.

## Background Information

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

### Relevant Landmarks Ordinance Section:

#### 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- 1) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
    - (a) Height
    - (b) Landscape treatment
    - (c) Rhythm of mass and spaces
  - 2) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
  - 3) Alterations of the street façade(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.
  - 5) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

## Analysis and Conclusion

According to the survey sheet in the preservation file, the building was constructed in 1857. The original property owners were named Smith and Swain. The use of the original building is unknown. Michael (mason) and Susan Zwank owned the property from 1859-1901 and used it as a residence. The existing residence may have later additions to the original structure.

A permit from 1990 for this property describes the work approved by the Landmarks Commission designee – “All soffits, fascia and other exterior trim to replicate existing design and materials. Also, any new windows shall replicate the existing ones in design and materials.”

A brief discussion of the standards of 41.23 (9) follows:

1. Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
  - a. The overall height of the building is not being changed.
  - b. The existing landscape plan will remain.
  - c. The existing rhythm of masses and spaces are not being changed.
2. The existing historical proportion and rhythm of solids to voids of the street façade is not being affected by the proposed alterations.
3. The original or existing historical materials of the street façade are being affected by the proposed alterations in the following ways:
  - Siding. The siding was recently removed without approval or permits. The removal of the later siding exposed the original siding in the rear of the building which is thought to be a later addition. This area has German siding at the lower wall and beveled siding at the gable. The replacement siding is proposed to be fiber cement beveled siding with a 6” lap. The existing siding exposure is unknown. The finish of the siding is noted as “cedarmill”. The siding should have a smooth finish and should not have any wood grain texture.
  - Windows. It is unclear if the existing windows are original or replacements. The existing window condition is unknown. The proposed windows are vinyl with full screens. The submission materials do not indicate the proposed window type or size.
  - Window Trim. Existing window openings have head and jamb trim that dies into the top of a projecting show sill. The condition of the trim is unknown. The addition of siding will require that the window trim be built out to have an appropriate relationship with the siding. The elevation drawings included in the submission materials show the trim “picture-framed” around the windows which is not appropriate. The finish of the trim material is noted as “rough sawn”. The trim should have a smooth finish and should not have any wood grain texture.
  - Soffit/Fascia/Frieze boards. The elevation drawings included in the submission materials show the soffit and fascia simplified which is not appropriate. The letter of intent describes that several different styles of fascia, soffit and frieze board will be replaced with new fiber cement boards and moldings to replicate original finishes. The existing soffits and fascias are not uniform in their appearance and should remain different. The proposed material is fiber cement and the finish is noted as “rough sawn”. The material should have a smooth finish and should not have any wood grain texture. The profiles of the proposed moldings are unknown, but should match the existing molding profiles. The submission materials indicate that new soffit vents will be added.
  - Door. The configuration of the proposed new door on the front elevation is unknown. The door should be a flat slab or have vertical boards.
4. The roof of the existing building is not being altered.
5. It is unclear if the original or existing historical proportional relationships of door sizes to window sizes of the street façade are being affected by the proposed alteration.

## Recommendation

Staff believes that there is not enough information to determine if the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends that the Landmarks Commission refer the request to a future meeting to allow the Applicant time to provide relevant information or approve the request with the following conditions of approval:

1. Work with staff to finalize all details related to this staff report and the relevant discussion of this item during the Landmarks Commission meeting.
2. The applicant shall provide information about the condition of the existing wood windows and repairing them, as well as, information about wood replacement units.
3. If replacement windows are approved, the Applicant shall confirm that the new window types shall match existing window types. For example, double hungs will be replaced with double hungs.
4. If replacement windows are approved, the Applicant shall confirm that the new window sizes shall match existing window sizes. Reducing opening sizes is not appropriate.
5. The Applicant shall confirm that the head and jamb trim will terminate into the top of the projecting show sill. Window trim shall not be picture-framed. The new head and jamb trim width shall match the existing width.
6. The Applicant shall provide soffit vent product information or sample for review. The soffit vent shall be unobtrusive and shall not change the historic appearance of the eave.
7. The Applicant shall provide a measurement of the existing siding exposure and the new siding exposure shall match that dimension.
8. The Applicant shall use fiber cement products with a smooth finish. Rough sawn/wood grained finishes are not appropriate.
9. The Applicant shall provide information about the proposed exterior door appearance and material. The door shall not have panels.