



**Project Name/Address:** 741 Williamson Street

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

**Legistar File ID #** [34796](#)

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

## Summary

**Project Applicant/Contact:** Stephen Mar-Pohl, InSite Consulting Architects

**Requested Action:** 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 recommendation for the land division at a future meeting.

## Background Information

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

### Relevant Landmarks Ordinance Sections:

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)(h) Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Any new structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(f).
2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.
4. The landscape plan of any new structure shall be compatible with that of 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.

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.

## **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.