



Project Name & Address: 825 Williamson Street

Application Type(s): Certificate of Appropriateness for demolition and exterior alterations in the Third Lake Ridge historic district

Legistar File ID # [61614](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: Elizabeth Cwik, BWZ Architects

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the demolition of a rear addition and exterior alterations including roof replacement, removal of vinyl siding and restoration of existing clapboards, and restoration of front porch.

Background Information

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

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant Ordinance Sections:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
- (a) Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height
 - (b) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
 - (c) Alterations of street facade(s) shall retain the original or existing historical materials.
 - (d) Alterations of roof shall retain its existing historical appearance.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to remove nonhistoric vinyl siding and restore underlying clapboard or replace with smooth-surfaced cement board if too deteriorated to salvage; replace roof cladding with dimensional asphalt shingles; demolish storage shed addition at rear of building and replace with a shed-roofed stoop, a period-appropriate door and window, and a Bilco door for basement access; and rehabilitate the front porch to incorporate decorative elements based upon a 1977 historic photo of the building. The building is currently residential in use, but the proposed work on the building is part of the property's conversion to a commercial use, so the commission must review the project based upon the Third Lake Ridge commercial use standards.

As part of removing the vinyl cladding, the applicant proposes to restore the louvered attic vent located in the gable end on the front of the building. This alteration is also based upon the 1977 photo of the building. The rehabilitation of the porch will reintroduce Doric columns atop wood pedestals that feature a rectangular panel on each side. The porch railing will maintain the traditional railing height for the wood portion with a horizontally oriented aluminum and steel cable railing located above that to make the railing meet building code standards. The front stair railing is also following the design of the metal railing seen in the 1977 photo, with similar modifications to make it code compliant.

A single-story rear addition features a rear entry, basement access, and a shed storage area. In removing the addition, the applicant is proposing to provide basement access with a Bilco door, and then recreate a rear façade with a window on the first floor located beneath and replicating the second floor window. The pedestrian access will be through a period-appropriate door and a shed-roofed stoop supported by slatted brackets.

A discussion of the relevant ordinance sections follows:

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- (a) Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) There is not additional height in the proposal other than the introduction of slim metal railings added above the porch and stair railings. That element allows the historic height to remain and link the railings to the height of the box pedestals beneath the columns while still making the railings code compliant. The stoop on the rear of the building is at a height typical of rear entries.
 - (b) The alteration of the street façade will recreate the historic rhythm of solids and voids, particularly for the attic roof venting in the gable end.
 - (c) Alterations The proposal will retain historic materials where possible and incorporate visually compatible materials where historic materials have failed or no longer remain.
 - (d) We do not have documentation of the style of roof for a rear entry, but the shed roof style is a form found on the current rear addition and is also typical of rear stoops on buildings of this style.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project as proposed.