



Project Name & Address: 1015 Williamson Street

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

Legistar File ID # [55466](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: April 30, 2019

Summary

Project Applicant/Contact: Dan Schroeder

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to replace siding

Parcel Location/Information: The site is located at 1015 Williamson Street 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 Landmarks Ordinance Sections:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
 - a) 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:
 - (i) Height
 - (ii) Landscape treatment
 - (iii) Rhythm of mass and spaces
 - b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
 - c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
 - d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
 - e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to remove most existing siding and trim, replacing it with vinyl siding, vinyl trim in most places, LP Smartside skirt boards, and adding aluminum fascia. The two-story folk Victorian is a gable-front and wing form of house and was constructed in 1895. It features decorative scalloped shingles in the gable-end of the house. Previous Landmarks-approved alterations to the house include a new front porch added in 2002 (which features scalloped shingles in the style of the gable-end of the house), replacement of the side porch in 2003, and repair and replacement of some of the wood siding on the house in 2004. Since that time it appears that there has been a lack of maintenance on the wood siding and there is severe deterioration in several locations (see photos provided by the applicant). The new owner/applicant would like to replace all of the siding to mitigate the damage that deterioration to the siding has caused.

The applicant is utilizing the Certificate of Appropriateness that Landmarks issued in 2016 for the neighboring property at 1013 Williamson as a model where the Landmarks Commission approved vinyl siding and trim. While that is a less decorative house, the form and siding details are largely the same. The current proposal for 1015 Williamson would utilize vinyl siding with a 3" exposure, which is identical to the current wood siding. Window frames will be maintained as they are. Corner boards will be vinyl in the same dimensions as current. Frieze boards appear to be in good condition and shall be maintained as they are. To prevent additional rodent intrusion into the attic, the applicant is asking add aluminum soffits. To address the extreme weathering and insect intrusion at the base of the building, the applicant is proposing LP Smartside for the skirt boards. The decorative shingles in the gable end of the house and the porch will be preserved.

A discussion of the relevant ordinance section of Chapter 41.23 follows:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- a) N/A
 - b) N/A
 - c) The proposal will retain some of the existing materials. Where the applicant is either replacing or covering over materials, the proposed alternative materials are in keeping with those that the Landmarks Commission has previously approved in the Third Lake Ridge Historic District.
 - d) N/A
 - e) N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness alterations at 1015 Williamson have been met and recommends the Landmarks Commission approve this request subject to the following conditions:

- All replacement materials incorporate into a consistent color palette with the house
- Final specifications for new gutters be finalized by staff