

## Bailey, Heather

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**Sent:** Sunday, January 8, 2023 6:19 PM  
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**Cc:** Bailey, Heather  
**Subject:** Legistar 75230, Agenda #2

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As you hear the informational presentation on 826 Williamson, I urge you to also think about the following facts.

The length of the building is 135', second to only Machinery Row. There are two primary segments, one 53' feet in length and the other 71'. Between these two segments is a 12' setback segment (which sits back about 7' from the commercial side and 4' from the residential side).

- With 817 Williamson, Commissioners expressed concern about how prominent that building would be and expressed preference for breaking up the mass. The Commission rejected the plans that had a center mass 61' in length with two setback side wings (each about 10').
- The plan that the Commission approved had 2 segments at the sidewalk, each 23' in length, broken up by a 6' wide gap that was 6' deep. (The Plan Commission changed this, and those plans received administrative approval.)
- Most historic resources within 200 feet have a front façade of 22-30 feet in length. Two historic resources reach to 50 feet (one corner building and one where 2 homes are combined into one at just the 1st floor).

The building footprint is almost 12,000 square feet. 817 Williamson was about 7,500 square feet.

- The largest historic resource on Williamson, within 200', has a footprint of about 7,000 square feet.

The parking lot and aerial apparatus fire lane take up 53' of Williamson frontage, almost one full lot (historically, full lots were 66').

- MGO 41.27(2) provides: "New parking areas ... shall be designed so that they are as unobtrusive as possible, retain the historic relationship between the buildings and the building and the landscape, and are visually compatible with other historic resources in the district."
- The historic relationship, per Sanborn maps, does not indicate any parking/drive area of this width.
- It seems the 26' aerial apparatus fire lane is not needed for 826 Williamson. As with 817 Williamson, the entire building is within 250' of the traffic lane. However, there may be a problem with the plans for the building on the lot at the back of 826 – that building may require this fire lane. But should historic property be devoted to providing access for a non-historic property?

The 4<sup>th</sup> floor is stepped back about 20 feet. 906 Williamson was approved with a 40' step back for the 4<sup>th</sup> floor.

MGO 41.27(1)(a)3. Includes the gross area of the front elevation as one of the "visual size" factors.

- The commercial segment has a gross front elevation of about 2,120 square feet, while the residential side is about 2,840 square feet.
- The largest historic resource within 200' has a gross front elevation of about 1,300 square feet.

The plans reflect the various setbacks required by ordinance. Oddly enough, the front yard setback is oriented toward the house to the east, with the side setback on Williamson.

- The ordinances are quite clear regarding what counts as the front lot line: "The boundary of a lot which abuts an existing, dedicated or officially mapped street or a park per Sec. 28.135(2)."

The Letter of Intent claims the building will have "corner or recessed entrances to the commercial spaces consistent with other buildings along Williamson Street."

- Corner entrances exist on buildings that are sited on street corners, not buildings that sit mid-block.

MGO 41.27(6)(a): "Entrances and porches shall be of a size and configuration consistent with the historic resources in the district."

- Residential porches in the historic district have steps leading to the sidewalk.

MGO 41.27(5): "Door and window styles should both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet."

- Bay windows exist on the side street at 1201 Williamson and at 1234 and 1236 Williamson. However, it is questionable whether these were part of the original structure or were added at a later date. Also, they are not within 200 feet, and they are on commercial storefronts, not residential, properties.

Linda Lehnertz