



**Project Name & Address:** 1202 Williamson Street

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

**Legistar File ID #** [57081](#)

**Prepared By:** Heather Bailey, Preservation Planner, Planning Division

**Date Prepared:** August 21, 2019

## Summary

**Project Applicant/Contact:** Brad Schlag

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to install lockers.

## Background Information

**Parcel Location/Information:** The 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 Landmarks Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
    - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
    - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
    - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
    - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.

**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 construct a bank of 5 lockers on the north (rear) side of the building. The lockers would be sited on a new concrete pad, measuring 2' x 7', and topped by a shed awning. The awning would feature wood framing and clad in contemporary standing seam metal roofing.

A discussion of the relevant ordinance sections follows:

**41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
- (a) N/A
  - (b) N/A
  - (c) Proposal must meet the Third Lake Ridge Historic District standards, which primarily focus on the street façade of a historic resource.
  - (d) This standard stresses that alterations made to structures in historic districts should be carefully evaluated to ensure retention of historic significance and character in the district. Protecting the historic resources means using appropriate materials for the components.

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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) No changes proposed to the height of the overall building. The lockers and new awning are well below the height of the building and are compatible with the height of the existing awning over the adjacent basement stair access.
    - (b) The proposed alteration will be visible from the street, but does not impact the street façade of the commercial building.
    - (c) No proposed changes to the original or existing materials of the street façade.
    - (d) No proposed changes to the roof of the building. The shed awning for the lockers as currently proposed would utilize a contemporary standing seam metal roofing. That would be in character with the contemporary locker installation and with the functional nature of service areas in the rear of other commercial properties in the vicinity.

However, a corrugated metal roofing might be more in character with the types of new alterations seen in the commercial areas of the district.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project with the following condition:

1. Utilize galvanized corrugated metal for the new shed awning