

**Regarding:**                    **Approx. 306 Livingston Street – Third Lake Ridge Historic District – Construction of new 5 story mixed use development including 39 apartment units (currently on parcel of 722 Williamson). 6<sup>th</sup> Ald. District. (Legistar #23433)**

**Date:**                            October 3, 2011  
**Prepared By:**                Amy Scanlon

**General Information:**

The Applicant is requesting a Certificate of Appropriateness to construct a new mixed use development on a surface parking lot zoned C2 (commercial) in the Third Lake Ridge Historic District adjacent to the landmark at 744 Williamson Street known as the Madison Candy Company building.

**Relevant Ordinance sections:**

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.

28.04(3)(n) Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and Urban design Commission.

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### **Staff Comments and Recommendations:**

Staff appreciates the revisions that have been made to the proposed building design which include the traditional treatment and proportion of windows, the increased use of masonry as continuous wall planes, and the development of architectural details (substantial belt course, inset grouped windows, and the masonry piers along the bike path elevation); however, staff believes that further design development as described below will allow the building to be more compatible within the historical context of the site.

Staff believes that the proposed development does not adversely affect the historic character and integrity of the adjoining landmark or landmark site.

Staff believes that the standards for granting a Certificate of Appropriateness for the new construction can be met and recommends approval by the Landmarks Commission with the following conditions, all subject to final review and approval by staff:

1. The brick color should be changed to a darker color which would be more compatible with the materials in the visually related area and in the overall context of that portion of the district. A review of structures within the visually related area and the surrounding context indicates a predominant use of darker, mostly red, brick as the primary building material.
2. The building should have a “top” with the expression of a more substantial cornice at the termination of the masonry at the 4<sup>th</sup> floor in an effort to be compatible with the perceived heights of buildings in the visually related area and in the overall context of that portion of the district.
3. The change in wall materials (from brick to metal) at the stair towers results in a vertical break in the masonry wall surface which indirectly interrupts the rhythm of solids and voids in the elevation. Staff suggests the continuation of the masonry material at the stair towers to unify the elevation and make it more compatible with other buildings in the visually related area and in the overall context of that portion of the district.
4. The paired double hung windows on the left of the rear elevation are shown with the meeting rail not in the center of the height. Staff assumes the drawing is incorrect and that the window style is intended to match the paired windows on the right side. The Applicant shall verify the proposed window style and provide Staff with a corrected drawing if necessary.
5. The Applicant shall provide material and color samples of the brick, the corrugated metal, and the stone. The Applicant shall provide information about the material proposed for the balcony floor structures and the areas above the heads of the openings on the first floor of the Livingston Street elevation.