



**Project Name & Address:** 1024 Williamson Street  
**Application Type(s):** Certificate of Appropriateness for an addition and exterior alterations  
**Legistar File ID #** [69555](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** March 1, 2022

## Summary

**Project Applicant/Contact:** Jim Glueck, Glueck Architects  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an addition and exterior alterations.

## Background Information

**Parcel Location/Information:** The subject site is located in the Third Lake Ridge 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:

- 41.18 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.**
- (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 two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
  - 1. Height.
  - 2. Landscape treatment.
  - 3. 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 demolish the existing single-story rear additions and deck and construct a new single-story rear addition and deck. During a previous approved exterior remodel, the asbestos siding was removed from the front and sides of the structure. The proposed new addition would replicate the appearance of the historic clapboard siding on the front and sides. The proposal would leave the asbestos siding on the historic portion of the rear of the structure.

There are currently two single-story areas on the back of the structure that look like one was an enclosed rear porch and the other was an addition put into the corner of the ell. This proposal would remove those and create one single-storied addition that replicates the hipped roof form of the current corner addition. While the rest of the two-story historic structure features gabled-roofs, the hipped roof form of the single-story addition will allow it to read as an alteration of its time that does not compete with the character of the historic structure while still blending with it.

The windows are proposed as simple double-hung windows, which is in keeping with the style and placement of windows on the rest of the structure. The doors are proposed as full light. The attached deck is proposed as a simple wood deck without screening below it. While Landmarks has traditionally required screening below decks and porches visible from the street, the commission has not always required that of rear decks.

The notes on the proposal state they will use wood for the deck, siding, trim, and soffit with the option to use smooth-surfaced composite as an alternative to wood.

A discussion of the relevant ordinance sections 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) Any exterior alterations on parcels zoned residential 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:
    - 1. The single-story addition is comparable to the height of other rear additions on historic resources within 200 feet.
    - 2. N/A

3. The location of the addition would be in roughly the same space as the current additions and is where rear additions are typically found on historic resources in the vicinity.
  - (b) N/A.
  - (c) N/A.
  - (d) The rear roof will replicate the roof form of one of the existing rear additions.
  - (e) N/A.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the request with the following conditions:

1. Final roof shingle and door specifications be approved by staff.