



Certificate of Appropriateness
401-409 S Baldwin &
1303-1323 Williamson Street
June 27, 2022



Proposed Work

- Demolition
 - 1303 Williamson Street
 - 401 S Baldwin Street
 - 409 S Baldwin Street
- Land combination
 - Resolve underlying lot lines on the parcel to create one lot
- New Construction
 - One- and two-story structure in the location of the demolished structures



Demolition



Applicable Standards

41.18(2) Demolition

The Landmarks Commission shall consider all of the following:

- (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
- (b) Whether a landmark's designation has been rescinded.
- (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.
- (d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
- (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.



Applicable Standards

41.18(2) Demolition

The Landmarks Commission shall consider all of the following:

(f) Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.

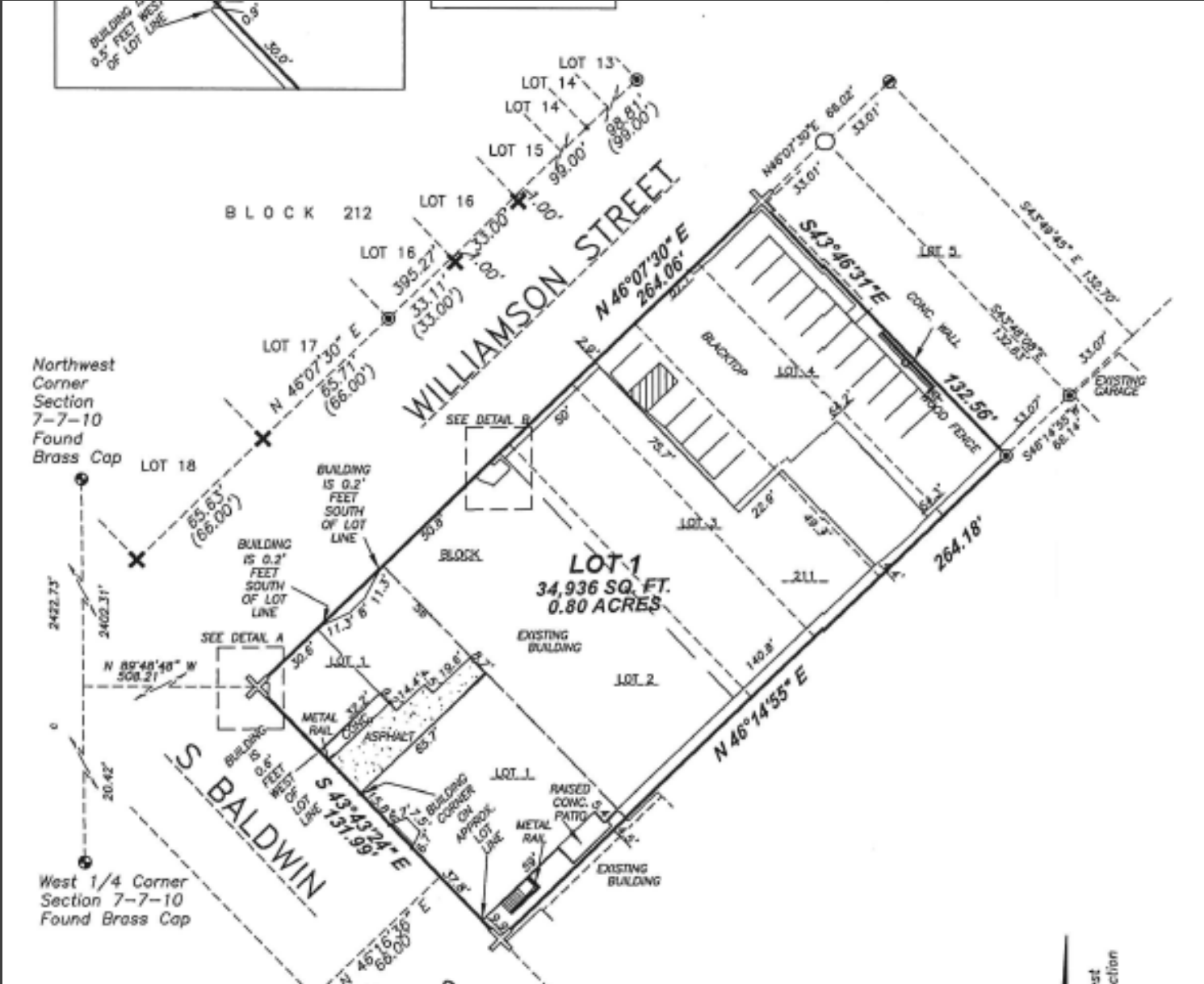
(g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.

(h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.



Land Combination



1908 Sanborn Map



Applicable Standards

41.18(4) Land Divisions and Combinations

The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, **are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.**



New Construction









Applicable Standards

41.23(6) TLR Standards for New Structures

Any new structures 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) Gross Volume.
- (b) Height.
- (c) The proportion and rhythm of solids to voids in the street facade(s).
- (d) The materials used in the street facade(s).
- (e) The design of the roof.
- (f) The rhythm of buildings masses and spaces.



Staff Recommendation

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

- Submit complete photographic documentation to staff for the preservation file prior to demolition of the existing structures.

