



Project Name/Address: 702-706 Williamson Street

Application Type: INFORMATIONAL PRESENTATION

Certificate of Appropriateness for demolition of existing building and construction of new development in a historic district

Legistar File ID # [32584](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Martin Rifken

Requested Action/Proposal Summary: The Applicant is requesting an Informational Presentation at this time and will return to the Landmarks Commission for the public hearing related to the request for Certificates of Appropriateness for the demolition and new construction at a future meeting.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District

Relevant Landmarks Ordinance Sections:

33.19(5)(c)3. Standards. (for Demolition)

In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or 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;
- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

33.19(1) Purpose and Intent It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:

- (a) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Strengthen the economy of the City.
- (g) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.

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.

33.19(11)(e) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.

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)(h) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

- 1. Any new structure shall be evaluated according to all criteria listed in Sec.33.01(11)(f).
- 2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
- 3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.

4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

Analysis and Conclusion

The building being proposed for demolition was constructed in 1926. The building has brick walls and a curved roof structure. There is not a history of the original building provided in the preservation file. The addition at the Williamson Street frontage was probably constructed in the 1950s and is also being proposed for demolition. It has synthetic stucco walls and a flat roof structure. The street façades have been modified numerous times.

The visually related area (VRA) map is attached to this report and the Applicant has provided images of buildings within the VRA in the submission materials.

Recommendation

The Landmarks Commission is receiving an informational presentation. An action from the Commission is not requested and is not appropriate at this time; therefore, a staff recommendation has not been provided.