

PLANNING DIVISION STAFF REPORT

November 7, 2016

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 801 Williamson

Application Type: PUBLIC HEARING
Demolition and new construction in historic district

Legistar File ID # [43805](#)

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

Date Prepared: October 27, 2016

Summary

Project Applicant/Contact: Jim Glueck

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the demolition of the existing structure and construction of a new building in the Third Lake Ridge historic district.

Background Information

Parcel Location: The subject site is located on Williamson Street in the Third Lake Ridge historic district

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.
- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or 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 - (b) Whether a landmark's designation has been rescinded.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.
 - (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.
- (i) 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.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (6) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use. Any new structures on parcels zoned for mixed-use and commercial use that are located within 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

Analysis and Conclusion

The Applicant appeared before the Landmarks Commission on August 1, 2016 and at that time the Commission received an Informational Presentation. As described in the submission materials, the Applicant is following up on the Informational Presentation with a presentation of a proposed building and site plan. The Applicant intends to return to the Commission with complete documents for consideration of the Certificate of Appropriateness in the coming months. Staff suggested that a public hearing be held at this time.

COA for Demolition

The Landmarks Commission toured the existing building on August 10, 2016 to review the conditions of the site and the historic value of the existing structure. During the tour provided by property owner Brandon Cook and historian Gary Tipler there was general discussion about the chronology of the building campaigns as interpreted by existing physical evidence.

Because the Applicant is not currently seeking an approval, a typical discussion of the demolition standards has not been included in the staff report; however, standard (g) should be highlighted for Commission discussion purposes.

- (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.

The previous property owner was issued a notice of Demolition by Neglect on August 14, 2015. The Landmarks Commission noticed a public hearing on the matter and the property owner requested that the item be referred to a future meeting to allow the sale of the property. The property was conveyed to Mr Cook and the Demolition by Neglect issue is on hold. If Mr Cook does not provide the City with a proposal for alteration, the Demolition by Neglect public hearing will be noticed and acted upon. Mr Cook is proposing the demolition of the existing structure and construction of a new structure in lieu of making alterations to the existing structure.

COA for New Construction

The Visual Compatibility map is attached to this report. Because the Applicant is not currently seeking an approval, a typical discussion of the standards for new construction has not been included in the staff report.

Recommendation

Staff believes that there is currently not enough information to conclude that the standards for granting Certificates of Appropriateness for the demolition and the new construction are met and recommends that the Landmarks Commission refer the request to a future meeting to allow the Applicant to provide additional information.

The Commission should discuss the demolition of the existing structure, the proposal for the new construction, and the Ordinance standards to provide the Applicant with suggestions to improve the proposal.