

PLANNING DIVISION STAFF REPORT

July 31, 2017

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 801 Williamson

Application Type: PUBLIC HEARING
New construction in the Third Lake Ridge Historic District

Legistar File ID # [43805](#)

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

Date Prepared: July 17, 2017

Summary

Project Applicant/Contact: Jim Glueck and Brandon Cook

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the demolition of the existing structure and a Certificate of Appropriateness for the 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.

- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) N/A
 - (b) N/A
 - (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.

- (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

41.02 DEFINITIONS.

Visually Compatible means harmonious with location, context, setting and character.

Analysis and Conclusion

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 Brandon Cook and the Demolition by Neglect issue was placed on hold. Building Inspection staff and the Landmarks Commission directed that 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.

The property owner appeared before the Landmarks Commission on August 1, 2016 and at that time the Commission received an Informational Presentation about potential treatments for this site. 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. The Applicant requested a public hearing on November 7, 2016 to discuss the possible demolition of the existing structure. At that meeting, the Landmarks Commission discussed the possibility of demolition and the condition of the building when purchased by Mr Cook and referred the item to a future meeting for consideration of the Certificates of Appropriateness.

The Landmarks Commission granted a Certificate of Appropriateness for the demolition of the existing building on June 5, 2017. At that meeting, the Landmarks Commission also discussed the proposed new construction and requested additional information from the Applicant including other alternatives and related massing considered and other treatments of the facades. The item was referred to a future meeting.

41.18(1)(c) Instructs the Landmarks Commission to use the standards of 41.23(6) to determine the appropriateness of the proposed new construction. The Visual Compatibility map is attached to this report. A discussion of the new construction standards of 41.23(6) follows:

- (a) The gross volume of the proposed building is compatible with the gross volume of other buildings in the historic district and within the area of visual compatibility.
- (b) The proposed building is 3 stories tall. Other buildings in the area of visual compatibility are of similar height.
- (c) The proposed building has a proportion and rhythm of solids to voids in the street facades that are similar to other buildings in the historic district and within the area of visual compatibility.
- (d) The Applicants have provided two options for the exterior material treatment. The first option is all brick and provides a calm appearance as a background building in the historic district. The second option has a brick exterior wall material with a projecting bay element on the side (facing Livingston Street) that is clad in fiber cement panel and a similar bay element on the front elevation. There is fiber cement lap siding on the side. The brick and siding materials are common in the historic district and in the immediate context of the subject site. The fiber cement panel material is less common, but could be interpreted as being similar to stucco or painted masonry and is compatible with many materials in the historic district. The Commission should discuss the two versions. In addition, the Commission should discuss the use of a utility brick on the side elevation instead of lap siding.
- (e) The proposed building has a flat roof which is similar to numerous buildings in the historic district and with buildings in the area of visual compatibility.

- (f) The proposed building is larger than the existing building and takes up more of the site which changes the rhythm of building masses and spaces, but the proposed building creates a rhythm of masses and spaces that seems to be compatible with other patterns in the historic district and within the area of visual compatibility.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the new construction may be met and recommends approval of the Certificate of Appropriateness for the new construction with the following conditions of approval:

1. The Applicant shall indicate the location of exterior HVAC equipment.
2. The Landmarks Commission shall provide the Applicant with direction related to the two options for the exterior material treatment.