

Legistar 59708, Agenda item #1, 817-821 Williamson St.

From Mike Engel

826 Jenifer St (neighbor to proposed demolition and construction)

I attended two virtual public meetings about this proposed project hosted by Alder Rummel and Marquette Neighborhood Association (MNA). My initial concerns were for my family's peace and quiet. I don't want ventilation, garbage service, obtrusive lighting and noise. The applicant has not assured me yet on these matters. At the MNA meeting, we learned there may be a dozen air conditioning units on the roof.

About thirteen years ago, I met with City staff about my own non-historic home. We added a second story to our 1942 home. We did this with consultation of City Zoning, Building Permits, and Landmarks. In the process, we had to make changes to satisfy the requirements of Historic Third Lake Ridge. In the end, we met with the Landmarks Commission and were approved.

My project was for my own home. I should think that a real estate investment will be held to at least the same standard if not higher. Initially, my concerns were not about the design. During the neighborhood meetings, my concerns for the design and appropriateness grew. This structure does not fit the approved plan for its location.

A key point for any projects appropriateness is context. In this case, a building is proposed mid-block amongst two story historic residences. This building could fit on the other side of Willy Street or on the 700 block. It does not fit at its proposed location. Nor does it comply with zoning.

To keep my comments brief, I will focus on mid-block. There is no precedent for a building like this mid-block. Please review, your own records for 739 Williamson St. in which the Commission had serious concern for a structure that was only slightly larger. This proposal is colossal in comparison.

Finally, I know an architect's job is to sell their client's project. I'm troubled with the integrity of the renderings offered for this project. I regularly walk this block. I brought the drawings submitted with me while walking the area. They cheated to give the illusion their project fits more than it does. That rubs me the wrong way. More importantly, if this project is approved no one will walk by the drawings. We will be overwhelmed by this giant building that robs the integrity of the Third Lake Ridge Historic District.

Mike Engel

826 Jenifer