

We the undersigned residents of the Marquette Neighborhood urge the Landmarks Commission to deny a Certificate of Appropriateness to the 817 Williamson proposal for the following reasons. The changes in the 7/13/2020 revised plans do not do enough to make the project visually compatible.

The gross volume is not visually compatible with historic resources located within two hundred feet.

1. Even if one believes that only the front portion of the building is visible (the approximate 60 feet back to the garage entry), that portion of the building is 4 times larger than the historic resources. That volume is not disguised through use of features such as varying setbacks, articulation, or varying height.
2. The Commission only allowed 739 Williamson because of a 9 foot wide living wall, a green wall that gave the illusion that a 40+ foot wide project was two separate buildings, each of about 20 feet in width. In contrast, this project is a 61 foot wide project, with side wings. The side wings are only set back 8 feet, which is not enough to disguise the volume. Even if one believes the wings help disguise the volume, 817 is still a 42 foot wide building, and clearly looks like an out-sized project as compared to the historic resources.
3. The immediate neighbors of 817 are homes set back about 20 feet from the sidewalk. 817 will sit, at most, 2 feet from the sidewalk (or perhaps less if the City wants an easement). This does not allow the mass of the building to blend into the surroundings. The volume of 817 will be all the more apparent because of its prominent placement.
4. The historic resources, except for one, all have a gabled roofline facing the street. A gabled roofline decreases actual volume and also the appearance of volume. 817 has a flat roof, so all the volume is filled in. The inconsistency with historic resources does not allow the volume to blend into the surroundings.

The height is not visually compatible with historic resources located within two hundred feet.

1. The historic resources are 2-2½ stories. 817 is 3½ stories.
2. The height of 817 at the sidewalk would clearly be higher than the historic resources which are about 30 feet at the sidewalk. A project that is approximately 1/3 taller than any historic resource is not visually compatible.
3. The applicant's prior project, 803 Williamson, was capped by the Commission at 33 feet in height. (This was a corner project and corners often have bigger buildings along Williamson.) 817 would be about 25% taller than what the LC allowed for 803.
4. The height may be further increased by an elevator overrun on the roof. The applicant should provide a roof plan.

The rhythm of buildings masses and spaces is not visually compatible with historic resources located within two hundred feet.

1. The spaces between the historic resources vary from about 10 feet to 44 feet. (The only space that is less is the space between 813 and 817, at 4 feet.) 817 would have 61 feet of building without any space. This is not visually compatible with the building masses and spaces.
2. Even 841-843, two homes joined at the first level only, only have a combined width of about 43 feet.

Respectfully Submitted by the following Marquette Neighborhood Residents and/or Property Owners,

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