



**Project Name/Address:** 723 State Street  
**Application Type:** Revision to an approved development adjacent to a local landmark  
**Legistar File ID #** [39385](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** July 29, 2015

## Summary

**Project Applicant/Contact:** Fr. Eric Nielsen  
**Requested Action:** The Applicant is requesting a revised recommendation for the appropriateness for the development adjacent to a landmark site.

## Background Information

**Parcel Location:** The subject site is adjacent to a designated landmark site located on State Street.

### Relevant Ordinance Sections:

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.  
Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

## Analysis and Conclusion

The Applicant provided an informational presentation to the Landmarks Commission on August 22, 2011 to discuss the proposal to construct a new church/student center facility adjacent to the designated landmark University Presbyterian Church. The item came before the Landmarks Commission on December 5, 2011 and the Commission provided the following motion:

A motion was made by Gehrig, seconded by Taylor, that the Landmarks Commission does not find the proposal so large that it has an adverse affect on the historic character and integrity of the adjacent landmark. However, the Landmarks Commission does recommend to the Plan Commission and Urban Design Commission that a more unified architectural expression for the building be pursued. Ayes: Taylor, Gehrig, McLean; Noes: Slattery; Non-Voting: Levitan, Excused: Rummel, Rosenblum.

The project received approval and is before the Commission at this time for a recommendation based on the revisions that have been made to the design since the original approval. The revised design has been reduced in height by the removal of one story. The majority of the architectural details are the same as those approved in 2011.

## **Recommendation**

Staff believes the revisions to the proposed building design do not reverse the previously made motion and recommends that the Landmarks Commission advise the Plan Commission that the proposed building is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.