

425 N Frances & 450 W Gilman
Adjacency Recommendation
November 10, 2025

Proposed Work

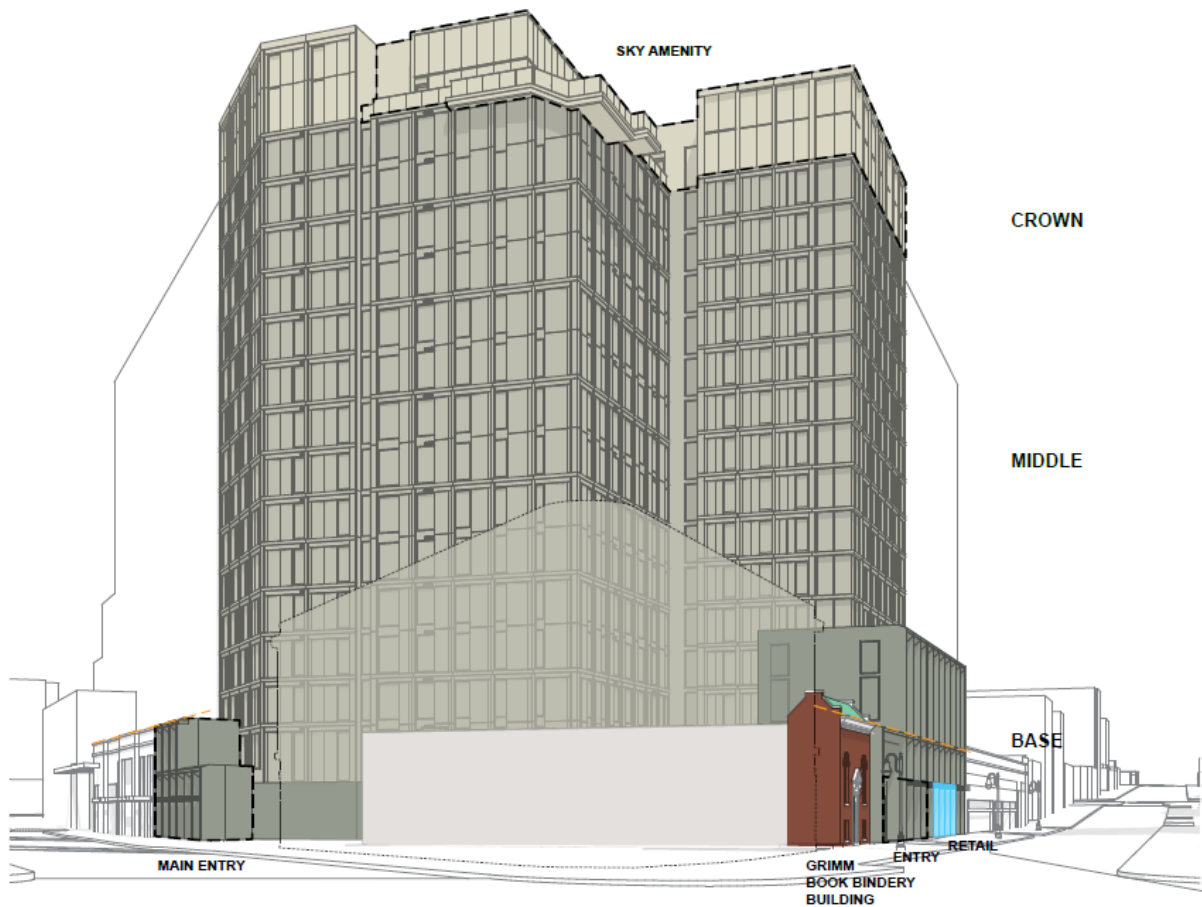
- Construct new multi-unit residential structure adjacent to the landmarked Grimm Book Bindery.



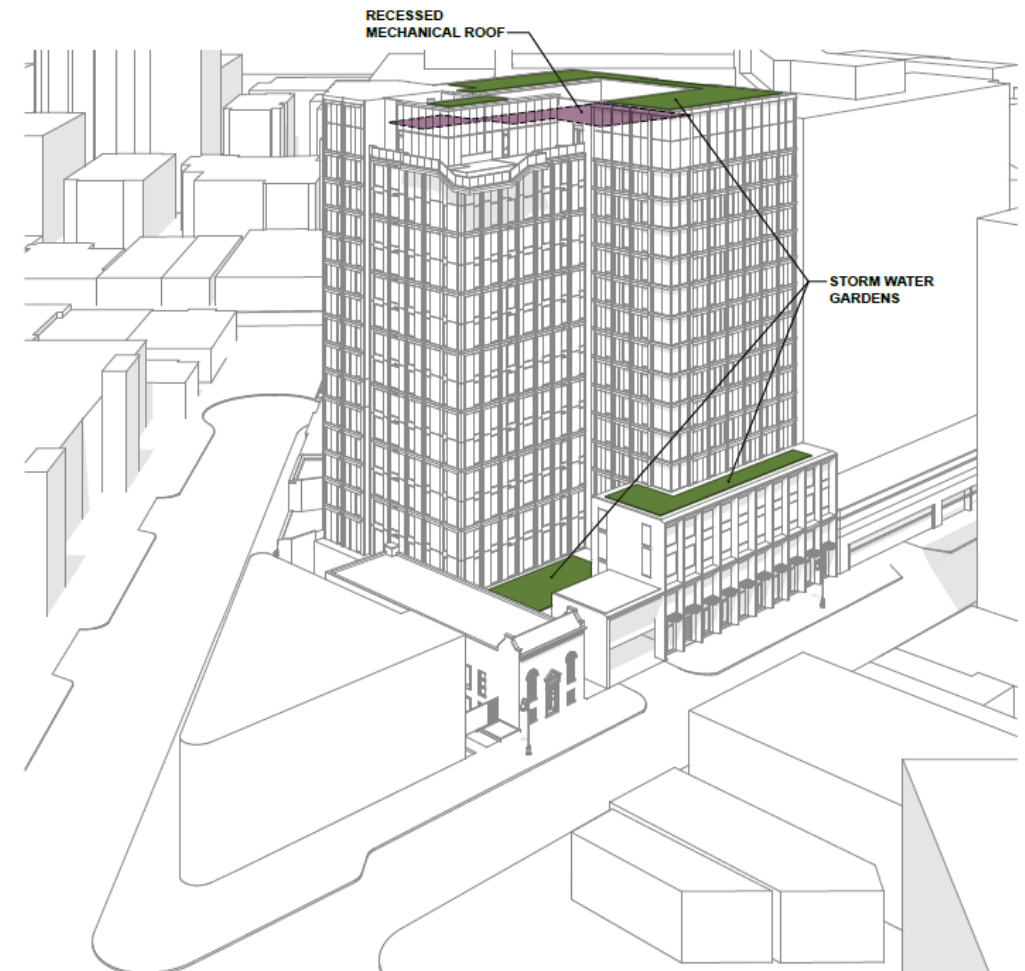
History of Project

- Informational presentation to LC, September 15, 2025
- LC to provide advisory recommendation to UDC and PC





**MASSING, VISUAL HEIRARCHY, CONTEXT ALIGNMENT,
& PEDESTRIAN EXPERIENCE**



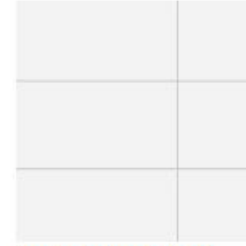
STORM WATER & MECH ROOF







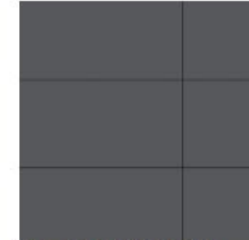




MTL-01 PAINTED METAL
PANEL - COLOR A



MTL-02 PAINTED METAL
PANEL - COLOR B



MTL-03 PAINTED METAL
PANEL - COLOR C



MTL-04 PAINTED METAL
PANEL - COLOR D



MTL-05 PAINTED METAL
PANEL - COLOR E



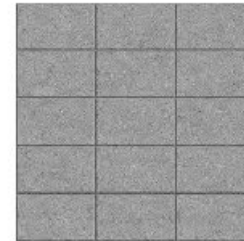
BRICK-01 BRICK MASONRY



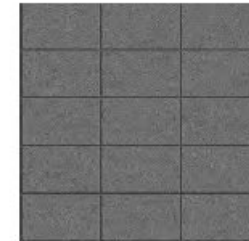
CONC FINISHED CONCRETE



CMU-01 BURNISHED
CONCRETE BLOCK - COLOR A



CMU-02 BURNISHED
CONCRETE BLOCK - COLOR B



CMU-03 BURNISHED
CONCRETE BLOCK - COLOR C

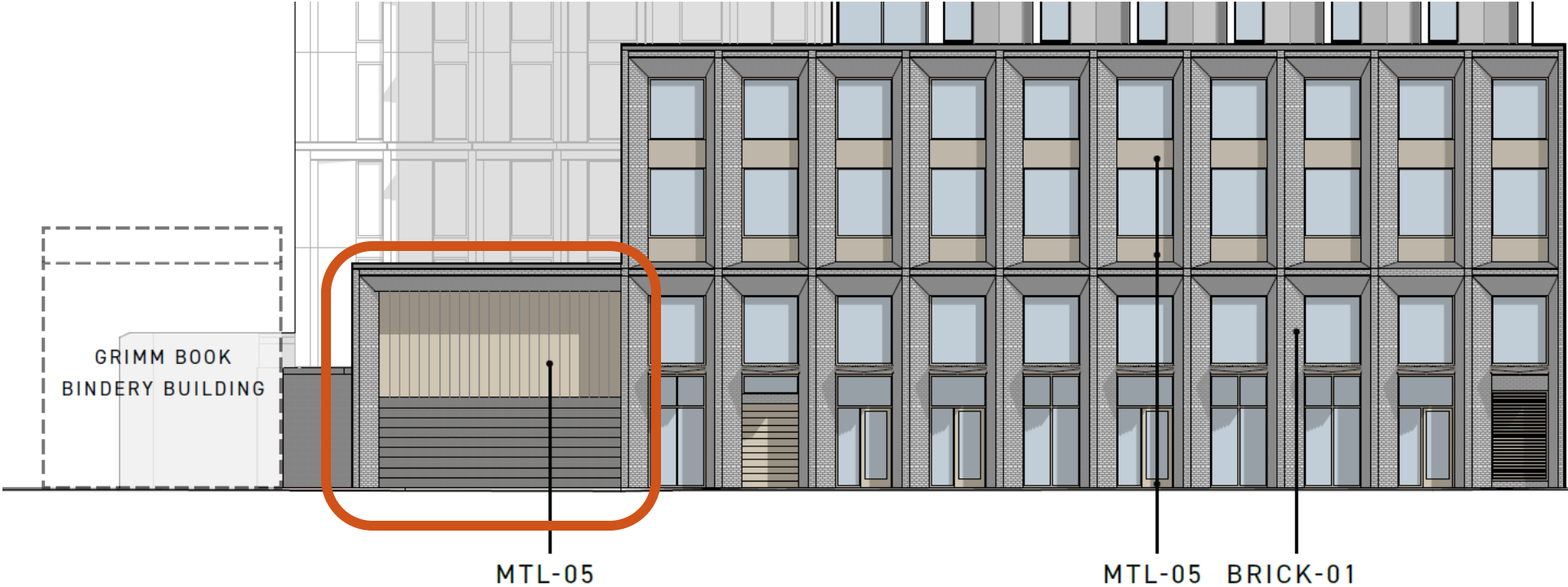


MGO 28.144 - DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

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.



architectural disconnect. Staff would recommend a less industrial character to the area above the garage door and the door itself, so that it looks more in keeping with the architectural character of a commercial storefront. At the moment, it reads more like a back side to a building. A glass-panel garage door would continue the boxy theme of the new building, while also providing more of a sense of street activation. Such doors could look like this:



Staff Recommendation

Staff recommends the Landmarks Commission advise the Plan Commission and Urban Design Commission that due to the side setback and substantial step back from the single-story wing of the building, the proposed work will not be so large as to adversely affect the historic character and integrity of the adjoining landmark. However, the Landmarks Commission recommends a less industrial and closed character of the exterior materials of the single-story wing to increase the street-level activation so that it is not so visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.

