



Project Name/Address: 114 N Bedford Street
Application Type: New development adjacent to designated landmark site
Legistar File ID # [36432](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: February 5, 2015

Summary

Project Applicant/Contact: Melissa Huggins
Requested Action: The Applicant is requesting an advisory recommendation for the proposed new development and its impact on the adjacent landmark site.

Background Information

Parcel Location: The subject site is located on North Bedford Street adjacent to the designated landmark Washington Public Grade and Orthopedic School.

Relevant Landmarks 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

Adjacent to the development site (114 N Bedford Street) is the designated landmark Washington Public Grade and Orthopedic School (545 W Dayton Street) also known as the Doyle Administration Building. The Landmarks Commission was given an informational presentation on December 15, 2014. The Landmarks Commission is now tasked with providing a recommendation to the Plan Commission and the Urban Design Commission based on whether the proposed project is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.

While staff believes that this proposal meets that broad standard, staff feels that there are some modest design changes that would result in a better overall visual relationship with the adjacent landmark. Those changes include:

- Reduce the size of the brick.
The utility size does not relate to the landmark building or the general context.
- Simplify the vertical brick articulation of the lower levels.
The proposed brick treatment accentuates a vertical quality of the base of the building. The project team explained that vertical articulation detail was derived from the Doyle Building and proposed as a way to relate the architecture of the landmark to the new development. The vertical panel elements on

the Doyle Building are located on the center of the front façade as a focal point or as design features that indicate the entrance doors. The typical treatment of the Doyle Building brick is flush and taut with curved corners which are characteristics of the Art Moderne Style. The overall expression of the landmark building is horizontal. The treatment of brick on the proposed development does not seem to relate to the Doyle Building and the vertical articulation creates an increased feeling of height at the lower levels.

- Remove the “wood siding” at the lower level of the town house units.
Wood, used in this manner, is not allowed by the zoning code. The material choice alone does not make the townhomes relate to the adjacent residential context. The “wood siding” or the connotation of traditional horizontal siding seems out of place on this building. The townhomes should relate to the context through massing and their relationship to the street and not rely on the material to differentiate the difference in housing types.
- Enhance townhouse rhythm on Bedford Street.
The individual townhouses should be better articulated and their entrances should be more prominent to better relate to the established residential context.
- Curve the landscape elements that follow the curve of the glass walls at the first level.
Curving the landscape elements to relate to the curved glass walls of the lobbies will reinforce and accentuate the design elements. Paving patterns could also reinforce the curved walls.
- Add a canopy element at the lobby on northeast corner.
Adding a canopy to the northeast corner that is similar to the canopy on the southeast corner will visually and physically terminate the “hanging brick” of the upper stories.

Recommendation

Staff believes that the proposed development is not so large and visually intrusive that it adversely affects the historic character and integrity of the adjoining landmark and recommends that the Landmarks Commission provide this advisory recommendation to the Plan Commission and the Urban Design Commission. In addition, staff recommends that the design suggestions in this report be forwarded to the Urban Design Commission and Plan Commission for further consideration.