
Regarding: 723 State Street – Development adjacent to Local Landmark – St. Paul Catholic Center and Residential College Redevelopment (Legistar #20329)

Date: December 5, 2011
Prepared By: Amy Scanlon, Preservation Planner

General Information:

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 University Presbyterian Church, a designated City of Madison Landmark and listed on the National Register of Historic Places.

Applicable Landmarks Ordinance sections:

The Landmarks Ordinance does not address development adjacent to Landmarks. The Zoning Code section states:

28.04(3) Scope of Regulations

- (n) 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.
(Cr. By Ord. 11,648, 8-20 & 8-26-96)
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Staff Recommendations and Comments:

Staff feels that the proposal is not so large that it has an adverse affect on the historic character and integrity of the adjacent landmark. Staff is concerned that the application of numerous unresolved traditional and contemporary architectural styles creates a complex and overly detailed design that could be considered so visually intrusive that it does create an adverse affect on the adjacent landmark. Staff recommends that the Landmarks Commission recommend that the Plan Commission and Urban Design Commission pursue a simple unified architectural expression for the new building.