



Project Name/Address: 115 South Hamilton Street

Application Type: New development adjacent to two designated landmark sites - SIP review (Baskerville Apartments and the Jackman Building)

Legistar File ID # [37905](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: April 7, 2015

Summary

Project Applicant/Contact: Mark Binkowski, Urban Land Interests

Requested Action: The Applicant is requesting an advisory recommendation for the proposed new development and its impact on the two adjacent landmark sites.

Background Information

Parcel Location: The subject site is located in the first flat iron block off of the Capitol Square, which is bounded by South Hamilton, West Doty and South Carroll Streets. This development proposal is being constructed on the site of the Anchor Bank parking garage between two landmark buildings, the Jackman Building and the Baskerville Apartments.

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 Landmarks 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. Landmarks Commission review shall be advisory to the Plan Commission and Urban Design Commission.

Analysis and Conclusion

The project came before the Landmarks Commission August 6, 2014 for an advisory recommendation for the GDP level review. At that time the Landmarks Commission found that the General Development Plan (GDP) proposal was not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark sites; however, the Commission discussed the appropriate treatment of the landmark buildings at the Specific Implementation Plan (SIP) level review. The design of the building has changed since the previous submission to better accommodate the appropriate treatment of the landmark sites.

The property line of the Baskerville appears to run just at the face of the east facing wall of the Baskerville. The proposed building would physically touch the wall of the Baskerville with a newly constructed wing wall toward the street. The proposed building would then step back to provide an alley width of approximately 7 feet. Above the garage level of the proposed building, the step back increases to approximately 10 feet and at the third level of the proposed building, the step back is approximately 16 feet.

The submission materials show the existing property line of the Jackman Building landmark site and that the Jackman Building is located approximately 5 feet from the property line. The proposed new building is also located approximately 5 feet from the property line. The Jackman building remains visible on three sides.

The elevations of the proposed buildings directly above the adjacent landmark buildings, have been designed to continue the architectural treatment of the proposed building while being respectful of the architecture of the adjacent landmarks.

The triangle block bordered by S Carroll, Doty and Hamilton Streets is located on the Capitol Square in an urban environment. The Baskerville Apartments and the Jackman Building were constructed in this urban context.

Recommendation

Staff requests that the Applicants bring material samples to the meeting for review.

Staff believes the proposed development is large, but not so large or visually intrusive that it adversely affects the historic character and integrity of the two adjacent landmark sites and recommends that the Landmarks Commission provide a similar recommendation to the Plan Commission.