



Project Name/Address: 210 S Pinckney Street
Application Type: Alteration adjacent to landmark (U.S. Post Office and Court House)
Legistar File ID # [52225](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 1, 2018

Summary

Project Applicant/Contact: Natalie Erdman, Department of Planning and Community and Economic Development
Requested Action: The Applicant is requesting development adjacent to a Designated Landmark.

Background Information

Parcel Location: The subject site is located adjacent to a Designated Landmark.

Relevant Zoning Code:

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 is proposing to construct a development adjacent to a designated landmark. The new development consists of a parking garage “podium” owned by the City with the potential to have a developer construct a mixed use development above the parking garage or to cap the parking garage. Because the use of the space above the parking garage podium is unknown, the Commission should review the drawings (Option A and Option B dated June 15, 2018) showing the parking garage podium only and provide a recommendation to the Plan Commission and Urban Design Commission. The Landmarks Commission understands that any future development above the parking garage podium and/or reskinning of the proposed parking garage podium will require Commission review.

The proposed Option A and Option B are approximately 3 stories tall and are lower than the adjacent landmark building.

While the proposed materials are not noted, it is assumed that the materials include limestone, horizontal metal grille panels, glass and metal storefront system, and clear glass and spandrel glass upper wall system. As a stand-alone building, these materials and their treatment seem appropriate for the podium. In the future, when a mixed use development is constructed above the podium, these materials and their treatment may not be appropriate with the proposed design. The limestone is complementary to the material of the landmark

building and the horizontal limestone seems more appropriate as a treatment at the base of a building than the vertical limestone. The horizontal treatment also relates directly to the landmark building.

The wrapping of the horizontal limestone at the corners of Option A relates the podium to the landmark building.

Recommendation

Staff believes the proposed podium development is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark and recommends that the Landmarks Commission provide this recommendation to the Urban Design Commission and Plan Commission.