



Project Name/Address: 3414 Monroe Street
Application Type: New development adjacent to designated landmark site
Legistar File ID # [35614](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Paul Cuta
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 Monroe Street adjacent to the designated landmark Plough Inn.

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

The site of the proposed development is currently the location of a building designed by William Kaeser and constructed by Marshall Erdman. The Landmarks Commission found that the existing building on the site has historic value based on its association with these two men who are considered masters in their respective fields and recommended to the Plan Commission that the demolition request be denied. The Plan Commission will review the demolition request as part of the review of this development proposal.

Adjacent to the development site (3414 Monroe Street), is the designated landmark Plough Inn (3402 Monroe Street) which is a locally designated landmark and listed on the National Register of Historic Places. The Landmarks Commission is tasked with providing a recommendation to the Plan Commission based on the impact that the proposed development may have on the adjacent landmark site.

Originally the Plough Inn was constructed away from the development of the city and was presumably one of only a few buildings along the early road now known as Monroe Street. The Plough Inn has existed in this location while the corridor developed around it into a dense residential and commercial area.

Like any other landmark building that predates its neighbors, the true historic character and integrity of the Plough Inn has been altered over time through obvious changes to its context including the general growth of the city, the construction of buildings on adjacent lots, the widening of the road, and the construction of a building on the landmark site adjacent to the landmark building.

The three story proposed development is visually separated from the adjacent landmark site by a buffer of trees and other landscaping elements on the landmark property.

Staff believes the proposed development does not impact the integrity of the adjacent landmark site any more than the other developments that have occurred around it over time.

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.