



**Project Name/Address:** 114 N Bedford Street

**Application Type:** INFORMATIONAL PRESENTATION  
New development adjacent to designated landmark site

**Legistar File ID #** [36432](#)

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

**Date Prepared:** December 12, 2014

**Summary**

**Project Applicant/Contact:** Melissa Huggins

**Requested Action:** The Applicant is requesting an Informational Presentation at this time and will return to the Landmarks Commission at a future date for 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 Grade 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**

The Applicant has met numerous times with staff and when this submission was received and discussed internally, staff determined that the project was not ready to begin the approval process. A letter from Department Director Steve Cover was provided to the project team requesting that the project not be reviewed by the Landmarks Commission until further revisions were made. The Applicant requested that the project be reviewed by the Landmarks Commission as an informational presentation.

**Recommendation**

The Landmarks Commission is receiving an informational presentation. An action from the Commission is not requested and is not appropriate at this time; therefore, a staff recommendation has not been provided.

Staff suggests that the Commission provide the Applicant with general comments related to the project issues.