



Project Name/Address: 210 State
Application Type: Alteration adjacent to landmark (Orpheum Theater)
Legistar File ID # [47445](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: June 11, 2017

Summary

Project Applicant/Contact: James McFadden, McFadden & Company
Requested Action: The Applicant is requesting an exterior alteration to a building 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 alter the exterior of the existing building. The existing building at 210 State is adjacent to the Orpheum Theater at a rear property line and the property owner is seeking a Façade Improvement Grant. The Urban Design Commission (UDC) reviews Façade Improvement Grant applications and according to MGO 28.144, the Landmarks Commission shall review the work and provide a recommendation to the UDC. This building is adjacent to the Orpheum Theater at its rear property line. The alterations proposed for the façade of this building will not be viewed in direct relationship to the Orpheum Theater.

The Applicant is requesting to remove the existing, presumably original, metal skin at the bay windows and replicate the details of the bay windows in composite materials. In addition, the Applicant is proposing to replace the existing windows with fiberglass windows and remove the original metal balconies.

While none of this work is so large or visually intrusive as to adversely affect the historic character and integrity of the Orpheum Theater, the windows should be retained if they are original. The retention of the original balconies should be discussed by the UDC.

Recommendation

Staff believes the exterior alterations are 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.