
Regarding: 701 & 737 Lorillard Court and 159-171 Proudfit Street – PUD (GDP-SIP) Apartment Building with 115 Apartments. 4th Ald. Dist. (Legistar #24693)

Date: December 19, 2011
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The development site is located adjacent to the American Tobacco Company Warehouses, a designated local landmark site. With Staff's approval, the Applicant provided an informational presentation to the Urban Design Commission on December 7, 2011 before making a presentation to the Landmarks Commission in an effort to maintain a specified project approval schedule.

Applicable Landmarks Ordinance sections:

The Landmarks Ordinance does not address development adjacent to Landmarks. The Zoning Code section states:

28.04(3) Scope of Regulations

- (n) 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.
(Cr. By Ord. 11,648, 8-20 & 8-26-96)
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Staff Recommendations and Comments:

Staff feels that the proposal does not have an adverse affect on the historic character and integrity of the adjacent landmark. Staff recommends that the Landmarks Commission recommend that the Plan Commission and Urban Design Commission pursue a design with the following:

- Exterior building materials that do not directly match the materials of the adjacent landmark buildings.
- Maintain massing and heights that relate, as currently proposed, to the heights of the adjacent landmark buildings.