



**Project Name/Address:** Block 105 (address has not been determined)  
**Application Type:** Development adjacent to a landmark site  
**Legistar File ID #** [40098](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** September 14, 2015

## Summary

**Project Applicant/Contact:** Stuart Zadra, JDS Development, LLC  
**Requested Action:** The Applicant is requesting a recommendation for the appropriateness of the development adjacent to a landmark site.

## Background Information

**Parcel Location:** The subject site is adjacent to a designated landmark site (Fess Hotel) located at 123 E Doty St.

### Relevant 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 development on Block 88 which is included in the submission materials is being reviewed under a different application for Legistar # 40097.

The Applicant is requesting a Specific Implementation Plan (SIP) level review of the three story development (which relates to parking levels 1-5) on Block 105 and a General Development Plan (GDP) level review of the upper stories; therefore, the architectural design is less developed at this time for the upper stories. The proposed building is located on the western portion of Block 105. The proposed development directly abuts the landmark Fess Hotel.

The lower three story portion of the proposed building (which relates to parking levels 1-5) generally relates to the height of the Fess Hotel; however, the architectural treatment of the Doty St elevation that sits next to the Fess Hotel is visually intrusive and should be revised to exhibit an architectural rhythm and interest that is compatible with the rhythm in the façade at the Fess Hotel. The proposed (GDP level review shown dotted) height of the building on Doty St adversely affects the historic character of the Fess Hotel. The proposed massing of the upper stories should be stepped down or stepped back significantly on the east side to reduce the adverse affect to the adjacent landmark as the architectural design continues to evolve.

## Recommendation

Staff recommends that the Landmarks Commission advise the Urban Design Commission and Plan Commission that the size of the proposed SIP development (which relates to parking levels 1-6) is not so large as to adversely affect the historic character and integrity of the adjacent landmark; however, the treatment of the Doty St elevation that sits next to the Fess Hotel is visually intrusive in its current design and should be revised to exhibit an architectural rhythm and interest that is compatible with the rhythm in the Fess Hotel façade.

Staff recommends that the Landmarks Commission advise the Urban Design Commission and Plan Commission that the proposed (GDP level review shown dotted) height of the building on Doty St adversely affects the historic character of the Fess Hotel in its current proposed massing. The massing of the upper stories should be stepped down or stepped back significantly on the east side to reduce the adverse affect to the adjacent landmark. The SIP level review of the upper stories will need to return to the Landmarks Commission at a future date.