



Project Name/Address: 625 E Gorham
Application Type: Development adjacent to a local landmark
Legistar File ID # [40733](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 11, 2015

Summary

Project Applicant/Contact: Sam Breidenbach, TDS Custom Construction
Requested Action: The Applicant is requesting a recommendation for the appropriateness of the development adjacent to a landmark site and reviewing the work related to PUD zoning text.

Background Information

Parcel Location: The subject site is adjacent to a designated landmark site (Spangenberg Residence) located on E Gorham Street.

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.

Zoning Text

PUD-SIP

- K. The final architectural and landscaping details for the individual buildings located at 315-323 N Blair Street and 601-625 E Gorham Street shall be approved by city staff and the Landmarks Commission prior to the issuance of permits for construction...In addition, the exterior renovations will be reviewed by the Landmarks Commission for aesthetic appearance and compatibility within the surrounds given due consideration to the location of the building within the National Historic District.
- I. Since the structures are within a National Historic District, the owner may elect to complete the renovations to the National Park Service Standards and guidelines for Historic Preservation. However, those standards will not be required. It is the intent that renovations will be performed to maintain visual compatibility within the historic neighborhood but not to any strict historic standard.

Analysis and Conclusion

The reconstruction of the original front porch design and other exterior alterations are welcome improvements adjacent to a landmark. The improvement is not so large or visually intrusive as to adversely affect the historic

character and integrity of the adjoining landmark, instead, the improvement is based on historic photos and provides a more appropriate context for the adjacent landmark and other nearby landmarks.

When the previous owner sold properties on Gorham, Blair, and Johnson streets to Stonehouse Development, the previous owner was required to rehab his remaining properties in the area in exchange for City Row being allowed to exceed density limits in the city-approved neighborhood plan. Mr. Lusson, inherited the previous property owner's requirements for 625 when he purchased it in 2010. In this agreement, the PUD-SIP text describes how the exterior alterations of the buildings should be reviewed. The PUD-SIP text included above explains that the Landmarks Commission shall review the proposal based on the aesthetic appearance and visual compatibility within the historic neighborhood.

Recommendation

Staff recommends that the Landmarks Commission advise the Urban Design Commission and Plan Commission that the proposed "development" is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.

Staff also recommends that the Landmarks Commission find that the proposed exterior alterations have the appropriate aesthetic appearance and enhance the visual compatibility within the context of a National Register Historic District.