



**Project Name/Address:** 3414 Monroe Street

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

**Legistar File ID #** [35614](#)

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

**Date Issued:** February 25, 2015

## Summary

**Project Applicant/Contact:** Paul Cuta

**Requested Action:** The Applicant is requesting 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 Monroe Street adjacent to the designated landmark Plough Inn.

### Previous Actions:

The proposed development was reviewed by the Landmarks Commission on October 6, 2014 and the Commission found that the proposed development at 3414 was not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. The Landmarks Commission reconsidered the item on October 20, 2014 and found that the proposed development was so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. The design team has redesigned the building and is before the Landmarks Commission for an advisory recommendation as required by the Zoning Ordinance.

### Relevant Zoning Ordinance Section:

#### 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 site of the proposed development is currently the location of a building designed by William Kaeser and constructed by Marshall Erdman. The Landmarks Commission found that the existing building on the site has historic value based on its association with these two men who are considered masters in their respective fields and recommended to the Plan Commission that the demolition request be denied. The Plan Commission will review the demolition request as part of the review of this development proposal.

Adjacent to the development site (3414 Monroe Street), is the designated landmark Plough Inn (3402 Monroe Street) which is a locally designated landmark and listed on the National Register of Historic Places. The

Landmarks Commission is tasked with providing a recommendation to the Plan Commission based on the impact that the proposed development may have on the adjacent landmark site.

Originally the Plough Inn was constructed away from the development of the city and was presumably one of only a few buildings along the early road now known as Monroe Street. The Plough Inn has existed in this location while the corridor developed around it into a dense residential and commercial area.

Like any other landmark building that predates its neighbors, the true historic character and integrity of the Plough Inn has been altered over time through obvious changes to its context including the general growth of the city, the construction of buildings on adjacent lots, the widening of the road, and the construction of a building on the landmark site adjacent to the landmark building.

The four story proposed development steps away from the adjacent landmark site along the shared property line so that the height and mass are located away from the landmark site, and more toward the corner and the middle of the site.

## **Recommendation**

Staff recommends that the Landmarks Commission advise the Plan Commission and Urban Design Commission that the proposed development is not so large and visually intrusive that it adversely affects the historic character and integrity of the adjoining landmark or landmark site.