
Regarding: 1323 West Dayton Street – Development adjacent to Local
Landmark – Fire Station #4
(Legistar #24388)

Date: March 12, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant requested a recommendation of the Landmarks Commission related to the adjacency of this proposed development to a landmark on November 7, 2011. At that meeting, the Commission provided the following recommendation:

A motion was made by Taylor, seconded by Rosenblum, to make a recommendation to the Plan Commission and the Urban Design Commission that the building size and design does not adversely affect the adjacent landmark and that the proposed dark color and treatment of the 3-story masonry mass (as recommended by staff) shall remain. The motion was passed on a voice vote/other.

The design has changed and Staff suggested that the proposal return to the Landmarks Commission.

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 comments and recommendation:

The elevations show a four story element located at the west corner of the proposed building (north and west elevations) which complements the massing and scale of the landmark. The upper floors are stepped back at this corner to provide some respectful visual separation. The design is an expression of the time of construction and allows the landmark to remain the focal point on that part of the block. Staff believes the new development does not adversely affect the adjacent landmark.

Staff suggests that the color on the four story masonry mass not be similar to the landmark masonry color.

Staff recommends that the Landmarks Commission advise the Plan Commission and Urban Design Commission that the Landmarks Commission finds that the current design of the new development does not adversely affect the adjacent landmark and that in order to maintain this finding, the design of the building must maintain the four story mass at the north and west elevations and the significant step back above the four story mass to relate to the scale of the landmark.