

PLANNING DIVISION STAFF REPORT

May 11, 2015

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 435 W Gilman Street and 510 University Avenue

Application Type: Plan Commission referral for advisory recommendation

Legistar File ID # [37589](#)

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

Date Prepared: May 7, 2015

Summary

Project Applicant/Contact: Brian Munson

Requested Action: The Plan Commission requested that the development project at 435 W Gilman and 510 University be referred to the Landmarks Commission for an advisory recommendation.

Background Information

The subject site is located one block off of State Street. The development site is a through lot with frontage on University Avenue and W Gilman Street.

The Landmarks Commission informally reviewed the demolition of the building on February 16, 2015 and moved to convey to the Plan Commission that it opposes the demolition of the building at 435 W. Gilman Street due to its historic value as an example of the Art Deco style and its original use as an auto garage and tire store serving the Mansion Hill area in the 1930s.

Section 28.185 of the Zoning Code is referenced in Alder Verveer's May 4th memo (attached) to the Plan Commission.

Alder Verveer further refines his referral request in his May 7th email (attached) to the Landmarks Commission which states,

The primary reason for requesting referral was for the Landmarks Commission to offer their expertise and opinion for the W. Gilman Street portion of the project as it relates to the following:

- *The character and context of W. Gilman Street.*
- *The integration of the 1929 Smart Motors building/façade at 435 W. Gilman Street.*
- *The massing, scale and materials of the proposed building as it relates to the W. Gilman Street character and the 1929 façade.*

Also attached is a memo from staff to the Urban Design Commission explaining the comments that staff has provided to the development team.