



Project Name/Address: 216 S Pinckney Street
Application Type: Alteration adjacent to landmark (Madison Municipal Building)
Legistar File ID # [57666](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: October 10, 2019

Summary

Project Applicant/Contact: Helen Bradbury – Stone House Development
Requested Action: The Applicant is requesting development adjacent to a Designated Landmark.

Background Information

Parcel Location: The subject site is located adjacent to a Designated Landmark.

Relevant Zoning Code:

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 application is for a modification of a previous affirmative advisory comment from the Landmarks Commission for a development adjacent to the Madison Municipal Building (MMB), which is a landmark property. This proposal differs from the original design in that it does increase the mass of some of the upper stories of the building. However, the new proposal does maintain a significant step back from the MMB. There is a small single-story rooftop building on the podium, which will be located closer to the MMB, but still maintains a step back.

Another modification is that the upper stories are now proposed to be composed of more traditional materials, such as metal and brick, with less glass, while also maintaining flat rather than curved wall surfaces on the side facing the MMB. The side facing Pinckney will have a new interpretation of the curved façade, but will not be visible from the adjacent landmark.

Recommendation

Due to the significant step back from the MMB and the modification of the façade to incorporate more traditional building materials, while also using the architectural vocabulary of the surrounding buildings within the viewshed of the Madison Municipal Building, staff believes that the current proposal meets the requirement of not being so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.