



**Project Name & Address:** 623 E Main Street

**Application Type(s):** PUBLIC HEARING  
Certificate of Appropriateness for new construction and land division in a historic district

**Legistar File ID #** [51732](#)

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

**Date Prepared:** May 24, 2018

**Summary**

**Project Applicant/Contact:** Tim Bliefernicht

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a new structure and the land division/combination in a historic district.

**Background Information**

**Parcel Location/Information:** The site is located on the MG&E campus on E Main Street.

**Relevant Ordinance Sections:**

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
    - (a) NA
    - (b) NA
    - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
    - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.
  - (4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

#### 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT

- (4) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Employment Use.

Any new structure on parcels zoned for employment use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:

- (a) Gross volume.
- (b) Height.

**PLEASE NOTE:** Because this is a permitted use and Plan Commission and/or Urban Design Commission is not needed, the Landmarks Commission cannot review this request using 28.144 language related to Adjacency to a Landmark.

### Analysis and Conclusion

The Landmarks Commission is being asked to review a proposal for the construction of a new structure in a historic district and a proposal for land division/combination in a historic district. The structure is an office trailer and the applicant suggests that it will be located on this site temporarily.

41.18(1)(c) instructs the Landmarks Commission to review the new construction request using standards in 41.23(4)(a) and (b) which are described below:

- (a) The gross volume of the proposed structure is similar to other structures in the area of visual compatibility. The only buildings that were constructed during the period of significance (1850-1929) are located at 643 E Main, 113 S Blair/602 Railroad Street, and two historic buildings fronting S Blair Street that are now part of the larger building at 623 Railroad Street.
- (b) The height of the proposed structure at 1 and 2 stories is similar to other structures in the area of visual compatibility. The only buildings that were constructed during the period of significance are located at 643 E Main, 113 S Blair/602 Railroad Street, and two historic buildings fronting S Blair Street that are now part of the larger building at 623 Railroad Street.

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. New construction in historic districts should be carefully evaluated to ensure retention of historic significance and character.

The Commission cannot issue a temporary Certificate of Appropriateness. The Commission must consider this a permanent structure and review the standards accordingly. The appearance of the structure is industrial and is compatible with the industrial context of MG&E. It is not likely that a structure like this would be appropriate in any other historic district context.

41.18(4) instructs the Landmarks Commission to approve a Certificate of Appropriateness for this type of land division/combination unless the proposed lot sizes are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

Underlying platted lot lines exist on this site. The platted lot lines are considered to be property lines by the current building code and since buildings cannot be constructed over property lines, MG&E is submitting this Certified Survey Map (CSM) to remove the underlying platted lot lines. In addition, MG&E would like to combine two lots to create one lot where the structure will be located. This action will not affect the general lot size pattern of the district since this lot is consistent with other large lots in this context.

## **Recommendation**

Staff believes that the standards for granting the Certificate of Appropriateness for the new structure may be met and recommends approval of the Certificate of Appropriateness as submitted.