



Project Name/Address: 315 S Paterson/906-910 Williamson
Application Type: Land division in historic district
Legistar File ID # [40355](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: October 21, 2015

Summary

Project Applicant/Contact: LF Williamson LLC

Requested Action: The Applicant is requesting a Certificate of Appropriateness for land division in a historic district.

Previous Actions:

The demolition portion of the request was granted a Certificate of Appropriateness contingent on the approval of a Certificate of Appropriateness for the new development at the June 2, 2015 meeting. The Certificate of Appropriateness for the new development was approved on July 20, 2015. The Plan Commission application was submitted after the new ordinance (Chapter 41) was adopted and therefore the Landmarks Commission must review the request for a Certificate of Appropriateness for the land division.

Background Information

Parcel Location: The subject site is located on the corner of Williamson and South Paterson Streets in the Third Lake Ridge historic district

Relevant Landmarks Ordinance Sections:

41.18(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.

Analysis and Conclusion

The Landmarks Commission previously approved the Certificates of Appropriateness for the demolition and new construction on this site. A Certified Survey Map (CSM) was submitted to remove the underlying platted lot line and create one lot for building and fire code issues. The CSM application was submitted after the new ordinance (Chapter 41) was adopted and therefore the Landmarks Commission must review the request for a Certificate of Appropriateness for the land division.



The land division/combination is consistent with the previously approved project and results in a lot size that is compatible with adjacent lot sizes in the historic district.

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness for the land division/combination are met and recommends approval by the Landmarks Commission.