



Project Name/Address: 412 Wisconsin Avenue/2 W Gorham Street
Application Type: Certificate of Appropriateness (land division)
Legistar File ID # [40258](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 10, 2015

Summary

Project Applicant/Contact: Gary Gorman, Gorman & Company, Inc.
Requested Action: The Applicant is requesting a Certificate of Appropriateness for a land division in a historic district

Background Information

Parcel Location: The subject sites are located in the Mansion Hill Historic District.

Relevant 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 property is located in the Mansion Hill historic district. The Applicant is requesting the land division to place each building on an individual lot. This land division will make the lots more compatible with adjacent lot sizes and will create sizes that are more compatible with the general lot size pattern in the historic district.

The submission materials show the building wall of a historic building on the proposed property line which means that wall at the property line must meet building and fire codes. There are ways to address these code issues that include building alterations or no-build easements on the adjacent property. The submission materials indicate that there are no exterior alterations proposed to the existing buildings and that the code requirements can be addressed through the use of easements. A no-build easement is not currently shown on the Certified Survey Map documents. Any exterior alterations will need a Certificate of Appropriateness from the Landmarks Commission.

Map showing existing adjacent lot configuration on reverse.

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness for the land division are met and recommends that the Landmarks Commission approve the request with the following condition of approval:

1. The Applicant shall revise the CSM to show a no build easements where necessary to protect the buildings from needing exterior alterations.