

PLANNING DIVISION STAFF REPORT

August 14, 2017

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 11 N Allen

Application Type: PUBLIC HEARING
Land division in the University Heights Historic District

Legistar File ID # [48211](#)

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

Date Prepared: August 6, 2017

Summary

Project Applicant/Contact: Evan Gruzis

Requested Action: The Applicant is requesting a Certificate of Appropriateness for a land division in the University Heights Historic District.

Background Information

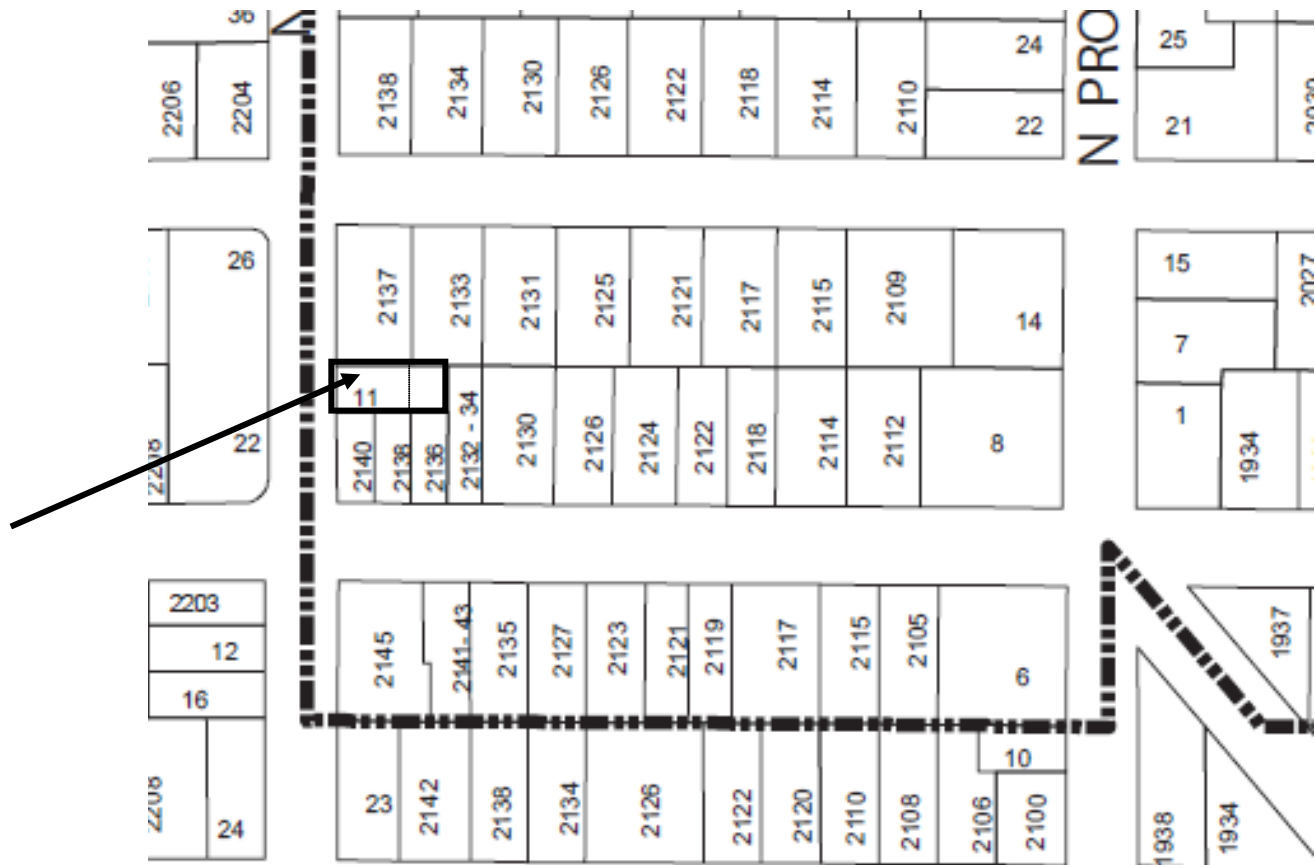
Parcel Location: The subject site is located on N Allen Street in the University Heights Historic District

Relevant Landmarks 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) N/A
 - (b) N/A
 - (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.

Analysis and Conclusion

The Landmarks Commission approved the request for the construction of a rear addition and exterior alterations at the July 31, 2017 meeting (Legistar file 47997). The construction of the addition also requires that the Commission review a request for a technical land division.



Portion of University Heights historic district map with arrow pointing to 11 N Allen. Underlying platted lot line shown dotted.

An original obsolete platted lot line exists currently on the property. The addition is situated to be constructed over the obsolete platted lot line and the building code will not allow a building to be constructed over a lot (property) line. Because this removal of a platted lot line is technically a land division, the request must be reviewed by the Landmarks Commission and a public hearing must be held.

The perimeter boundaries, size, and shape of the existing lot will not change and therefore, the lot with the proposed land division maintains the general lot size pattern of the historic district. No change to the existing conditions will be realized in the physical configuration of the existing property lines.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the land division are met and recommends that the Landmarks Commission approve the request.