



Project Name & Address: 1908 Arlington Place
Application Type(s): Certificate of Appropriateness for a land division
Legistar File ID # [81638](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: February 6, 2024

Summary

Project Applicant/Contact: Bryan Rieber
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a land division

Background Information

Parcel Location/Information: The subject property is located in the University Heights historic district.

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.

- (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 proposed project is to resolve the two underlying lot lines on the subject parcel and create a new lot line that would result in two lots rather than the parts of three lots the parcel currently contains. The subject property is addressed as 1908 Arlington Place and contains a house constructed in 1902 and design by Claude & Starck. As is sometimes the case in University Heights (the Commission has previously reviewed work on both this property and 202 Forest St), the front door of the house faces an interior lot line.

For the purposes of this review, the Commission is strictly evaluating the standards for the land division/combination. Any future construction would need to meet historic district standards.

A discussion of relevant standards follows:

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A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (4) Land Divisions and Combinations. The application provides information on the historic lot configuration of this area of the University Heights historic district. There was a great deal of variability in the historic lot sizes and the configuration of the lots over time have shifted considerably. The configuration as proposed appears to replicate both patterns on this and surrounding blocks. The application also provides an analysis of comparable lot sizes to the two proposed and there appears to be a solid precedent for both of the lot sizes, particularly among the adjacent lots.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.