



Project Name/Address: 722 Williamson
Application Type: Land division recommendation in the Third Lake Ridge historic district
Legistar File ID # [36060](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 11, 2014

Summary

Project Applicant/Contact: Martin Rifken
Requested Action: The Applicant is requesting that the Landmarks Commission provide a recommendation to the Plan Commission regarding the appropriateness of the proposed land division in a historic district.

Background Information

Parcel Location: The subject sites are located in the Third Lake Ridge Historic District.

Relevant Landmarks Ordinance Section:

33.19(5)(i)1. Review proposed land divisions and subdivision plats of landmark sites and properties in Historic Districts to determine whether the proposed lot sizes negatively impact the historic character of significance of a landmark or landmark site and whether the proposed lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the Historic District. The Landmarks Commission review shall be advisory to the Plan Commission.

Analysis and Conclusion

As described in the submission materials, the proposed land division would separate Lot 1 and Lot 2. The Landmarks Commission previously approved a development proposal for Lot 2. While the lot size is larger than what is generally found in the historic district, the proposed building was found to be broken visually into smaller volumes. Any additional development on this lot will require a Certificate of Appropriateness from the Landmarks Commission.

Recommendation

Staff recommends that the Landmarks Commission advise the Plan Commission that while the proposed lot is larger than generally found in the district, the Landmarks Commission previously approved a development on this site which included a building that was visually broken into smaller volumes which resulted in the appearance of smaller underlying lots. This proposal would also result in two smaller lots which would each be more in keeping with the typical lot sizes and patterns in the area.