

PLANNING DIVISION STAFF REPORT

February 10, 2025

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 1937 Arlington Place, 2013-2021 Chamberlain Avenue

Application Type(s): Certificate of Appropriateness for a land combination/division

Legistar File ID # [86590](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: February 6, 2025

Summary

Project Applicant/Contact: Thomas Martorana

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

Background Information

Parcel Location/Information: The subject property is located within the University Heights local 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.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (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 proposed project involves a vacant developable parcel that is flanked by two parcels that contain residential structures. The proposal is to resolve underlying lot lines on these properties and create two lots of record/parcels. There are a variety of lot sizes on this block and in the vicinity. While the resulting lots will be on the larger side,

they are comparable to other lots of record in this part of the historic district and are in keeping with the lot development pattern.

A discussion of relevant standards follows:

- (4) Land Divisions and Combinations. The lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the historic district.

Recommendation

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