



Project Name/Address: 1825-33 Regent
Application Type: Certificate of Appropriateness (land division/combination)
Legistar File ID # [40646](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 10, 2015

Summary

Project Applicant/Contact: Rev. Andrew Jones, St. Andrew’s Church
Requested Action: The Applicant is requesting a Certificate of Appropriateness for a land division/combination in a historic district

Background Information

Parcel Location: The subject sites are located in the University Heights 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 properties are located in the University Heights historic district. The request is to combine the two lots of the church with the lot of the neighboring residence, the Newell Building. According to the submission materials, the Applicant is requesting the land combination “to administratively manage the property with ultimate goals of better using both structures and allow for future work.”

The University Heights historic district has many lot sizes that relate to land use and topography. The immediate context of the historic church is consistently residential. Other than the church site which is three 50’ x 120’ lots, the adjacent residential lots on this block of Regent Street are the typical 40’ widths and 120’ depths. The properties on the block facing Rowley Street are not located in the University Heights historic district. Randall Elementary School is located across Regent Street.

The purpose of this ordinance language is to retain the character and patterns of the historic district by regulating lot sizes which results in maintaining appropriately sized buildings. Currently the church occupies two of the original platted 50’ x 120’ lots and the house occupies a third. Combining these would create a new parcel that is approximately three times the size of the typical lot in this historic district.

This request for a land combination in a historic district is not compatible with adjacent residential lot sizes and will not maintain the general residential lot size pattern of the immediate historic district context; however,

churches and schools and small commercial nodes were located in traditional residential neighborhoods to provide services for residents. The Landmarks Commission shall determine if the placement of a church on this block in 1928 affects the general lot pattern of the historic district so that the land combination is compatible with the adjacent lot sizes.

Please review the attached map showing existing adjacent lot configurations.

Based on the submittal materials, the purpose of this land combination is not specifically addressed and it is unclear why the request is necessary.

Staff appreciates the work that the church stewards have undertaken to maintain the historic building; however, the following exterior alterations described in the submission materials must receive Certificates of Appropriateness from the Landmarks Commission before proceeding with the work:

- Roof replacement.
- Window replacement.
- Demolition of the existing garage.
- The current site work occurring on the west side of the church building that was mentioned in the submission materials is also an exterior alteration and should have been submitted for Landmarks Commission review. Staff discussed enlarging the window wells and replacing basement windows with a contractor over a year ago, but no formal submission was made to the Landmarks Commission for Certificates of Appropriateness.

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness for the land combination may not be met and recommends that the Landmarks Commission either deny or refer the request until the applicant can provide additional information related to the intended purpose of the land combination.