



Project Name/Address: 412 Wisconsin Avenue/2 W Gorham Street
Application Type: Certificate of Appropriateness (land division)
Legistar File ID # [40258](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: September 30, 2015

Summary

Project Applicant/Contact: Gary Gorman, Gorman & Company, Inc.
Requested Action: The Applicant is requesting a Certificate of Appropriateness for a land division in a historic district

Background Information

Parcel Location: The subject sites are located in the Mansion Hill 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 property is located in the Mansion Hill historic district. The Applicant is requesting the land division to place each building on an individual lot. This land division will make the lots more compatible with adjacent lot sizes and will create sizes that are more compatible with the general lot size pattern in the historic district.

The submission materials show the building wall of a historic building on the proposed property line which means that wall at the property line must meet building and fire codes. There are ways to address these code issues that include building alterations or no-build easements on the adjacent property. Neither of these solutions are addressed in the submission materials. The submission materials indicate that there are no exterior alterations proposed to the existing buildings. A no-build easement would need to be shown on the Certified Survey Map documents. Any exterior alterations will need a Certificate of Appropriateness from the Landmarks Commission.

Recommendation

Staff has been involved in ongoing discussions with the Applicant and other city agencies to resolve the issues related to this request. At this time, staff recommends referral unless the issues can be resolved before the October 5, 2015 Landmarks Commission meeting. If additional information is provided, staff will provide a revised staff report.

