



Project Name/Address: 315 N Carroll
Application Type: Land division recommendation in the Mansion Hill historic district
Legistar File ID # [36061](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date prepared: November 11, 2014

Summary

Project Applicant/Contact: Hans Justeson
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 Mansion 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 accommodate the approved location of the relocated Steensland House (Lot 2) along West Gorham Street. The size of Lot 2 is more compatible with original lot sizes compared to those more contemporary lot sizes in the adjacent blocks.

Any new development on Lot 1 will require Landmarks Commission review and approval.

Recommendation

Staff recommends that the Landmarks Commission advise the Plan Commission that the proposed land division positively impacts the historic character of the landmark building that will be relocated to the site and that the proposed lot is compatible with original lot sizes and maintains the general historic lot size pattern in the historic district.