

PLANNING DIVISION STAFF REPORT

November 13, 2023

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 2012-2020 Chadbourne Avenue

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

Legistar File ID # [80420](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: November 8, 2023

Summary

Project Applicant/Contact: Eric & Joann Eisenhart

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

Background Information

Parcel Location/Information: The subject property is located in the University Heights 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 is to combine the three lots that comprise the parcel at 2020 Chadbourne Ave and to adjust the lot line between 2020 Chadbourne and 2012 Chadbourne. The new lot for 2020 Chadbourne will be the larger of the two with the historic house on it and the vacant lot at 2012 Chadbourne is smaller, but still of a size that is comparable to other smaller lots in the University Heights historic district. Both of the newly configured lots will meeting Zoning requirements.

The application materials provide details on the locations of the unresolved underlying lot lines at 2020 Chadbourne and have information from the 1942 Sanborn Map. The Sanborn information shows a variety of lot configurations on this and surrounding lots. Both the larger and the smaller lot sizes have similar historic and current precedents on their block and in the surrounding properties. The proposed configuration appears to meet the standards of both replicating the forms of the historic lot development pattern and being compatible with adjacent lot sizes.

A discussion of relevant standards follows:

- (4) Land Divisions and Combinations. The proposed lot configurations appear to be compatible with adjacent lot sizes and to 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.