



Project Name & Address: 654 Williamson Street
Application Type(s): Certificate of Appropriateness for a land combination
Legistar File ID # [77227](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: April 25, 2023

Summary

Project Applicant/Contact: Brandon Cook, John Fontain Realty
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a land combination.

Background Information

Parcel Location/Information: The subject property is in the Third Lake Ridge 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.

- (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 resolve the underlying lot lines to create a single lot. This approval is part of a larger redevelopment of the site. The Landmarks Commission previously approved the demolition of the existing structure and the proposed new construction at its March 6, 2023 meeting. In order for the project to proceed and meet Building Code requirements, the project must resolve the underlying lot lines.

The application materials detail an analysis of the lot sizes of properties in the vicinity. This end of the historic district features larger properties that primarily hosted substantial industrial operations. This proposed lot size is in keeping with the lot size development pattern on this end of the district. Per historic aerials, this property has operated as a single parcel since at least 1968, which is 55 years.

A discussion of relevant standards follows:

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.

- (4) Land Divisions and Combinations. The proposed lot size is compatible with adjacent lot sizes and maintains 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.