PLANNING DIVISION STAFF REPORT

June 8, 2026

PREPARED FOR THE LANDMARKS COMMISSION

Project Name & Address:	**113 Ely Place**
Application Type(s):	Certificate of Approval for land division
Legistar File ID #	93071
Prepared By:	Heather Bailey, Preservation Planner, Planning Division
Date Prepared:	June 4, 2026

Summary

Project Applicant/Contact:	Robert Quintana
Requested Action:	The Applicant is requesting that the Landmarks Commission approve a Certificate of Approval for a land division

Background Information

Parcel Location/Information: The subject property is located within the University Heights local historic district

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROVAL

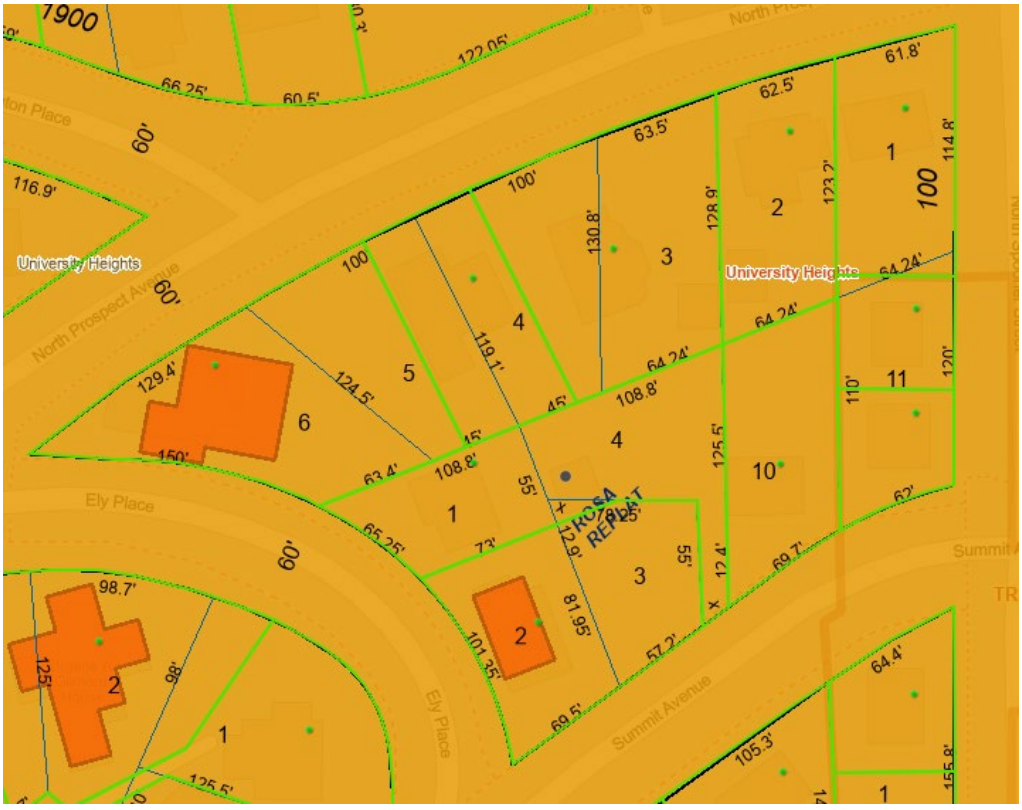
A Certificate of Approval shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

(4) Land Divisions and Combinations. The commission shall approve a Certificate of Approval 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 divide the parcel at 113 Ely Place. The parcel contains two lots of record, but the existing lot lines cross through the garage located on the property. The proposal is to shift the lot line to the east to create an amended configuration. The historic house would remain on the larger of the two lots (7347 SF), in keeping with the lot configuration of this block and the smaller lot (4001 SF) would be vacant, but could potentially be redeveloped for infill housing. Of the properties on this block, they are a mix of larger and small lots with the largest being wide lots. The subject property has a narrower configuration and the new lots would be comparable to the sizes of the other properties, which range from 3288 SF to 12736 SF.

Proposed new lot line shown in red with square footage of all parcels on the block



Map showing platted lot lines (blue) and current parcel lines (green)

Public comments have cited information from the National Register nomination and questions about the development of the vacant lot. For the Landmarks Commission's review, they must address their applicable standards of approval in the historic preservation ordinance.

A discussion of relevant standards follows:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROVAL

A Certificate of Approval 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. While there are designated landmarks on either side of the subject property, this property does not contain a landmark and it is not a landmark site. The proposed configurations are of a comparable size to the other lots on the block and in the district and are compatible with the adjacent lot sizes. The irregular lot configuration of this part of the University Heights historic district included this flagpole lot configuration, which the proposal is maintaining and the shift in lot lines follows the lot development pattern in the historic district, which often created new parcel lines rather than maintaining the platted lot lines.

Recommendation

Staff believes that the standards for granting a Certificate of Approval are met and recommends the Landmarks Commission approve the project as proposed.