



Project Name & Address: 1151 Jenifer Street
Application Type(s): Certificate of Approval for land division
Legistar File ID # [92801](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: April 30, 2026

Summary

Project Applicant/Contact: Samuel Glavin
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 Third Lake Ridge 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 66'-wide lot. The corner property currently has a historic house on the western side of the property and a large side yard on the eastern side, which is on the street corner. Looking at historic maps and the current configuration of properties in this part of the Third Lake Ridge local historic district, most of the residential properties in the vicinity are on 33'-wide lots. The other corners at this intersection all have small lots with houses on them. There is no specific reason why a second house was never constructed at this corner or the property divided as most of the other properties in the vicinity did over time.

A discussion of relevant standards follows:

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- (4) Land Divisions and Combinations.
The proposed lot size will allow for Zoning compliant lot sizes and setbacks for the existing historic house, is compatible with adjacent lot sizes, and the division follows the general lot size pattern of the historic district.

Recommendation

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