



**Project Name & Address:** 711-719 Jenifer

**Application Type(s):** Certificate of Appropriateness for land division in a historic district (PUBLIC HEARING)

**Legistar File ID #** [43525](#)

**Prepared By:** Amy L. Scanlon, Preservation Planner

**Date Prepared:** September 13, 2016

## Background Information

**Project Applicant/Contact:** Paul Spetz, Isthmus Surveying

**Parcel Location/Information:** The property is located on Jenifer Street in the Third Lake Ridge 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 Landmarks Commission reviewed the land division request at their meeting of August 22, 2016. After public testimony and review of the Ordinance standards, the Commission referred their action on the land division request to a future meeting. The referral was made to allow the property owner time to revise the request so that the residential property could maintain access to the lake and therefore also maintain the historic patterning of lots on the south side of Jenifer Street in the historic district.

The Elks intend to divide their existing lot to make two lots. One lot would contain all of the improvements related to the Elk's Lodge and the other lot would contain the historic residence. The Elks revised the lot being created for the historic residence so that it has a portion that extends to the lake. The property line was drawn to allow exterior improvements of the Elks Lodge to remain in place. This configuration is similar to other adjacent residential lots and maintains the patterning of lots on the south side of Jenifer Street in the historic district.



Third Lake Ridge historic district map showing the approximate location of the proposed property line at 719 Jenifer related to the existing context of lot size patterns.

**Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for the land division are met and recommends that the Landmarks Commission approve the Certificate of Appropriateness.