



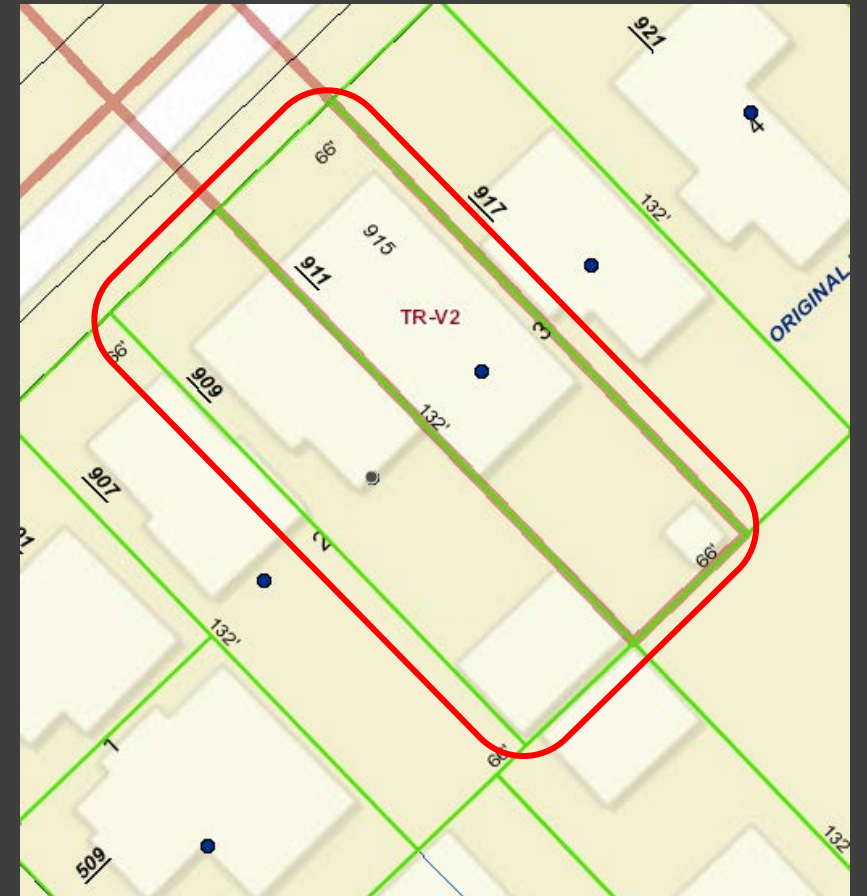
Certificate of Appropriateness for 909-915 Jenifer

May 4, 2020



Proposed Work

- Combination of the lot for 909 Jenifer and the lot for 911-915 Jenifer to create a single parcel

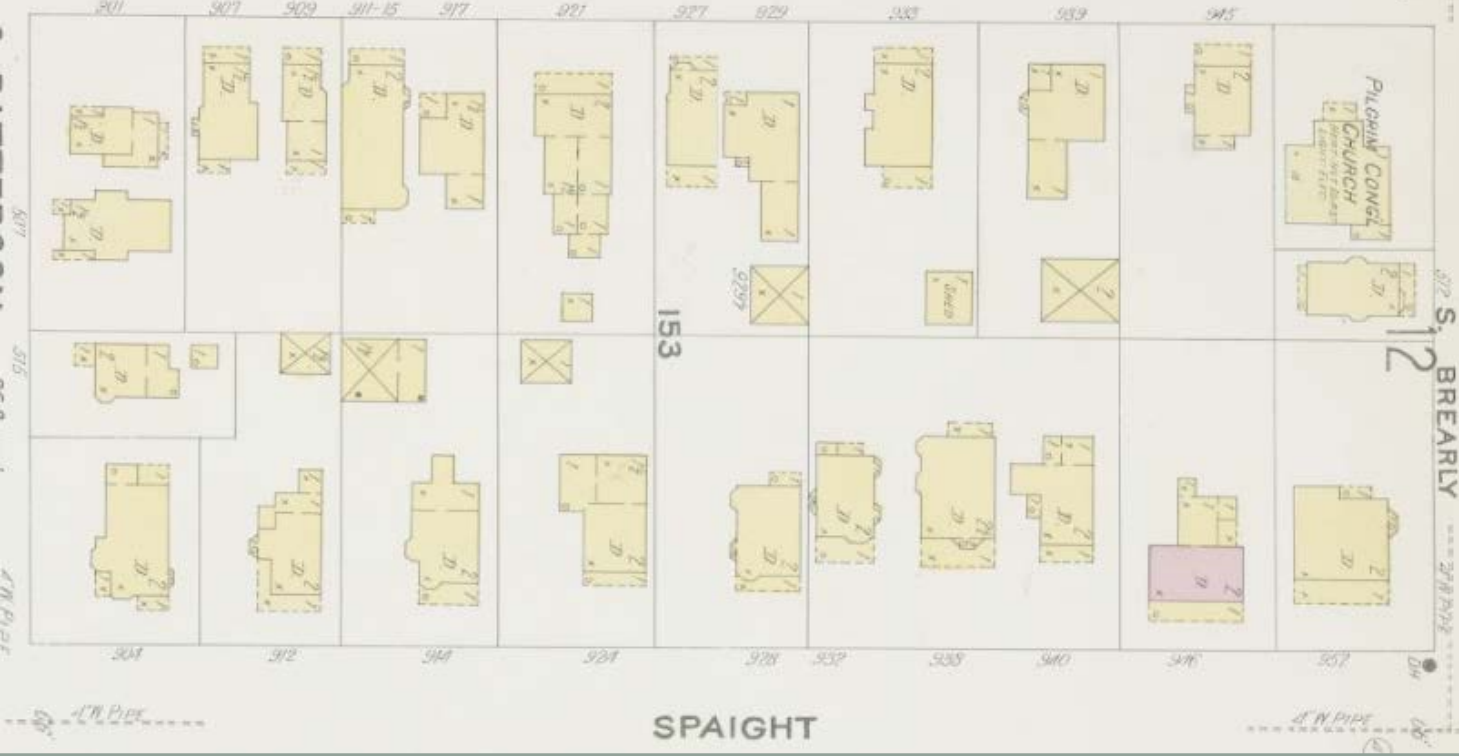


History of the Property

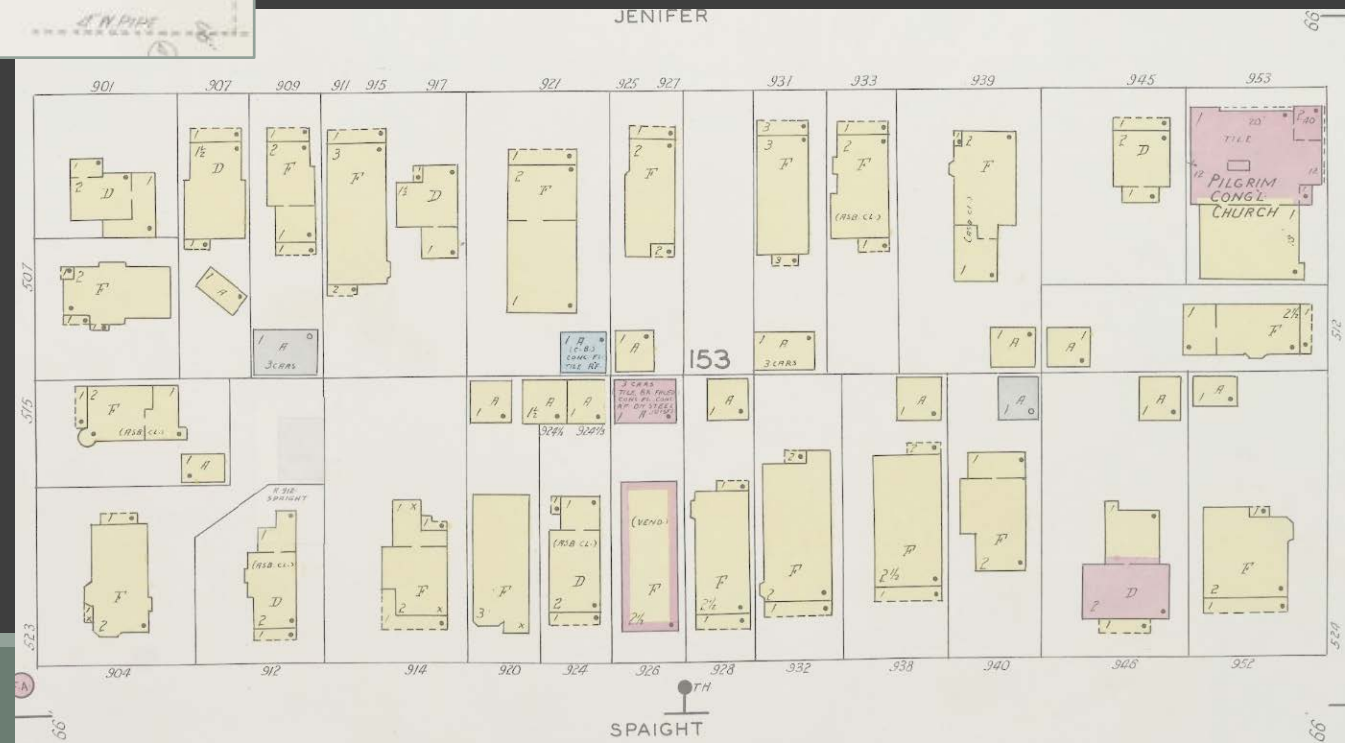
- Block originally had mostly double parcels, which typically evolved to have two principal structures
- Lots divided and combined in different configurations over time
- Originally each lot was a part of separate double-wide parcels



1908 Sanborn Map



1950 Sanborn Map





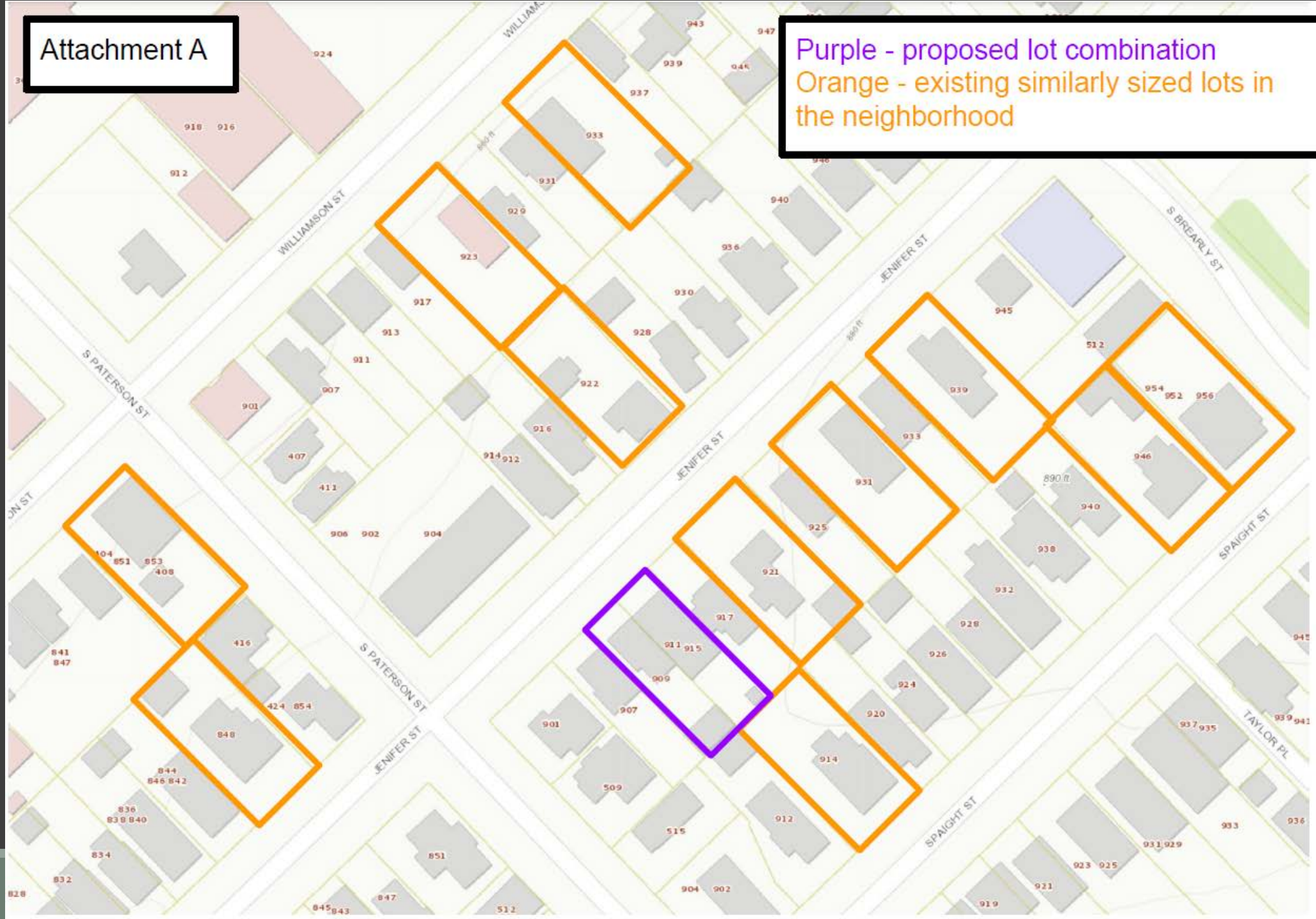
1908 Sanborn Map



1950 Sanborn Map

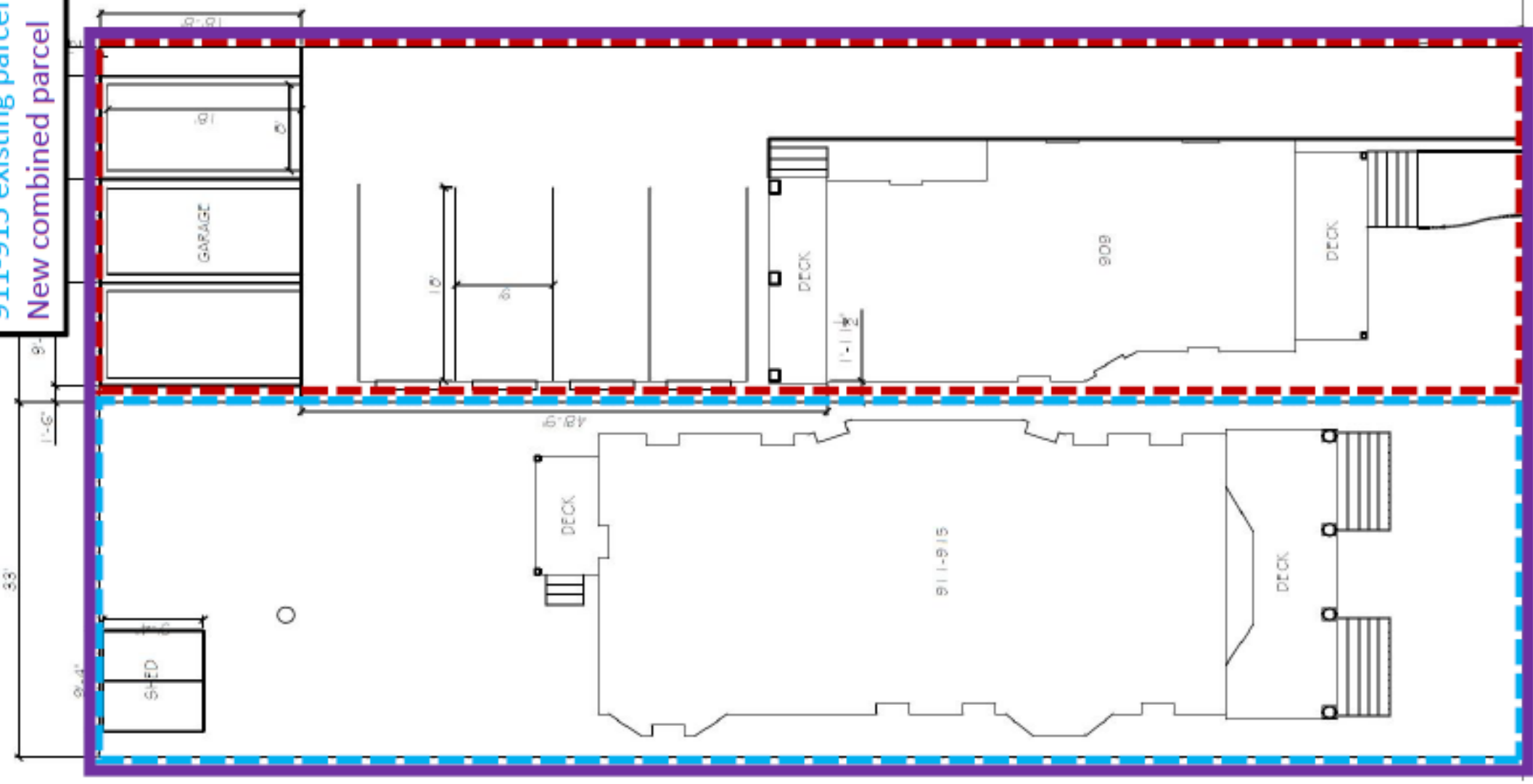
Attachment A

Purple - proposed lot combination
Orange - existing similarly sized lots in the neighborhood



Attachment C

909 existing parcel
911-915 existing parcel
New combined parcel



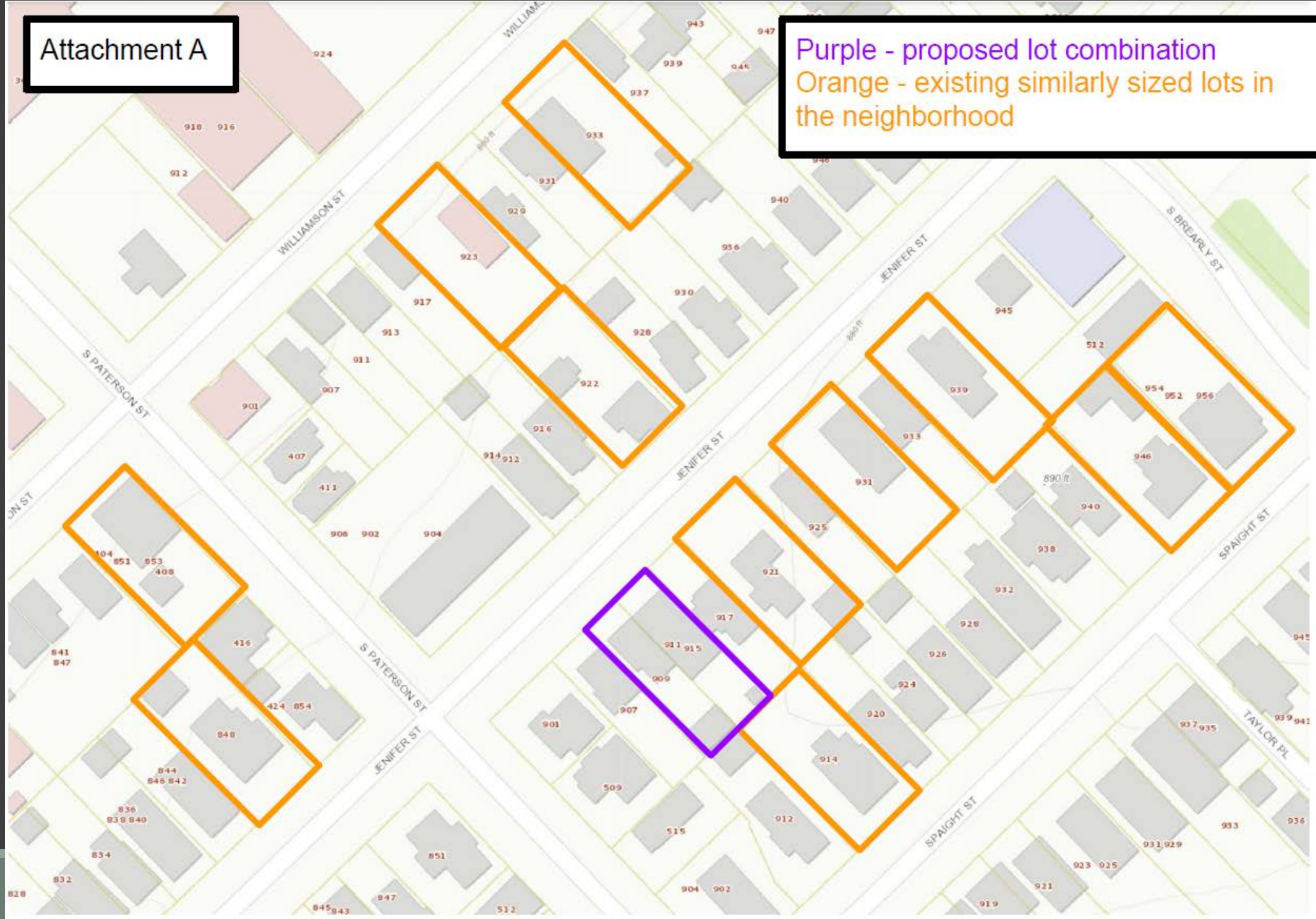
Applicable Standards

- 41.18(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**.



Attachment A

Purple - proposed lot combination
Orange - existing similarly sized lots in the neighborhood



Staff Recommendation

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

