



**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:** July 10, 2016

### Background Information

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

**Parcel Location/Information:** The property is located along Williamson and Jenifer Streets 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 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 lot being created for the historic residence is approximately 4000 square feet and has narrow frontage at the street with a depth that extends toward Lake Monona. This configuration is similar to other adjacent residential lots and maintains the general lot size pattern of the historic district.



Third Lake Ridge historic district map showing the proposed lot at 719 Jenifer in 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.