

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 1311 Jenifer Street

Alder District: 6

## 2. PROJECT

Project Title/Description: Garage demolition and replacement with attached storage room

This is an application for: (check all that apply)

- ☒ **New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):**
- ☐ Mansion Hill ☒ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):**
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☒ **Demolition**
- ☐ **Development adjacent to a Designated Landmark**
- ☐ **Variance from the Historic Preservation Ordinance (Chapter 41)**
- ☐ **Landmark Nomination/Rescission or Historic District Nomination/Amendment**  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ **Informational Presentation**
- ☐ **Other (specify):**

Legistar #:

DATE STAMP

**RECEIVED**

8/26/22  
2:33 pm

DPCED USE ONLY

## 3. APPLICANT

Applicant's Name: Valerie Kozel

Company: \_\_\_\_\_

Address: 1311 Jenifer St, Madison WI 53703

Street

City

State

Zip

Telephone: (703) 300-1903

Email: valerie.kozel@gmail.com

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_

Street

City

State

Zip

Property Owner's Signature: \_\_\_\_\_

Date: Aug 25, 2022

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

**Letter of Intent**  
**Landmarks Commission, Madison WI**

August 25, 2022

**1311 Jenifer: Proposal for garage demolition and replacement one-car garage with attached storage room/potting shed**

The property at 1311 Jenifer St was built in 1887 and in historic documents is referred to as the August Van Etten House (after its first owners). The property has had many owners over the years who have made numerous additions and upgrades. These improvements have contributed to keeping the house in good working order while still retaining its historic feel.

**Proposed Project:** We propose the demolish the existing garage and to replace it with a one-car garage with an attached storage room/potting shed on the back.

**Existing Conditions:** The property has a shared driveway with a one-car garage located behind the house on the right-hand-side. Below are pictures of the front of the house, moving progressively down the shared driveway to the garage in the rear.

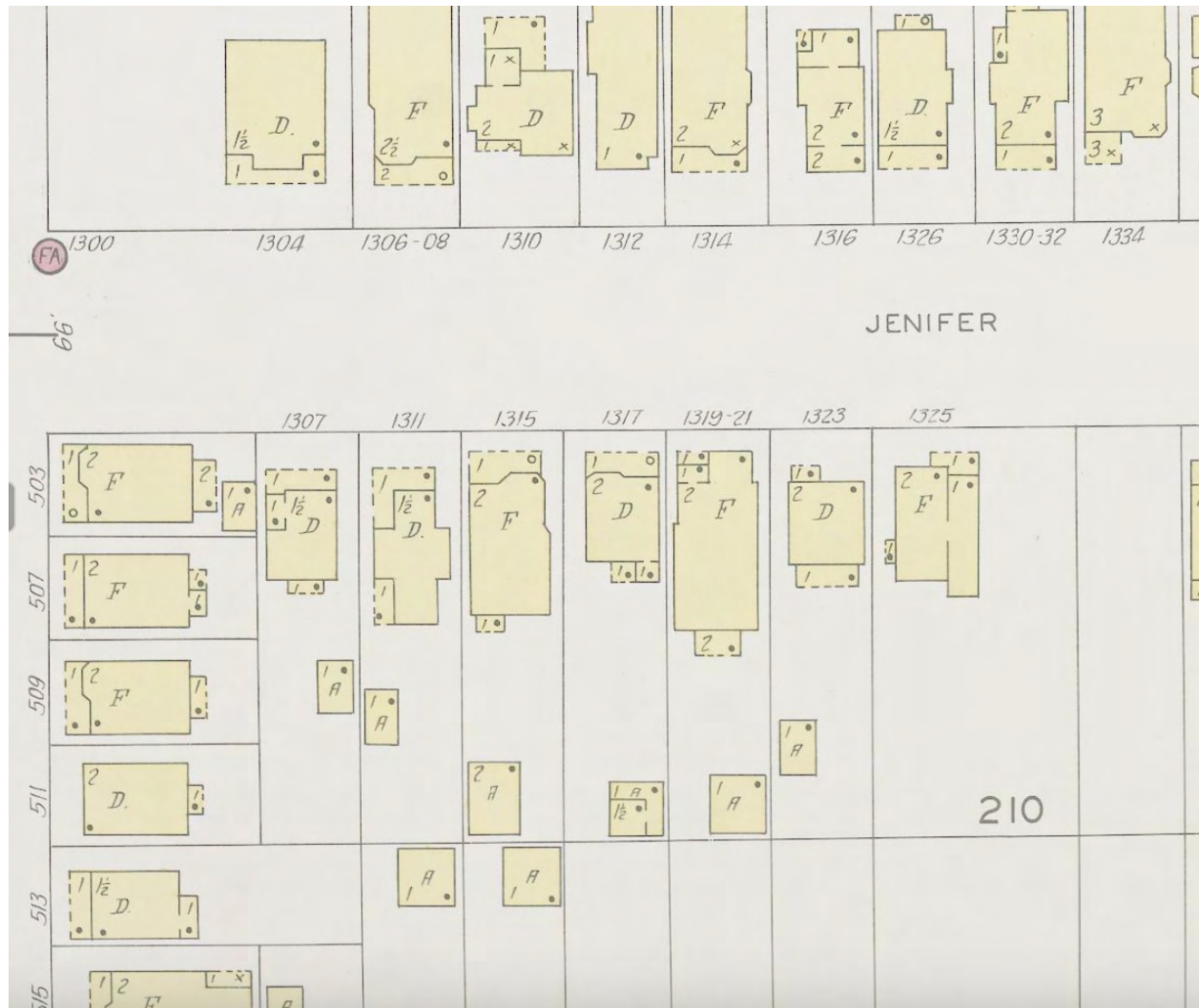






The garage is not original to the property. It was not on the lot in 1908, but was built by 1942 (according to the 1908 and 1942 Sandborn maps)—see Exhibit A.

**Exhibit A: 1311 Jenifer and surrounding properties in 1942**



Madison, Dane County: Sanborn Fire Insurance Map 1942: extract from image 79

The original garage had a dirt floor. A concrete floor was poured at some later date, and efforts made by various owners over the years to prevent erosion (the lot is on a gradual and eroding slope), shore up and fill gaps in the (deteriorating) foundation, and prevent rodents from entering. However, areas of wood siding that are in contact with the ground have rotted, the foundation is in poor repair; and the driveway and yard are not graded properly—all resulting in a deteriorating structure, accompanied by frequent standing water and water damage.





**Comparable Historic Resources within 200 Ft:** Below are photos of several garages within 200 feet—constructed variously of vinyl siding (rear), cement block, and hardboard.. All are old and in poor repair, and none are structures I would choose to emulate.



However, the proposed design is very similar to several other one-car, carriage house style garages in the neighborhood. E.g. a one-car garage was recently constructed at 1254 Rutledge St. It uses composite siding (similar to what we propose) and has a similar garage door.



1254 Rutledge, newly built, composite siding, steel garage door

## **Proposed New Garage with Attached Storage Room**

Architectural drawings for the new one-car garage and attached storage room/potting shed are attached as Exhibit B. The drawings were prepared by **JD Designs** and the new garage will be constructed by **Achten Building Solutions**, a local firm in Madison.

The proposed design aims to imitate the massing and finish elements of the existing main house. The proposed new garage will have an area of approximately 275 square feet, which is approximately seventy square feet larger than the existing garage. The attached extra storage room that will add an additional 108 square feet.

The new garage walls will stand one foot taller than the existing at nine feet. The roof pitch for the new garage will be increased from a six pitch to an eight pitch to more closely resemble the roof pitch on the existing main house. The proposed new garage will be finished with composite siding and trim materials (LP Smartside or equal) to match the existing house--specifically, clapboard siding boards, 5-1/2x 3/8' smooth. The garage will be painted using the same color palate as the existing house. The composite siding materials are a wood analog that aim achieve all the aesthetic qualities of wood but exceed wood in performance and reduces required maintenance and repair.

Fittings for the garage include (1) an AMARR Hillcrest carriage house steel garage door (photo attached), (2) a therma tru Smooth-star fiberglass door without windows (photo attached).

Fittings for the storage room include (1) a Therma Tru smooth-star fiberglass door with a half window (photo attached), (2) Alliance casement windows (brochure attached), and (3) 4 skylights that open to allow air to circulate.

The (south facing) additional room will be used by the owner as a storage area and 3-season greenhouse. Thus the aim is to maximize window area and natural light.

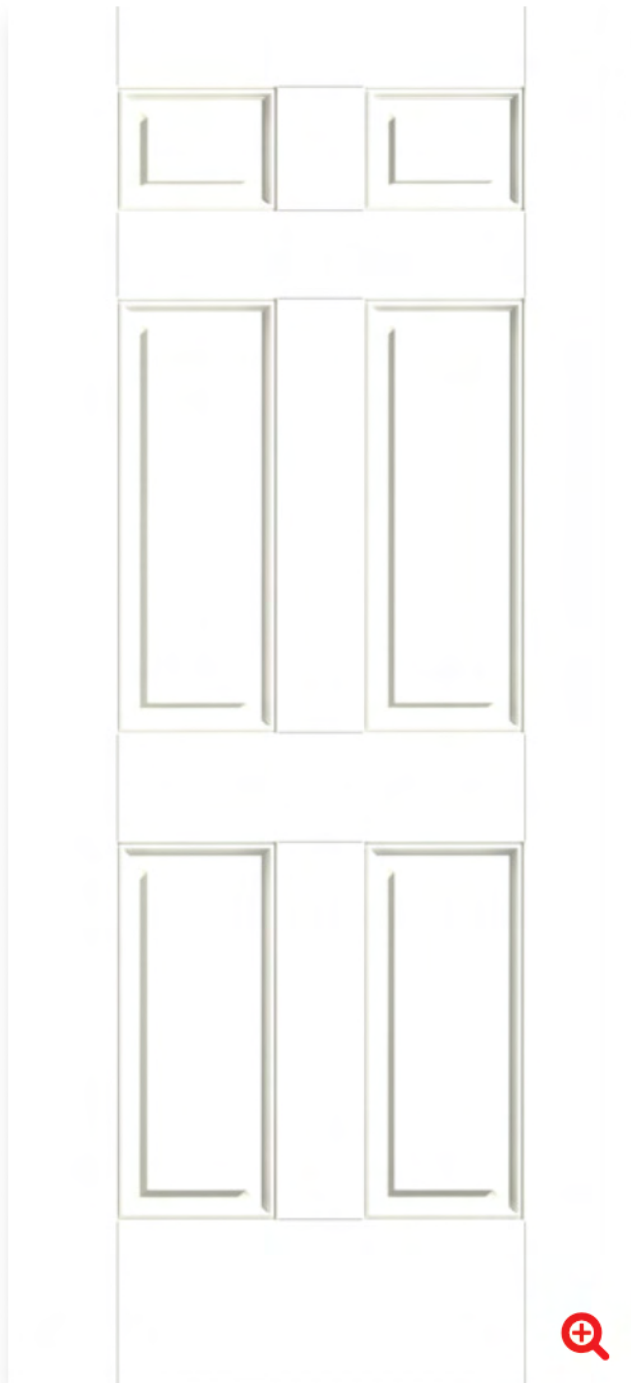
The storage room at the back of the garage will not be visible from the street.



## Fittings



AMARR Hillcrest carriage house steel garage door



Front side door: Therma Tru Smooth-star fiberglass door (SSF160)



Rear door to storage room: Therma Tru Smooth-Star fiberglass door (S2200XJ)



# KOZEL GARAGE REBUILD

ARCHITECTURAL SHEETS	
Sheet Number	Sheet Name
A121	GARAGE PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
D901	GARAGE ISOMETRICS
D902	GARAGE ISOMETRIC
D903	STREET VIEW



JD Design  
415 Prairie Way Blvd.  
Verona, WI 53593

608 520 8289  
Jack.JDDesign@gmail.com

THESE DRAWINGS ARE FOR BIDDING AND CONSTRUCTION PURPOSES ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE WORK PERFORMED AND THE ACCURACY AND PERFORMANCE THEREIN

Contracting By:  
Achten Building Solutions  
(608) 712-5938

1517 Brynwood Dr,  
Madison, WI 53716

KOZEL GARAGE  
REBUILD

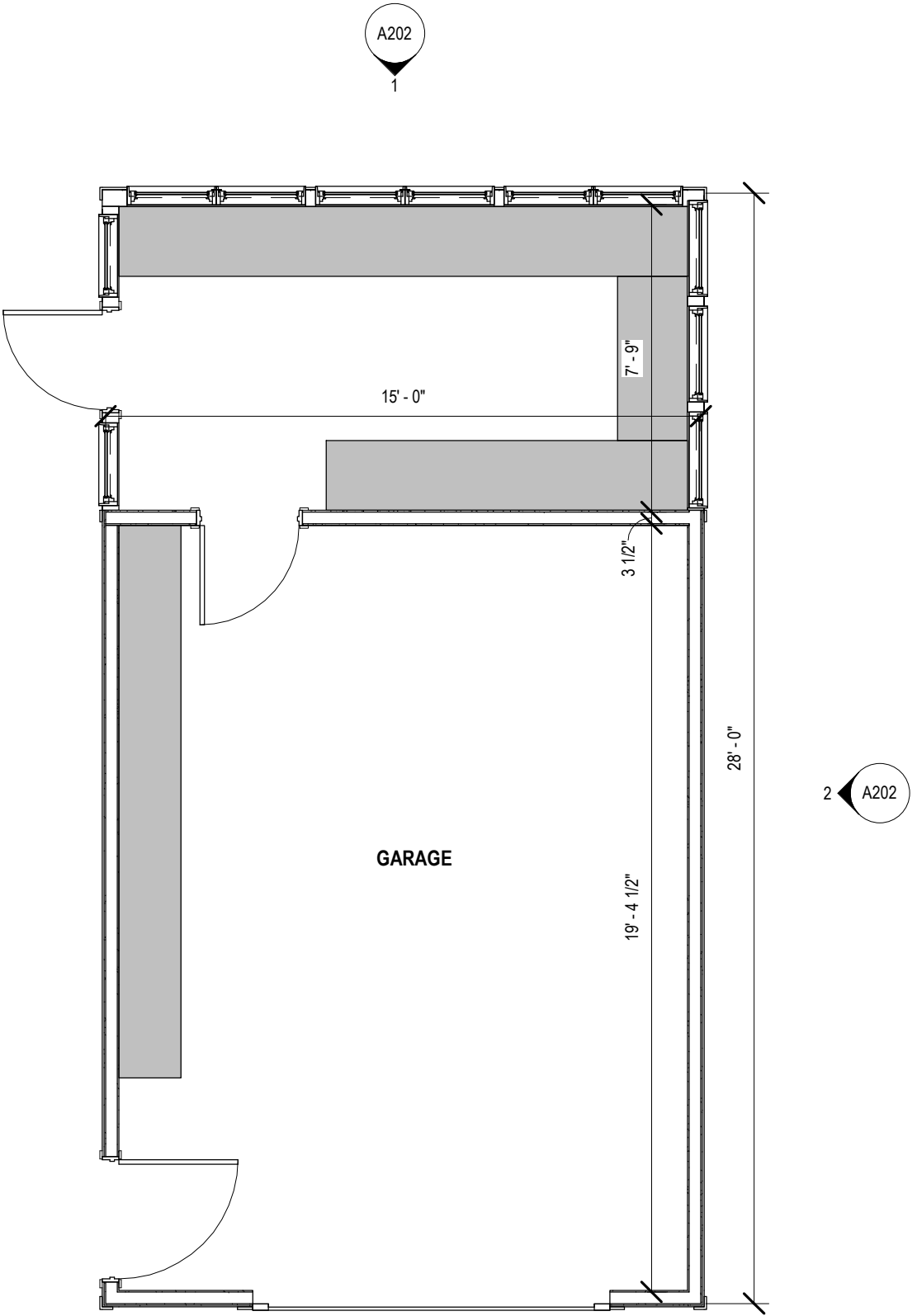
1311 JENIFER STREET,  
MADISON WISCONSIN

1	DESIGN REVIEW	TBD
	Description	Date
Document Release		

Scale:

Sheet Name  
**COVER SHEET**

Sheet Number  
**G001**



J D D E S I G N

JD Design 608 520 8289  
415 Prairie Way Blvd. Jack.JDDesign  
Verona, WI 53593 @gmail.com

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**Contracting By:**  
Achten Building Solutions 1517 Brynwood Dr,  
(608) 712-5938 Madison, WI 53716

# KOZEL GARAGE REBUILD

1311 JENIFER STREET,  
MADISON WISCONSIN

1	DESIGN REVIEW	TBD	Date
	No.	Description	Document Release

Scale: 1/4" = 1'-0"

Sheet Name

**GARAGE  
PLAN**

Sheet Number

**A121**

**KOZEL GARAGE  
REBUILD**  
**1311 JENIFER STREET,  
MADISON WISCONSIN**

1	DESIGN REVIEW	Description	TBD	Date	Document Release

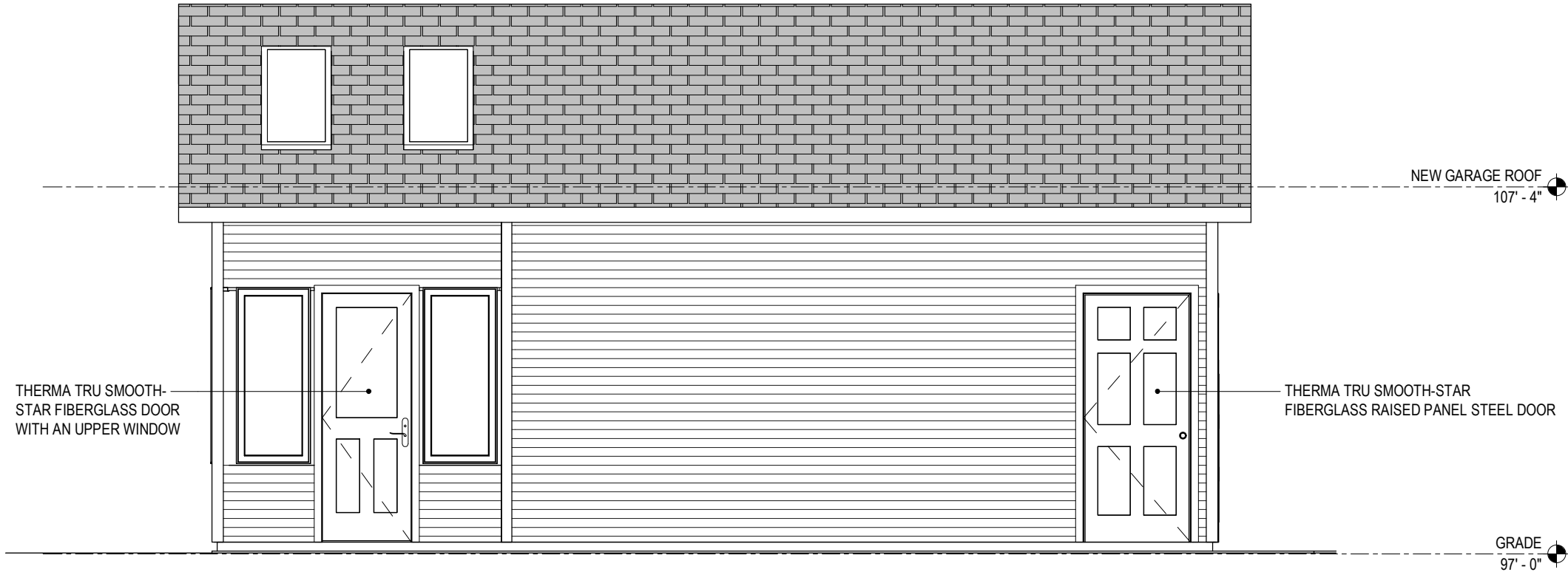
Scale: **1/4" = 1'-0"**

Sheet Name

**EXTERIOR  
ELEVATIONS**

Sheet Number

**A201**



**2 NORTH-EAST ELEVATION**

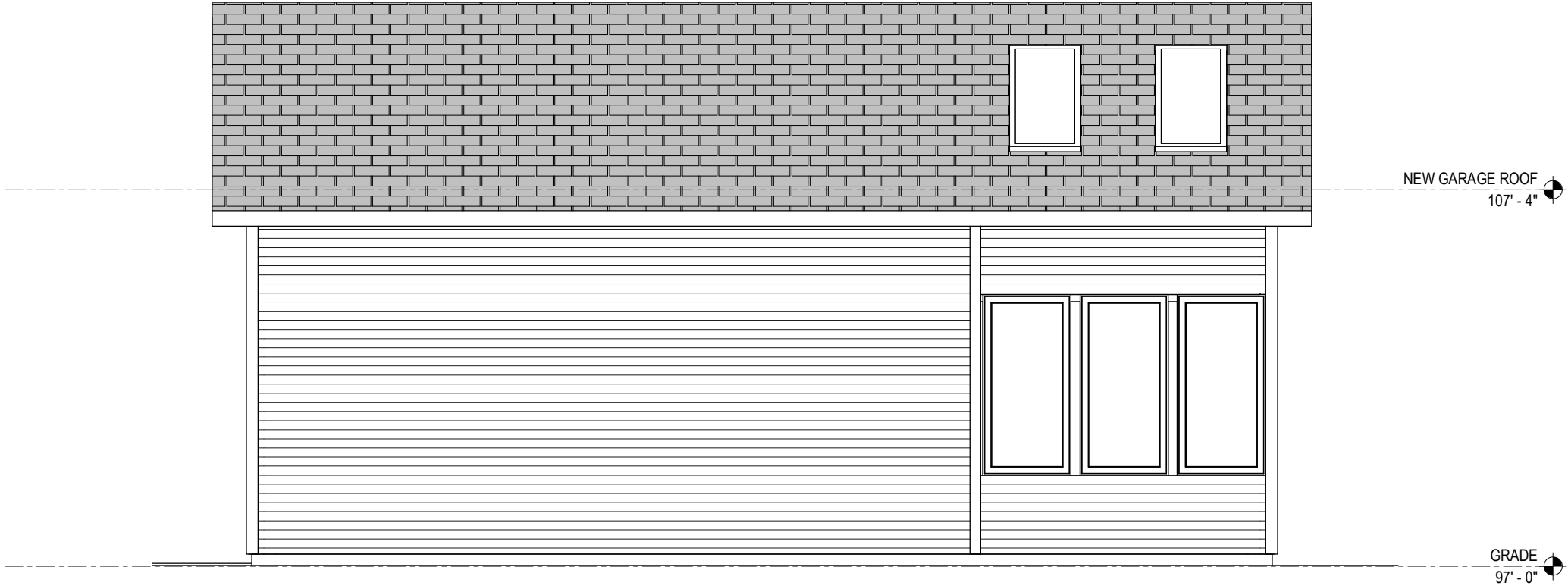
SCALE: 1/4" = 1'-0"



**1 NORTH-WEST ELEVATION**

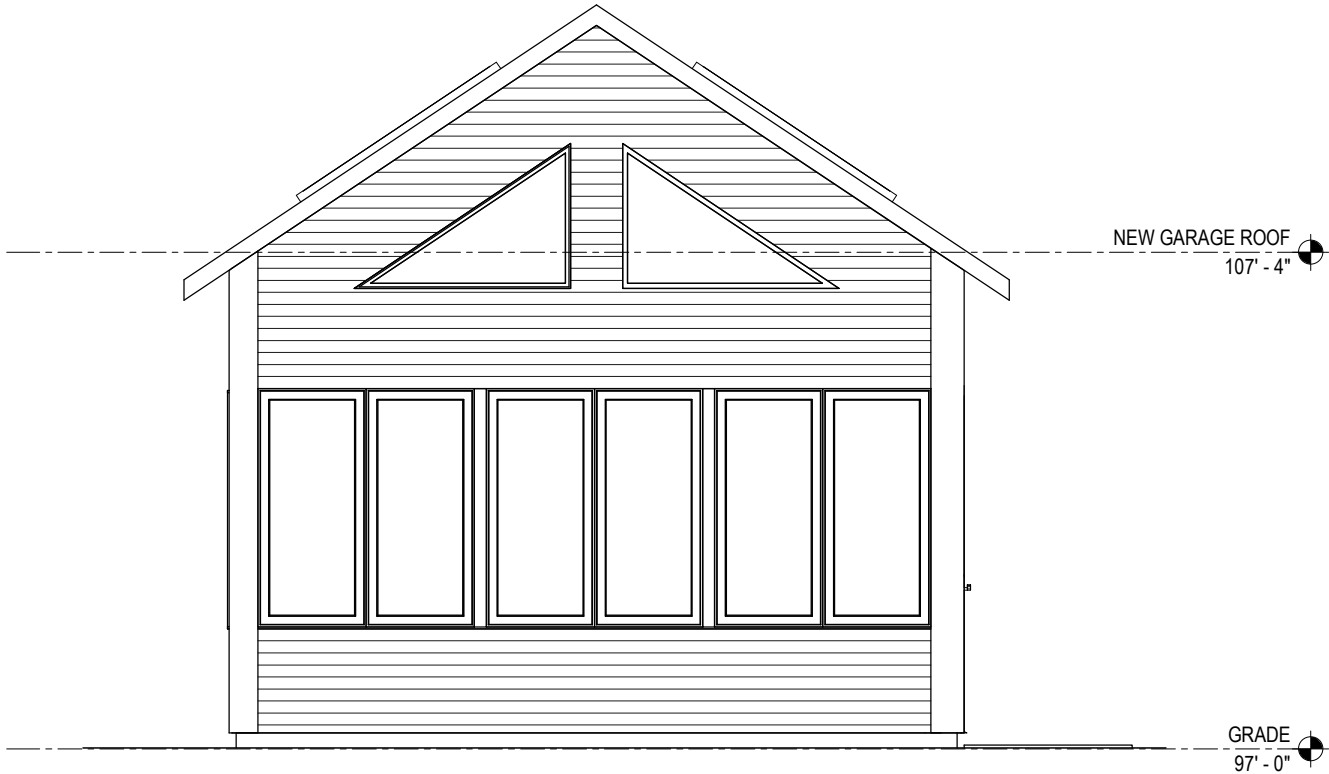
SCALE: 1/4" = 1'-0"





2 SOUTH-WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 SOUTH-EAST ELEVATION

SCALE: 1/4" = 1'-0"



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Contracting By:  
Achten Building Solutions 1517 Brynwood Dr,  
(608) 712-5938 Madison, WI 53716

KOZIEL GARAGE  
REBUILD  
1311 JENIFER STREET,  
MADISON WISCONSIN

1	DESIGN REVIEW	TBD
No.	Description	Date
Document Release		

Scale: 1/4" = 1'-0"

Sheet Name

EXTERIOR  
ELEVATIONS

Sheet Number

A202



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415 Prairie Way Blvd. Jack.JDDesign  
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Contracting By:  
Achten Building Solutions 1517 Brynwood Dr,  
(608) 712-5938 Madison, WI 53716

**KOZEL GARAGE  
REBUILD**  
**1311 JENIFER STREET,  
MADISON WISCONSIN**

1	DESIGN REVIEW	TBD
No.	Description	Date
Document Release		

Scale:  
Sheet Name  
**GARAGE  
ISOMETRICS**  
Sheet Number  
**D901**



JD Design  
415 Prairie Way Blvd.  
Verona, WI 53593

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Jack.JDDesign@gmail.com

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Contracting By:  
Achten Building Solutions  
(608) 712-5938

1517 Brynwood Dr,  
Madison, WI 53716

KOZEL GARAGE  
REBUILD

1311 JENIFER STREET,  
MADISON WISCONSIN



1	DESIGN REVIEW		TBD
	No.	Description	Date
Document Release			

Scale:

Sheet Name

GARAGE  
ISOMETRIC

Sheet Number

D902



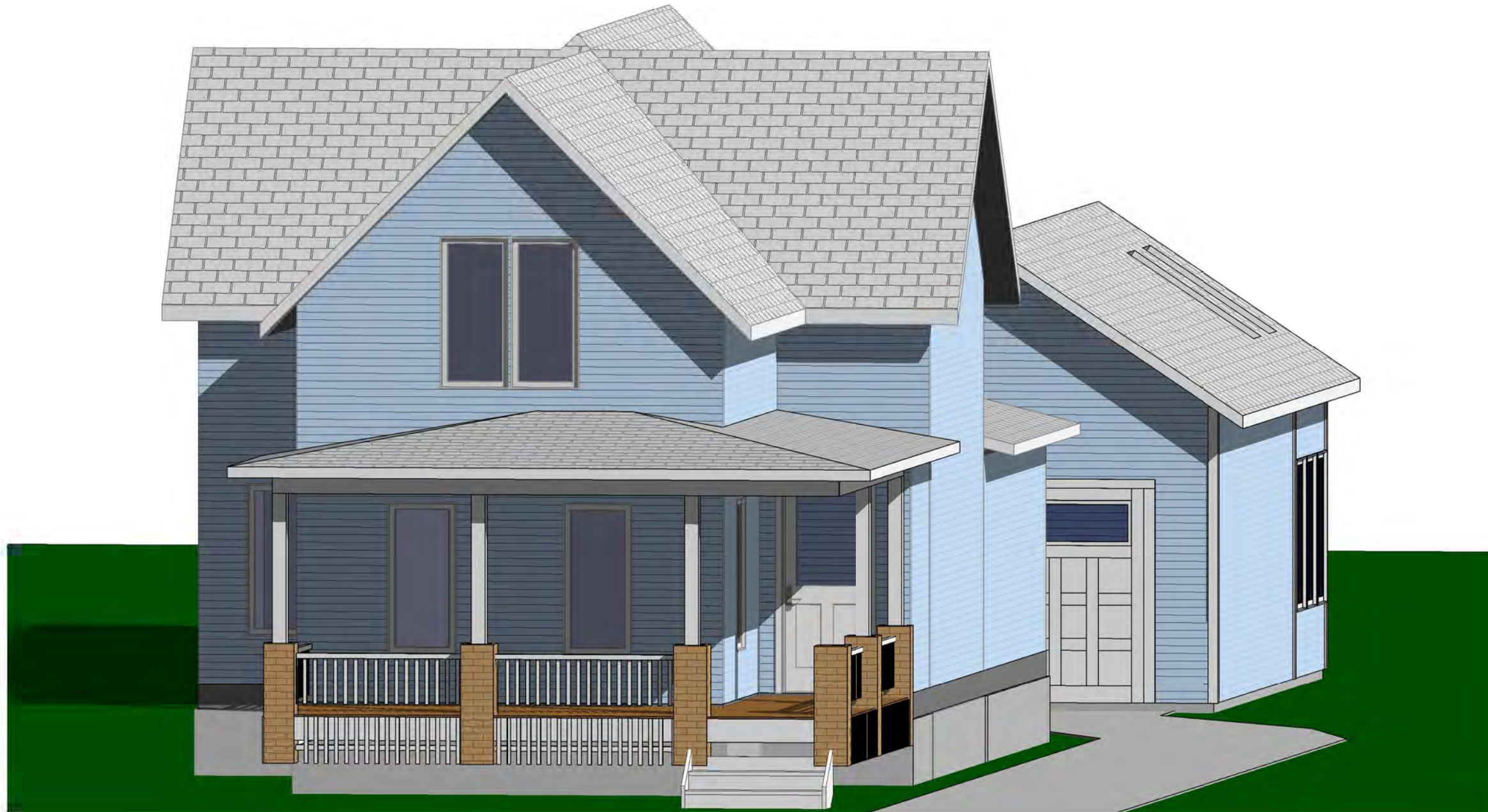
**KOZEL GARAGE  
REBUILD**  
**1311 JENIFER STREET,  
MADISON WISCONSIN**

1	DESIGN REVIEW	TBD
No.	Description	Date
Document Release		

Scale:

Sheet Name  
**STREET VIEW**

Sheet Number  
**D903**







More Than A Window.™

*Appealing Views*



# *Ideal Complement —*

## **New Windows: Improving Your Lifestyle**

The *Belmont* series from Alliance Window Systems<sup>®</sup> offers the features and benefits usually found only on the most expensive windows ... at an exceptional value. Created with meticulous engineering and efficient manufacturing technology, the *Belmont* series makes replacing those old drafty windows an easy choice.

Remodeling your home? Your options are open with the *Belmont* series. Select from double- or single-hung, twin or single vent slider, picture windows or casements. No matter what your home's styling and décor, Alliance Window Systems' *Belmont* series has a style that will harmonize beautifully.

*The*  
**BELMONT**

With *Belmont*, you receive beauty and brains. Your windows will be thermally efficient, and easy to clean and operate. Designed with a balance system that never needs adjustment, our windows are maintenance free. And, they are backed by one of the industry's strongest warranties – our exclusive Assurance Plus<sup>®</sup> warranty.



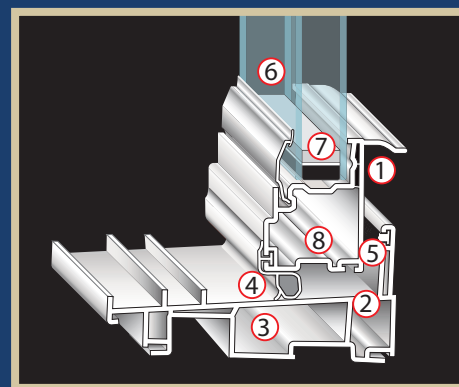


## Double-Hung Features

Non-corrosive hardware includes a lifetime of trouble-free performance, no matter what the environment.

- (1) Cam Lock action draws sashes closer together for positive lock
- (2) Interlocking Meeting Rail: Integral interlock provides additional security

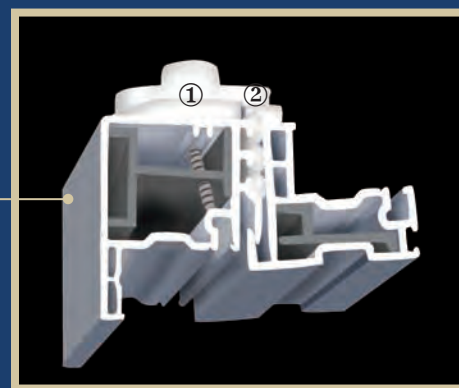
## Anatomy of Efficiency



Energy efficient Belmont windows provide an effective barrier to any weather condition.

- (1) Dual hollows at lift rail add strength and insulation
- (2) Heavy walled PVC framing acts as a natural insulator
- (3) Dead air spaces within the frame and sash profiles further resist energy flow
- (4) Closed cell compression seal at sloped sill resists air and water penetration
- (5) Fin seal weather stripping at sill reduces air infiltration even more
- (6) 3/4" Insulating glass provides optimal energy efficiency
- (7) "Warm edge" low conductance spacer resists energy flow through the edge of glass
- (8) Water management grooves channel moisture away from insulated glass sealant

## Double-Hung Features



*for your home.*



# Style That Fits –

## Slider Features

- Two sets of double-wheeled brass rollers transfer weight of glass directly to frame reducing stress on sash members
- Rollers glide on integral track system allowing for effortless fingertip operation
- Both sashes lift out for easy cleaning
- Independent weep chambers on frame assure effective water run-off

*The*  
**BELMONT**

*You'll love our windows for all of the things they bring into your home – and for all the things they keep out.*

## Casement Features

- Sash opens completely, so windows can be cleaned easily from inside your home
- All components are corrosion resistant, providing years of trouble-free performance
- Multi-Point Locking System locks sash at multiple points – for utmost security
- Three layers of weather stripping assure effective barrier to air and water penetration
- Top rated hardware system allows even the largest casements to be effortlessly and smoothly operated





## Casement Profile



- (1) Multi-point lock
- (2) Heavy-wall reinforced construction: Allows for slim-line look while insuring maximum strength and durability
- (3) Low profile curved lock: Lies flat, out of the way of window treatments
- (4) Low torque operator: Crank requires 33% less operating force; fold-down handle available



The Belmont has a unique profile sash and narrow frame to allow maximum exposed glass area.

*into your home.*



## *Single-Hung*



## *Single Slider*



### *Belmont Single-Hung and Single Slider*

- High-quality
- Energy efficient
- Economically priced

*Livingston –  
AWA's "green"  
spokesperson*



### *Committed to Being Green*

The American Window Alliance sees building green as the future, not a fad. We are developing earth-conscious solutions in our products with proven environmentally-friendly materials and practices. With our commitment to environmental leadership and innovation through experience, technology and superior craftsmanship, the AWA is proud to help in the building of a greener world – one window at a time.

### **InnovativE**<sup>®</sup> ENERGY MANAGEMENT SYSTEM

#### *Did You Know...*

Each 0.01 U-value improvement in windows can save up to 400 lbs. of CO<sub>2</sub> per home in a year. The AWA's InnovativE<sup>®</sup> glass package can improve total U-value by up to 0.03!

Windows that last 20 years can save up to 16 tons of CO<sub>2</sub> production in an average home. Additionally, all of our window components are recyclable.

It takes three full-grown trees one year to absorb one ton of CO<sub>2</sub> (a typical home). The AWA's InnovativE<sup>®</sup> glass package saves 1,200 lb. to 1,600 lb. of CO<sub>2</sub> produced in an average home.

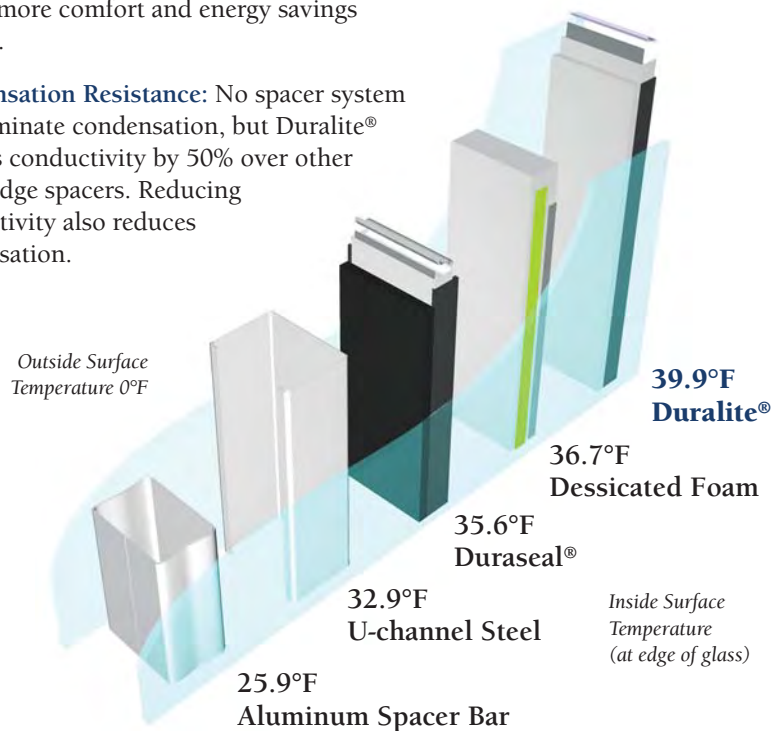




## Spacer Performance

Duralite® spacers are the best spacers in comparison testing with other commonly used insulated glass systems. Duralite® spacers yield a lower window U-value – up to 0.03 over other less efficient systems. And that means more comfort and energy savings for you.

**Condensation Resistance:** No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.



Window Features	Poor Solution	Average Solution	The Belmont Solution
Interlocking Sash	No weather stripping or interlock at meeting rail	Weather stripping at meeting rail, no interlock	Weather stripped interlocking sashes
Glass Package	Single glazed, possibly with storm windows	1/2" Clear insulating glass, inefficient metal spacer	3/4" InnovativE LowE warm edge non-conductive spacer
Locks/Keepers	Single "sweep arm," lock keeper is part of frame	Pop-riveted "sweep arm" lock, keeper attached to rail	Screwed-in "Cam-Action" lock, keeper screwed to rail
Frame/Sash Material	Screwed together wood or aluminum	Screwed together vinyl or clad wood	Fusion-welded vinyl for maximum strength and integrity
Vent Latch	None	Single "pry out"	Double "toggle out" (has passed AAMA Forced Entry Resistance Test)
Warranty	None or limited	20 years, for parts only	Lifetime, with initial coverage for labor
Glass Spacer	None	Heat conductive metal	Duralite® composite

## Engineering and Design



The craft of window design is the union of experience with technology.

## Easy Operation and Cleaning



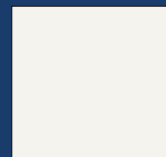
Window cleaning is simplified with tilt-in upper and lower sashes.

## Accessories

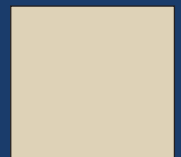
Select from many popular options to further enhance the appearance of your windows. Choices include Colonial or brass grids that fit securely within the insulating glass space, special designer glass and obscure glass.

Accessory offerings vary among Alliance members based on geographical demands. Please check with your regional Alliance manufacturer for details.

## Standard Extruded Colors



White



Tan

Additional colors and exterior finishes are offered by many Alliance members. Please contact your local Alliance manufacturer for color availability.





## *Lifetime Warranty*

Alliance is not just our name. It also accurately describes our approach to doing business, and it's why we can provide such an exceptional warranty on every window we offer for your consideration. A proud, independent regional fabricator of excellent experience and reputation meticulously crafts each of our windows. By linking these carefully selected and exceptional fabricators into a national network, or alliance, we are able to be so confident of the quality that is designed and built into our windows; we can back our entire product line with an unsurpassed warranty.

Of course, other window companies may also say they offer a warranty, but we urge you to carefully read their fine print. They may, for example, guarantee the vinyl extrusion, but what about all the moving parts or the insulated glass? The Alliance Assurance Plus® Limited Lifetime Warranty covers it all – for life! Even more remarkable, if a factory defect needs repair within the first five years, we will even provide the labor required.

Many windows leave you wide open to unpleasant surprises. Select a window from Alliance Window Systems® and you'll know it's backed by a warranty second to none.



More Than A Window.

[www.alliancewindows.com](http://www.alliancewindows.com)



Look for the  
ENERGY STAR  
label on qualified  
products.