

# 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 ST, MADISON WI Aldermanic District: 6

## 2. PROJECT

Project Title/Description: PROPOSAL FOR FRONT PORCH & IMPROVEMENTS TO 1311 JENIFER ST

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

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

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

## 3. APPLICANT

Applicant's Name: Valerie Kozel Company: \_\_\_\_\_  
Address: 1311 Jenifer St Madison WI 53703  
Street City State Zip  
Telephone: (703) 300-1903 Email: VSKOZEL@gmail.com  
Property Owner (if not applicant): (APPLICANT)  
Address: \_\_\_\_\_  
Street City State Zip  
Property Owner's Signature: [Signature] Date: May 11, 2020

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 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. 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/2019-LCMeetingScheduleDates.pdf>

Letter of Intent  
Landmarks Commission, Madison WI

May 11, 2020

**Proposal for front porch and improvements to 1311 Jenifer St**

I purchased the property at 1311 Jenifer St in December, 2019. This is what the property looks like today:





According to my research at the Wisconsin Historical Society, the house was built in 1887 and referred to as the August Van Etten House (after its first owners). The house has had many owners over the years, and numerous additions and upgrades have been made, including but not limited to: a 2-story addition in the back, several renovations to the kitchen, moving the bathroom, renovations to the upstairs including new (Marvin double-hung) window replacements in the front and back, rebuilt central stairs, and all new wiring. These improvements have helped to keep the property in good operating condition while still retaining the historic feel of the house.

We currently propose to (1) add a one-story porch to the front of the house and (2) replace inserts in 5 of the downstairs windows.

1311 Jenifer is in Madison's Third Lake Ridge Historic District—zoned HIS-TL. Based on discussions with the city's preservation planner, Heather Bailey, I understand that these improvements require approval of the Landmarks Commission.

The city's preservation planner, has been very helpful in providing advice on what is feasible and what I should aim for in terms of design. At her suggestion, I spent time at the Wisconsin Historical Society researching the history of the house and looking for old photographs of the house as well as surrounding properties. Drawing on these, I am working with Jack Donahue from JD Design on the design of the front porch.

### **1. Proposed One-Story Front Porch**

According to 1908 Sanborn maps, the house had a one-story front porch when it was built (Exhibit A). However I was not able to find any photos of the house with a porch. For example, the porch was no longer there when the house was photographed for the Architecture and History Inventory in 1984.

Heather Bailey forwarded a Visual Compatibility Map (200 foot radius) for the property. Many of historic houses located within 200 feet of the property have one story front porches. Most notably, a house at 1315 Spaight St is the same design as my house and has a very nice looking one-story front porch. (Exhibit B). We propose to use a similar design to that of 1315 Spaight because it is in keeping with the neighborhood and fits well with the design of the house.

#### **Front porch project description:**

Front porch addition; single-story, covered porch. The porch and structure are built of treated wood framing. The deck is clad in a tongue and groove Douglas Fir board, with vertical pickets at the deck skirt. The bases of the columns are wrapped in a brick finish appropriate for the home's time of construction. Upper columns are clad in a smooth painted trim board to match existing elements and keep consistent with neighborhood precedent. The railing consists of two horizontal rails with vertical pickets between. The porch beams and fascia are clad in smooth painted trim. The roof is topped with an architectural shingle to match the existing roof.

Please see Exhibit C (separate PDF) for plans and elevations.

## **2. Proposed replacements to inserts in 5 downstairs windows**

We have read carefully the materials on window repair and replacement available on the Landmark Commission's website. Gabriel Achten (Achten Building Solutions LLC) a licensed general contractor in Madison WI who has worked extensively on historic homes in the Third Lake Ridge Historic District, assessed all the windows in house and make recommendations regarding repair and/or replacement.

The property has 8 windows downstairs. Three of these—towards the back of the house—were replaced and/or repaired some years ago: pulleys and ropes are in place and the windows in good working conditions. The remaining five (5) windows no longer have sash weights, or ropes and pulleys. They either don't stay open or cannot be opened at all. The existing sash pulley holes have been filled in in all five windows. The windows are in need of glazing and wood repair as well. See Exhibit D for the pictures of five windows proposed for replacement.

Based on Gabriel Achten's assessment and recommendations, we propose to install Marvin double hung replacement window inserts with white exterior and painted pine interiors for the remaining five windows, consistent with the Marvin double hung replacement window inserts already installed in the front windows on the second floor of the house.

Please let me know if you have questions or require further information.

Thank you very much and we look forward to hearing from you

Valerie Kozel (property owner, 1311 Jenifer St, Madison WI)

Exhibit A: section of the 1300 block of Jenifer St, 1908 Sanborn maps

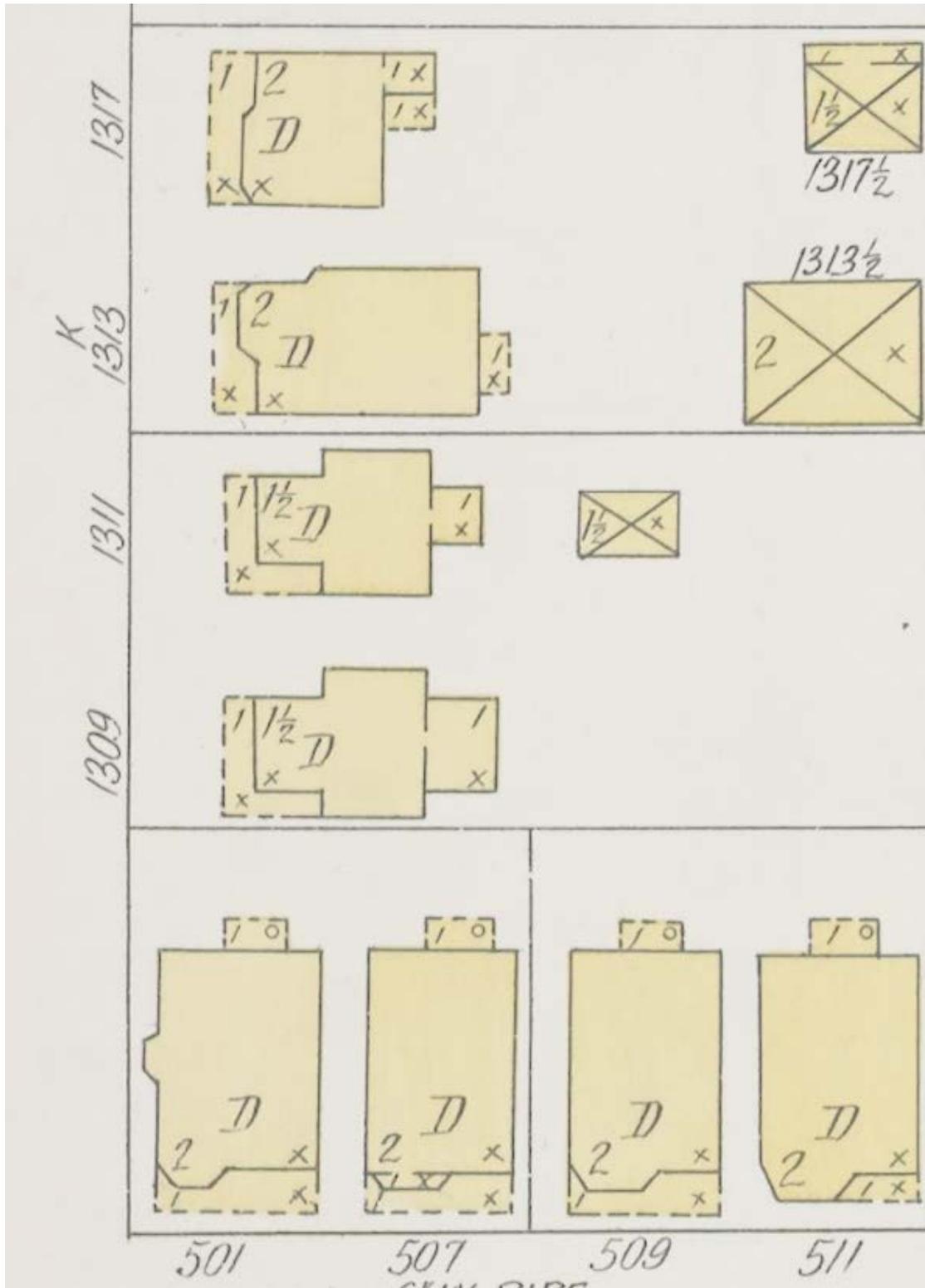


Exhibit B: front aspect, 1315 Spaight St



**Exhibit D: existing windows proposed for new inserts**







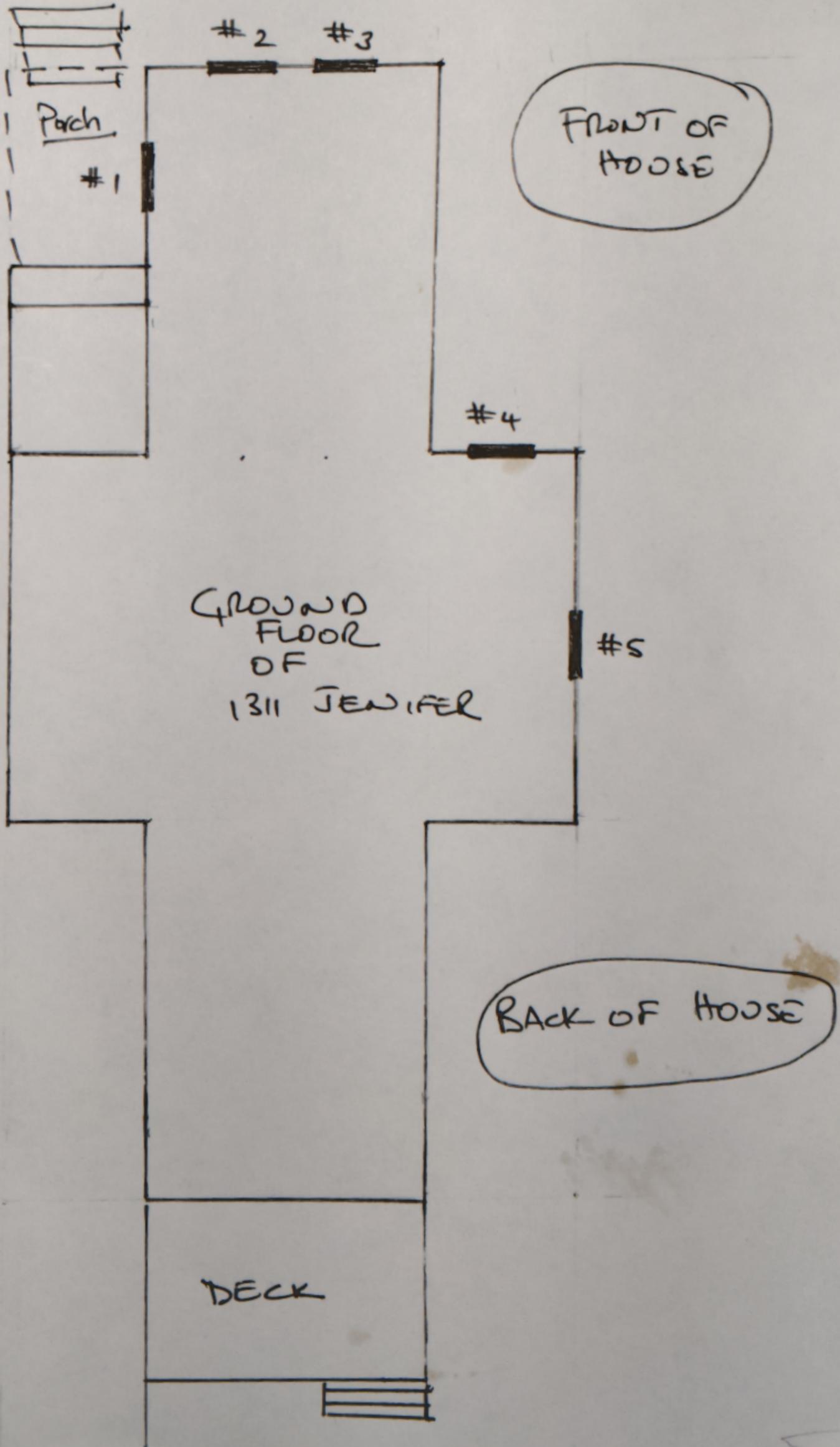




JENIFER ST.

FIVE (5)  
WINDOWS  
PROPOSED  
FOR  
REPLACEMENT

- #1
- #2
- #3
- #4
- #5





J D D E S I G N

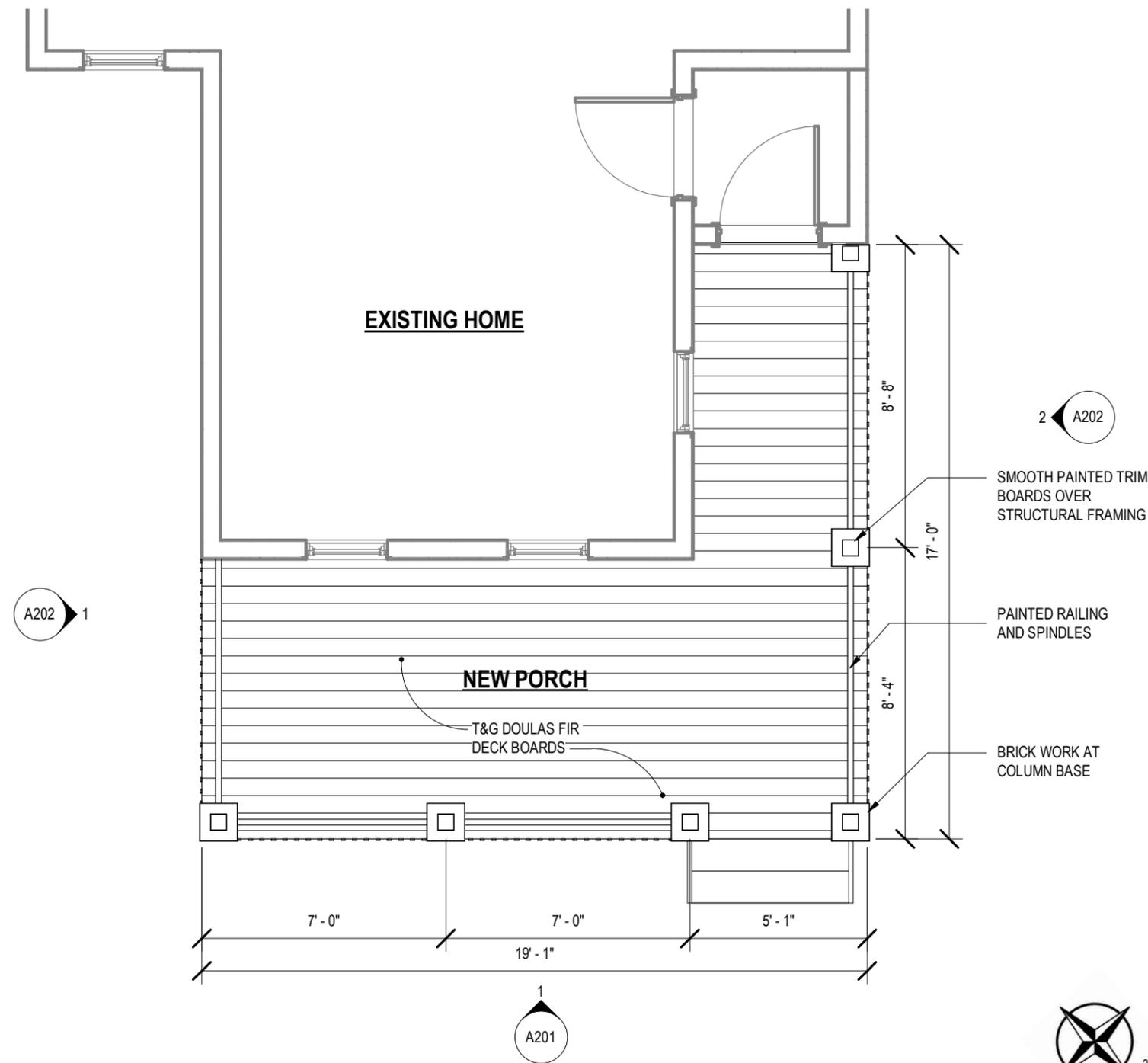
JD Design 608 520 8289  
415 Prairie Way Blvd. Jack.JDDesign  
Verona, WI 53593 @gmail.com

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 1517 Brynwood Dr.  
(608) 712-5938 Madison, WI 53716

# KOZEL PORCH ADDITION

1311 JENIFER STREET,  
MADISON WISCONSIN



No.	Description	Date
2	LANDMARKS COMM REVIEW	Date 2
1	PLANNING/ZONING PRELIM	TBD

Document Release

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

Sheet Name  
**PORCH PLAN**

Sheet Number  
**A121**





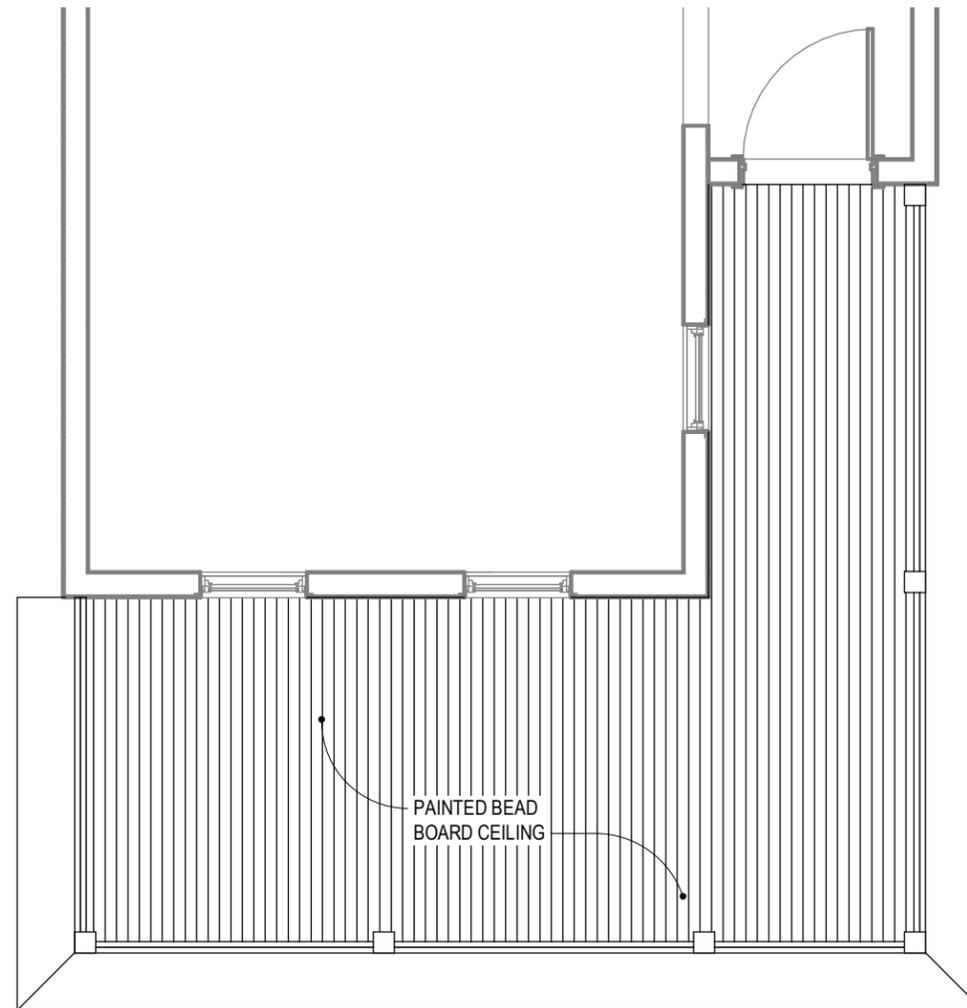
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**KOZEL PORCH  
ADDITION  
1311 JENIFER STREET,  
MADISON WISCONSIN**



**PORCH CEILING PLAN**

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



No.	Description	Date
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1	PLANNING/ZONING PRELIM	TBD
Document Release		

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

Sheet Name

**PORCH  
CEILING PLAN**

Sheet Number

**A141**



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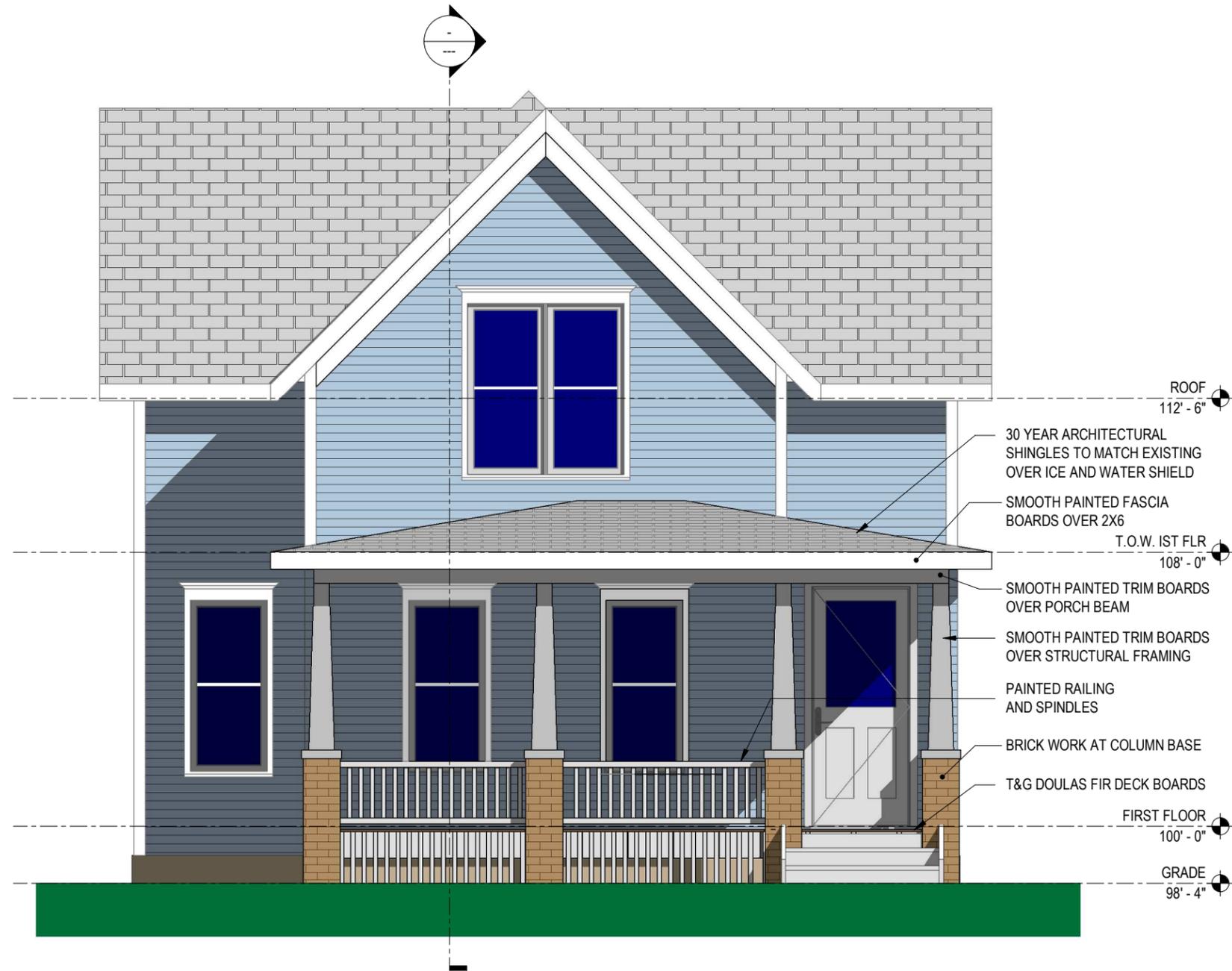
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# KOZEL PORCH ADDITION

1311 JENIFER STREET,  
MADISON WISCONSIN



NORTH-WEST ELEVATION

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

No.	Description	Date
2	LANDMARKS COMM REVIEW	Date 2
1	PLANNING/ZONING PRELIM	TBD
Document Release		

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

Sheet Name

## EXTERIOR ELEVATION

Sheet Number

# A201



J D DESIGN

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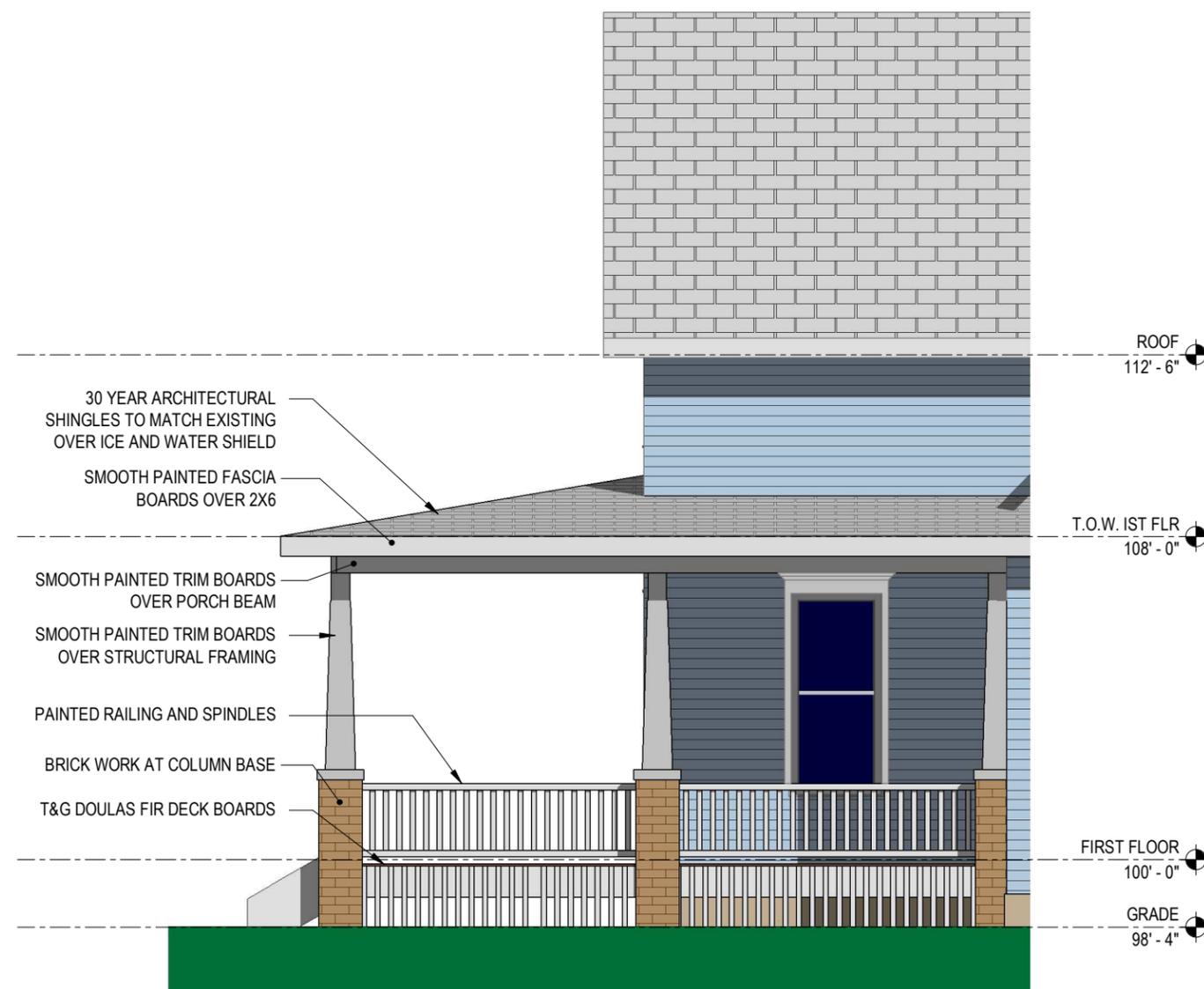
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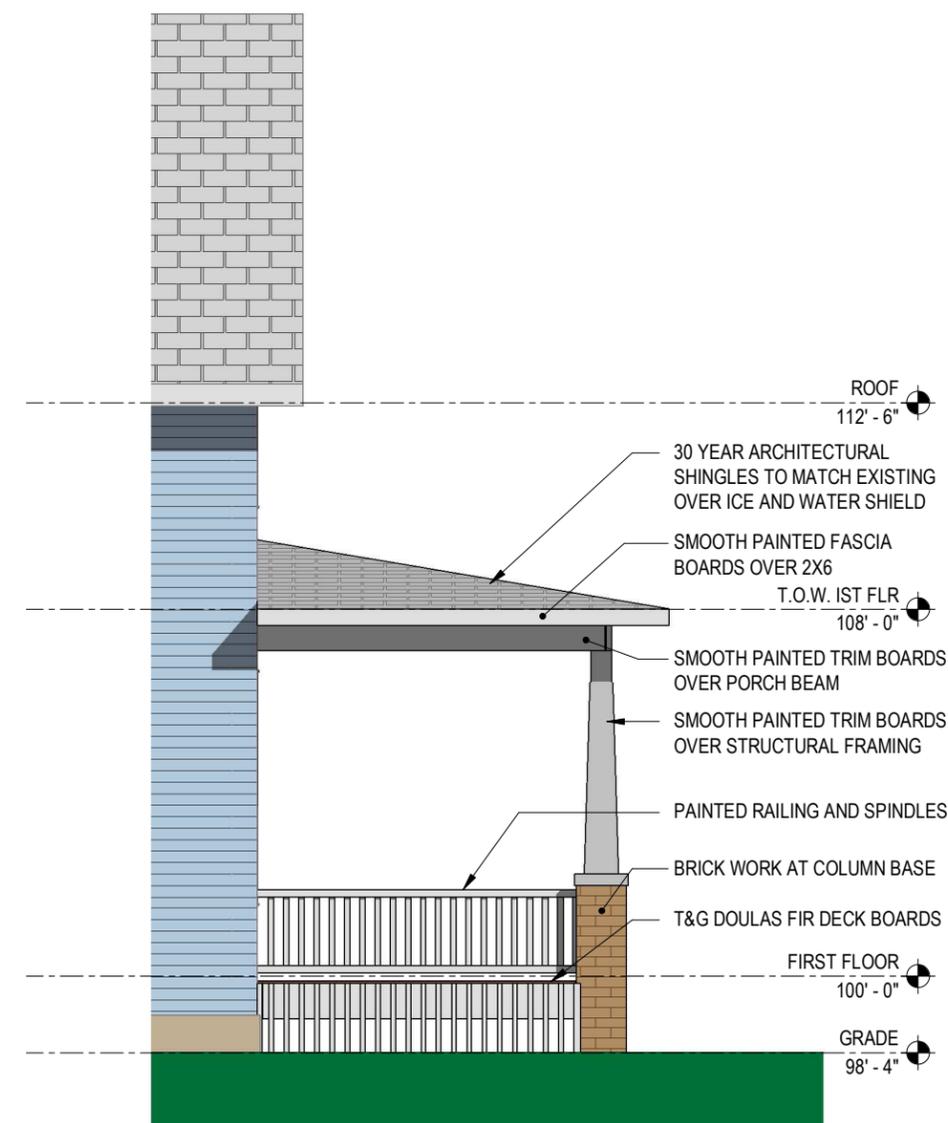
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2	LANDMARKS COMM REVIEW	Date 2	
1	PLANNING/ZONING PRELIM	TBD	

Document Release



## 2 SOUTH-WEST ELEVATION

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



## 1 NORTH-EAST ELEVATION

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

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

Sheet Name

# EXTERIOR ELEVATIONS

Sheet Number

## A202



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**KOZEL PORCH  
ADDITION**  
1311 JENIFER STREET,  
MADISON WISCONSIN



**NORTH-WEST ELEVATION**

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

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Sheet Name

**EXTERIOR  
ELEVATION**

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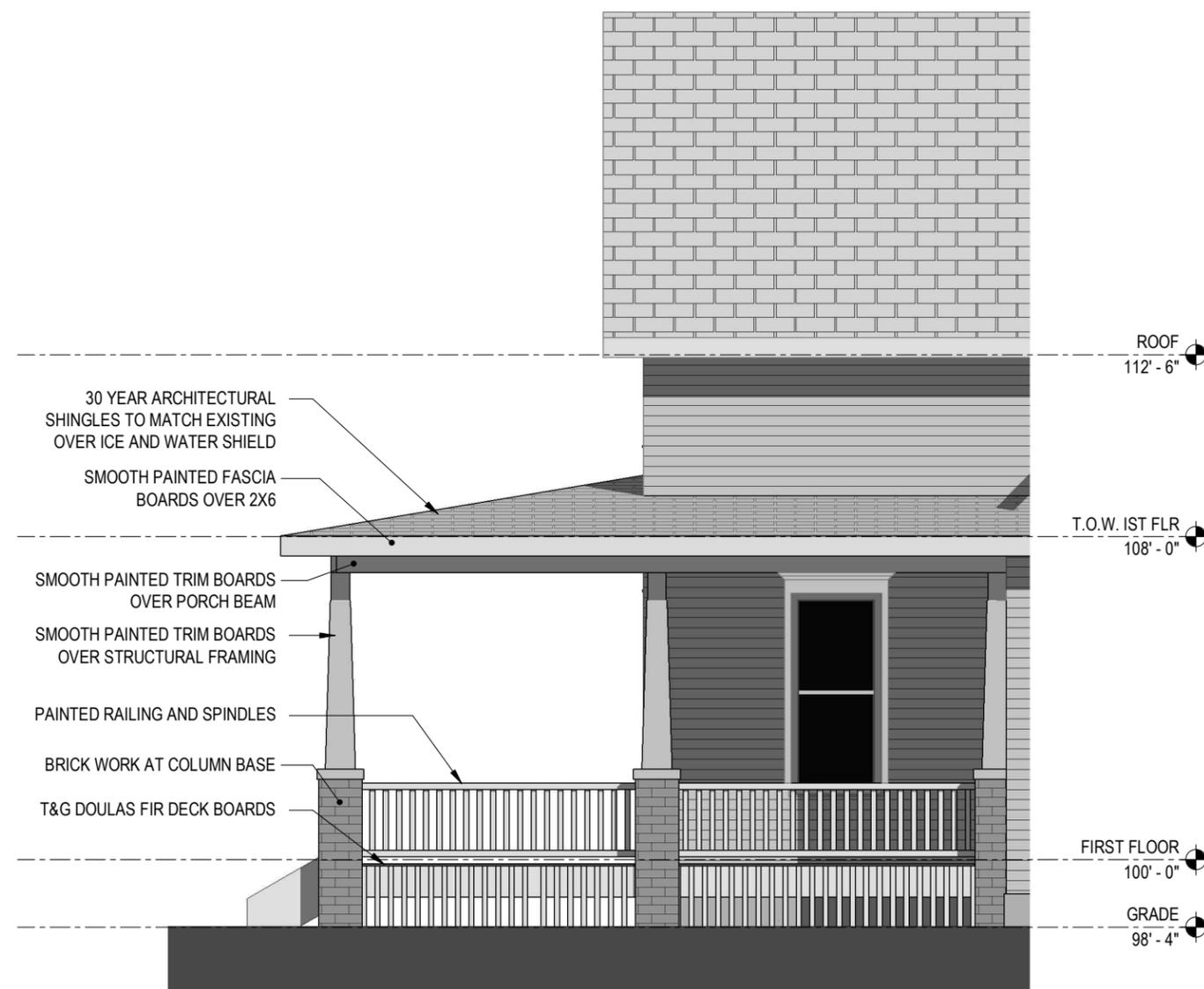
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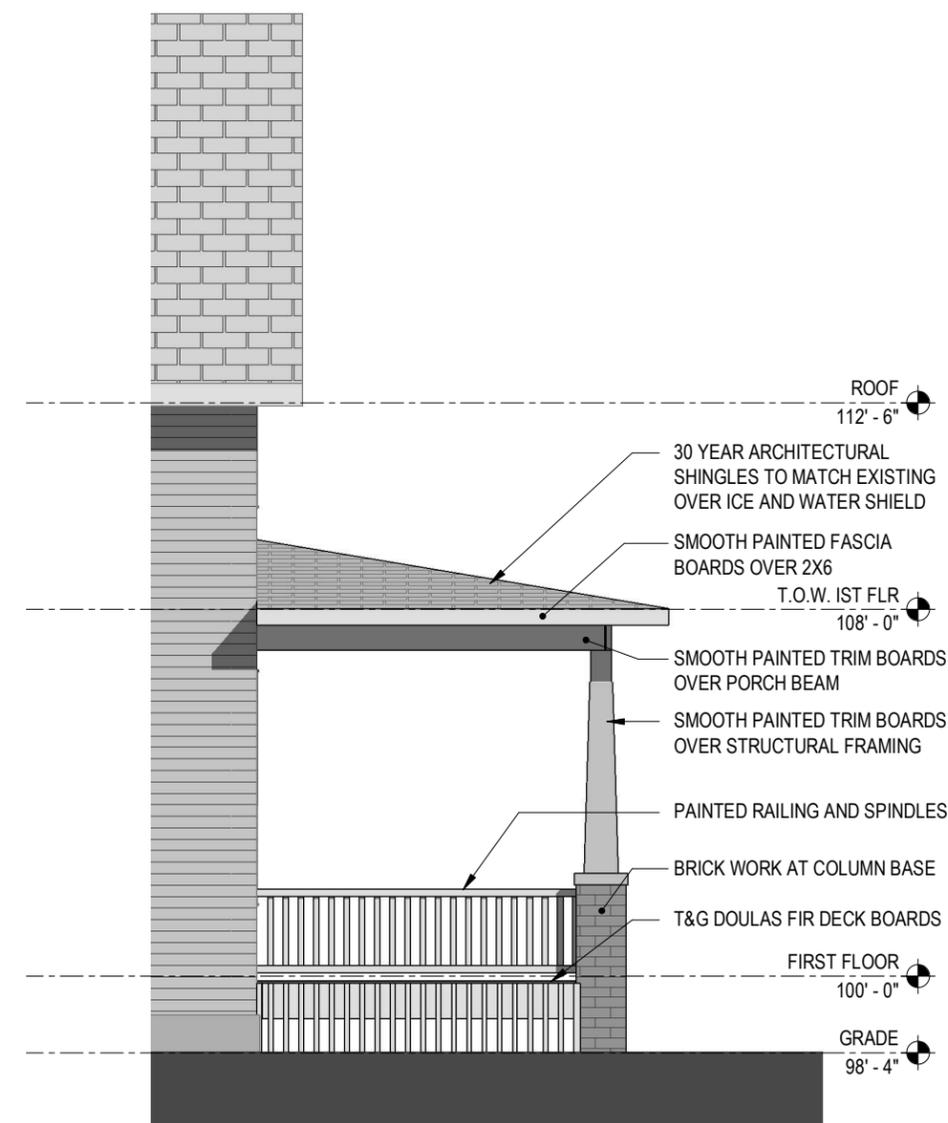
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**2** SOUTH-WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**1** NORTH-EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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

Sheet Name

## EXTERIOR ELEVATIONS

Sheet Number

# A202