



City of Madison Planning Division  
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

# Madison Landmarks Commission APPLICATION

## 1. LOCATION

Project Address: 740 Jenifer Street/739 Williamson Street, Madison, WI Aldermanic District: 6

## 2. PROJECT

Project Title / Description: 740 Jenifer Street/739 Williamson Street 12-unit Apartment  
Date Submitted: 7/21/2014

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- New Construction in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): COA for new 12-unit apartment and formal recommendation to Plan Commission on the lot split/CSM

## 3. APPLICANT

Applicant's Name: Stephen Mar-Pohl Company: InSite Consulting Architects  
 Address: 115 E. Main Street, Suite 200 City/State: Madison, Wisconsin Zip: 53703  
 Telephone: (608) 204-0825 E-mail: steve@icsarc.com  
 Property Owner (if not applicant): Renaissance Property Group, LLC  
 Address: 2132 Fordem Avenue, Suite 100 City/State: Madison, Wisconsin Zip: 53704  
 Property Owner's Signature: [Signature] Date: 7.21.14

### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
Historic Preservation Planner:  
Amy Scanlon  
Phone: 608.266.6552  
Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

**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.





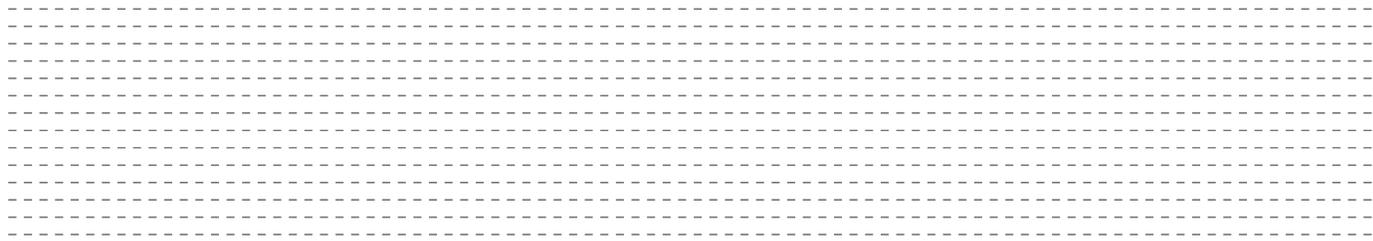
July 21, 2014

Proposed New Apartments – 739 Williamson Street, Madison, Wisconsin

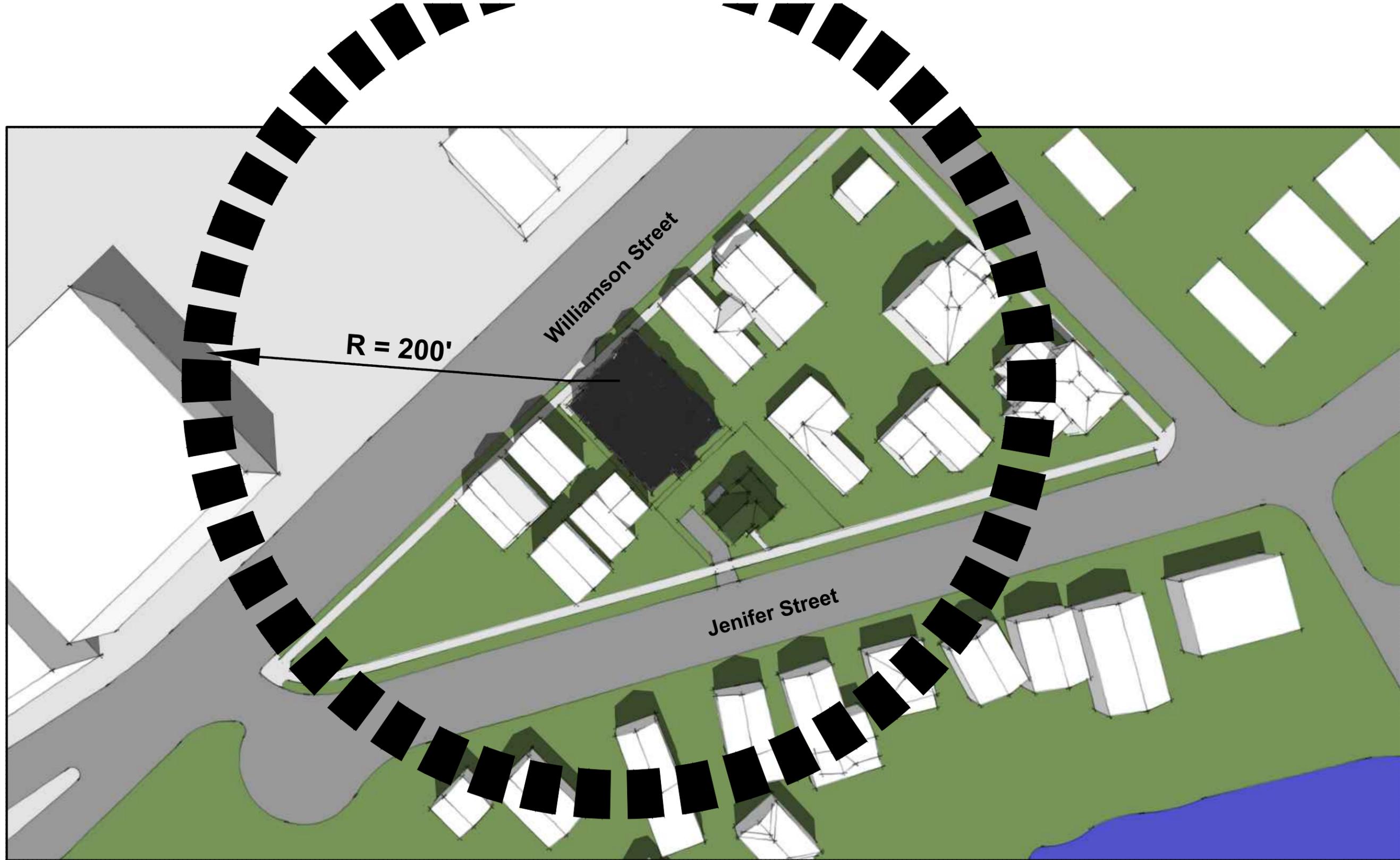
New Construction in Third Lake Ridge Historic District

Madison Municipal Code 19 – Landmarks Commission Checklist

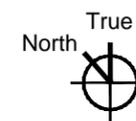
1. Gross Volume (Sec.33.19.11.d.1)
  - The gross volume is visually compatible with the historic context defined by the south (residential) portion of the 200' (radius) visually related area.
  - The volume of the proposed apartment building is recessed above the historic contextual limit to reduce its impact on the street façade .
  
2. Height (Sec.33.19.11.d.2)
  - Actual 42' 4-story set back 3' to 9'
  - Apparent 29.8' 3-story
    - set back at upper
    - Jenifer Street façade
  - Elevator tower “pushed back”
    - Literally and figuratively (approximately 5')
  
3. Rhythm Solids and Voids (Sec.33.19.11.f.2)
  - 2 facades – separated by the elevator tower
  - Each “façade” was developed independently to celebrate the diversity and character of this historic district (residential side).
  
4. Materials (Sec.33.19.11.f.3)
  - Materials will be selected from a palette of stone, wood, concrete and glass, consistent within the 200 ' project radius “visually related area”.
  
5. Roof (Sec.33.19.11.f.4)
  - The rooflines of the proposed apartment building are consistent with the 200' radius “visually related area” and the residential context of the historic district in general.

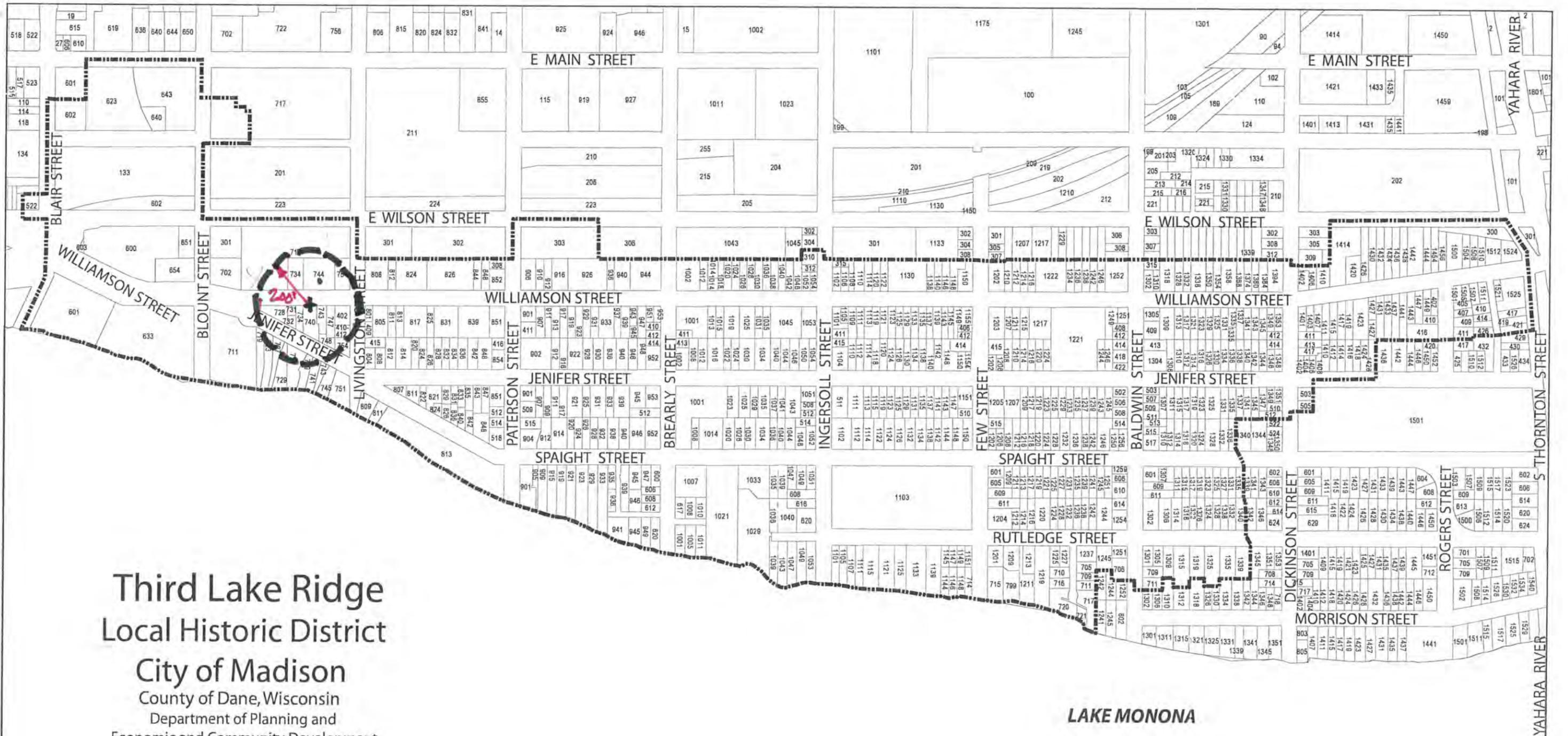


6. Rhythm Mass and Spaces (Sec.33.19.11.f.5)
  - The street façade presence of this proposed development is consistent with and complimentary to the adjoining South Williamson residential street scape.
  
7. Directional Expression (Sec.33.19.11.h.2)
  - The neighborhood (residential side) archetype of a horizontally organized first floor with dominant vertical elements above has been the guiding design principle of our proposed development.
  
8. Materials Patterns and Textures (Sec.33.19.11.h.3)
  - While the design utilizes a more contemporary material palette the materials are presented in a hand-made human scale. Traditional materials are used in concert with contemporary in a similar hand-made fashion.
  
9. Landscape (Sec.33.19.11.h.4)
  - Context appropriate plantings will be utilized.



## Proposed 740 Jenifer Street Projects





# Third Lake Ridge Local Historic District

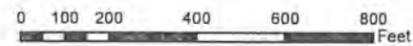
City of Madison

County of Dane, Wisconsin

Department of Planning and

Economic and Community Development

Planning Division - November 2010



SCALE: 1" = 400'

LEGEND



District Boundary



LAKE MONONA

YAHARA RIVER



# CERTIFIED SURVEY MAP No.

PART OF LOT 4, BLOCK 128, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Steven R. Cover, Secretary of Planning Commission.

### LEGEND

- SOLID IRON ROD FOUND SIZE NOTED
- ⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED
- X FOUND CHISELED "X" IN CONCRETE
- ⊙ SET MAG NAIL
- FOUND MAG NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

### NOTES:

1. Date of Survey: 05-28-2014
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number 2544046 dated May 8, 2014 from First American Title Insurance Company, which references the following:
  - (1) Reservations for easements, building setback lines and other matters shown on the recorded plat or certified survey map of the subject property referred to in Schedule A herein.

### CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

### SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped Part of Lot 4, Block 128, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Southwest Quarter of the Southeast Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the East Quarter corner of said Section 13; thence North 00 degrees 02 minutes 50 seconds East along the east line of the Northeast Quarter of said Section 13, 376.38 feet; thence South 46 degrees 09 minutes 50 seconds West, 2805.52 feet to the point of beginning; thence South 43 degrees 54 minutes 05 seconds East, 76.00 feet; thence North 46 degrees 09 minutes 50 seconds East, 8.00 feet; thence South 43 degrees 54 minutes 05 seconds East, 76.38 feet to the north right of way line of Jennifer Street; thence South 74 degrees 07 minutes 40 seconds West along said north right of way line, 74.49 feet; thence North 44 degrees 01 minute 53 seconds West, 117.45 feet to the south right of way line of Williamson Street; thence North 46 degrees 09 minutes 50 seconds East along said south right of way line, 58.02 feet to the Point of Beginning, under the direction of Michael Matty, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 23<sup>rd</sup> day of JUNE, 2014.

Signed: Frank J. Lapacek  
Frank J. Lapacek, R.L.S. No. 2658

SURVEYED BY :

**Burse**

MAP NO. \_\_\_\_\_ Surveying & Engineering LLC

DOCUMENT NO. \_\_\_\_\_ 1400 E. Washington Ave, Suite 158

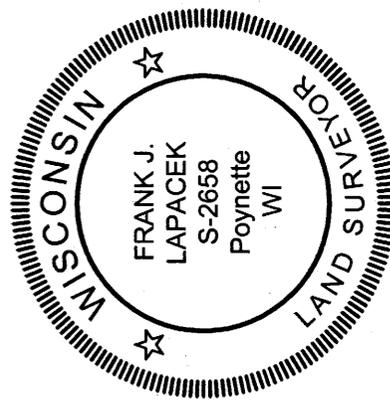
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_ Madison, WI 53703 608.250.9263

Date: 06-23-2014 Fax: 608.250.9266

Plot View: CSM

email: Mburse@BSE-INC.net

PROJECTS\BSE1582\2014\DWG\CSBSE1582.dwg



# CERTIFIED SURVEY MAP No.

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## OWNER'S CERTIFICATE

I, Michael Matty, as owner, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owner, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Michael Matty

State of Wisconsin )  
                          )ss.  
County of Dane      )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2014, the above named Michael Matty, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

My commission expires/is permanent: \_\_\_\_\_

## CONSENT OF MORTGAGEE

The Park Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said The Park Bank, has caused these presents to be signed by \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of 2014.

\_\_\_\_\_  
Authorized Representative

State of Wisconsin )  
                          )ss.  
County of Dane      )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: \_\_\_\_\_

My commission expires/is permanent: \_\_\_\_\_

SURVEYED BY :

**Burse**

**Surveying & engineering**

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266

email: Mburse@BSE-INC.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

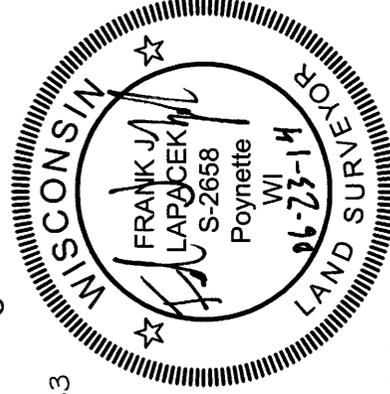
DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 06-23-2014

Plot View: CSM

PROJECTS\BSE1582\2014\DWG\CSBSE1582.dwg



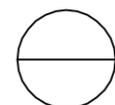
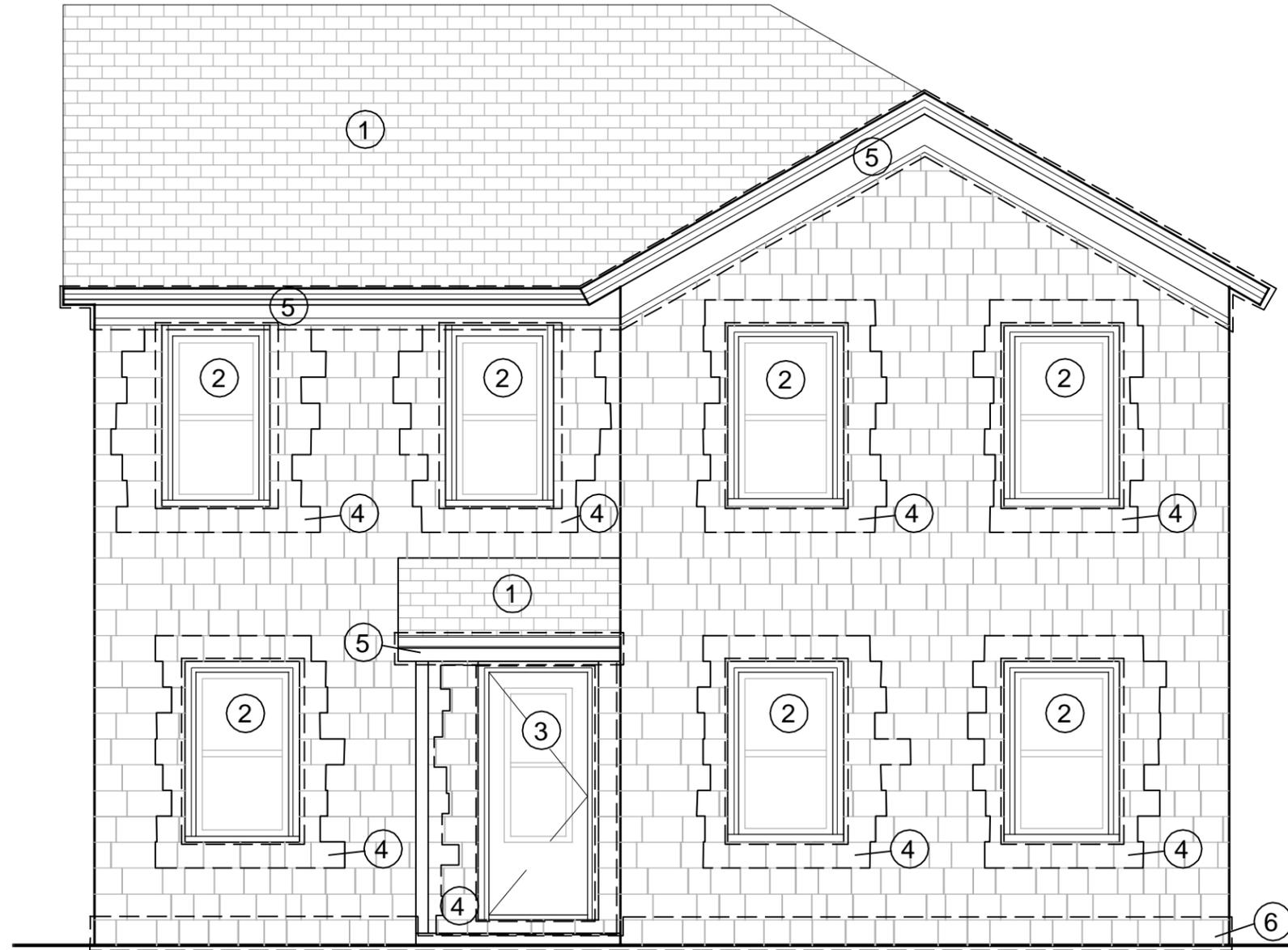
Office of the Register of Deeds
____ County, Wisconsin
Received for Record
____, 20____ at
____ o'clock ___M as
Document No. _____
in _____
_____
_____
Register of Deeds



5/16/14

740 JENIFER STREET  
MADISON, WISCONSIN

- ① REMOVE EXISTING ROOF, REPAIR DAMAGED ROOF DECK, INSTALL NEW ARCHITECTURAL ASPHALT SHINGLE ROOFING AND FLASHING SYSTEM.
- ② REPLACE ALL WINDOWS WITH CONTEMPORARY REPLICA WITH REPLICATED EXTERIOR HARDWARE
- ③ REPLACE EXTERIOR DOOR WITH SOLID WOOD ARTICULATED DOOR IN KEEPING WITH ORIGINAL
- ④ REMOVE CEDAR SIDING AT ALL WINDOW PERIMETERS TO COMPLETE WINDOW WORK, REINSTALL EXISTING SIDING TO THE GREATEST EXTENT POSSIBLE
- ⑤ STRIP EXISTING PAINT, REPAIR WOOD, REPLACE WOOD ONLY AS REQUIRED, PRIME AND PAINT ALL EAVES AND ASSOCIATED DETAILS MATCHING EXISTING COLOR
- ⑥ REMOVE 12" CEDAR SIDING AROUND ENTIRE PERIMETER TO INSPECT FOUNDATION AND SILL PLATE, REPAIR AS REQUIRED, REINSTALL EXISTING CEDAR SIDING TO THE GREATEST EXTENT POSSIBLE
- ⑦ REMOVE SECOND ADDITION ENTIRELY, CONDITION IS CRITICAL, SALVAGE ALL MATERIALS FOR REUSE ONSITE OR SIMILAR REUSE/RECYCLING
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- ⑨ NEW DOORS MATCHING FRONT FAÇADE
- ⑩ NEW STOOP



OVERALL SOUTH ELEVATION

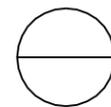
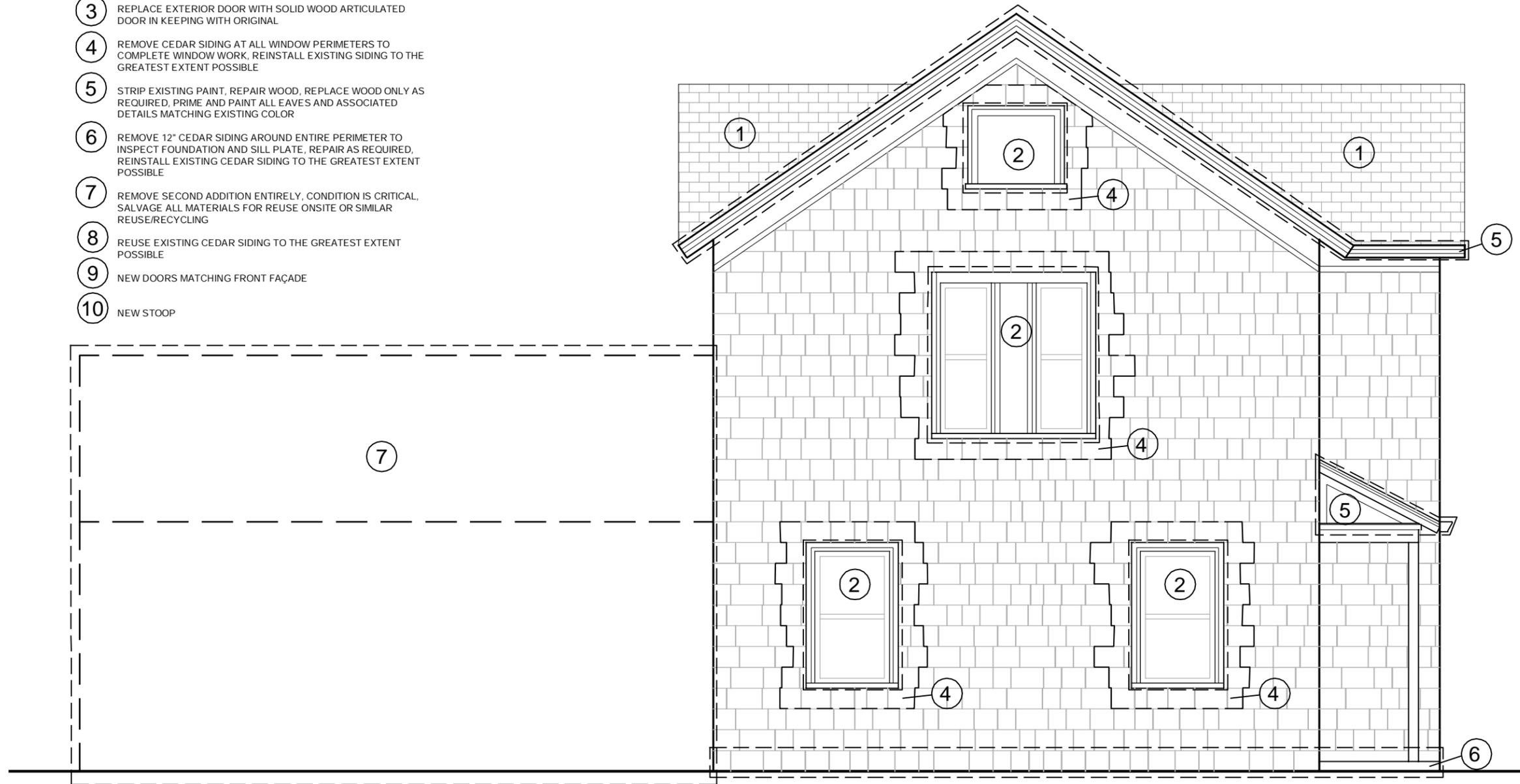
SCALE: 1/4" = 1'-0"



RENAISSANCE PROPERTY GROUP, LLC

A1

- ① REMOVE EXISTING ROOF, REPAIR DAMAGED ROOF DECK, INSTALL NEW ARCHITECTURAL ASPHALT SHINGLE ROOFING AND FLASHING SYSTEM.
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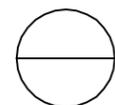
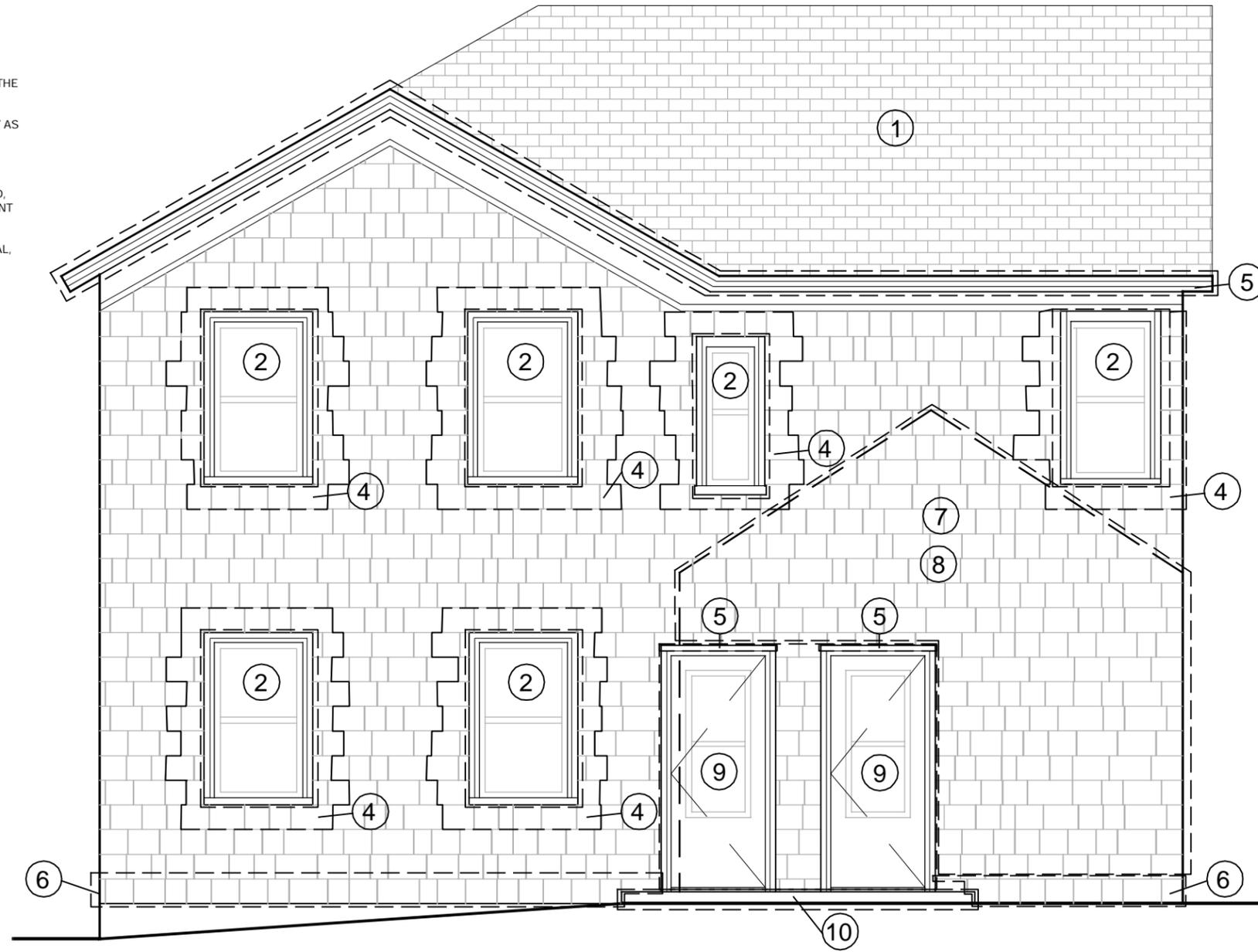


OVERALL WEST ELEVATION

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

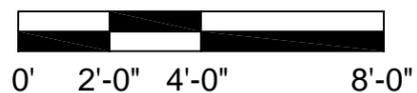


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OVERALL NORTH ELEVATION

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





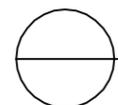
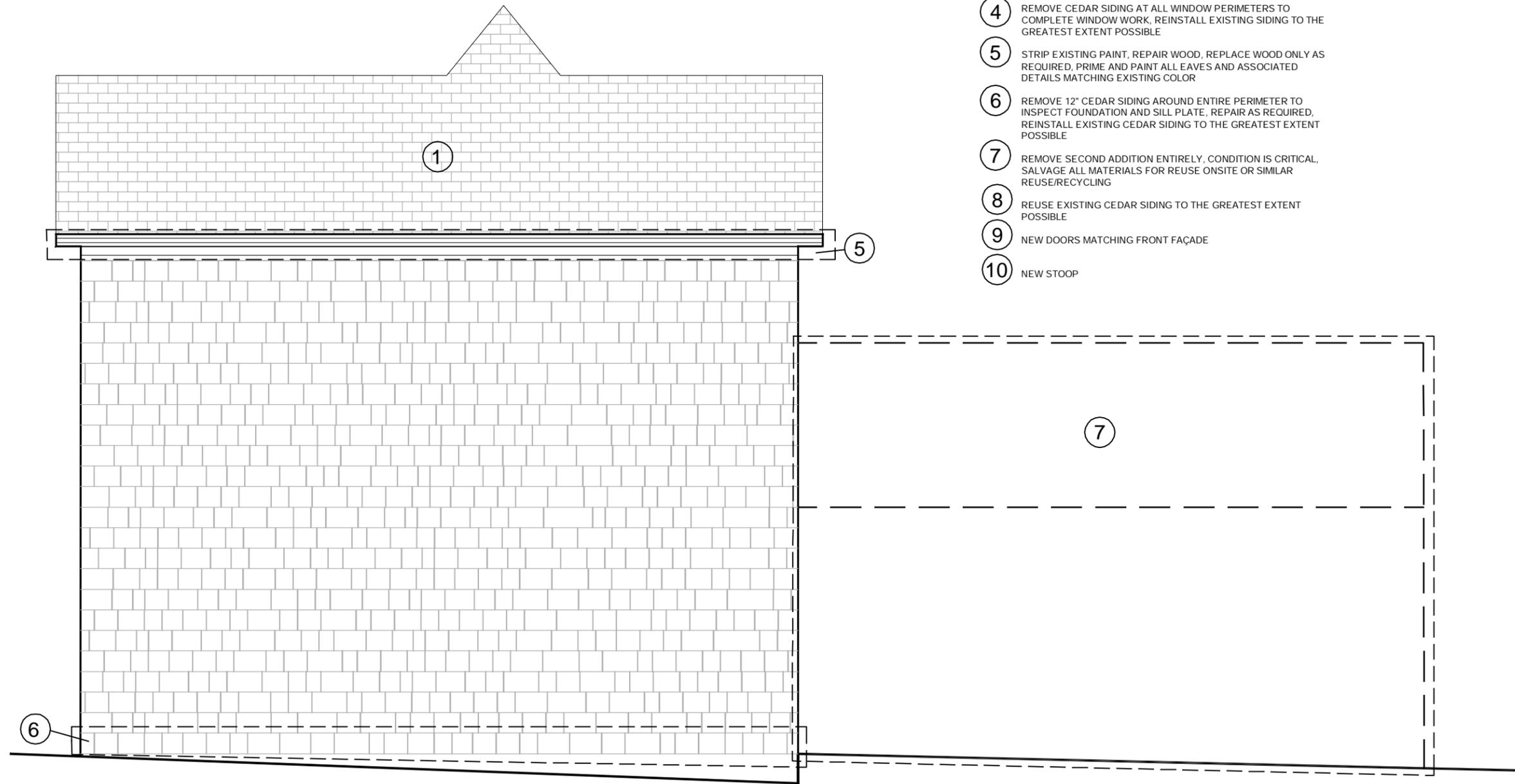
5/16/14

740 JENIFER STREET  
MADISON, WISCONSIN



A4

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OVERALL EAST ELEVATION

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

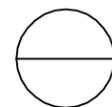
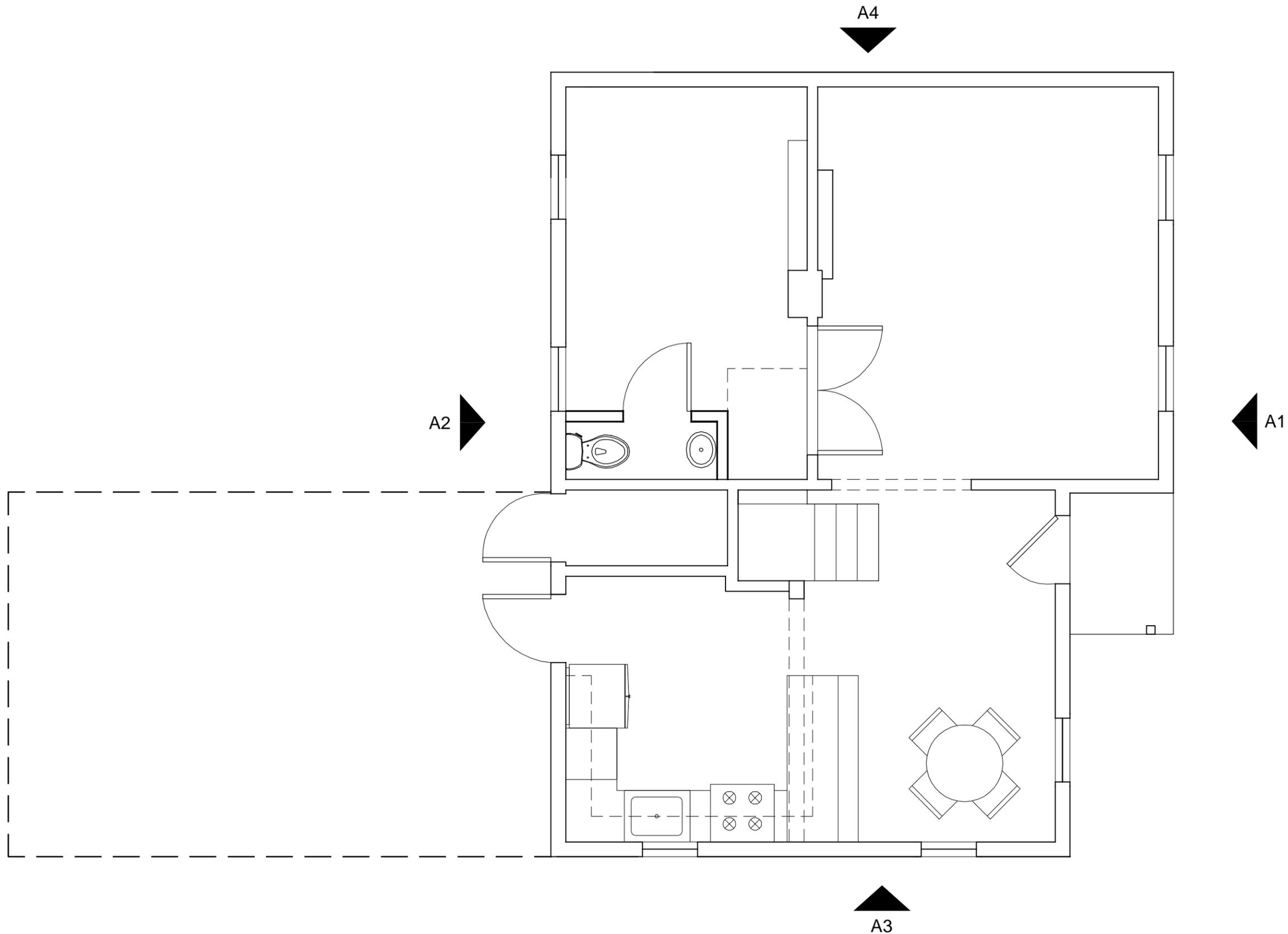


0' 2'-0" 4'-0" 8'-0"



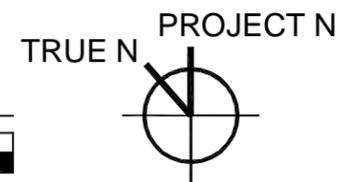
5/16/14

740 JENIFER STREET  
MADISON, WISCONSIN



OVERALL FIRST FLOOR PLAN

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



A5

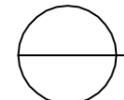
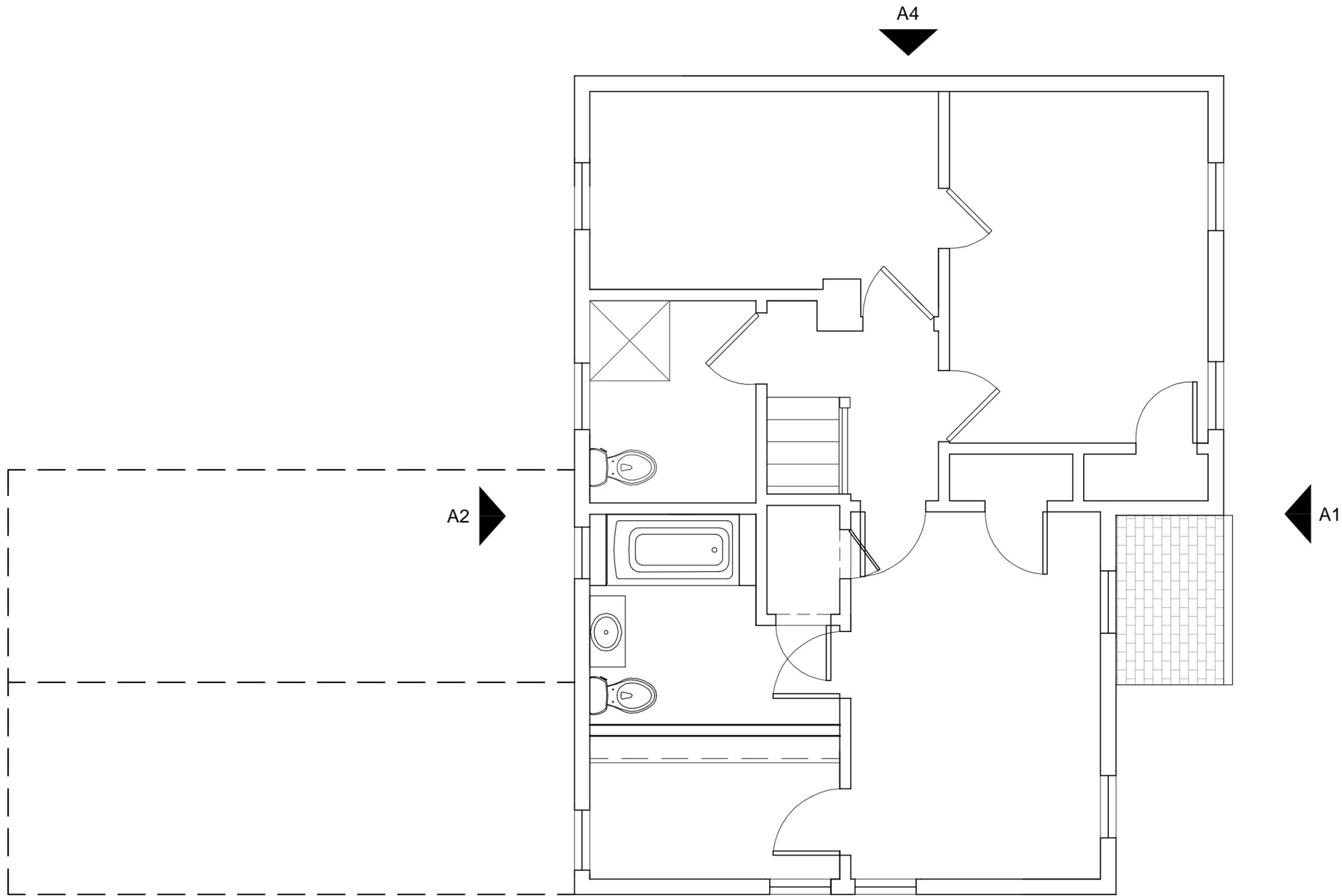


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740 JENIFER STREET  
MADISON, WISCONSIN

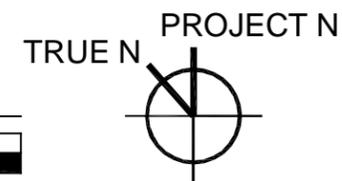


A6



OVERALL SECOND FLOOR PLAN

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





6/23/14

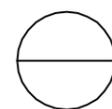
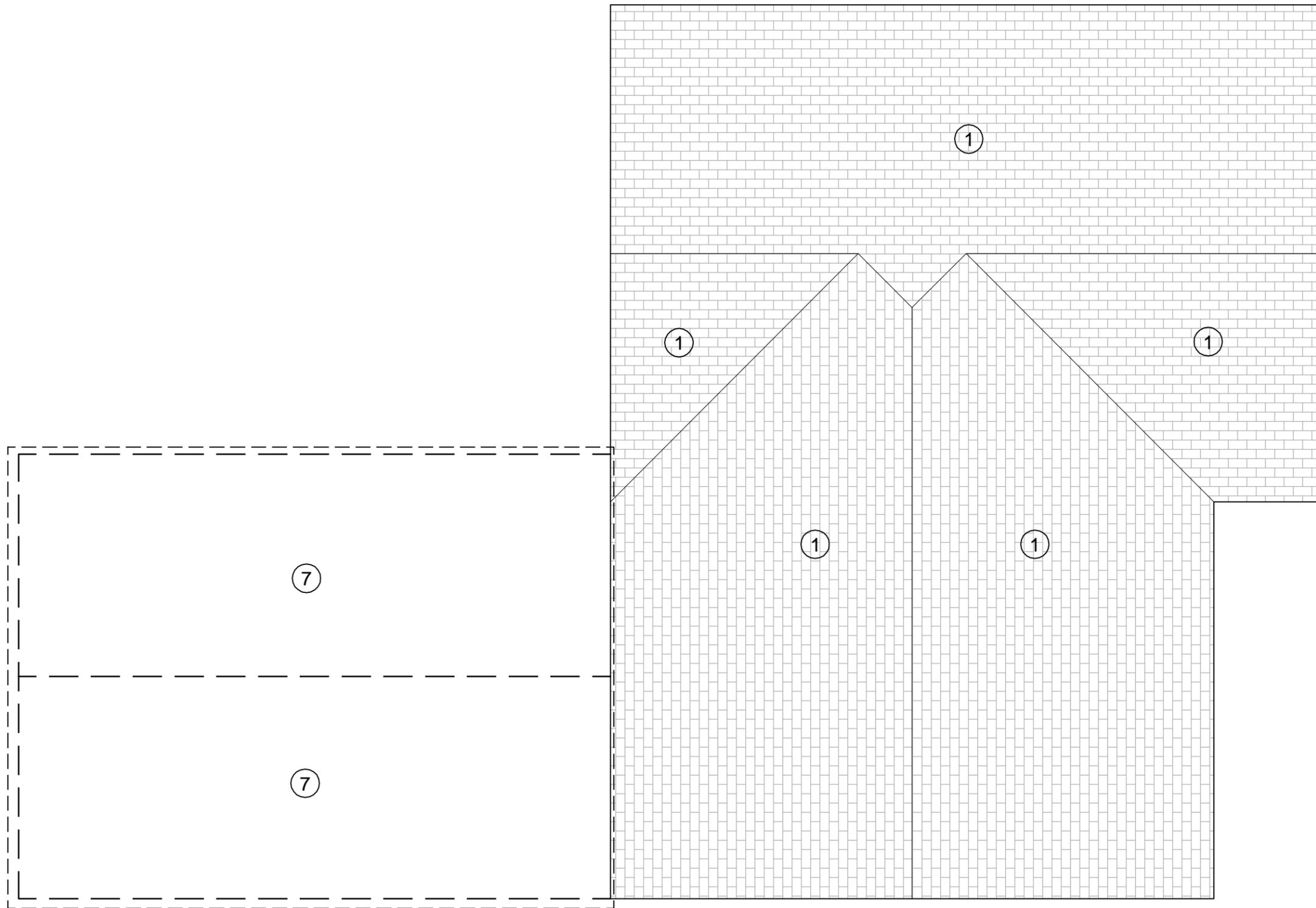
740 JENIFER STREET  
MADISON, WISCONSIN



RENAISSANCE PROPERTY GROUP, LLC

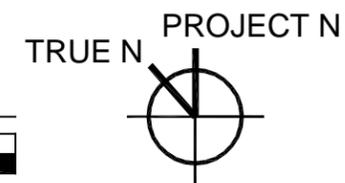
A7

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OVERALL ROOF PLAN

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





OVERALL EAST ELEVATION

---



OVERALL SOUTH ELEVATION

---



OVERALL NORTH ELEVATION

---



OVERALL WEST ELEVATION

---



740 Jenifer Street





CLOSE-UP OF EXISTING ONE STORY ADDITION

---



CLOSE-UP OF EXISTING ONE STORY ADDITION

---



CLOSE-UP OF EXISTING ONE STORY ADDITION

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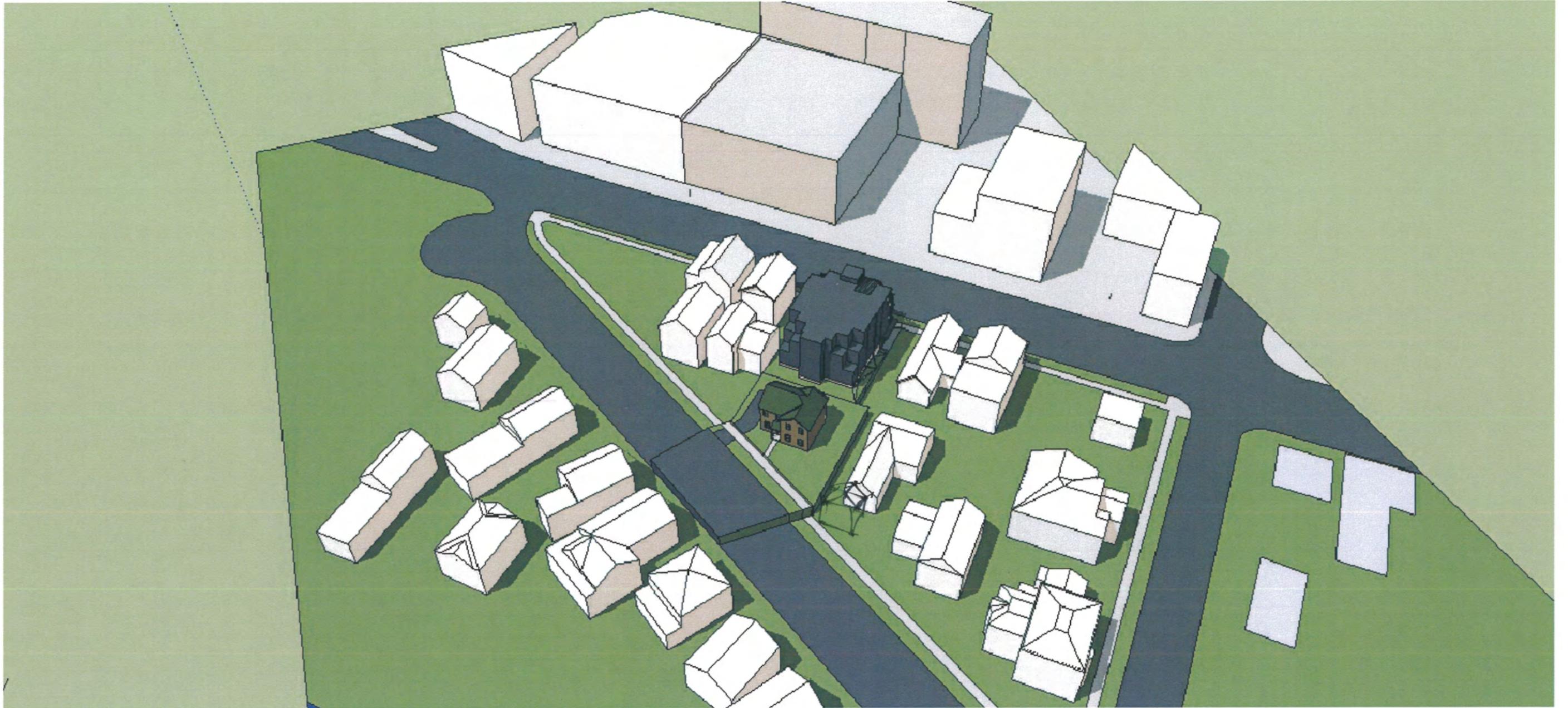
CLOSE-UP OF EXISTING WINDOW

---



740 Jenifer Street





VOLUME



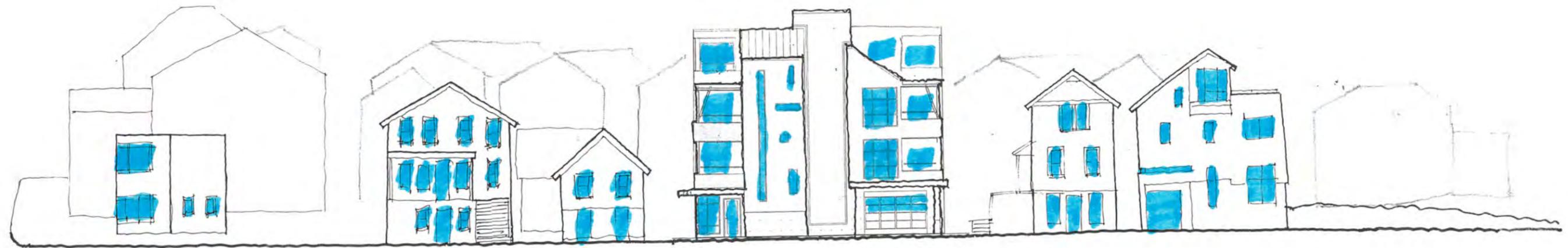
M1





WILLIAMSON ST. ELEVATION

HEIGHT



WILLIAMSON ST. ELEVATION

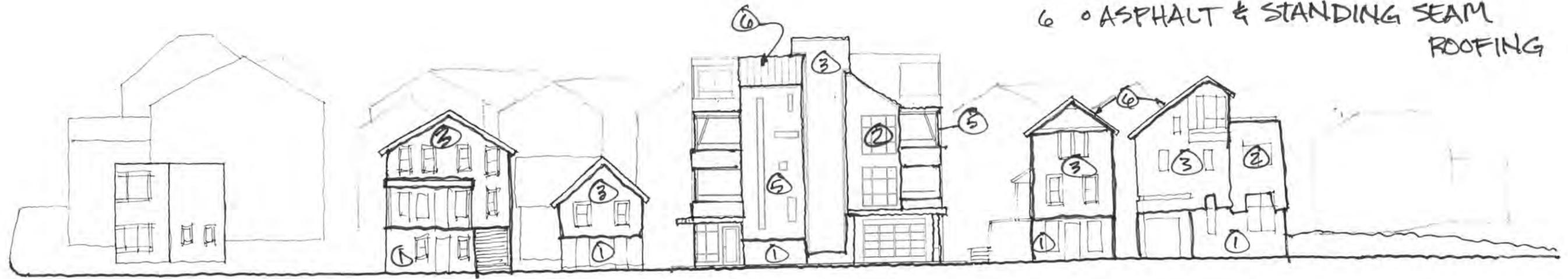
RHYTHM - SOLIDS AND VOIDS



6.2

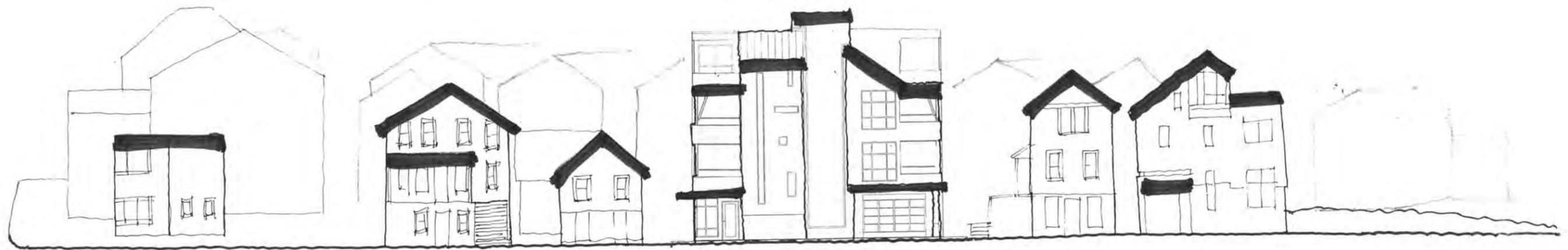


- 1 • EXPOSED CONCRETE
- 2 • ALUMINUM CLAD • WOOD WINDOWS
- 3 • FIBER CEMENT SIDING (& WOOD)
- 4 • METAL PANEL SIDING
- 5 • RECLAIMED WOOD
- 6 • ASPHALT & STANDING SEAM ROOFING



WILLIAMSON ST. ELEVATION

# MATERIALS



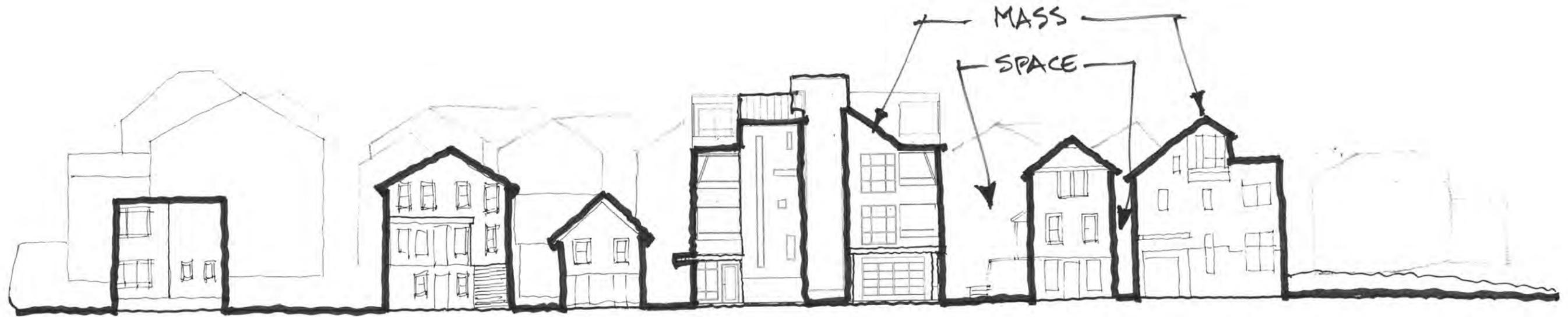
WILLIAMSON ST. ELEVATION

ROOF



C-4





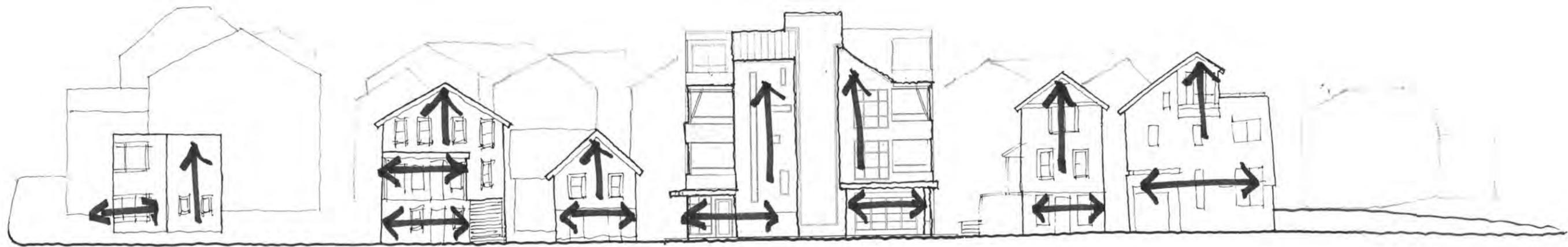
WILLIAMSON ST. ELEVATION

RHYTHM - MASSES AND SPACES



C-5





WILLIAMSON ST. ELEVATION

DIRECTIONAL EXPRESSIONS



R-2



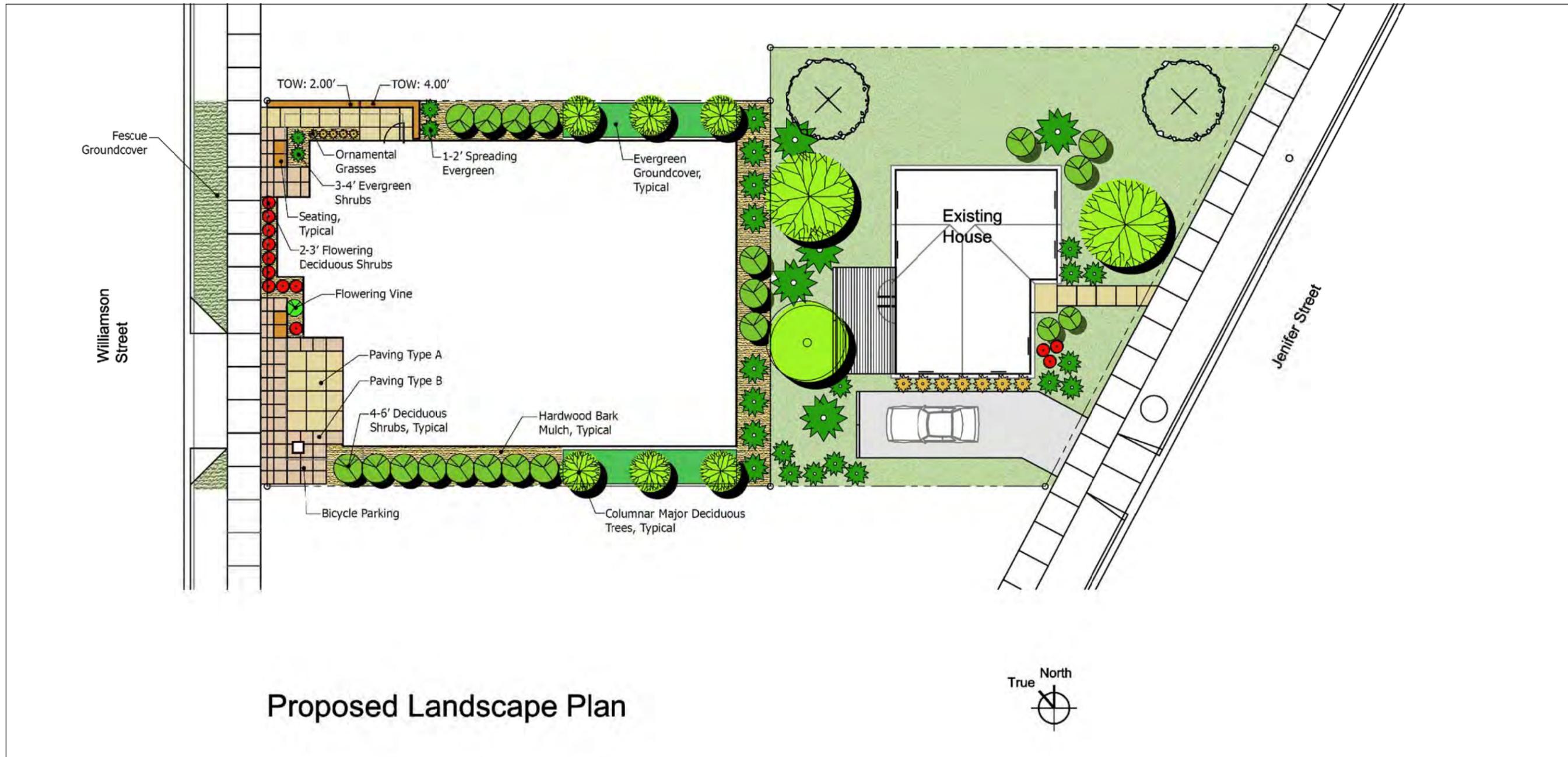
## SIMILAR / COMPATIBLE -

- SIDING IS LINEAR (3" & 6" HTS.) & PANELIZED
- WINDOWS ARE PUNCHED OPENINGS & DISTRIBUTED
- EDGE PROFILES (COPINGS/EAVES) ARE 6" TO 12" HT.
- EXPOSED CONCRETE AT BASE OF BUILDING



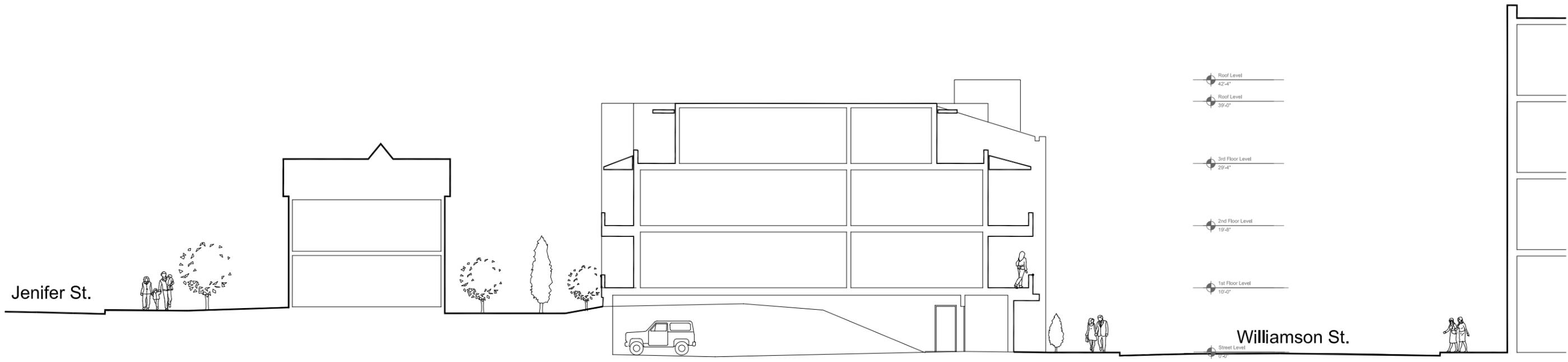
WILLIAMSON ST. ELEVATION

MATERIALS, PATTERNS AND TEXTURES



Proposed Landscape Plan



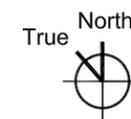


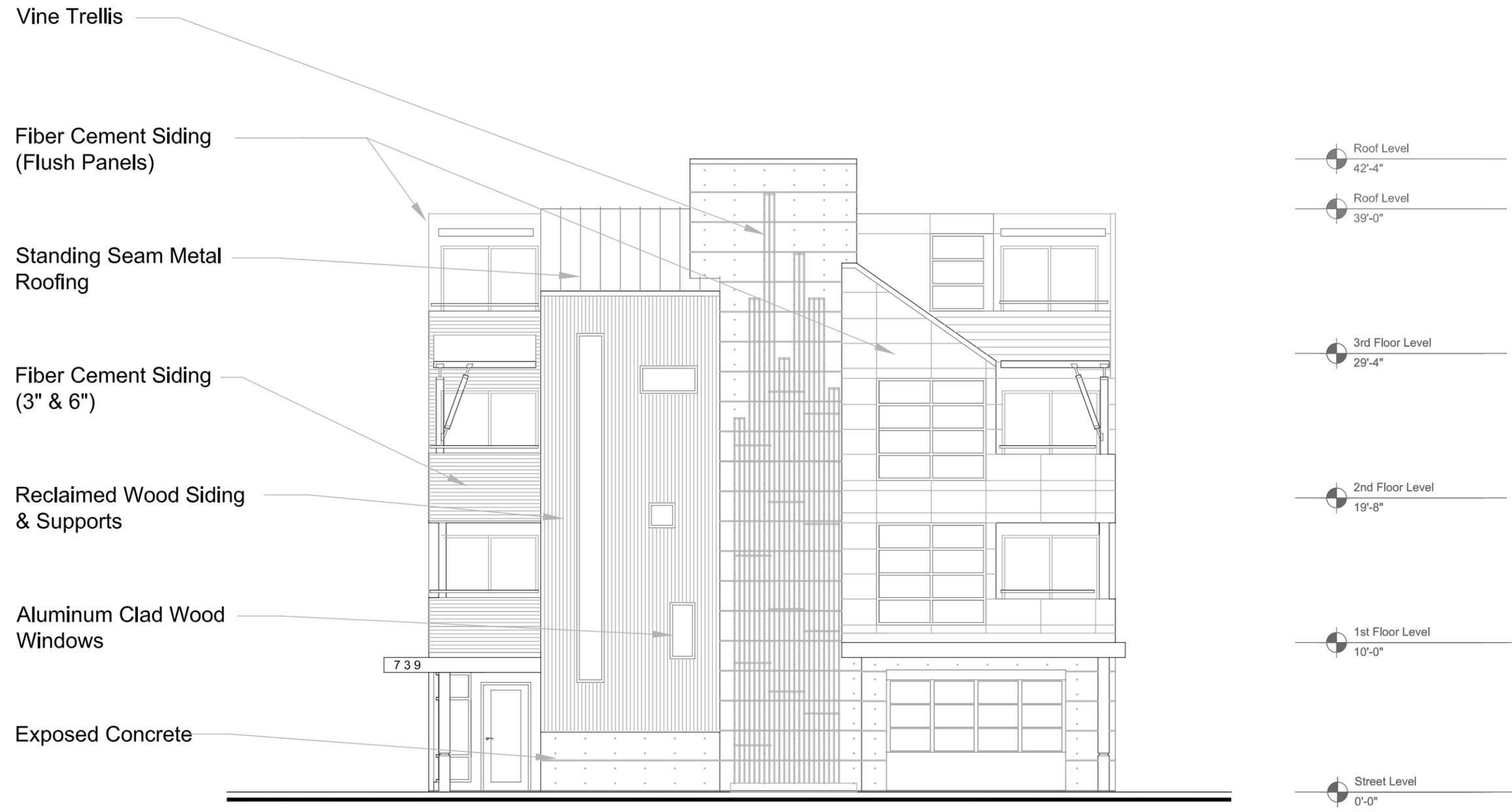
Site Section





Williamson Street Elevation



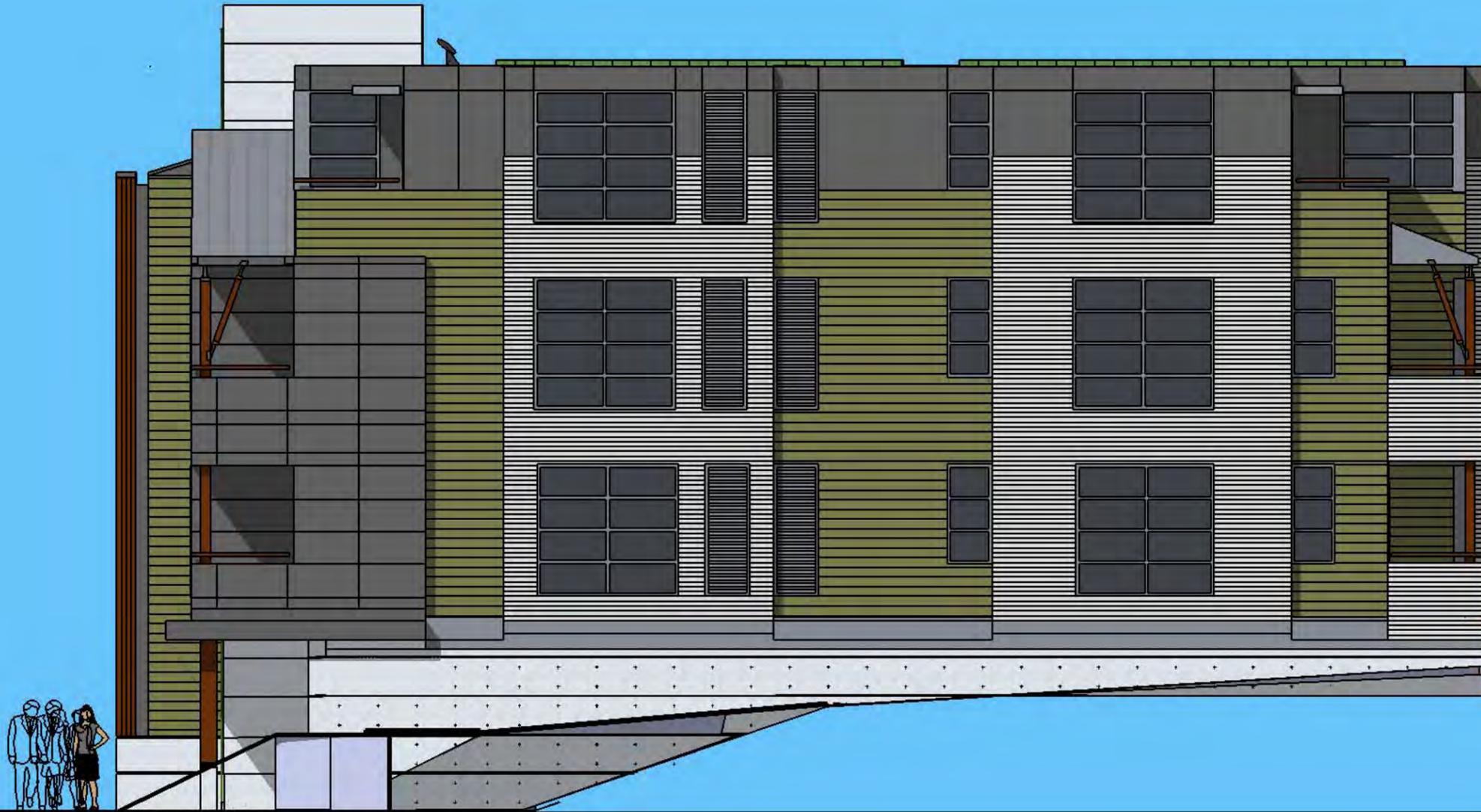


Proposed Exterior Elevation - WEST





WEST ELEVATION



**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



North Elevation



West Elevation

## Proposed Exterior Elevations

### Exterior Materials

#### SIDING:

- Fiber cement siding (3" & 6")
- Smooth face fiber cement panels
- Reclaimed wood

#### WINDOWS

- Aluminum clad wood

#### ROOFING

- Standing-seam metal
- EPDM (single membrane)





South Elevation



East Elevation

## Exterior Elevations

### Exterior Materials

#### SIDING:

- Fiber cement siding (3" & 6")
- Smooth face fiber cement panels
- Reclaimed wood

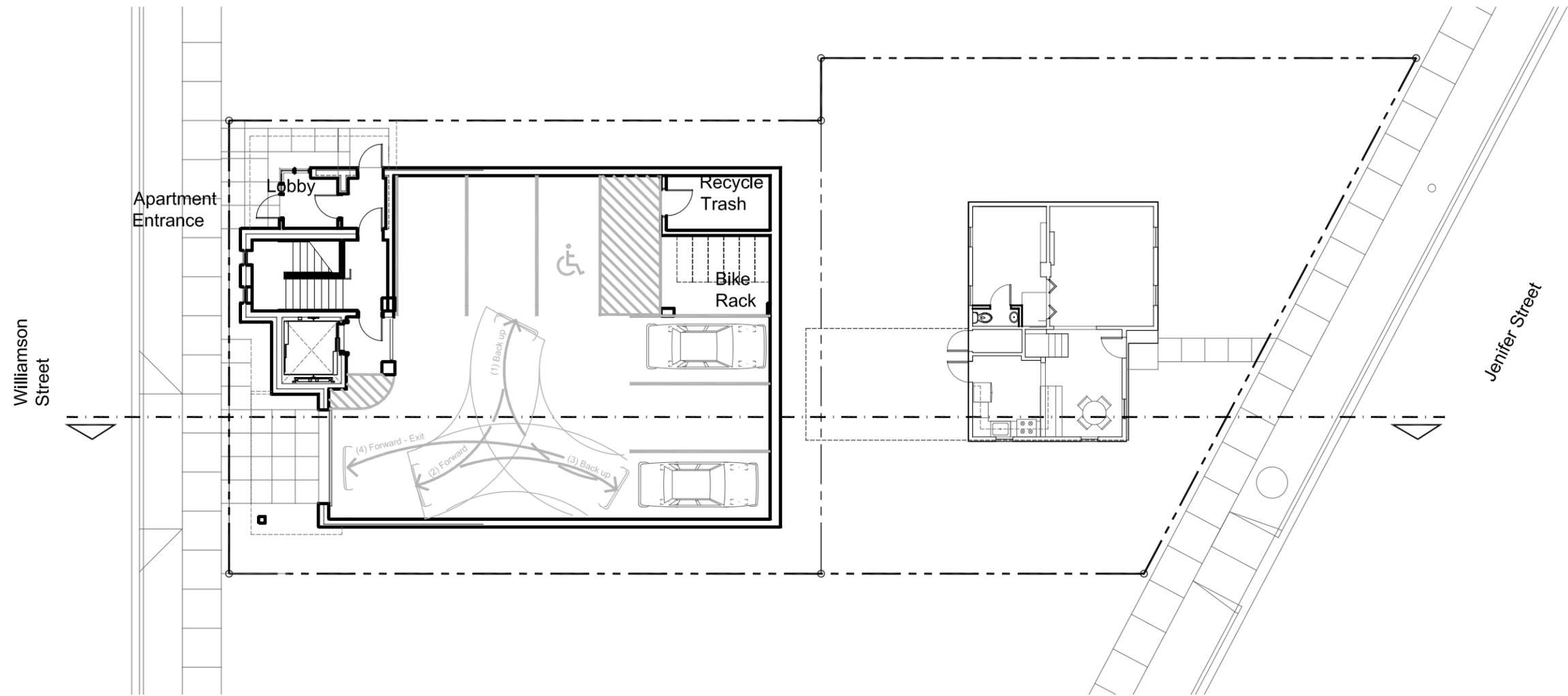
#### WINDOWS

- Aluminum clad wood

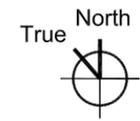
#### ROOFING

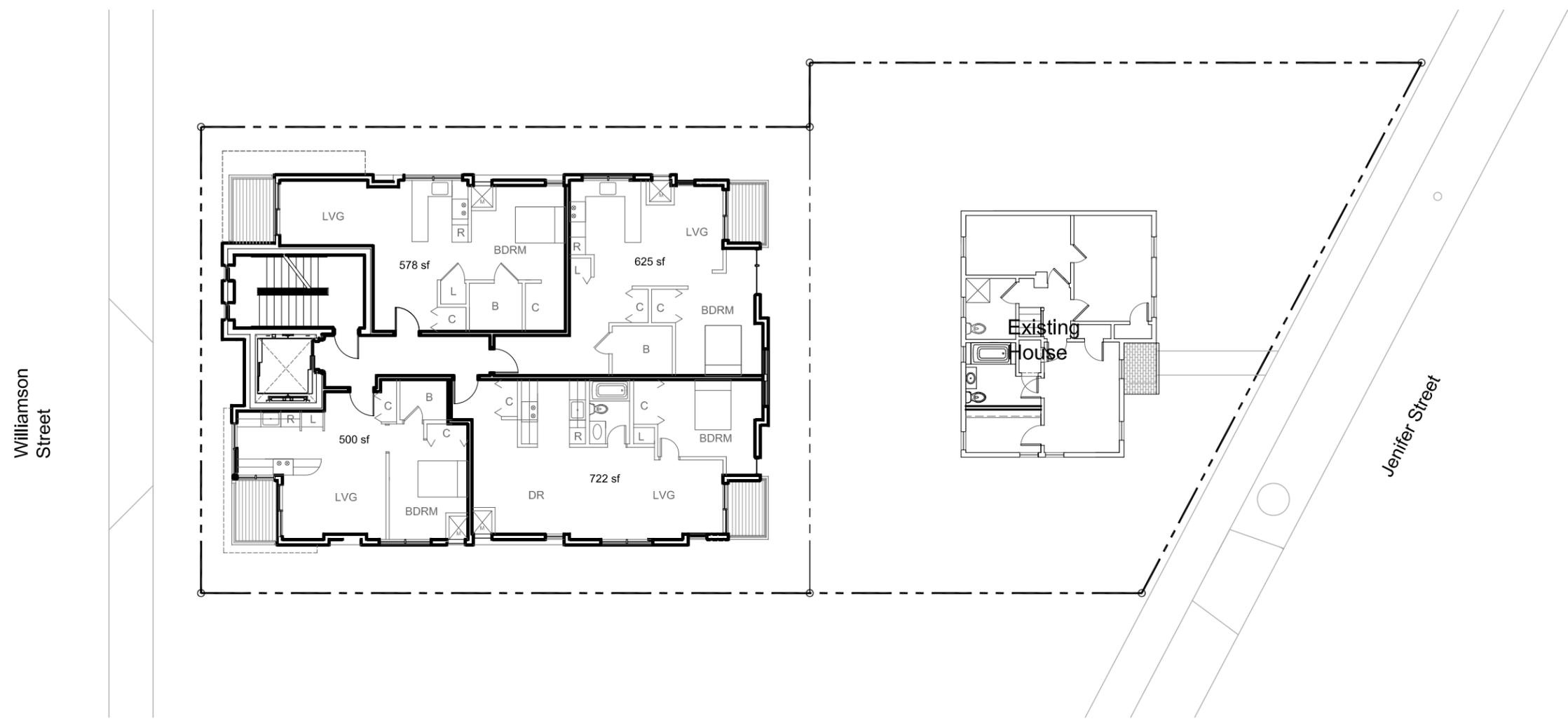
- Standing-seam metal
- EPDM (single membrane)



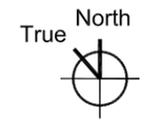


Williamson Street Level Plan

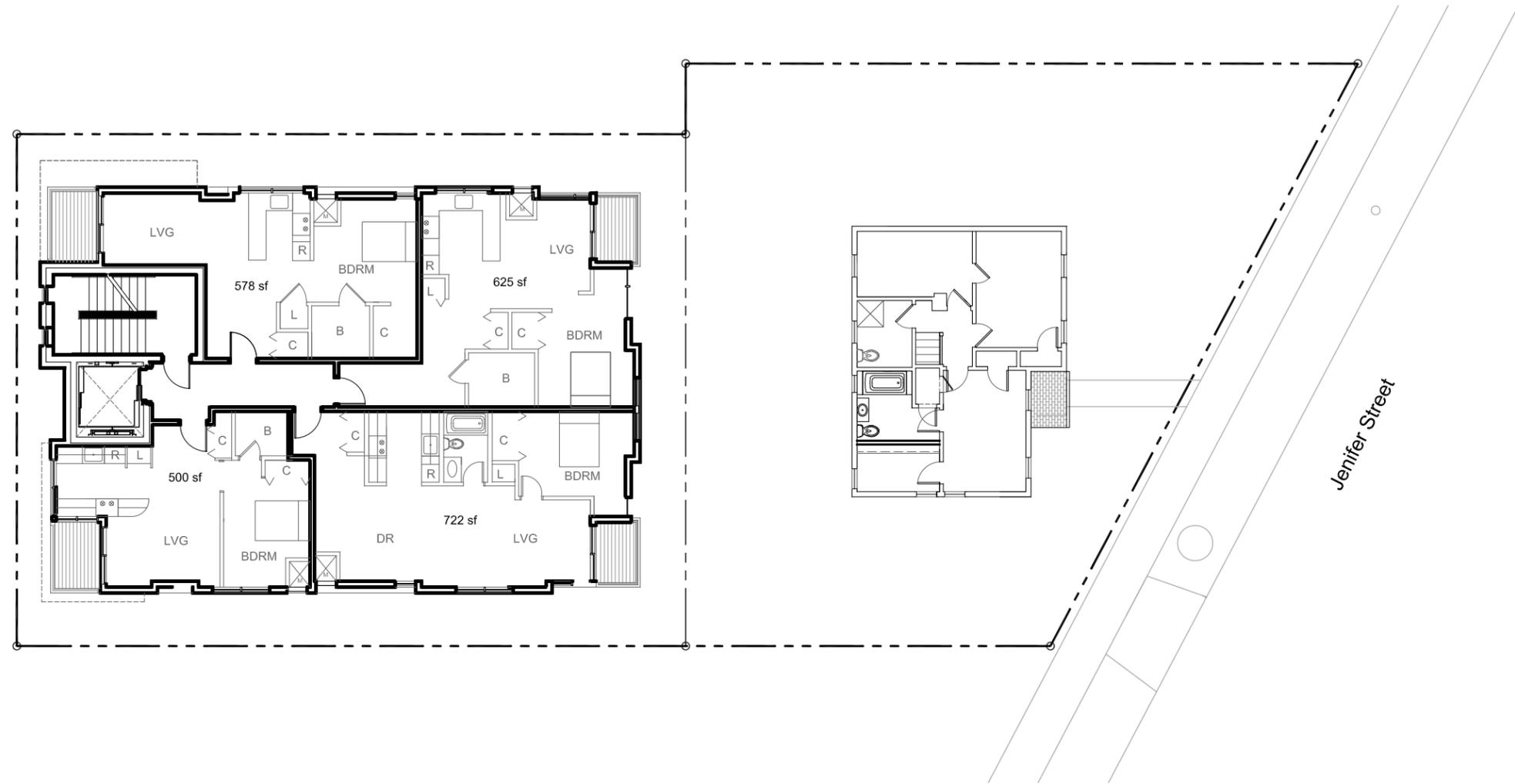




Proposed 1st Floor Plan

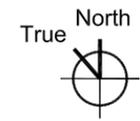


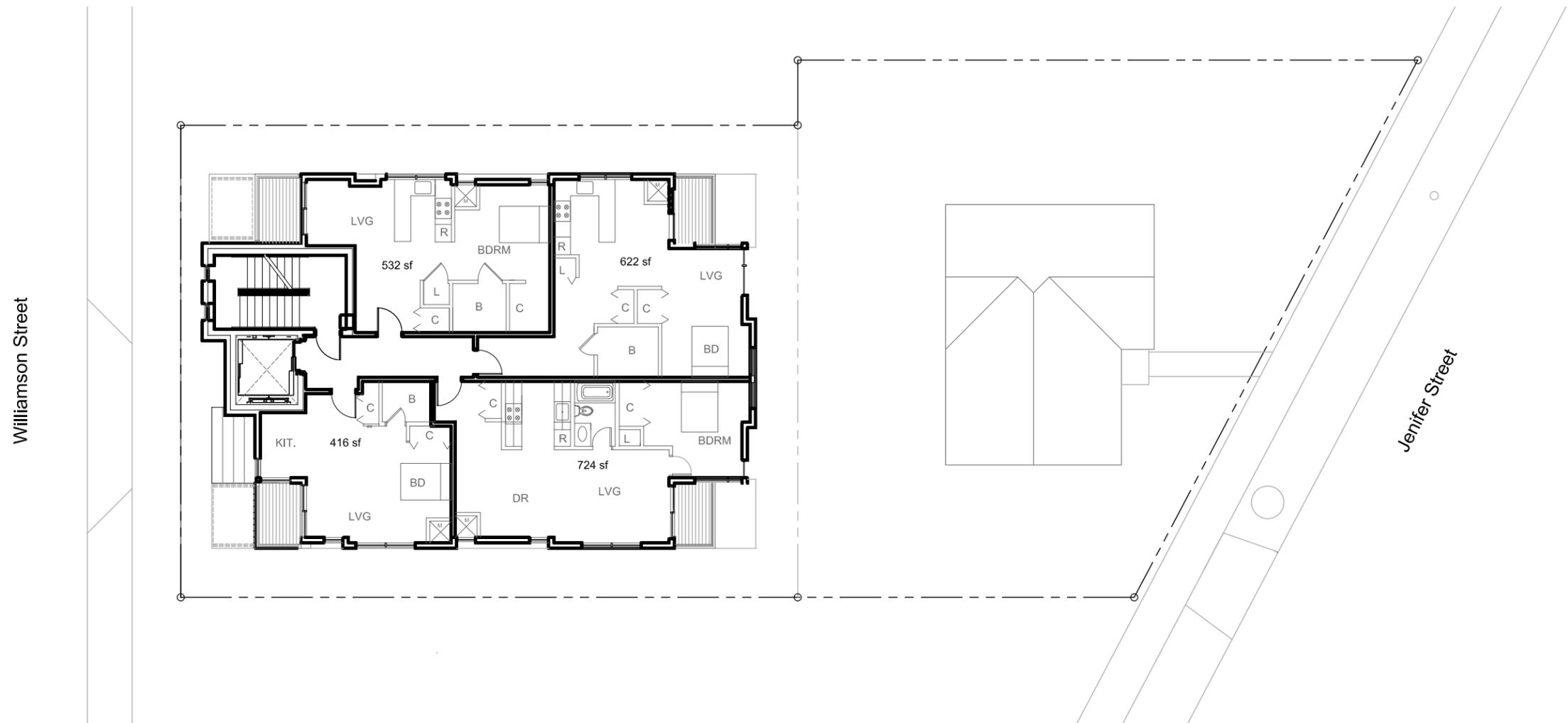
Williamson Street



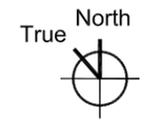
Jenifer Street

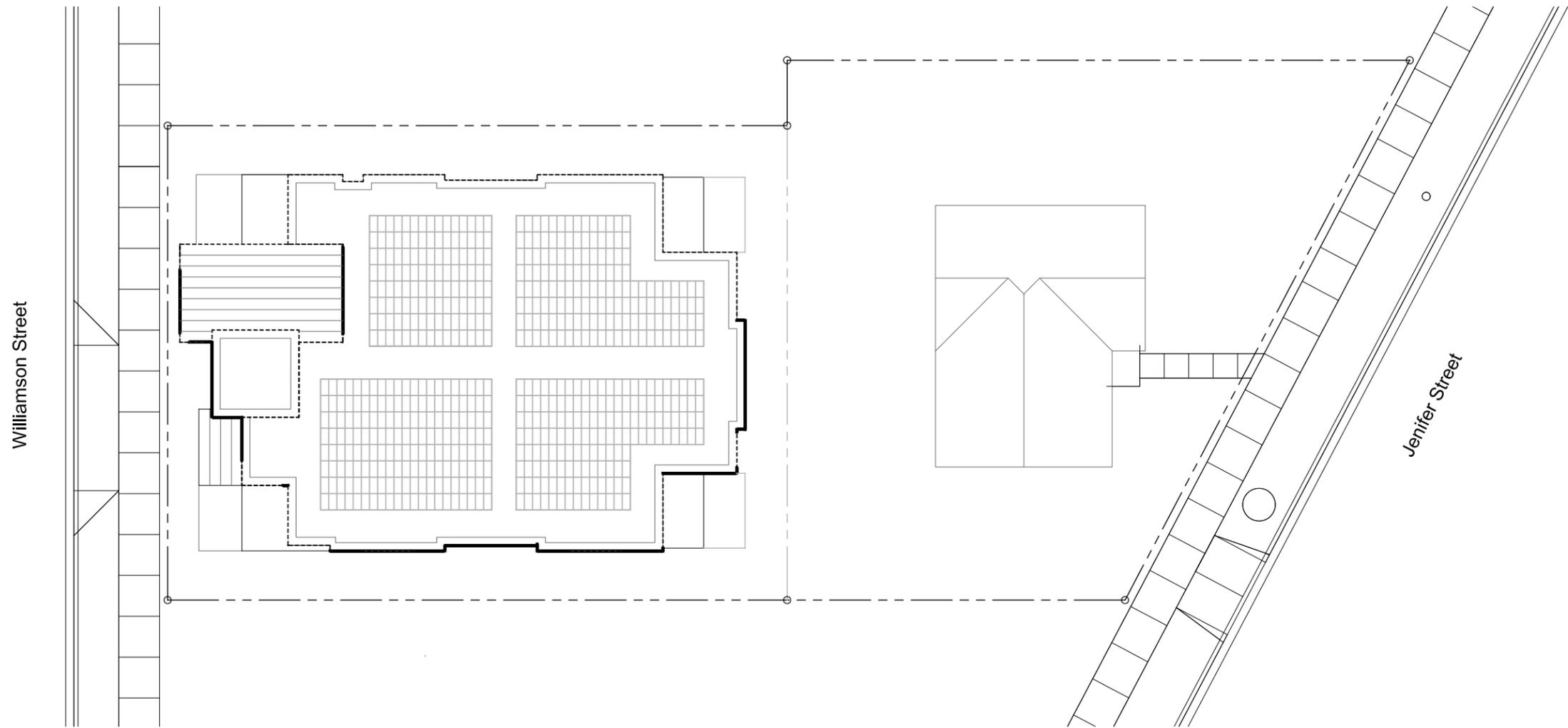
Proposed 2nd Floor Plan



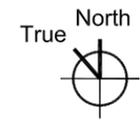


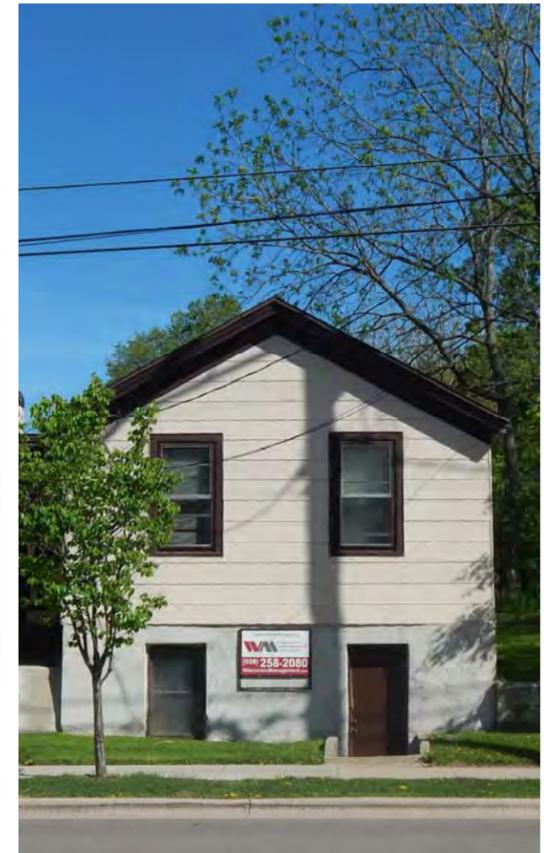
Proposed 3rd Floor Plan





Proposed Roof Plan





700 Block Williamson Street





700 Block Jenifer Street





741 Williamson Street

