

1314 Jenifer Street Garage/Accessory Building

Cover Letter and Statement of Intent

Vaughn Brandt, Owner & Occupant

I am writing to apply for a building permit to construct a somewhat unique and very functional two-car garage/accessory building in the backyard of 1314 Jenifer Street. As owner occupant, landlord, and chief repairman of the property since 1997, I have spent many years speculating about what the perfect outbuilding might include. This year finances, timing, and the necessary assistance have all finally come together and I'd like to proceed with the project.

Before detailing the proposal, let me first describe the property and my involvement with it over the last twelve years. 1314 Jenifer is a three story, two-family home built in 1893, with Queen Anne Victorian architectural features. It is located in the R4-A Third Lake Ridge Historic District. It has horizontal cedar siding with three and a half inch spacing between boards and cedar fish scale shingles on the exterior of the third story. Each floor is about 1300 square feet, making the house one of the larger ones in the neighborhood. It is a beautiful building, with original stained glass windows, two thirty degree knock-out bay windows, and two large dormers in the third story 12x12 pitched (or 45 degree) roof.

The neighboring properties are mostly two family homes, and the property to the North is Saint Vincent De Paul's thrift store, with their parking lot directly behind my property, separated by a 6' fence. The existing backyard of my property is an asphalt parking lot, with a 10' x 12' metal utility shed and gravel sitting area in the back. The property also features a shared driveway with 1316 Jenifer Street, to the East.

When I purchased the house in 1997, it was in very rough condition after many decades of rental property management, and in need of extensive repairs in almost every aspect. As of this time, I am very proud to report these repairs have all been completed. From floor joists and foundation up to new windows, roofing, windows and insulation throughout, the house has been a labor love which kept me busy for more than a decade.

The most noteworthy exterior historic renovations include the three color Victorian paint scheme and elaborate front porch which I rebuilt with new footings, a hip roof, elaborate spindle handrails, and other 19th century carpentry features. I really admire the many architectural styles present in the Third Lake Historic Ridge, and immensely value the historic integrity of the houses here. As such, the garage I would like to build draws from many favored themes I have observed in the neighborhood.

I offer the following proposal only after extensive research of green building techniques and Victorian carriage house design, as well as multiple conversations with city staff, concrete specialists, and other experienced carpenters. As you review the enclosed plans, please keep in mind that I have been anticipating this project for a long time, and have a

variety of carefully-considered ideas for a building I plan to use and enjoy for many years to come.

In the northeast corner of the property I would like to construct a 20' wide by 28' deep two-car garage with workshop on the first floor. The first floor will also include stairs to the lower and upper levels. The lower level (half basement) will consist of a root cellar and storage areas. The second floor design includes storage, a reading/art studio area, and a passive solar greenhouse. Communal gardening with tenants and family is a big priority for me; thus the upper level plans include a 20' x 12' partial rooftop garden space for raised container gardening (i.e., tomatoes, peppers, etc.). The average roof height will be the required 15' maximum average height above grade, while reaching 22' at the peak and 8' high at the eave. The eave detail will extend 18" past the exterior wall, with a molding design that matches the house, with painted forest green aluminum soffit, fascia, and gutters.

The interior design features a modest southwest exposure greenhouse space with interior rainwater collection barrels which will serve as passive solar heat sinks in the late winter and spring before providing water for the growing season. My desire to include green and efficient features initially created some challenges with regard to 19th century design continuity, but with help from city planning staff and library research, I think the final design blends well with both the neighboring properties and the house, while still affording the maximal efficacy and practicality one would expect in a more modern structure. The greenhouse space is contained under a shed dormer with a row of reclaimed windows, and the rooftop garden space would appear from the street or driveway as an elevated porch or deck with a classic Victorian handrail system.

The overall design of the garage meets all zoning and building size restrictions, while also maximizing space and function. The roof will match the 12x12 pitch of the existing house, and incorporate shed dormers to enhance headroom in the upper level and allow the most light to enter the passive solar greenhouse. The shingles will be the same 30-year brown asphalt shingles visible on the house. The siding of the accessory building will be painted cedar to match the house, with the lower level covered in horizontal cedar siding at three and half inches, and fish scale siding on the upper level, also matching the house.

The garage door I selected has four rows of short vertical panels, a stained wood veneer, and large historically accurate carriage-house styled hinges on the face. While I would prefer two garage doors for aesthetic purposes, the reality of getting two cars into the garage safely from the shared driveway dictates one wide door, which will be 8' high and 16' wide, though the veneer of the door will appear as if it is two doors built side by side. It does not have any windows, because most carriage doors would not have windows, and they would not offer much in terms of light, view, or historical accuracy.

The ground level will also feature row of reclaimed double hung windows facing West to fill the workshop area with afternoon light. There will be one window each on the North and East elevations for cross ventilation and light.

Other noteworthy building features involve a large selection of reclaimed windows from my house and neighbors' houses, about two dozen reclaimed century-old white oak barn beams for interior timber framing and support posts, and two 8' x 6'8" sliding glass doors. For security purposes and historic appeal, I plan to install a sliding barn door over first floor glass doors. Whenever possible, I want to use green or reclaimed building materials.

The East side of the building, which faces the neighbors parking area will be used for storage of city provided garbage cans and recycling bins. The North side of the building, which faces St. Vinnie's fence and parking lot, will be used for the storage of ladders. The South side of the building, which faces the driveway and street, will be open for driving cars into the building's garage door. And the West side of the building will be the useable open space in the yard (detailed below).

Once the outbuilding is constructed, I intend to complete some significant landscaping work, including a new cedar fence along the west property line (1312 Jenifer), with some upper lattice work and built in flower boxes for the cultivation of vine plants. I will also install some raised paving stones outside the side entrance and raised flower boxes and ground containers for further gardening. My site plan will not disturb the large walnut tree growing on the northwest corner of the lot, and will greatly enhance the aesthetic appeal and utility of the useable open space.

In many ways, the building will enhance the quality of life for my family and the tenants in the building by providing storage, work shop space, interior parking for vehicles (including our bicycles), and a pleasant upper level for gardening and other hobbies. As the site plan demonstrates, the plan will also relocate and increase the usable open space along the western edge of the property, which is away from the driveway and neighbor's parking area.

1314 Jenifer St.

Street View (w/painting in progress)

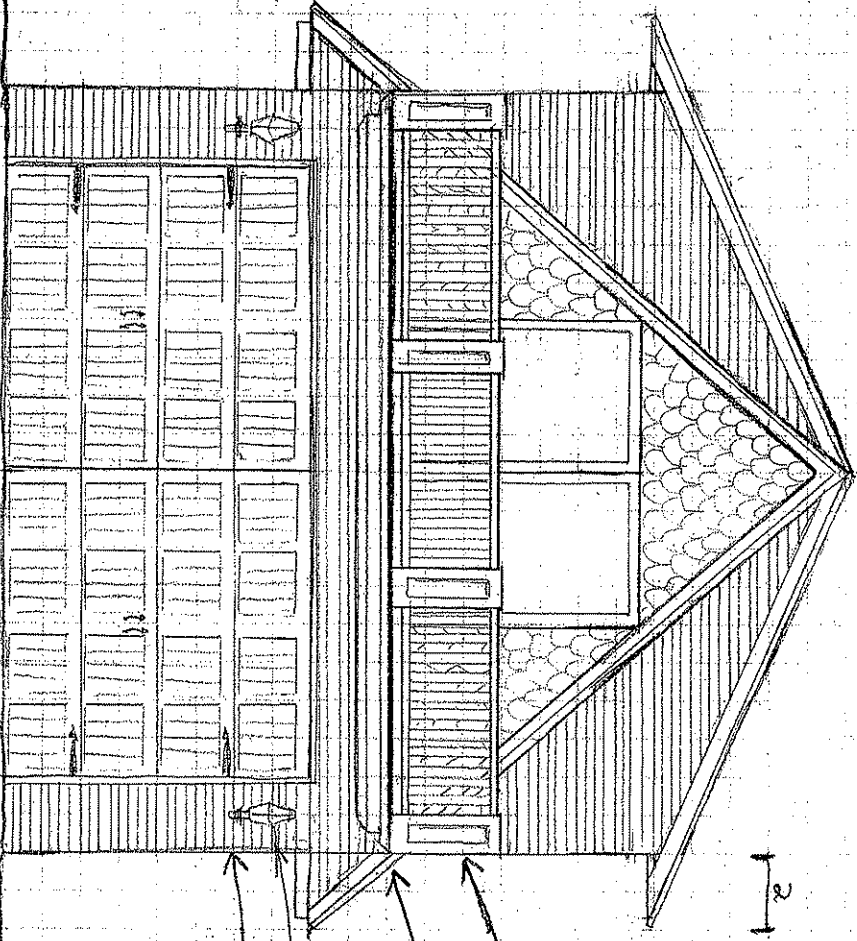
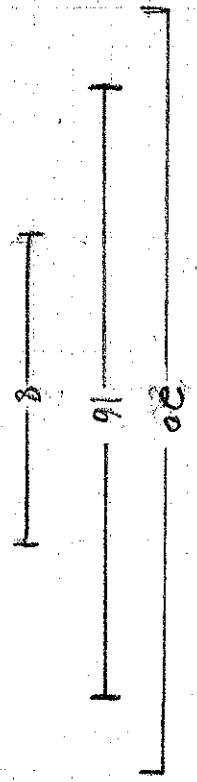
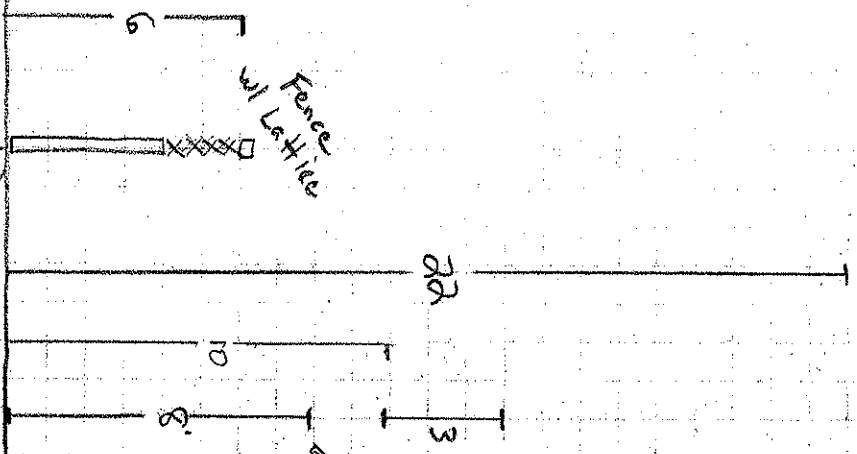


1314 Jennifer St.

Garage Details

Vaughn Brandt

NORTH ELEVATION

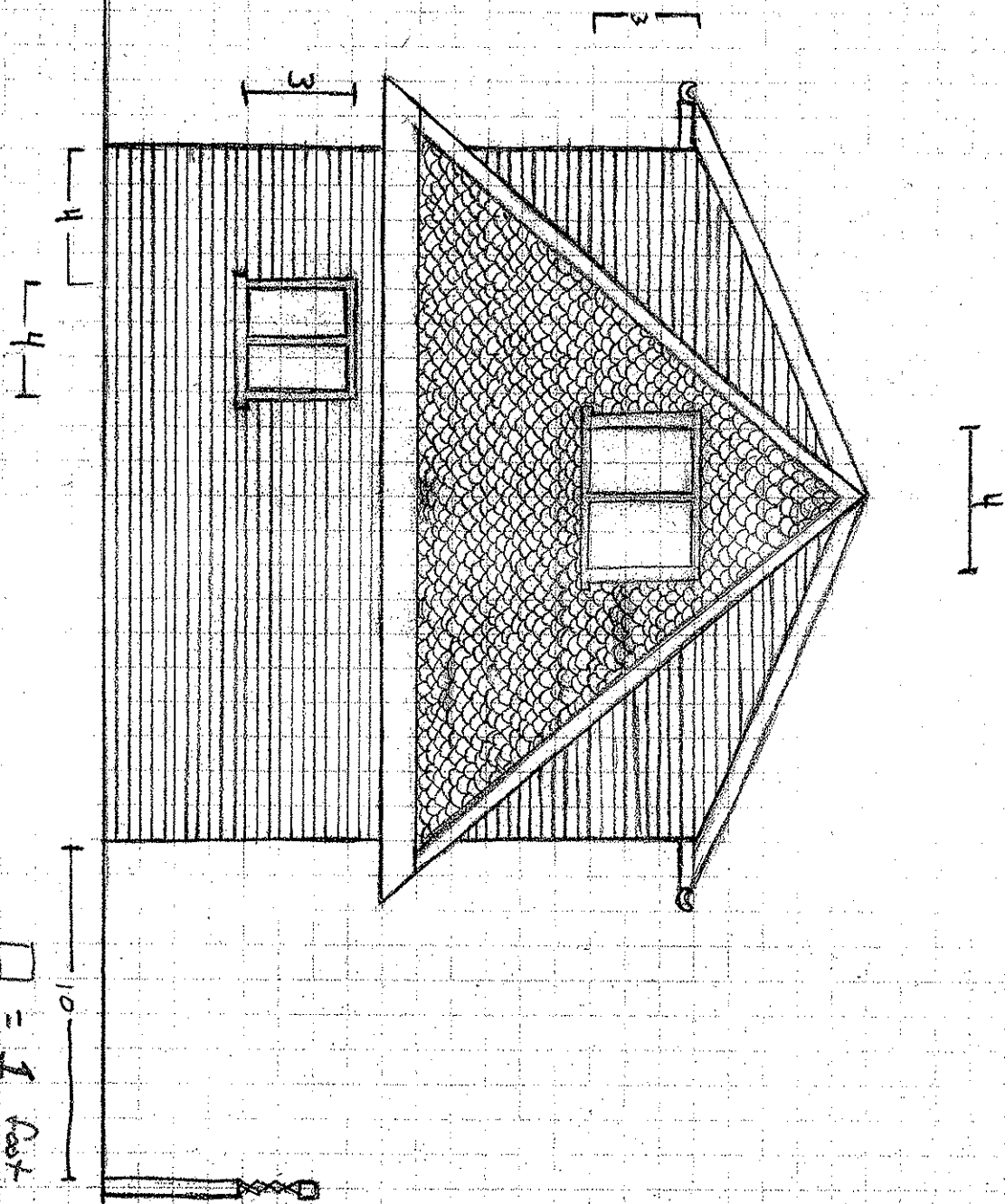


- raised panel
- Crown molding
- outdoor light(s) (2)
- stap hinges

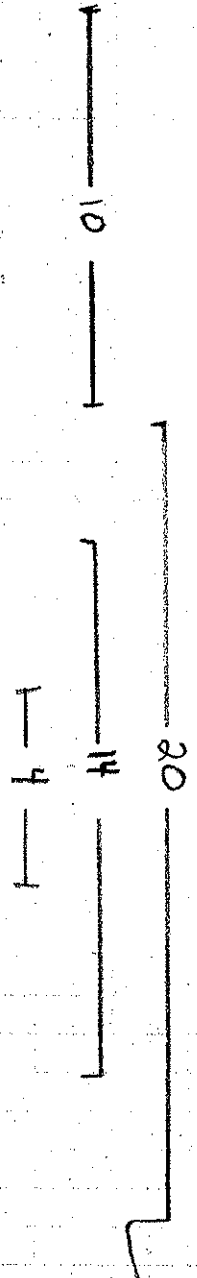
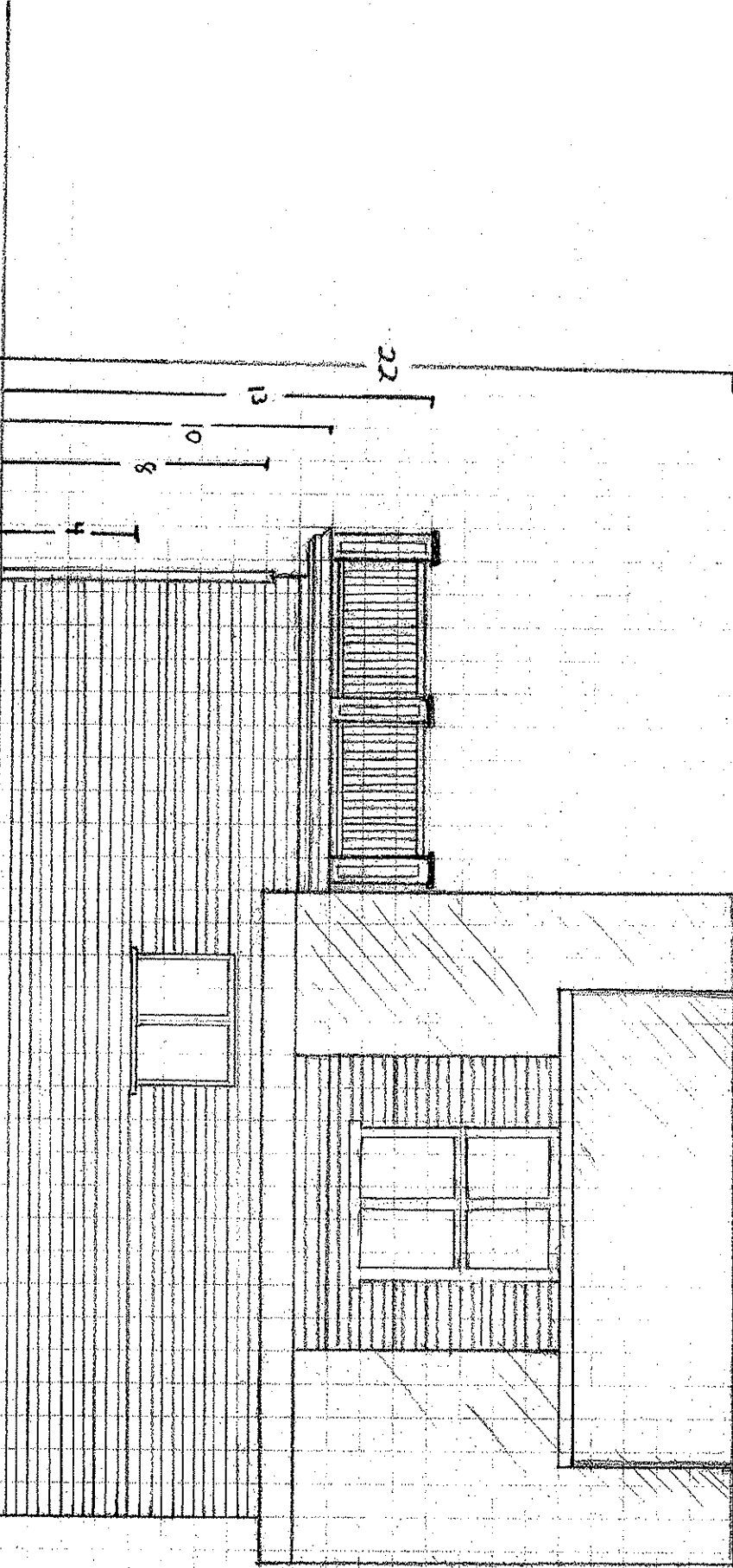
□ = 1 foot

u.o.s.

SOUTH ELEVATION

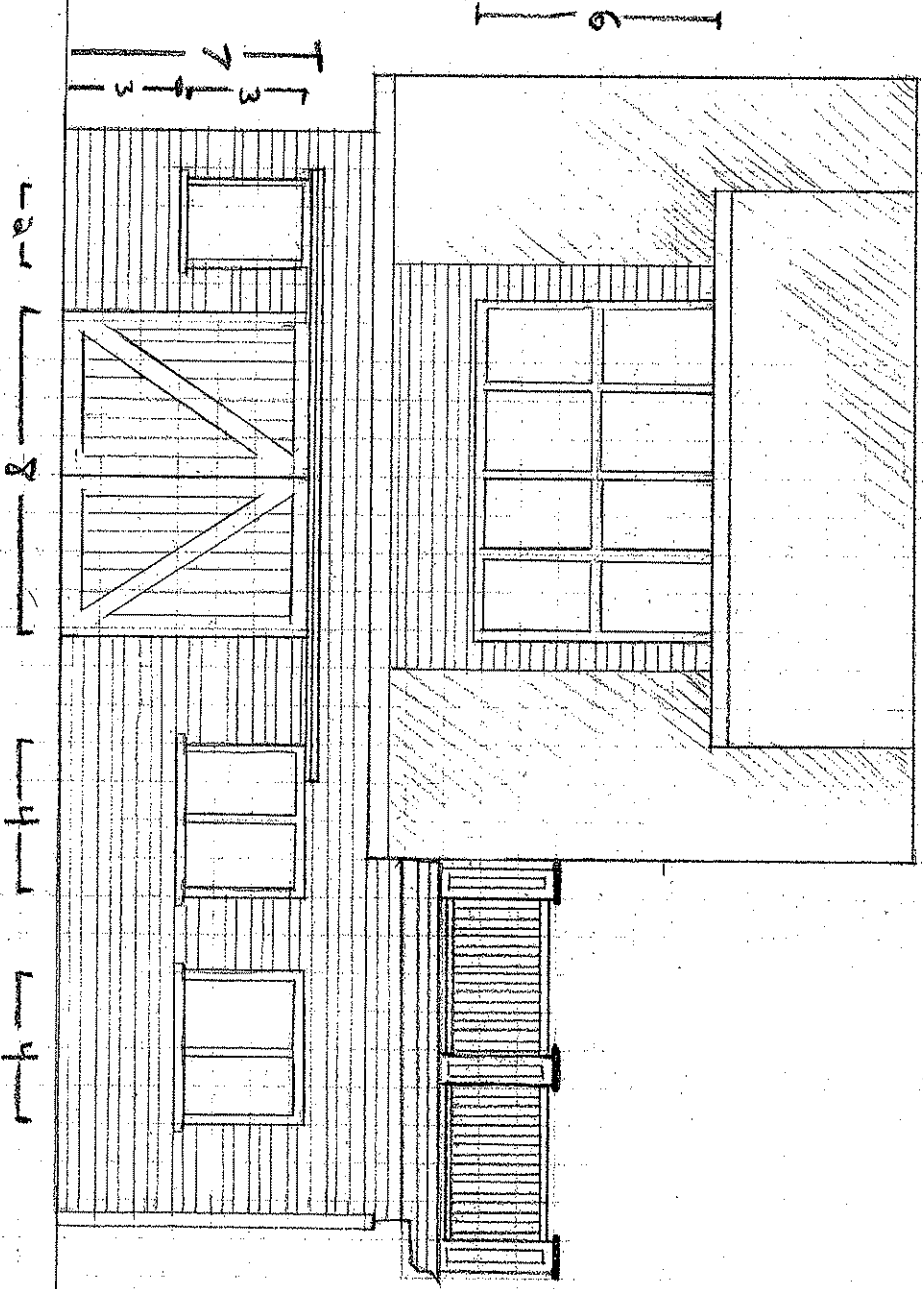


EAST ELEVATION



□ = 1 foot

West Elevation

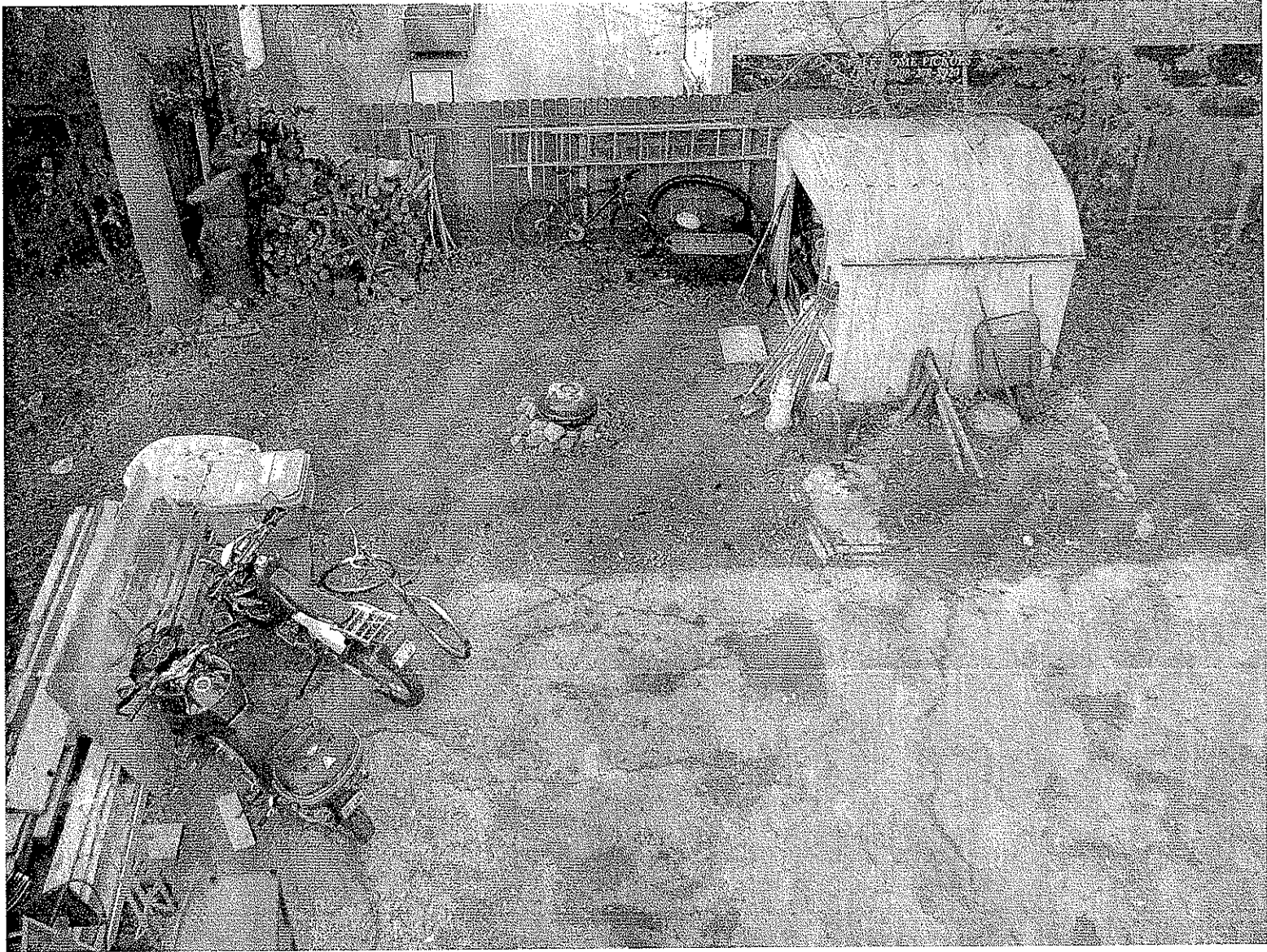


□ = 1 Foot



1314 Jenifer

Existing Backyard



1316 Jenifer

Backyard to the East



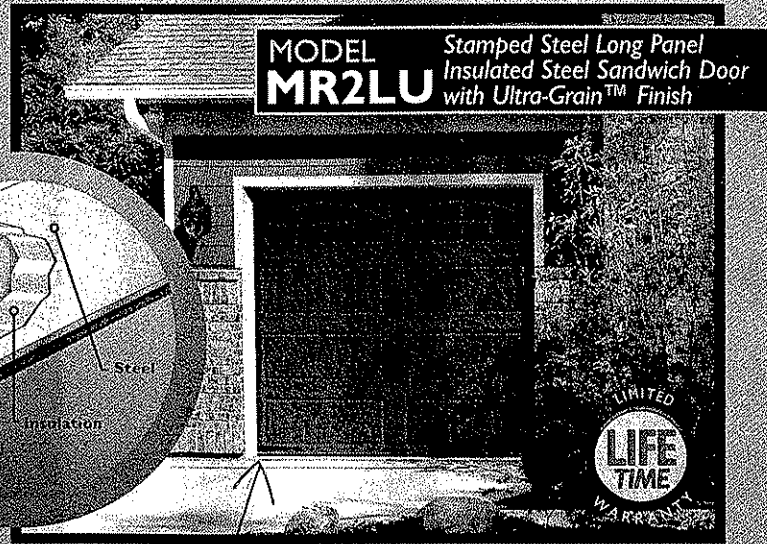
1312 Jenifer
Backyard to the West



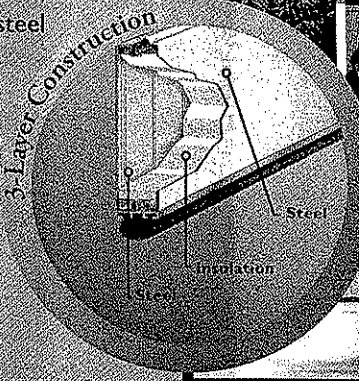


PREMIUM VALUE STAMPED STEEL

Our very best Stamped Steel Carriage House doors offer maximum performance, impressive appearance and superior insulation. Constructed with insulation between two steel skins, these doors provide the ultimate in durability, strength and energy efficiency. Quieter than other insulated and non-insulated doors, Premium Value Stamped Steel doors are the best choice for homes with rooms adjacent to or above the garage. Available in two Carriage House emboss designs, short and long. To further accentuate the Carriage House appearance, these doors come standard with beautiful decorative hardware. Standard size doors also include an operator reinforcement bracket for easy and convenient installation.



MODEL MR2LU Stamped Steel Long Panel Insulated Steel Sandwich Door with Ultra-Grain™ Finish

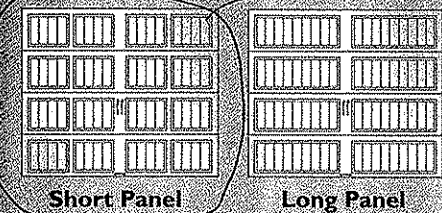


CONSTRUCTION

Sandwich style, two sheets of steel (27 gauge exterior/27 gauge interior) wrapped around an insulating core, creating an extremely durable energy-efficient door.

WARRANTIES

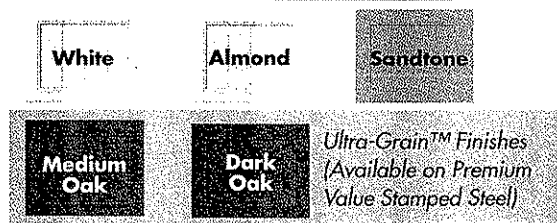
Limited lifetime warranty on paint system with a 3-year limited warranty on hardware.



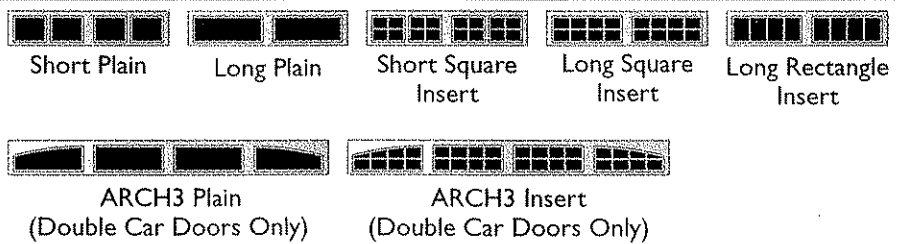
Insulation Information / Energy Tax Credit Eligibility Details (in italics)

MR2SU	MR2LU	2" Polyurethane Insulation (R-value 17.2) <i>Doors without Windows and Doors with Insulated Glass Are Eligible for Tax Credit</i>
MR1SU	MR1LU	1 3/8" Polyurethane Insulation (R-value 12.9) <i>Doors without Windows Are Eligible for Tax Credit</i>
MR2SP	MR2LP	2" Polystyrene Insulation (R-value 9.0) <i>Doors without Windows and Doors with Insulated Glass Are Eligible for Tax Credit</i>
MR1SP	MR1LP	1 3/8" Polystyrene Insulation (R-value 6.5) <i>Doors without Windows Are Eligible for Tax Credit</i>

COLORS



WINDOWS



SELECTION GUIDE

SOLID (NO WINDOWS)

WINDOW OPTIONS (SINGLE AND DOUBLE CAR)

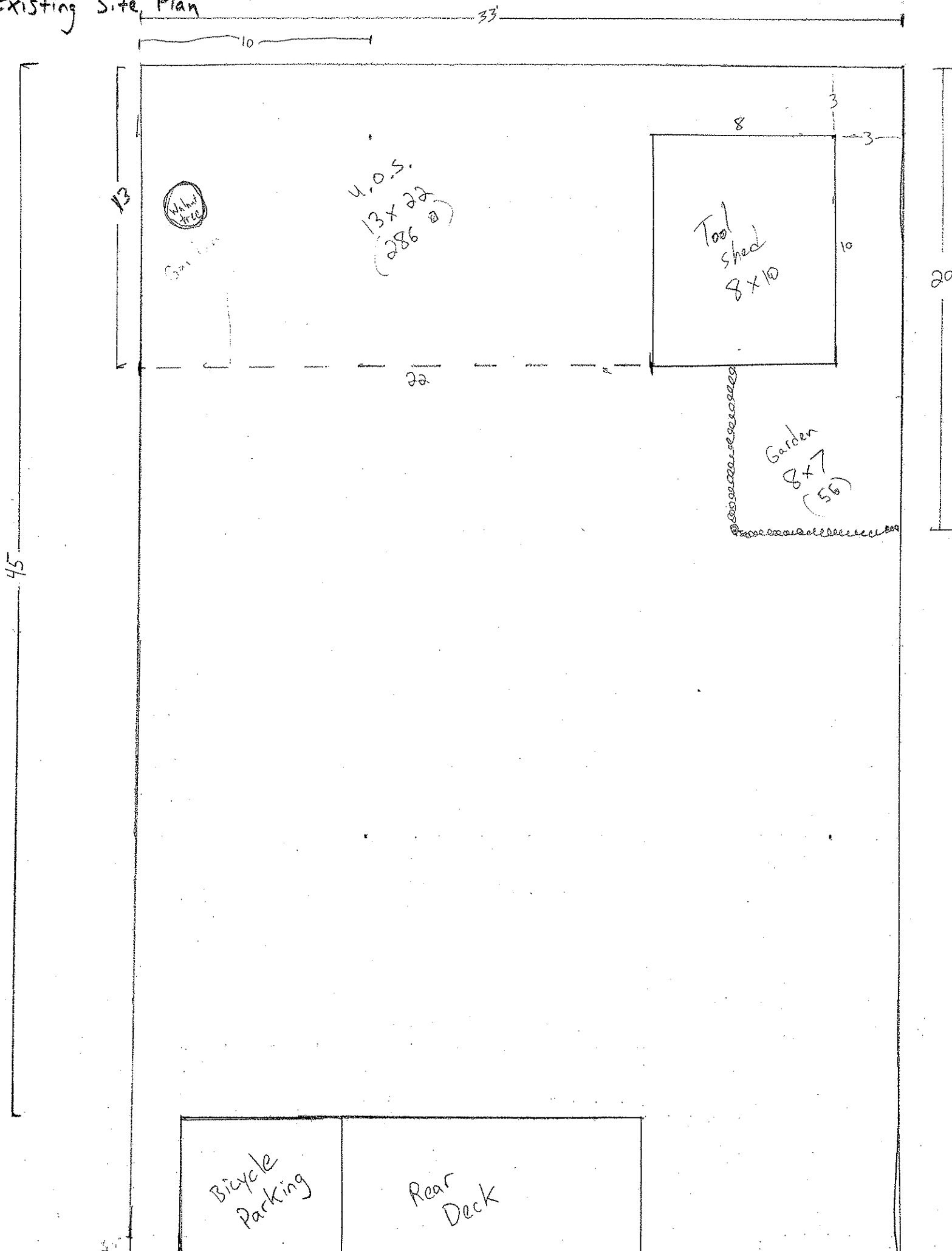
WINDOW OPTIONS (DOUBLE CAR ONLY)

Short Panel Design

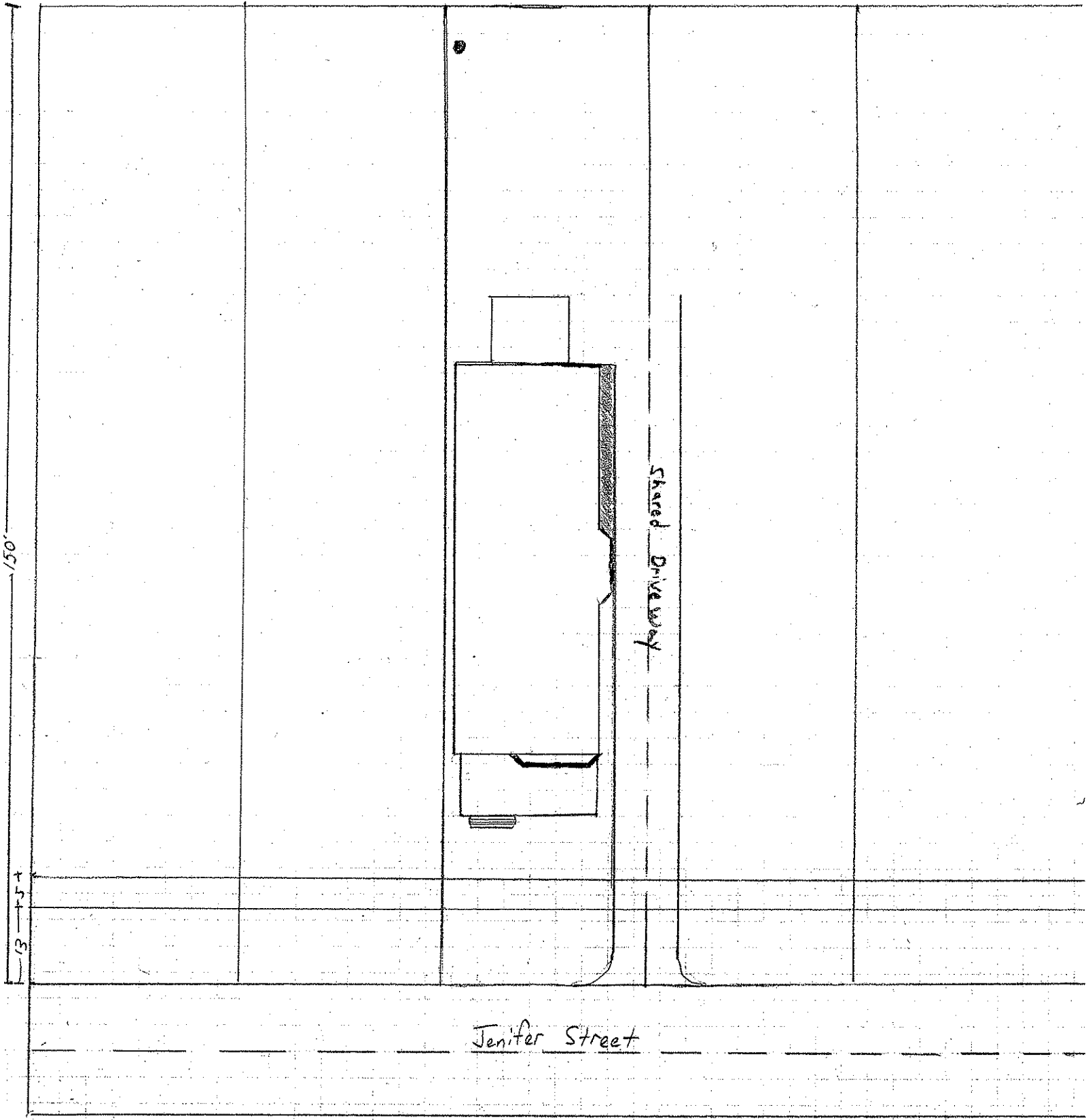
SHORT SOLID, SHORT PLAIN, SHORT SQ. INSERT, LONG SOLID, LONG PLAIN, LONG SQ. INSERT, ARCH Wrought Iron

SHORT Wrought Iron, LONG Wrought Iron, ARCH Wrought Iron

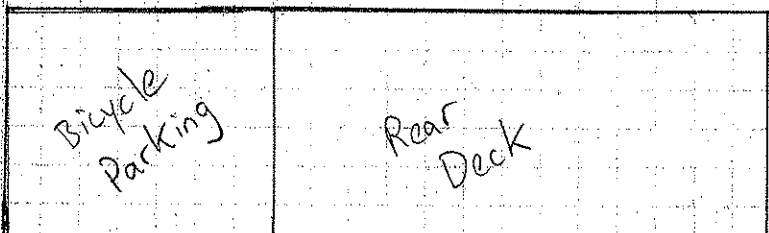
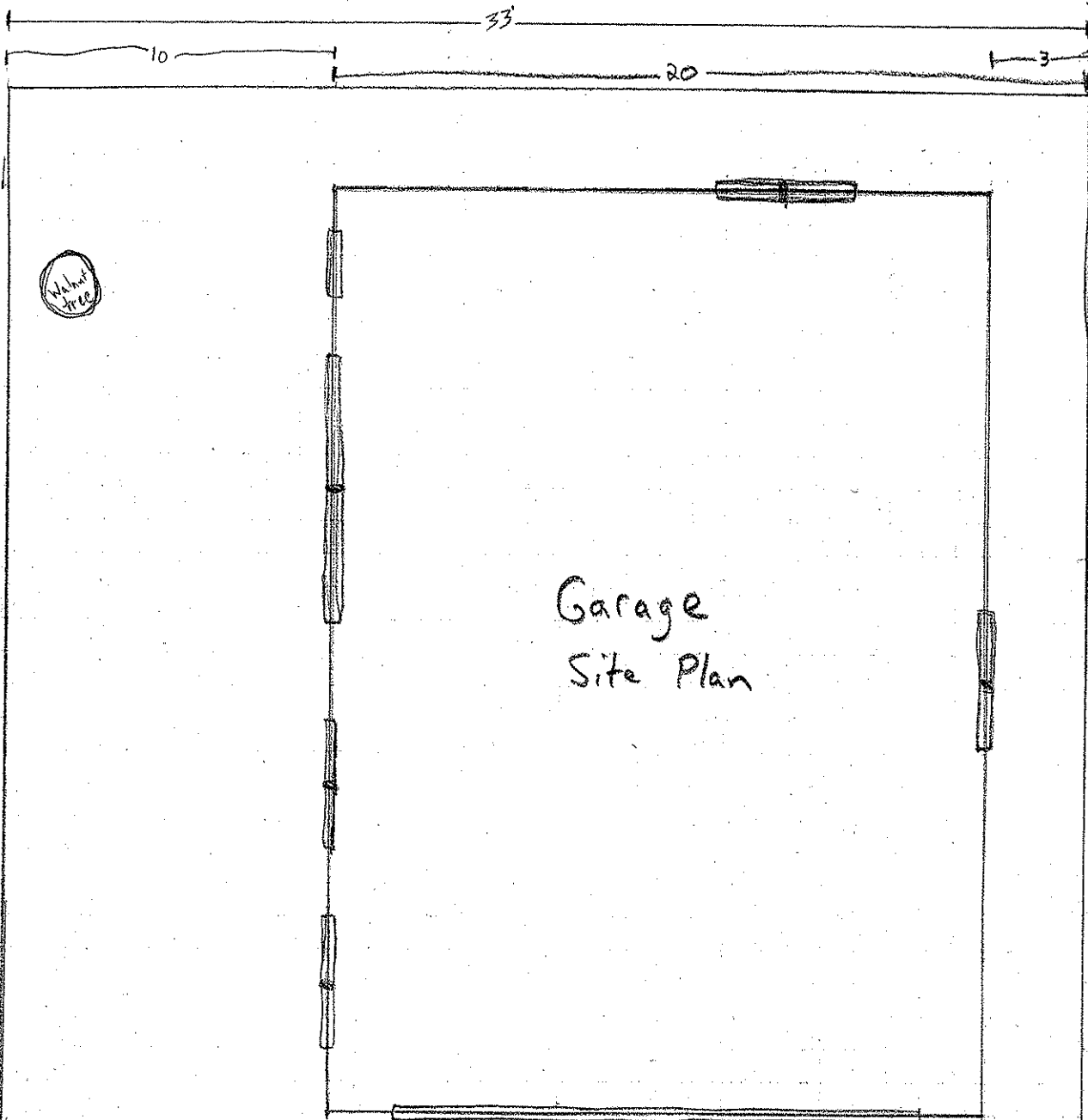
EXISTING Site Plan

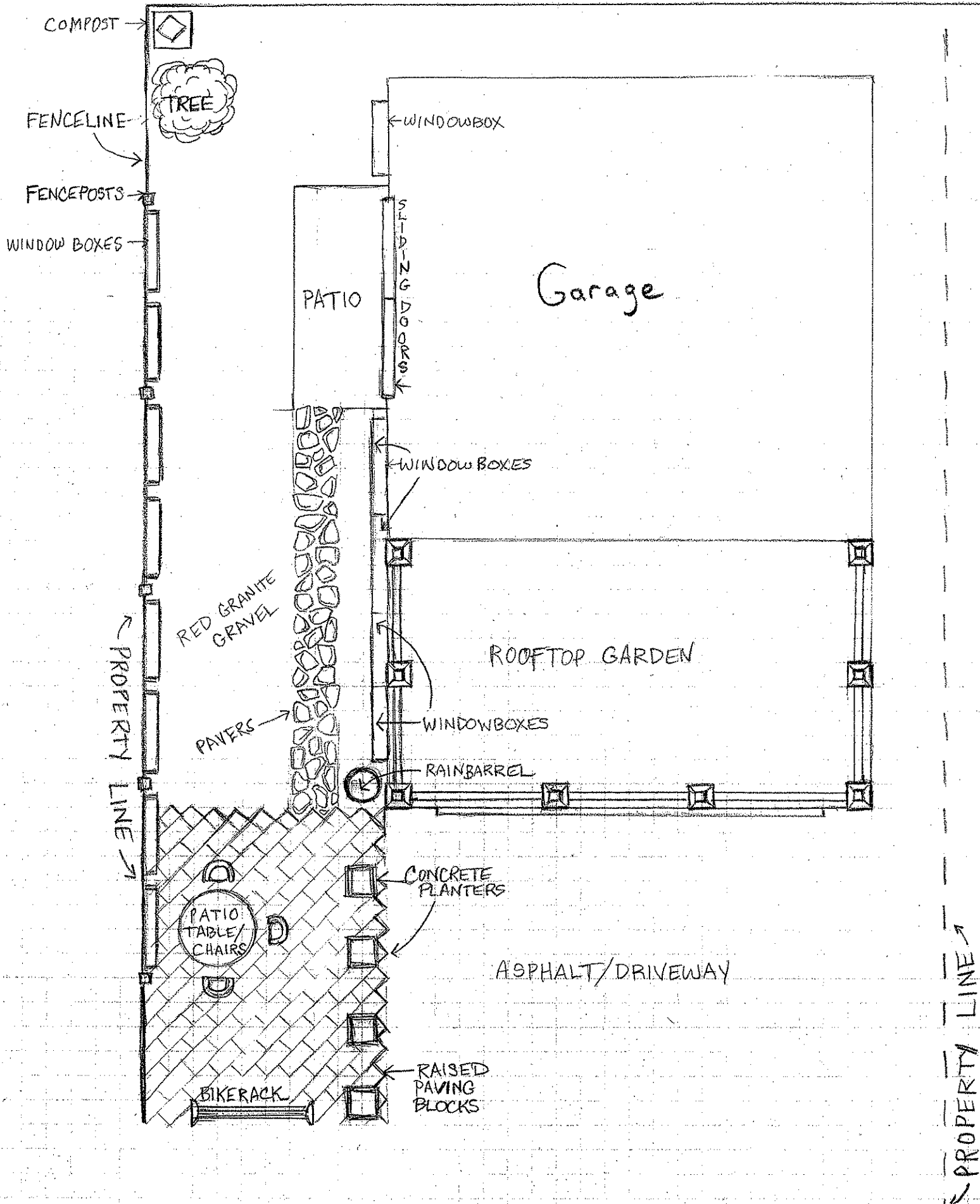


1314 Jenifer
Existing Site Plan



1" = 20'





Landscaping Plan

□ = 1 foot