



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, Madison, Wisconsin 53703 Aldermanic District: 6

2. PROJECT

Date Submitted: 6/23/2014

Project Title / Description: 740 Jenifer Street

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
 - X Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District *(specify):*
 - Mansion Hill
 - University Heights
 - X Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other *(specify):* Partial Demolition, Removal of accessory building

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: 6.23.14

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

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.



June 23, 2014

Madison Landmarks Commission Application

c/o Ms. Amy Scanlon, Secretary of the Landmarks Commission

Department of Planning and Community & Economic Development

Madison Municipal Building

215 Martin Luther King, Jr. Blvd., Suite LL-100

Madison, WI 53703

RE: Amended Submittal Material for 740 Jenifer Street, Madison, Wisconsin, 53703

Phase I Partial Demolition, Restoration and Land Division (Legistar 34220)

Dear City of Madison Landmarks Commission,

Please accept the enclosed Madison Landmarks Commission Application and supporting materials. It is our intent that upon review by the Commission and its acceptance that we be granted a Certificate of Appropriateness for the adaptive reuse project currently being proposed for the Residence located at 740 Jenifer Street, Madison, Wisconsin 53703. We look forward to being included on your agenda, for review and approval as action item, for your meeting dated June 30, 2014.

We are seeking a COA for 740 Jenifer Street adaptive reuse project: the salvation of a dilapidated single-family home which contributes to the historic fabric of the Third Lake Ridge Historic District and the nature and rhythm of Jenifer Street and the green adaptive reuse of it, this will be a single-family home on a single-family street.

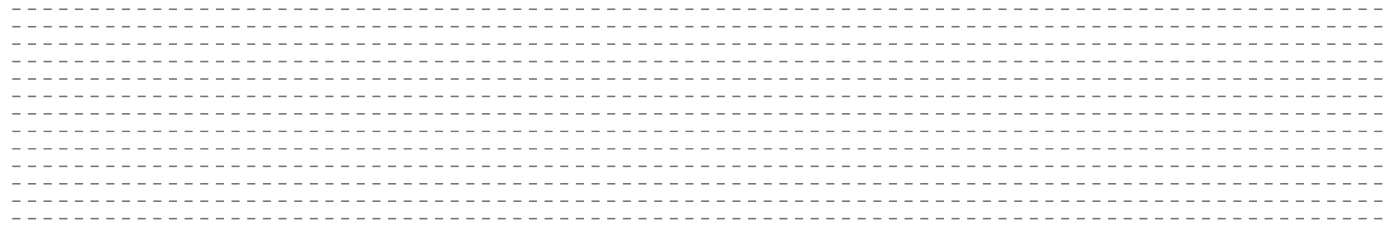
The second action item we are requesting be considered is a CSM/Land Division which will create two lots: the first being 740 Jenifer Street with the existing house renovated as described above, the second being a new 12-unit apartment facing Williamson Street.

Please feel free to contact us with any questions you may have.

Sincerely,

InSite Consulting Architects

Stephen E. Mar-Pohl, AIA, NCARB
President





June 23, 2014

Proposed New Apartments – 741 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, metal 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.

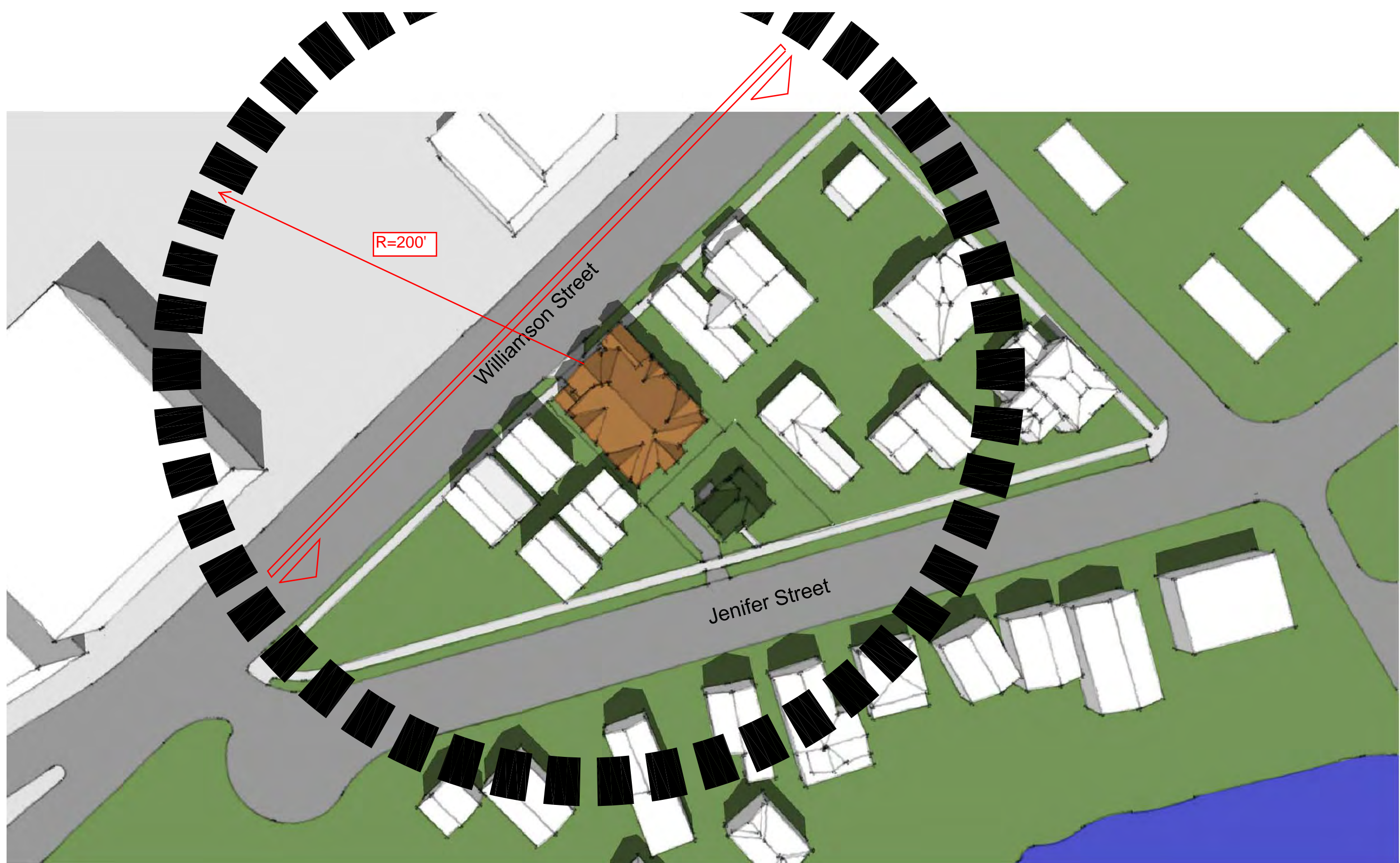


6. Rhythm Mass and Spaces (Sec.33.19.11.f.5)
 - The street façade presence of this proposed development is consistent with and complimentary to the adjoining South Williamson residential street scape.

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.

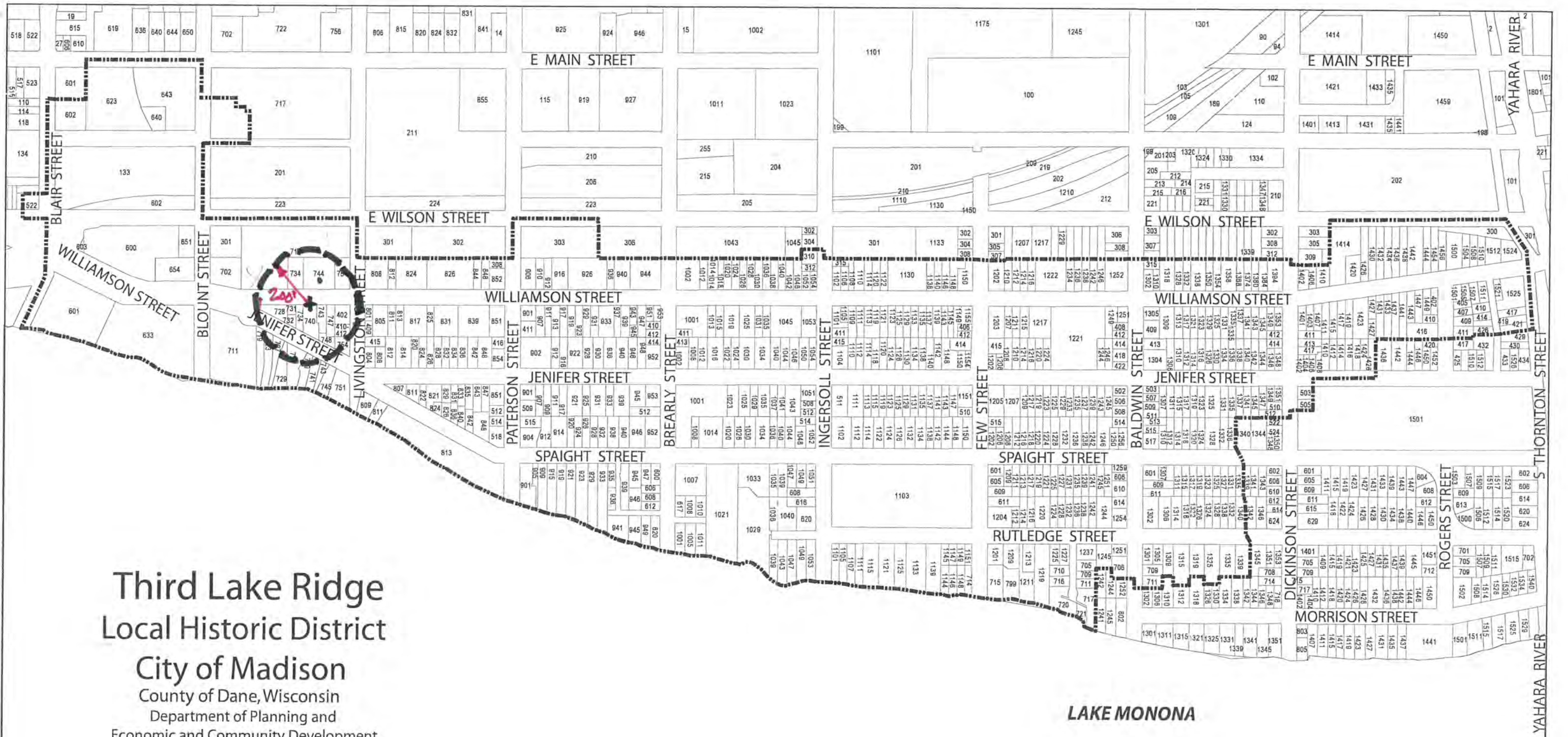
8. Materials Patterns and Textures (Sec.33.19.11.h.3)
 - While the design utilizes a more contemporary material palette the materials are presented in a hand-made human scale. Traditional materials are used in concert with contemporary in a similar hand-made fashion.

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

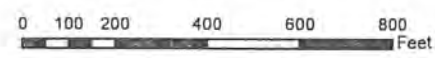
City of Madison

County of Dane, Wisconsin

Department of Planning and

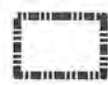
Economic and Community Development

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.



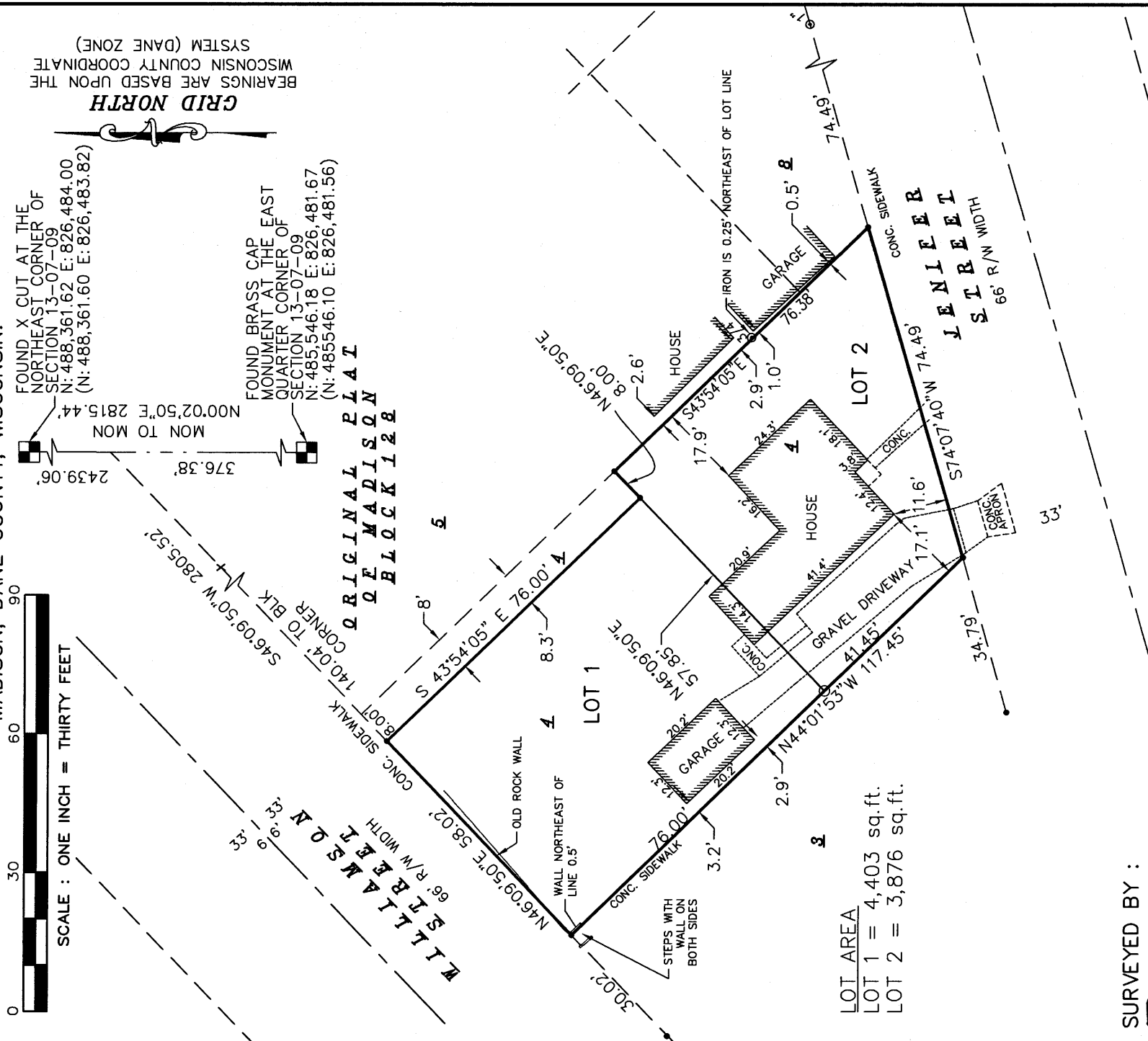
SCALE : ONE INCH = THIRTY FEET

FOUND X CUT AT THE NORTHEAST CORNER OF SECTION 13-07-09
 N: 488,361.62 E: 826,484.00
 (N: 488,361.60 E: 826,483.82)

GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 13-07-09
 N: 485,546.18 E: 826,481.67
 (N: 485,546.10 E: 826,481.56)

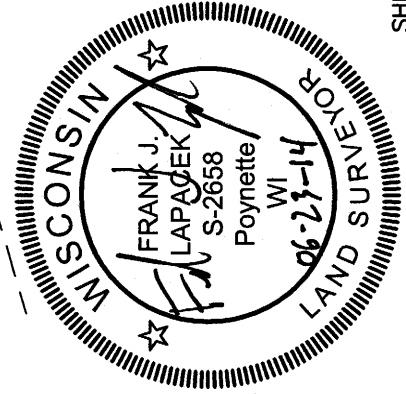
ORIGINAL PLAT OF MADISON HLOCK 128



LOT AREA
 LOT 1 = 4,403 sq.ft.
 LOT 2 = 3,876 sq.ft.

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



SURVEYED FOR :
 Renaissance Property Group, LLC
 2132 Fordem Ave, Suite 100
 Madison, WI 53704

DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: 06-23-2014
 Plot View: CSM

CERTIFIED SURVEY MAP No.

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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 23rd day of JUNE, 2014.

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

SURVEYED BY :

Burse

MAP NO. _____ Surveying & engineering LLC

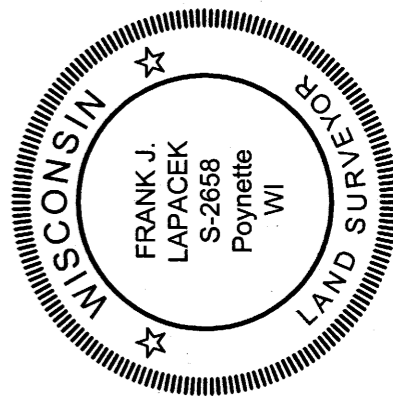
DOCUMENT NO. _____ 1400 E. Washington Ave, Suite 158

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.

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.

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 _____ 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. _____

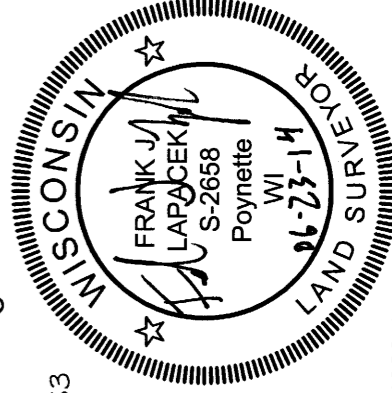
DOCUMENT NO. _____

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 _____

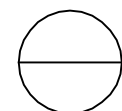
Register of Deeds



5/16/14

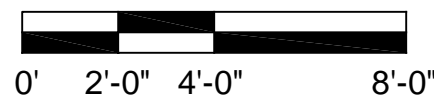
740 JENIFER STREET
MADISON, WISCONSIN

- 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
- ⑧ REUSE EXISTING CEDAR SIDING TO THE GREATEST EXTENT POSSIBLE
- ⑨ NEW DOORS MATCHING FRONT FAÇADE
- ⑩ NEW STOOP



OVERALL SOUTH ELEVATION

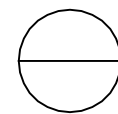
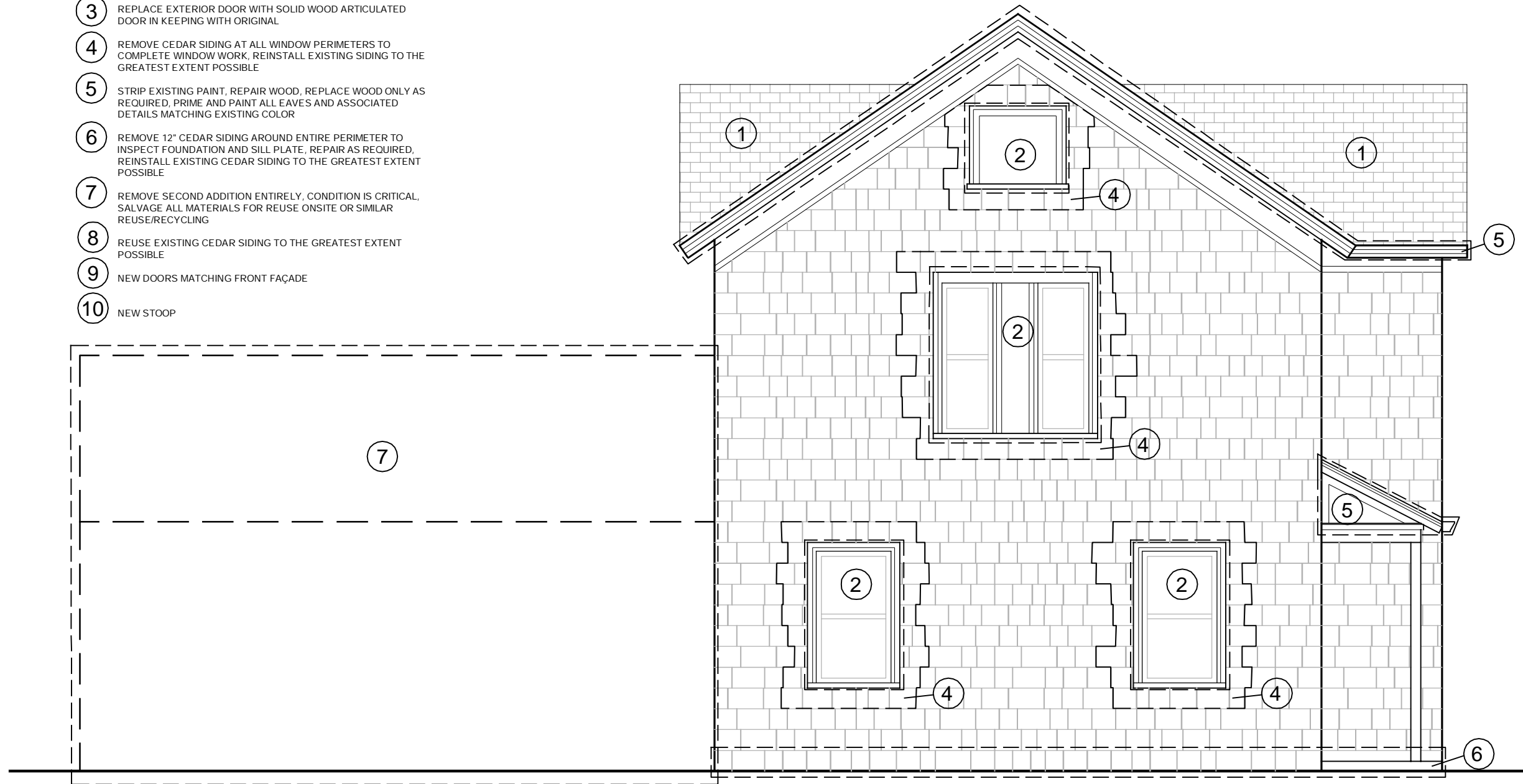
SCALE: 1/4" = 1'-0"



RENAISSANCE PROPERTY GROUP, LLC

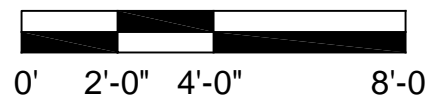
A1

- ① REMOVE EXISTING ROOF, REPAIR DAMAGED ROOF DECK, INSTALL NEW ARCHITECTURAL ASPHALT SHINGLE ROOFING AND FLASHING SYSTEM.
- ② REPLACE ALL WINDOWS WITH CONTEMPORARY REPLICA WITH REPLICATED EXTERIOR HARDWARE
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- ⑩ NEW STOOP



OVERALL WEST ELEVATION

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

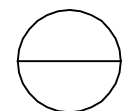
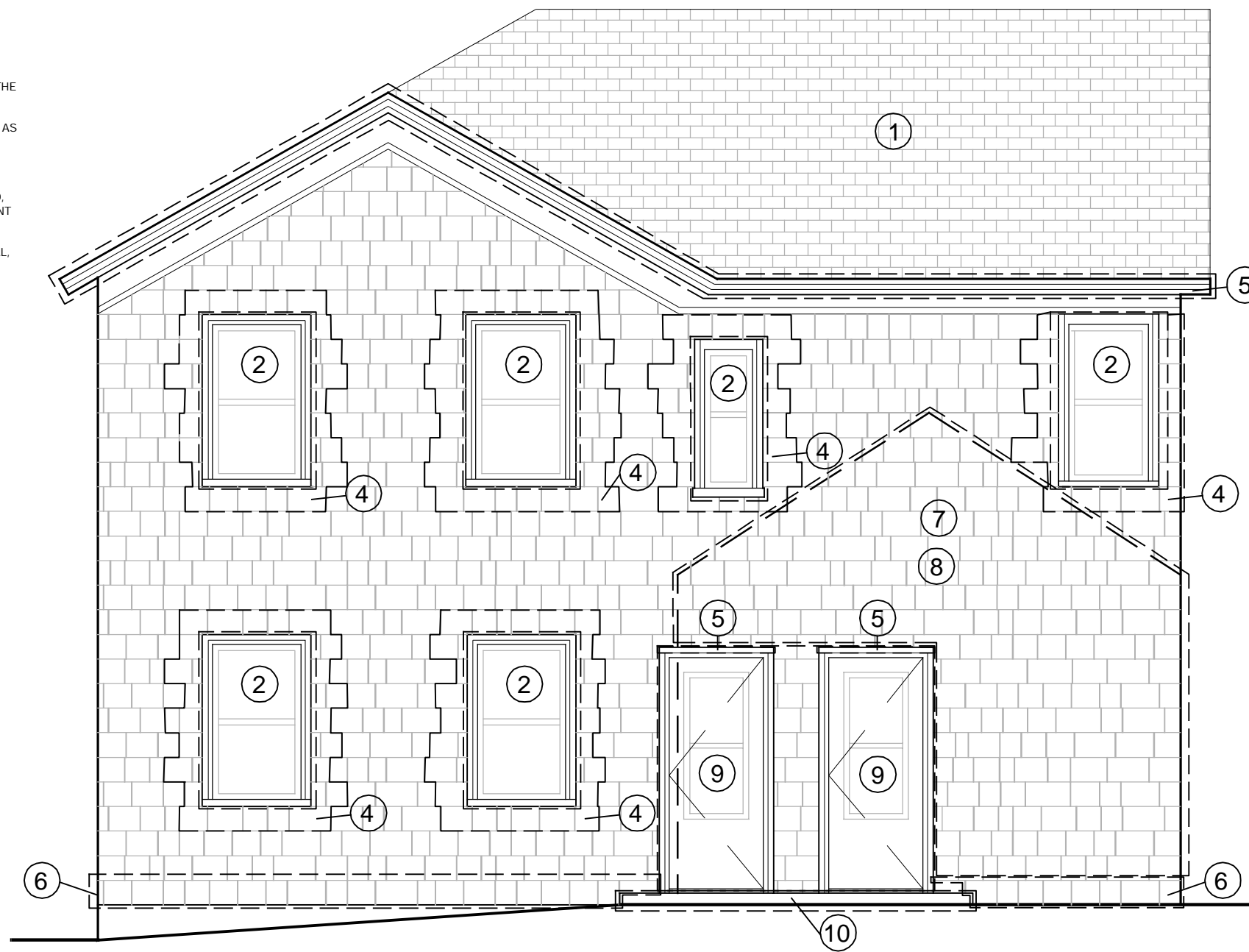




5/16/14

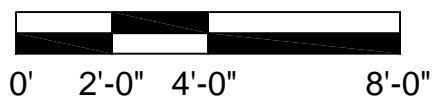
740 JENIFER STREET
MADISON, WISCONSIN

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OVERALL NORTH ELEVATION

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



RENAISSANCE PROPERTY GROUP, LLC

A3



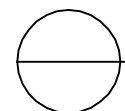
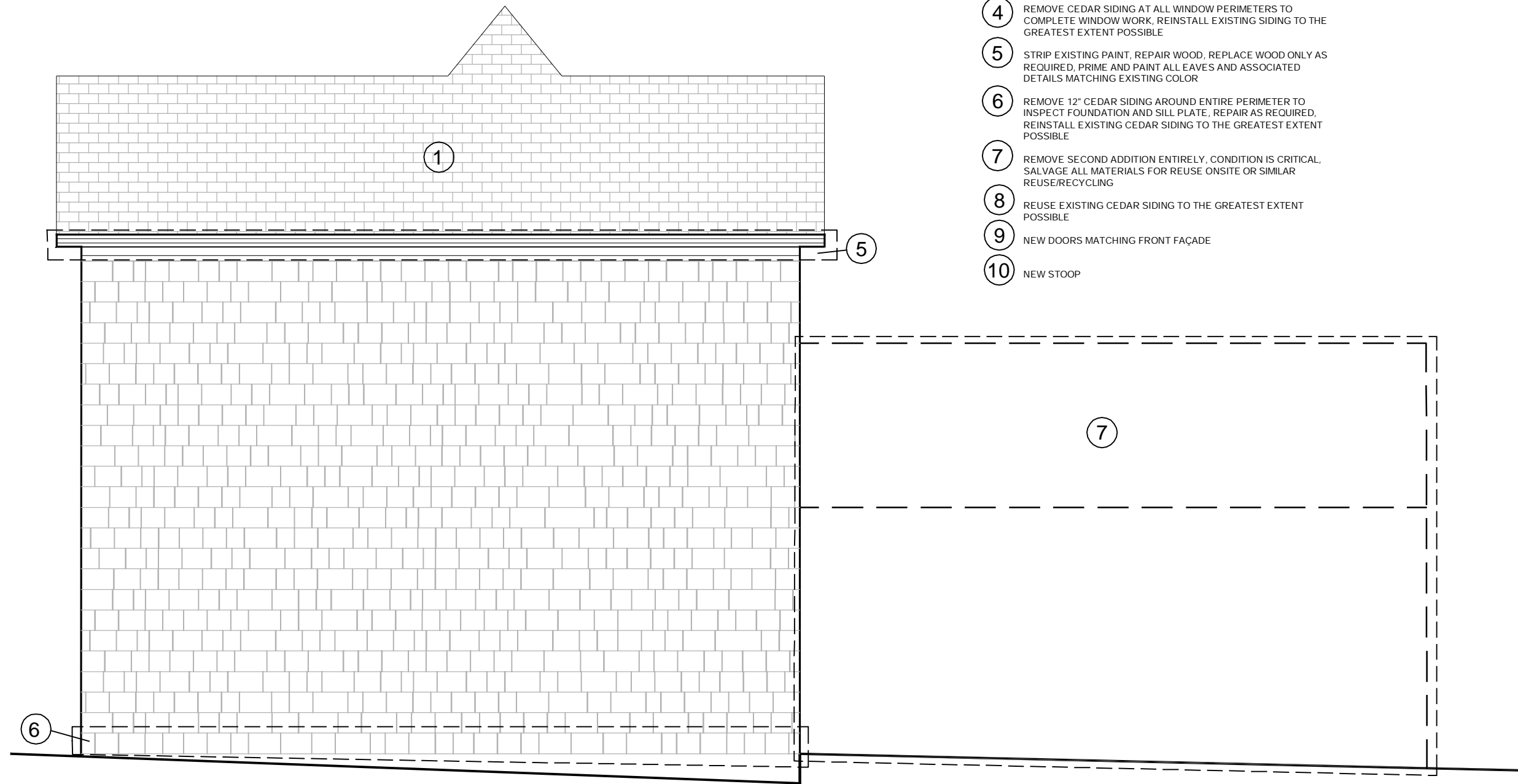
5/16/14

740 JENIFER STREET
MADISON, WISCONSIN



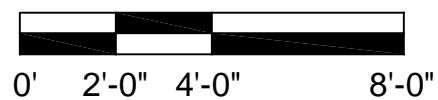
A4

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

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



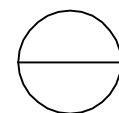
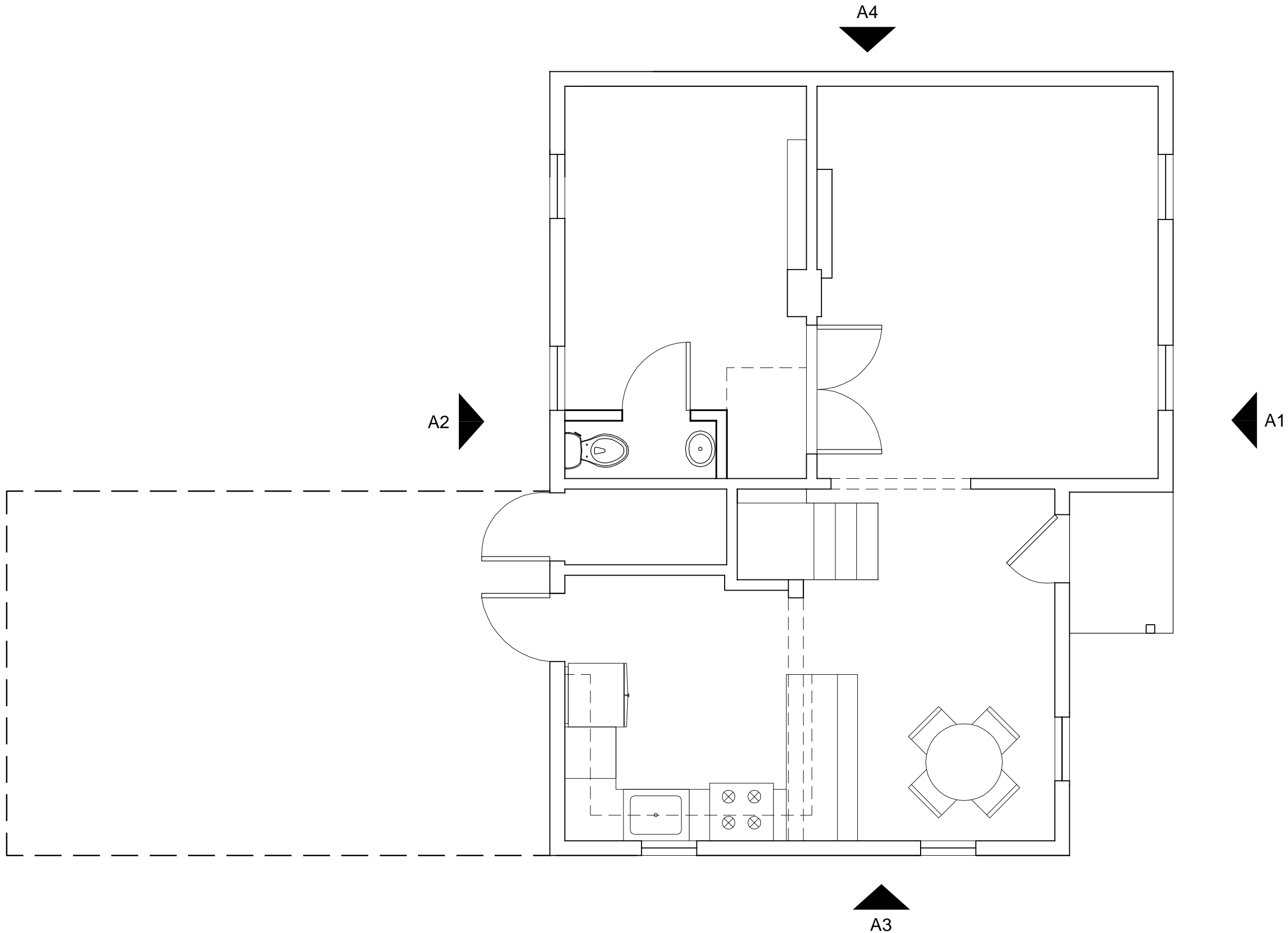


5/16/14

740 JENIFER STREET
MADISON, WISCONSIN

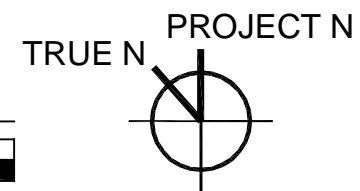
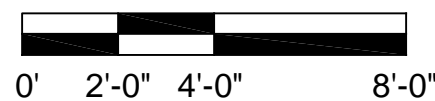


A5



OVERALL FIRST FLOOR PLAN

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



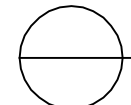
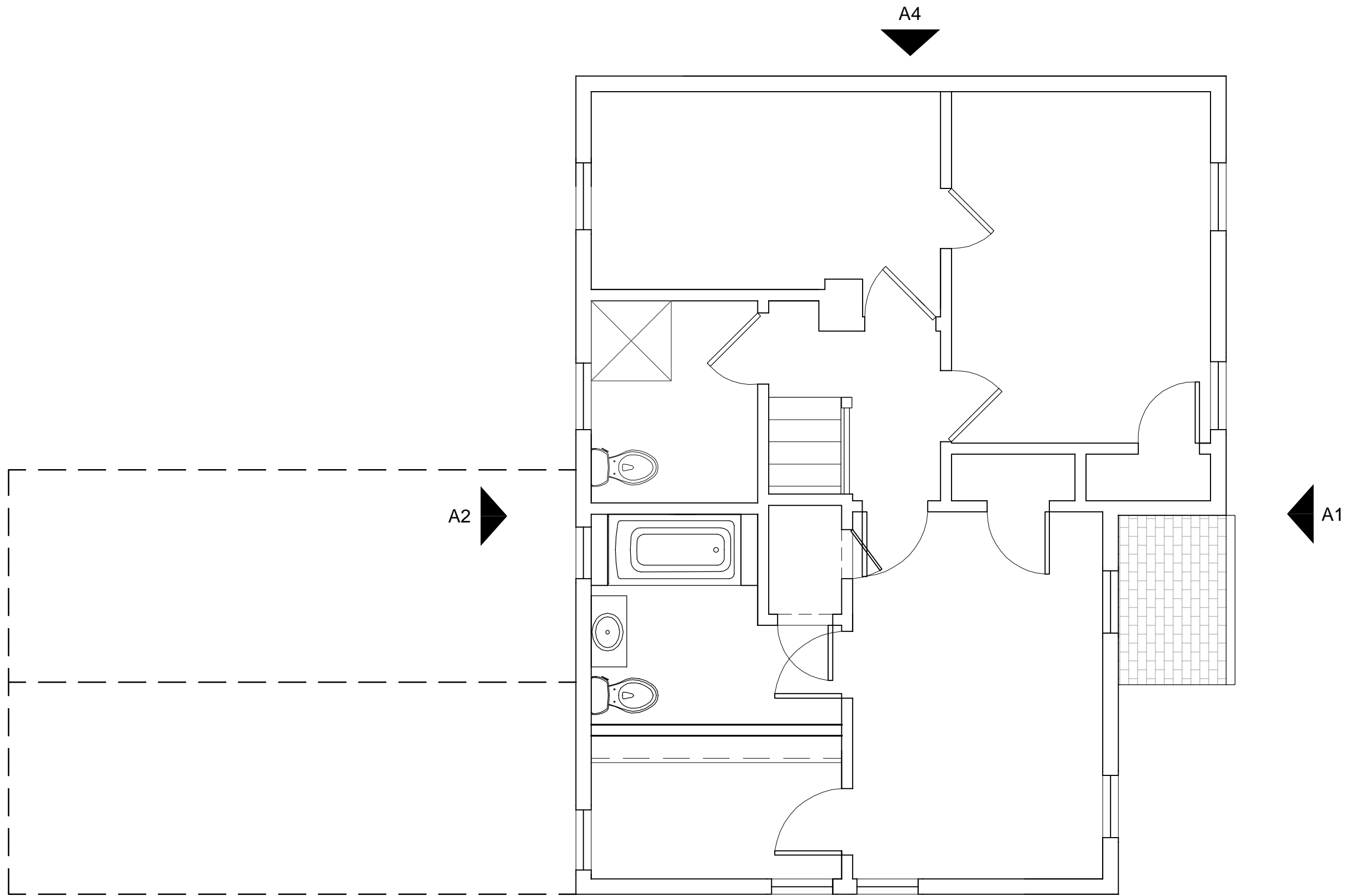


6/23/14

740 JENIFER STREET
MADISON, WISCONSIN

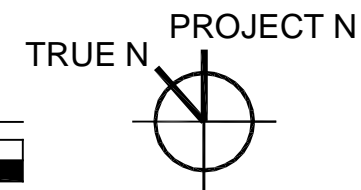
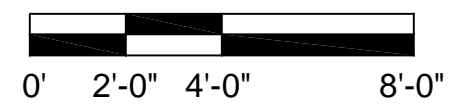


A6



OVERALL SECOND FLOOR PLAN

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



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



6/23/14

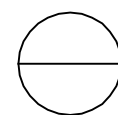
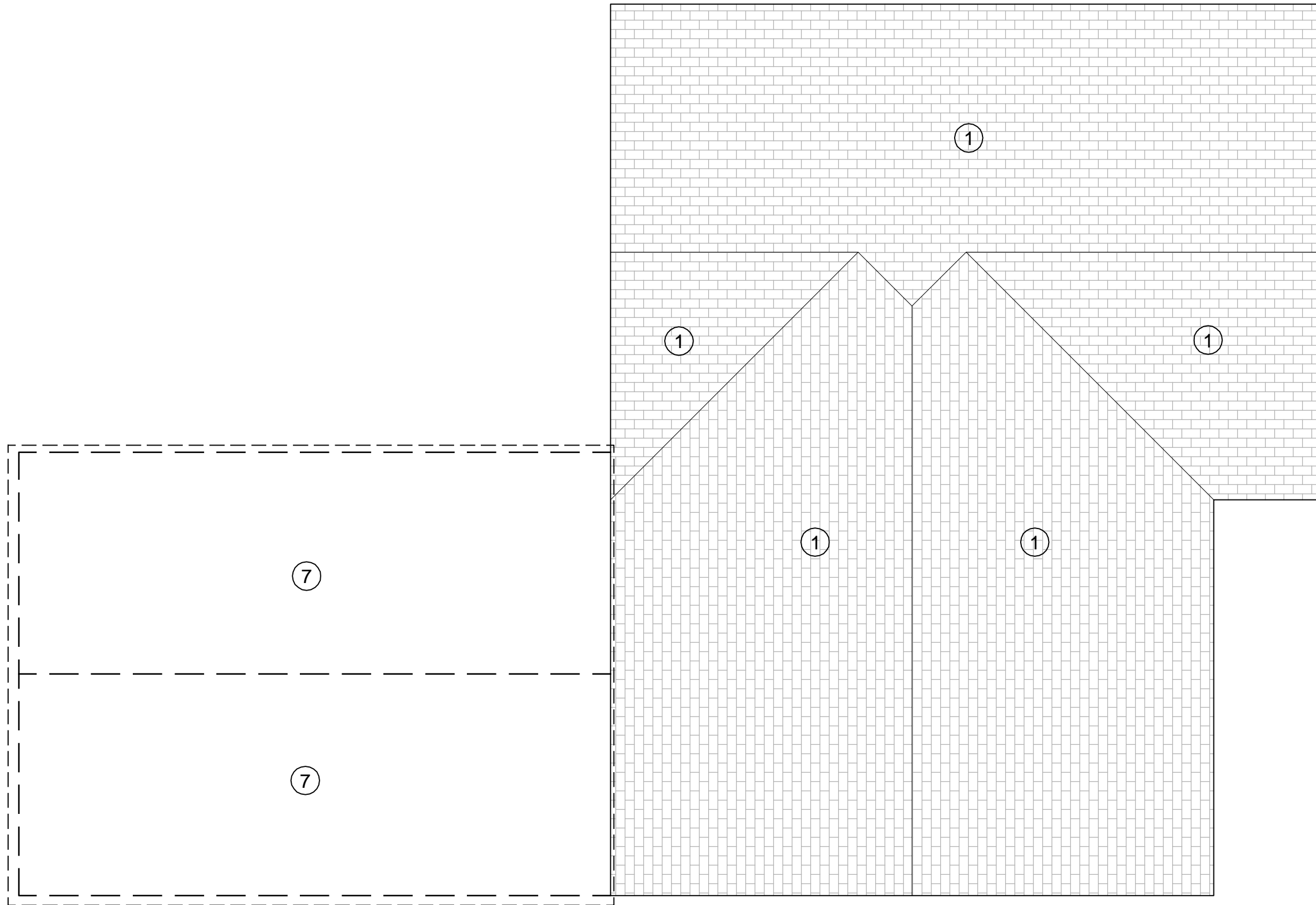
740 JENIFER STREET
MADISON, WISCONSIN



RENAISSANCE PROPERTY GROUP, LLC

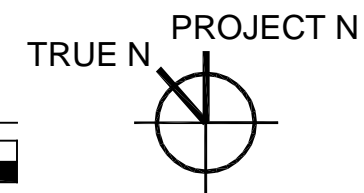
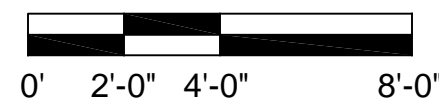
A7

- 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
- ⑧ REUSE EXISTING CEDAR SIDING TO THE GREATEST EXTENT POSSIBLE
- ⑨ NEW DOORS MATCHING FRONT FAÇADE
- ⑩ NEW STOOP



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

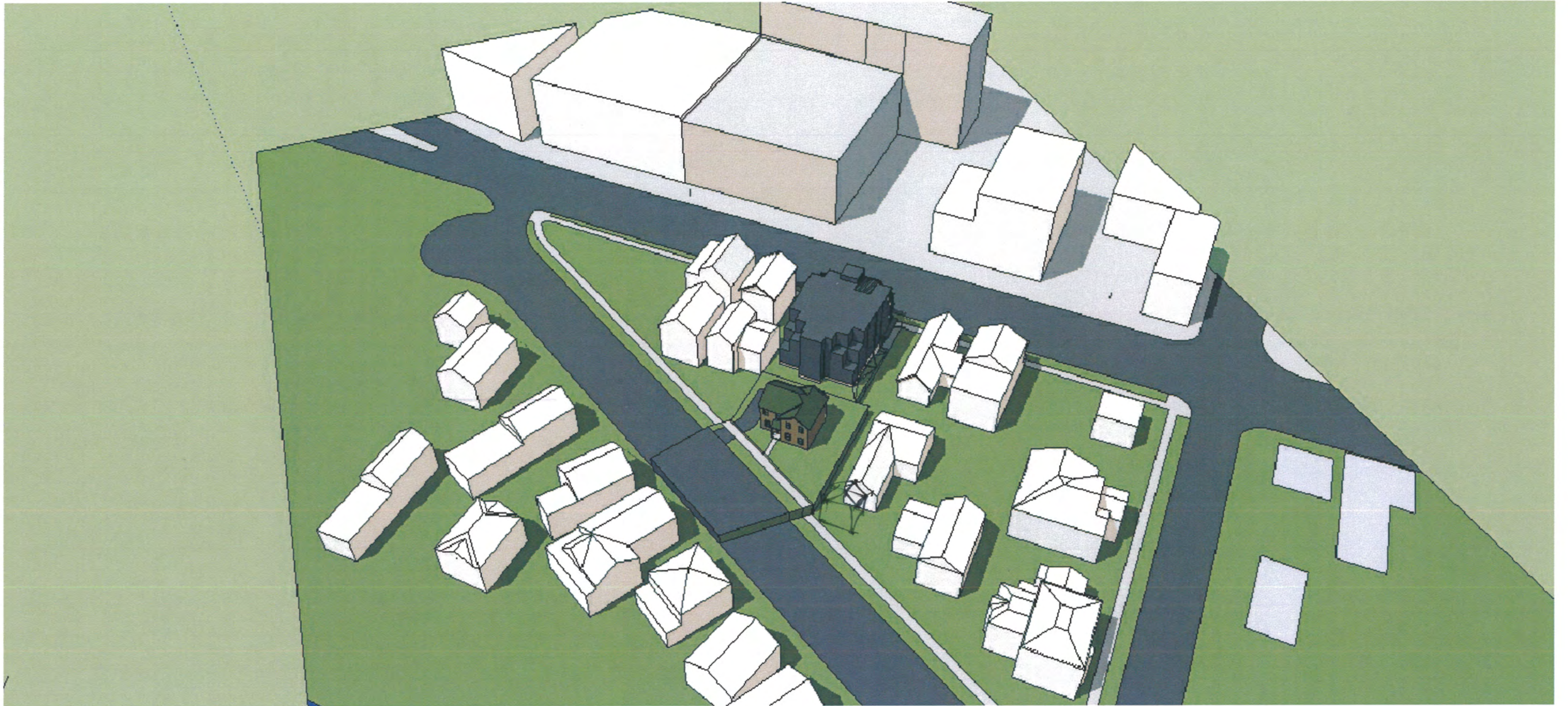


CLOSE-UP OF EXISTING WINDOW



740 Jenifer Street



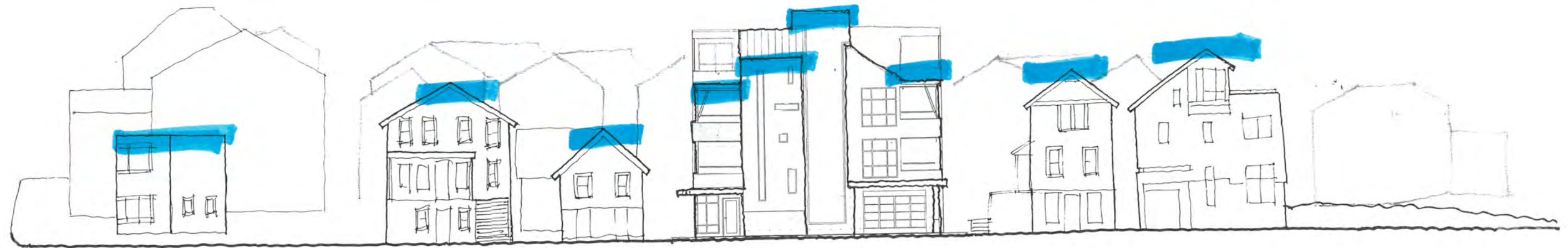


VOLUME



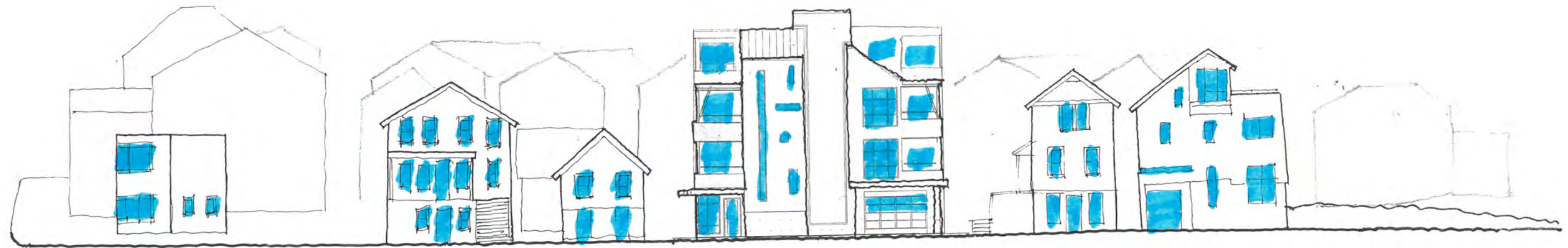
M1





WILLIAMSON ST. ELEVATION

HEIGHT



WILLIAMSON ST. ELEVATION

RHYTHM - SOLIDS AND VOIDS



6.2

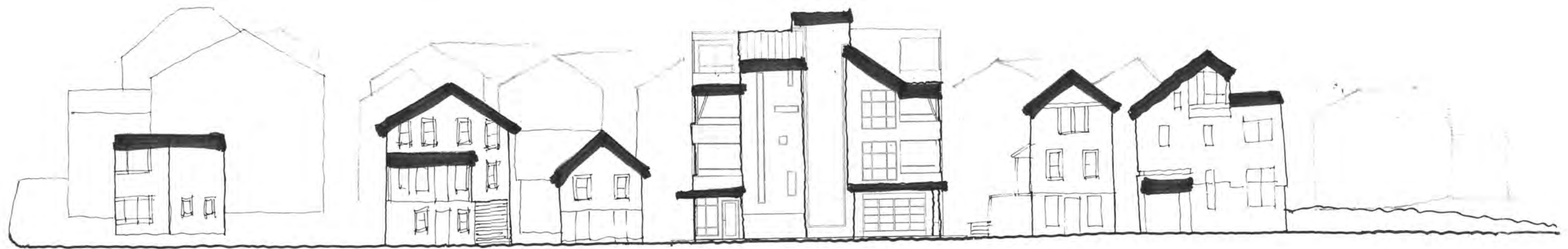


- 1 • EXPOSED CONCRETE
- 2 • ALUMINUM CLAD • WOOD WINDOWS
- 3 • FIBER CEMENT SIDING (& WOOD)
- 4 • METAL PANEL SIDING
- 5 • RECLAIMED WOOD
- 6 • ASPHALT & STANDING SEAM ROOFING



WILLIAMSON ST. ELEVATION

MATERIALS



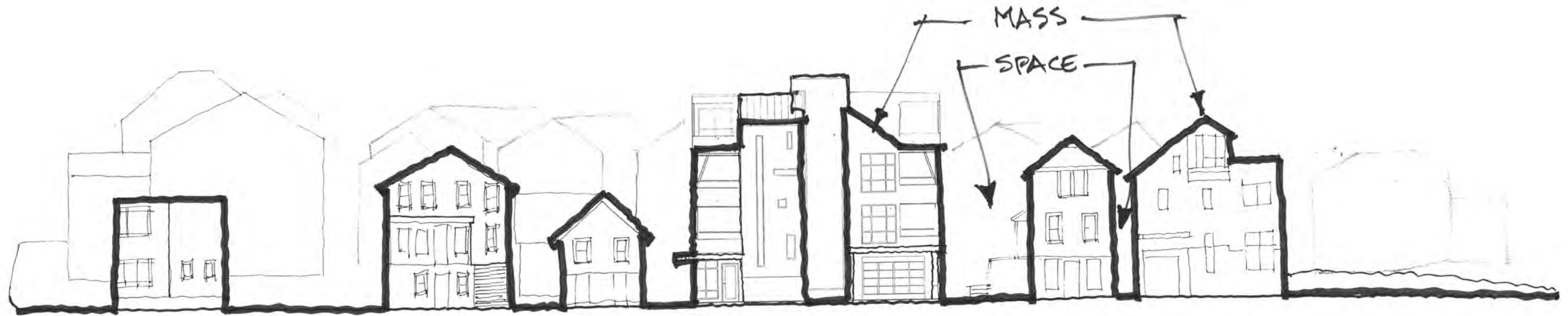
WILLIAMSON ST. ELEVATION

ROOF



C-4





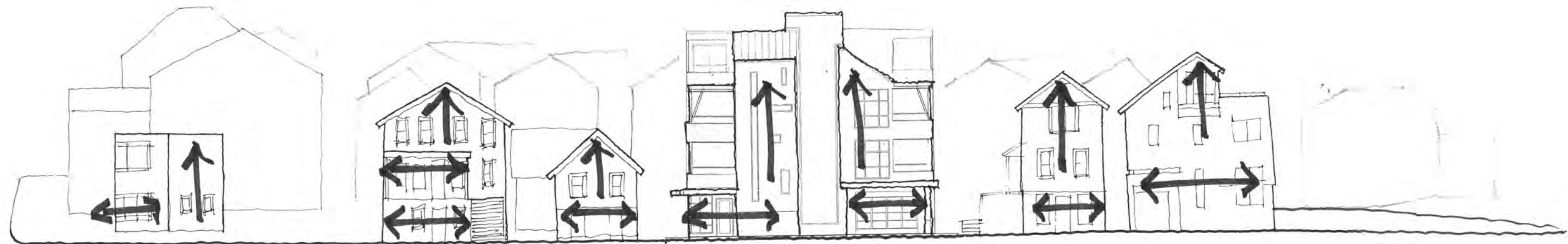
WILLIAMSON ST. ELEVATION

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

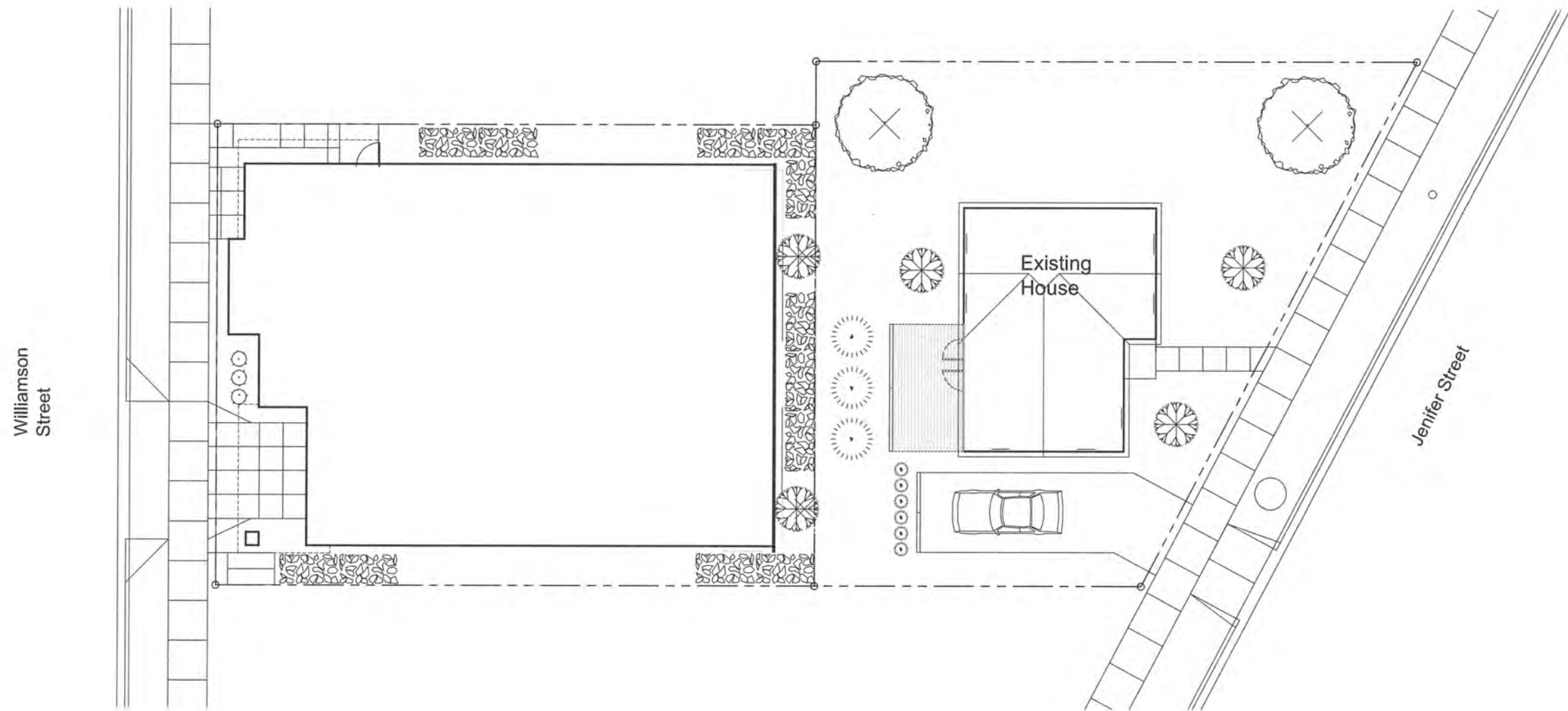
MATERIALS, PATTERNS AND TEXTURES



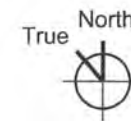
R-3



RENAISSANCE PROPERTY GROUP, LLC

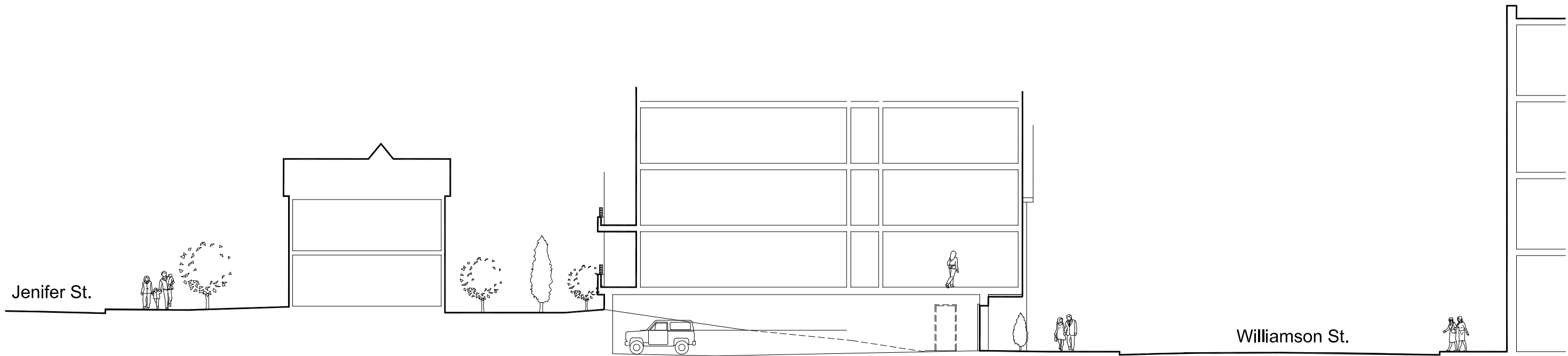


Proposed Landscape Plan



Landscape





Site Section

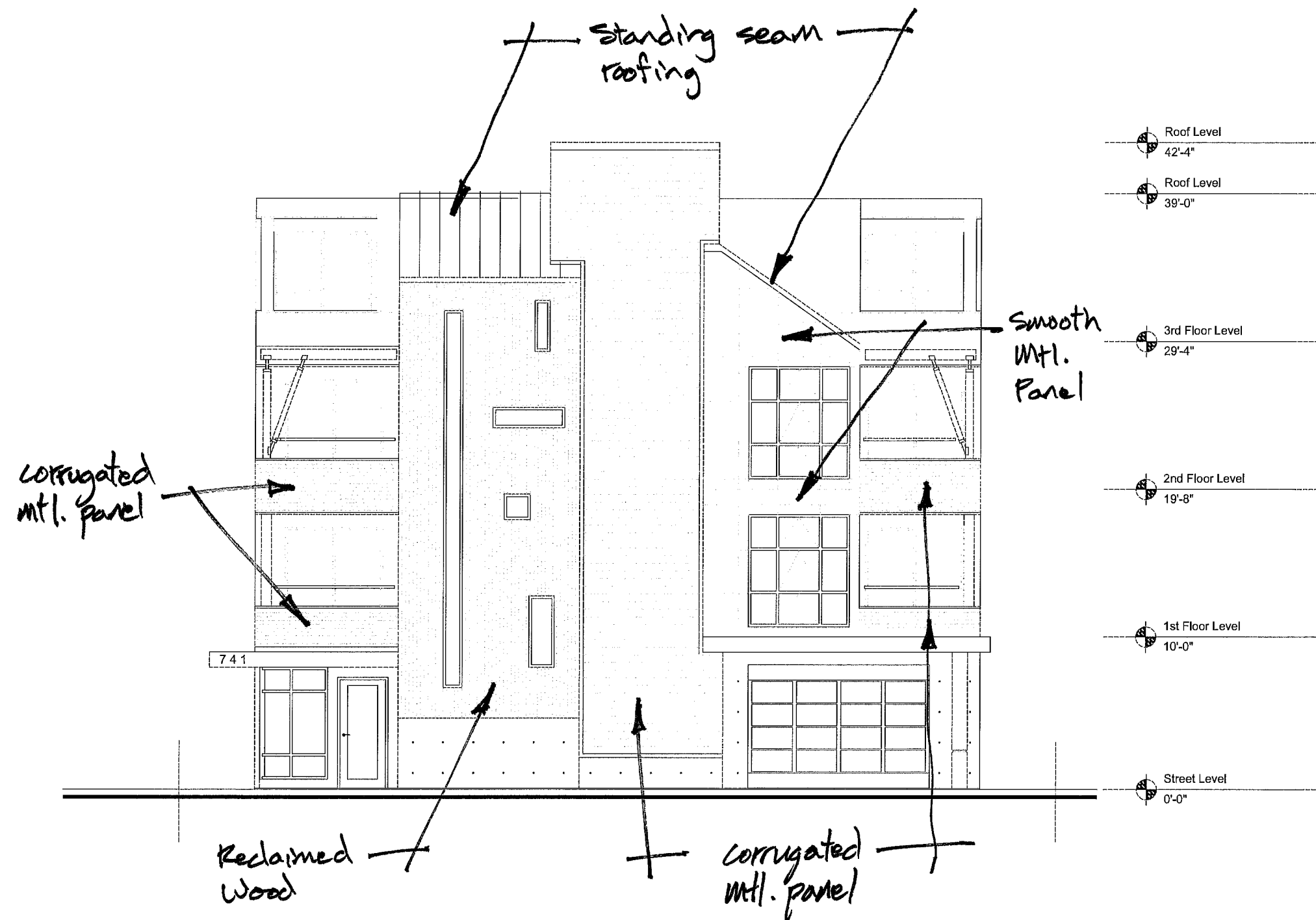




Williamson Street Elevation



6/16/14



Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Corrugated Metal Panels
- Smooth face Metal Panels (12")
- Reclaimed wood

WINDOWS

- Aluminum clad wood

ROOFING

- Standing-seam metal
- APP Mod. Bit.

Proposed Exterior Elevation - WEST





Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Corrugated Metal Panels
- Smooth face Metal Panels (12")
- Reclaimed wood

WINDOWS

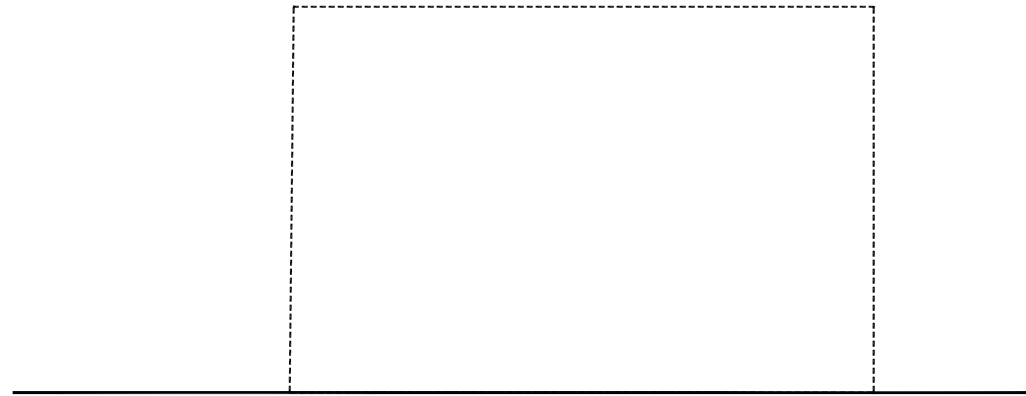
- Aluminum clad wood

ROOFING

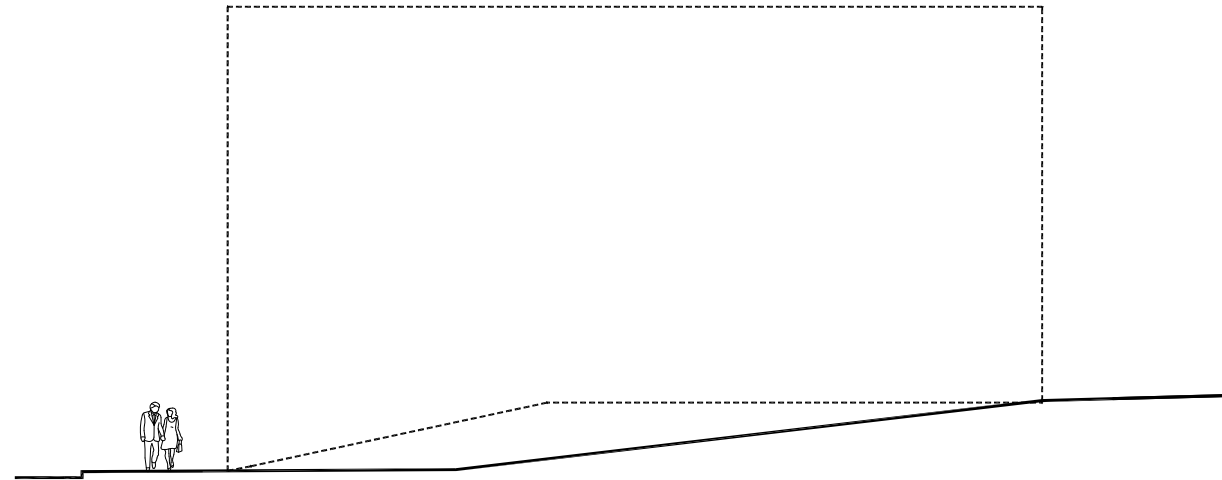
- Standing-seam metal
- APP Mod. Bit.

Proposed Exterior Elevation - WEST





East Elevation



South Elevation

Exterior Elevations

Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Corrugated Metal Panels
- Smooth face Metal Panels (12")
- Reclaimed wood

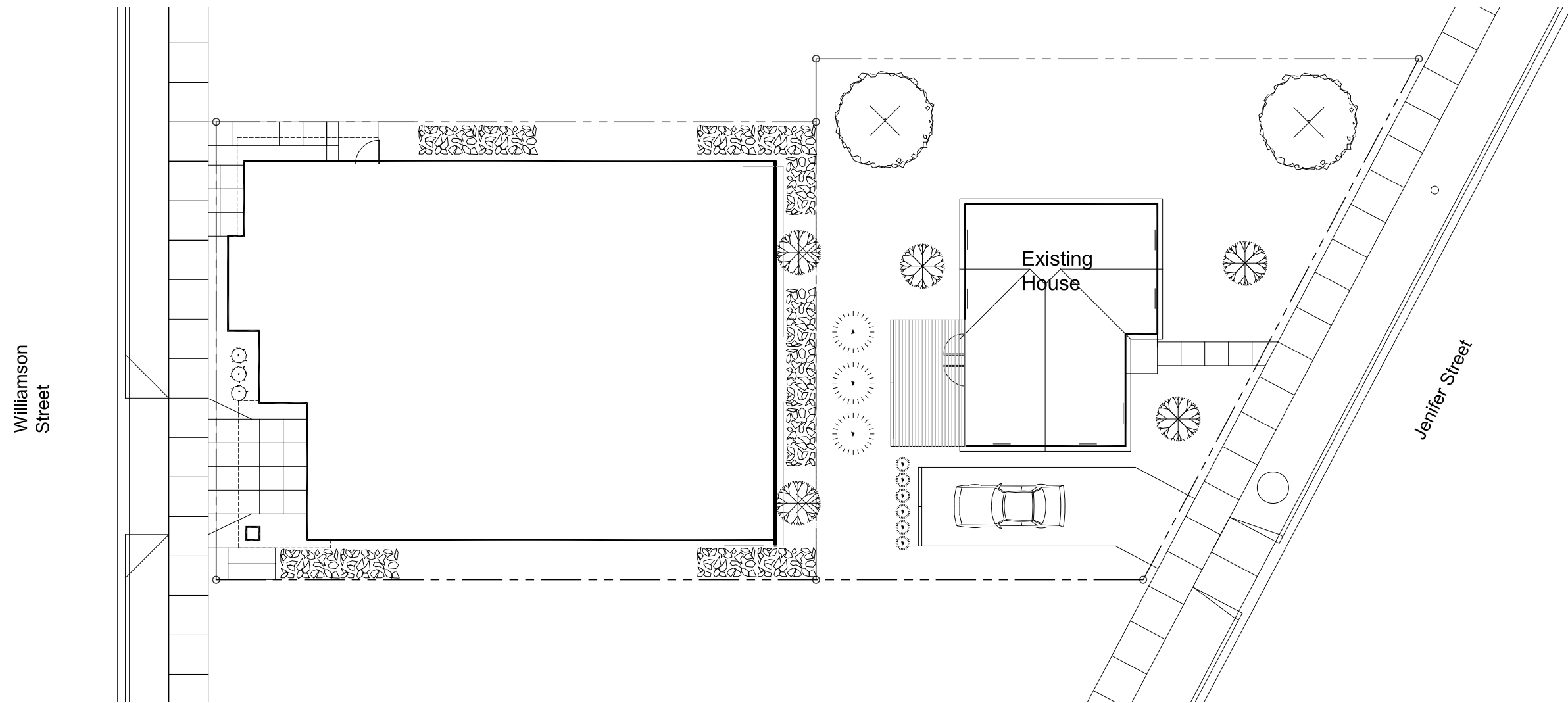
WINDOWS

- Aluminum clad wood

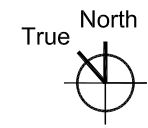
ROOFING

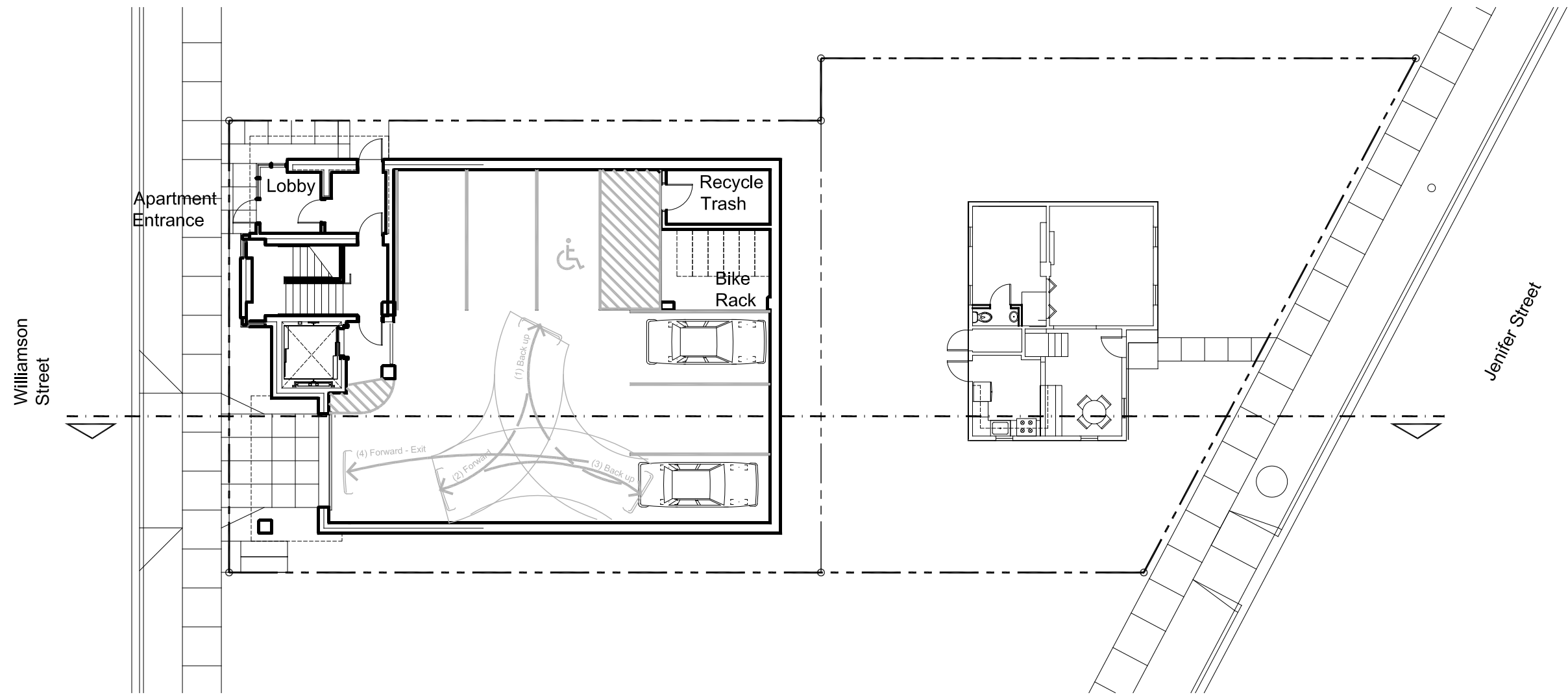
- Standing-seam metal
- APP Mod. Bit.



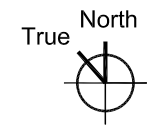


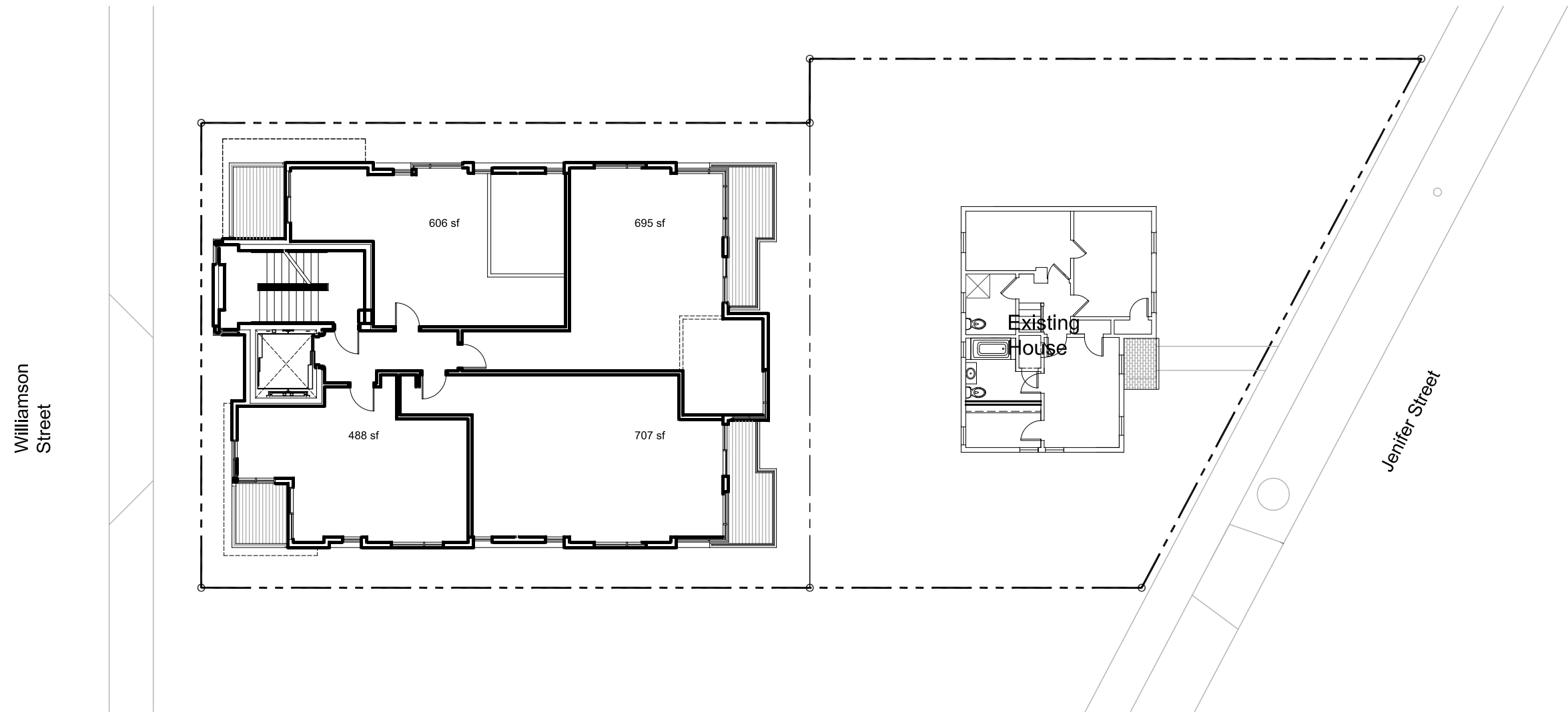
Proposed Landscape Plan



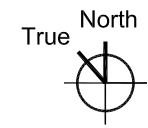


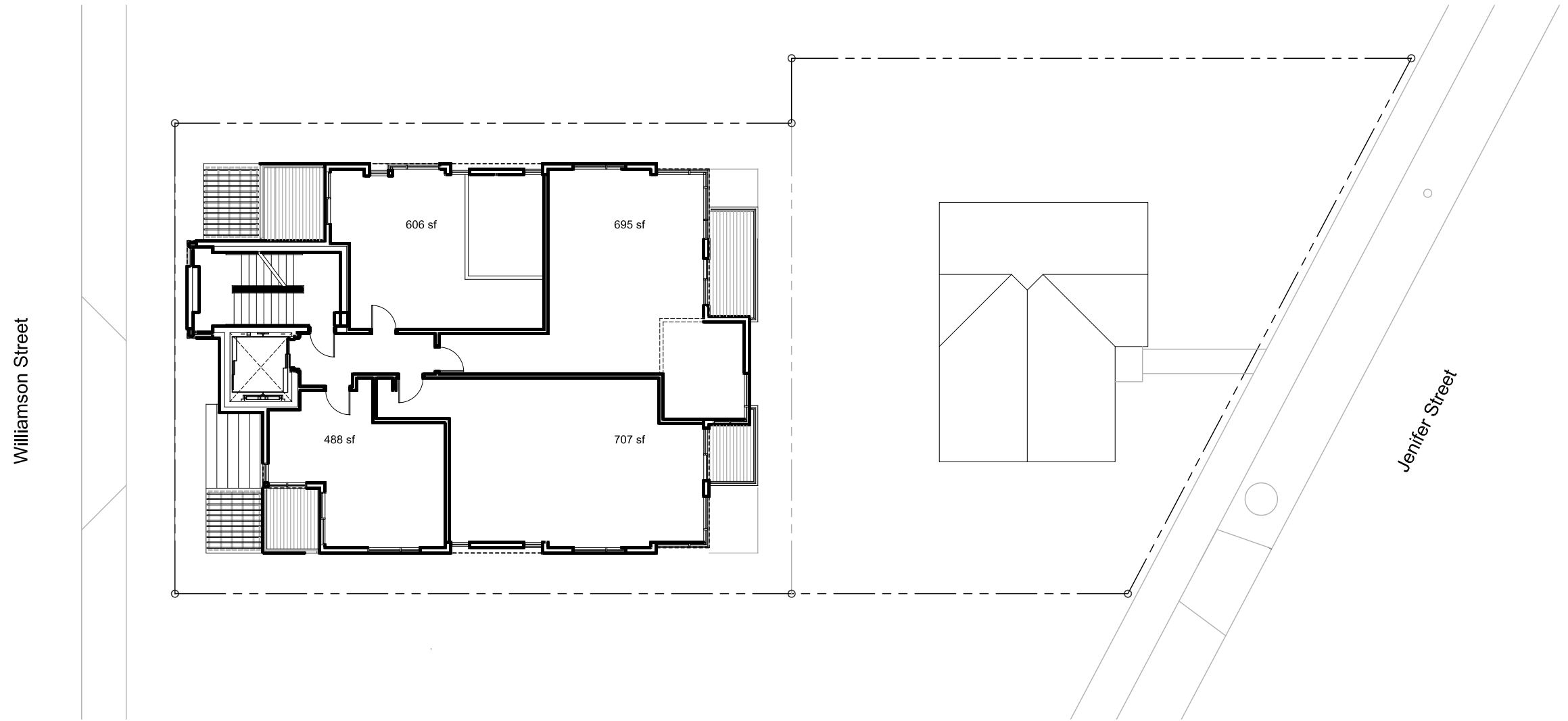
Williamson Street Level Plan



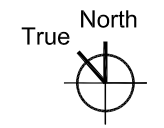


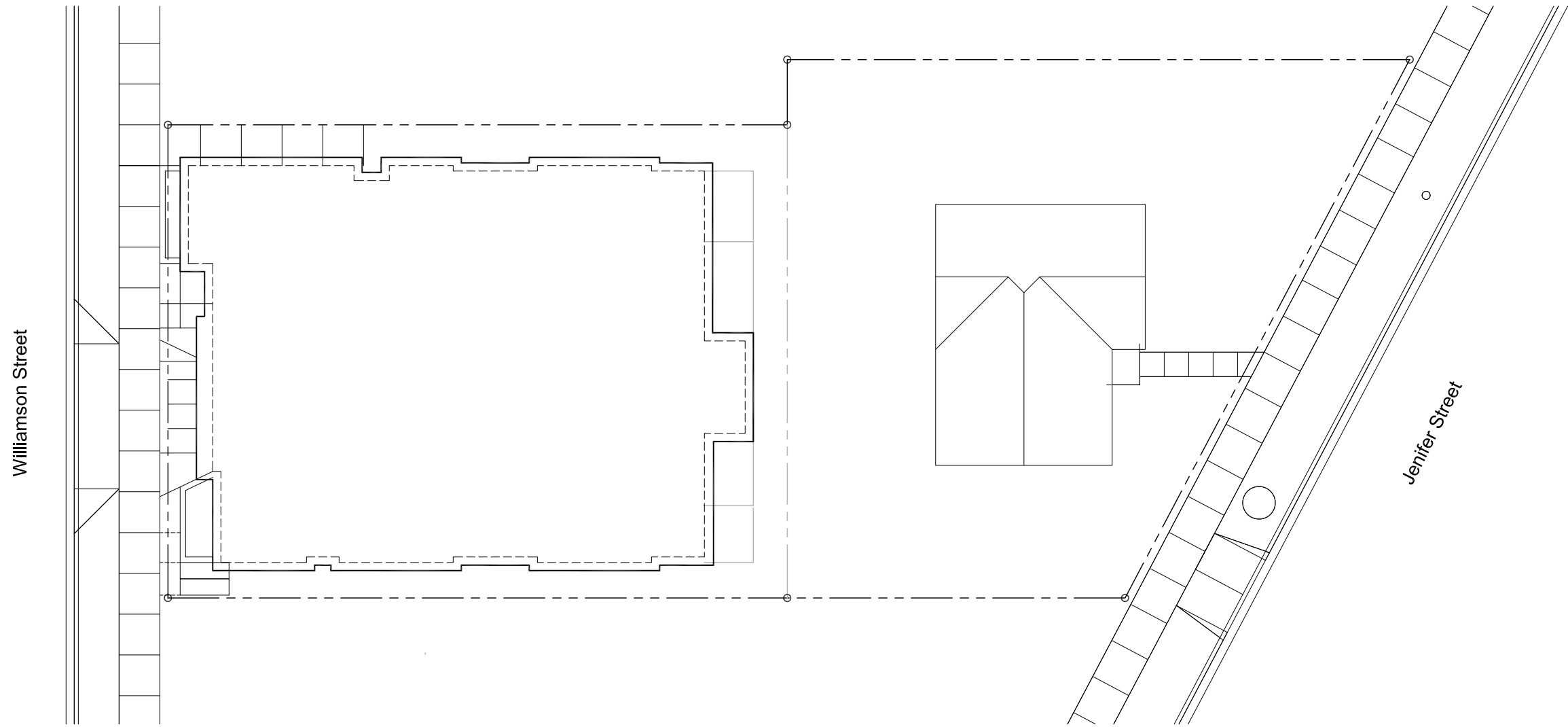
Proposed 1st Floor Plan



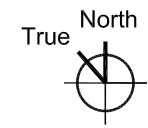


Proposed 3rdFloor Plan





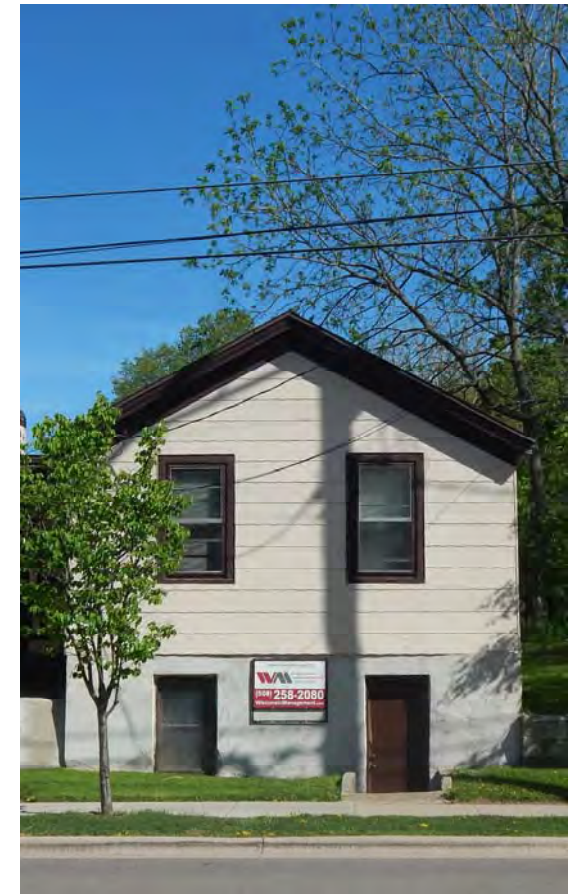
Proposed Roof Plan





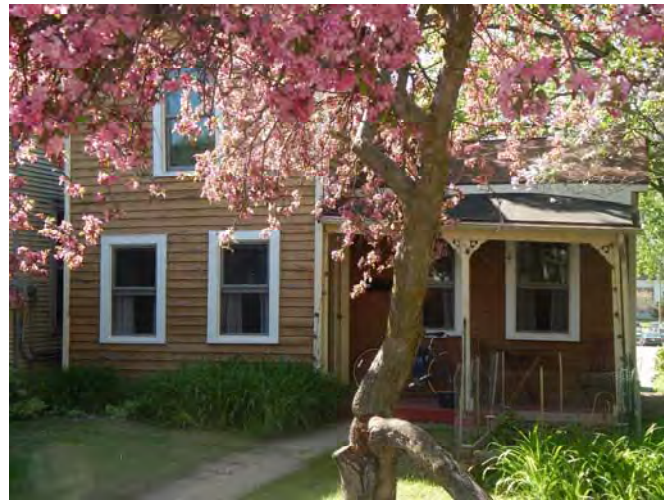
741 Williamson Street





700 Block Williamson Street





700 Block Jenifer Street

