

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: 848 Jenifer Street, Madison, Wisconsin 53703

Aldermanic District: 6

2. PROJECT

Project Title/Description: 848 Jenifer Street Renovation

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**
- Alteration/Addition to a building 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.)
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP
	RECEIVED
	12/20/21 11:31 am
	Preliminary Zoning Review
	Zoning Staff Initial:
	Date: / /

3. APPLICANT

Applicant's Name: Aaron Monroe Company: Architectural Building Arts Inc.

Address: 720 Hill Street, Suite 100, Madison, Wisconsin 53705

Telephone: (608) 233-2106 Email: aaron@designbuildmadison.com

Property Owner (if not applicant): Katherine Fu & Lois Fu & Jonathan Vander Woude

Address: 848 Jenifer Street, Madison, Wisconsin 53703

Property Owner's Signature: Date: December 17, 2021

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. 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



Landmarks Commission
Planning Division, City of Madison
215 Martin Luther King Jr Blvd, Ste 017
Madison, Wisconsin 53701-2985
landmarkscommission@cityofmadison.com

December 20, 2021

Commission Members,

This Letter of Intent concerns alterations to the residential home located at 848 Jenifer Street. This home is a Designated Madison Landmark (#161). This Letter of Intent contains work items in addition to those covered in a Landmarks Commission Application submitted October 10, 2021.

Our October 10, 2021 submission resulted in a Certificate of Appropriateness (COA) dated November 15, 2021. Work items approved as part of that November 15th COA are shown in this new application in their 'approved' state and may differ from the photos of existing condition.

Photos of the existing exterior condition are included on pages 5-9 of this letter. Additionally, we have attached a set of plans which include the current exterior elevations and current floor plans (sheets 003 through 010) followed by our project elevations and floor plans (sheet 011 through 019). The quickest way to gauge the impact of the work included in this application will be to compare Existing Rear Elevation (sheet 005) to Proposed Rear Elevation (sheet 013).

We are requesting a Certificate Of Appropriateness (COA) covering modifications to non-original rear entry, non-original rear lower level entry, and the replacement of a foundation pier with a poured concrete foundation. All of the work requested as part of this application is on the rear elevation of the home and is not visible from the road. Our work will involve the removal of 'faux-historical' components installed in the 1980's and their replacement with components with obvious contemporary origins.

Exterior access to the basement of the home is currently accomplished using a door on the rear elevation set at the bottom of a poured concrete exterior stairwell (photo on page 8). The door, stairwell, and foundation wall in that area are all non-original components. We propose to replace the door and stairwell, both of which are deteriorated. The door will be replaced with a wood exterior door and the stairwell will be replaced with a new poured concrete stairwell.

Exterior access to the first floor of the home is currently accomplished using a door on the rear elevation (photo on page 9). This exterior door is accessed using a porch and stairway built on the rear elevation with a pergola detail above. The exterior door and exterior access porch with pergola are non-original components. The Mudroom (113) which the entry door opens into is also non-original and part of a rear porch enclosure completed in the 1980s. We propose to replace the exterior door with a new wood exterior door and provide a new poured concrete set of stairs leading to this new door.

The Mudroom (113) is currently supported by a non-original masonry unit foundation wall on the west side, an original stone foundation on the south side, and non-original piers along the north side. We propose to replace the pier supports with a concrete foundation wall constructed of either poured in place concrete or concrete masonry units. The foundation would then be parged and colored on the exterior to resemble the adjacent, non-original masonry unit foundation (photo on page 5) enclosing Storage (002). This new foundation would replace a non-original lattice enclosure and non-original piers (photo on page 10), is not visible from the road, and will provide a location for the attachment of the adjacent concrete stairwell leading from the rear yard to the entry door on the first floor. The two windows that will be hidden by this new foundation on the basement level are non-original (photo on page 11).

You will note in the photos of the existing rear entry that the siding is flared where it meets the foundation. This is a detail found on the original home, and which was duplicated on the rear of the home when the porch was enclosed in the 1980s. We propose to remove this flared siding detail from the areas of the enclosed porch that are adjacent to the new exterior entry stairs (see sheet 014). We would use the same siding material, but without the flared detail to help indicate that the enclosed porch and our new stairs are non original and avoid a faux-historical appearance.

The new railings (sheet 019, detail 2) and the awning brackets (sheet 019, detail 3) will be fabricated from steel and consist of simple stock shapes. We are using simple shapes to help indicate that the railings and awning brackets are non-original.

Sincerely,

Aaron Monroe
President
Architectural Building Arts, Inc.

Gallery of Existing Conditions



South Facing Elevation of 848 Jenifer Street



West Facing Elevation of 848 Jenifer Street



North/West Facing elevation of 848 Jenifer Street



North/East Facing Elevation of 848 Jenifer Street



South/East Facing Elevation of 848 Jenifer Street

Photo of Existing Lower Level Entry



Photo of First Floor Entrance Door



Photo of Non-Original Lattice Enclosure



Photos of Basement Windows with Non-Original Windows



848 JENIFER STREET: REAR ELEVATION ALTERATIONS

848 Jenifer Street
Madison, WI 53703


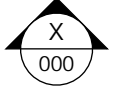
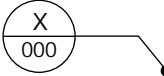

QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM
916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:
EMMA DAVISON
QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE
848 Jenifer Street
Madison, WI
53703

PROJECT DATA	DRAWING INDEX	ABBREVIATIONS	SYMBOL LEGEND
<p>PARCEL NUMBER 070913414309</p> <p>LOCATION CITY OF MADISON, WI</p> <p>ZONING (HIS-L) HISTORIC, DESIGNATED LANDMARK (HIS-TL) HISTORIC, THIRD LAKE RIDGE HISTORIC DISTRICT (TR-V1) TRADITIONAL RESIDENTIAL - VARIED DISTRICT 1</p> <p>USE GROUPS (R-3) RESIDENTIAL</p>	<p>GENERAL</p> <p>001 GENERAL INFO</p> <p>002 SITE PLAN</p> <p>EXISTING CONDITIONS</p> <p>003 EXIST FRONT ELEV (S)</p> <p>004 EXIST SIDE ELEV (W)</p> <p>005 EXIST REAR ELEV (N)</p> <p>006 EXIST SIDE ELEV (E)</p> <p>007 EXIST BASEMENT PLAN</p> <p>008 EXIST 1ST FLOOR PLAN</p> <p>009 EXIST 2ND FLOOR PLAN</p> <p>010 EXIST 3RD FLOOR PLAN</p> <p>PROPOSED DESIGN</p> <p>011 FRONT ELEV (S)</p> <p>012 SIDE ELEV (W)</p> <p>013 REAR ELEV (N)</p> <p>014 SIDE ELEV (E)</p> <p>015 BASEMENT PLAN</p> <p>016 1ST FLOOR PLAN</p> <p>017 2ND FLOOR PLAN</p> <p>018 3RD FLOOR PLAN</p> <p>DETAILS</p> <p>019 DETAILS</p>	<p>BLDG BUILDING</p> <p>CONC CONCRETE</p> <p>COND CONDENSER</p> <p>CONT CONTINUED</p> <p>DET(S) DETAIL(S)</p> <p>DIM(S) DIMENSION(S)</p> <p>EXIST EXISTING</p> <p>EXT EXTERIOR</p> <p>INT INTERIOR</p> <p>REQ'D REQUIRED</p> <p>SF SQUARE FEET</p> <p>TBD TO BE DETERMINED</p> <p>TYP TYPICAL</p> <p>U.O.N. UNLESS OTHERWISE NOTED</p> <p>VIF VERIFY IN FIELD</p>	<p>DRAWING CALLOUT  Drawing Description Scale: 0" = 0'-0"</p> <p>ELEVATION MARK </p> <p>DETAIL CALLOUT </p> <p>ROOM NAME & NUMBER </p>

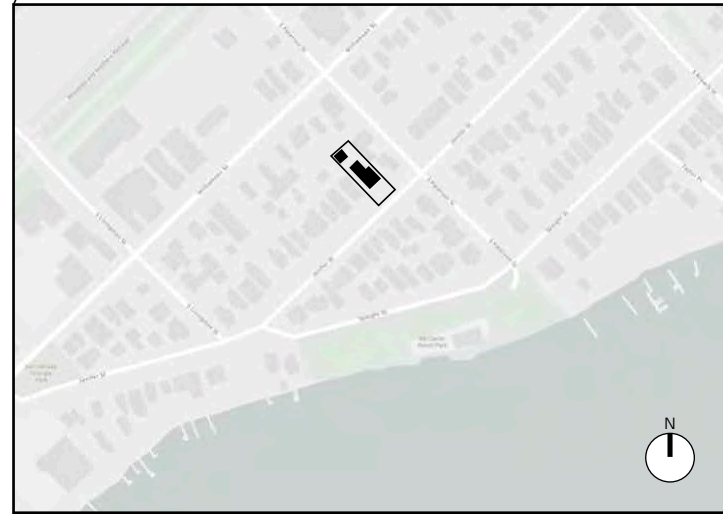
date drawn: 12/15/2021
date revised:
drawn by: ED
scale:

sheet title:
GENERAL INFO

sheet number:
001



1
002 Area Map
not to scale



2
002 Location Map
not to scale

3
002 Site Plan
Scale: 1/16" : 1'-0"

EXIST DETACHED GARAGE

REPLACE EXIST CONCRETE STAIR TO BASEMENT
EXIST COVERED PORCH & EXT STAIR

EXIST 3-STORY HOUSE #848

EXIST LANDMARKS PLAQUE

57'-0"

1
013

PROPOSED AWNINGS OVER
REAR ENTRY DOORS

PROPOSED EXT STAIR
TO MUDROOM

A/C CONDENSER LOC

1
012

132'-0"




1
014

132'-0"

1
011

57'-0"

JENIFER STREET

-  PROPERTY LINE
-  BUILDING FOOTPRINT
-  ADJACENT STRUCTURES



QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM
916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:
EMMA DAVISON
QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE
848 Jenifer Street
Madison, WI
53703

date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/16" : 1'-0"

sheet title:
SITE PLAN

sheet number:
002



QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jenifer Street
Madison, WI
53703

date drawn: 12/15/2021

date revised:

drawn by: ED

scale: 3/16" : 1'-0"

sheet title:

EXIST FRONT
ELEVATION (SOUTH)

sheet number:

003



1 Existing Side Elevation (West)
004 Scale: 3/16" : 1'-0"

QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

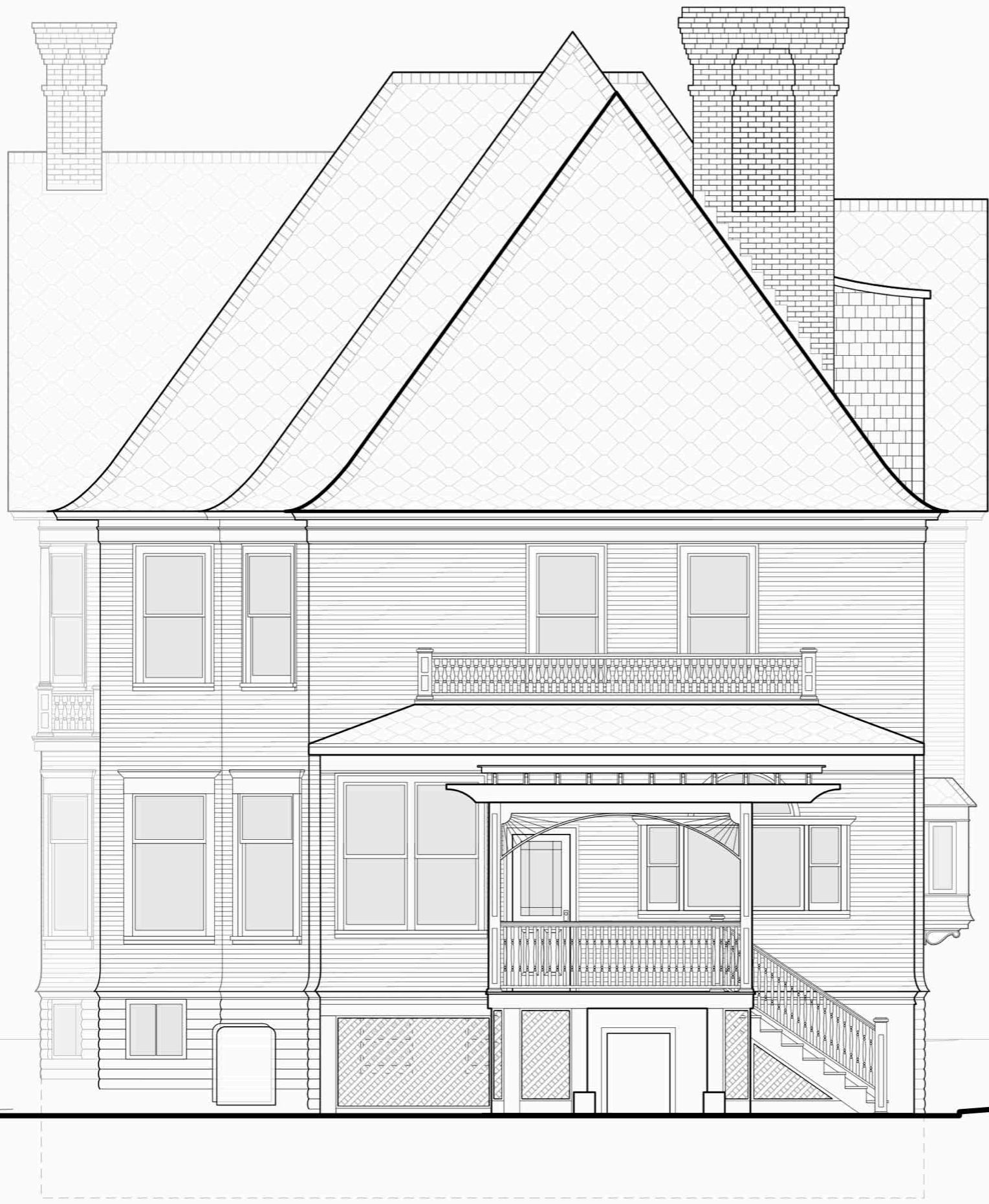
848 Jenifer Street
Madison, WI
53703

date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 3/16" : 1'-0"

sheet title:
EXIST SIDE
ELEVATION (WEST)

sheet number:

004



QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jenifer Street
Madison, WI
53703

date drawn: 12/15/2021

date revised:

drawn by: ED

scale: 3/16" : 1'-0"

sheet title:

EXIST REAR
ELEVATION (NORTH)

sheet number:

005



1 Existing Side Elevation (East)
006 Scale: 3/16" : 1'-0"

QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jenifer Street
Madison, WI
53703

date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 3/16" : 1'-0"

sheet title:
EXIST SIDE
ELEVATION (EAST)

sheet number:

006

QUARTER. design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

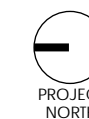
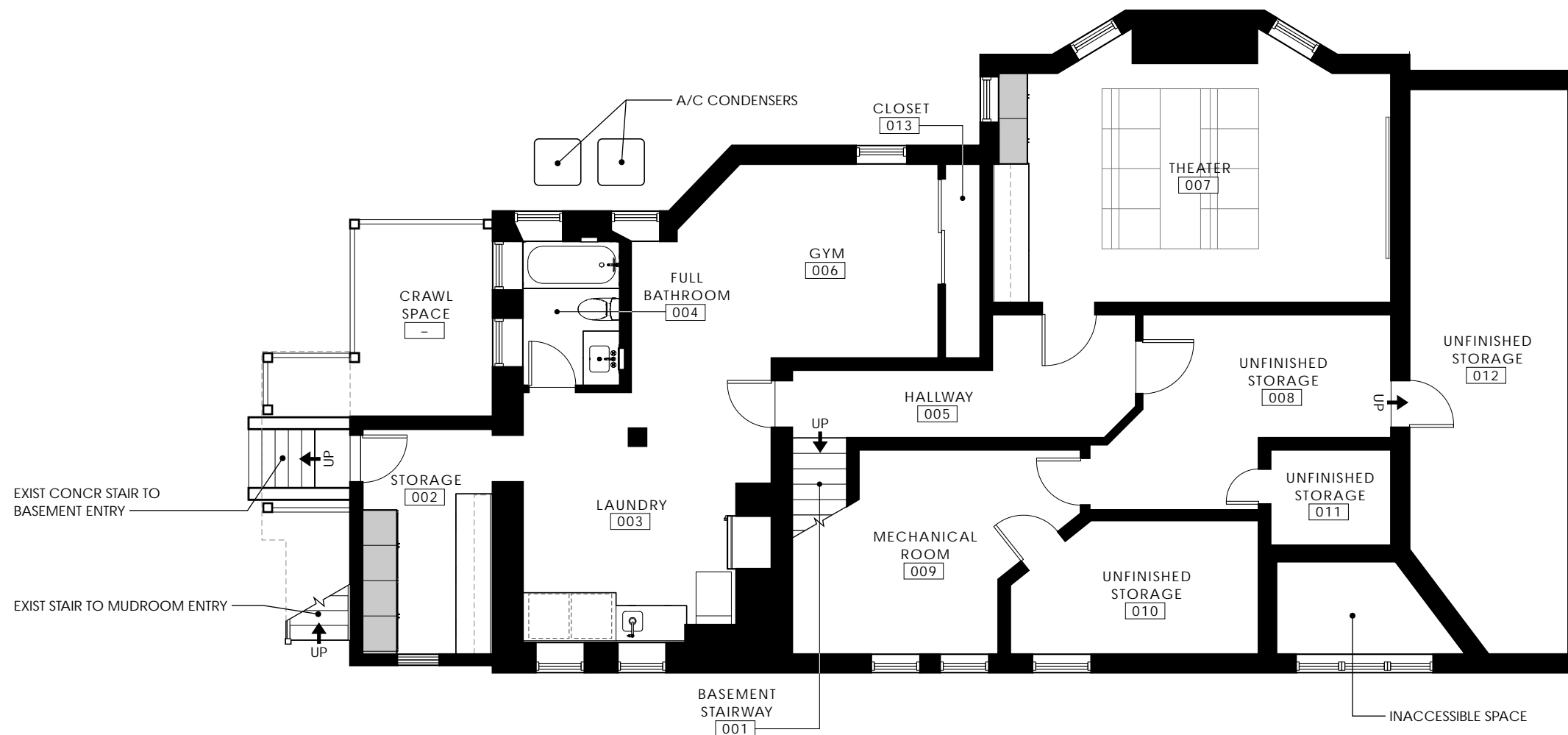
EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703



date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/8" : 1'-0"

sheet title:
**EXISTING
BASEMENT PLAN**

sheet number:
007

QUARTER. design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

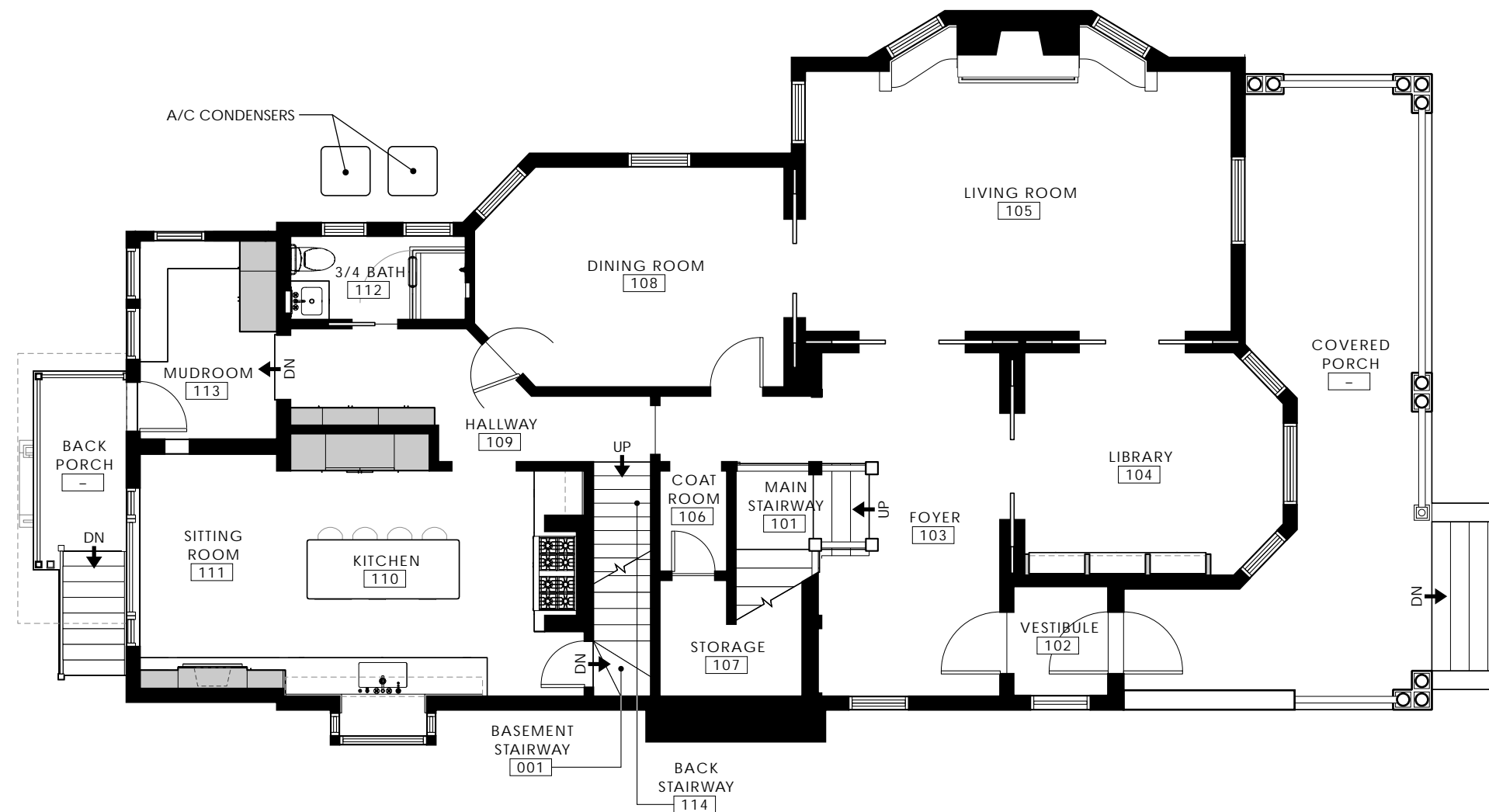
EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703



date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/8" : 1'-0"

sheet title:
**EXISTING
FIRST FLOOR PLAN**

sheet number:

008

QUARTER. design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

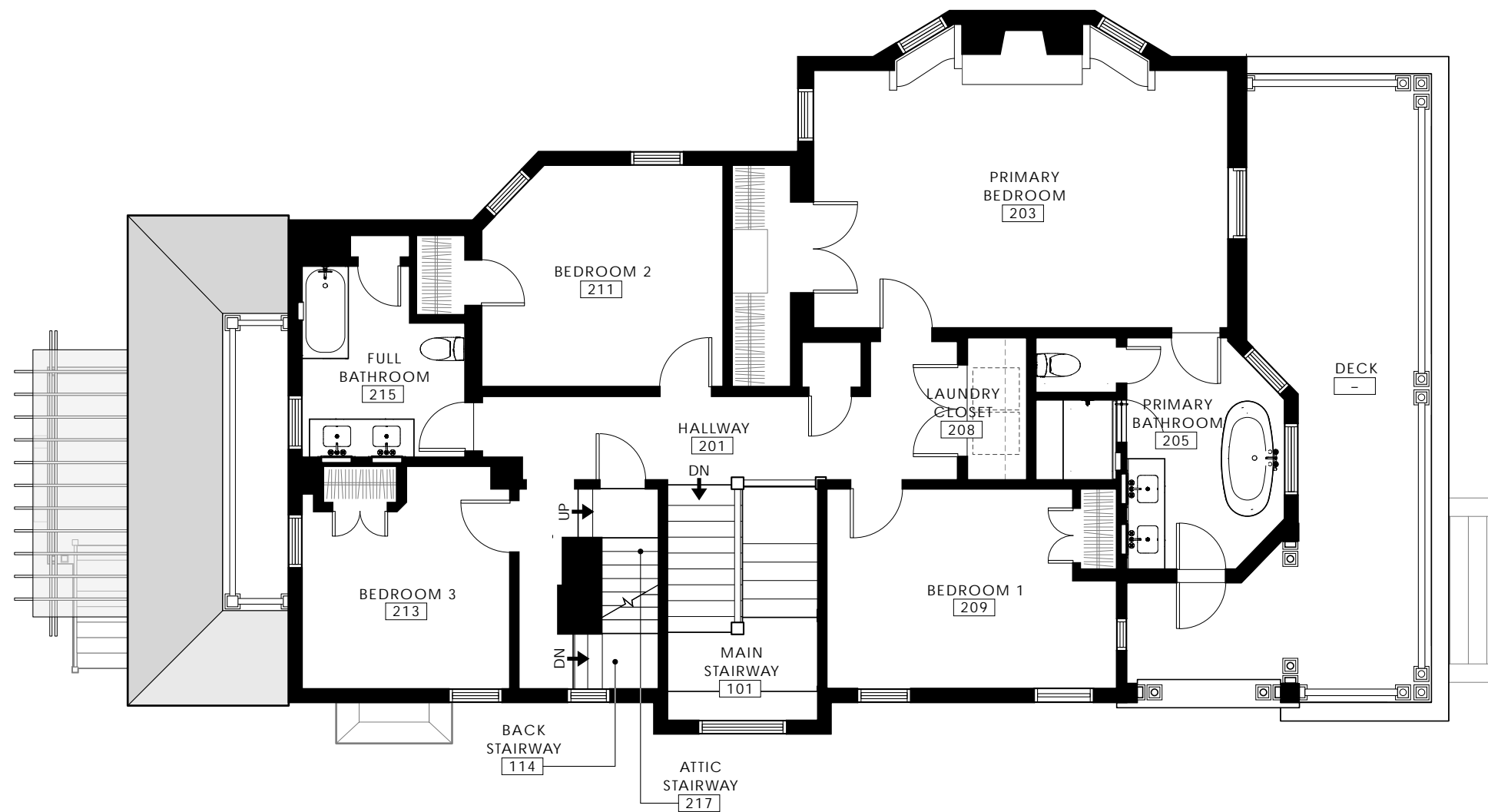
EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703



date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/8" = 1'-0"

sheet title:
**EXISTING
SECOND FLOOR PLAN**

sheet number:

009

QUARTER. design studio

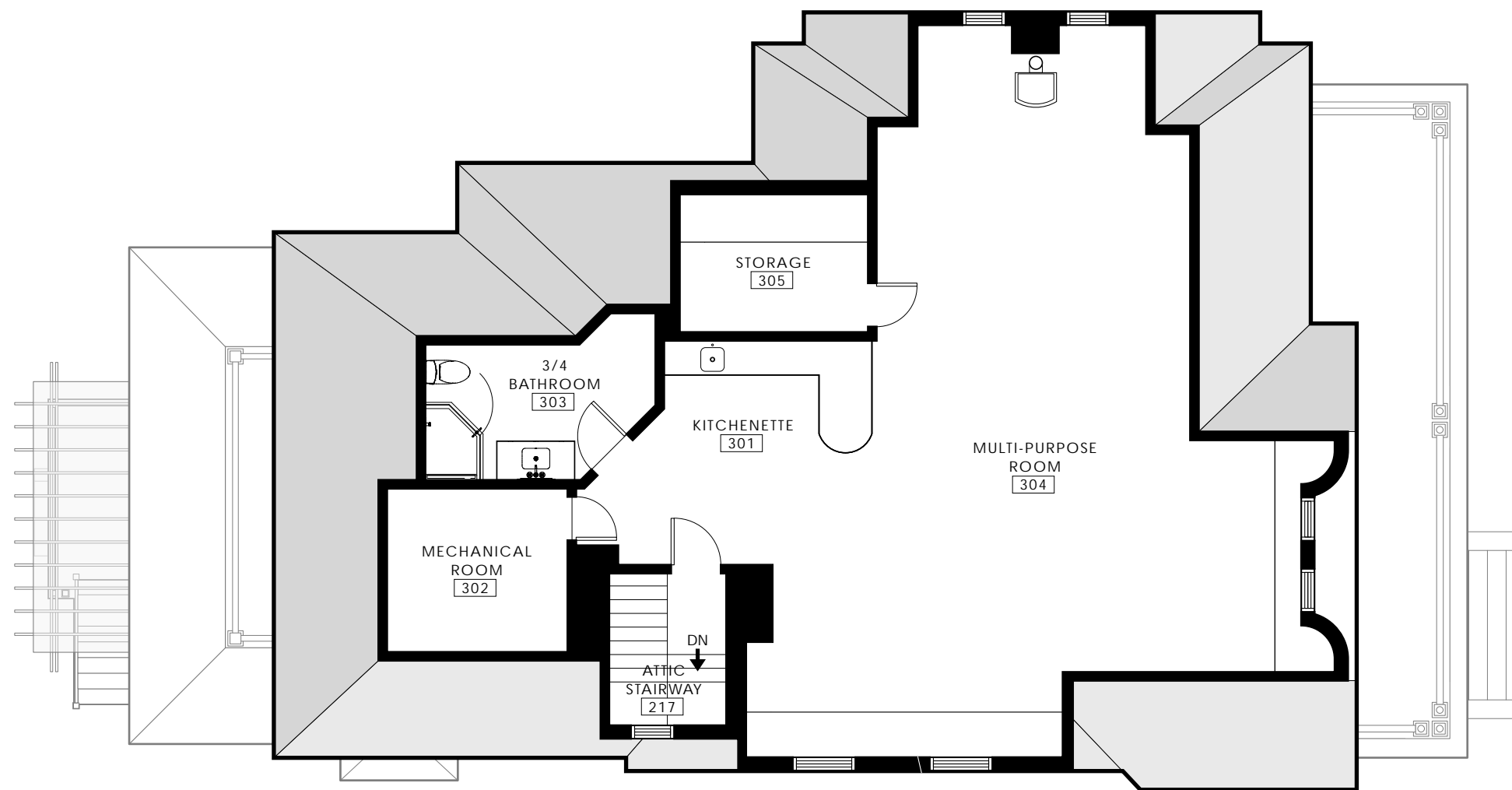
WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681



848 JENNIFER STREET: REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703

date drawn: 12/15/2021

date revised:

drawn by: ED

scale: 1/8" : 1'-0"

sheet title:

EXISTING
THIRD FLOOR PLAN

sheet number:

010





QUARTER.
design studio
WWW.QUARTERDESIGNSTUDIO.COM
916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221
design by:
EMMA DAVISON
QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

**848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS**
KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE
848 Jenifer Street
Madison, WI
53703



date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 3/16" : 1'-0"

sheet title:
**PROPOSED FRONT
ELEVATION (SOUTH)**

sheet number:
011



1 Proposed Side Elevation (West)
012 Scale: 3/16" : 1'-0"

QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM
916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:
EMMA DAVISON
QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE
848 Jennifer Street
Madison, WI
53703

date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 3/16" : 1'-0"

sheet title:
**PROPOSED SIDE
ELEVATION (WEST)**

sheet number:
012



1 Proposed Rear Elevation (North)
013 Scale: 3/16" : 1'-0"

QUARTER.
design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jenifer Street
Madison, WI
53703

date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 3/16" : 1'-0"

sheet title:
**PROPOSED REAR
ELEVATION (NORTH)**

sheet number:
013



1 Proposed Side Elevation (East)
 014 Scale: 3/16" : 1'-0"

QUARTER.
 design studio
 WWW.QUARTERDESIGNSTUDIO.COM
 916 FRANKLIN AVENUE #2
 PITTSBURGH, PENNSYLVANIA
 15221

design by:
EMMA DAVISON
 QUARTER.DESIGNSTUDIO@GMAIL.COM
 303-378-4681

848 JENNIFER STREET:
 REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
 JONATHAN VANDER-WOUDE
 848 Jennifer Street
 Madison, WI
 53703



date drawn: 12/15/2021
 date revised:
 drawn by: ED
 scale: 3/16" : 1'-0"

sheet title:
**PROPOSED SIDE
 ELEVATION (EAST)**

sheet number:
014

QUARTER. design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

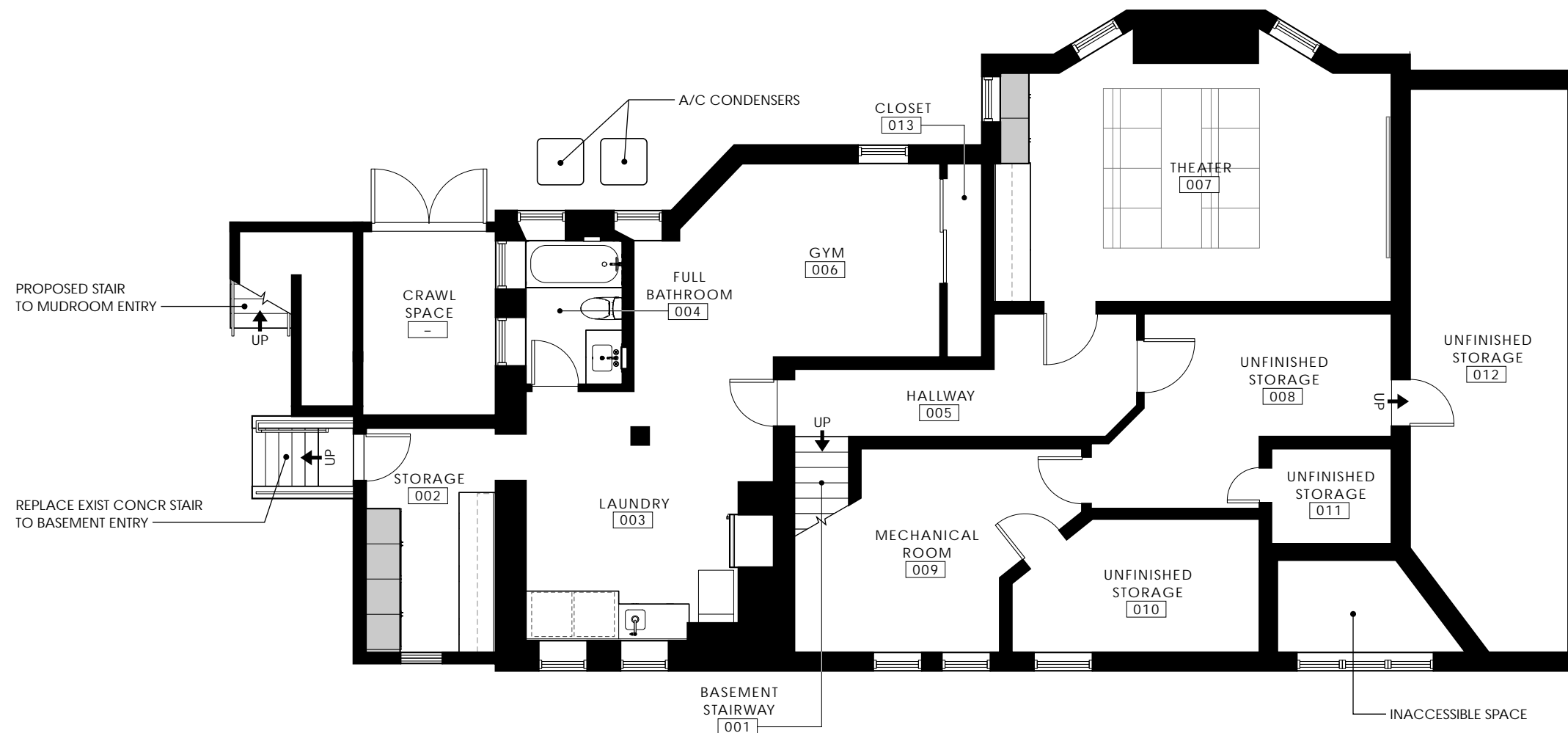
EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703



date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/8" : 1'-0"

sheet title:
**PROPOSED
BASEMENT PLAN**

sheet number:
015

QUARTER. design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

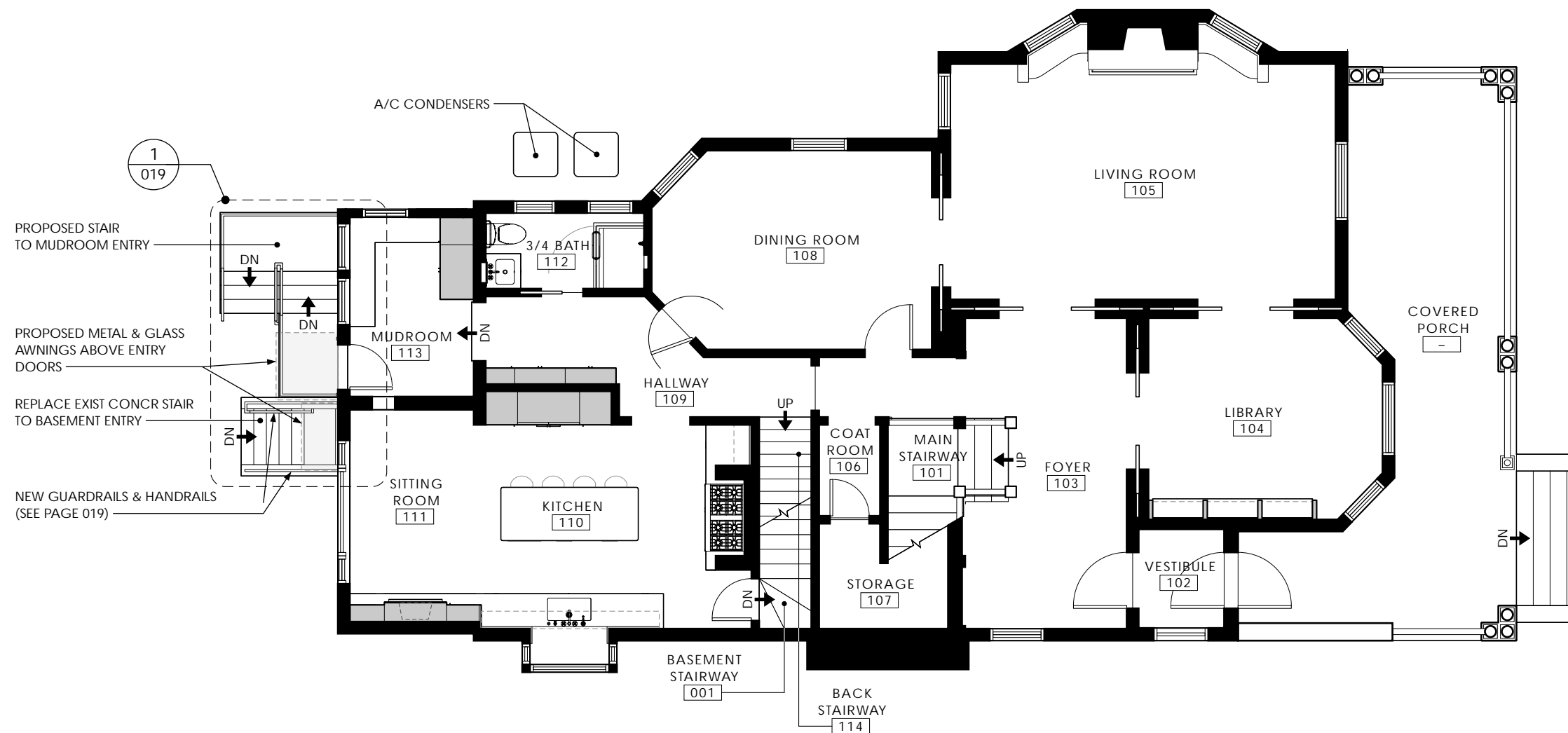
EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

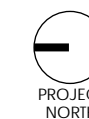
848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703



1 Proposed First Floor Plan
016 Scale: 1/8" = 1'-0"



date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/8" : 1'-0"

sheet title:
PROPOSED
FIRST FLOOR PLAN

sheet number:

016

QUARTER. design studio

WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

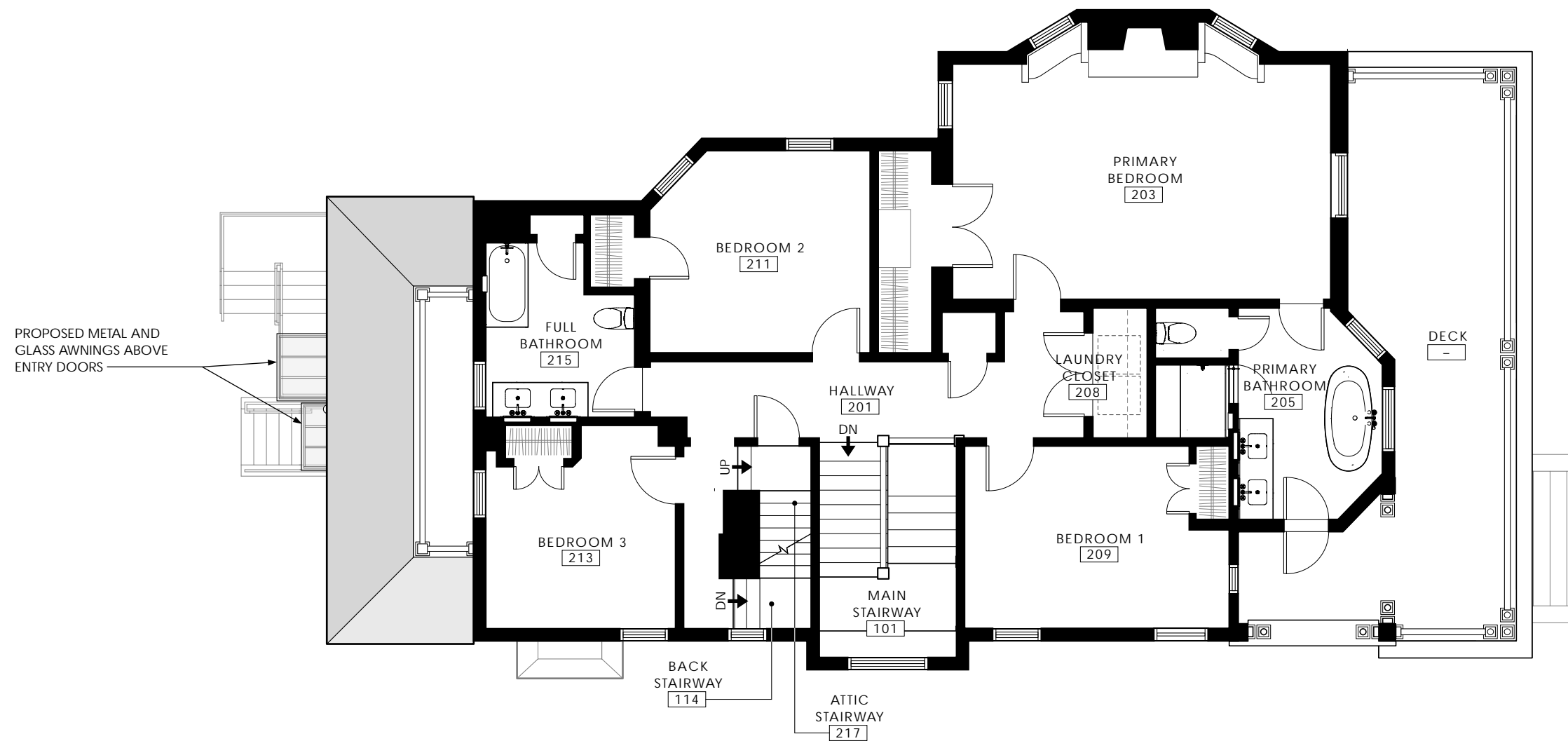
EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681

848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703



date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/8" = 1'-0"

sheet title:
**PROPOSED
SECOND FLOOR PLAN**

sheet number:

017

QUARTER.
design studio

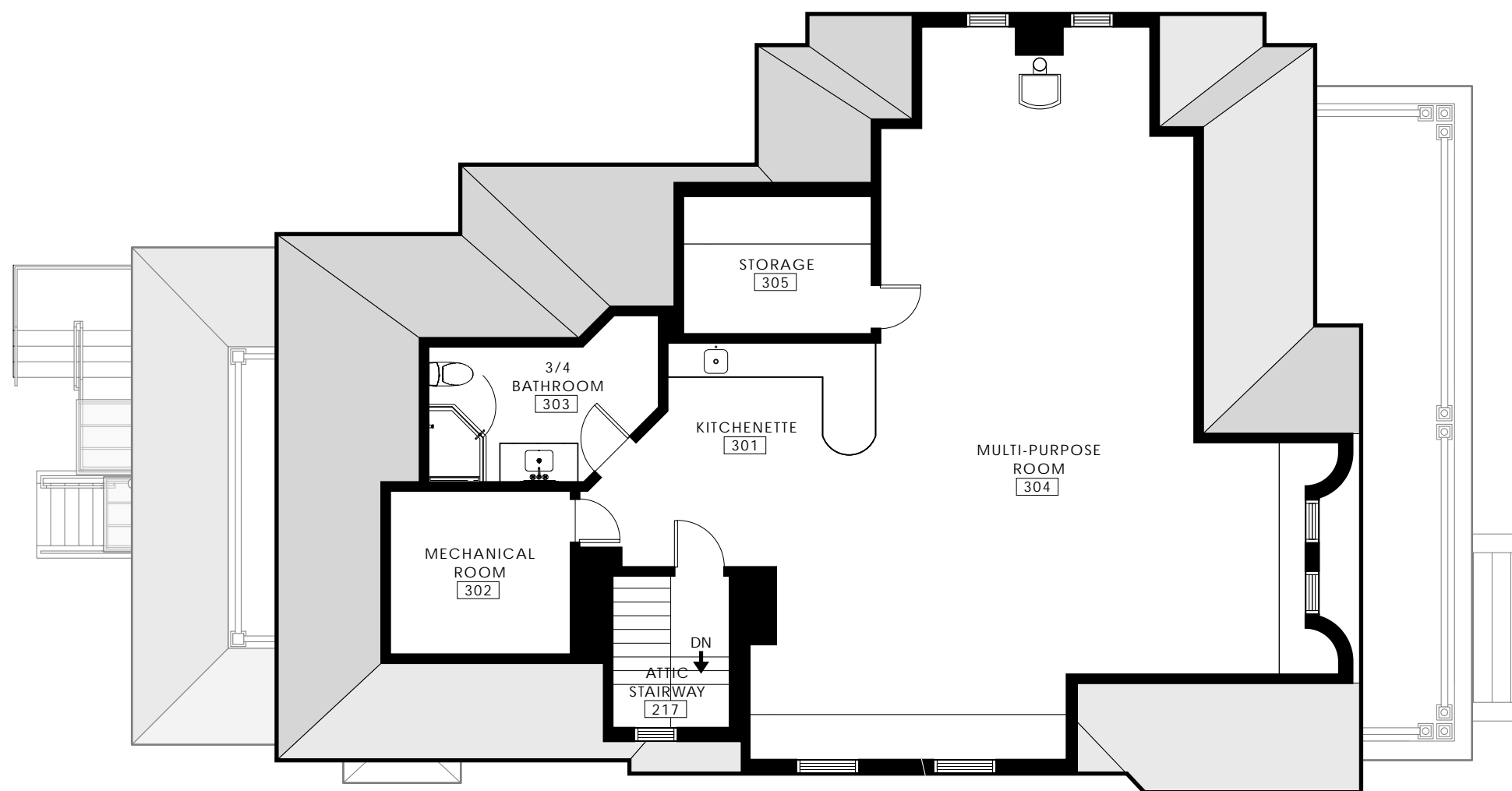
WWW.QUARTERDESIGNSTUDIO.COM

916 FRANKLIN AVENUE #2
PITTSBURGH, PENNSYLVANIA
15221

design by:

EMMA DAVISON

QUARTER.DESIGNSTUDIO@GMAIL.COM
303-378-4681



**848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS**

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE

848 Jennifer Street
Madison, WI
53703

date drawn: 12/15/2021

date revised:

drawn by: ED

scale: 1/8" : 1'-0"

sheet title:

**PROPOSED
THIRD FLOOR PLAN**

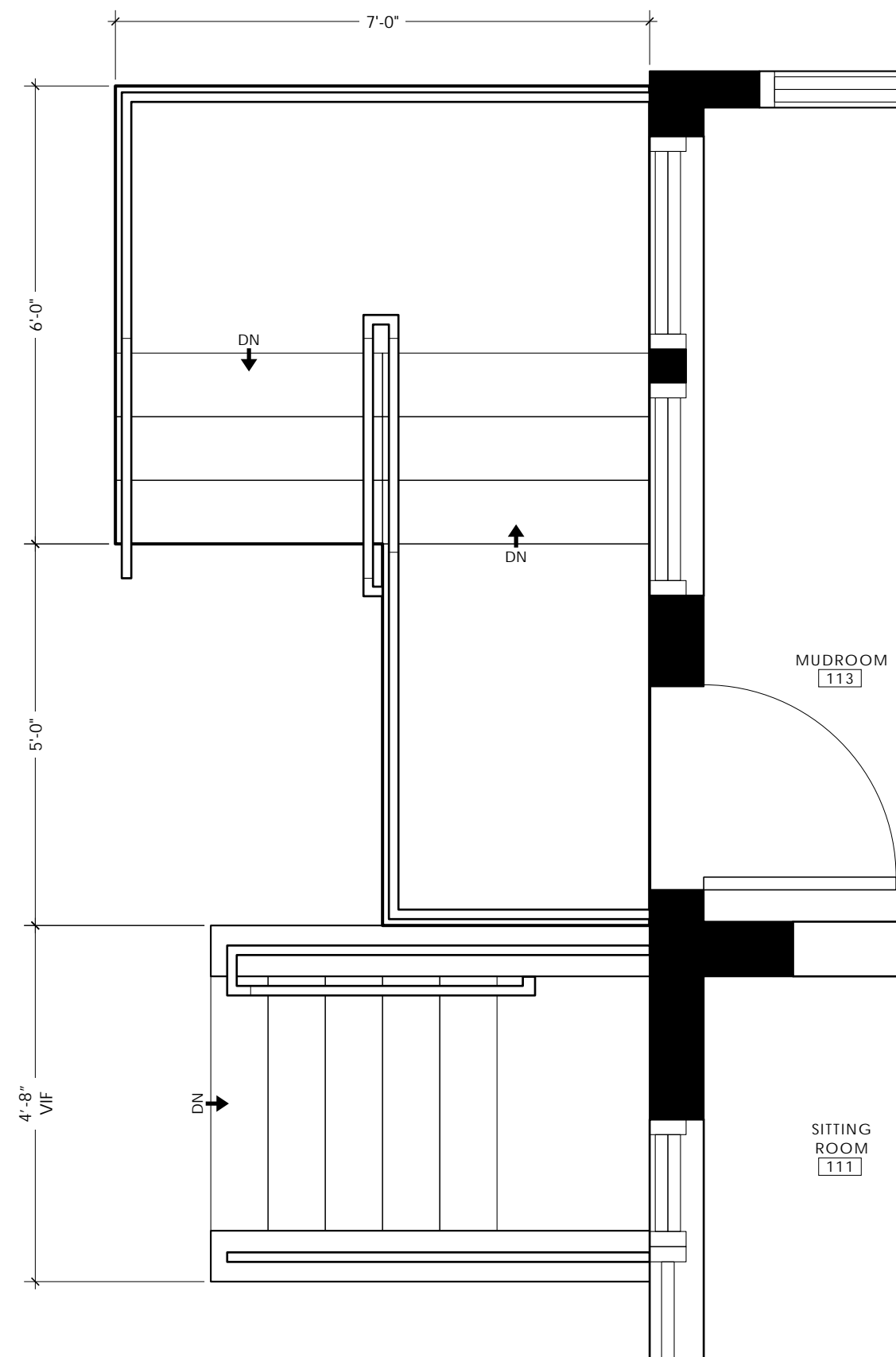
sheet number:

018

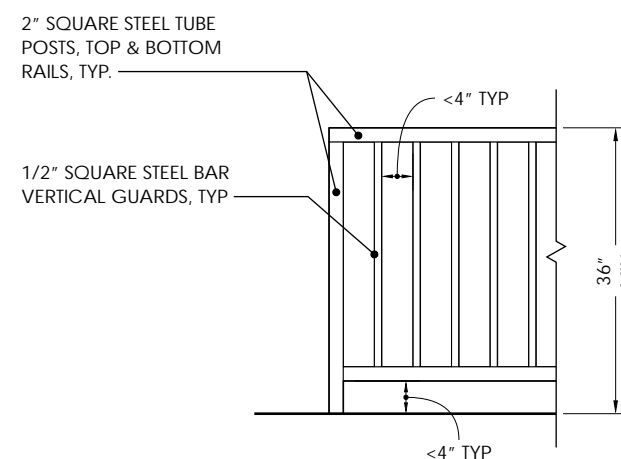
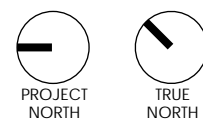


848 JENNIFER STREET:
REAR ELEVATION ALTERATIONS

KATHERINE FU, LOIS FU &
JONATHAN VANDER-WOUDE
848 Jennifer Street
Madison, WI
53703



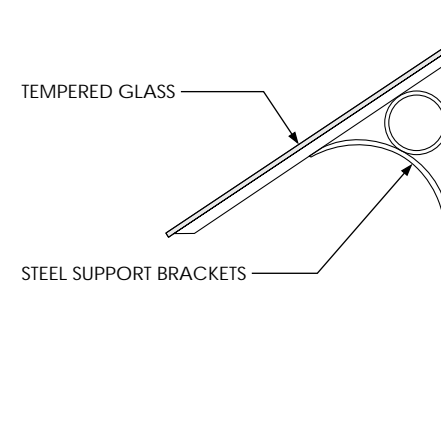
1 Detailed Exterior Stair Plan
019 Scale: 1/2" : 1'-0"



NOTES

1. ALL DIMS & EXIST CONDITIONS SHALL BE CHECKED & VERIFIED BY CONTRACTOR ON SITE.
2. NEW GUARDRAILS SHALL COMPLY W/ IRC (R312.1).

2 Typ. Guardrail Detail
019 Scale: 1/2" : 1'-0"



NOTES

1. DESIGN OF STEEL SUPPORT BRACKETS FOR AWNING ARE IN DEVELOPMENT.

3 Typ. Awning Bracket Detail (Side)
019 Scale: 1/2" : 1'-0"

date drawn: 12/15/2021
date revised:
drawn by: ED
scale: 1/2" : 1'-0"

sheet title:
DETAILS

sheet number:

019