

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, including checklist on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

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: 740 Jenifer St. Madison WI 53703 Alder District: 6

2. PROJECT

Project Title/Description: Modest Residential Addition at 740 Jenifer St.

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

☐ Development adjacent to a Designated Landmark

☐ Variance from the Historic Preservation Ordinance (Chapter 41)

☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Preservation Planner for specific Submission Requirements.)

☐ Informational Presentation

☐ Other (specify):

DPCED USE ONLY

Legistar #:

DATE STAMP

3. APPLICANT

Applicant's Name: Jesse Pfammatter Company: Craft Builders

Address: 60 N Bryan St. Madison WI. 53704
Street City State Zip

Telephone: (608) 556-7949 Email: [REDACTED]

Property Owner (if not applicant): Morgan Hearn and Caleb Percevecz

Address: 740 Jenifer St Madison WI 53703
Street City State Zip

Property Owner's Signature: Morgan Percevecz Date: Jul 02 2025

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 emailed by 12:00pm on the submission date with the Landmarks Commission. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled submittal date. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- ☒ Landmarks Commission Application w/signature of the property owner.
- ☐ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - ☐ Photographs of existing conditions;
 - ☐ Photographs of existing context;
 - ☐ Photographs of comparable historic resources within 200 feet of subject property;
 - ☐ Manufacturer's product information showing dimensions and materials.
- ☐ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☐ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Perspective drawing
 - ☐ Other _____

Landmarks Commission staff will preliminarily review projects for additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552

07/01/2025

City of Madison Landmarks Commission
215 Martin Luther King Jr. Blvd., Suite 017
Madison, WI 53703

Re: Letter of Intent – Proposed Addition at 740 Jenifer Street

Dear Members of the Landmarks Commission,

I am writing to submit this Letter of Intent for the proposed addition to the property located at 740 Jenifer Street, situated within Aldermanic District 6, the Third Lake Ridge Historic District, and designated as a Planned Development (PD) zoning district.

Address: 740 Jenifer Street, Madison, WI 53703

Zoning: Planned Development (PD) District

Historic District: Third Lake Ridge

Aldermanic District: 6

The proposed project has been thoughtfully designed with attention to the surrounding TR-V1 zoning guidelines and to respect the historic character of the existing structure. The scope includes:

- Two-story rear and side addition to the existing home.
 - Addition of living space on the first floor
 - New bedroom added on the second floor with adjustments to bathroom and laundry room spaces.

Design Considerations

- Requesting approval to build this addition with 6-inch clapboard siding, selected to be compatible with the original 4-inch siding and differentiated from the historic existing structure. The existing structure is currently sided with cedar shingle, installed over 4 inch clapboard siding.
- Windows will be installed to match the style of existing windows, maintaining a cohesive architectural appearance.
- The overall design intent is to contribute positively to the historic streetscape while enhancing modern functionality of the home.

We appreciate the Commission's consideration of this project. We look forward to working collaboratively with you through the review process to ensure that the addition meets all applicable guidelines and continues to honor the historic character of the District.

Jesse Pfammatter

Craft Builders

60 N Bryan St. Madison, WI 53704

EXISTING PHOTOS



STATE OF: WISCONSIN
COUNTY OF: DANE
CITY OF: MADISON
ZONING: PD
BUILDING CODE: UDC

Sheet List	
Sheet Number	Sheet Name
A101	1st Floor Existing
A102	2nd Floor Existing
A103	1st Floor Demo
A104	2nd Floor Demo
A105	1st Floor Proposed
A106	2nd Floor Proposed
A201	Exterior Elevations
A202	Exterior Elevations
A501	Interior Elevations 1st Floor
A502	Interior Elevations 2nd Floor
A701	3D Images Exterior
A702	3D Images Interior
C101	Site Plan
C102	Site Survey

ACTUAL SHEET SIZE 11 x 17

MAP



1 Proposed Exterior

SCOPE OF WORK

- ADD ADDITION TO SIDE AND REAR OF HOUSE
- NEW OPENINGS TO ADDITION
- NEW ELECTRICAL AND PLUMBING PER PLANS AND CODE
- NEW FULL BATH ON FIRST FLOOR
- CREATE NEW LAUNDRY ROOM

SELECTIONS

- SIDING: MATCH EXISTING CEDAR SIDING
- WINDOWS: TBD (SIMILAR TO EXISTING)
- ADDITION FLOORING: TBD
- CABINETS AND VANITIES: TBD
- COUNTERS: TBD
- TILE SPLASH: TBD

martin heid design

Eric@martinheid.com
510-759-1439

Morgan and Caleb

Addition/Interior

740 Jenifer St.
Madison, WI 53703

Project number 016

Date 11 Feb 2025

Drawn by EHH

Checked by SJM

Rev. #	Revision Description	Date
001	Siding/Openings	4/7/25

SD SET
A

Approved By

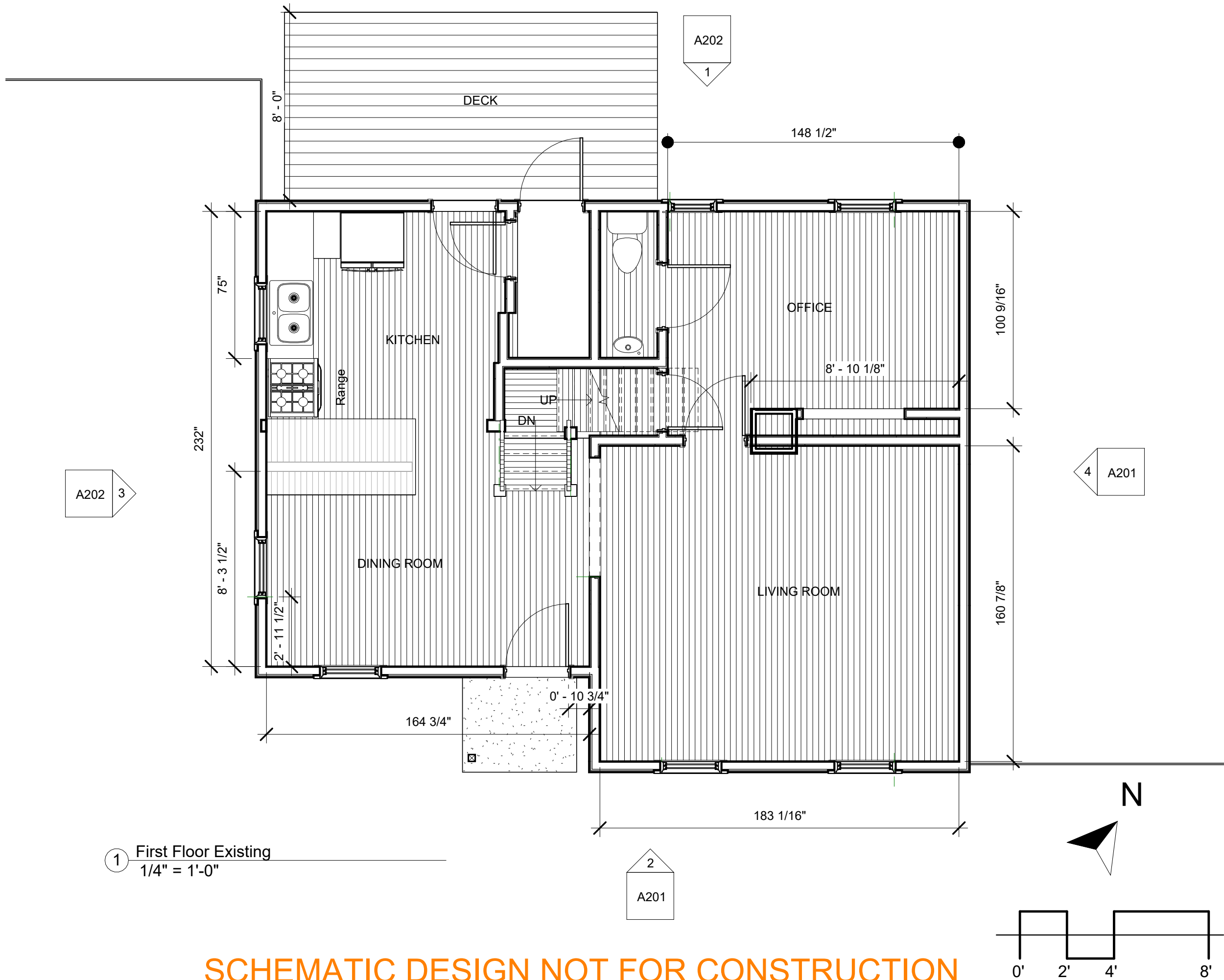
Date

Cover Sheet

A00

Scale

SCHEMATIC DESIGN NOT FOR CONSTRUCTION



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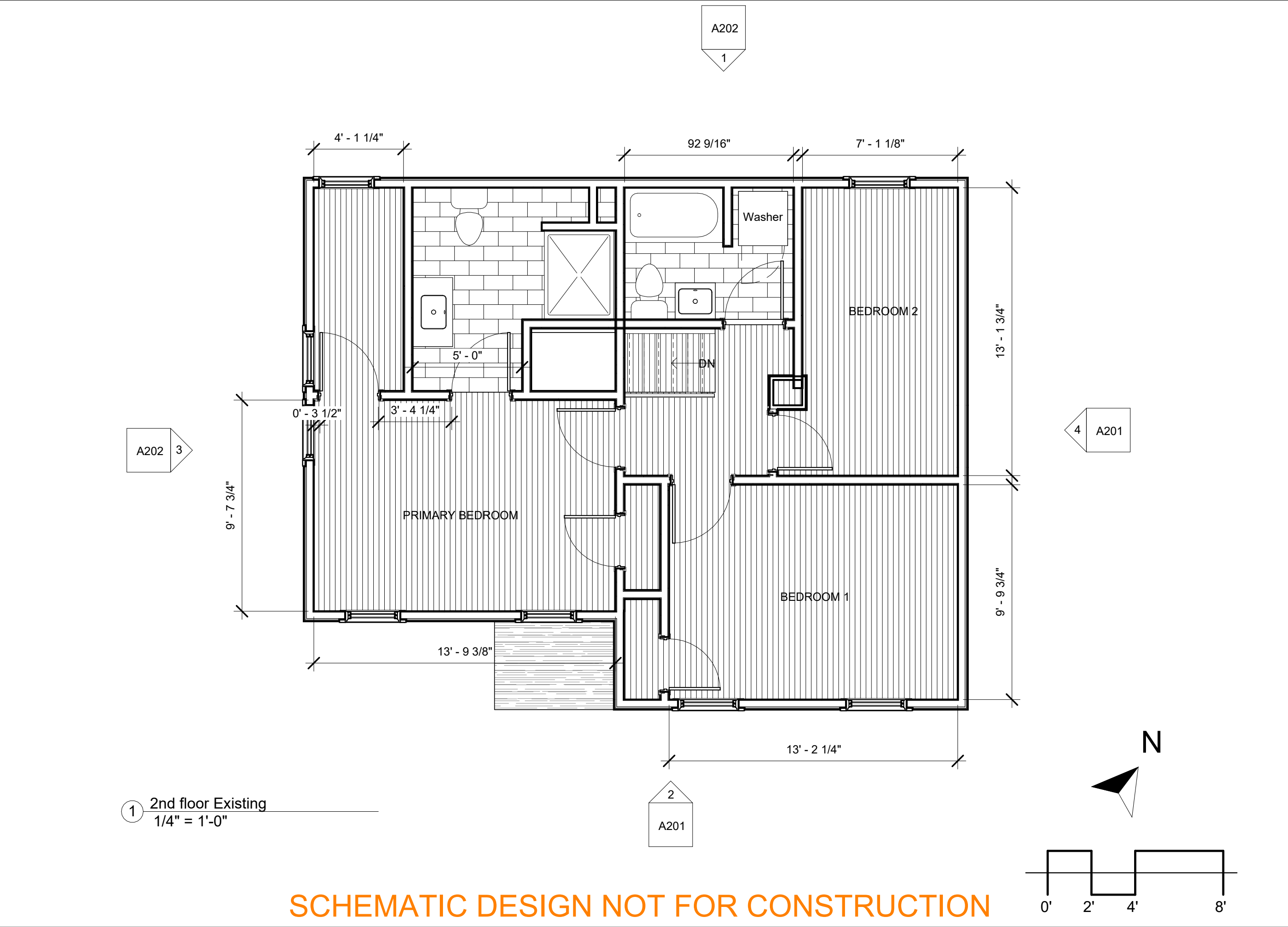
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Date

1st Floor Existing

A101

Scale 1/4" = 1'-0"



1 2nd floor Existing
1/4" = 1'-0"

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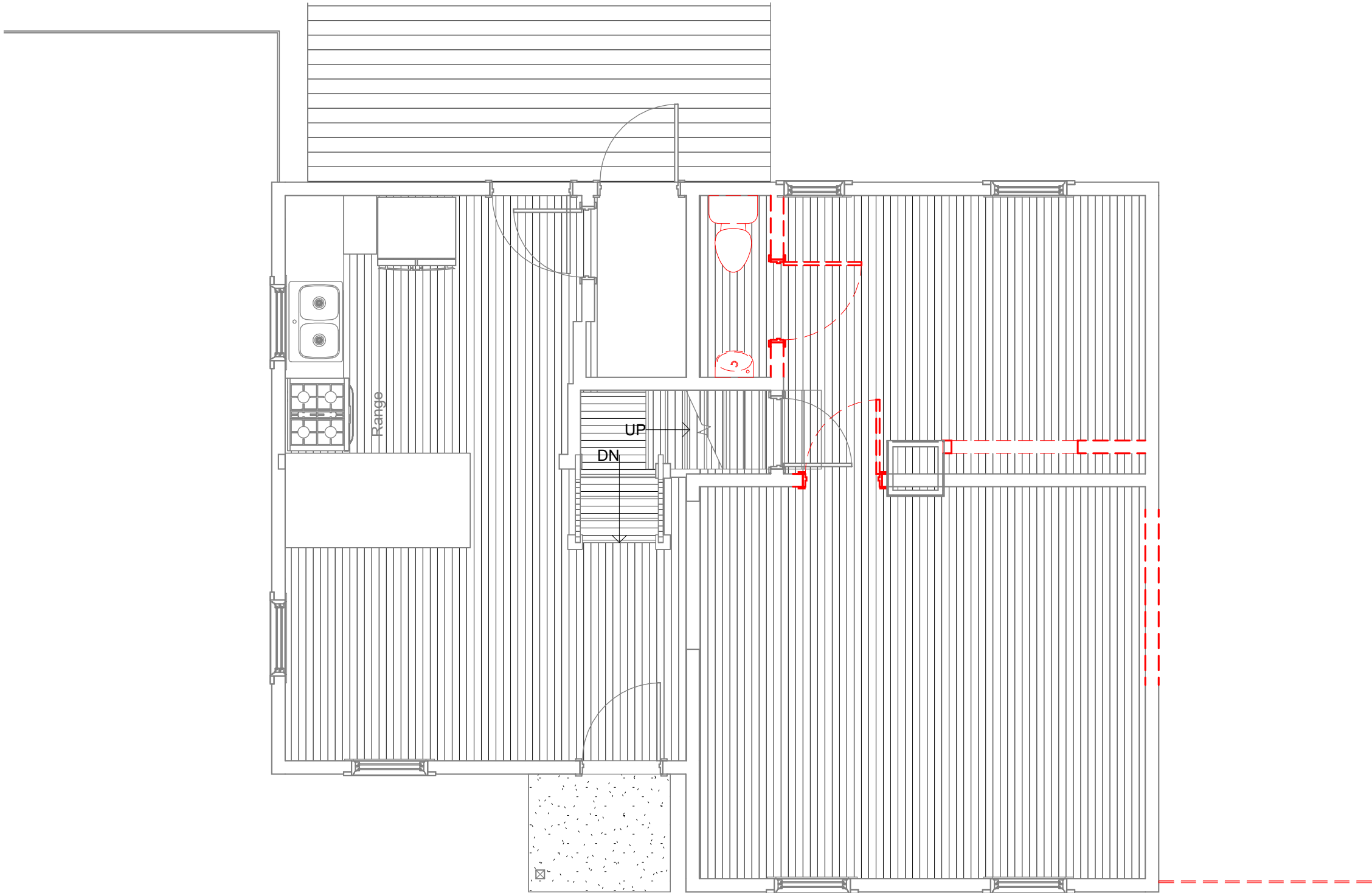
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2nd Floor Existing

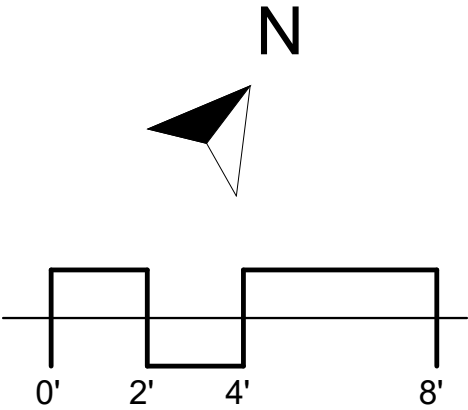
A102

Scale 1/4" = 1'-0"



① First Floor Demo
1/4" = 1'-0"

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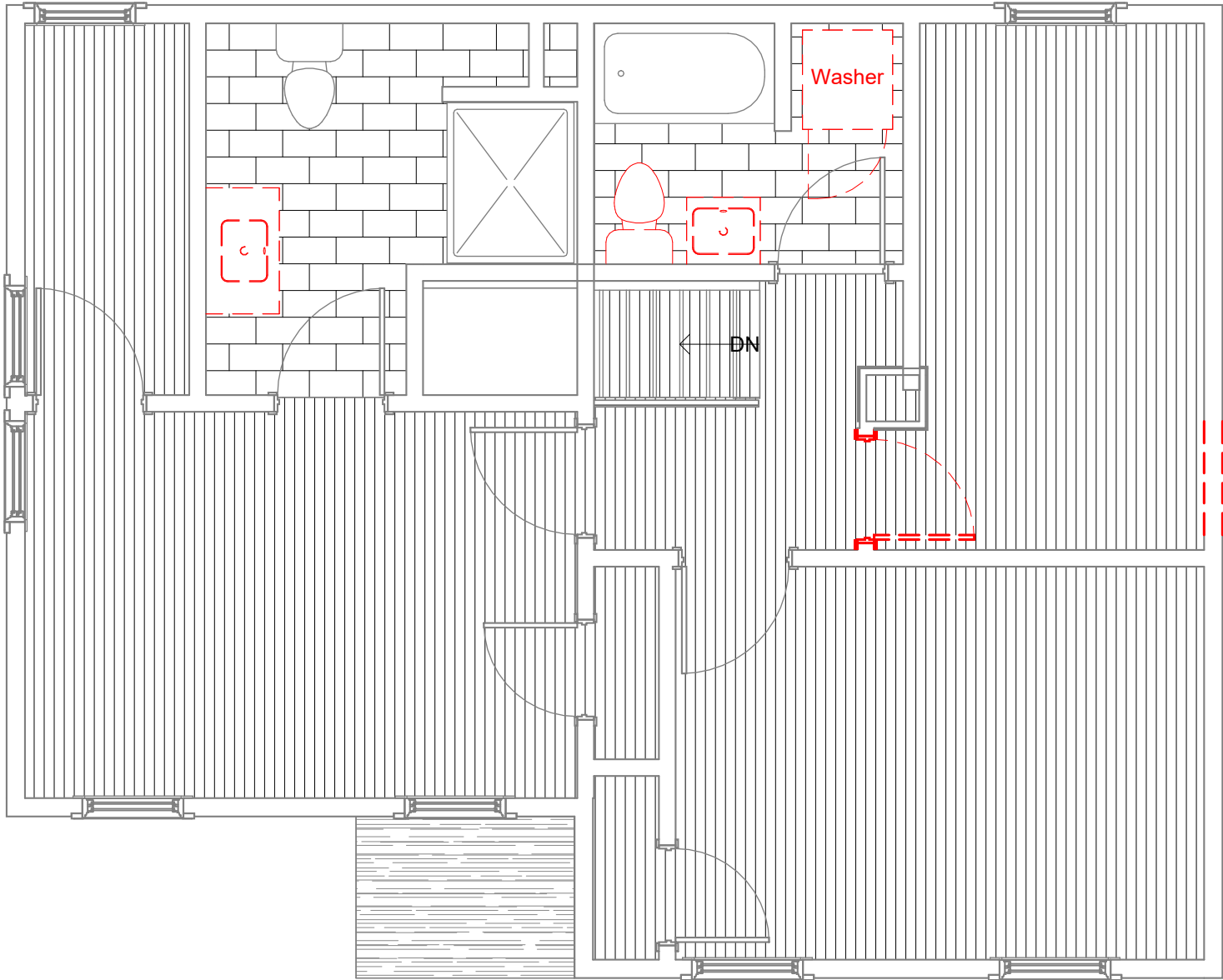
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Date

1st Floor Demo

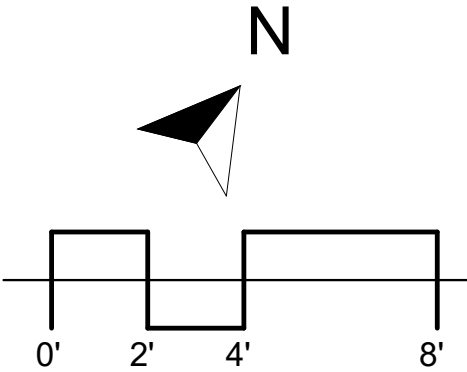
A103

Scale 1/4" = 1'-0"



① 2nd floor Demo
1/4" = 1'-0"

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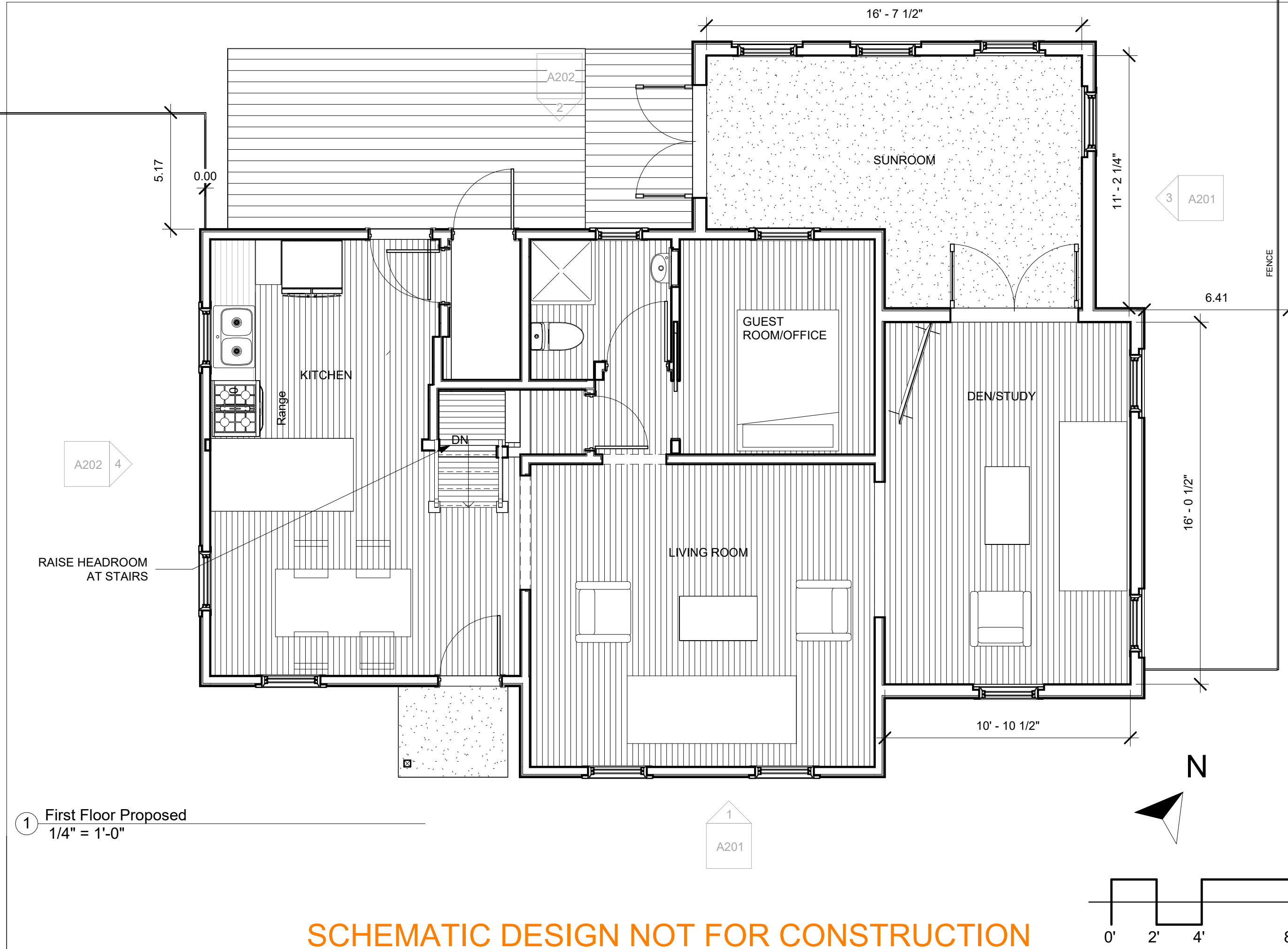
Approved By

Date

2nd Floor Demo

A104

Scale 1/4" = 1'-0"



1 First Floor Proposed
1/4" = 1'-0"

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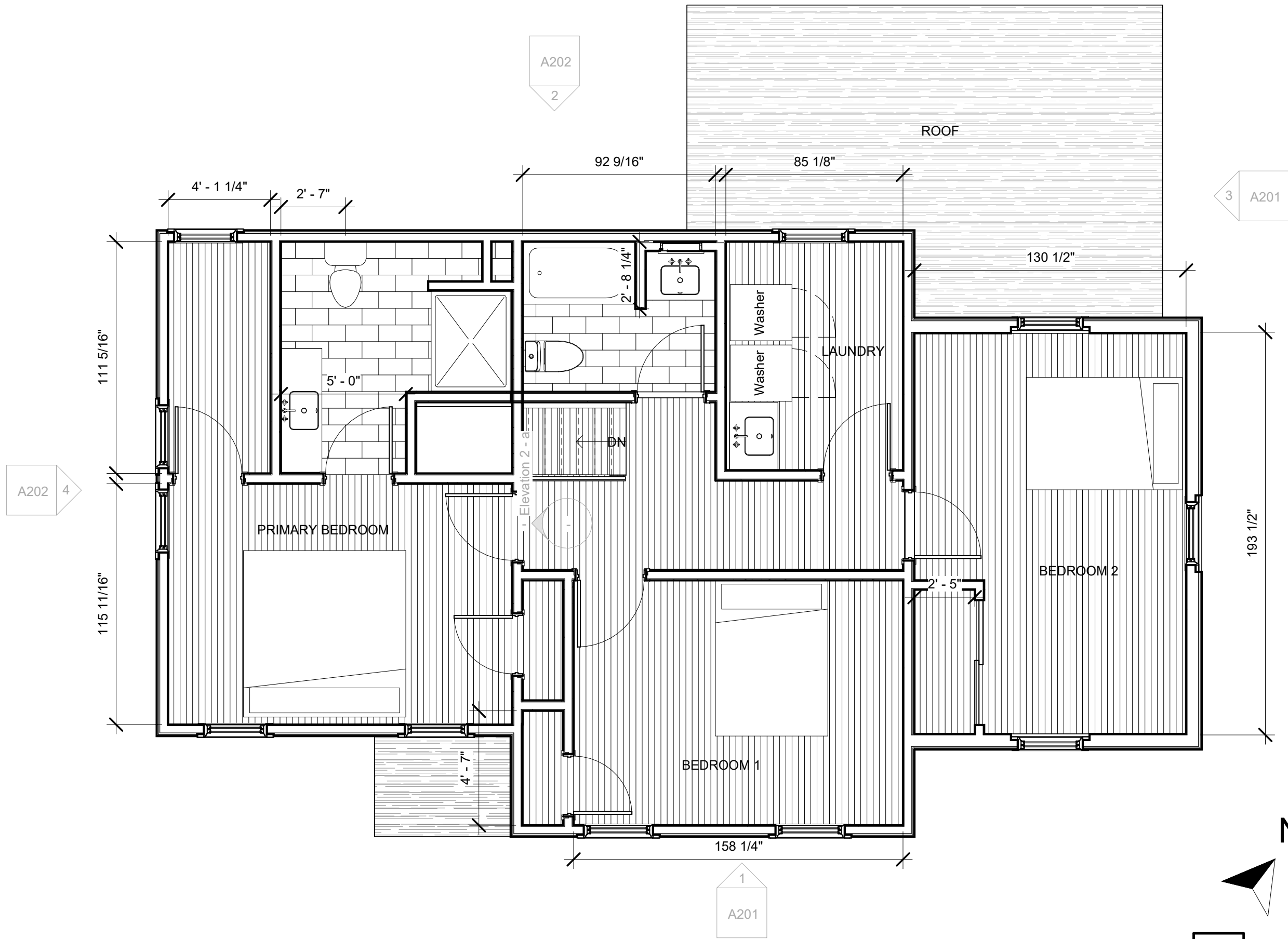
Approved By

Date

1st Floor Proposed

A105

Scale 1/4" = 1'-0"



1 2nd floor Proposed
1/4" = 1'-0"

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2nd Floor Proposed

A106

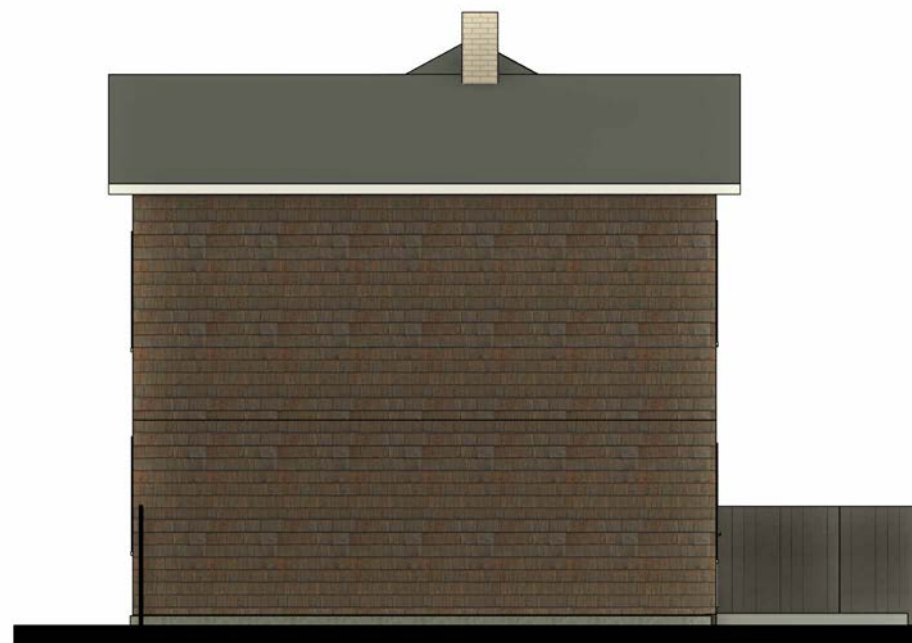
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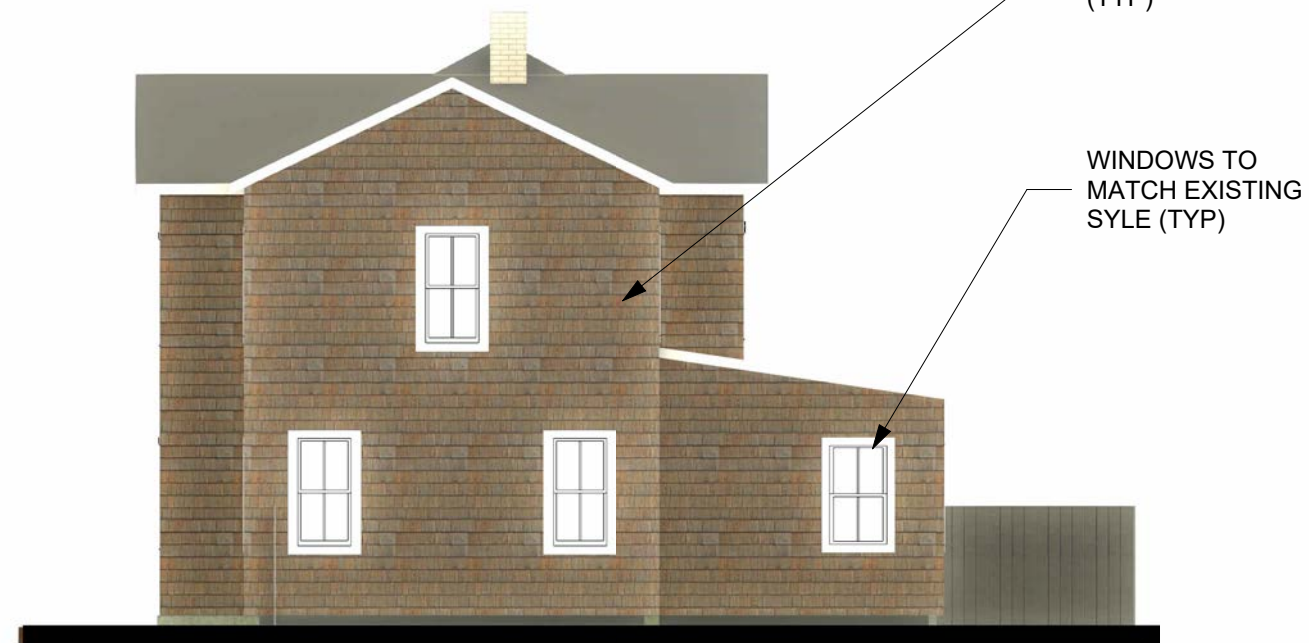
② South Existing
1/8" = 1'-0"



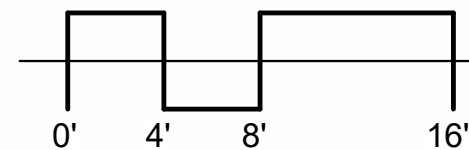
① South Proposed
1/8" = 1'-0"



④ East Existing
1/8" = 1'-0"



③ East Proposed
1/8" = 1'-0"



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Date

Exterior Elevations

A201

Scale 1/8" = 1'-0"



① North Existing
1/8" = 1'-0"



② North Proposed
1/8" = 1'-0"

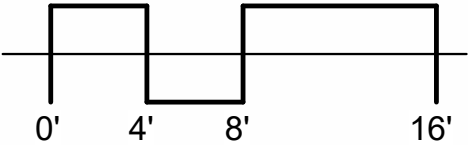


③ West Existing
1/8" = 1'-0"



④ West Proposed
1/8" = 1'-0"

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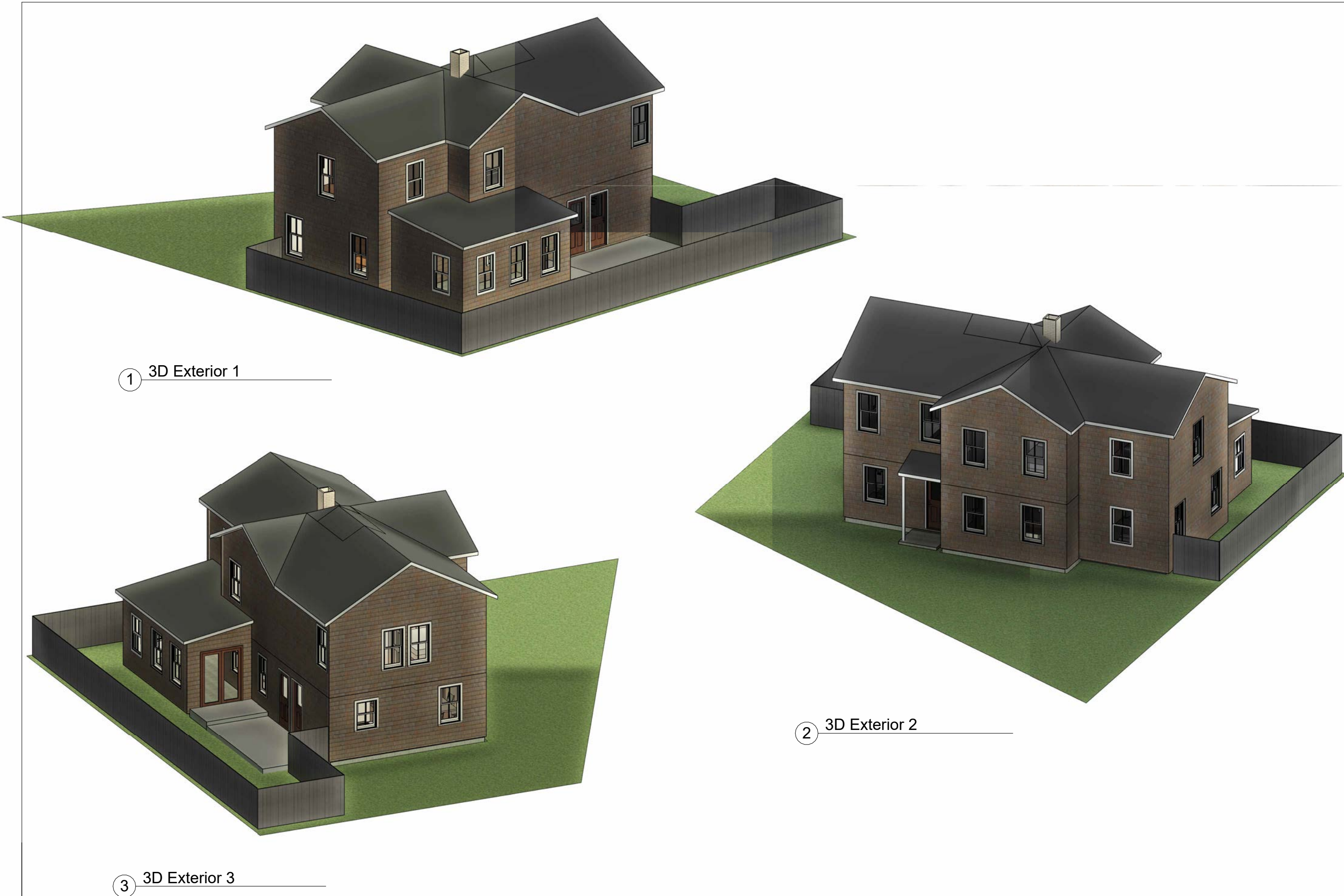
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Exterior Elevations

A202

Scale 1/8" = 1'-0"



1 3D Exterior 1

2 3D Exterior 2

3 3D Exterior 3

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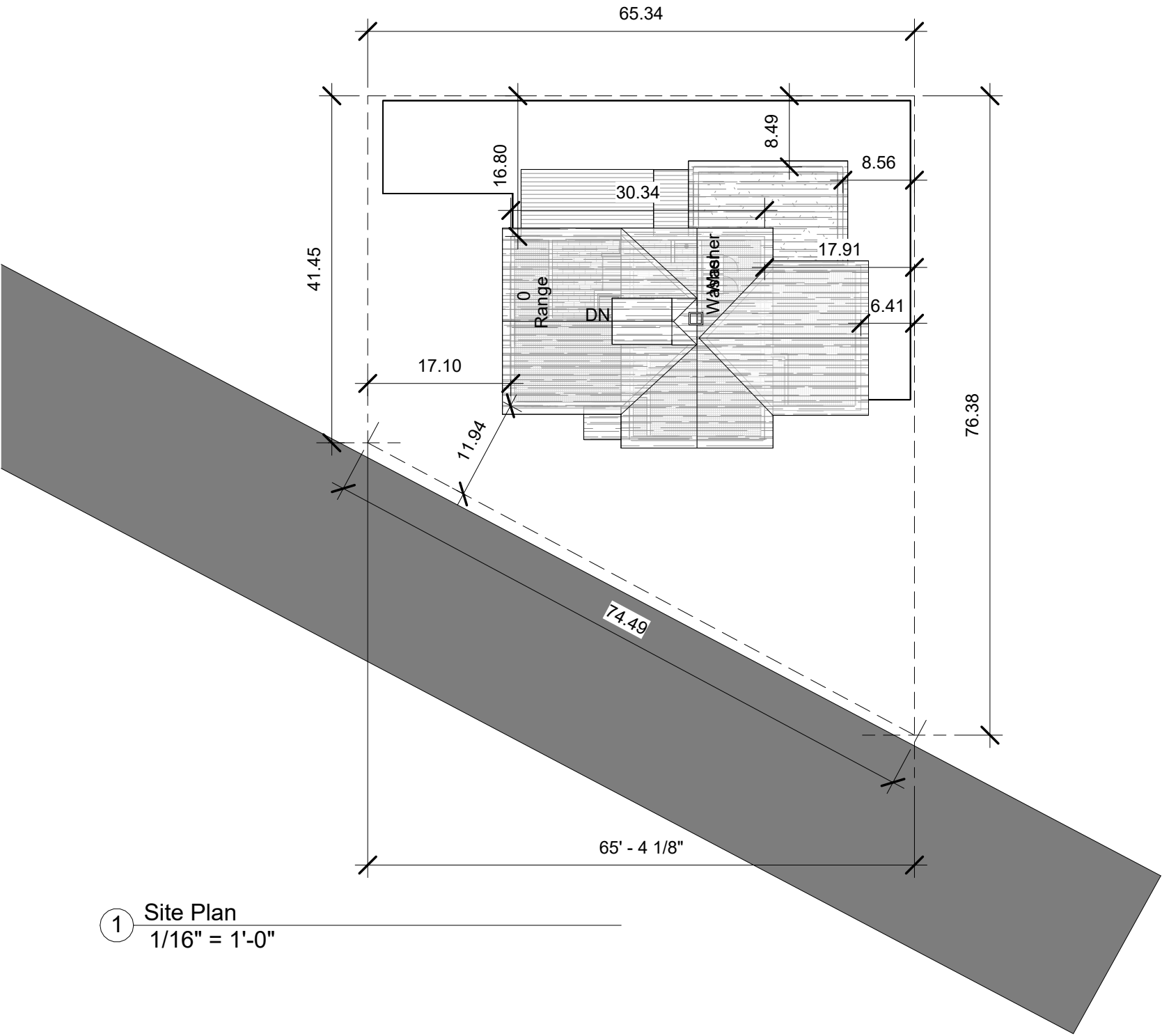
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3D Images Exterior

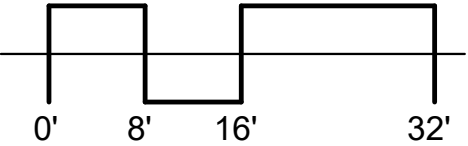
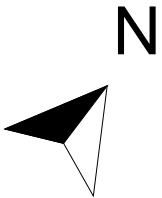
A701

Scale

*NOT AN OFFICIAL LOT SURVEY



1 Site Plan
1/16" = 1'-0"



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Date

Site Plan

C101

Scale 1/16" = 1'-0"

EXISTING PHOTOS



STATE OF: WISCONSIN
COUNTY OF: DANE
CITY OF: MADISON
ZONING: PD
BUILDING CODE: UDC

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ACTUAL SHEET SIZE 11 x 17

MAP



1 Proposed Exterior

SCOPE OF WORK

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SELECTIONS

- SIDING: TBD (SIMILAR TO EXISTING)
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- CABINETS AND VANITIES: TBD
- COUNTERS: TBD
- TILE SPLASH: TBD

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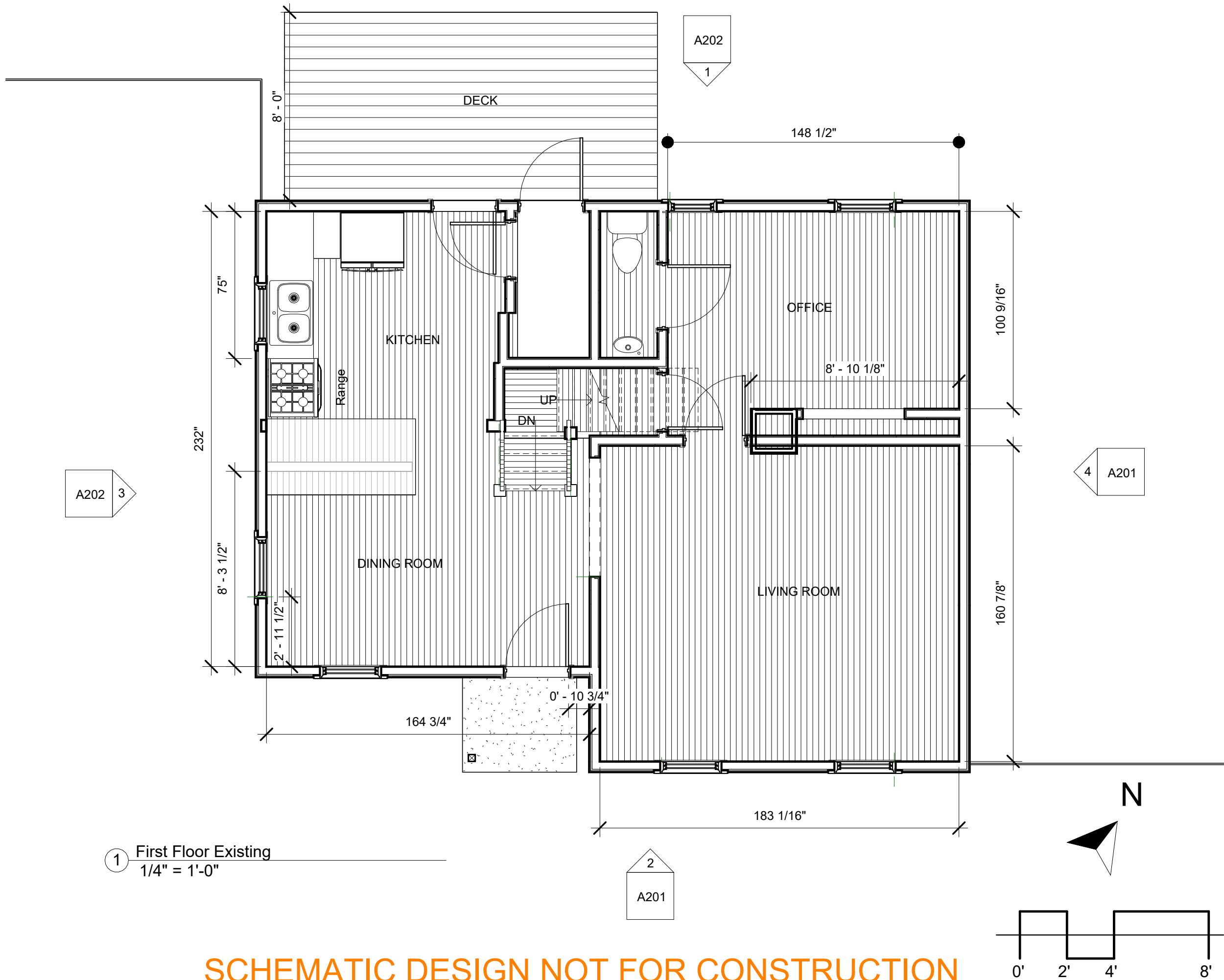
Date

Cover Sheet

A00

Scale

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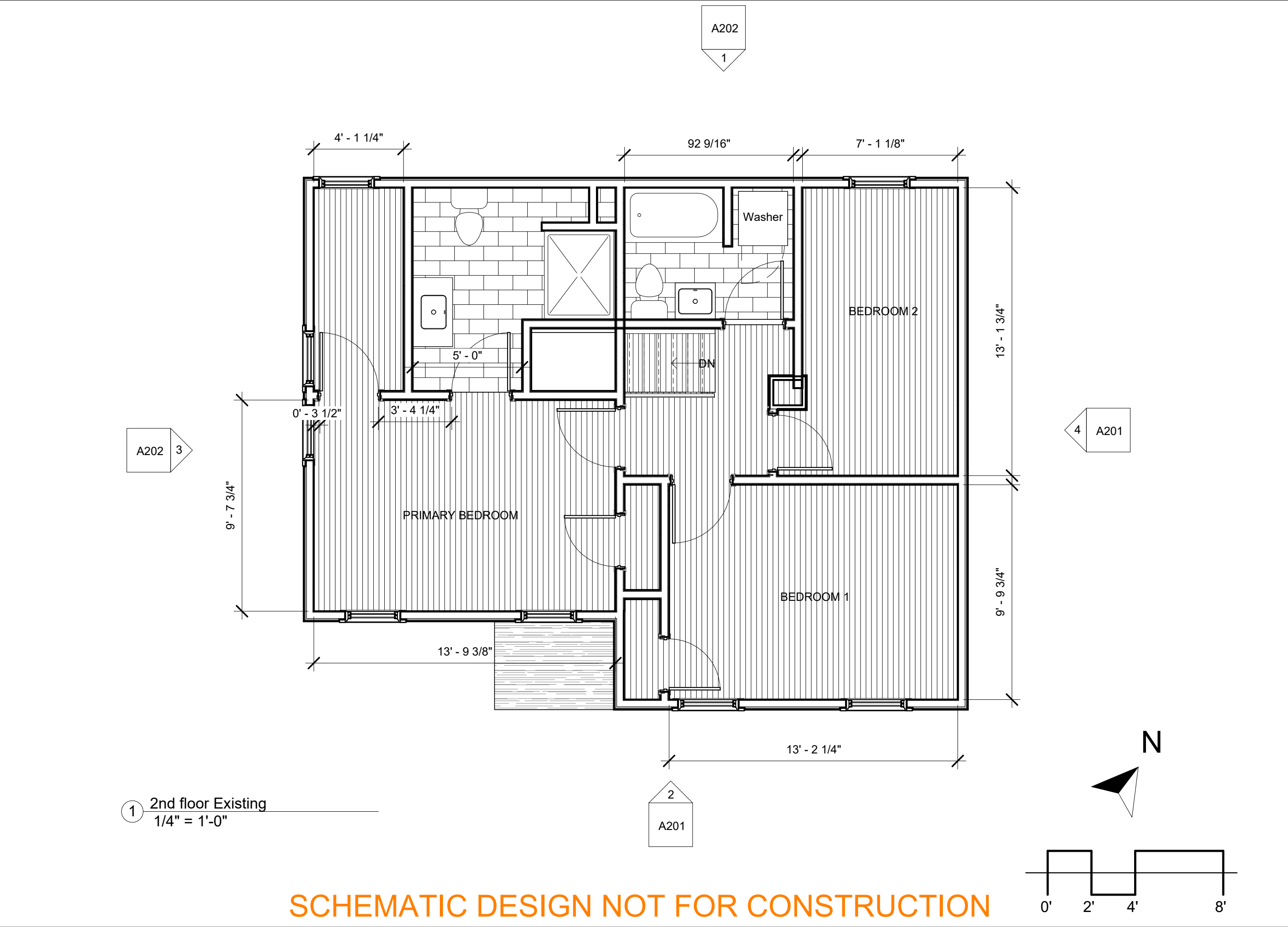
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Date

1st Floor Existing

A101

Scale 1/4" = 1'-0"



1 2nd floor Existing
1/4" = 1'-0"

A202

1

A202

3

A201

2

A201

4

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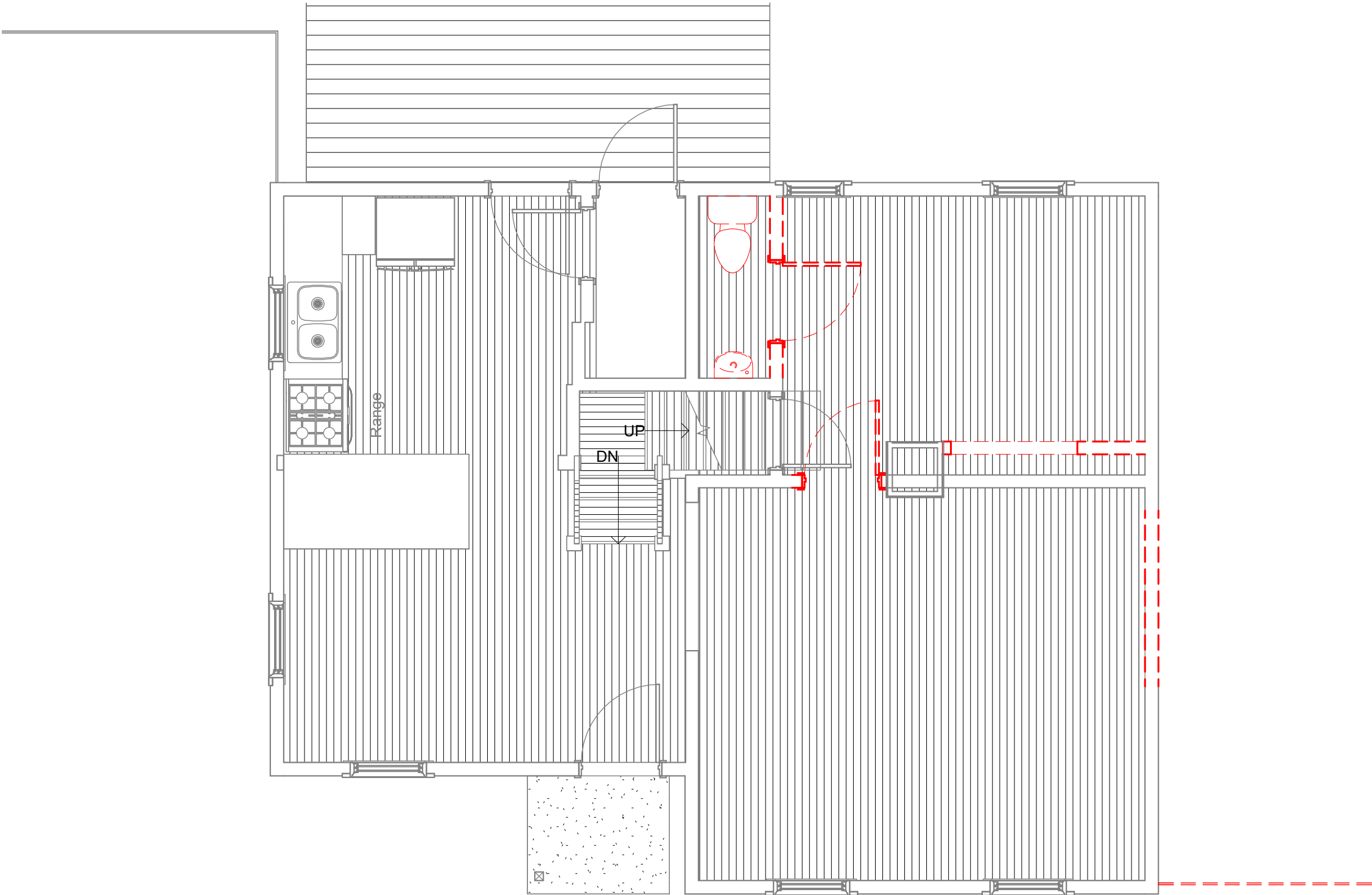
Approved By

Date

2nd Floor Existing

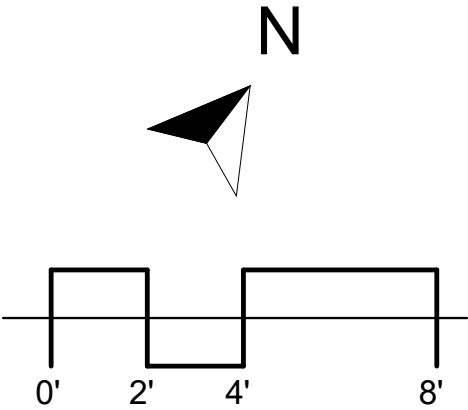
A102

Scale 1/4" = 1'-0"



① First Floor Demo
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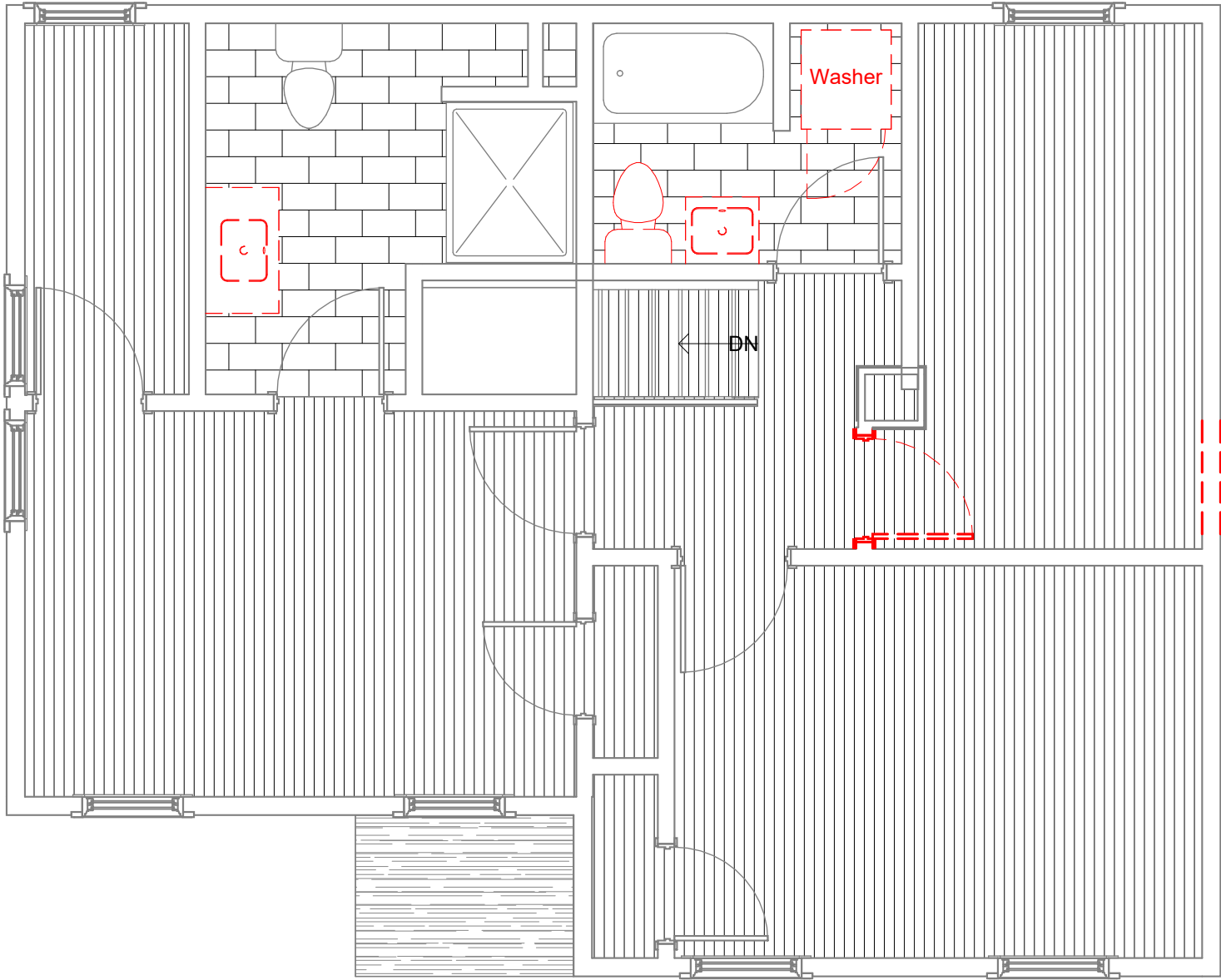
Approved By

Date

1st Floor Demo

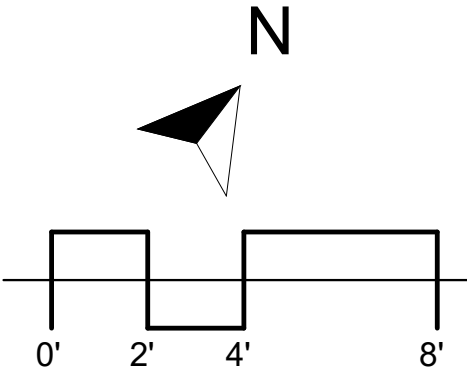
A103

Scale 1/4" = 1'-0"



① 2nd floor Demo
1/4" = 1'-0"

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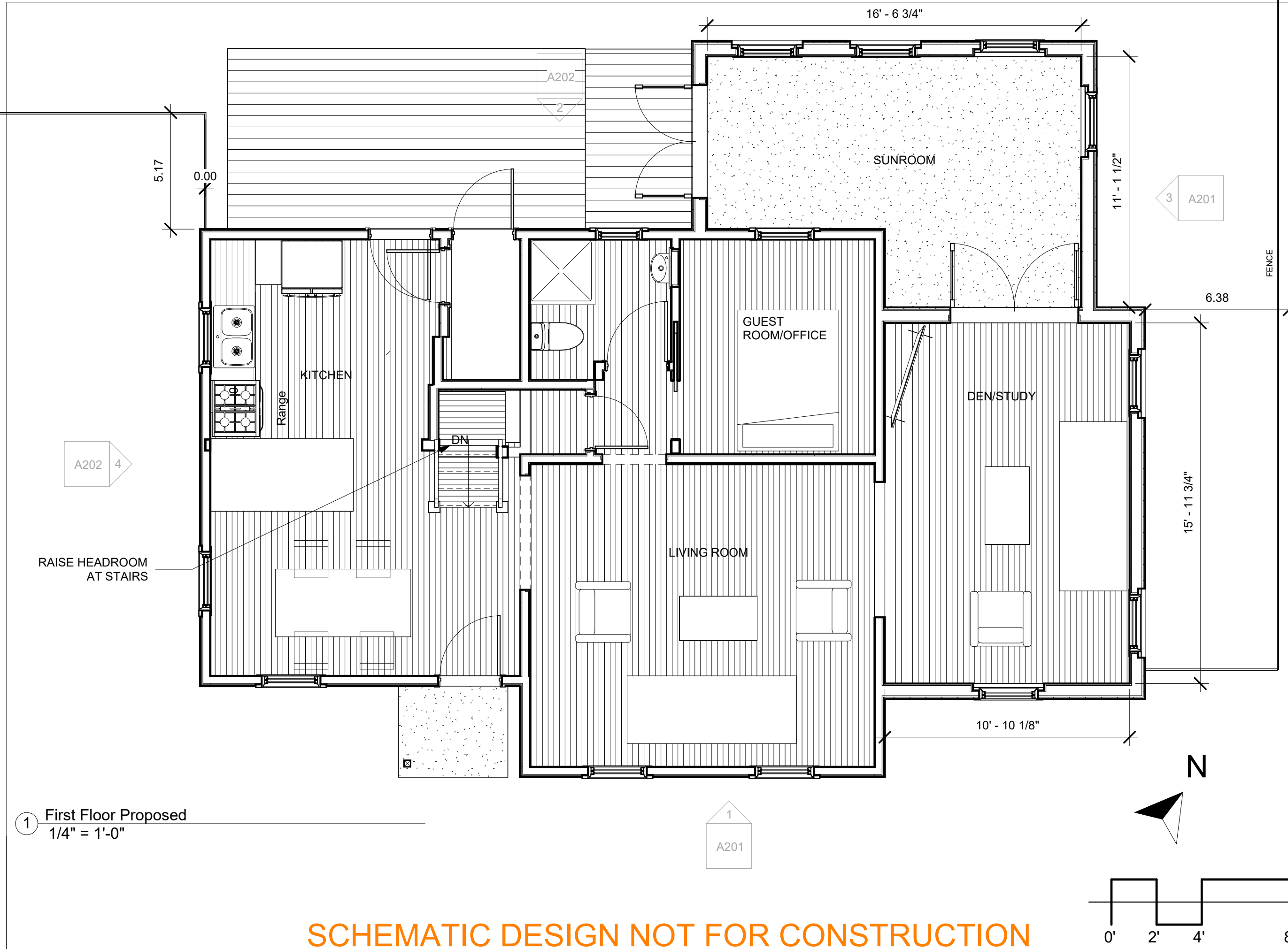
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2nd Floor Demo

A104

Scale 1/4" = 1'-0"



1 First Floor Proposed
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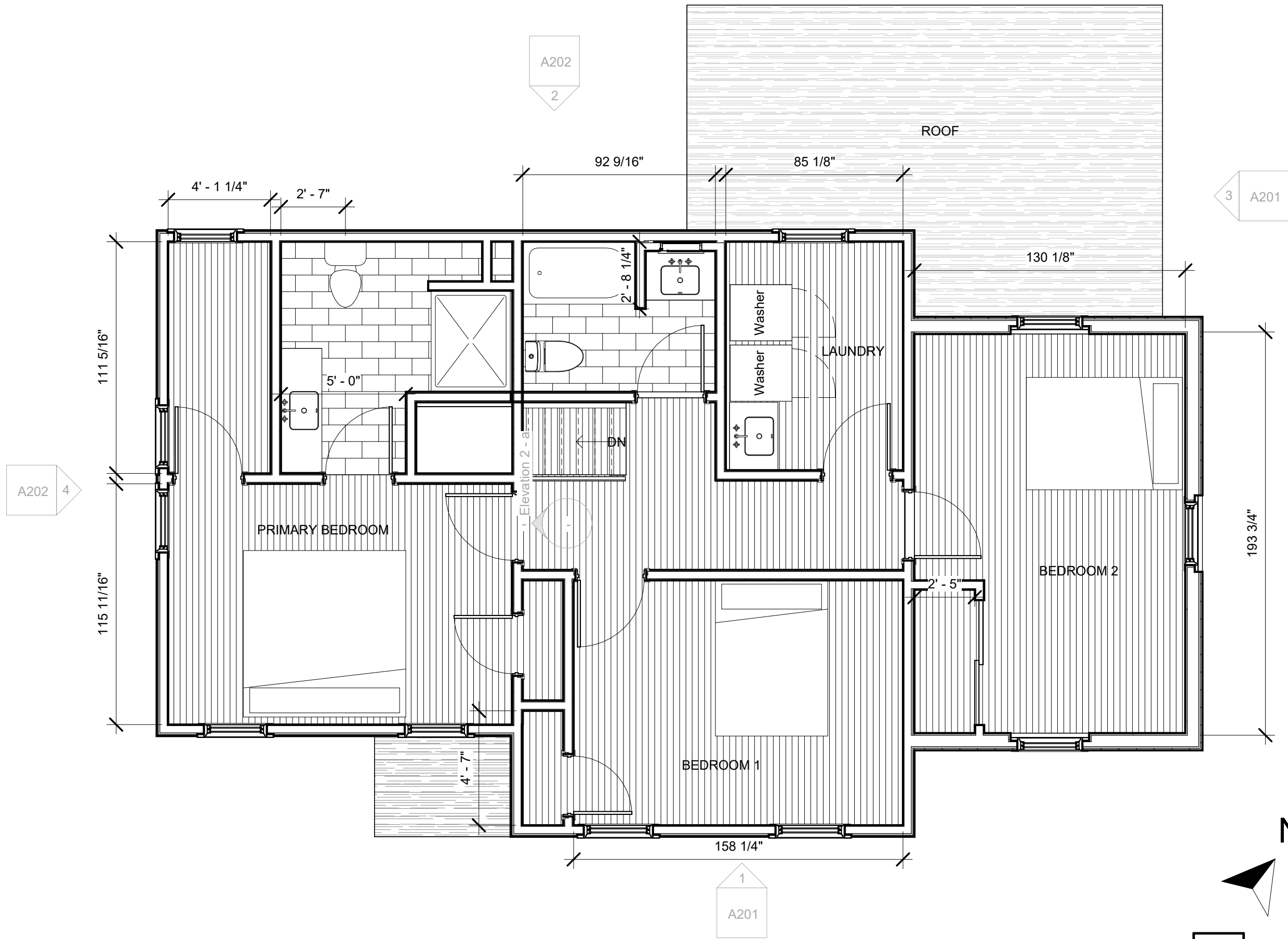
Approved By

Date

1st Floor Proposed

A105

Scale 1/4" = 1'-0"



1 2nd floor Proposed
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2nd Floor Proposed

A106

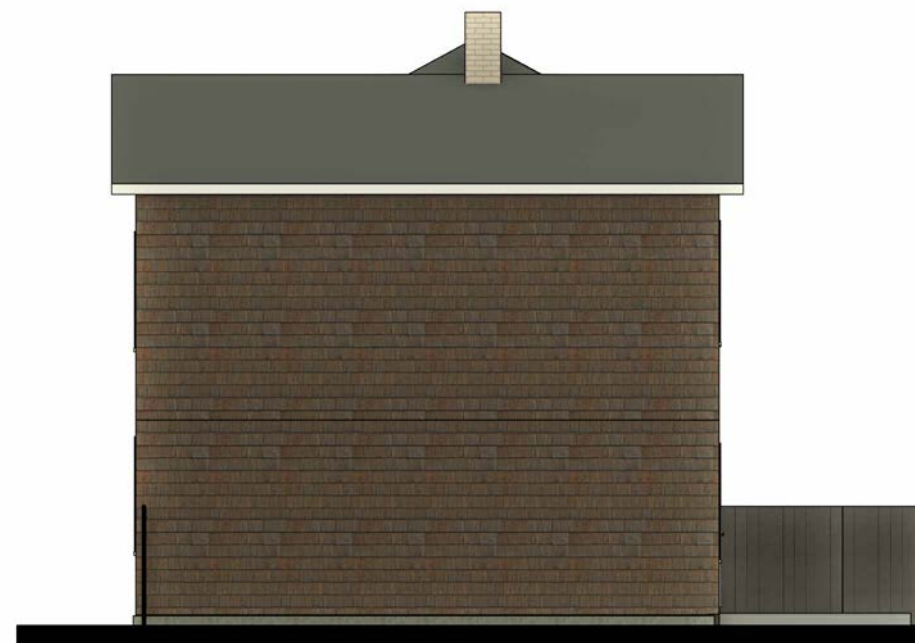
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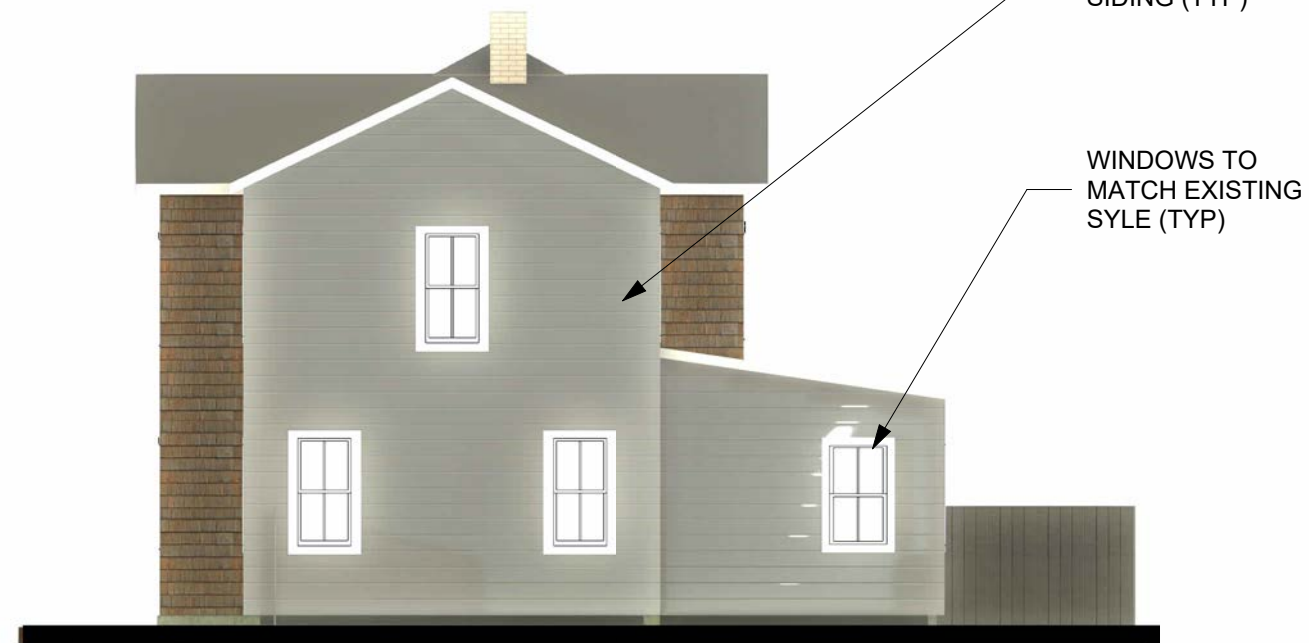
② South Existing
1/8" = 1'-0"



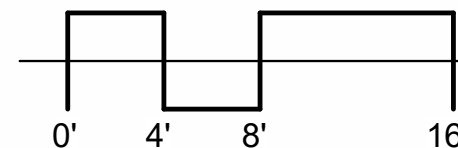
① South Proposed
1/8" = 1'-0"



④ East Existing
1/8" = 1'-0"



③ East Proposed
1/8" = 1'-0"



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Exterior Elevations

A201

Scale 1/8" = 1'-0"



① North Existing
1/8" = 1'-0"



② North Proposed
1/8" = 1'-0"

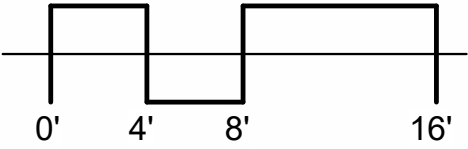


③ West Existing
1/8" = 1'-0"



④ West Proposed
1/8" = 1'-0"

SCHEMATIC DESIGN NOT FOR CONSTRUCTION



martin heid design

Eric@martinheid.com
510-759-1439

Morgan and Caleb

Addition/Interior

740 Jenifer St.
Madison, WI 53703

Project number 016

Date 11 Feb 2025

Drawn by EHH

Checked by SJM

Rev. #	Revision Description	Date
001	Siding/Openings	4/7/25

SD SET
B

Approved By

Date

Exterior Elevations

A202

Scale 1/8" = 1'-0"



1 3D Exterior 1



3 3D Exterior 3



2 3D Exterior 2

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

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Eric@martinheid.com
510-759-1439

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740 Jenifer St.
Madison, WI 53703

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Rev. #	Revision Description	Date
001	Siding/Openings	4/7/25

SD SET
B

Approved By

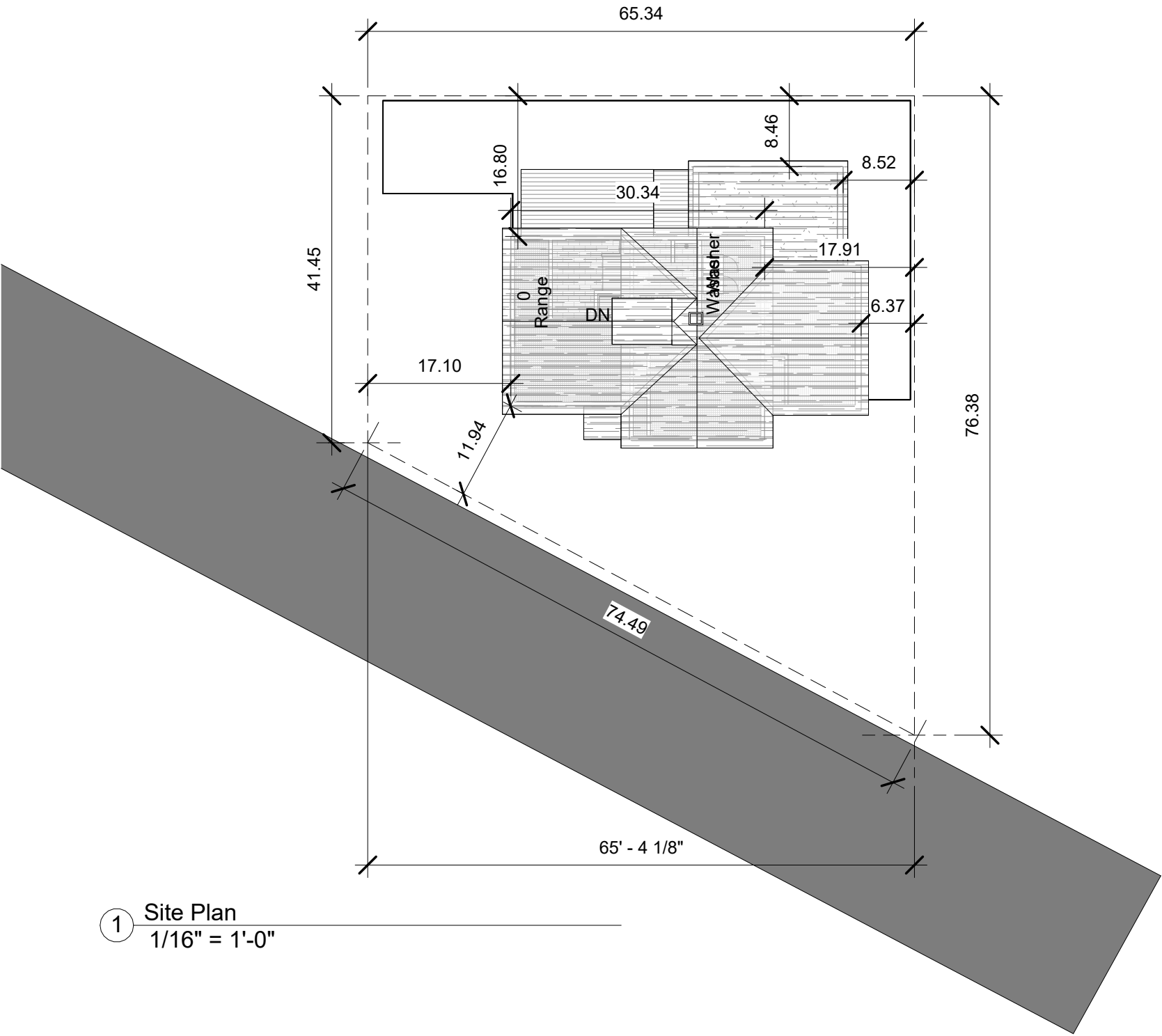
Date

3D Images Exterior

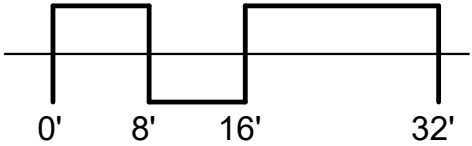
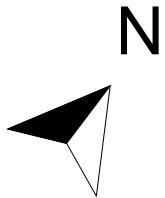
A701

Scale

*NOT AN OFFICIAL LOT SURVEY



1 Site Plan
1/16" = 1'-0"



SCHEMATIC DESIGN NOT FOR CONSTRUCTION

martin heid design

Eric@martinheid.com
510-759-1439

Morgan and Caleb

Addition/Interior

740 Jenifer St.
Madison, WI 53703

Project number 016

Date 11 Feb 2025

Drawn by EHH

Checked by SJM

Rev. #	Revision Description	Date
001	Siding/Openings	4/7/25

**SD SET
B**

Approved By

Date

Site Plan

C101

Scale 1/16" = 1'-0"

UNIT SUMMARY


The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

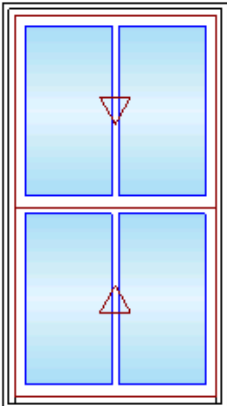
NUMBER OF LINES: 2		TOTAL UNIT QTY: 2		EXT NET PRICE: USD 4,349.45		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Elevate	Double Hung CN 3052 RO 30 1/2" X 52 1/4" Entered as CN 3052	701.25	1	701.25
2		Elevate	Inswing French Door CN 5065 RO 60" X 80" Entered as CN 5065	3,648.20	1	3,648.20

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		701.25
Qty: 1		Ext. Net Price:	USD	701.25

MARVIN



As Viewed From The Exterior

Entered As: CN

MO 30" X 52"

CN 3052

FS 29 1/2" X 51 3/4"

RO 30 1/2" X 52 1/4"

Egress Information

Width: 26 3/8" Height: 20 31/32"

Net Clear Opening: 3.84 SqFt

Stone White Exterior

Bare Pine Interior

Elevate Double Hung..... 550.80

CN 3052

Rough Opening 30 1/2" X 52 1/4"

Top Sash

Stone White Exterior

Bare Pine Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless..... 59.50

Rectangular - Special Cut 2W1H

Stone White Ext - Bare Int

Bottom Sash

Stone White Exterior

Bare Pine Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless..... 59.50

Rectangular - Special Cut 2W1H

Stone White Ext - Bare Int

Beige Weather Strip Package

1 Almond Frost Sash Lock

Exterior Aluminum Screen..... 31.45

Stone White Surround

Bright View Mesh


4 9/16" Jambs

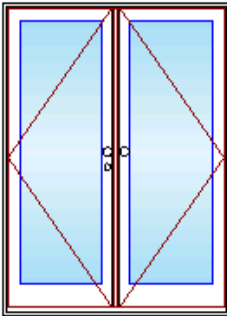
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:		3,648.20
Qty: 1		Ext. Net Price:	USD	3,648.20

MARVIN



As Viewed From The Exterior

Stone White Exterior

Bare Pine Interior

Elevate Inswing French Door 4 9/16" - XX Left Hand..... 3,391.50

CN 5065

Rough Opening 60" X 80"

Left Panel

Stone White Exterior

Bare Pine Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Stainless Perimeter Bar

Right Panel

Stone White Exterior

Bare Pine Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Stainless Perimeter Bar

Multi-Point Lock

Cambridge Handle Matte Black Keyed Exterior Primary Handle Set

Cambridge Handle Matte Black Interior Primary Handle Set

Cambridge Handle Matte Black Exterior Secondary Handle Set

Entered As: CN
MO 59 1/2" X 79 3/4"
CN 5065
FS 59" X 79 1/2"
RO 60" X 80"
Egress Information
Width: 52 13/32" Height: 75 3/4"
Net Clear Opening: 27.57 SqFt

Cambridge Handle Matte Black Interior Secondary Handle Set
Keyed
Ebony Adjustable Hinges 256.70
No Screen
Beige Ultrex Sill / Beige Weather Strip
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 4,349.45
5.500% Sales Tax: USD 239.22
Project Total Net Price: USD 4,588.67

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

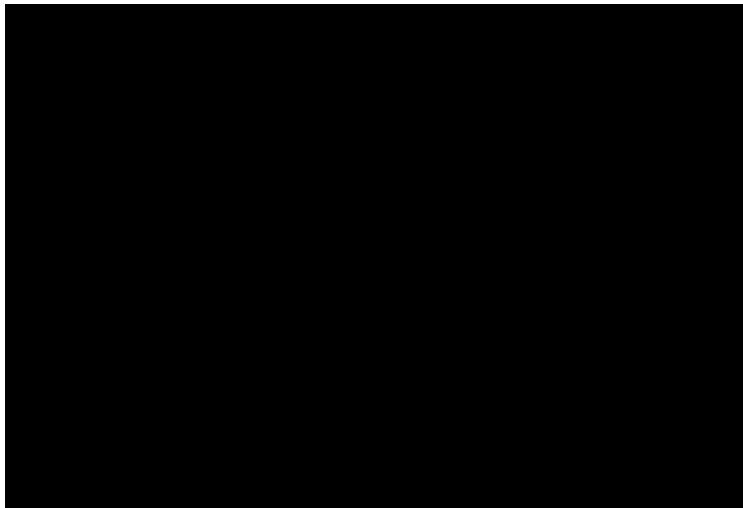
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

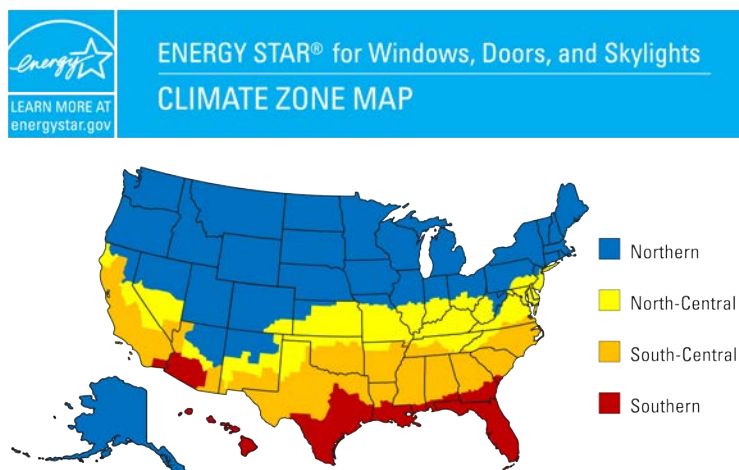
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



AGENDA ITEM # _____
Project # _____
Legistar # 34220

Action Requested

☒ Informational Presentation
☐ Initial Approval and/or Recommendation
☐ Final Approval and/or Recommendation

ALDERMANIC DISTRICT: 6

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

MA0184 Wc 53704 MA0184 Wc 53703

CONTACT PERSON: MICHAEL MATTY

Address: 2132 Fordem Ave

Madison Wx 53704

Phone: 6208. 301. 0000

Fax:

E-mail address: MMATTY @ RpgCENTALS.COM

TYPE OF PROJECT:

(See Section A for:)

☒ Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other

***Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)**

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT:

CITY OF MADISON
9:06 a.

MAY 21 2014

**Planning & Community
& Economic Development**



PROPERTY MANAGEMENT, INC.

2132 Fordem Ave
Madison, WI 53704
T 608.301.0000

staff@rpghrentals.com
www.rpghrentals.com

RPG Rentals • 608.301.0005

May 21, 2014

Urban Design Commission
c/o Mr. Al Martin
215 Martin Luther King Jr., Blvd.
Madison WI 53703

Re: Letter of Intent - Rezoning from TR-V1 to PD
740 Jenifer Street
Madison WI 53703

Mr. Martin,

The following is submitted together with the plans, application to UDC for informational purpose only.

Organizational Structure:

Owner:	Renaissance Property Group, LLC 2132 Fordem Avenue Madison WI 53704 608.301.0000 contact: Michael Matty mmatty@rpghrentals.com	Architect:	InSite Consulting Architects 115 E Main Street Madison WI 53703 608.467.0359 contact: Chris Odo chris@icsarc.com
Engineer:	Pierce Engineering, Inc 10 W Mifflin Street Madison WI 53703 608.256.7304 contact: Kurt Frey kdf@pierceengineers.com	Landscape:	TBD Madison WI 53717

Introduction

The following letter is submitted to accompany the application materials for the information purpose of UDC, comments and preliminary PD Application for the property at 740 Jenifer Street.

Partial Demolition Request

We plan to remove the sub-standard constructed addition on the back of the property at 740 Jenifer Street. The addition sits on a partial footing wall and is over an un-excavated ground with no crawl space or access. It has sunk in the center and is pulling away from the original structure.

It currently is a gutted old kitchen without appliances or water service. We will attempt to save and re-use the exterior cedar siding material, as well as any structural timber, if possible.

Rezoning

The renovation and redevelopment of the site will require a rezoning from TR-V1 to PD. The unique shaped through lot is located in the Third Lake Ridge Historic district, fronting the Northern side of Jenifer Street and through to, and also fronting, the Southern side of Williamson Street. After consultation with City Staff we concluded that a Planned Development would work best for the project in the long term, allowing the new development and historic renovation of the Jenifer Street house to fit in with the existing neighborhood plans, rhythm, and context.

Project Description

The project consist of the renovation of the historic house at 740 Jenifer Street into a 3 bedroom 2.5 bath home, creating two lots from the existing through lot, with frontage on both Jenifer Street and Williamson Street. RPG would then sell the newly renovated home to owner occupied, and construct a small scale, 7 unit apartment building on the Williamson Street side of the lot.

The home at 740 Jenifer Street will be completely renovated on the interior with new mechanicals, wiring, plumbing and fixtures. Structurally the basement will be secured and fortified with new engineered system. The wood plank flooring which exist throughout on both floor levels, will be retained and reused. Interior trim if possible will be reused. The home will be insulated throughout - no insulation exist currently. New kitchen, 2.5 new baths, 3 bedrooms, living, dinning with family room / den. The exterior cedar siding will be retained, repaired and or replace where needed. New roof, gutters, and energy efficient windows in keeping with Third Lake Historic District standards will be completed as part of the renovation. All new landscaping and tree plantings will be installed. The crushed granite drive will be retained and upgraded.

The new apartment building will consist of 7 units, mixture of 1 bedroom and Efficiencies, 2 stories built over structured parking. The pedestrian feel of the street will be retained with the main entrance and lobby off of Williamson Street, a set-back small garage door to parking structure also off of Williamson Street. The building will be designed to reflect the roof heights, lines and rhythm of the block, built with material also reflecting the Southern side of the historic block. Bicycle parking and storage will be enclosed in the parking structure with easy access to enter off of Williamson Street.

The home at 740 Jenifer Street, as indicated, will be renovated and sold to owner occupied. The apartment building will be owned and professionally managed by RPG Property Management, Inc.. Snow removal, landscaping, garbage and recycling will be the responsibility of the property management company.

Site Development Data

Densities

Lot Area	8,278 sq. ft.
Acres.	0.1905
Dwelling Units	8
Lot Area / D.U.	1,034.75 sf / unit
Density	48 units / acre

Dwelling Unit Mix

Efficiency	2
1 Bedrooms	5
3 Bedrooms	1

Total Dwelling Units	8
----------------------	---

Building Heights	2 Stories
------------------	-----------

Floor Area

New Building	5,332 sq. ft. excluding parking garage
--------------	--

Existing Home	1,424 sq. ft. in renovated home
---------------	---------------------------------

Vehicle Parking

Surface	1
---------	---

Underground	6
-------------	---

Bicycle Parking

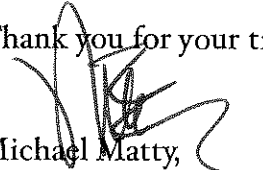
Surface	Owner of Home
---------	---------------

Underground	8
-------------	---

Project Schedule

It is currently anticipated that the construction of the apartment building will begin once all approvals have been granted and in place. The renovation of the existing house will begin once Landmark Commission grants a certificate of appropriateness for the 740 Jenifer Street renovation plans.

Thank you for your time in reviewing our proposal.


Michael Matty,
Managing Member



740 Jenifer Street



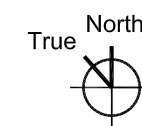


741 Williamson Street





Proposed 740 Jenifer Street Projects



Williamson Street

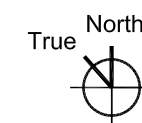
Proposed Apartments

Existing House

Jenifer Street

New 6' High
Wood Screens

New Wood
Patio

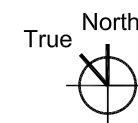


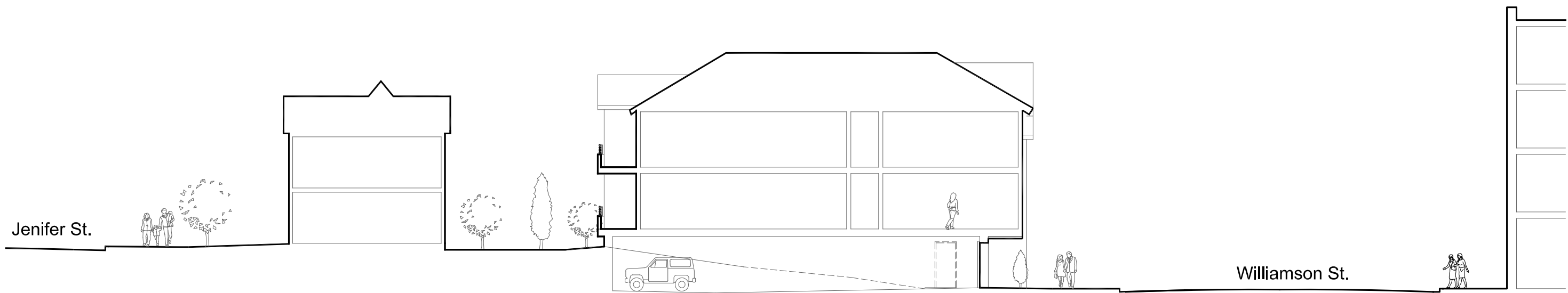
Proposed Landscape Plan



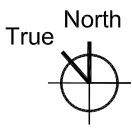


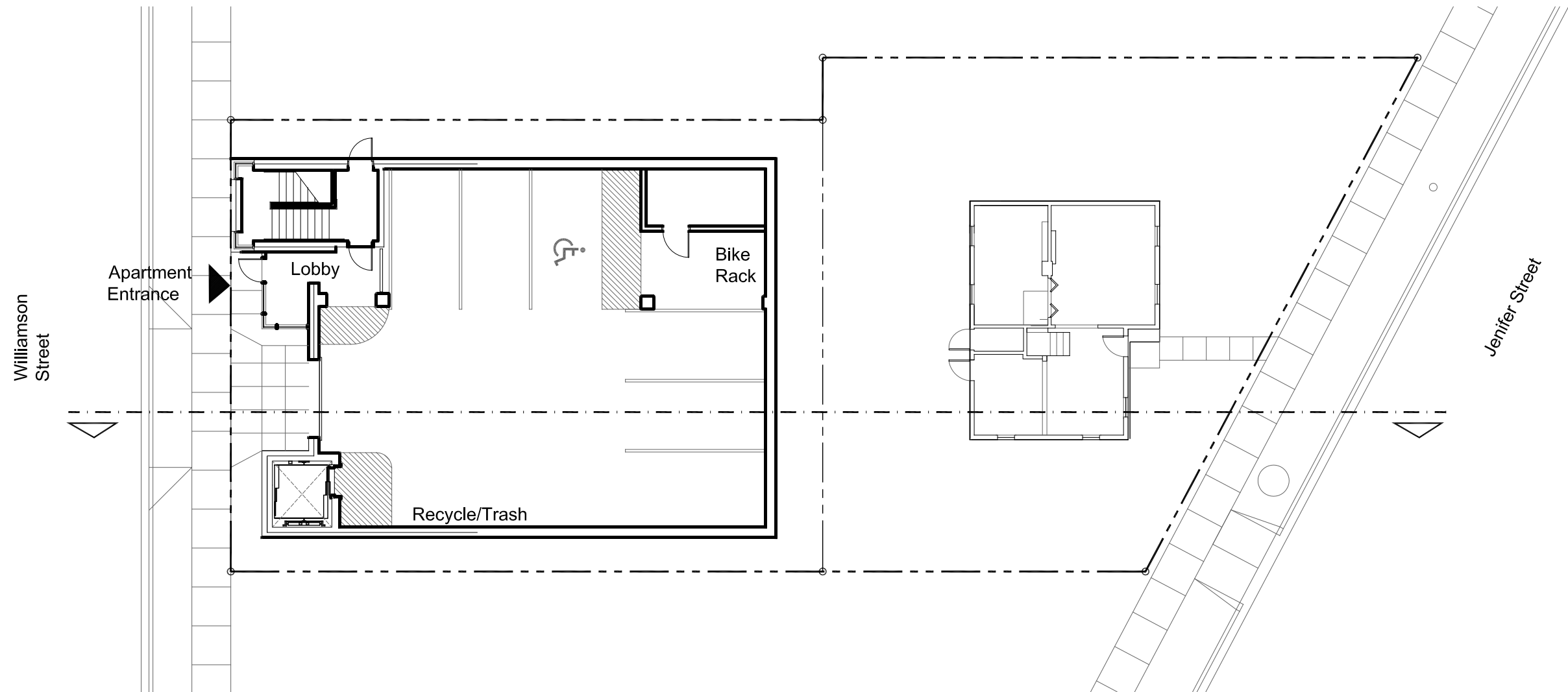
Williamson Street Elevation



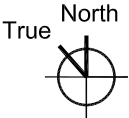


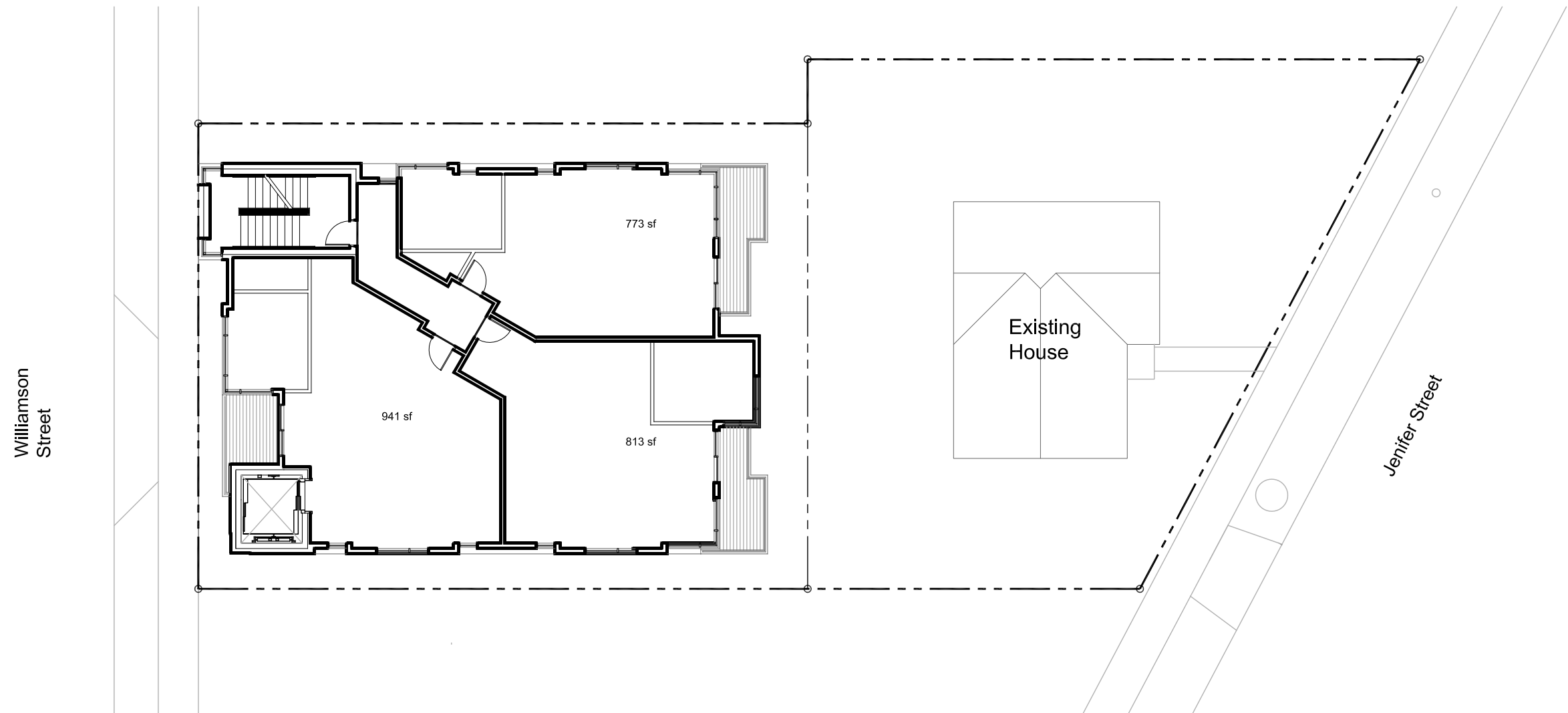
Site Section



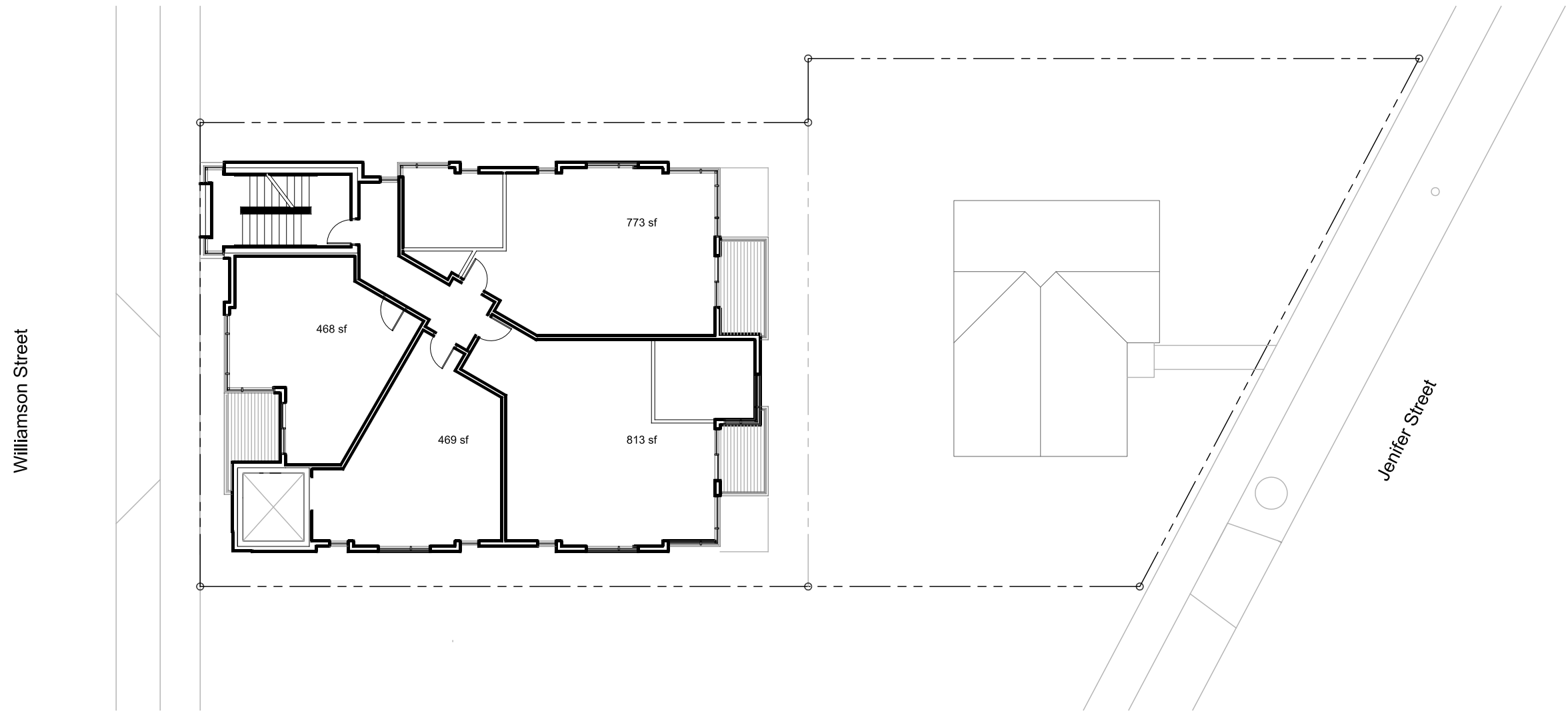


Williamson Street Level Plan

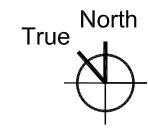


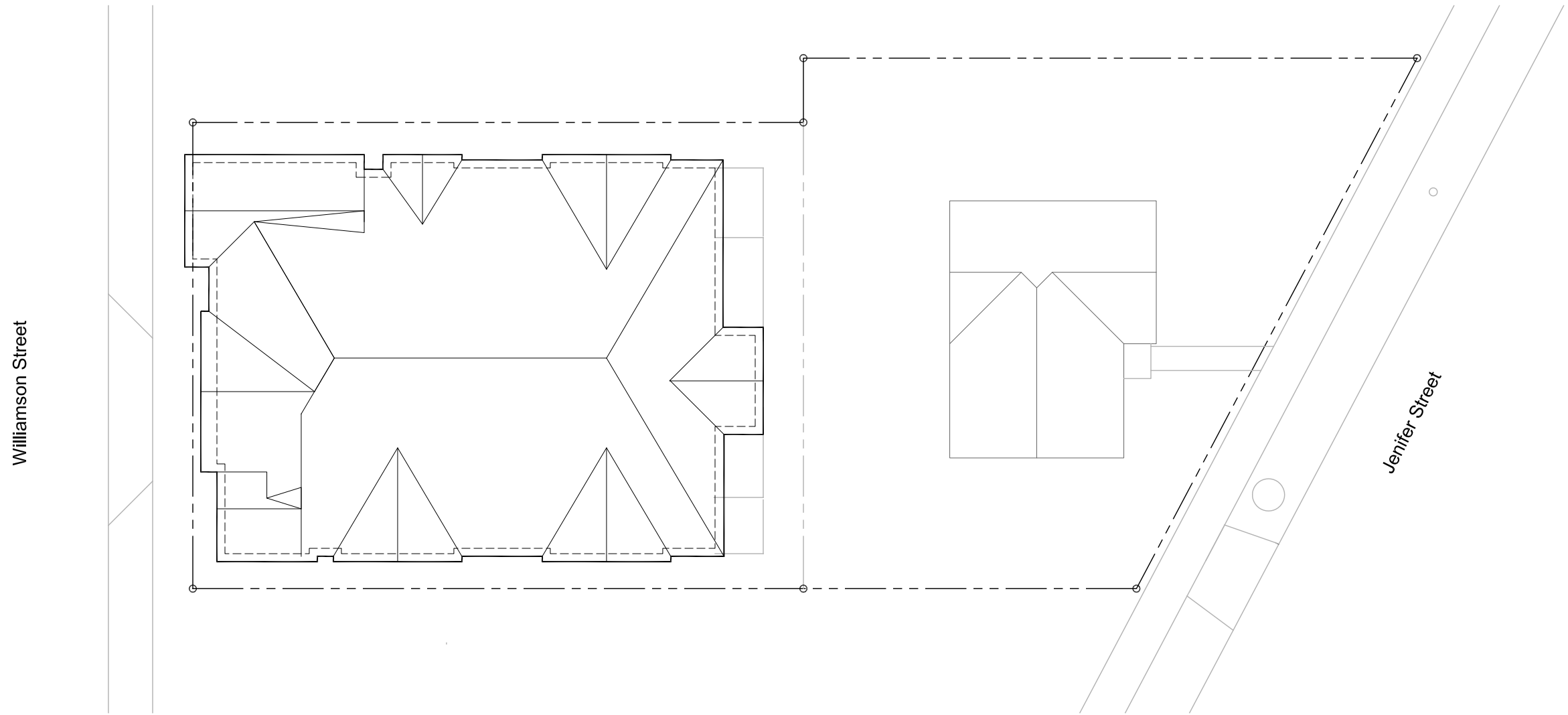


Proposed 1st Floor Plan



Proposed 2ndFloor Plan





Proposed Roof Plan



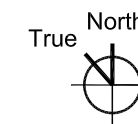


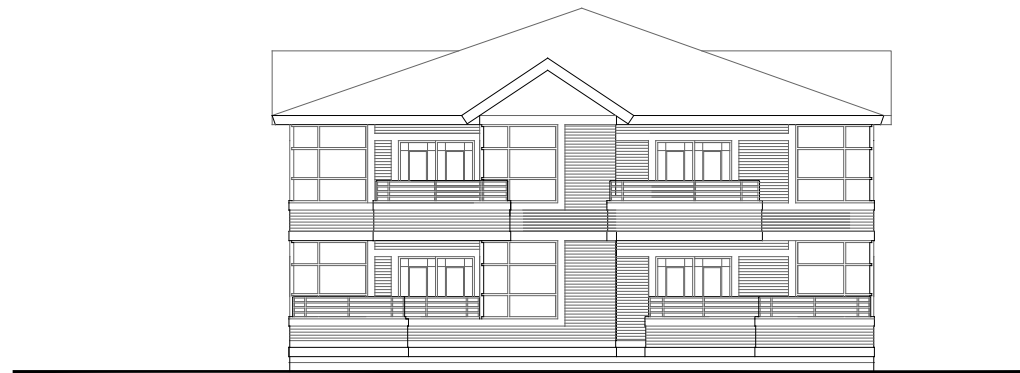
North Elevation



West Elevation

Proposed Exterior Elevations



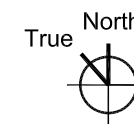


East Elevation



South Elevation

Exterior Elevations



Exterior Materials

Fiber cement siding (3" & 6")
w/o wood grain

Windows - alum. clad wood

Roofing - asphalt shingles

