

Bailey, Heather

From: Bailey, Heather
Sent: Friday, September 13, 2019 8:53 AM
To: 'Vaughn Brandt'; Mark Schmidt; Van Berkel, Adrian
Cc: Heiser-Ertel, Lauren
Subject: RE: 1314 Jenifer Updated Drawings
Attachments: 56712 - 1314 Jenifer COA 9-13-19.pdf

Vaughn,

In looking over the plans, I think that you've addressed all of the conditions from the Landmarks Commission. I am attaching your COA and including the updated plans in the file.

In talking with Adrian, he had concerns about how the roofing on the rear covered porch was terminated. Please reach out to him to schedule your final inspection.



Heather L. Bailey, Ph.D.

Preservation Planner
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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Vaughn Brandt <vbrandt@gmail.com>
Sent: Thursday, September 12, 2019 9:30 AM
To: Bailey, Heather <Hbailey@cityofmadison.com>; Mark Schmidt <design@ksarch.net>; Van Berkel, Adrian <AVanBerkel@cityofmadison.com>
Subject: Re: 1314 Jenifer Updated Drawings

Hello Heather,

We haven't heard back from you, but here are the revised drawings you requested. I believe these address all the items discussed with landmarks.

Do you have time to discuss today or tomorrow? I need to put the final touches on the finish work this weekend per the deadline assigned by building inspection.

Thanks,
-Vaughn

On Fri, Sep 6, 2019 at 2:59 PM Vaughn Brandt <vbrandt@gmail.com> wrote:

Hi Heather and Mark,

Thanks for the feedback. I'll work with Mark over the weekend to get the details clarified.

A couple of quick points from the Landmarks discussion and action report:

1. On the West side of the addition by the fence, the lower part that was drawn as stone is actually a fine gravel surface texture on the bottom. The notes from Landmarks were:

"Brandt said that he understood the previously issued Certificate of Appropriateness for the rear addition to mean that he should use like materials and make everything look consistent, but wanted confirmation of that. He said that on the side of the house by his neighbor's fence, the bottom 18 inches consists of foam board insulation with a gravel-like surface treatment to make it look like a stone foundation. He said that he continued that same treatment from the existing structure along the length of the 10-foot addition, and ran cedar siding down to that, so it is consistent with what was already in place on that side of the house. Bailey said that she didn't see any problem with that."

2. Definitely keeping the decorative brackets. We'll add those to the drawing.

3. There is no window in the large opening, though I see in the drawings there is a glass like texture illustrated, which needs to be removed.

4. The skylights have a symbol from the window schedule, which was used in a previous permit application to clarify glazing to meet natural light requirements. We can remove those from this drawing.

5. To the right of the door there is not a sidelight, I can see how the drawing characterizes that to be misleading. The door is trimmed in a standard 3" brick molding on all sides.

For the bump out that is angled out to cover the curb, that runs the width of the concrete driveway to keep moisture from running in behind the curb. Landmarks approved the bump out, but I am not certain what trim detail you are expecting.

I haven't clad that in siding yet as I'm unsure how far down to go. I'll take some photos over the weekend to provide additional detail and I'd like to get specific feedback on the size of the apron board at the bottom of the bump out.

One question: Can the apron board on the bump out be clad in green metal, with siding coming down the vertical wall to it?

More details to follow.

Thanks,
-Vaughn

On Fri, Sep 6, 2019 at 12:19 PM Bailey, Heather <HBailey@cityofmadison.com> wrote:

Vaughn,

I've attached my comments on the current draft of the plans. Let me know if you have questions. I want these to be accurate and consistent to avoid future confusion and ensure that we are all talking about the same thing.



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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Vaughn Brandt <vbrandt@gmail.com>
Sent: Friday, September 06, 2019 11:05 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: Re: 1314 Jenifer Updated Drawings

Ah, you are correct!

Sorry about that, we went back and forth with revisions multiple times. Here's the correct one with the rear elevations.

The level of detail on this one doesn't capture the number of courses of siding below the opening, but my plan is to match the number of courses to what is below the window to the right to create a continuous horizontal lines across the back of the house.

On Fri, Sep 6, 2019 at 10:55 AM Bailey, Heather <HBailey@cityofmadison.com> wrote:

Vaughn,

While these two files have different names, they are the same sheet. Looks like I'm missing 8.2 (which looks like it has the key details that I need to review).



Heather L. Bailey, Ph.D.

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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Vaughn Brandt <vbrandt@gmail.com>
Sent: Tuesday, September 03, 2019 4:18 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: 1314 Jenifer Updated Drawings

Hello Heather,

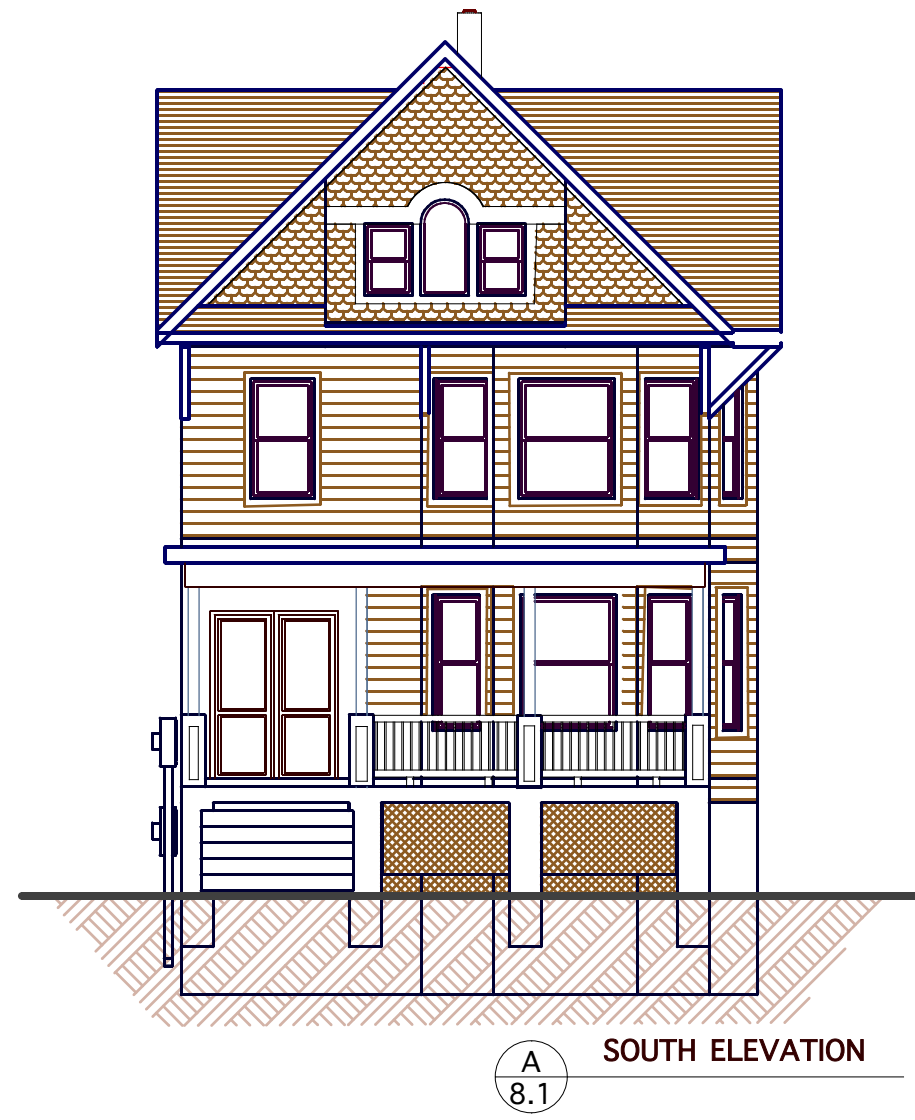
I have the updated renderings/drawings you requested following our discussion with the Landmarks Commission. I believe these capture all the details we discussed at the meeting.

Do you have any feedback or comments? I'm available to discuss.

Thank you,



B
8.1 WEST ELEVATION



A
8.1 SOUTH ELEVATION

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ALTERATIONS TO
E VAUGHN BRANDT RESIDENCE
 1314 JENIFER ST, MADISON, WI 53703

ISSUED:	LANDMARKS STAFF REVIEW
DATE:	9/09/19
JOB NO:	S17033

EXTERIOR ELEVATIONS
 8.1

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