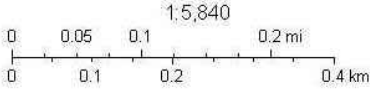


May 9, 2017  
Tax Parcels



- DRAWING INDEX
- 1 COVER SHEET-LOCATION PLAN
  - 2 VISUALLY COMPATIBLE AREA AND HISTORIC BUILDING REPORT
  - 3 CONTEXT PHOTOGRAPHS
  - 4 EXISTING BUILDING PHOTOGRAPHS
  - 5 ARCHITECTURAL PROPORTIONS
  - 6 SITE SURVEY
  - 7 SETBACK SURVEY
  - 8 EXISTING SITE PLAN
  - 9 PROPOSED SITE PLAN
  - 10 BASEMENT FLOOR PLAN
  - 11 FIRST FLOOR PLAN
  - 12 SECOND FLOOR PLAN
  - 13 NORTH AND SOUTH ELEVATIONS AND CONTEXT MASSING ELEVATIONS
  - 14 EAST ELEVATION
  - 15 WEST ELEVATION
  - R1 EXTERIOR RENDERING 1
  - R2 EXTERIOR RENDERING 2
  - R3 EXTERIOR RENDERING 3
  - R4 EXTERIOR RENDERING 4
  - R5 MASSING DIAGRAM

OWNER  
1139 WILLIAMSON LLC  
MICHAEL CHAN AND ELAINE WANG

HISTORIC BUILDING REPORT  
GARY TIPLER

LANDSCAPE ARCHITECT  
TO BE DETERMINED

SURVEYOR (pending)  
WILLIAMSON SURVEYING  
104 A WEST MAIN STREET  
WAUNAKEE, WI 53597

GENERAL CONTRACTOR  
TO BE DETERMINED

LANDMARKS SUBMISSION

# 1 SITE CONTEXT MAP

NOT TO SCALE



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

# Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017





### 1139 WILLIAMSON STREET HISTORICAL SUMMARY

Notes prepared by Gary Tipler. 5/17/2017

Description: NE 38 feet of Lot 7, Block 183, City of Madison Original Plat.

According to Sanborn maps, a small one-and-two-story house that predated the existing one-story building had stood on the site in the early 1890s and likely earlier. It is believed that a fire may have destroyed the house around 1914 and the house, owned by R. H. Gallagher, was demolished. The existing one-story building was built in 1927 as a commercial building fronting on the Williamson Street property line.

Thomas W. Woods, a janitor, had owned the house next door at 1137 Williamson for a short time when he bought the lot in 1919. It wasn't until 1927 that he built the building.

Early uses are unknown except as a residence until a second-hand shop and residence occupied it in the 1940's. The building likely served as both a shop and a residence intermittently throughout its history. It served as an office for an environmental emissions business in the 1970s. Used thereafter exclusively as a residence, it was remodeled in 1982 giving it its present appearance by removing the commercial flat roof edge and adding a gable roof.

There is nothing of architectural significance nor anything of apparent historical significance of the building's history.



Photo: Winnie Lacy, view looking south at 1139 Williamson, center left, circa 1953.



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

## Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017

2

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.

## 2 HISTORIC BUILDING REPORT

NOT TO SCALE

## 1 VISUALLY COMPATIBLE AREA

NOT TO SCALE





**1 SITE SIDE PANORAMA**  
NOT TO SCALE

**SITE**



**2 EXISTING BUILDING**  
NOT TO SCALE



**3 OPPOSITE SIDE STREET**  
NOT TO SCALE



**Barnett Architecture**

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

**Concept  
Design**

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017

**3**

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.





Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

## Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017

4





SPACED WINDOWS



WIDE HORIZONTAL SIDING



12/12 ROOF SLOPE



GANGED WINDOWS



SPACED WINDOWS  
12/12 ROOF SLOPE



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

## 1 WINDOW PROPORTIONS, PATTERNS, MATERIALS AND ROOFS - ADJACENT BUILDINGS

NOT TO SCALE



PUNCHED WINDOW OPENINGS

FLAT ROOF

## 2 WINDOW PROPORTIONS, PATTERNS, MATERIALS AND ROOFS - OPPOSITE BUILDINGS

NOT TO SCALE

# Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017

# 5

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.





Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

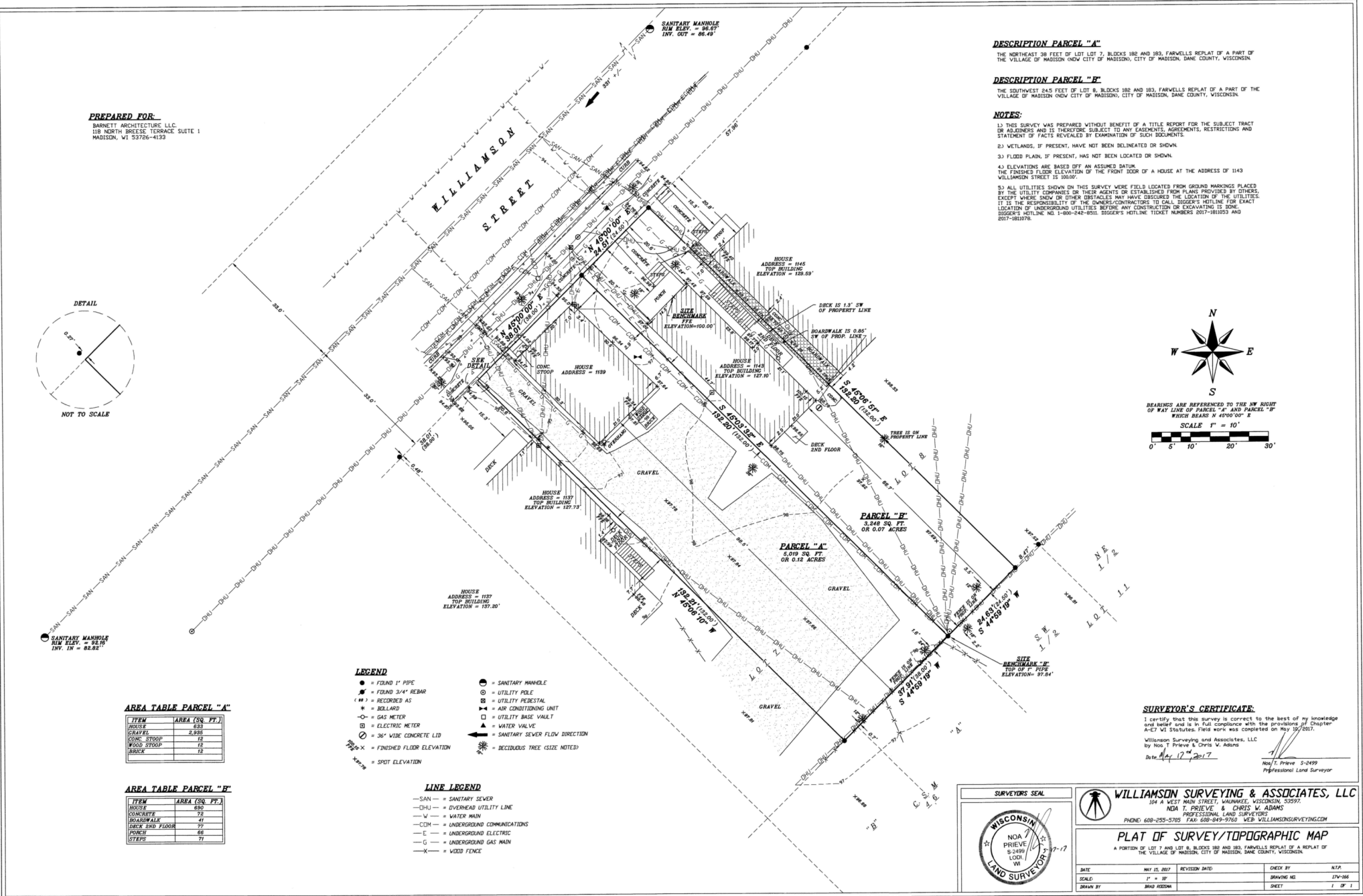
# Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017

6

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



1 SITE SURVEY

NOT TO SCALE



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

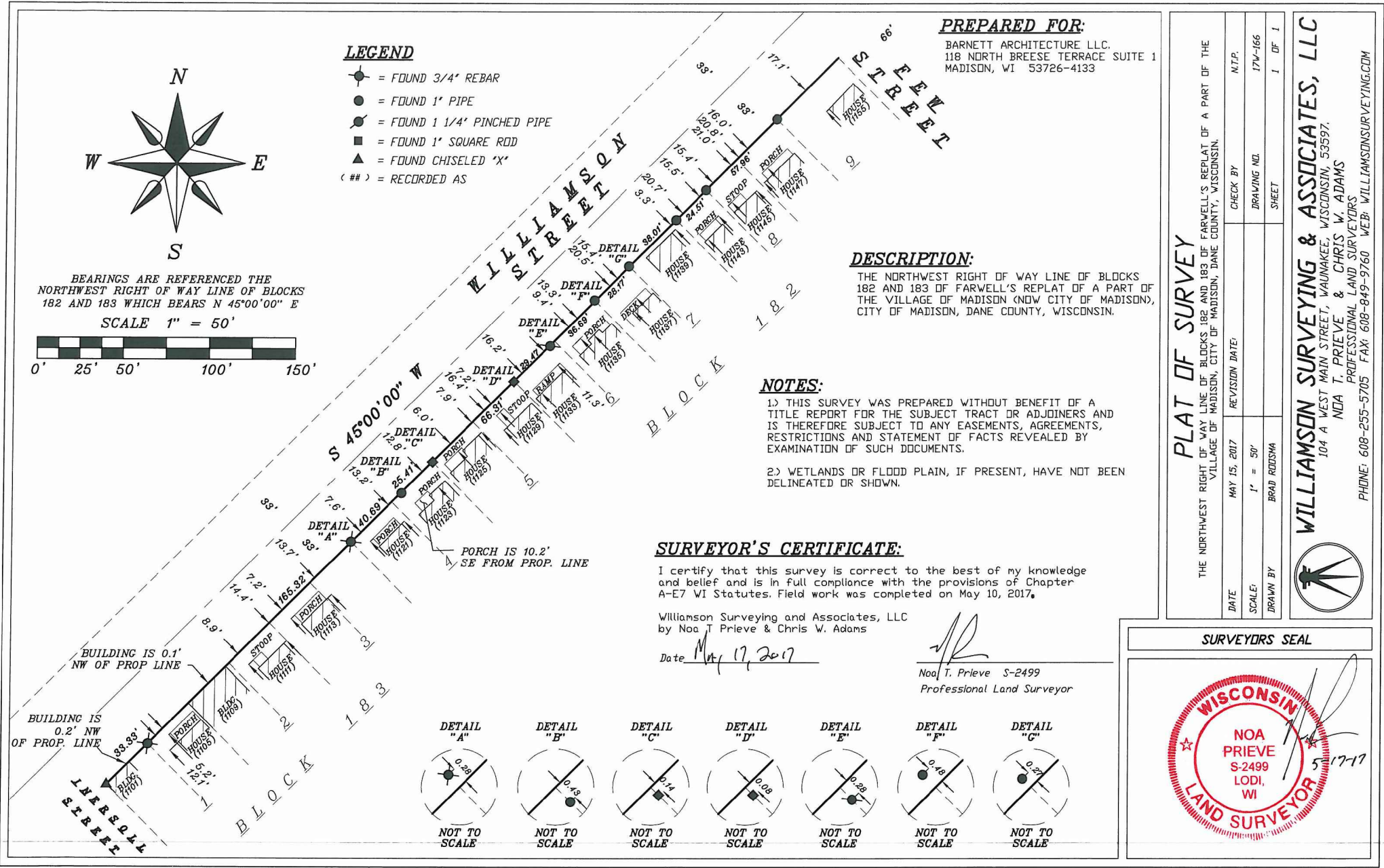
Concept  
Design

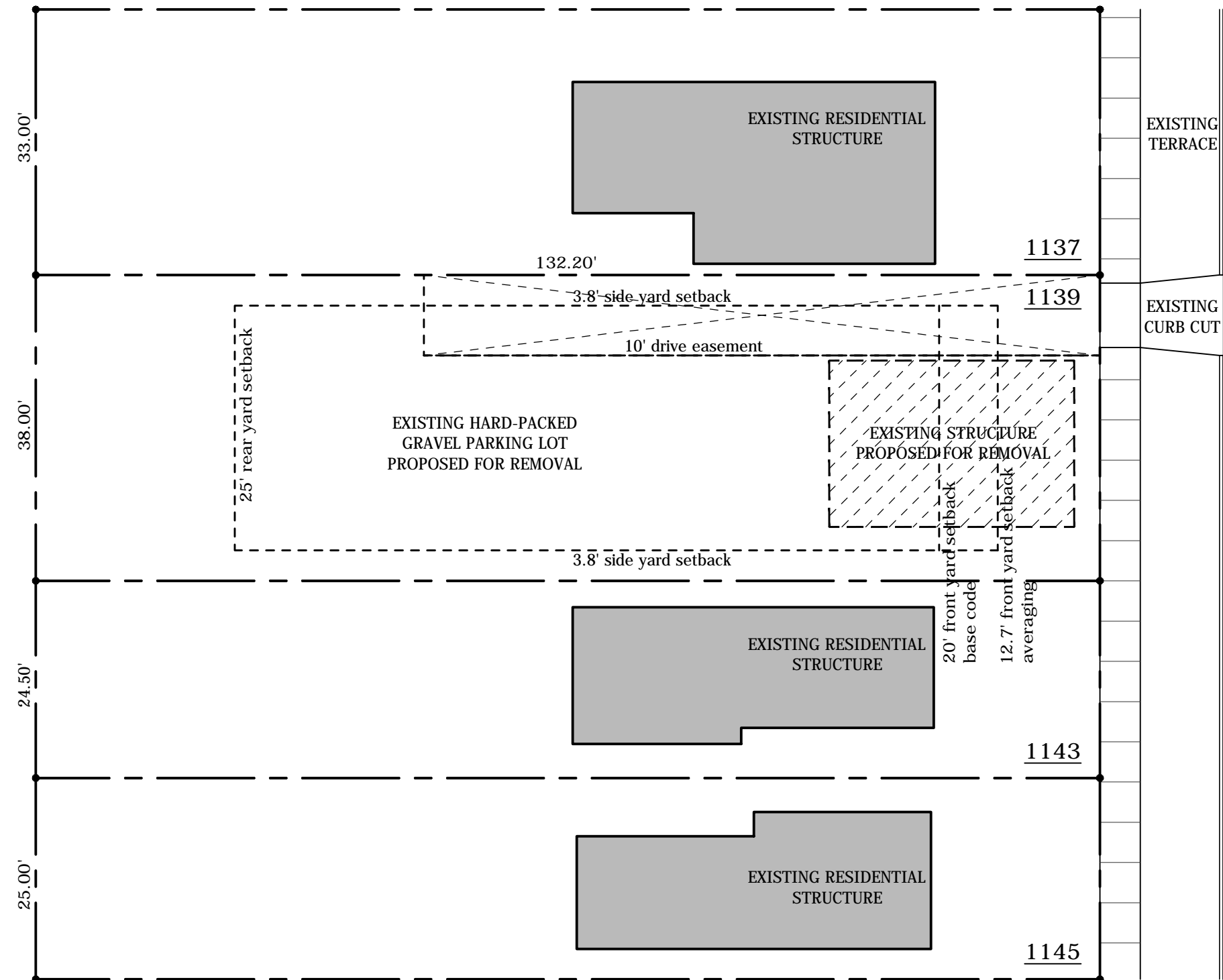
PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017

7

This document contains confidential or proprietary  
information. Neither this document nor the information  
contained herein is to be used or disclosed either in  
whole or in part, except as authorized.





# 1 SITE - EXISTING

SCALE: 1/16" = 1'-0"



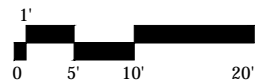
Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

## Concept Design



PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017



8

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



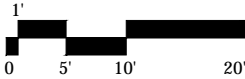
# Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

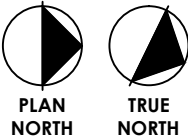
1139 Williamson Street  
MADISON, WI 53711

# Concept Design



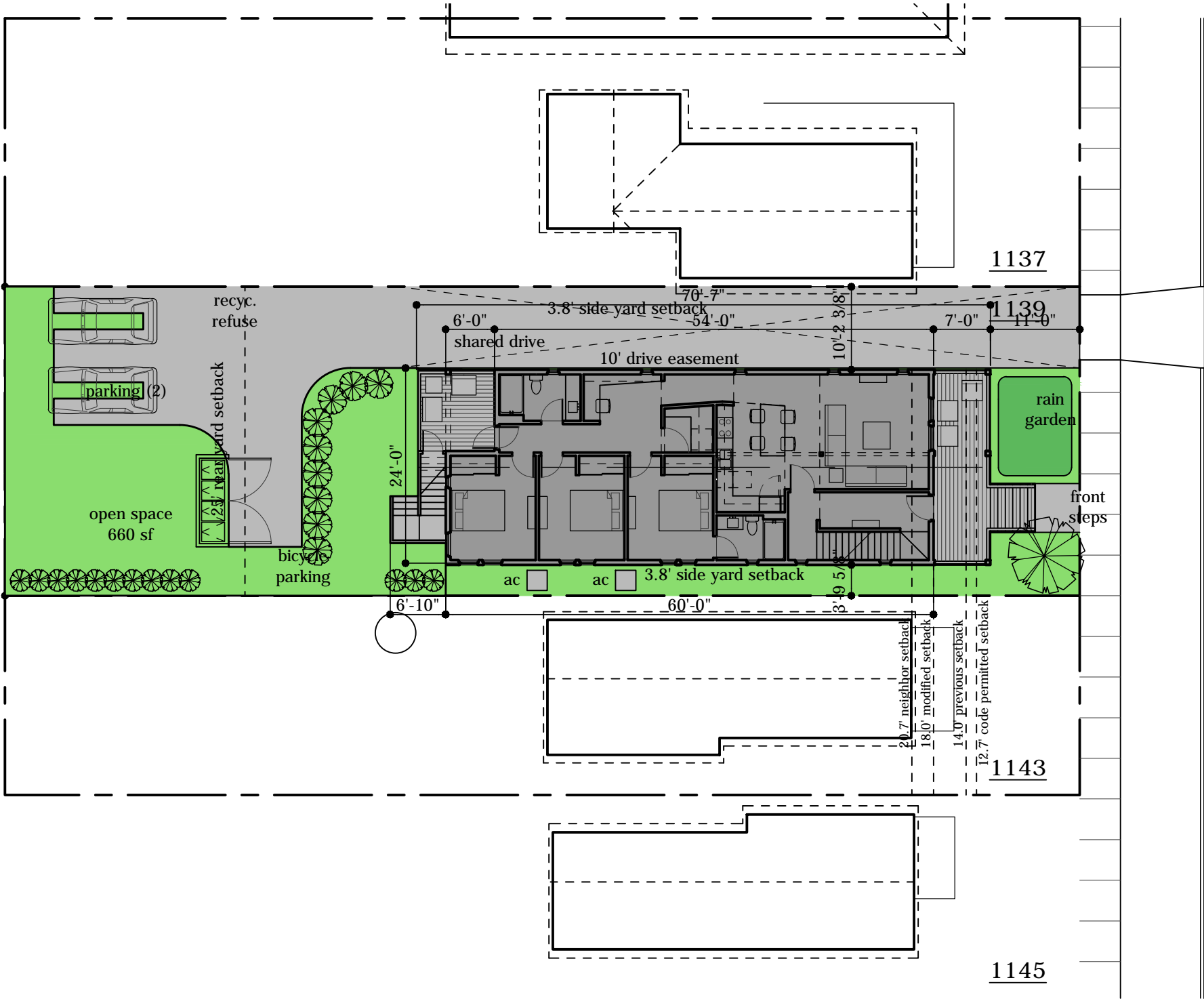
PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017



9

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



# 1 SITE - PROPOSED

SCALE: 1/16" = 1'-0"





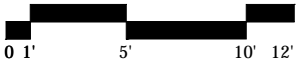
Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

# Concept Design

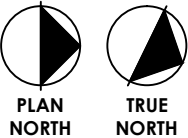
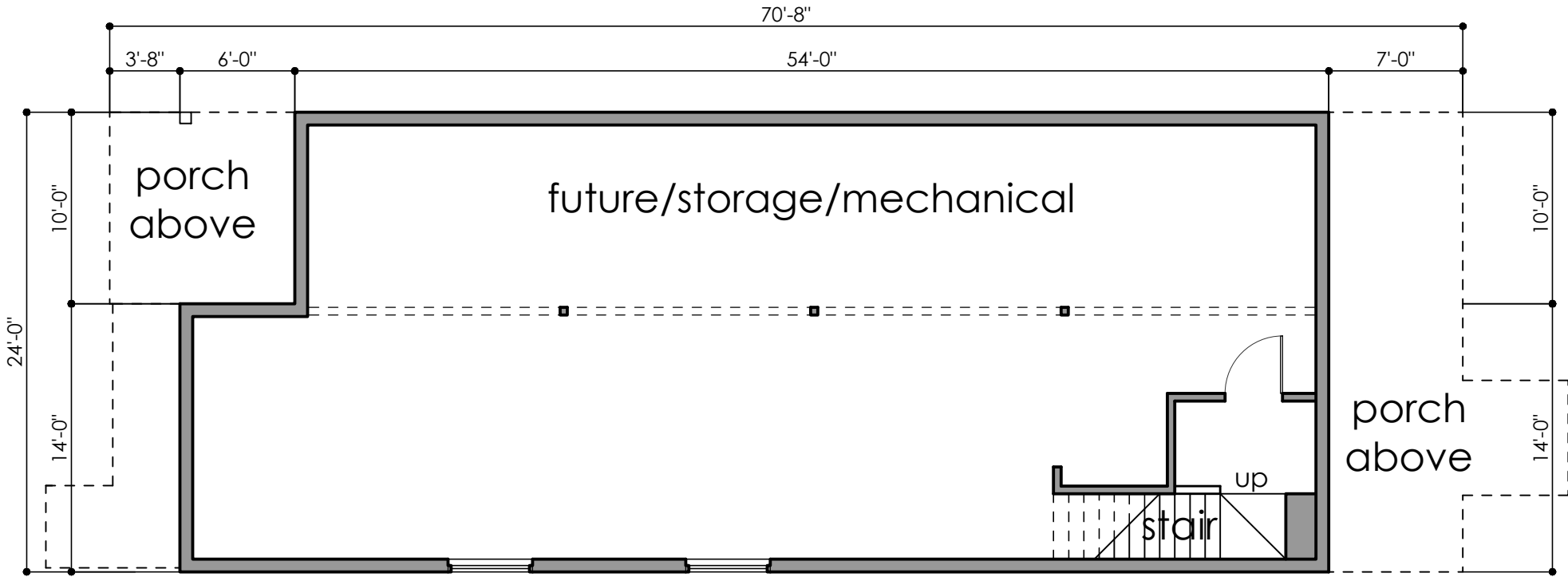


PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017

10

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



## 1 BASEMENT

SCALE: 1/8" = 1'-0"





Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

# Concept Design

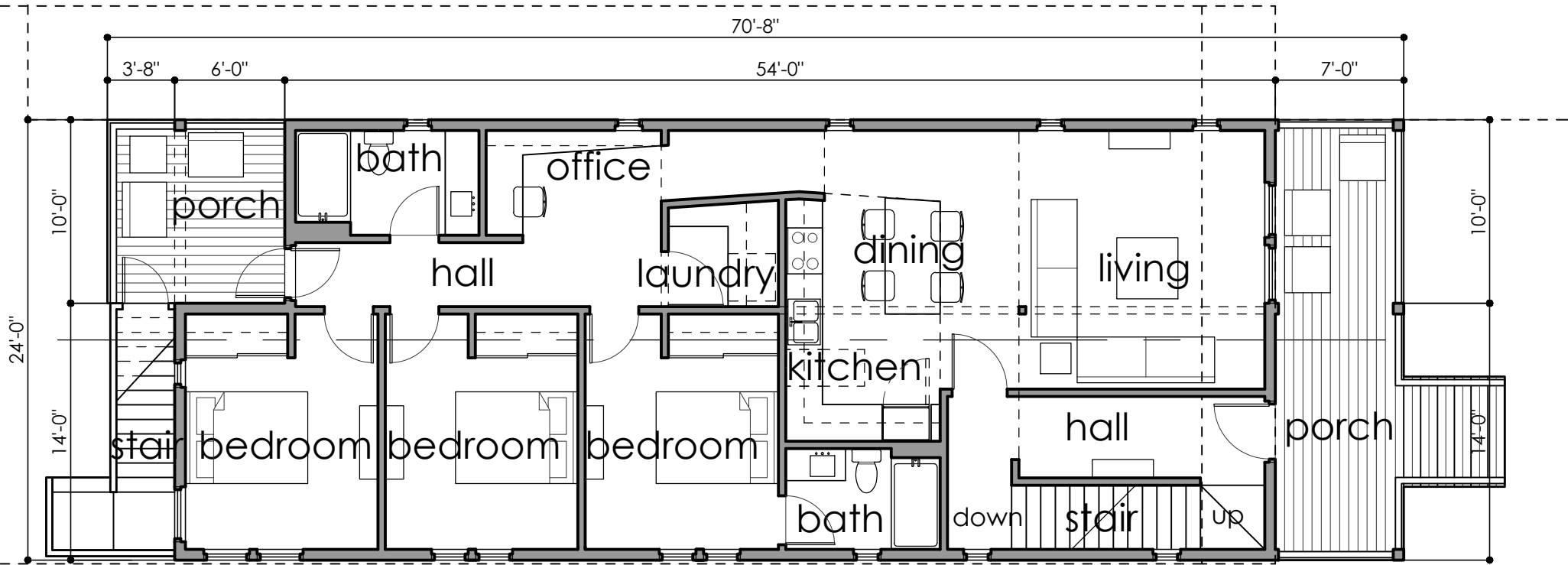


PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017

11

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



## 1 FIRST FLOOR

SCALE: 1/8" = 1'-0"



PLAN  
NORTH



TRUE  
NORTH





Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

# Concept Design

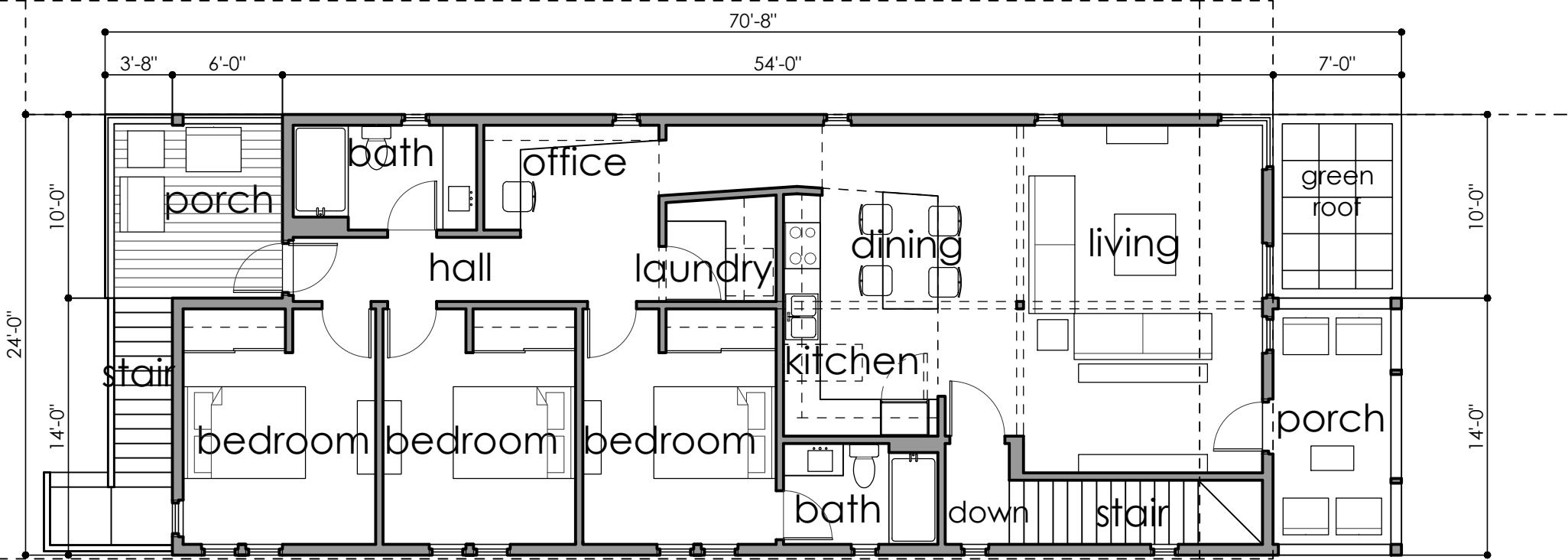


PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017

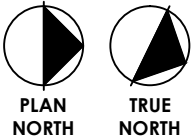
12

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.

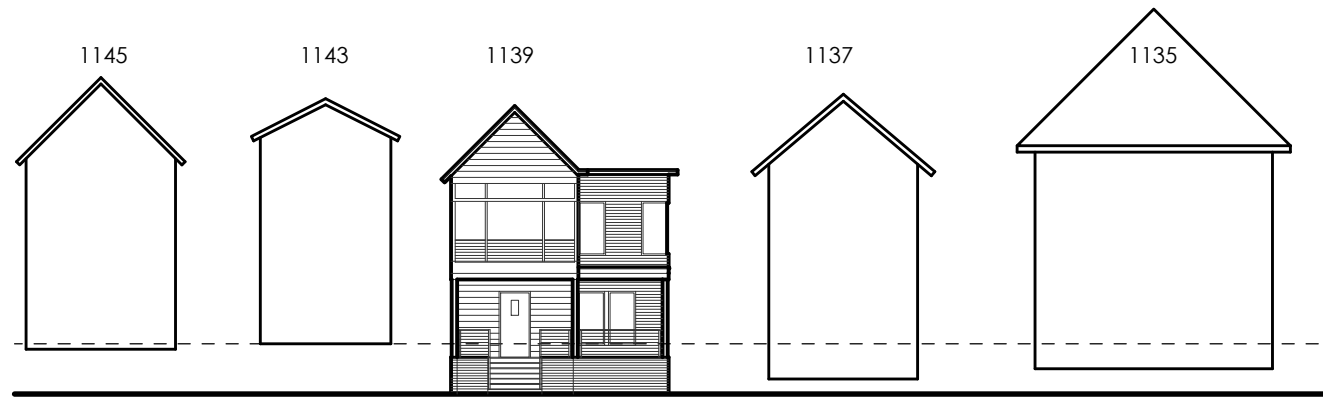


## 1 SECOND FLOOR

SCALE: 1/8" = 1'-0"

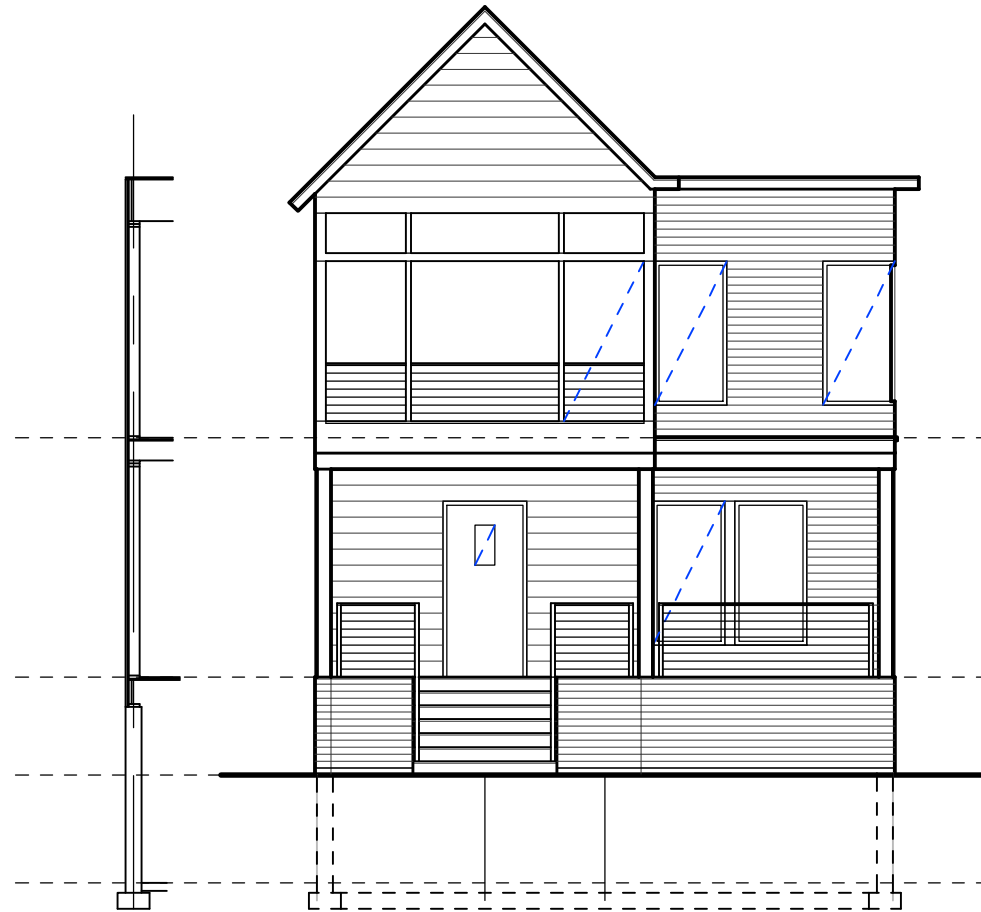






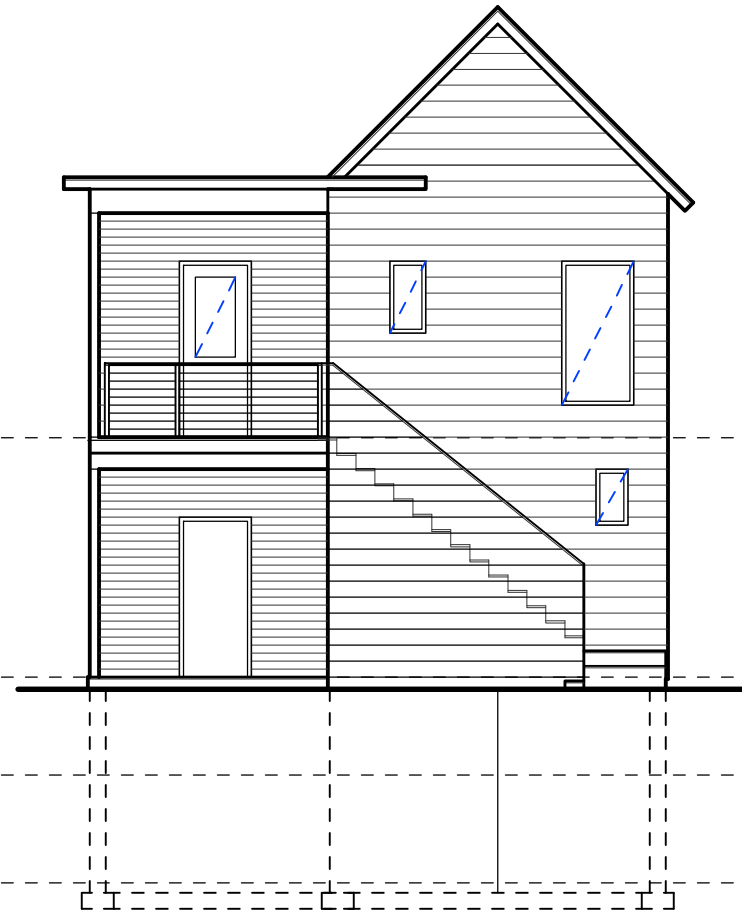
### 3 CONTEXT MASSING ELEVATION

SCALE: NTS



### 1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

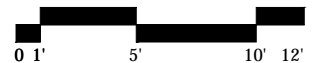


### 2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



CONTEXT  
WINDOW PROPORTION



PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

Concept  
Design

13

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.

**TYPICAL MATERIAL NOTES**  
HI-SLOPE ROOFING: FIBERGLASS COMPOSITION SHINGLES  
LOW-SLOPE ROOFING: RUBBER MEMBRANE  
DRIP EDGE: PRE-FINISHED BRAKE-FORMED METAL  
SIDING: SMOOTH FIBER CEMENT 4" AND 8" EXPOSURE LAP SIDING (SHOWN) OR  
SMOOTH ENGINEERED WOOD 4.84" AND 9.84" EXPOSURE LAP SIDING  
SIDING ACCENT PANELS: SMOOTH FACE FIBER CEMENT OR ENGINEERED WOOD  
TRIM: ENGINEERED WOOD OR CELLULAR PVC BOARDS  
EXTERIOR STAIR "WRAP": 1X NATURAL WOOD WITH OPAQUE STAIN  
FIRST FLOOR RAILING/GUARD RAIL: CABLE RAILS OR STEEL BAR  
SECOND FLOOR RAILING/GUARD RAIL: CABLE RAILS, STEEL BAR AND 1X8 WOOD BOARDS  
WINDOWS: FIBERGLASS  
DOORS: FIBERGLASS OR NATURAL WOOD  
COLUMNS: NATURAL WOOD OR STRUCTURAL STEEL  
PORCH SKIRTING: NATURAL WOOD OR CELLULAR PVC



**Barnett Architecture**

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

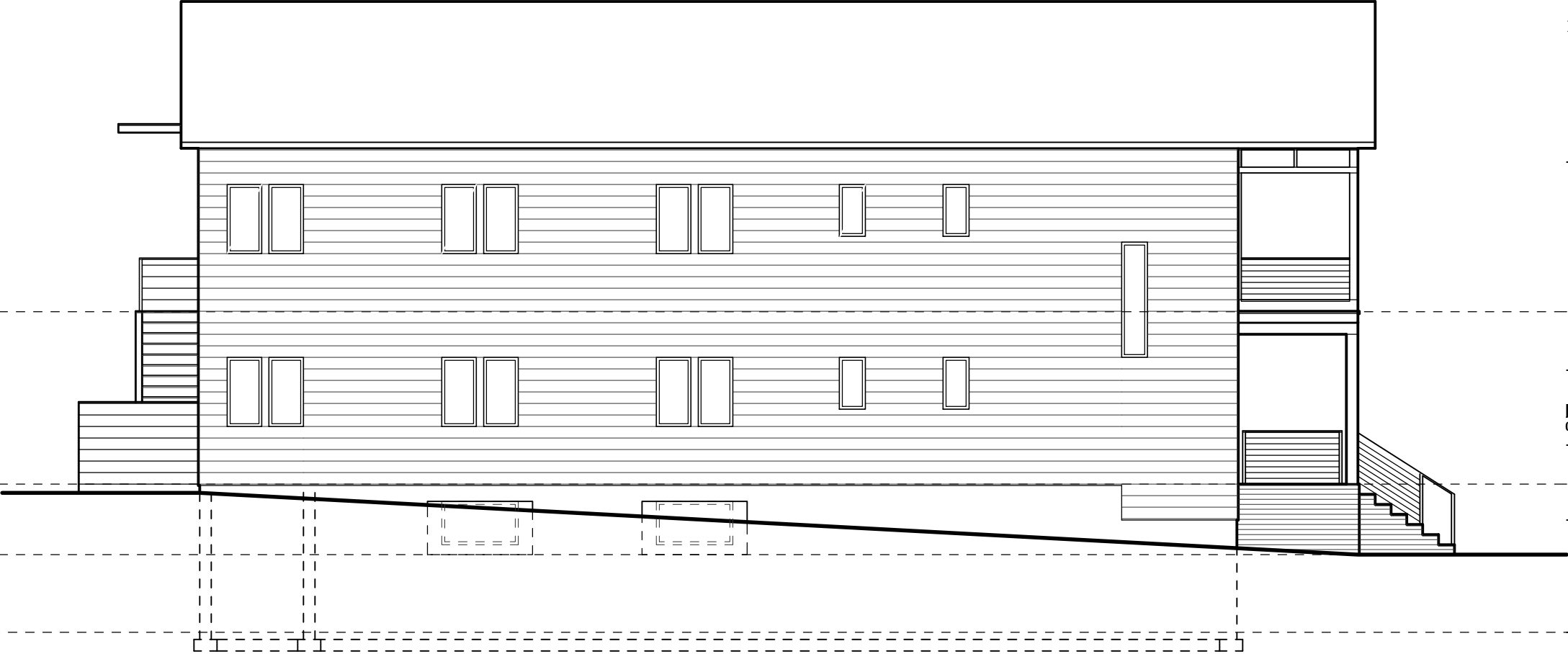
1139 Williamson Street  
MADISON, WI 53711

# Concept Design



PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017



## 1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

14

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



**TYPICAL MATERIAL NOTES**  
HI-SLOPE ROOFING: FIBERGLASS COMPOSITION SHINGLES  
LOW-SLOPE ROOFING: RUBBER MEMBRANE  
DRIP EDGE: PRE-FINISHED BRAKE-FORMED METAL  
SIDING: SMOOTH FIBER CEMENT 4" AND 8" EXPOSURE LAP SIDING (SHOWN) OR  
SMOOTH ENGINEERED WOOD 4.84" AND 9.84" EXPOSURE LAP SIDING  
SIDING ACCENT PANELS: SMOOTH FACE FIBER CEMENT OR ENGINEERED WOOD  
TRIM: ENGINEERED WOOD OR CELLULAR PVC BOARDS  
EXTERIOR STAIR "WRAP": 1X NATURAL WOOD WITH OPAQUE STAIN  
FIRST FLOOR RAILING/GUARD RAIL: CABLE RAILS OR STEEL BAR  
SECOND FLOOR RAILING/GUARD RAIL: CABLE RAILS, STEEL BAR AND 1X8 WOOD BOARDS  
WINDOWS: FIBERGLASS  
DOORS: FIBERGLASS OR NATURAL WOOD  
COLUMNS: NATURAL WOOD OR STRUCTURAL STEEL  
PORCH SKIRTING: NATURAL WOOD OR CELLULAR PVC



**Barnett Architecture**

118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

# Concept Design

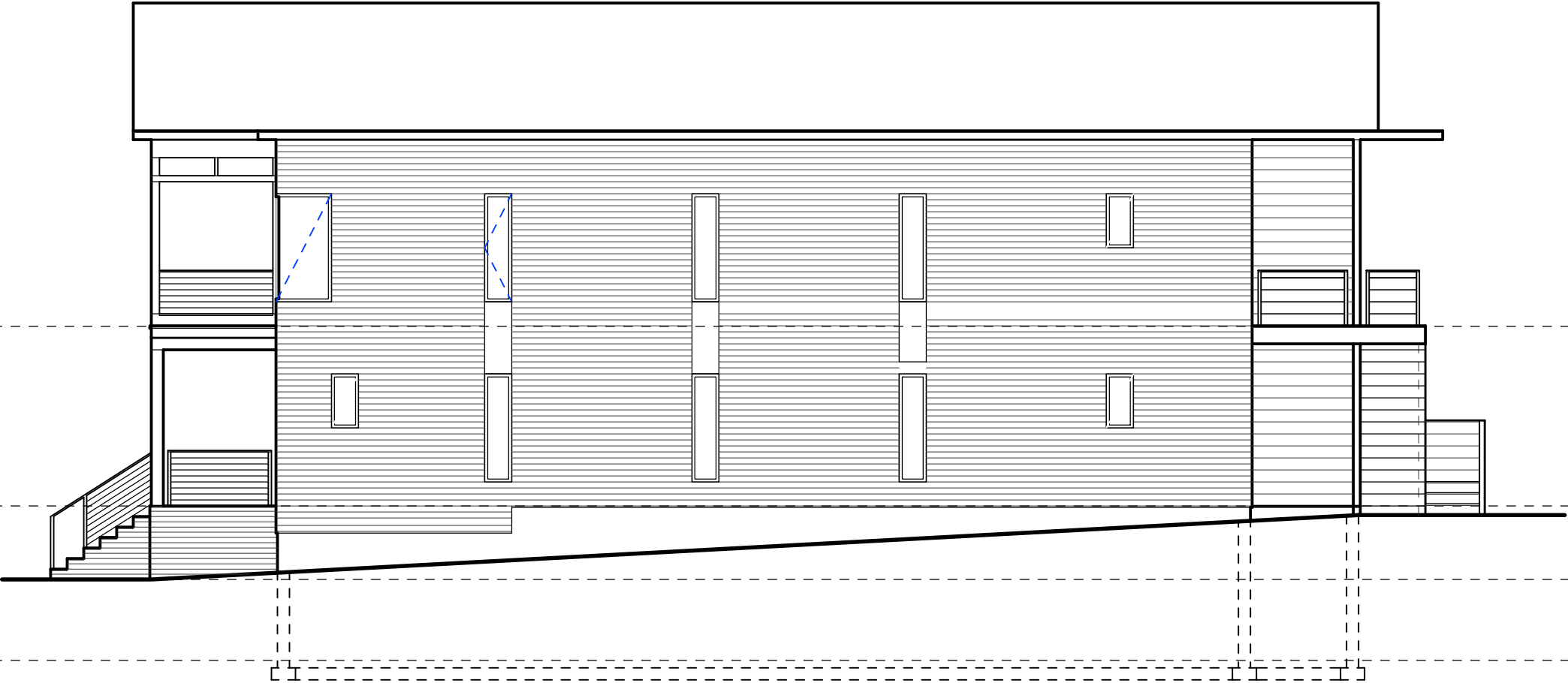


PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
5-22-2017

15

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



## 1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

## Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017

# R1

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



**1 EXTERIOR VIEW**  
NOT TO SCALE





Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

## Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017

# R2

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



**1 EXTERIOR VIEW**  
NOT TO SCALE



**Barnett Architecture**

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

# Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
3-22-2017

# R3

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



**1 EXTERIOR VIEW**  
NOT TO SCALE





**Barnett Architecture**

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

# Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017

# R4

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



## 1 EXTERIOR VIEW

NOT TO SCALE



Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE 1  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

STUDY FOR:  
1139 WILLIAMSON LLC  
APARTMENTS

1139 Williamson Street  
MADISON, WI 53711

## Concept Design

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
6-5-2017

# M1

This document contains confidential or proprietary information. Neither this document nor the information contained herein is to be used or disclosed either in whole or in part, except as authorized.



**1 MASSING DIAGRAM**  
NOT TO SCALE