

# 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: 911/915 Jenifer Street Aldermanic District: 6

## 2. PROJECT

Project Title/Description: Rebuild 2nd floor balcony railings

This is an application for: (check all that apply)

- ☒ **Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)\*\*:**
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Mansion Hill       | <input checked="" type="checkbox"/> Third Lake Ridge | <input type="checkbox"/> First Settlement |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows         | <input type="checkbox"/> Landmark         |
- ☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:**
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Mansion Hill       | <input type="checkbox"/> Third Lake Ridge    | <input type="checkbox"/> First Settlement |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> Landmark         |
- ☐ **Demolition**
- ☐ **Alteration/Addition to a building adjacent to a Designated Landmark**
- ☐ **Variance from the Historic Preservation Ordinance (Chapter 41)**
- ☐ **Landmark Nomination/Rescission of Historic District Nomination/Amendment**  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ **Other (specify):**

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b> <b>RECEIVED</b> <b>7/27/20</b> <b>11:33 am</b>
	<b>Preliminary Zoning Review</b> Zoning Staff Initial:  Date:        /        /

## 3. APPLICANT

Applicant's Name: Abby Davidson Company: RefineJenifer, LLC

Address: 915 Jenifer St #3R Madison WI 53704

Street City State Zip

Telephone: 608-358-6951 Email: abby@refinejenifer.com

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip

Property Owner's Signature:  Date: 7/27/2020

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, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. 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/2019-LCMeetingScheduleDates.pdf>

July 27, 2020

RefineJenifer, LLC  
915 Jenifer St #3R  
Madison, WI 53703

Dear Landmarks Commission,

In January 2019 we purchased the two properties at 909 Jenifer St and 911/915 Jenifer St. 915 Jenifer Street was in a distressed condition with dozens of building code violations that required correction by the City of Madison Building Inspection Division.

Two items pertaining to the second story front balcony at 915 Jenifer Street were described as follows:

5.	27.05(2)(g)2 29.05(1)	Obtain a Building Permit and replace the front porch roof covering and replace any underlying, rotted materials. The rubber roof membrane currently installed has been installed over rotted and soft sheathing.
6.	27.05(2)(i)* 29.05(1)	Obtain a Building Permit and replace the second floor level guardrails for the front porch. These rails are extremely loose and wobbly and there is extensive rotted and missing wood in the newels.

The condition of the porch railing system at the time of purchase is shown below in Appendix A.

In August 2019 we received administrative approval for a Certificate of Appropriateness to repair the newel posts and replace the metal railings with wood railings.

During the renovation work we discovered the newels were rotted beyond repair, the attachment points of the newel posts were not structurally sound—they were surface nailed to plywood, nor was their positioning code compliant—they were spaced over 8' apart. Upon consulting with our architect we added two additional posts to the front railing system and one additional post to each side railing system to maximize spacing between posts while maintaining the code-required rail span of less than 6' between posts. Appendix B shows the structurally sound deck railing that we completed last summer.

Unfortunately, these in-the-field changes caused the final railing system to differ from the approved plans in our Certificate of Appropriateness and we are now seeking a new Certificate of Appropriateness to approve the railings in their current form or a modified version to better match the neighborhood properties, including our adjacent property at 909 Jenifer Street, which did not undergo renovation.

We would like to strike a balance between the needs of the Landmarks Commission and City of Madison Building Inspection. As such, we would submit the following options, in our preferred order of priority. Any and all input from the Landmarks Commission would be valued and we are happy to modify any of the following options or add another, as the Commission sees fit:

- A. Our first, and easiest request would be to simply approve the existing railing as is. The current railing meets building code, is structurally sound, and looks quite similar to other properties in the neighborhood (see Appendix E).
- B. Our second choice would be to add decorative tops to each of the structural posts, to create the feeling that each of the posts travels through the horizontal top rail. This choice would be identical to other neighborhood options (see Appendix E), and exactly match our adjacent property at 909 Jenifer St.
- C. Our third choice would be to visually continue the four first floor columns up to the second floor, by adding two faux 6x6 columns in the middle of the railing, and increasing the dimensions of the corner columns to also be 6x6. While this would add a nice sense of vertical symmetry, it would alter the horizontal symmetry as is shown in Appendix D, because the structural 4x4 posts must remain per building code.

Thank you for your consideration and feedback.

Best Regards,



Abby Davidson



Dave Drapac

Paul Schechter

Appendix A – As purchased





Appendix B – As is





## Appendix C – Proposed



## Appendix D – Proposed





# 832 Jenifer Street





# 846 Jenifer Street





# 909 Jenifer Street





# 952/954 Jenifer Street



