



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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www.cityofmadison.com

August 18, 2020

Abby Davidson
RefineJenifer
915 Jenifer St #3R
Madison, WI 53703

Re: Certificate of Appropriateness for 909-915 Jenifer Street

At its meeting on August 17, 2020, the Landmarks Commission reviewed, in accordance with the provisions of the Historic Preservation Ordinance, your plans to construct a rear addition and plinth located at 909-915 Jenifer Street in the Third Lake Ridge historic district. The Commission approved a Certificate of Appropriateness to construct a rear addition and plinth with the condition that staff approve the following:

- Door and window specifications
- ADA ramp and railing design
- Roof shingle specifications
- Above-grade cladding or landscaping treatment of the plinth connector

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 215 Martin Luther King Jr Blvd, Suite 017.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me at 608-266-6552 or landmarkscommission@cityofmadison.com with any questions.

Sincerely,

Heather L. Bailey, Ph.D.
Preservation Planner
City of Madison Planning Division



Project Name & Address: 909-915 Jenifer Street

Application Type(s): Certificate of Appropriateness for an addition in the Third Lake Ridge Historic District

Legistar File ID # [61542](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: August 11, 2020

Summary

Project Applicant/Contact: Abby Davidson, RefineJenifer LLC

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a rear addition and plinth to connect the two properties.

Background Information

Parcel Location/Information: The subject site is located in the Third Lake Ridge Local Historic District.

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- (a) Any exterior alterations on parcels zoned residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - 1. Height.
 - 2. Landscape treatment.
 - 3. Rhythm of mass and spaces.
 - (b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
 - (c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
 - (d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
 - (e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct an addition on the rear of the 909 Jenifer and a mostly below-grade connection between 909 and 911-915 Jenifer. Included in the application materials is the initial approval from the National Park Service as part of the preservation tax credit process. The rear addition would remove an existing open porch and stairs. The existing structure at 909 Jenifer has a wider area at the front of the building and then an inset single-story on the rear. The addition will add a second story to the inset area and then bump back out past the inset, which will allow the inset area to serve as the hyphen between the new and the old portions of the building and breaking up the wall plane.

The windows on the new structure follow a similar placement pattern and are of a compatible style. The roof form is compatible, and the height of the addition will be just below that of the historic house. The applicant suggests possible metal roofing or asphalt shingles, but the NPS approval specifies asphalt or architectural shingles without heavy shadow lines.

There is a discrepancy between the submitted plans, which show a 12" reveal on the clapboards, and the plans approved by the NPS, which show a 6" reveal. The 6" reveal would differentiate the historic from the new construction but be comparable to the historic resources. The 12" reveal would contrast with the historic resources.

The basement-level connector will be minimally visible from the public right-of-way as the two buildings 3'-7" apart at their midpoints and 4' apart at the point of the proposed connection on the rear of the buildings. The connection is noted on the plans as a plinth. It is unclear how the plinth will appear above grade.

A discussion of the relevant ordinance sections follows:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- (a) Any exterior alterations on parcels zoned residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:

1. The addition to 909 Jenifer is compatible with the height of other historic resources and it located below the height of the existing structure.
 2. The proposal calls for native landscaping to obscure the plinth.
 3. The proportion of the addition and the placement of the window and door openings maintains the rhythm of masses and spaces found on historic resources in the vicinity.
- (b) N/A
- (c) N/A
- (d) There are no changes to the roof of the existing structures and the roof on the addition will be of a similar style and orientation (front-facing gable).
- (e) N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness can be met and recommends the Landmarks Commission approve the proposal with the following conditions:

Staff approval of:

1. Door and window specifications
2. ADA ramp and railing design
3. Roof shingle specifications
4. Above-grade cladding or landscaping treatment of the plinth connector

Staff Report Based Upon Draft Ordinance for Existing Structures

Applicable standards

41.31 Standards for Additions

(1) General

(a) General

1. Requirements

- b. A new addition shall be designed to be subordinate and compatible with the character of the structure.
- c. No addition shall be taller than the roof of the existing structure.
- d. The addition shall be visually separated from the principal building.
- e. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.

(b) Materials and Features

1. Requirements

- a. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.

(c) Accessibility

1. Requirements

- a. Whenever possible, access to historic buildings should be through a primary building entrance.
- b. Barrier-free access requirements shall be complied with in such a manner that the historic building's character-defining exterior features and features of the site and setting are preserved or impacted as little as possible.
- c. Utilize solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.

(2) Building Site

(a) General

1. Requirements

- a. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.
- b. New site features (such as parking areas, access ramps, trash or mechanical equipment enclosures) shall be designed so that they are as unobtrusive as possible, retain the historic relationship between the building and the landscape, and are visually compatible with historic resources within two hundred (200) feet.

(3) Exterior Walls

(a) General

1. Requirements

- a. Materials used for exterior walls of the addition shall be similar in design, color, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building.

(c) Wood

1. Requirements

- a. Wood wall materials: Smooth composite vertical panels and metal shall not be used as the primary building material, but may be used as secondary or accent material.
- b. Wide clapboards over six (6) inches in exposure, composite clapboards and vertical panels with faux wood grain texture, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes, metal, and vinyl siding are prohibited.

Staff Report Based Upon Draft Ordinance for Existing Structures

(4) Roofs

(a) General

1. Requirements

- b. The form and pitch of the addition roof shall be similar to the existing roof form and pitch.

(b) Materials

1. Requirements

- a. Visible roof materials shall be similar to the roof materials on the historic structure.

(5) Windows and Doors

(a) General

1. Requirements

- a. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
- b. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.

2. Guidelines

(b) Windows and Storm Windows

1. Requirements

- a. Wood, aluminum clad wood, and steel windows are permitted.

2. Guidelines

- a. Clear or low-e glass may be used, and patterned glass may be used for privacy in bathrooms.

(c) Entrance Doors and Storm Doors

1. Requirements

- a. Doors shall be compatible with the overall design of the building.
- b. New door openings shall have a similar height to width ratio, components, and finish as the historic doors of the structure.

A discussion of the applicable standards

41.31 Standards for Additions

(1) General

(a) General

1. Requirements

- b. The addition is located to the rear of the existing structures and is lower in height, making it subordinate to the historic structure.
- c. The addition is lower in height than the existing structure.
- d. The proposal separates the new construction from the existing by a break in the wall plane and a different width of clapboard siding.
- e. The arrangement of windows and location of the new rear door follows the pattern of openings on the historic building.

(b) Materials and Features

1. Requirements

- a. The addition is located on the rear of the building and does not obscure a significant elevation, materials, or features of the historic structure.

(c) Accessibility

1. Requirements

Staff Report Based Upon Draft Ordinance for Existing Structures

- a. The new accessible entrance is located on the rear of the building, but located in proximity to the accessible parking space, making it the entrance most likely to be used by tenants.
- b. The location of the accessible entrance on the addition allows for more flexibility in introducing this element to the historic structure.
- c. The ramp on the rear of the building allows for access without altering the historic front porch.

(2) Building Site

(a) General

1. Requirements

- a. The addition to the rear of the existing structure is in keeping with other additions to historic resources in the vicinity.
- b. The parking area will be slightly reconfigured as part of the redevelopment of the site, but the parking area will be located on the back of the property, and will be minimally visible from the public right of way. The plinth that connects the two buildings below grade is minimally visible, if at all, from the public right of way.

(3) Exterior Walls

(a) General

1. Requirements

- a. The clapboard cladding is in keeping with the style of siding on the historic structure. It is unclear what the exterior appearance of the plinth will be or if it will have landscaping to further mitigate its appearance.

(c) Wood

1. Requirements

- a. The siding will be wood, which is the type of siding found on the historic structure.
- b. The new clapboards have a 6" reveal.

(4) Roofs

(a) General

1. Requirements

- b. The form and pitch of the roof on the addition are comparable to the historic structure.

(b) Materials

1. Requirements

- a. The new roof will have asphalt shingles, same as the historic structure.

(5) Windows and Doors

(a) General

1. Requirements

- a. The size of the window openings and the style of windows replicate the patterns and styles found on the historic structure.
- b. The new openings have a similar operation and style to the historic. The applicant has not supplied product sheets at this time, so the final specifications will need review before a final approval.

(b) Windows and Storm Windows

1. Requirements

- a. The new windows are proposed to be wood.

2. Guidelines

- a. The proposal is for "energy efficient" windows, which likely means low-e, which is acceptable.

(c) Entrance Doors and Storm Doors

Staff Report Based Upon Draft Ordinance for Existing Structures

1. Requirements

- a. The new rear door is proposed to be of a similar design and material. The applicant will need to provide final specifications.
 - b. The new rear door is of a similar scale to historic openings, but is wide enough to meet ADA standards.
-

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness can be met and recommends the Landmarks Commission approve the proposal with the following conditions:

Staff approval of:

1. Door and window specifications
2. ADA ramp and railing design
3. Roof shingle specifications
4. Above-grade cladding or landscaping treatment of the plinth connector

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: 909 Jenifer Street & 911/915 Jenifer Street

Aldermanic District: 6

2. PROJECT

Project Title/Description: Rejuvenate Housing Cooperative

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

- Alteration/Addition to a building 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 of Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):**

DPCED USE ONLY	Registrar #:
	<p>DATE STAMP</p> <p style="font-size: 2em; color: red; font-weight: bold; margin: 0;">RECEIVED</p> <p style="font-size: 1.2em; font-weight: bold; margin: 5px 0 0 0;">7/27/20</p> <p style="font-size: 1.2em; font-weight: bold; margin: 0 0 0 0;">11:56 am</p>
	<p>Preliminary Zoning Review</p> <p>Zoning Staff Initial:</p> <p>Date: / /</p>

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

Re: ReJenerate Housing Cooperative - Letter of Intent

Dear Landmarks Commission:

In January 2019 RefineJenifer, LLC purchased two adjacent historic apartments in the Marquette Neighborhood: 909 Jenifer--a 2-flat, 1499 sf rental with a concrete parking area and garage in back, and 911-915 Jenifer--a 4-flat, 4,937 sf rental with a small backyard. When the properties were purchased they were in pre-foreclosure with numerous work orders imposed by the City. These work orders have since been cleared and the properties are now fully rented. RefineJenifer is now implementing the second portion of its original plan: converting the properties into a member-managed, affordable housing cooperative.

The cooperative will include a total of 15 units: 11 Single Room Occupancy (SRO) units, one 2BR, one 3BR, one 4BR and one 5BR. All units that are not SRO are configured as “suites”, which are similar to apartments but with reduced kitchen and living spaces because all residents will have full access to large common spaces. Such communal spaces include a full commercial kitchen and “great hall” space approximately 1,250 sq ft in total, in the newly joined basements. Residents will also have full access to two large existing living rooms being left as is. Finally, the project includes building a new 1,400 sq ft addition behind 909 Jenifer, that will include two fully ADA accessible units.

This photo from July 2020 shows the two properties as they are currently situated:

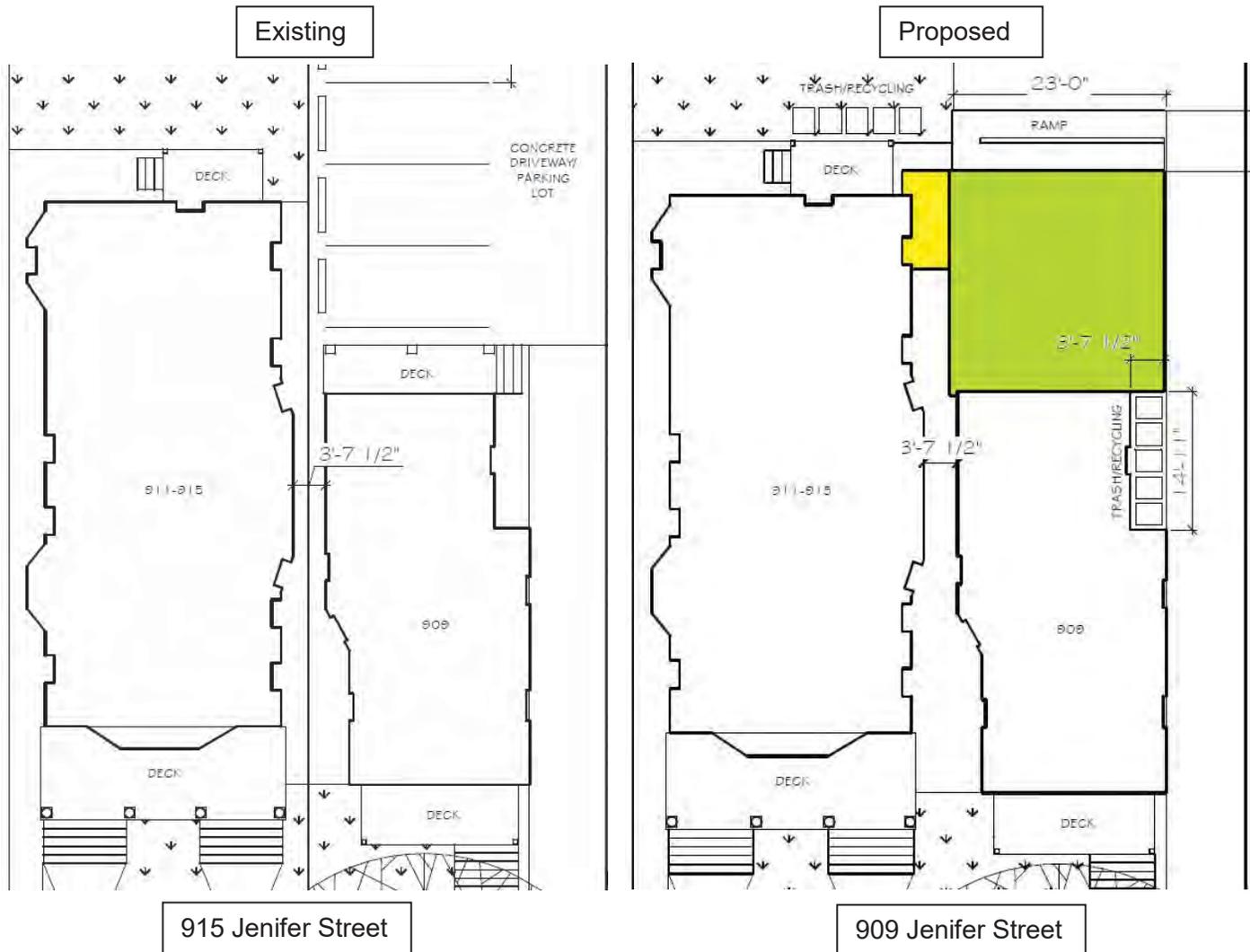


Aerial view of properties with 2017 imagery



The development will include an addition to the rear of 909 Jenifer Street as well as an above-ground plinth to connect basements of each property. To accommodate the addition, the rear porch of 909 Jenifer Street will be removed. The location and design elements of each of the exterior alterations are described further below.

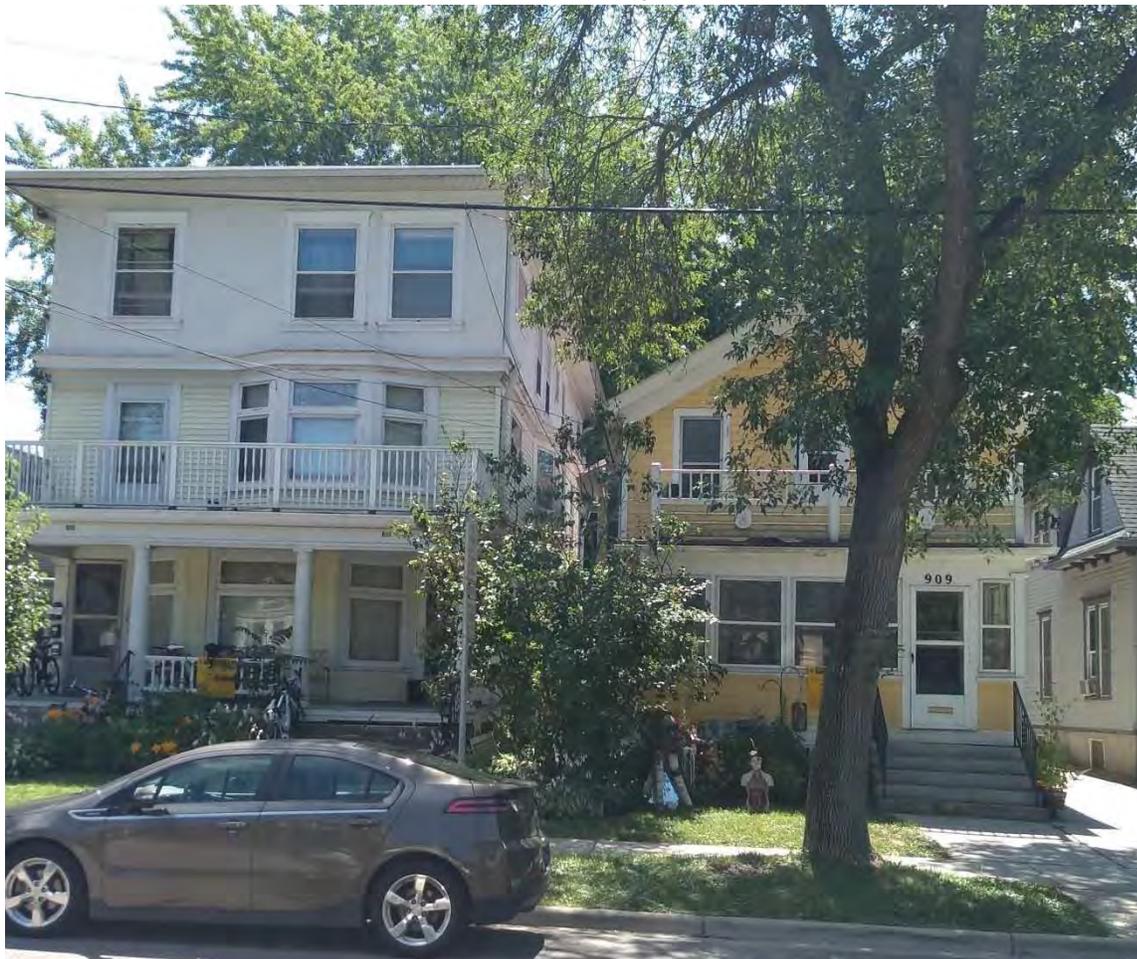
The alterations can be best visualized from the existing and proposed site plans, as summarized in the following snapshots from the site plans. The footprint of the addition is shaded in green.



Plinth

A plinth, shown in yellow above, will connect the two properties above ground. The height of the existing basements extends 3' above grade and so the plinth will allow headroom when traveling between the two newly adjoined basements. Due to the narrow separation (3'-7½") between the two homes and the curvature of the existing perimeter walls and bay windows, the plinth is not visible from the street. To ensure the plinth remains obstructed from both the street and sidewalks, we will maintain native landscaping with year-round cover such as juniper or cedar bushes.

The photo below demonstrates the lack of visibility between the two homes.



Porch Demolition and Addition

The addition to the property will consist of adding a second story to the back half of 909 Jenifer Street. As shown in the elevations below, the addition is shaded in green and is barely visible.



View from Jenifer Street (from northwest, looking southeast)

As shown in the side view elevations below, the following alterations are proposed:

- The existing back porch will be removed
- The existing 1-story portion of the home will remain, and a 2nd story will be added on top.
- A new construction 2-story building with a full basement will be adjoined behind 909 Jenifer St. The footprint of the extension will be 23'-9" deep and 22'-3" wide and consume two previous parking spots behind 909 Jenifer St.
- An ADA accessible wheelchair ramp will be added behind (south) of the addition.



View from neighbor's backyard (from southwest, looking northeast)

The following design elements will characterize the addition:

- The roof pitch of the new section of the house will be a shallower pitch than the existing 2-story roof, which is 12:10. It is anticipated that the new pitch will be between 12:5 and 12:8, so the roofline of the addition is not visible from the street.
- The roofing material is still to be determined. If required, it will be the same asphalt shingles as the existing 909 Jenifer St roof. Such shingles are likely 15 - 20 years old and not historic. If permitted, the roofing material will be metal as this is lighter and more environmentally sustainable.
- The new addition siding will be the same natural wood of the existing siding, but will be 6" wide instead of the 4" wide current siding, to draw a distinction between the historic property and the historically similar new construction addition.
- A paint analysis will be conducted to determine all shades of paint the existing property has received since its original construction. One of the original colors will be chosen for the existing property and a complementary color that is one shade different will be chosen for the new construction, again to draw distinction.
- The windows of the addition will be new energy efficient windows that are visually the same as the existing historic windows. They will be double hung, made of wood and of the same size/shape/color as the existing windows. The windows will not be used to make the new construction distinct, as this will be achieved by the siding width and the different color of the exterior.
- Similar to the windows, the exterior door will be the same vintage, material (wood), and style of the original wood doors. The door will have an energy efficient insulated core (not visible) and be 36" wide to allow ADA accessibility.

The following photos show the existing 1-story portion of the home and the back porch. Arrows demonstrate the direction of the proposed addition. The addition is being designed to complement--in size/shape, the neighboring property at 915 Jenifer St. However, as described in the design elements above, several features will be distinctive to show that it is not historic.



The view of the rear part of the house from the street and sidewalk (from the west) is limited and the overall change in view will be minimal. The back of the house is not visible from the north due to the narrow space between the two homes and the landscaping in the front yard.



Finally it should be noted that the developers have applied for and received a conditional award of \$1,281,780 in Historic Tax Credits from the National Park Service--please see the attached conditionally approved Part 2 in Appendix A. A separate decision was provided for each of the two properties. The tax credit award is conditioned on several historic aspects of the rehabilitation being met. The developers plan to address all of the NPS conditions after affordable housing awards are hopefully granted in December 2020 and we have the resources to develop detailed construction drawings with our architect.

Sincerely,

Abby Davidson

Dave Drapac

Paul Schechter

Appendix A

- HTC Conditional Award 909 Jenifer st
- HTC Conditional Award 911-915 Jenifer st

RECEIVED

JUN 09 2020

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
42076

1. Property Name Madegate Housing Cooperative

Street 909 Jenifer Street

City Madison County Dane State WI Zip 53703-4510

Name of Historic District Jenifer-Spaight Historic District

Listed individually in the National Register of Historic Places, date of listing _____

Located in a Registered Historic District; name of district Jenifer-Spaight Historic District

Part 1 - Evaluation of Significance submitted? Date submitted 5/21/2020 Date of certification _____

2. Project Data

Date of building 1865 Estimated rehabilitation costs (QRE) \$380,057

Number of buildings in project 1 Floor area before / after rehabilitation 1,499 / 3,689 sq ft

Start date (estimated) 05/01/2021 Use(s) before / after rehabilitation Apartment / Co-op

Completion date (estimated) 11/30/2021 Number of housing units before / after rehabilitation 2 / 4

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 2

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Paul Schechter Signature (Sign in ink) [Signature] Date 04/30/2020

Applicant Entity RefineJenifer, LLC SSN _____ or TIN 83-3297037

Street 915 Jenifer St #3R City Madison State WI

Zip 53703 Telephone (608) 239-8500 Email Address paul@refinejenifer.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 7-9-2020 National Park Service Authorized Signature (Sign in ink) [Signature]

NPS conditions or comments attached 3 pgs

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Property Name 909 Jenifer Street

Project Number 42076

Property Address 909 Jenifer Street, Madison WI 53703-4510

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. The proposed addition must be constructed in a sympathetic manner, protecting the historic building's identity and integrity. To ensure compliance submit dimensioned and annotated construction drawings of the proposed addition (floor plans, exterior elevations and building sections) for review.
2. New windows (in the addition) must be compatible with the historic character of the building. In order to ensure the new windows meet the Standards, submit detailed dimensioned drawings showing them in relationship to the wall assembly for review. You must also include further information about the window material and finish and the proposed glazing.
3. Standard 3 tab shingles or architectural shingles with a slight shadow line are acceptable. Architectural shingles with un-even bottom edges or heavy, fake shadow lines are not acceptable. To ensure compliance submit manufacturer's information for the proposed shingle.
4. If the roofing work involves installation of vents, the following types of vents are approved: 1) shingle-over roll ridge vents (low profile) that run the ENTIRE length of the ridge, covering 100% of any ridge they are installed on, or 2) "mushroom" or "slant-back" vents installed on the rear portions of the roof, not visible from public rights-of-way. If you elect to install other types of vents or vents in different locations, you must submit manufacturer's information for review and approval prior to installation.
5. Masonry sealant can cause significant moisture-related damage to masonry if the wrong product is used. The sealant must be vapor permeable with a perms rating of 10 or higher. Semi-permeable sealants are not acceptable. In order to ensure the product will not cause damage, forward the proposed product information sheet to our office for review.
6. The sprinkler system must be concealed in walls, floors, ceilings or soffits. The use of exposed piping is not appropriate. In order to ensure the installation of the systems meets the Standards, details must be submitted for review in the form of a reflected ceiling plan indicating location of any new soffit to cover piping and the height above finish floor and soffit material.

7. Original doors in repairable condition must be retained and repaired. To ensure compliance submit a door survey with photos for our review.
8. New doors must be compatible with the historic building. To ensure compliance with the Standards you must submit manufacturer's details, including material and finish, for all interior and exterior doors for review.
9. This approval does not extend to work not yet submitted, details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

6.8.2020

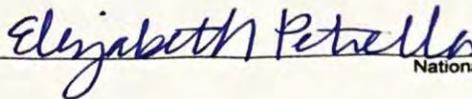
Date


State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

7.9.2020

Date



National Park Service Signature

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: _____

Project Number: 42076

Property address: 909 Jennifer Street, Madison, WI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

10. **New Addition**- additional condition: As stated in the SHPO condition- the addition must be compatible with the character of the historic building. New cladding materials and windows and doors must be of a compatible design. In addition to the information requested by the SHPO, to ensure compliance with the Standards you must submit detailed specifications for the exterior materials for review and approval.

11. No information was provided regarding the **mechanical, electrical, and plumbing systems**. New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. The first choice is to locate systems within walls and ceilings or in attics and basements to minimize visibility. Where this is not possible, alternative strategies must be employed including enclosing systems in soffits or minimally lowering ceilings in secondary spaces. Enclosures or lowered ceilings must be held well back from the windows. In order to ensure the handling of the systems meets the *Standards*, plans and, where necessary, sections detailing the location of ducts and utility lines, and the soffits or enclosures for them and any additional interior or exterior equipment, must be submitted for review.

All requested information must be submitted as an amendment in duplicate to the SHPO.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

7-9-2010 *Liz Petrella*
Date National Park Service Signature

Liz Petrella
HPS 202.354.2040
Telephone Number



JUN 08 2020

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 - DESCRIPTION OF REHABILITATION



NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

42077

1. **Property Name** Refine Jenifer Housing Cooperative

Street 911-915 Jenifer Street

City Madison County Dane State WI Zip 53703-4510

Name of Historic District Jenifer-Spaight Historic District

- Listed individually in the National Register of Historic Places, date of listing _____
- Located in a Registered Historic District, name of district Jenifer-Spaight Historic District
- Part 1 - Evaluation of Significance submitted? Date submitted 5/21/2020 Date of certification _____

2. **Project Data**

Date of building 1902 Estimated rehabilitation costs (GRE) \$901,723

Number of buildings in project 1 Floor area before / after rehabilitation 4,937 / 5,587 sq ft

Start date (estimated) 05/01/2021 Use(s) before / after rehabilitation Apartment / Co-op

Completion date (estimated) 11/30/2021 Number of housing units before / after rehabilitation 4 / 11

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 7

3. **Project Contact (if different from applicant)**

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Paul Schechter Signature (Sign in ink) [Signature] Date 04/30/2020

Applicant Entity RefineJenifer, LLC SSN _____ or TIN 83-3297037

Street 915 Jenifer St #3R City Madison State WI

Zip 53703 Telephone (608) 239-8500 Email Address paul@refinejenifer.com

- Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 7-9-2020

National Park Service Authorized Signature (Sign in ink) [Signature]

- NPS conditions or comments attached 2 pgs

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: _____

Project Number: 42076

Property address: 911-915 Jennifer Street, Madison, WI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. **Solar Panels:** The current proposal is not approved. Solar panels must be located on the roof so that they are only minimally visible from the public right of way. The roof plan and solar panel locations provided do not appear to take into account the geometry of the hipped roof and do not appear accurate and you have not included sufficient information for review. To ensure that panels are not overly visible from the public right of way, the panel array must be shifted to the back of the property and no panels should be mounted forward of the peak of the hip on the northern end of the roof. In addition, you have not provided enough information for review of the panels, specifically you must submit details of how they will be mounted to the roof, height of any mounting system, angle of panels, and a section through the panels and roof slope showing the slope and height of the panels. To ensure compliance with the Standards you must submit the documentation requested above for review and approval prior to installing any panels. A mock-up may be necessary to ensure compliance with the Standards.
2. **Masonry sealant** can cause significant moisture-related damage to masonry if the wrong product is used. The sealant must be vapor permeable with a perms rating of 10 or higher. Semi-permeable sealants are not acceptable. In order to ensure the product will not cause damage, and to ensure compliance with the Standards, you must submit the proposed product information for review and approval.
3. The **sprinkler system** must be concealed in walls, floors, ceilings, or soffits. The use of exposed sprinkler piping is not appropriate and does not meet the Standards. In order to ensure the installation of the systems meet the Standards you must submit details for review in the form of a reflected ceiling plan indicating the locations of any new soffits to cover piping and the height above the finish floor, and soffit material and finish.
4. **HVAC:** The condenser for the mini-split air conditioning cannot be installed in front of the house. Ideally the distribution piping would be run within the wall cavity; if this is not possible, it should be enclosed in either a downspout or conduit (painted to match the exterior wall). To ensure compliance with the Standards you must submit additional information explaining the proposed location for the exterior condenser, distribution piping, and interior wall units for review and approval.
5. Original **doors** in repairable condition must be retained and repaired and remain unpainted. To ensure compliance with the Standards you must submit a door survey with photographs for review. New doors must be compatible with the historic building. Installing historic doors from another building may create a false sense of history. To ensure compliance with the Standards you must submit details of any salvage doors for re-installation as well as manufacturer's details of new doors including material and finish, for review and approval.
6. The installation of spray foam **insulation** within the existing walls must not damage the historic plaster. Care must be taken when creating access holes and when inserting the insulation. Specifically, attention must be paid so as to not over-fill the wall cavity and therefore damage the plaster keys or cause cracks

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

to the flat plaster surfaces.

7. All existing historic **wood features**, such as trim around windows and doors, picture rail, baseboards, and existing wood built-in cabinets must be retained and repaired. Where wood is unpainted, it must remain unpainted.
8. This approval does not extend to **work not submitted**, details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

All requested information must be submitted as an amendment in duplicate to the SHPO.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

7-9-2010
Date

Elizabeth Petrella
National Park Service Signature

Liz Petrella
HPS 202.354.2040
Telephone Number

Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

XO.0

Scale n/a

Title

GENERAL NOTES

No	Revision / Issue	Date

EXISTING UNITS

Name	Size	Location
909 #1	2-BR	1st floor 909
909 #2	1-BR	2nd floor 909
911	3-BR	1st floor 911
915 #2F	2-BR	2nd floor North side of 915
915 #2R	1-BR	2nd floor South side of 915
915 #3	4-BR	3rd floor 915

Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

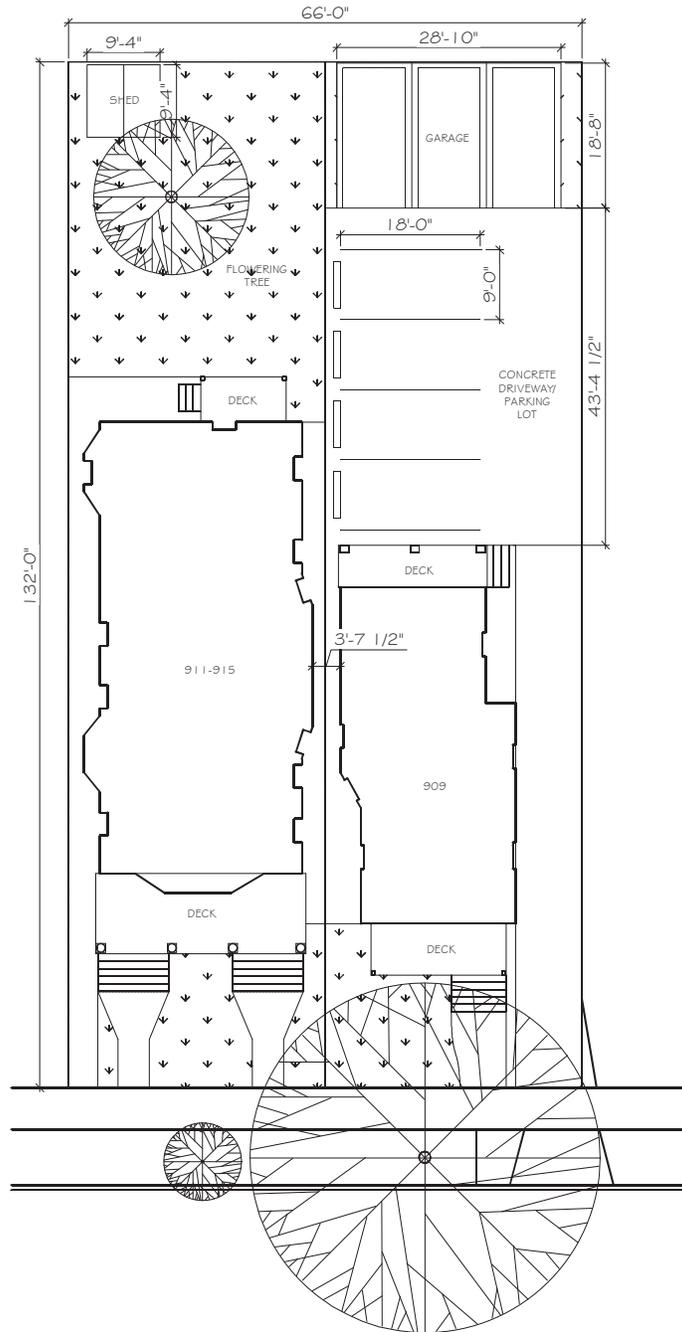
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Title

SITE PLAN EXISTING

No	Revision / Issue	Date



1
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SITE PLAN EXISTING

SCALE 1/16" = 1'-0"

SCALE: 1/16" = 1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

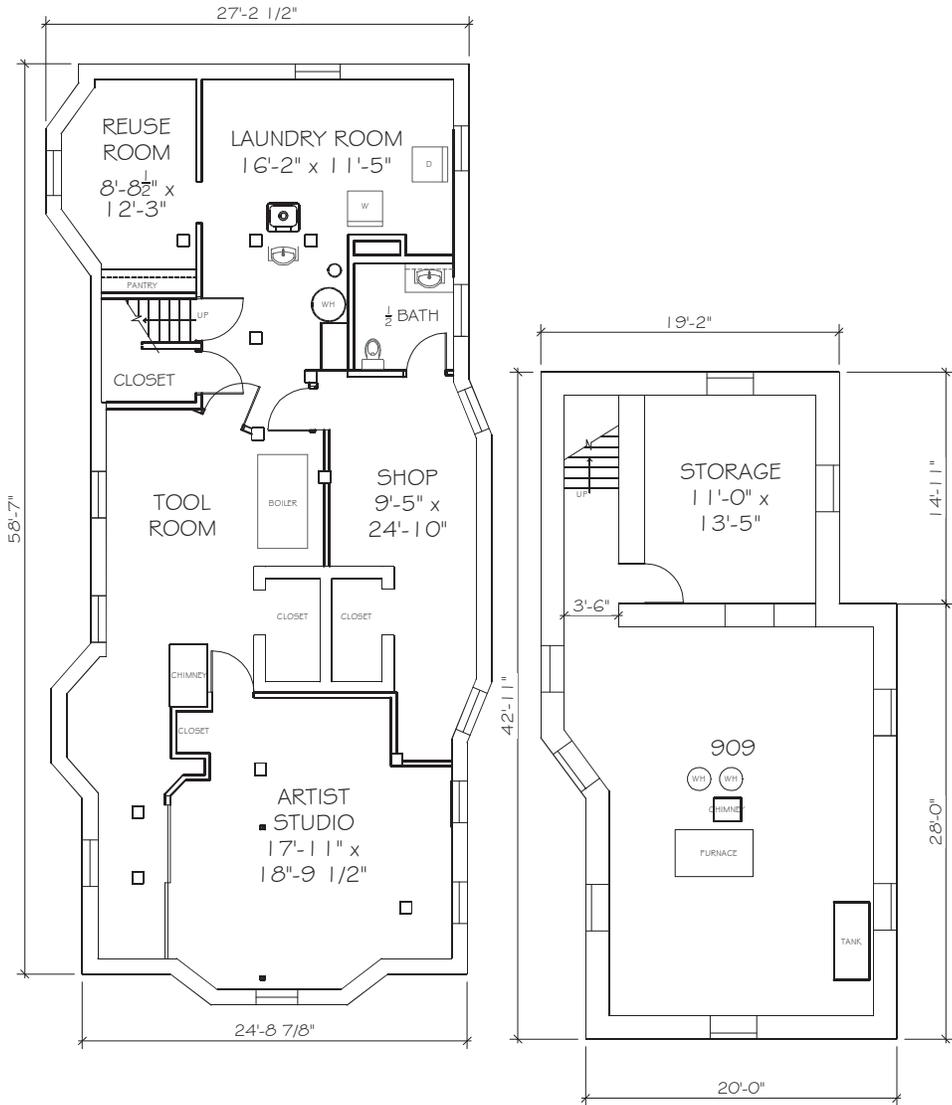
Date 5/19/2020

Sheet X2.0

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Title BASEMENT PLAN EXISTING

No	Revision / Issue	Date



1
X2.0

BASEMENT PLAN EXISTING

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

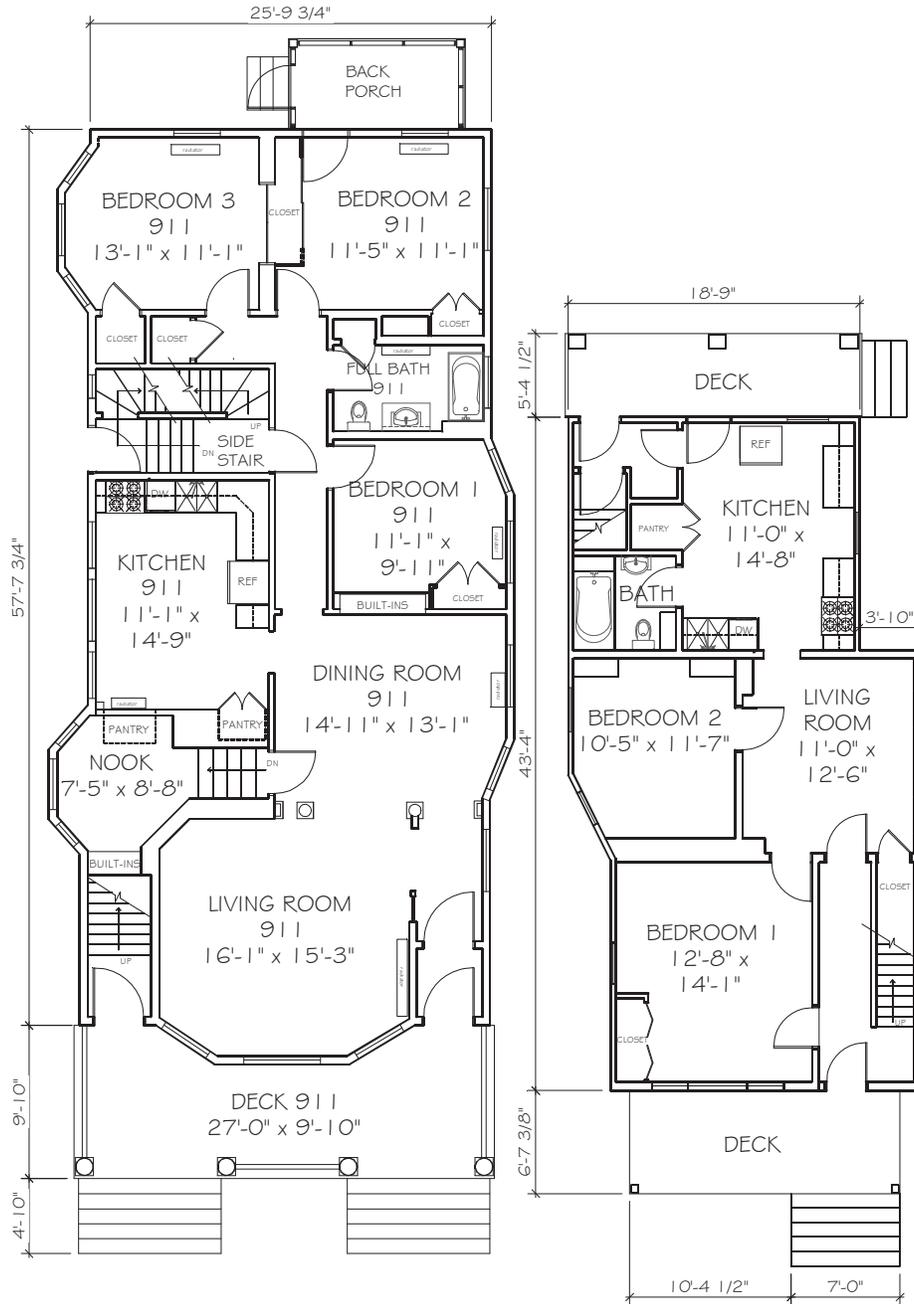
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Sheet X2.1

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Title FIRST FLOOR PLAN EXISTING

No	Revision / Issue	Date



1
X2.1

FIRST FLOOR PLAN EXISTING

SCALE 1/8" = 1'-0"

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

(IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

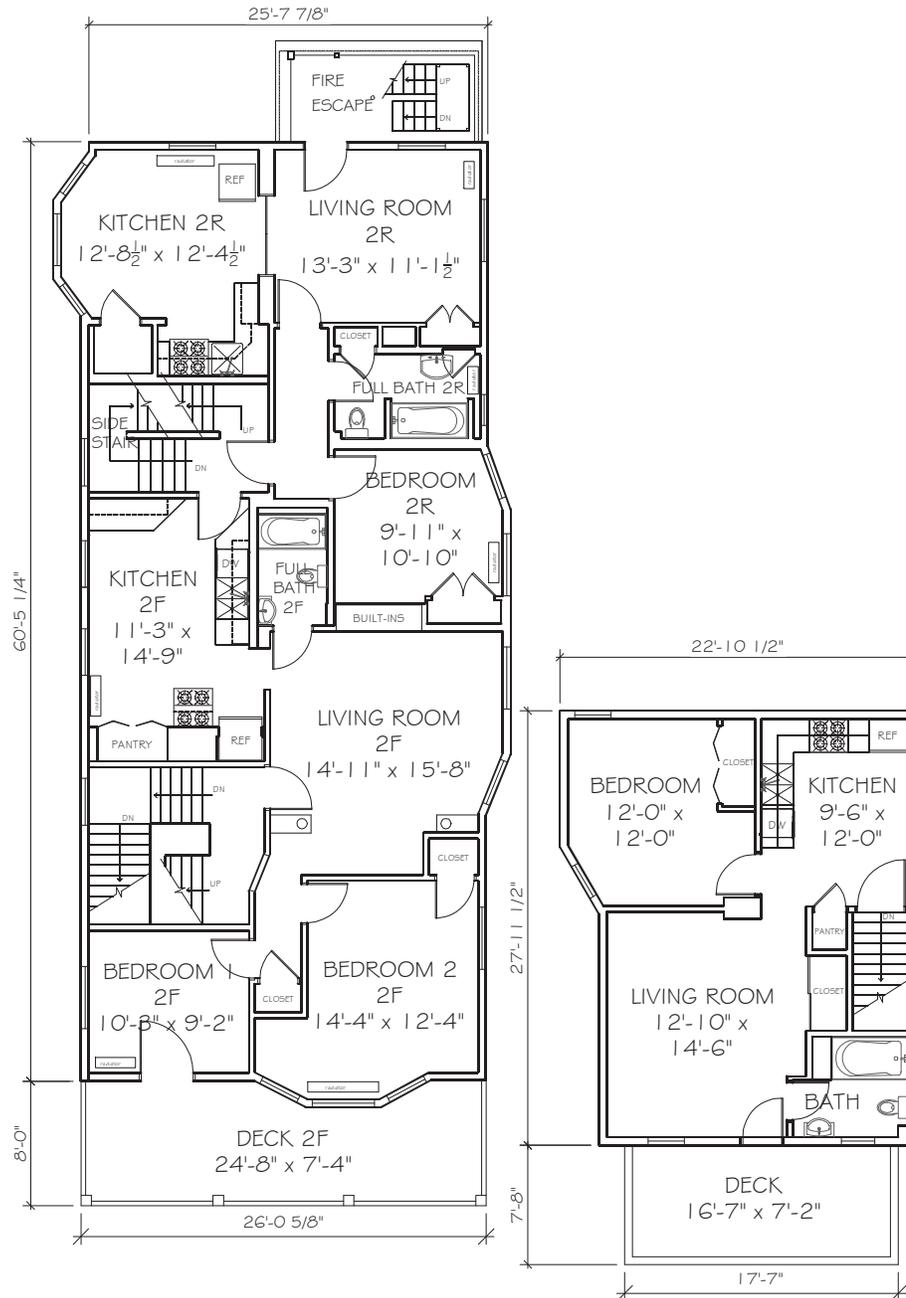
Date 5/19/2020

Sheet X2.2

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Title SECOND FLOOR PLAN
EXISTING

No	Revision / Issue	Date



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SECOND FLOOR PLAN EXISTING

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

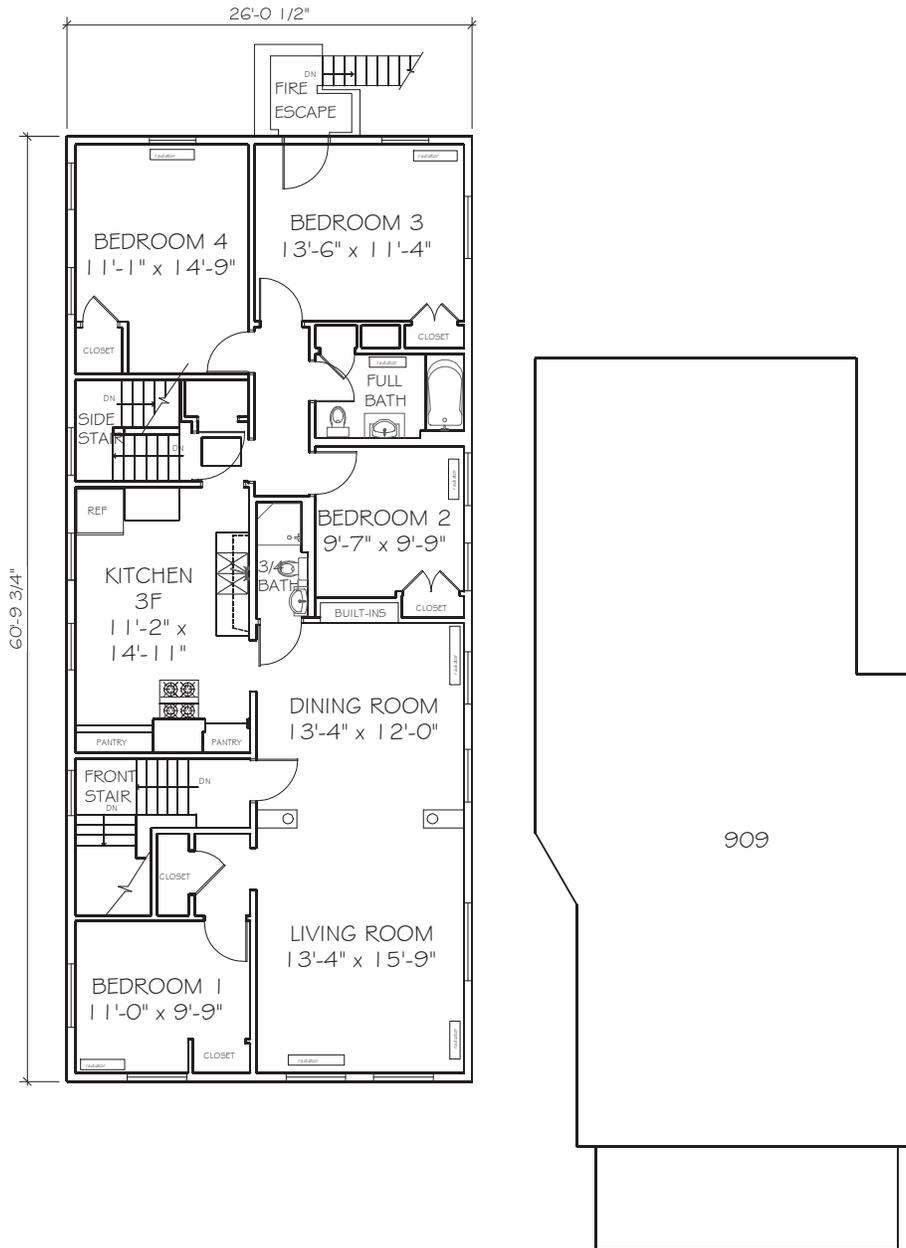
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Sheet X2.3

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Title
THIRD FLOOR PLAN EXISTING

No	Revision / Issue	Date



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X2.3

THIRD FLOOR PLAN EXISTING

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

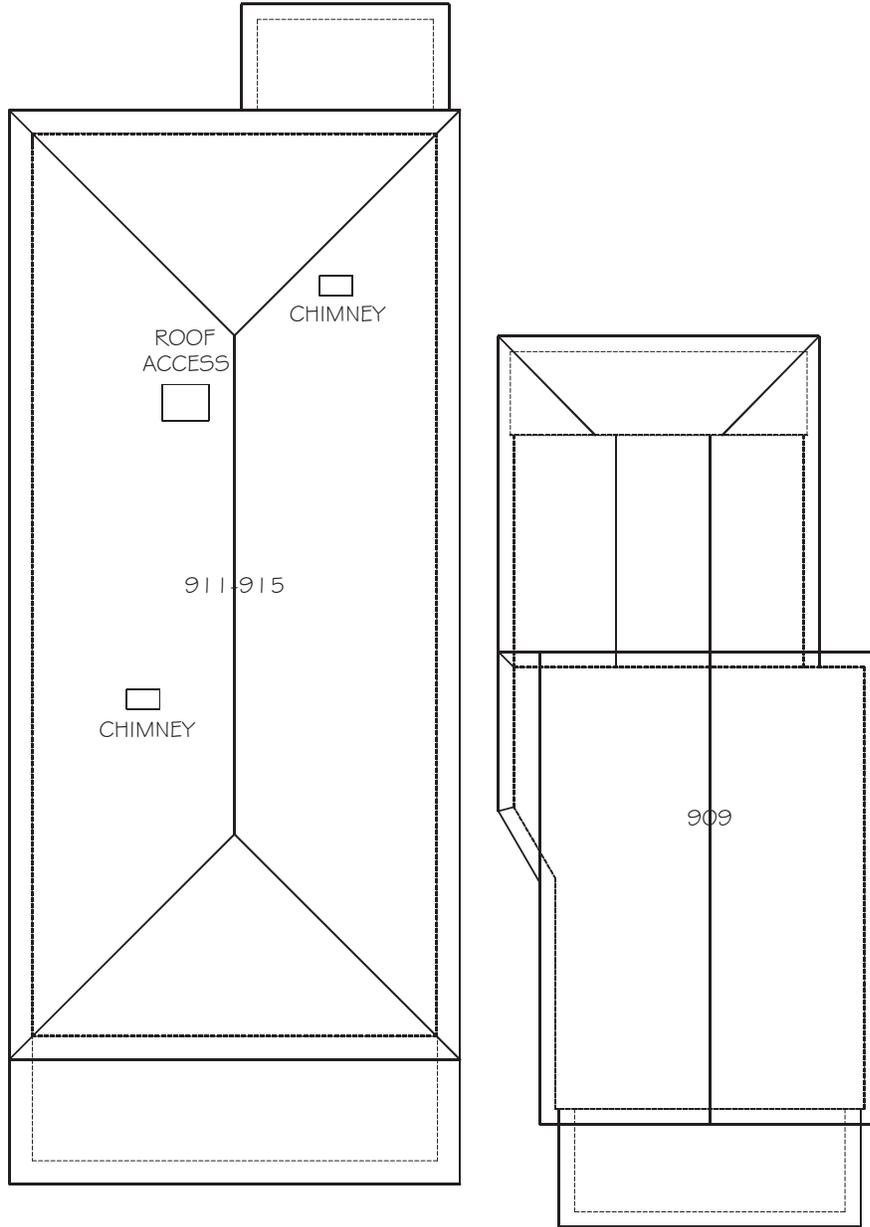
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Sheet X2.4

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Title
ROOF PLAN EXISTING

No	Revision / Issue	Date



1
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ROOF PLAN EXISTING

SCALE 1/8" = 1'-0"

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

(IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

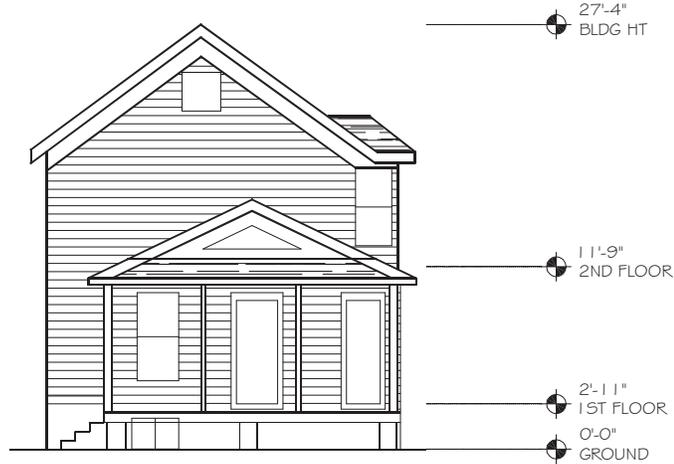
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Sheet X3.1

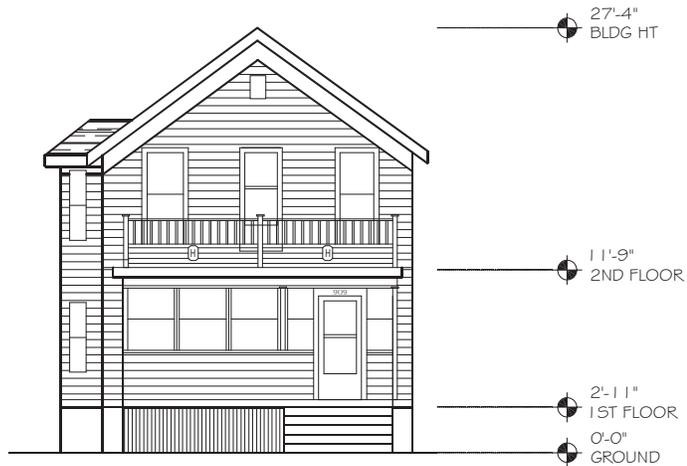
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Title
909 ELEVATIONS EXISTING

No	Revision / Issue	Date



2 SE ELEVATION EXISTING
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 0 4' 8' 16'



1 NW ELEVATION EXISTING
 X3.1 SCALE 1/8" = 1'-0" SCALE: 1/8"=1'-0" (IN FEET)
 0 4' 8' 16'

Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet X3.2

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Title 909 ELEVATIONS EXISTING

No	Revision / Issue	Date



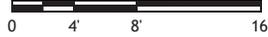
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X3.2

NE ELEVATION EXISTING

SCALE 1/8" = 1'-0"

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

(IN FEET)



1
X3.2

SW ELEVATION EXISTING

SCALE 1/8" = 1'-0"

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

(IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet X3.3

Scale 1/8" = 1'-0"

Title 909 ELEVATIONS EXISTING

No	Revision / Issue	Date



2 SE ELEVATION EXISTING
 X3.3 SCALE 1/8" = 1'-0" SCALE: 1/8"=1'-0" (IN FEET)
 0 4' 8' 16'



1 NW ELEVATION EXISTING
 X3.3 SCALE 1/8" = 1'-0" SCALE: 1/8"=1'-0" (IN FEET)
 0 4' 8' 16'

Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet X3.4

Scale 3/32" = 1'-0"

Title 909 ELEVATIONS EXISTING

No	Revision / Issue	Date



2
X3.4

NE ELEVATION EXISTING

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SCALE: 3/32"=1'-0" (IN FEET)

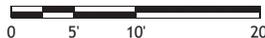


1
X3.4

SW ELEVATION EXISTING

SCALE 3/32" = 1'-0"

SCALE: 3/32"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

AO.0

Scale n/a

Title
GENERAL NOTES

No	Revision / Issue	Date

LAND USE SUMMARY

Lot Size	8,757 SF
Building Footprint	3178 SF
Building Size	8734 SF
Lot Coverage	36.3%
Usable Open Space	774 SF
Landscape Area	520 SF
Paved Area	1386 SF

PROPOSED UNIT CONFIGURATION

Name	Size	Location
Suite A	5-BR	1st and 2nd floor North side of 909
Suite B	4-BR	2nd floor 909 addition
Suite C	3-BR	2nd floor North side of 915
Suite D	2-BR	2nd floor South side of 915
Room 1	SRO	1st floor 909 addition
Room 2	SRO	1st floor 909 addition
Room 3	SRO	1st floor 911
Room 4	SRO	1st floor 911
Room 5	SRO	1st floor 911
Room 6	SRO	1st floor 911
Room 7	SRO	3rd floor 915
Room 8	SRO	3rd floor 915
Room 9	SRO	3rd floor 915
Room 10	SRO	3rd floor 915
Room 11	SRO	3rd floor 915

Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

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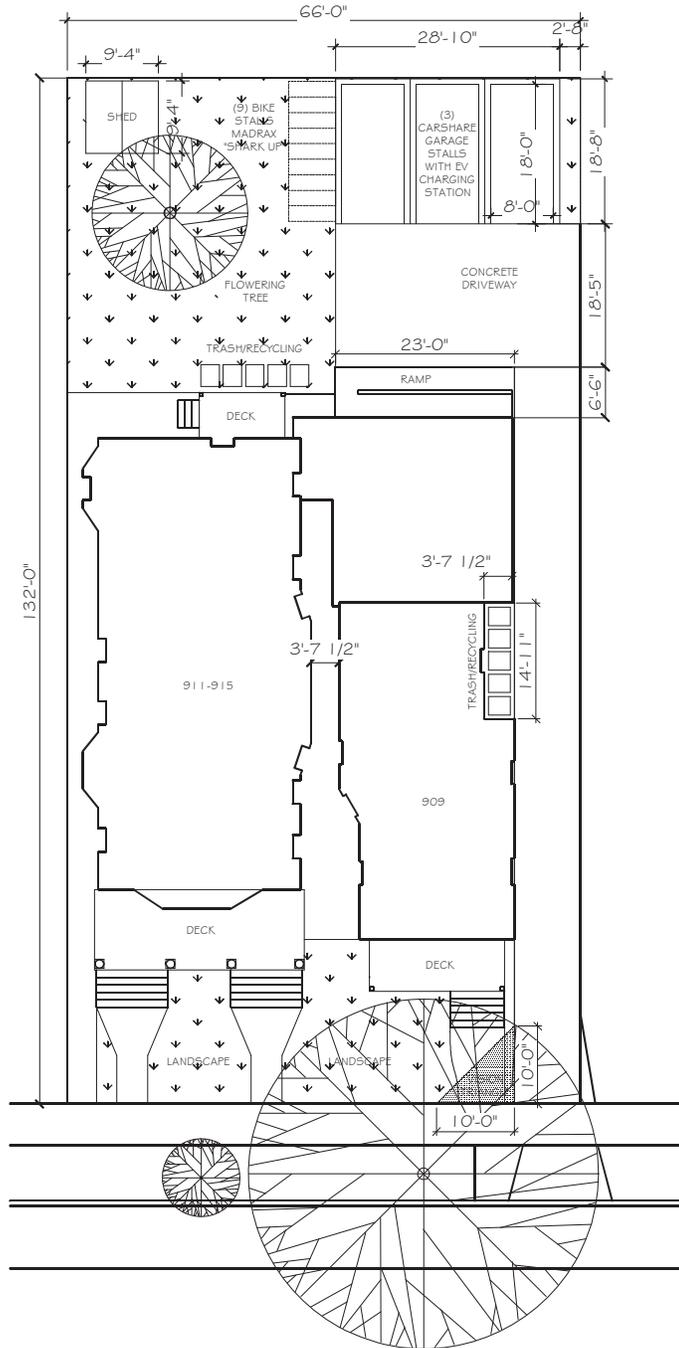
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Title

SITE PLAN

No	Revision / Issue	Date



1
A1.0

SITE PLAN PROPOSED

SCALE 1/16" = 1'-0"

SCALE: 1/16"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

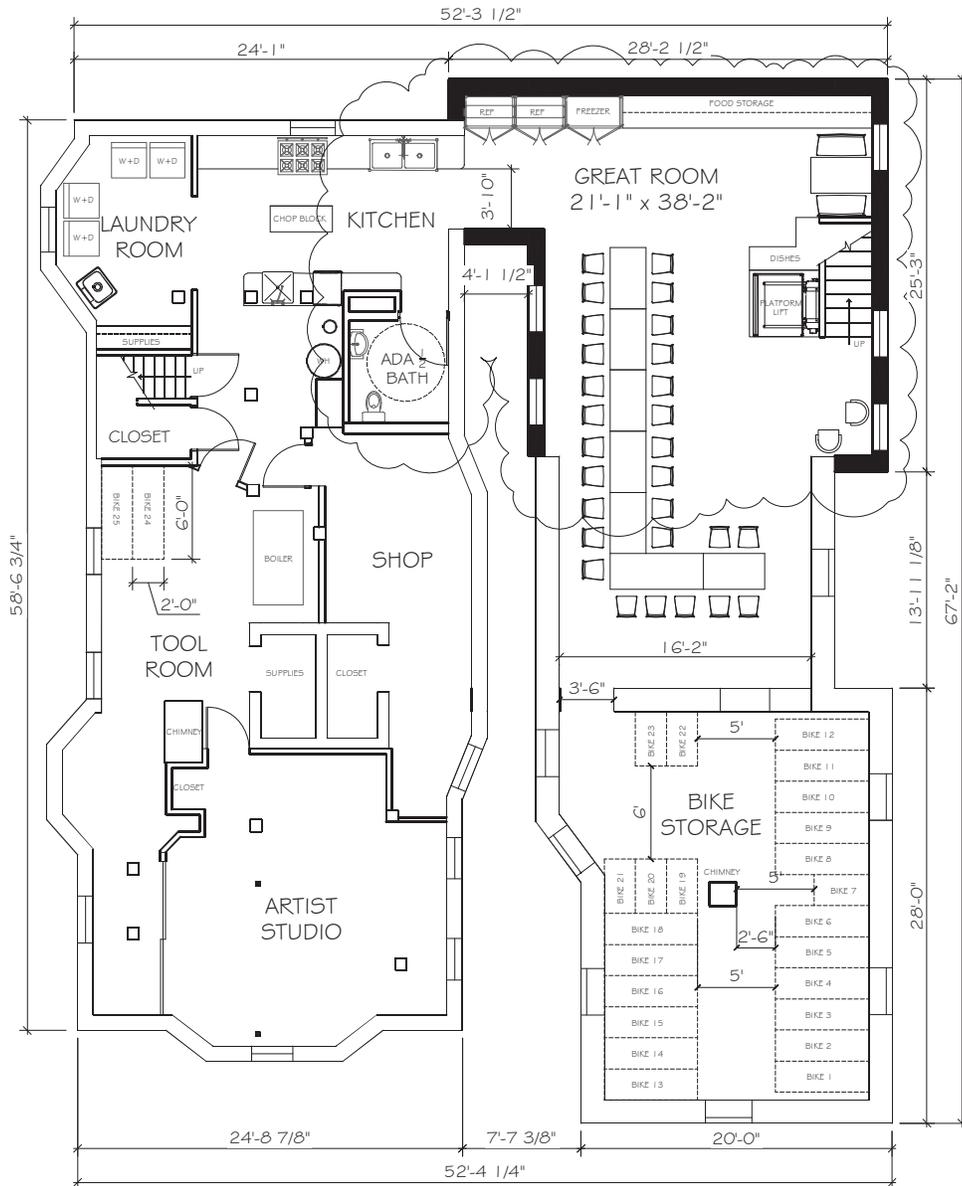
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Title

BASEMENT PLAN PROPOSED

No	Revision / Issue	Date



1
A2.0

BASEMENT PLAN PROPOSED

SCALE 1/8" = 1'-0"

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

(IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

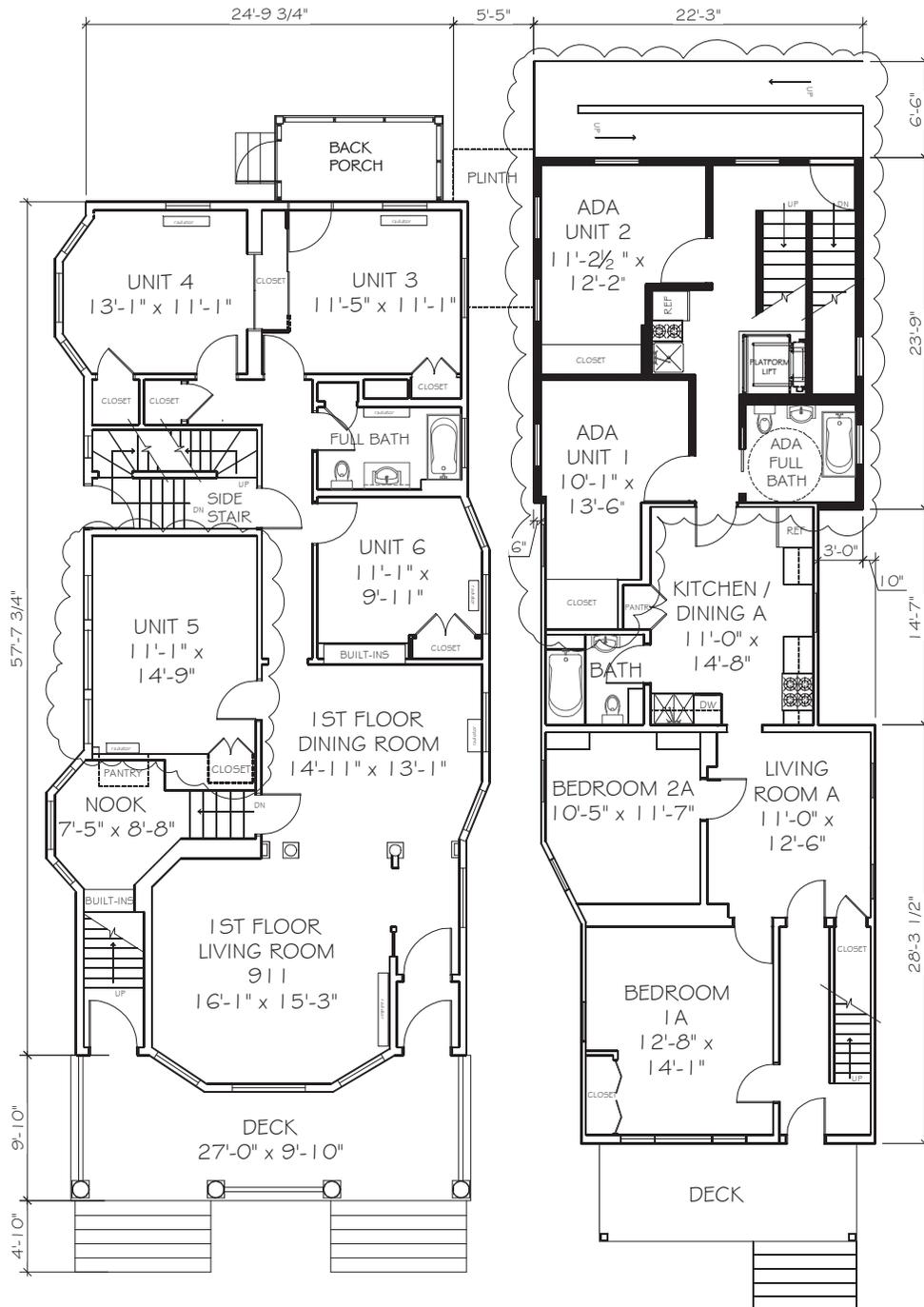
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Title

FIRST FLOOR PLAN PROPOSED

No	Revision / Issue	Date



1
A2.1

FIRST FLOOR PLAN PROPOSED

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

(IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

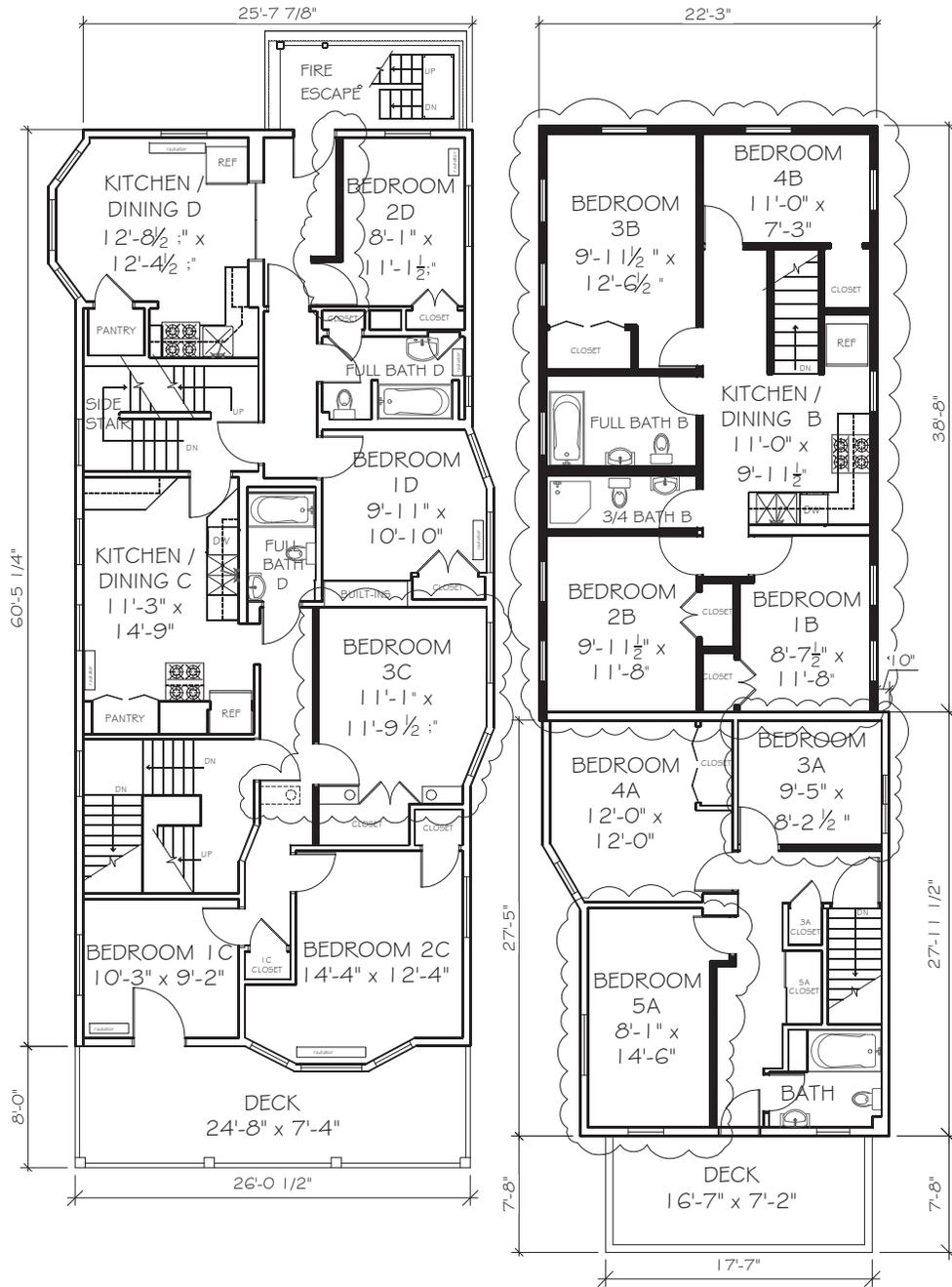
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A2.2

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Title SECOND FLOOR PLAN
PROPOSED

No	Revision / Issue	Date



1
A2.2

SECOND FLOOR PLAN PROPOSED

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)

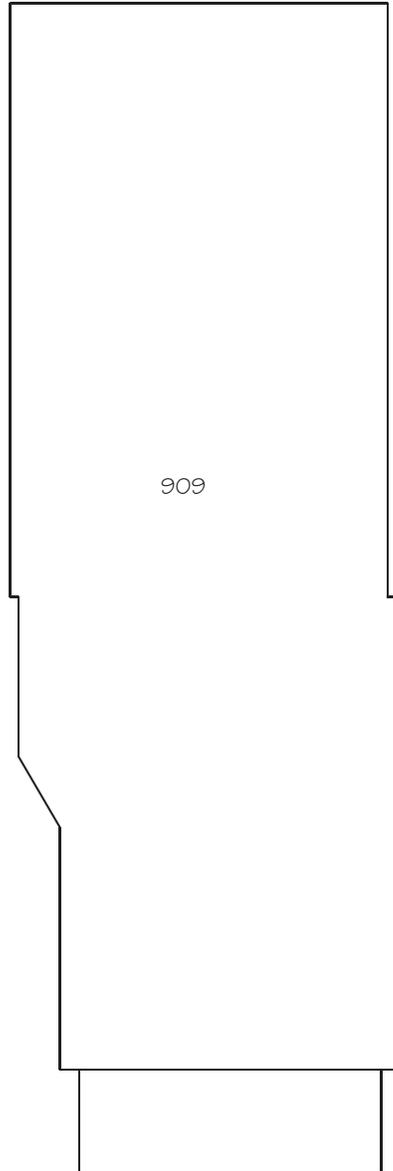
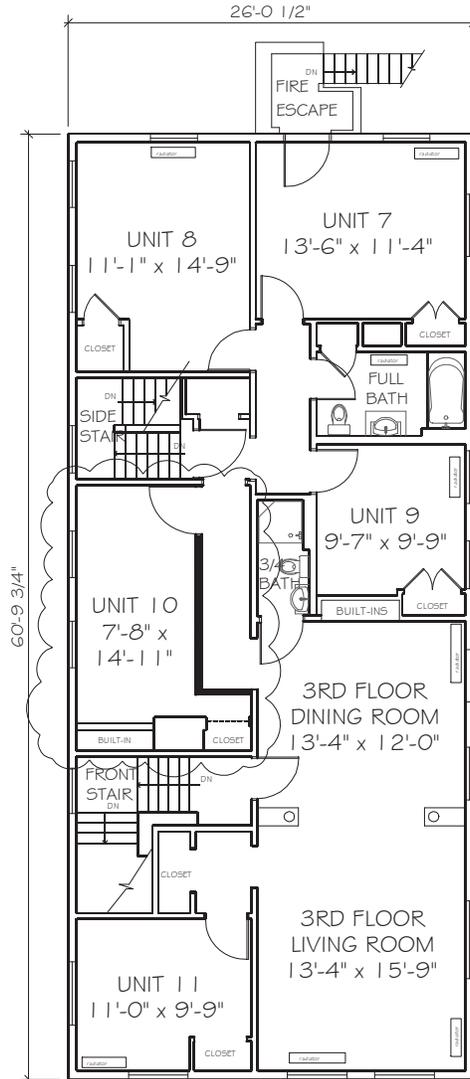


Owner Name and Address
 REFINEJENIFER, LLC
 915 JENIFER ST #3R
 MADISON, WI 53703

Project Name and Address
 REGENERATE HOUSING COOPERATIVE
 909-911-915 JENIFER ST
 MADISON, WI 53703

Date 5/19/2020 Sheet A2.3
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 Title THIRD FLOOR PLAN PROPOSED

No	Revision / Issue	Date



1
A2.3

THIRD FLOOR PLAN PROPOSED

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

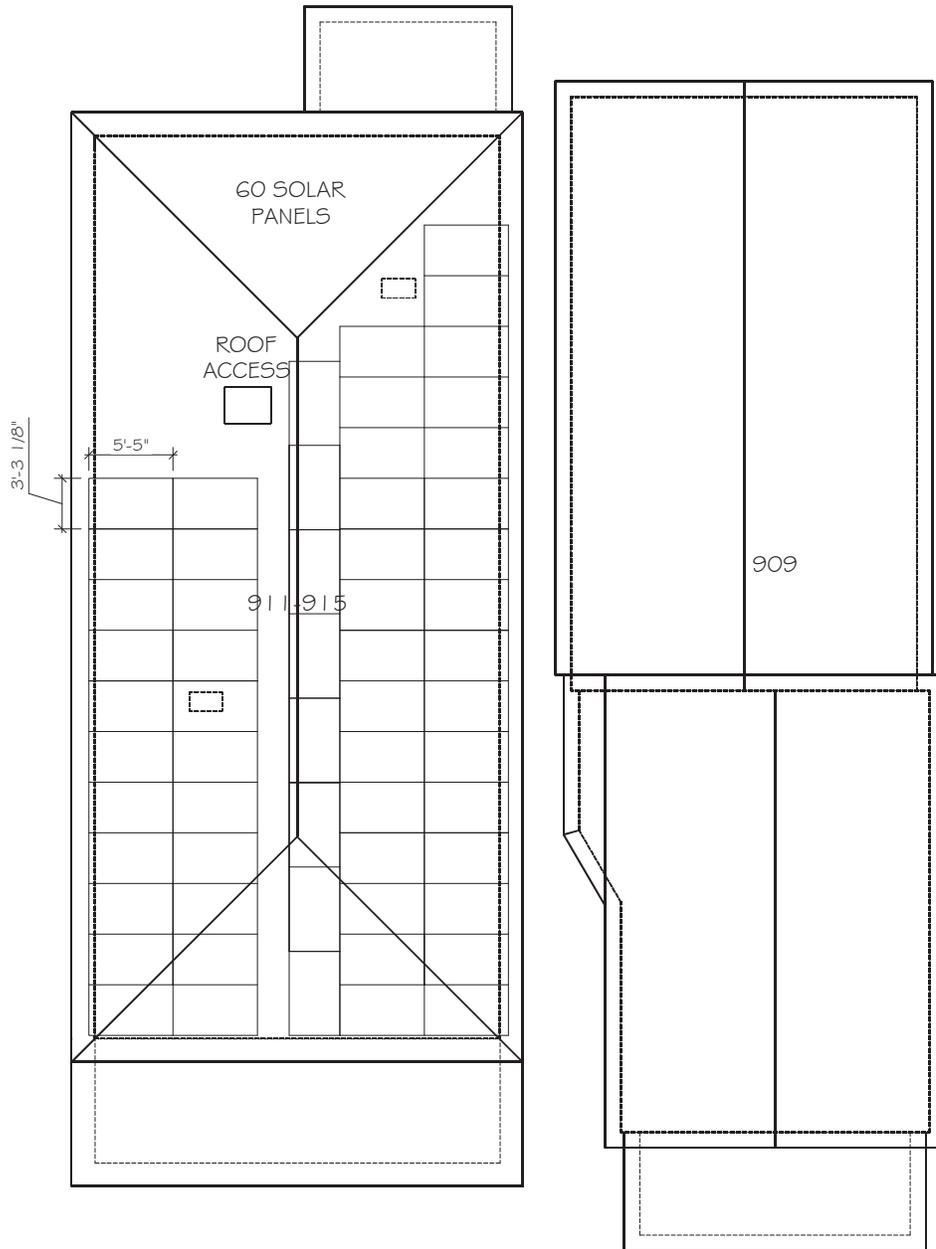
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Title

ROOF PLAN PROPOSED

No	Revision / Issue	Date



1
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ROOF PLAN PROPOSED

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

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REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

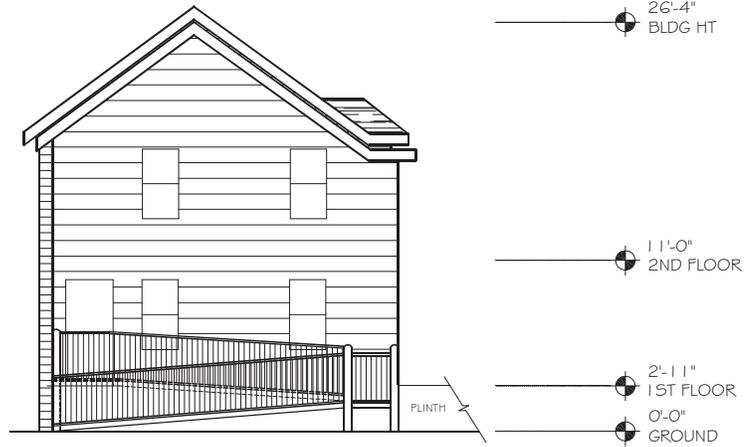
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Title

909 ELEVATIONS PROPOSED

No	Revision / Issue	Date

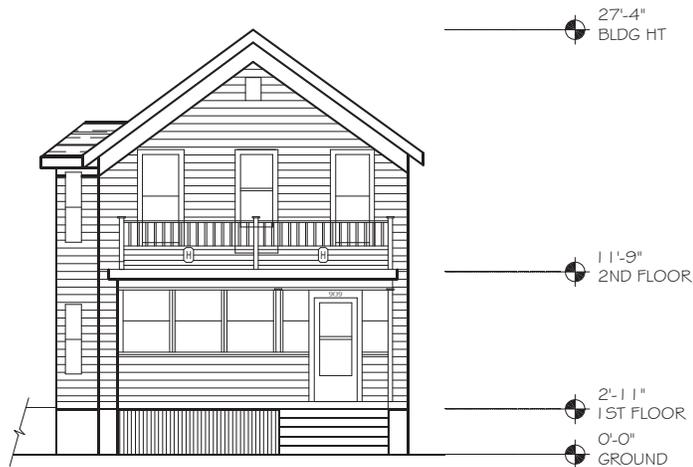


2
A3.1

SE ELEVATION PROPOSED

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



1
A3.1

NW ELEVATION PROPOSED

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

A3.2

Scale 3/32" = 1'-0"

Title

909 ELEVATIONS PROPOSED

No	Revision / Issue	Date

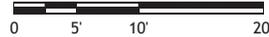


2
A3.2

NE ELEVATION PROPOSED

SCALE 3/32" = 1'-0"

SCALE: 3/32"=1'-0" (IN FEET)



1
A3.2

SW ELEVATION PROPOSED

SCALE 3/32" = 1'-0"

SCALE: 3/32"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REGENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

A3.3

Scale 1/8" = 1'-0"

Title

915 ELEVATIONS PROPOSED

No	Revision / Issue	Date



2 SE ELEVATION PROPOSED

A3.1

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



1 NW ELEVATION PROPOSED

A3.1

SCALE 1/8" = 1'-0"

SCALE: 1/8"=1'-0" (IN FEET)



Owner Name and Address

REFINEJENIFER, LLC
915 JENIFER ST #3R
MADISON, WI 53703

Project Name and Address

REJENERATE HOUSING COOPERATIVE
909-911-915 JENIFER ST
MADISON, WI 53703

Date 5/19/2020

Sheet

A3.4

Scale 3/32" = 1'-0"

Title

915 ELEVATIONS PROPOSED

No	Revision / Issue	Date

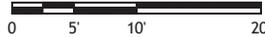


2
A3.4

NE ELEVATION PROPOSED

SCALE 3/32" = 1'-0"

SCALE: 3/32"=1'-0" (IN FEET)

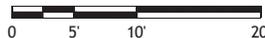


1
A3.4

SW ELEVATION PROPOSED

SCALE 3/32" = 1'-0"

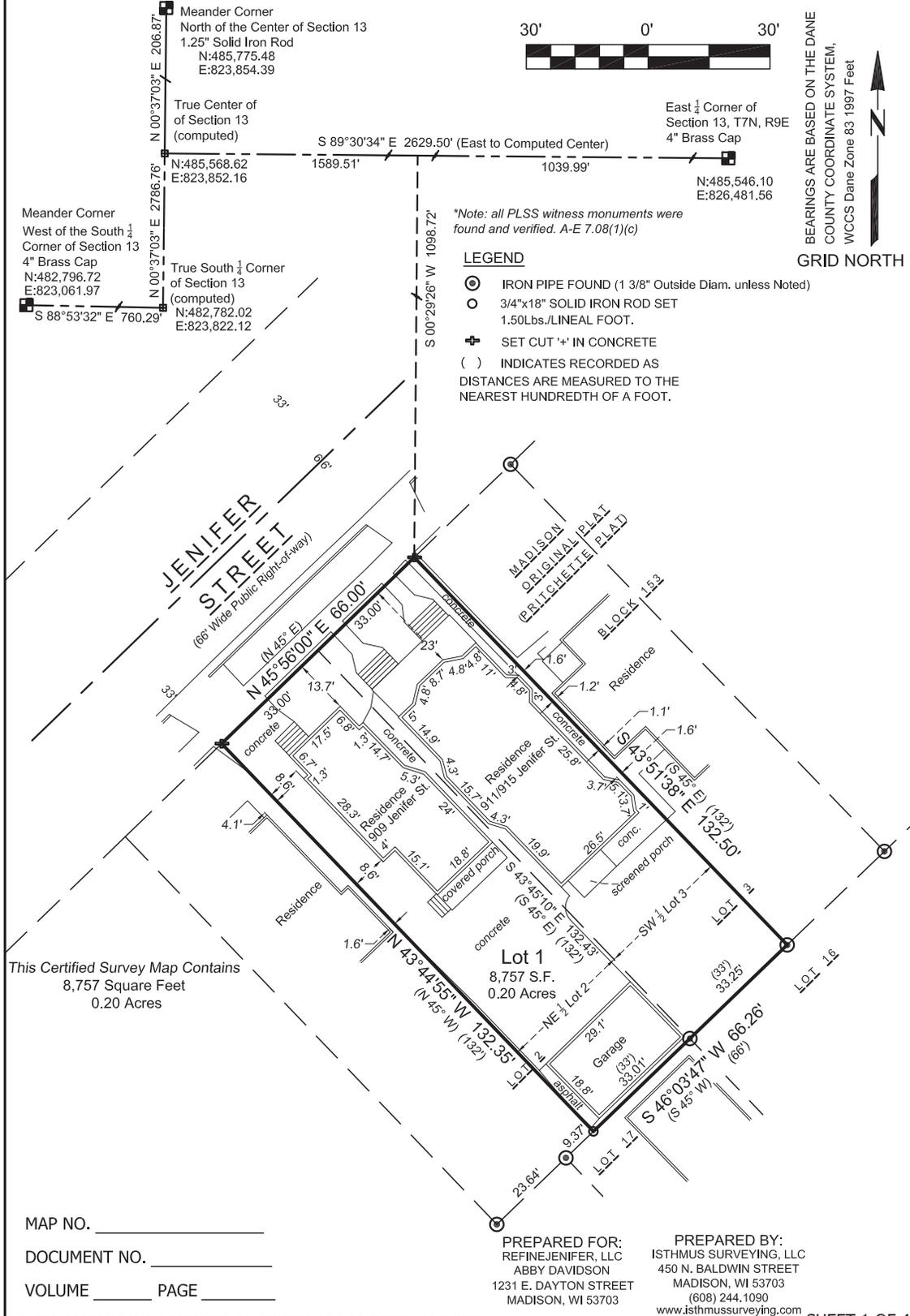
SCALE: 3/32"=1'-0" (IN FEET)



CERTIFIED SURVEY MAP

LOCATED IN:

In Lot Two (2) and Three (3), Block One Hundred Fifty-Three (153), Pritchette Original Plat of Madison, all in Government Lot 6, of fractional SE $\frac{1}{4}$ of Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin.



BEARINGS ARE BASED ON THE DANE COUNTY COORDINATE SYSTEM, WCCS Dane Zone 83 1997 Feet

*Note: all PLSS witness monuments were found and verified. A-E 7.08(1)(c)

LEGEND

- IRON PIPE FOUND (1 3/8" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- ⊕ SET CUT '+' IN CONCRETE
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

This Certified Survey Map Contains
8,757 Square Feet
0.20 Acres

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

PREPARED FOR:
REFINEJENIFER, LLC
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MADISON, WI 53703

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