



July 2, 2021

TO:  
City of Madison Planning Division  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd Suite 017  
Madison, WI 53703

RE:  
Letter of Intent – Landmarks Commission Approval

**PROJECT:**  
Hamilton Building Exterior Upgrade  
101 North Hamilton Street, Madison, WI

AY PROJECT # 71002

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Commission members,

The following is submitted together with the renderings and application for review by the Landmarks Commission. With this application we will be requesting Final Approval of the current proposed design.

**OWNER/ DEVELOPER:**  
TangFeng Company, LLC  
733 Struck St. #44624  
Madison, Wisconsin  
609-489-1346  
Contact: Greg Thomas  
gregthomas@tfcolc.com

**CONTRACTOR:**  
Harmony Construction Management  
906 Jonathon Drive  
Madison, Wisconsin  
608-224-3310  
Contact: Jason Jackson  
jjackson@harmonycm.net

**ARCHITECT:**  
Angus-Young  
16 North Carroll Street - Suite 610  
Madison, Wisconsin  
608-756-2326  
Contact: Emily Mader- Kiley  
e.mader-kiley@angusyoung.com



## PROJECT LOCATION:

The existing building is located at 101 North Hamilton Street. The property is bounded on the north by North Webster Street, and to the east by East Mifflin Street. It is located in Aldermanic District 4.

## PROJECT DESCRIPTION:

This project focuses on upgrading the existing facade of a Landmarks building. We plan to liven up the East Mifflin Street facade by refreshing the paint and adding windows to allow more light into the building.

## DESIGN CONCEPT:

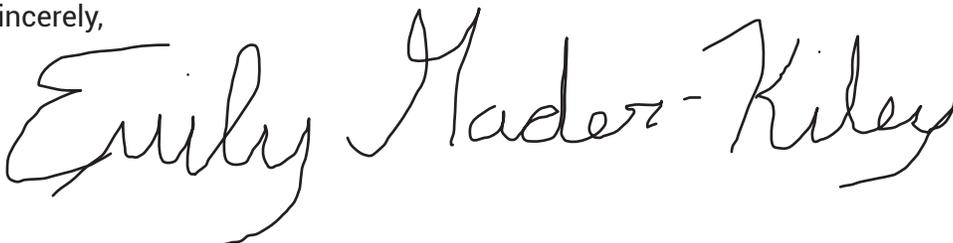
The project aims to respectfully restore the original uniqueness of the building, while engaging and celebrating the existing features and materials. The original materials of the building, masonry and sandstone, differentiated themselves from the adjacent buildings. To highlight these textures, we selected a gray toned color pallet, which adds definition to the existing materials, while also hiding any blemishes that have developed over the years. The proposed colors also bring back the building's original design intent of standing out from its surroundings. Currently, the existing building is painted a similar color pallet to its neighbor located at 112 East Mifflin, making the building blend in and almost disappear when looking at it from the East Mifflin perspective. The building does contain an original window on the second floor in which we plan to restore and paint to match the new color pallet.

The design consists of six new window openings along the East Mifflin facade. The added windows will not only bring light into the interior space, but also create a proportion that is more conducive to pedestrians. The East Mifflin side does contain an original window opening that has since been filled in with plywood. To make this more aesthetically pleasing, while also paying tribute to its historical purpose, we will fill the opening in with brick. This will allow the opening to still be distinguished from the rest of the facade. The second floor windows on the front facade will also be brought back to their original arched style, complementing their larger parent windows on the first floor.

Both doors on the East Mifflin facade will be replaced to match the entry door on the front of the building. While the openings are original to the building, the physical doors are not. The new proposed entry door style will both add additional entrances for multiple tenants and encourage more pedestrian interaction. We are also proposing an added limestone base on the East Mifflin facade to cover up existing damage that has occurred to the base of the sandstone and also prevent future damage. Lastly, the "wood look" panel signage board will complement the color of the wood doors, while also breaking up the otherwise plain facade.

Thank you for your time reviewing our proposal. We are looking forward to your support and feedback!

Sincerely,



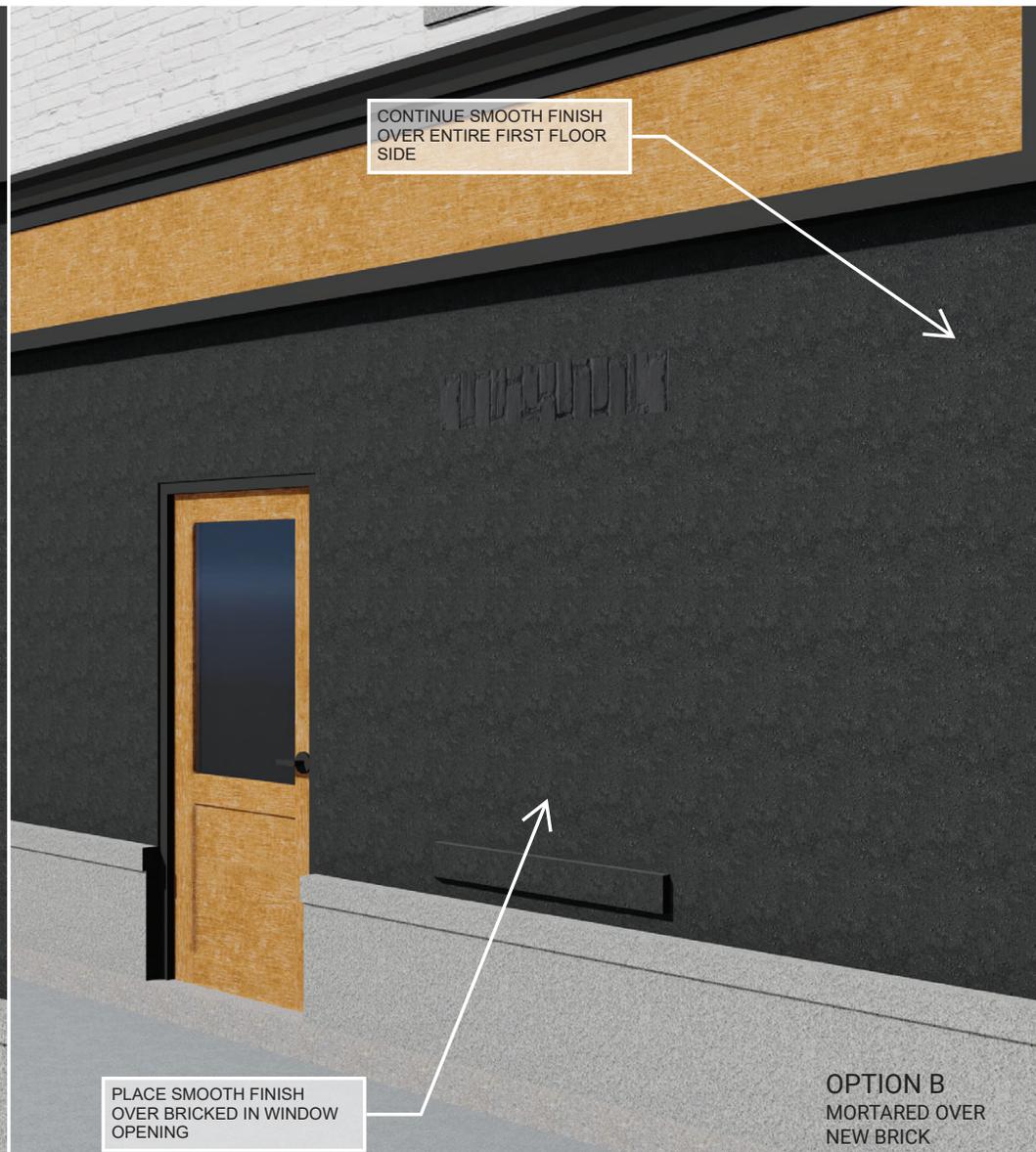
Emily Mader- Kiley, Assoc. AIA  
Angus-Young















# 5800

ALUMINUM DOUBLE HUNG WINDOW



800.475.5061 | [gerkin.com](http://gerkin.com)

# 5800

## ALUMINUM DOUBLE HUNG WINDOW

### DECADES OF PROVEN PERFORMANCE

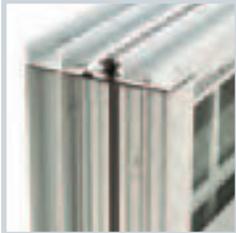
The 5800 Double Hung window has been tested to be used in sizes up to 60"x 99". The air infiltration rate is an amazing .03! This window features a 4 5/16" frame, block and tackle balances with an ultra-lift option, 1" insulated glass, and tilt sash operation. Both sashes operate and automatically lock into position when closed. Standard options include nail fins, subframe, panning and two anodized finishes.



# 5800

## ALUMINUM DOUBLE HUNG WINDOW

### 5800 DOUBLE HUNG | DETAILS

**Thermal Bar Break System:**

4 5/16" frame depth with a thermal bar break system is used to enhance the thermal values of the frame and sash.

**Frame & Sash Corners:**

All frame and sash corners use polyethylene gaskets for tighter air and water seals.

**Flush Mount Tilt Latches:**

We use attractive flush mount tilt latches, allowing both sashes to tilt in for easy cleaning and removal.

**Sill Locks:**

The lower sash uses an automatic latching system with the use of spring loaded sill locks. This eliminates the need for cam locks and offers instant security when the window is closed.

**Self-Latching Locks:**

Self-latching locks on the top sash at the head keep the top sash from dropping down while operating the lower sash. The top sash is fully functional and can be operated or tilted in for cleaning.

**Color Options:**

- White
- Clear Anodized
- Dark Bronze Anodized

**Sloped Sill:**

The double hung incorporates a sloped sill which eliminates the need for weeps under the sash. This allows for superior water drainage.

**Window Balances:**

The window balances are available in Class 1 or Class 5 options. Class 1 balances lift 30% of the sash weight while Class 5 lifts 70% of the sash weight.

**Balance Shoes:**

Balance shoes easily release the sash after tilting in to 90 degrees. This eliminates the need to raise one balance higher than the other, thus making removal easier.

**Sash Interlock:**

The upper and lower sashes interlock together which helps reduce deflection and creates a snug fit for a superior air infiltration rate.

**Weatherstripping:**

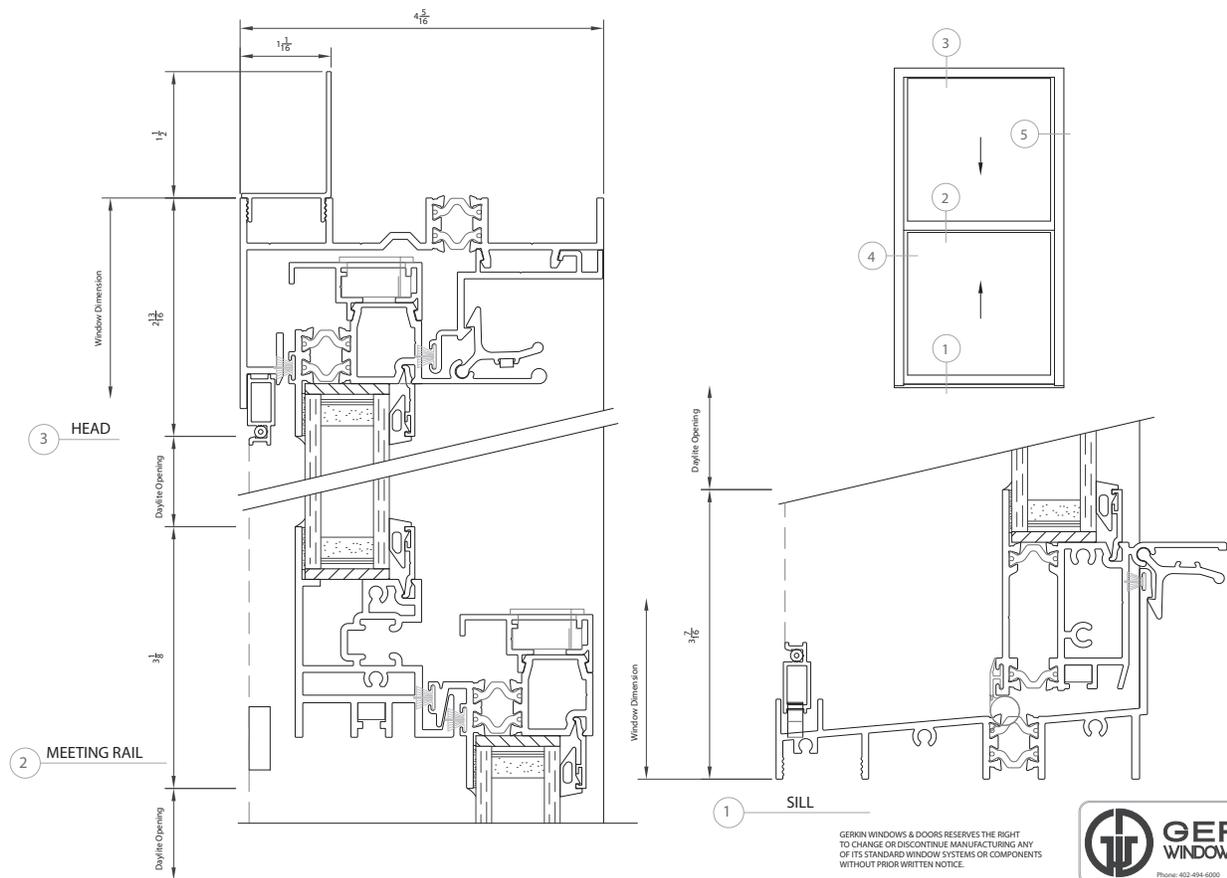
The double hung sash and frame have multiple weatherstrip locations uniquely positioned so that weatherstripping is never disconnected, which results in outstanding air infiltration performance.

# 5800

## ALUMINUM DOUBLE HUNG WINDOW

### 5800 DOUBLE HUNG | DETAILS

02/16/2015



02/16/2015

GERKIN WINDOWS & DOORS RESERVES THE RIGHT TO CHANGE OR DISCONTINUE MANUFACTURING ANY OF ITS STANDARD WINDOW SYSTEMS OR COMPONENTS WITHOUT PRIOR WRITTEN NOTICE.



SHEET NO:

1

5800 SERIES DOUBLE HUNG



# 5800

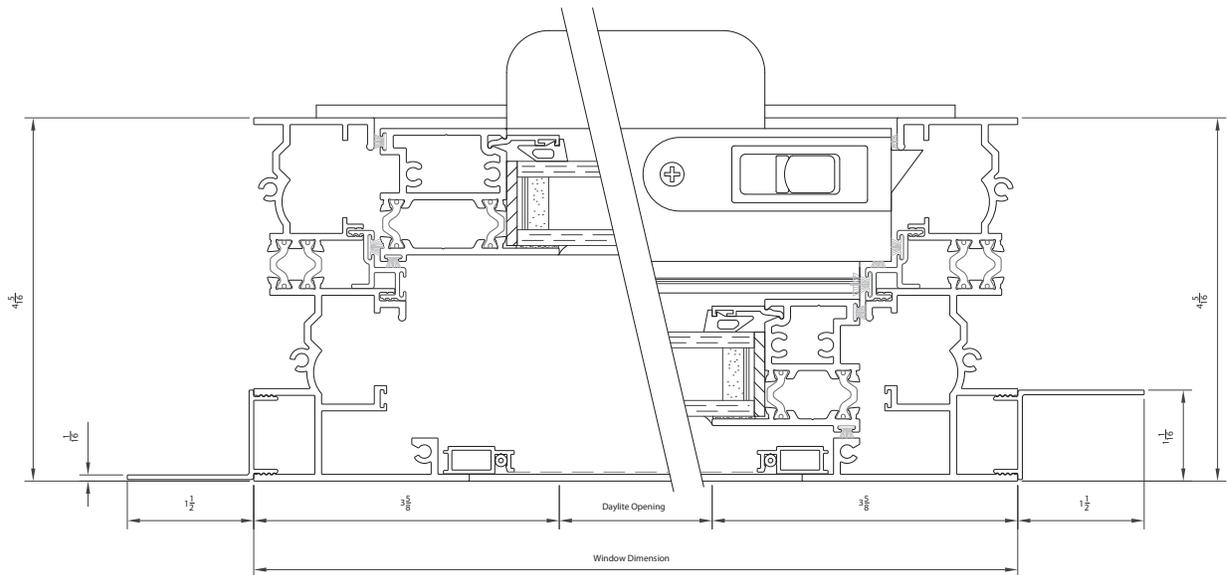
## ALUMINUM DOUBLE HUNG WINDOW

### 5800 DOUBLE HUNG | DETAILS

SHEET NO:

2

5800 SERIES DOUBLE HUNG



6 Jamb At Lower Sash W/ Flush Flange (Optional)

6 Jamb At Upper Sash W/ Flange



# 5800

## ALUMINUM DOUBLE HUNG WINDOW



### 5800 DOUBLE HUNG | TEST RESULTS

NFRC   TEST RESULTS	
U-Value w/LoÉ³/Argon	.45
Solar Heat Gain Coefficient	.20
Visible Transmittance	.46
Condensation Resistance	43
U-Value Air Only*	.48

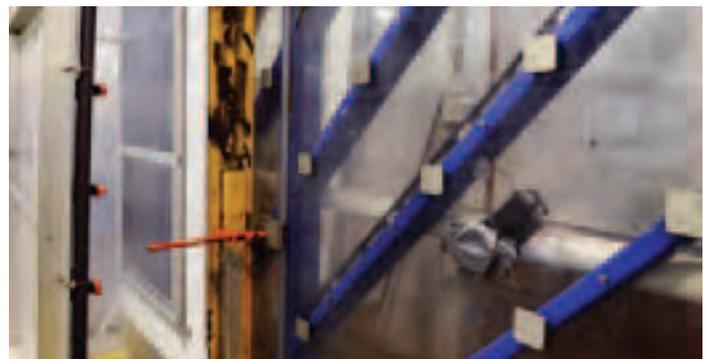
AAMA   TEST RESULTS	
Test Window   60" x 99"	
Class	CW-PG50-H
Air Infiltration	.03 cfm/sq.ft. @ 25 mph
Water	8.25 psf
Structural Wind Load	82.5 psf
Indoor/Outdoor Sound Transmission Class	N/A
Sound Transmission Class (w/ 1/4 LAM X 1/8 A)	N/A

AAMA   TEST RESULTS	
Test Window   60" x 99"	
Class	LC-PG55-H
Air Infiltration	.03 cfm/sq.ft. @ 25 mph
Water	8.25 psf
Structural Wind Load	82.5 psf
Indoor/Outdoor Sound Transmission Class	N/A
Sound Transmission Class (w/ 1/4 LAM X 1/8 A)	N/A

\*U-Values for our windows with 1/8" 366 LoÉ³ glass, air only, 1/8" clear glass, no muntins or argon in the air space.

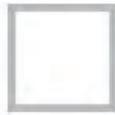
Tested and Certified to AAMA/WDMA/CSA 101/ILS.2 A440-08

U-Value/SHGC/VT/CRF Tested to NFRC 100/200/500



800.475.5061 | gerkin.com

## 5800 SERIES | COLORS



WHITE



CLEAR ANODIZED



DARK BRONZE ANODIZED



Note: Custom colors are available



5500

ALUMINUM FIXED WINDOW



800.475.5061 | [gerkin.com](http://gerkin.com)

# 5500

## ALUMINUM FIXED WINDOW

### DECADES OF PROVEN PERFORMANCE

The 5500 fixed windows are designed with performance in mind. These windows perform so well in NFRC thermal tests they have been used in 5-Star Green Build projects, Net Zero housing and numerous LEED certified projects.



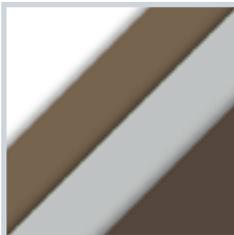
# 5500

## ALUMINUM FIXED WINDOW

### 5500 FIXED | FEATURES



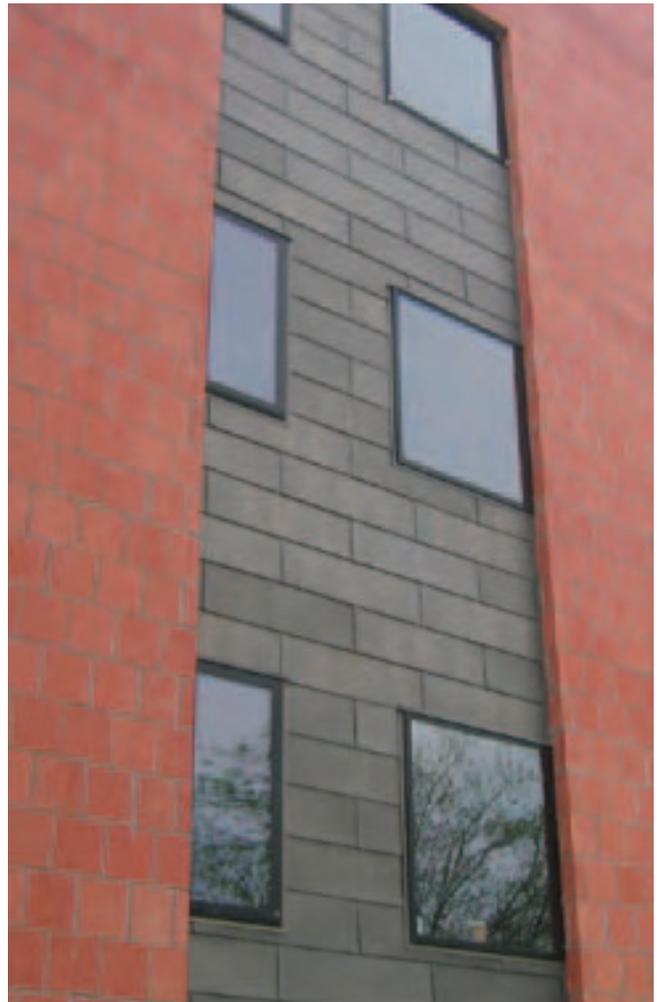
2 3/8" Thermally Broken Frame Depth:  
We use double wall construction and a thermally broken frame and sash for improved thermal efficiency.



Color Options:  
White  
Bronze  
Clear Anodized  
Dark Bronze Anodized



Insulated Glass:  
Overall glass thickness is 1". We offer several stocked glass options as well as numerous special order options.

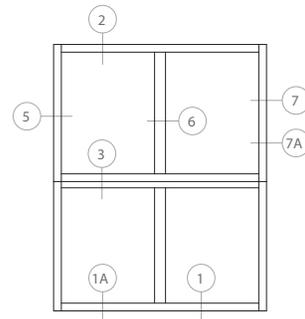
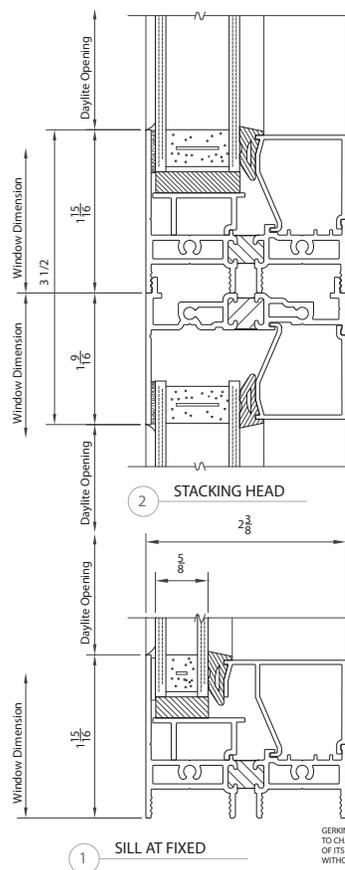
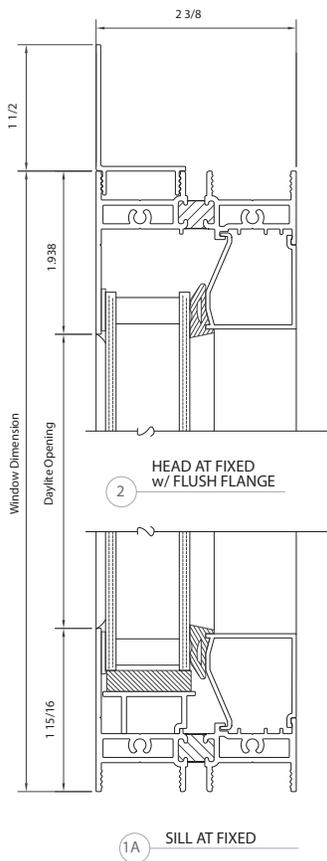


# 5500

## ALUMINUM FIXED WINDOW

### 5500 FIXED | FEATURES

0039061



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SHEET NO:

1

5500 SERIES FIXED WINDOW



# 5500

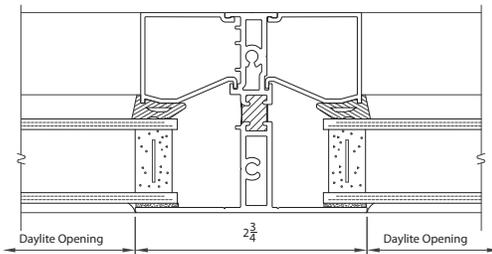
## ALUMINUM FIXED WINDOW

5500 FIXED | FEATURES

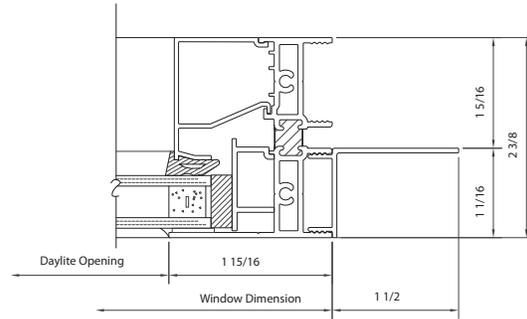
SHEET NO:

2

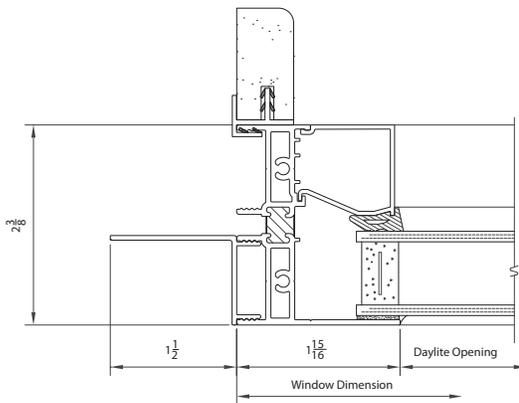
5500 SERIES FIXED WINDOW



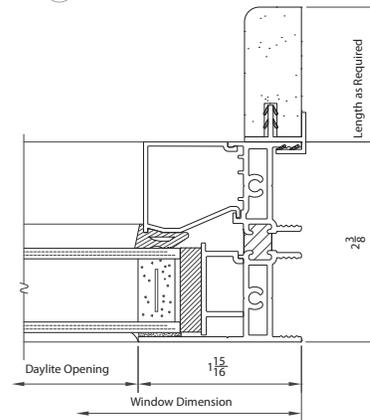
5 TRUE MUNTIN



6A JAMB AT FIXED W/  
5/8" GLAZING



4 JAMB AT FIXED W/  
OPTIONAL NAILING FLANGE &  
OPTIONAL EXTENSION JAMB



6 JAMB AT FIXED W/  
OPTIONAL EXTENSION JAMB



02100802

06WLD0205 C00A

# 5500

## ALUMINUM FIXED WINDOW



### 5500 FIXED | TEST RESULTS

#### NFRC | TEST RESULTS

U-Value w/LoÉ³/Argon	.34
Solar Heat Gain Coefficient	.24
Visible Transmittance	.55
Condensation Resistance	46
U-Value Air Only*	.38

#### AAMA | TEST RESULTS

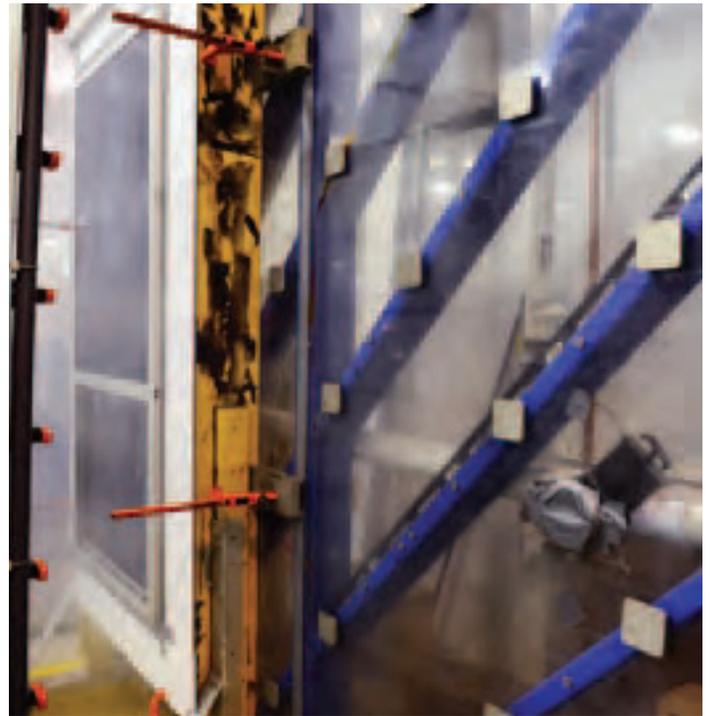
Test Window   72" x 72" and 48" X 96"	
Class	CW-PG80-FW
Air Infiltration	<.01 cfm/sq.ft.
Water	12.00 psf
Structural Wind Load	120.0 psf
Indoor/Outdoor Sound Transmission Class	29
Sound Transmission Class (w/ 1/4 LAM X 1/8 A)	35
AAMA Rating	

\*U-Values for our windows with 1/8" 366 LoÉ³ glass, air only, 1/8" clear glass, no muntins or argon in the air space.

Tested and Certified to AAMA/WDMA/CSA 101/I.S.2 A440-08

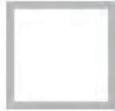
\*U Values and CRF Values, tested with 1" insulating glass w/LoÉ³

U-Value/SHGC/VT/CRF Tested to NFRC 100/200/500



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## 5500 SERIES | COLORS



WHITE



BRONZE



CLEAR ANODIZED



DARK BRONZE ANODIZED

