

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
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635

CITY OF MADISON

SEP 5 2017



Planning & Community
& Economic Development

1. LOCATION

Project Address: 1407-1409 WILLIAMSON ST. Aldermanic District: 6

2. PROJECT

Project Title/Description: WINDOW REPLACEMENT

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 #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Ryan W. Zerwer Company: Proud House Properties LLC

Address: 1111 Oak Way Madison WI 53705

Street City State Zip

Telephone: (608) 338-5403 Email: RYAN.ZERWER@GMAIL.COM

Property Owner (if not applicant): _____

Address: _____

Street City State Zip

Property Owner's Signature: [Signature] Date: 9/5/17

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 4:30pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. 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/planning/documents/LandmarksDates.pdf>

September 5, 2017

To the Landmarks Commission:

Proud House Properties LLC proposes to replace 7 double hung windows at the property located at 1407-1409 Williamson Street.

The windows are located in the following areas of the building:
4 in the front (facing Williamson) on the second floor and attic level
1 on the eastern side of the building (stairwell location on interior)
2 in the rear on the attic level

The existing windows have deteriorated beyond the point of reasonable restoration or rehabilitation. The window frames and sills are rotted and years of "band aid" fixes by previous owners have rendered them largely non-functional. As large voids exist where rotting has occurred and the glass has separated from the frame in many places, the existing windows offer very little thermal benefit. With the sills being rotted out on the upper windows, the building struggles with ceiling leaks on the lower levels during significant rain events.

We proposed replacing the existing windows with windows that features a vinyl exterior (white) and fiberglass composite interior (simulated wood grain). The window style will be comparable to what presently exists - double hung windows with no grillwork.

This window replacement project will not only help keep the overall structure from deteriorating further due to rain damage, but will also provide significant gains in energy efficiency. From an aesthetic perspective, the replacement will also allow us to dispose of the aluminum storm/screen windows that offer no historic value and obscure the view of the existing windows.

We look forward to your reviewing our proposal and will gladly answer any questions.

Sincerely,

Ryan W. Zerwer
Owner
Proud House Properties, LLC

Existing Exterior Condition



Existing Interior Condition



