

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

Project Address: 103 LANGDON STREET Aldermanic District: _____

2. PROJECT

Project Title / Description: 3RD FLOOR WINDOW REPLACEMENT

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

- ☐ Alteration / Addition to a Designated Landmark
- ☐ Land Division/Combination of Designated Landmark site
- ☐ Alteration / Addition to a building adjacent to a Designated Landmark
- ☒ Alteration / Addition to a building in a Local Historic District (specify):
 - ☒ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ Land Division/Combination in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ New Construction in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ Demolition
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific submission requirements.)
- ☐ Other (specify): _____

PLANNING DIVISION USE ONLY	Registrar #

3. APPLICANT

Applicant's Name: NATE YAHN Company: JH FINDORFF

Address: 300 S. BEDFORD ST., MADISON, WI

Telephone: 608-609-5683 E-mail: nyahn@findorff.com

Property Owner (if not applicant): Delta Gamma House Corporation, Laura Stoller, President

Address: 103 Langdon St

Property Owner's Signature: Laura M Stoller Date: 2/3/17

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, T/P or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MCO). 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 4:30 p.m. 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 submittal date or incomplete applications will be postponed to the next scheduled filing time.

Dear Ms. Scanlon,

I apologize for not being to attend your meeting with Nate Yahn of Findorff a couple of weeks back relative to the deteriorating windows on the Delta Gamma House at 103 Langdon Street. I will be happy to meet with you when I return to Madison in April. But we would prefer to order the windows more quickly than that to ensure that we can address some issues this summer. I offer the following additional reasoning to support the proposal to replace the deteriorating windows in the Langdon House Dining Room and the third floor bedrooms:

Progress to this point:

During the past 7 years, the House Corporation of Delta Gamma's Omega Chapter has contributed a significant amount of monetary and volunteer resources to renovate both the main Langdon Street House and The Annex after years of neglect. A comprehensive plan of action was developed and a capital campaign conducted to address the very considerable needs of both houses.

The restoration plan calls for the expenditure of \$300,000 for the repair and restoration of the windows in the two facilities. \$105,000 of that went to the repair and restoration of the stained -glass edging that makes the Annex windows so distinctive. The roof and 8 gables of the Annex roof were also repaired.

The Langdon Street House received the bulk of the attention this past summer. Five bathrooms were renovated; the circuit breakers and alarm systems updated. The plumbing was also addressed including the addition of a first-floor handicap bathroom.

This Summer:

The summer of 2017 was designated as the time to begin work on the windows in the Langdon Street house. The third floor bedroom windows and the arched windows in the dining room are the main concerns at this point. The dining room windows are disintegrating as the zinc is very brittle and the glass extremely fragile. Bruce Peterson, a consultant with Hellenbrand, reviewed the windows in the summer of 2016 and stated that the windows were in ragged shape and needed to be replaced. Bruce noted that the unique design of the dining room windows - with their arches and numerous panes - makes them poor candidates for restoration.

The condition of the nearly 100 year old Langdon Street House windows is rapidly declining as noted by the following additional outside sources.

Kelly Hofmeister of The Window Design Center twice (in December of 2016 and again in February 2017) reviewed the windows and found a significant amount of wood rot and decomposition of the glass and frames. As she put it, "the windows in this house are shot."

Findorff Construction studied the paint composition of the outside windows last summer when the bathroom renovation began. The chemical analysis revealed a high level of lead in the paint. The Findorff study also detected some asbestos in the original windows.

The Madison firemen that usually wash the windows in the fall, have now refused to work on them the last two years stating that the windows are too rickety and fragile.

The Marvin replacement windows we have selected are exact replicas of the present windows. The National Park Service has chosen this company to use when replacing windows in historic buildings throughout the United States. The replacement windows have an increased R value in the gasses between the glass. We believe they will prove to be a superior window both in terms of warmth and length of service. These windows are made to last over 100 years.

I apologize that I could not come and meet with you to discuss our window project. I have been in Florida since the end of December and will not be returning until April 1st. It is my position on the House Corporation of Delta Gamma to work on overseeing the windows in both houses. I would be more than willing to discuss our project in more detail over the phone or by email.

Thank you for your consideration.

Linda Lloyd Maier,

Delta Gamma House Corp Member

Regards,

Linda Lloyd Maier

Delta Gamma House Corporation

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608-628-1606























