

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL-100, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

Project Address: 1139 WILLIAMSON ST. Aldermanic District: 6

2. PROJECT

Project Title / Description: 1139 WILLIAMSON LLC: TWO-FLAT

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: TODD BARNETT Company: BARNETT ARCHITECTURE LLC
 Address: 118 N. BREESE TERRACE SUITE E MADISON WI 53726
 Telephone: 608-233-4588 E-mail: todd@barnettarchitecture.com
 Property Owner (if not applicant): 1139 WILLIAMSON LLC MICHAEL & ELAINE CHAN
 Address: 130 DRAFTWOOD LANE TRUMBULL, CT 06611
 Property Owner's Signature: Michael Chan Elaine Chan Date: 9/15/2017

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 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- ☒ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☒ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☒ Electronic files (via email) of submission materials (see below).
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- ☒ Architectural drawings reduced to 11" x 17" or smaller pages which may include: *8 1/2 x 14*
 - ☒ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - ☒ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☒ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☒ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☒ Photographs of existing conditions;
 - ☒ Photographs of existing context;
 - ☐ Manufacturer's product information showing dimensions and materials;
 - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552



Barnett Architecture

May 15, 2017

Ms. Amy Scanlon, Registered Architect and Preservation Planner
Cit of Madison Planning Division
City of Madison
126 South Hamilton Street

P 608.266.6552

E ascanlon@cityofmadison.com

Re: 1139 Williamson Street
Landmarks Commission Application
Madison, WI 53705

Dear Ms. Scanlon and Members of the Landmarks Commission:

Attached please find the following for review for the proposal at 1139 Williamson Street:

- A. (1) Letter of Intent
- B. (1) Application Form
- C. (2) Proposal Drawings Dated 5-15-2017

The information presented in this document is proposed as the Letter of Intent

The proposal for 1139 Williamson Street is for the demolition of the existing structure and construction of a new building. The existing building is a one-story structure with a partial basement constructed from wood framing. Gary Tipler researched the history of the building from available resources and his findings are included in the drawing packet.

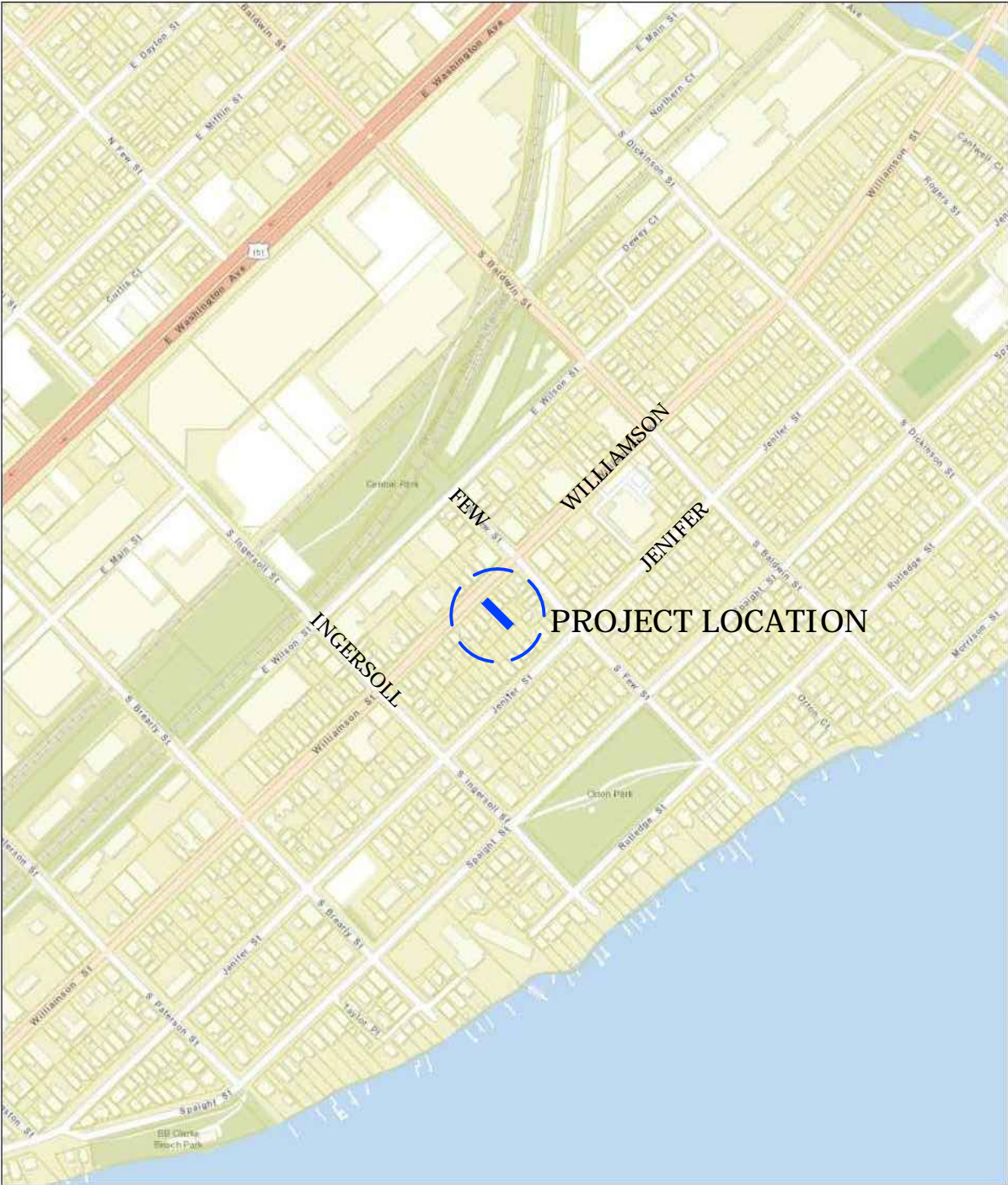
The proposed building is for a two-flat structure providing for two units each with three bedrooms, two baths, laundry, typical living/kitchen/dining spaces and front and rear porches. Two surface parking stalls, four bicycle stalls, refuse/recycling and open space are provided at the rear of the site.

Please let me know if you require any further information.

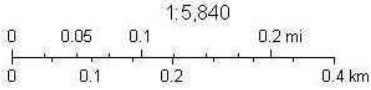
Thank you.

Sincerely,

Todd Barnett, ALA
Architect/Managing Partner



May 9, 2017
Tax Parcels



- DRAWING INDEX
- 1 COVER SHEET-LOCATION PLAN
 - 2 VISUALLY COMPATIBLE AREA AND HISTORIC BUILDING REPORT
 - 3 CONTEXT PHOTOGRAPHS
 - 4 EXISTING BUILDING PHOTOGRAPHS
 - 5 ARCHITECTURAL PROPORTIONS
 - 6 SITE SURVEY
 - 7 SETBACK SURVEY
 - 8 EXISTING SITE PLAN
 - 9 PROPOSED SITE PLAN
 - 10 BASEMENT FLOOR PLAN
 - 11 FIRST FLOOR PLAN
 - 12 SECOND FLOOR PLAN
 - 13 NORTH AND SOUTH ELEVATIONS AND CONTEXT MASSING ELEVATIONS
 - 14 EAST ELEVATION
 - 15 WEST ELEVATION

OWNER
1139 WILLIAMSON LLC
MICHAEL CHAN AND ELAINE WANG

HISTORIC BUILDING REPORT
GARY TIPLER

LANDSCAPE ARCHITECT
TO BE DETERMINED

SURVEYOR (pending)
WILLIAMSON SURVEYING
104 A WEST MAIN STREET
WAUNAKEE, WI 53597

GENERAL CONTRACTOR
TO BE DETERMINED



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STUDY FOR:
1139 WILLIAMSON LLC
APARTMENTS

1139 Williamson Street
MADISON, WI 53711

Concept Design

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES
5-22-2017

LANDMARKS SUBMISSION

1 SITE CONTEXT MAP

NOT TO SCALE



1139 WILLIAMSON STREET HISTORICAL SUMMARY

Notes prepared by Gary Tipler. 5/17/2017

Description: NE 38 feet of Lot 7, Block 183, City of Madison Original Plat.

According to Sanborn maps, a small one-and-two-story house that predated the existing one-story building had stood on the site in the early 1890s and likely earlier. It is believed that a fire may have destroyed the house around 1914 and the house, owned by R. H. Gallagher, was demolished. The existing one-story building was built in 1927 as a commercial building fronting on the Williamson Street property line.

Thomas W. Woods, a janitor, had owned the house next door at 1137 Williamson for a short time when he bought the lot in 1919. It wasn't until 1927 that he built the building.

Early uses are unknown except as a residence until a second-hand shop and residence occupied it in the 1940's. The building likely served as both a shop and a residence intermittently throughout its history. It served as an office for an environmental emissions business in the 1970s. Used thereafter exclusively as a residence, it was remodeled in 1982 giving it its present appearance by removing the commercial flat roof edge and adding a gable roof.

There is nothing of architectural significance nor anything of apparent historical significance of the building's history.



Photo: Winnie Lacy, view looking south at 1139 Williamson, center left, circa 1953.



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2 HISTORIC BUILDING REPORT

NOT TO SCALE

1 VISUALLY COMPATIBLE AREA

NOT TO SCALE



1 SITE SIDE PANORAMA
NOT TO SCALE

SITE



2 EXISTING BUILDING
NOT TO SCALE



3 OPPOSITE SIDE STREET
NOT TO SCALE



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SPACED WINDOWS
NARROW HORIZONTAL SIDING



WIDE HORIZONTAL SIDING



12/12 ROOF SLOPE



GANGED WINDOWS



SPACED WINDOWS
12/12 ROOF SLOPE

1 WINDOW PROPORTIONS, PATTERNS, MATERIALS AND ROOFS - ADJACENT BUILDINGS

NOT TO SCALE



PUNCHED WINDOW OPENINGS
FLAT ROOF

2 WINDOW PROPORTIONS, PATTERNS, MATERIALS AND ROOFS - OPPOSITE BUILDINGS

NOT TO SCALE



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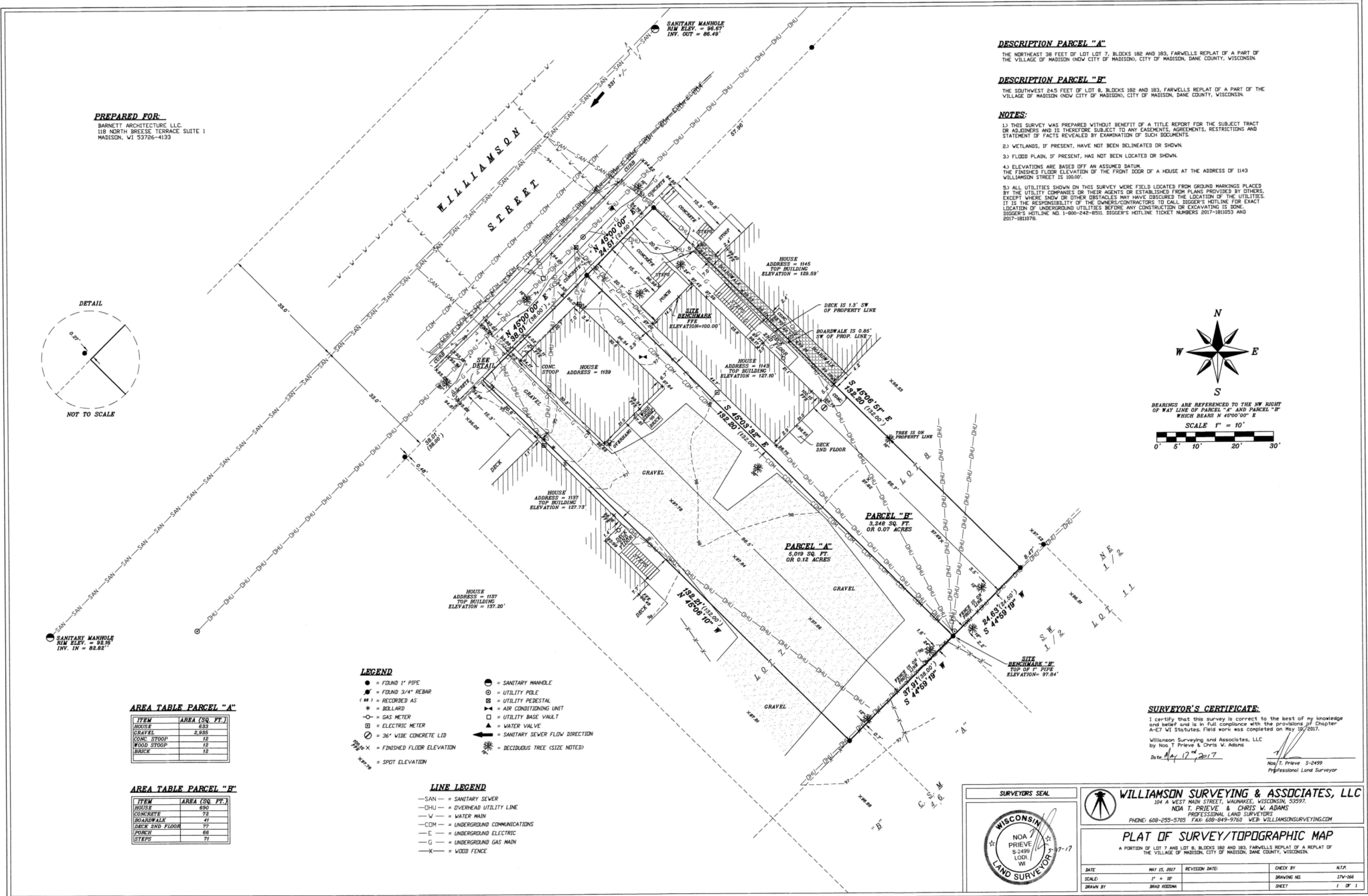
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1 SITE SURVEY
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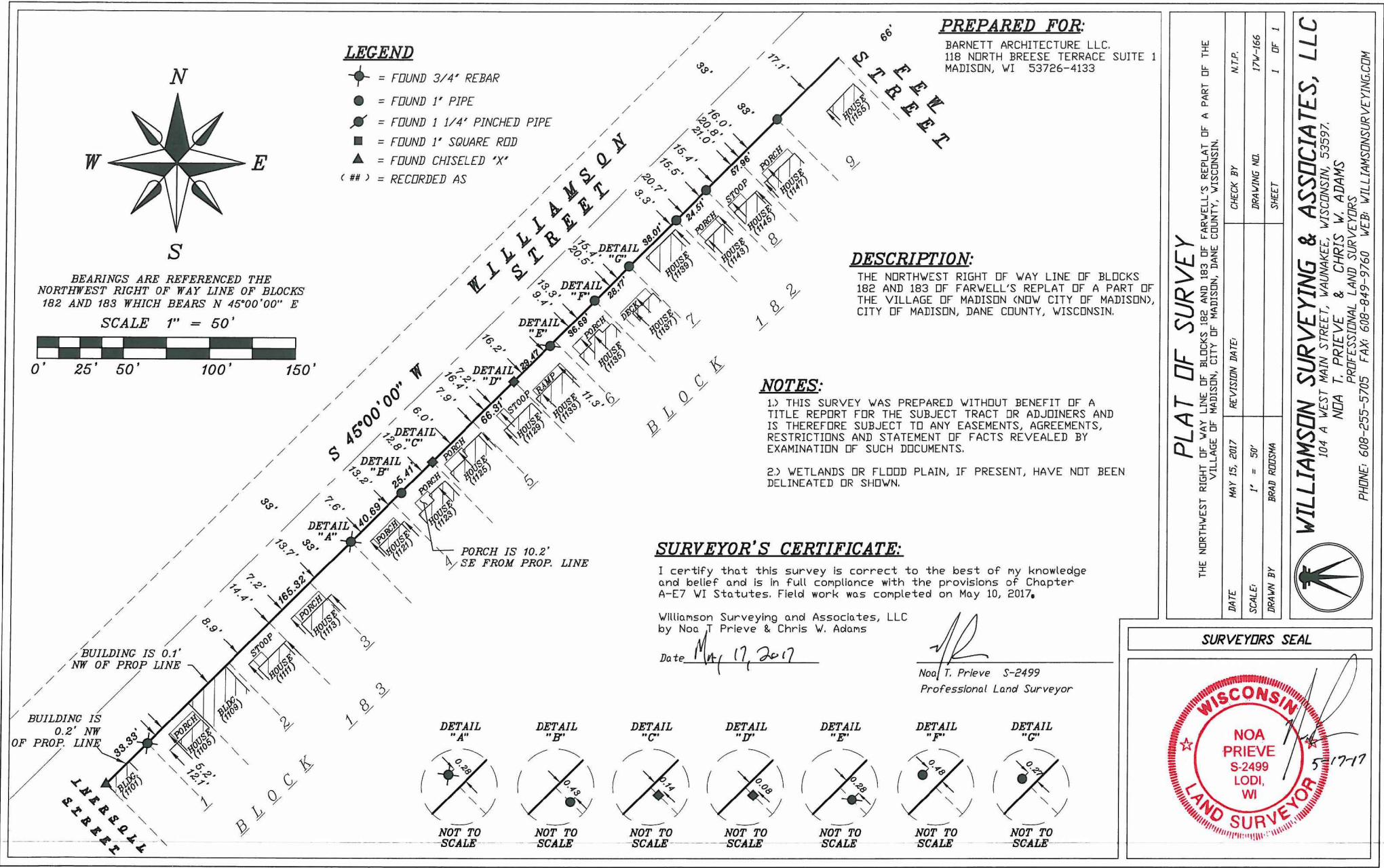
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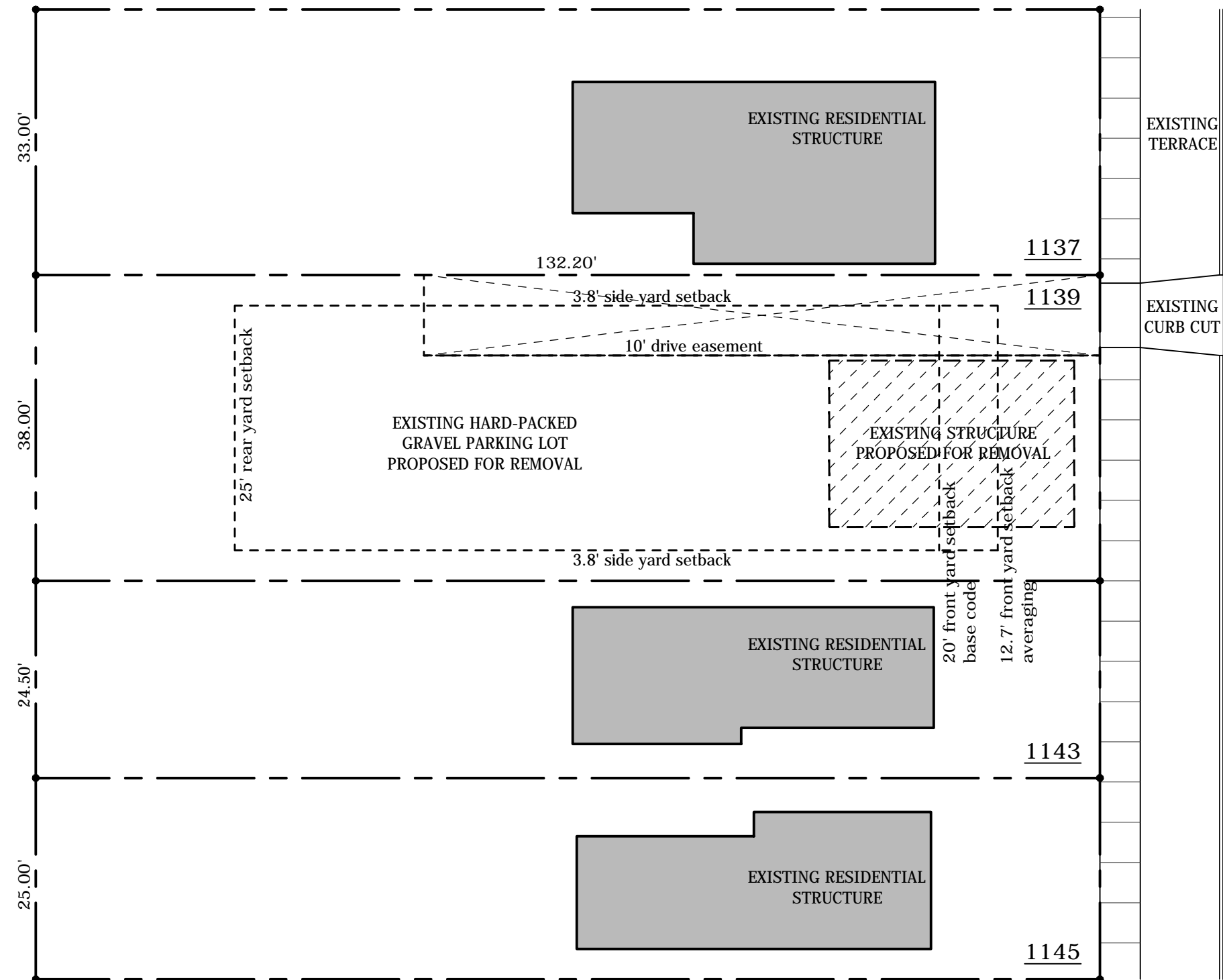
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1 BUILDING SETBACK SURVEY

NOT TO SCALE



1 SITE - EXISTING

SCALE: 1/16" = 1'-0"



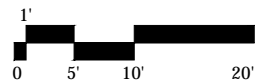
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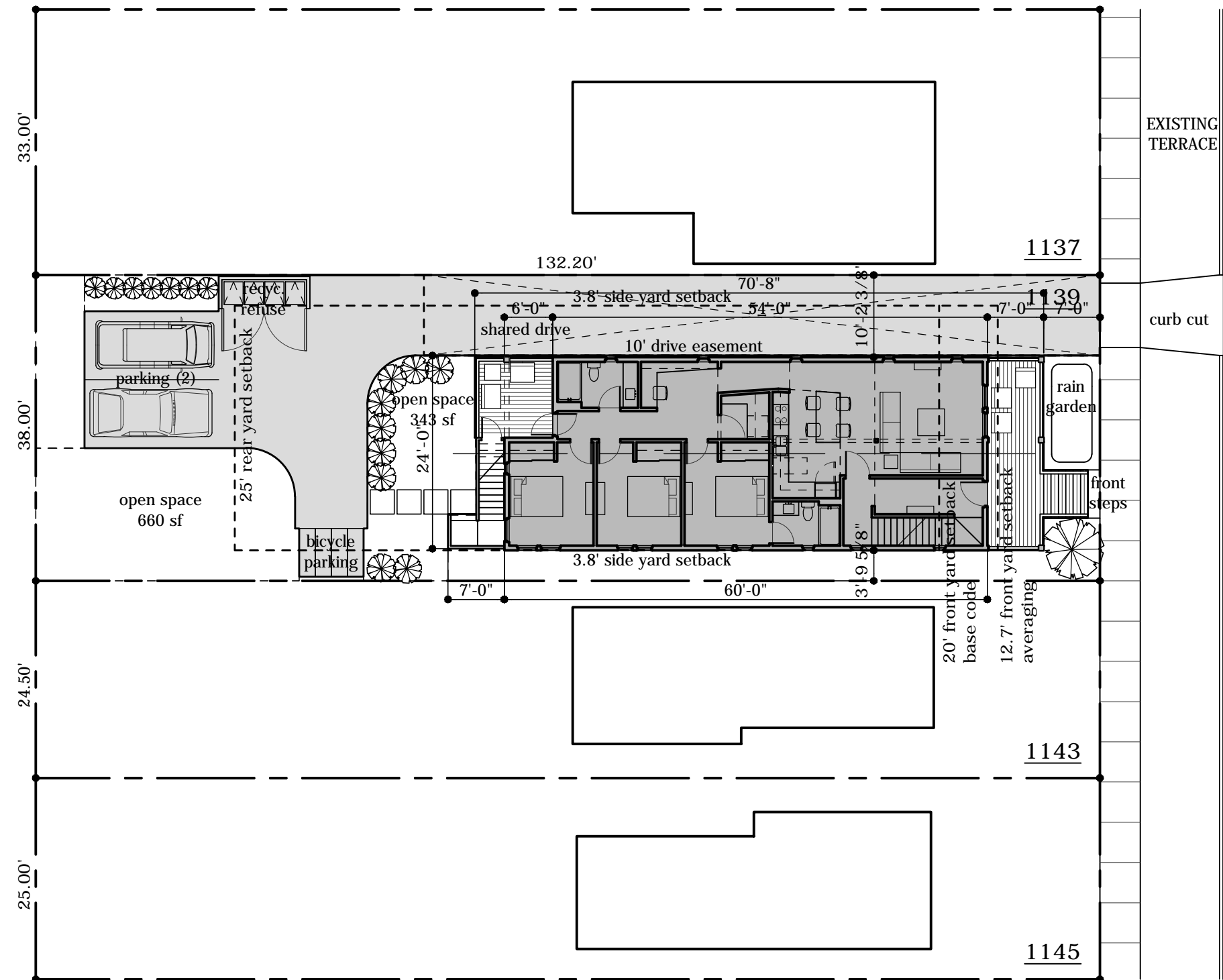
PLAN
NORTH



TRUE
NORTH

8

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1 SITE - PROPOSED

SCALE: 1/16" = 1'-0"

WILLIAMSON STREET



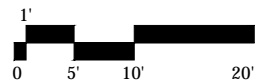
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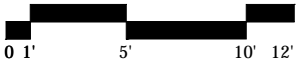
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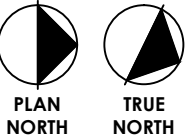
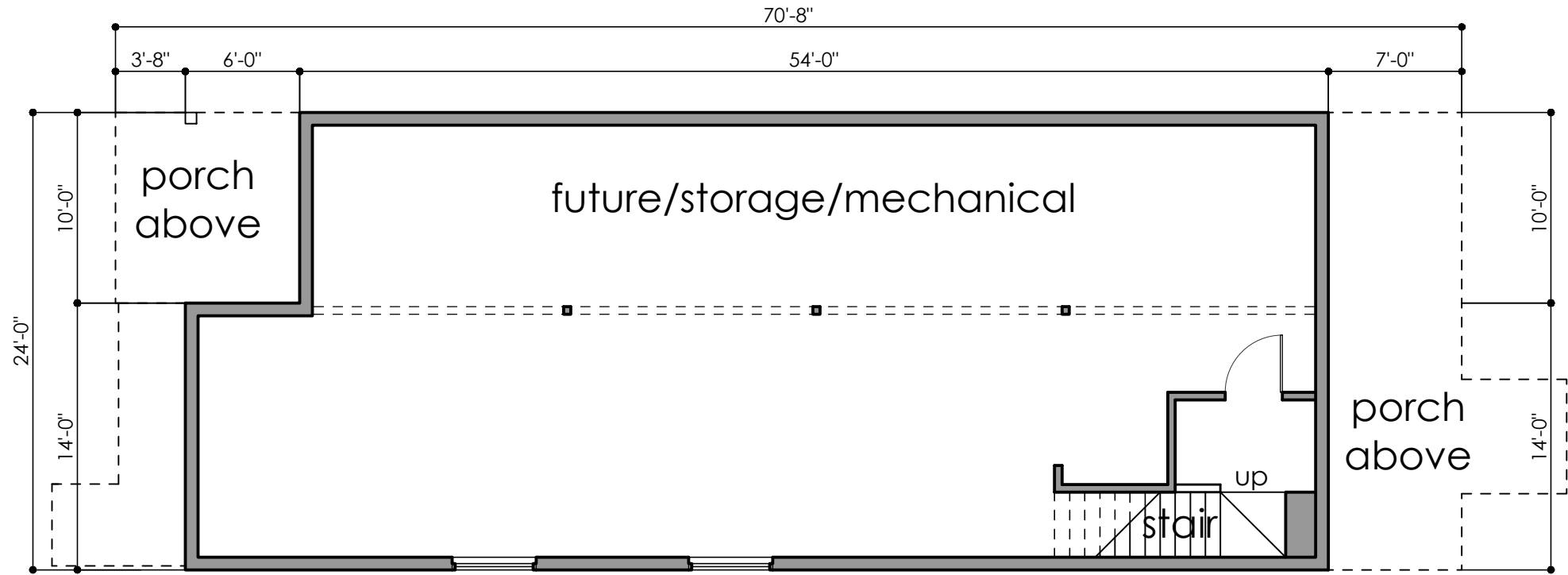


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1 BASEMENT

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



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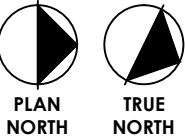
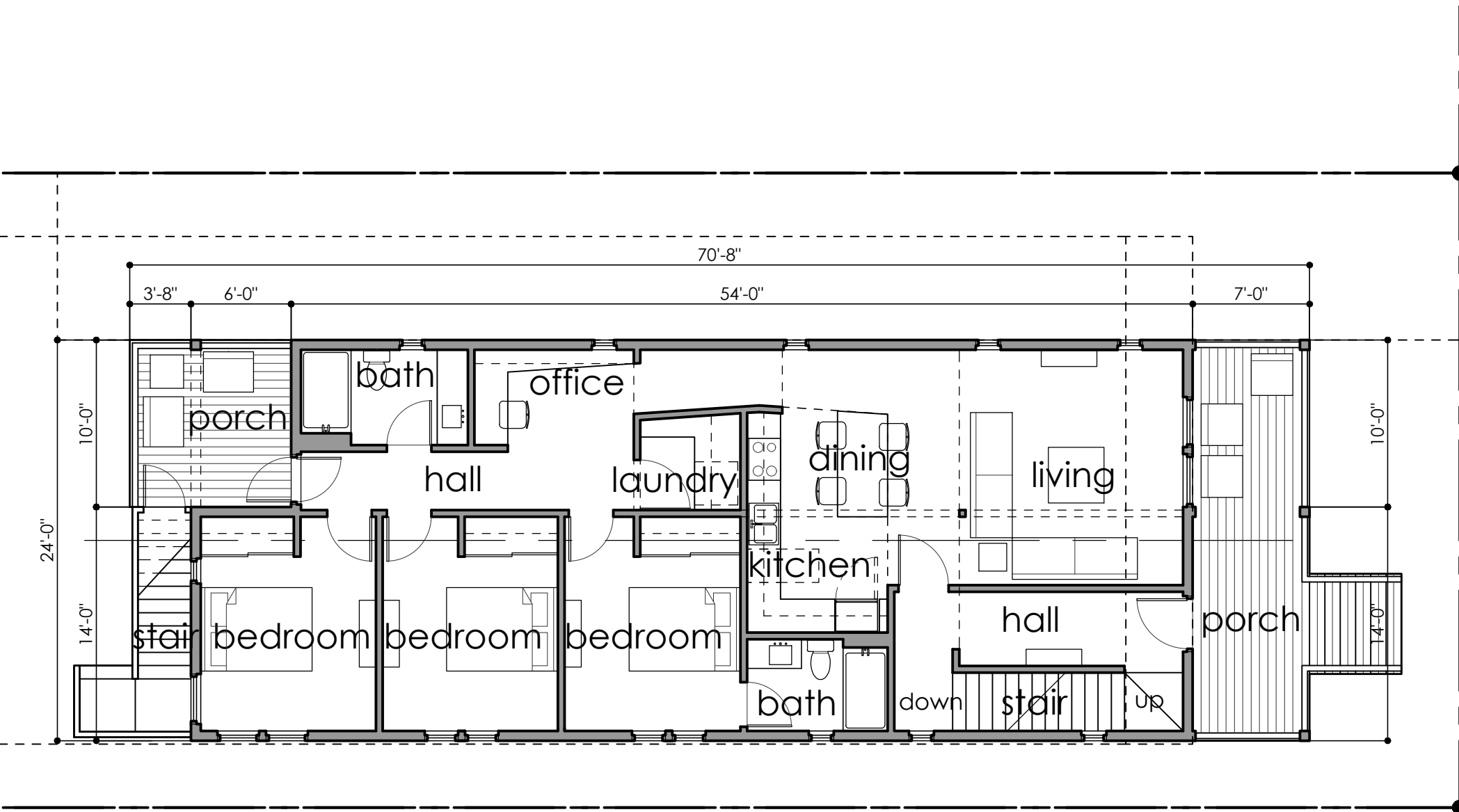


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1 FIRST FLOOR

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



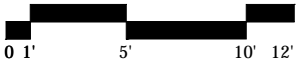
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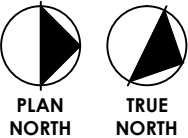


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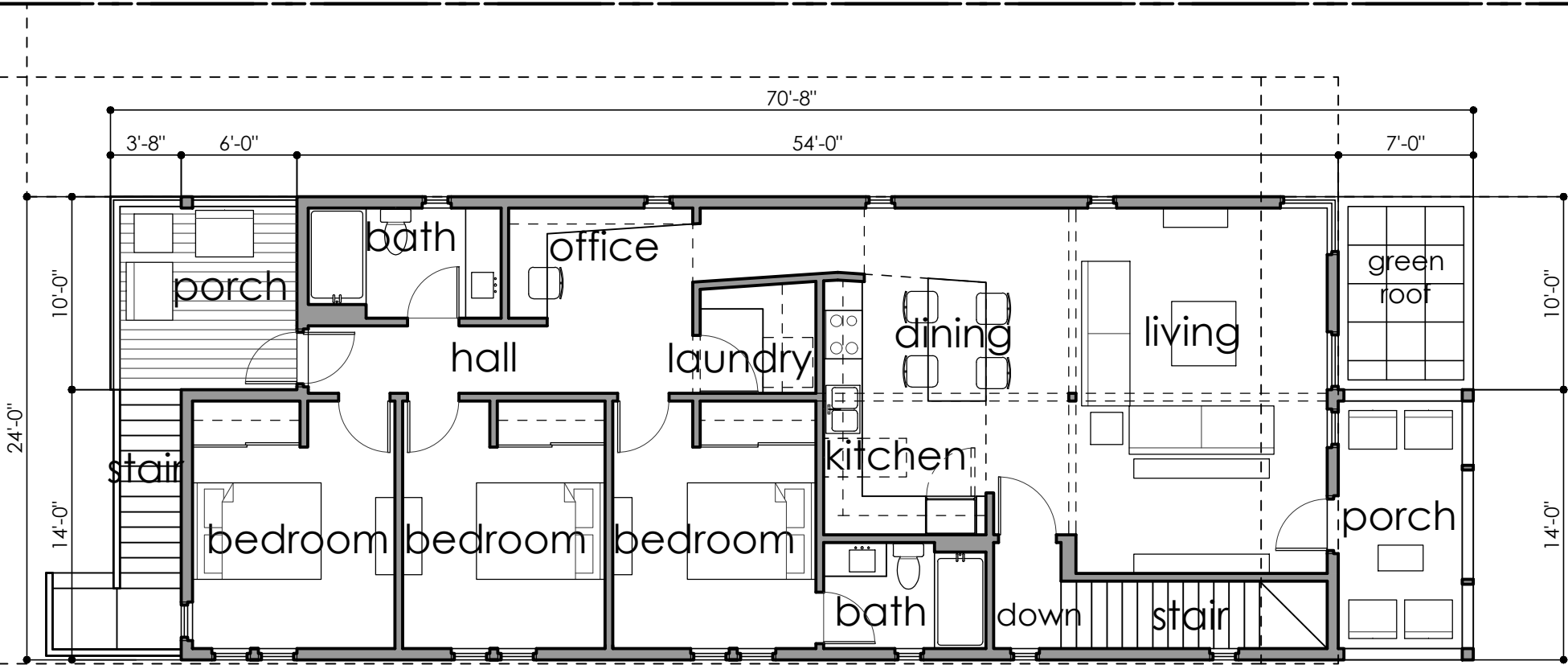
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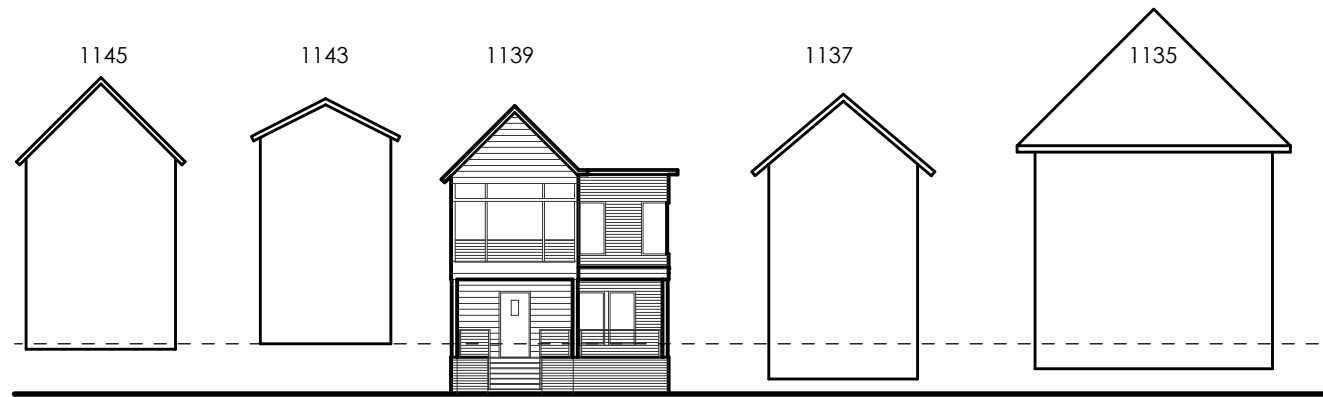
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1 SECOND FLOOR

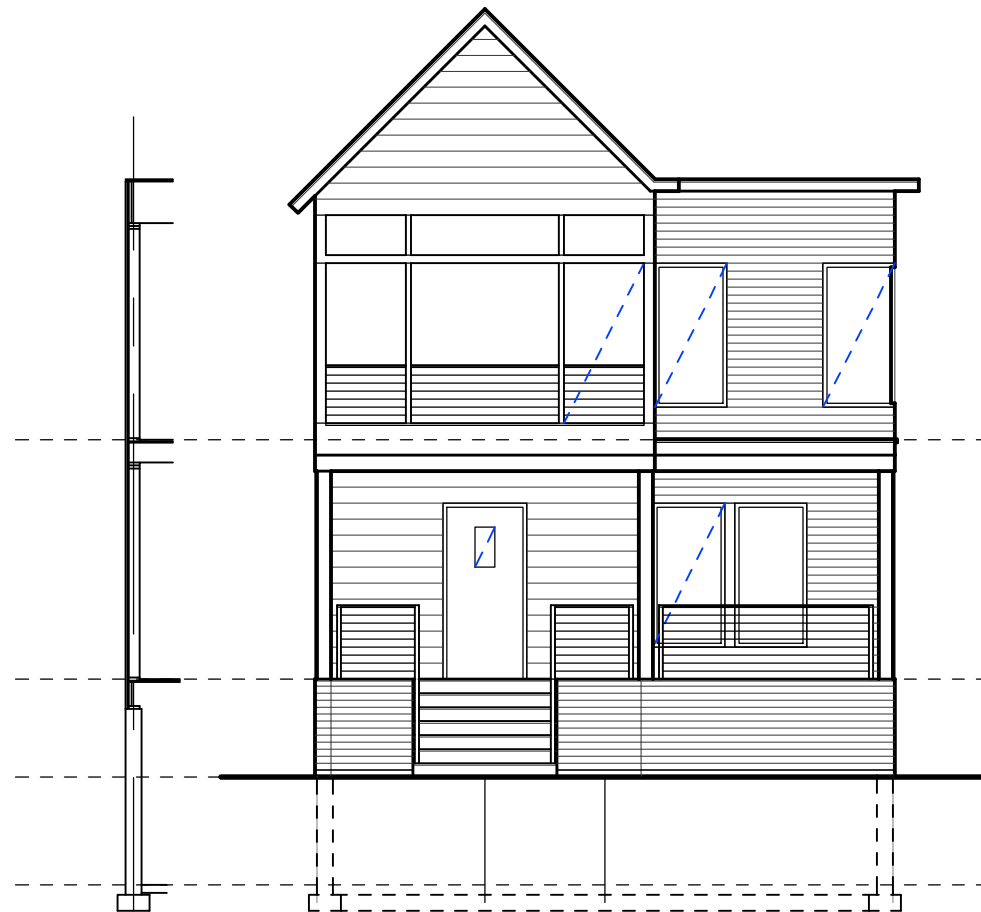
SCALE: 1/8" = 1'-0"





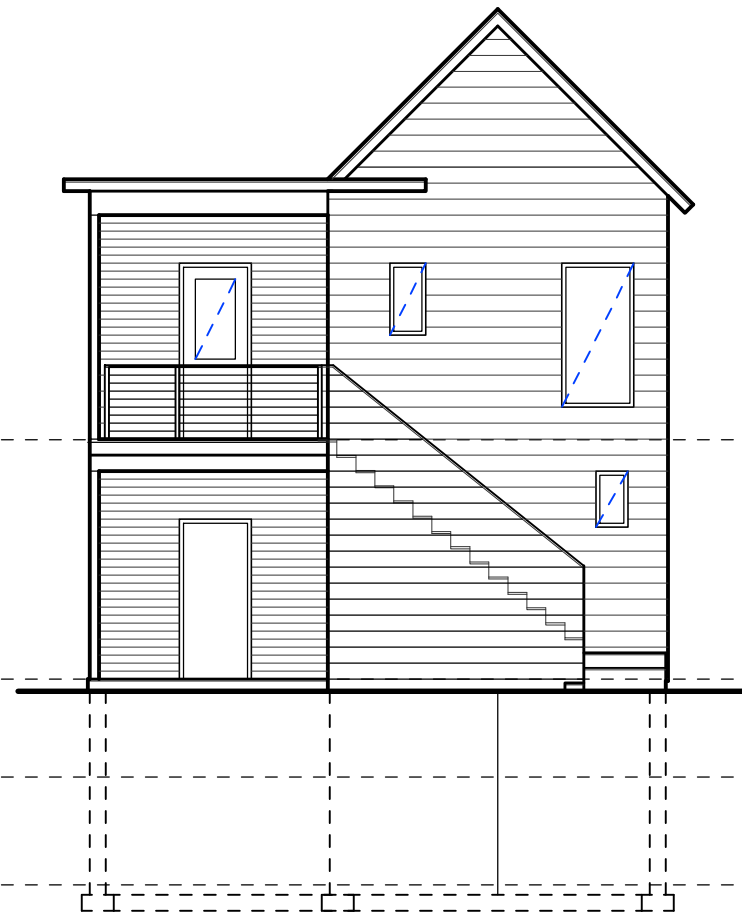
3 CONTEXT MASSING ELEVATION

SCALE: NTS



1 NORTH ELEVATION

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

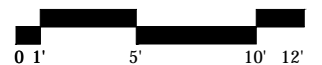


2 SOUTH ELEVATION

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



CONTEXT
WINDOW PROPORTION



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TYPICAL MATERIAL NOTES
HI-SLOPE ROOFING: FIBERGLASS COMPOSITION SHINGLES
LOW-SLOPE ROOFING: RUBBER MEMBRANE
DRIP EDGE: PRE-FINISHED BRAKE-FORMED METAL
SIDING: SMOOTH FIBER CEMENT 4" AND 8" EXPOSURE LAP SIDING (SHOWN) OR
SMOOTH ENGINEERED WOOD 4.84" AND 9.84" EXPOSURE LAP SIDING
SIDING ACCENT PANELS: SMOOTH FACE FIBER CEMENT OR ENGINEERED WOOD
TRIM: ENGINEERED WOOD OR CELLULAR PVC BOARDS
EXTERIOR STAIR "WRAP": 1X NATURAL WOOD WITH OPAQUE STAIN
FIRST FLOOR RAILING/GUARD RAIL: CABLE RAILS OR STEEL BAR
SECOND FLOOR RAILING/GUARD RAIL: CABLE RAILS, STEEL BAR AND 1X8 WOOD BOARDS
WINDOWS: FIBERGLASS
DOORS: FIBERGLASS OR NATURAL WOOD
COLUMNS: NATURAL WOOD OR STRUCTURAL STEEL
PORCH SKIRTING: NATURAL WOOD OR CELLULAR PVC



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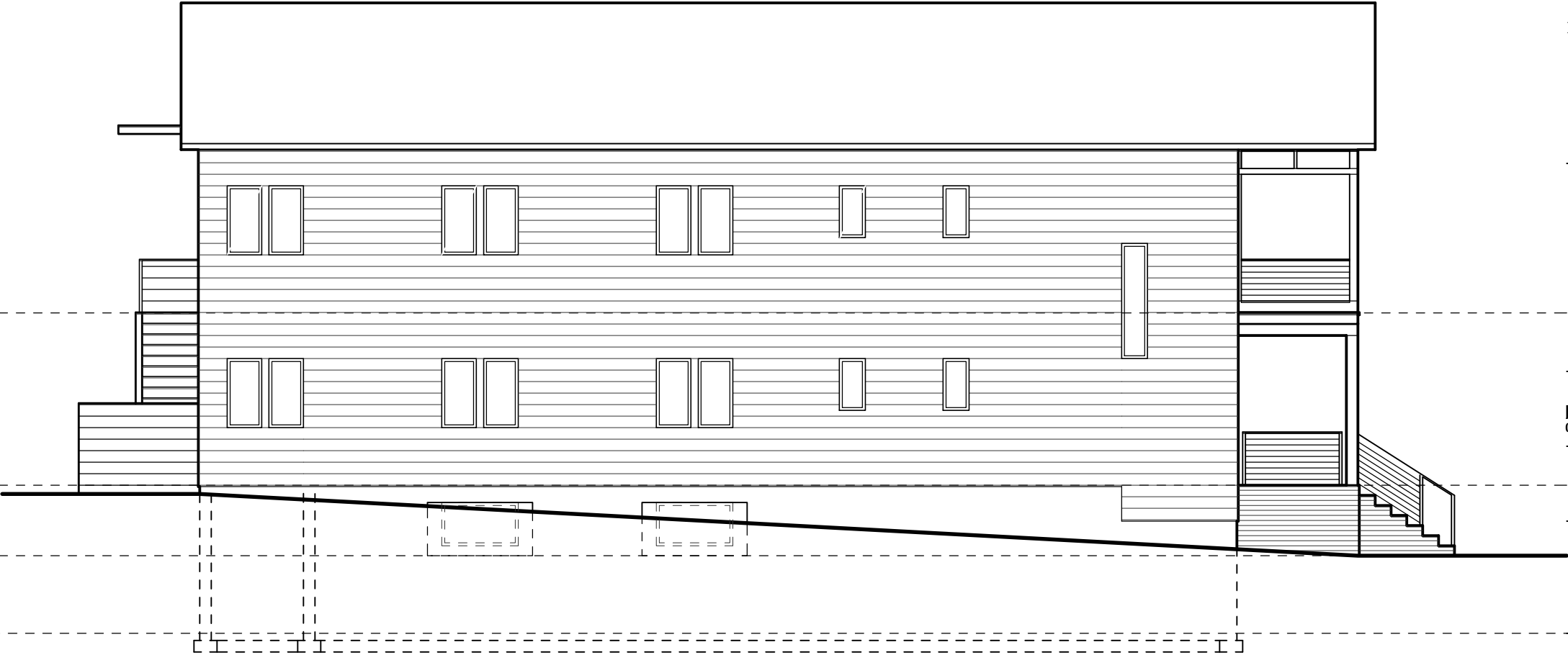
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TYPICAL MATERIAL NOTES
HI-SLOPE ROOFING: FIBERGLASS COMPOSITION SHINGLES
LOW-SLOPE ROOFING: RUBBER MEMBRANE
DRIP EDGE: PRE-FINISHED BRAKE-FORMED METAL
SIDING: SMOOTH FIBER CEMENT 4" AND 8" EXPOSURE LAP SIDING (SHOWN) OR
SMOOTH ENGINEERED WOOD 4.84" AND 9.84" EXPOSURE LAP SIDING
SIDING ACCENT PANELS: SMOOTH FACE FIBER CEMENT OR ENGINEERED WOOD
TRIM: ENGINEERED WOOD OR CELLULAR PVC BOARDS
EXTERIOR STAIR "WRAP": 1X NATURAL WOOD WITH OPAQUE STAIN
FIRST FLOOR RAILING/GUARD RAIL: CABLE RAILS OR STEEL BAR
SECOND FLOOR RAILING/GUARD RAIL: CABLE RAILS, STEEL BAR AND 1X8 WOOD BOARDS
WINDOWS: FIBERGLASS
DOORS: FIBERGLASS OR NATURAL WOOD
COLUMNS: NATURAL WOOD OR STRUCTURAL STEEL
PORCH SKIRTING: NATURAL WOOD OR CELLULAR PVC



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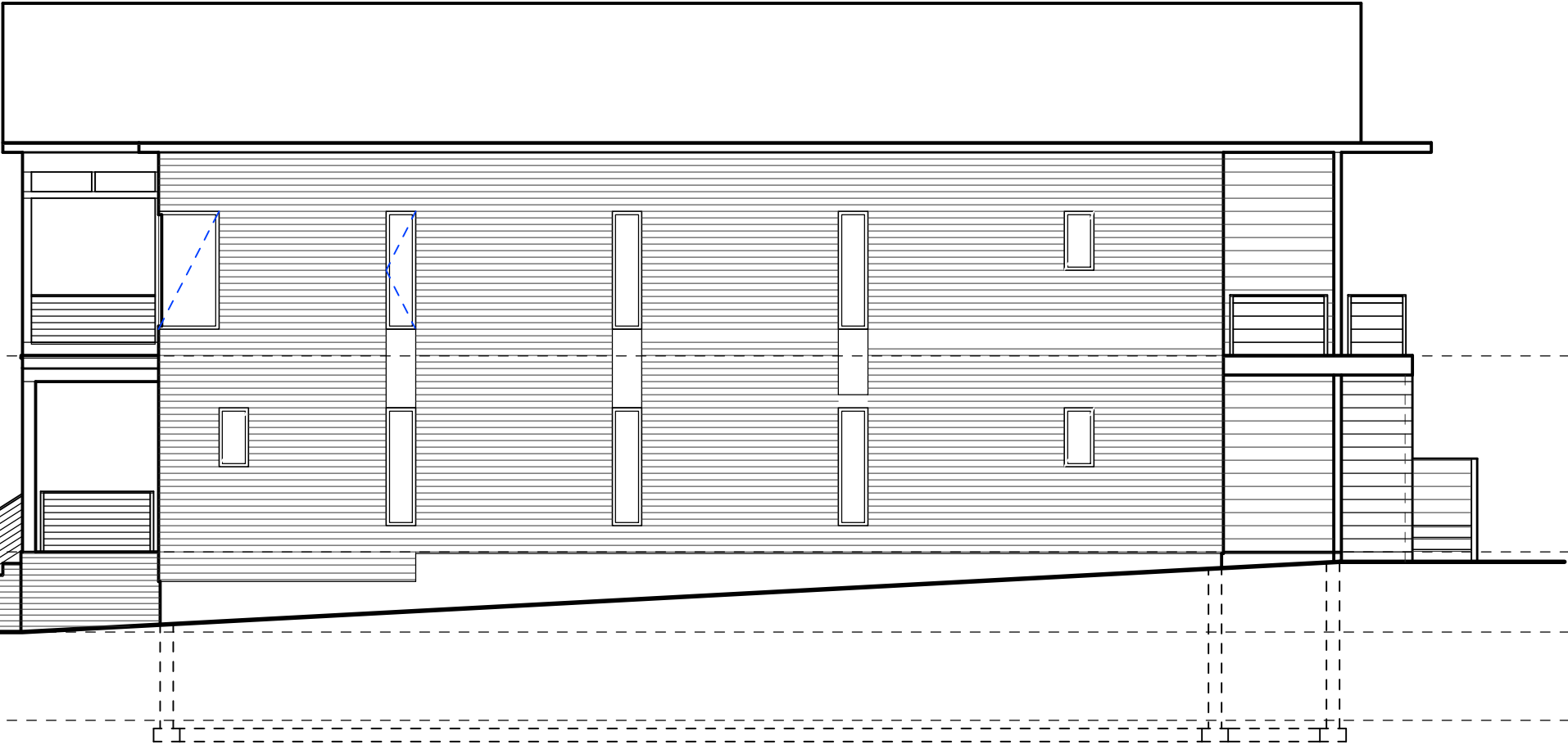


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1 WEST ELEVATION

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