



**Madison Landmarks Commission  
 APPLICATION**

**1. LOCATION**

Project Address: 704 E. Gorham Aldermanic District: 2

**2. PROJECT**

Date Submitted: 7 October 2015

Project Title / Description: Replace dormer and porch windows

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building 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 Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other *(specify)*: \_\_\_\_\_

**3. APPLICANT**

Applicant's Name: Bob Klebba & David Waugh Company: \_\_\_\_\_

Address: 704 E. Gorham City/State: Madison, WI Zip: 53703

Telephone: 608-620-3760 E-mail: bob.klebba@gmail.com, dpwaugh@gmail.com

Property Owner *(if not applicant)*: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**GENERAL SUBMITTAL REQUIREMENTS**

Twelve (12) collated paper copies and electronic (.pdf) files of the following: *(Note the filing deadline is 4:30 PM on the filing day)*

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the Historic Preservation Planner:  
 Amy Scanlon  
 Phone: 608.266.6552  
 Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

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.

October 8,2015

Madison Landmarks Commission  
Amy Scanlon, Preservation Planner  
City of Madison Planning Division  
215 Martin Luther King Jr Blvd Room LL 100  
Madison WI 53701-2985

Subject: 704 East Gorham Street Window replacement

Dear Amy and members of the Landmarks Commission,

Designed by Claude and Starck in 1911, the William Collins House at 704 East Gorham Street was originally constructed with an open air porch facing the lake. In the 1960's the porch was enclosed with wood-framed casement and fixed windows. These windows radically changed the look of this porch.

We plan to replace all of the windows with a combination of double-hung and fixed windows. On the "west" elevation facing Blount St, we will install 3 30"-wide double-hung windows. On the "north" elevation facing the lake, we will install 3 bays of fixed windows with 36"-wide double-hungs on each side. Interestingly this is the same window configuration found in the CC Collins house at 646 E Gorham St and thus should be considered appropriate for our Prairie School house.

The "east" elevation facing Lincoln School will be replaced at a future date.

We also are replacing windows on a 3<sup>rd</sup> floor dormer facing the lake. Sometime in the 1940's or 50's, the two dormers were connected on the "north" roof in order to add more housing or office space. Three double-hung windows were installed, a single on the east side and a double on the west. Because the dormers focus rain and wind into this northwest- and lake-facing wall, water damage has been wearing away at the window frames and at the fascia. Water is driven into the windows and drains into the B&B guest room below.

The gutters installed in 2014 have not eliminated the water infiltration. The windows need to be moved and replaced.

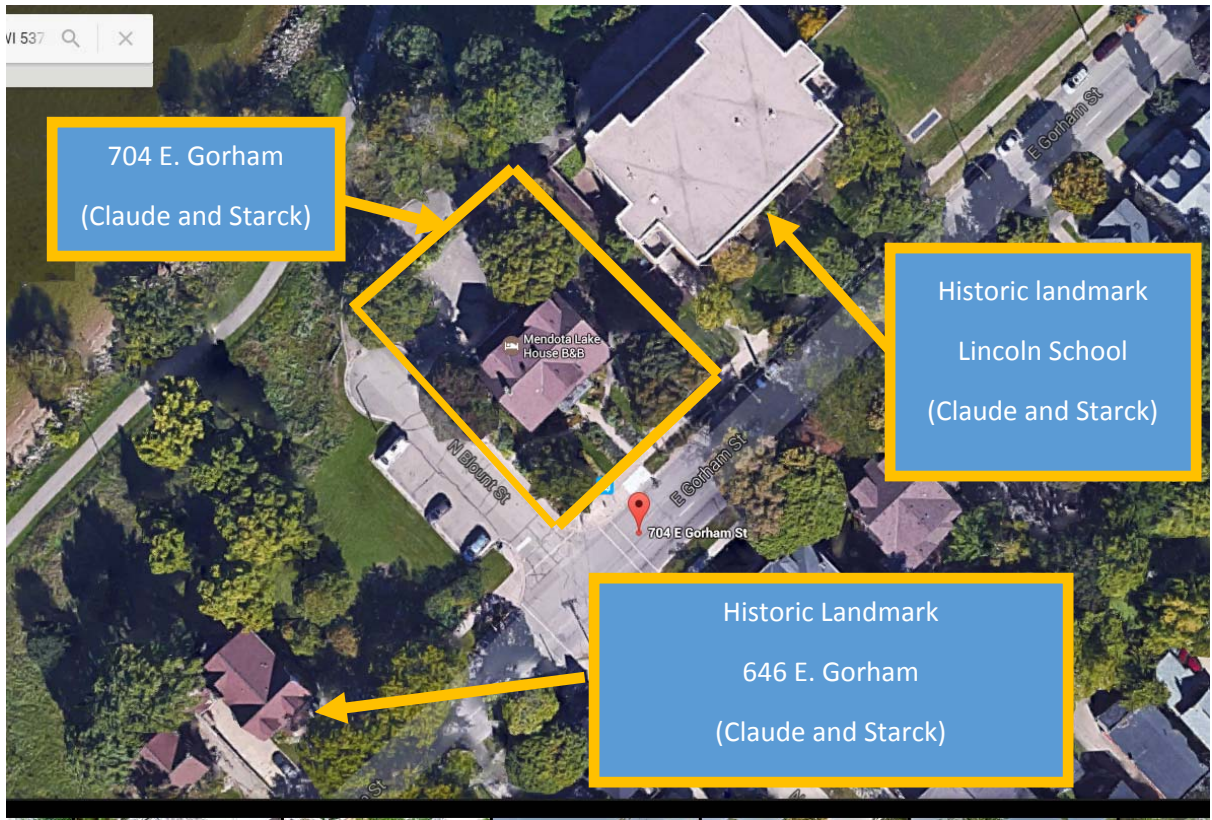
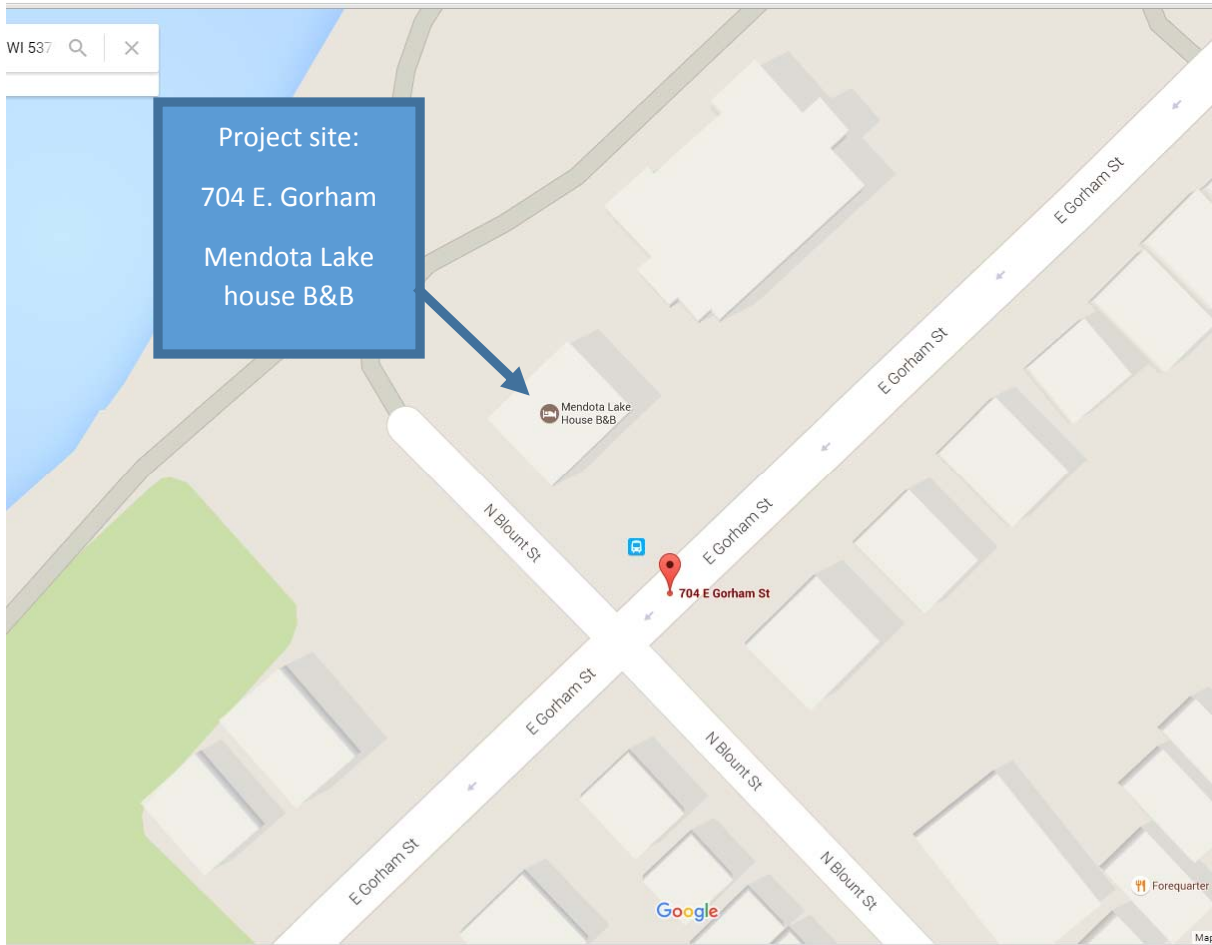
We propose to replace the 3 windows with 2 double-hung windows. The new windows will be the same width, 33", but will be about 3-4" shorter in order to clear the flashing below. The windows will be placed equally distanced from the original two dormers.

The addition does not substantially detract from the aesthetics of the dormers, however the 2 centered windows will have a much less random appearance and will better integrate into the original design of the dormers. Furthermore, the modern windows, better flashing, new trim and stucco along with the gutters (installed in 2014) will help to preserve the house for another 100 years.

Sincerely,

Bob Klebba and David Waugh







Back of house, top floor center dormer showing existing configuration of 3 double hung



Back of house, top floor center dormer showing proposed configuration of 2 double hung.



(different angle) Back of house, top floor center dormer showing existing configuration of 3 double hung



(Different angle) Back of house top floor center dormer showing proposed configuration of 2 double hung. Each window being 12 inches from the gutter of the east and west dormers

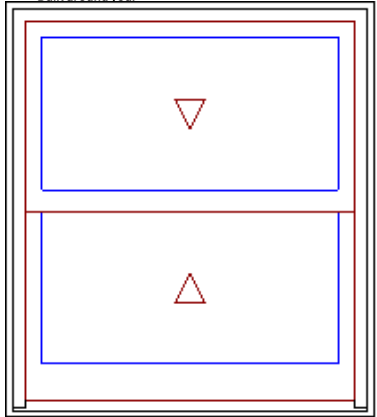


Dormer close up



Proposed configuration using the existing windows as an example. Actual windows will be replaced with new Marvin double hung and be a few inches shorter to get

Line #3	Mark Unit: Dormer Double Hung		
Qty: 2			



As Viewed From The Exterior

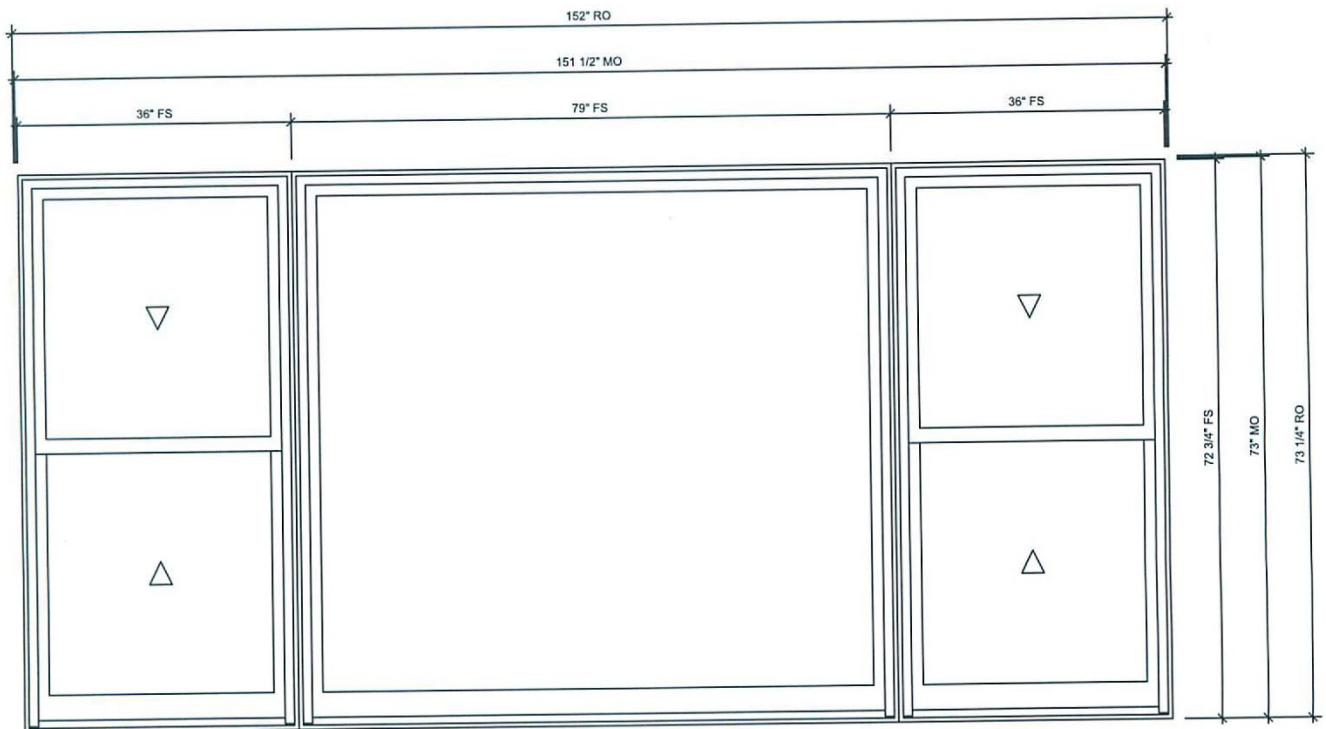
Entered As: CN x FS  
 FS 33 1/4" X 37 1/2"  
 RO 34 1/4" X 38"  
**Egress Information**  
 Width: 29 21/32" Height: 13 11/16"  
 Net Clear Opening: 2.82 SqFt

- Stone White Clad Exterior
- Painted Interior Finish - White - Pine Interior .....
- Clad Ultimate Double Hung - Next Generation .....
- CN 28 X Frame Size 37 1/2"
- Rough Opening 34 1/4" X 38"
- Top Sash
  - Stone White Clad Sash Exterior
  - Painted Interior Finish - White - Pine Sash Interior
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - Ogee Interior Glazing Profile
- Bottom Sash
  - Stone White Clad Sash Exterior
  - Painted Interior Finish - White - Pine Sash Interior
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - Ogee Interior Glazing Profile
  - White Interior Weatherstrip Package
  - White Exterior Weatherstrip Package
  - Satin Taupe Sash Lock
  - Aluminum Screen
  - Charcoal Fiberglass Mesh
  - Stone White Surround
- 6 9/16" Jambes .....
- Nailing Fin





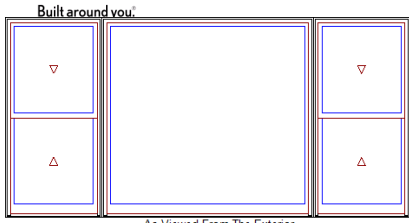
Back of house, replace 3 bays of main level porch windows, current mix of fixed and casement and fixed transom.



Replace each bay with a Marvin picture window flanked by two double hung.

Line #2  
Qty: 3

Mark Unit: Option A		
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As Viewed From The Exterior

**Entered As:** MO  
**FS** 151" X 72 3/4"  
**RO** 152" X 73 1/4"  
**Egress Information A1, A3**  
 Width: 32 13/32" Height: 31 5/16"  
 Net Clear Opening: 7.05 SqFt  
**Egress Information A2**  
 No Egress Information available.

Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior .....  
 3W1H - Rectangle Assembly  
 Assembly Masonry Opening  
 151 1/2" X 73"  
 Assembly Rough Opening  
 152" X 73 1/4"

**Hindrance: Assembly exceeds size limitation. To confirm availability, alternative solutions, or pricing submit an assistance request or speak with a Marvin representative.**

Unit: A1 .....  
 Clad Ultimate Double Hung - Next Generation  
 Basic Frame 36" X 72 3/4"  
 Rough Opening 37" X 73 1/4"  
 \*\*\*Sash Ship Loose  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 White Interior Weatherstrip Package  
 White Exterior Weatherstrip Package  
 Bronze Sash Lock  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Stone White Surround

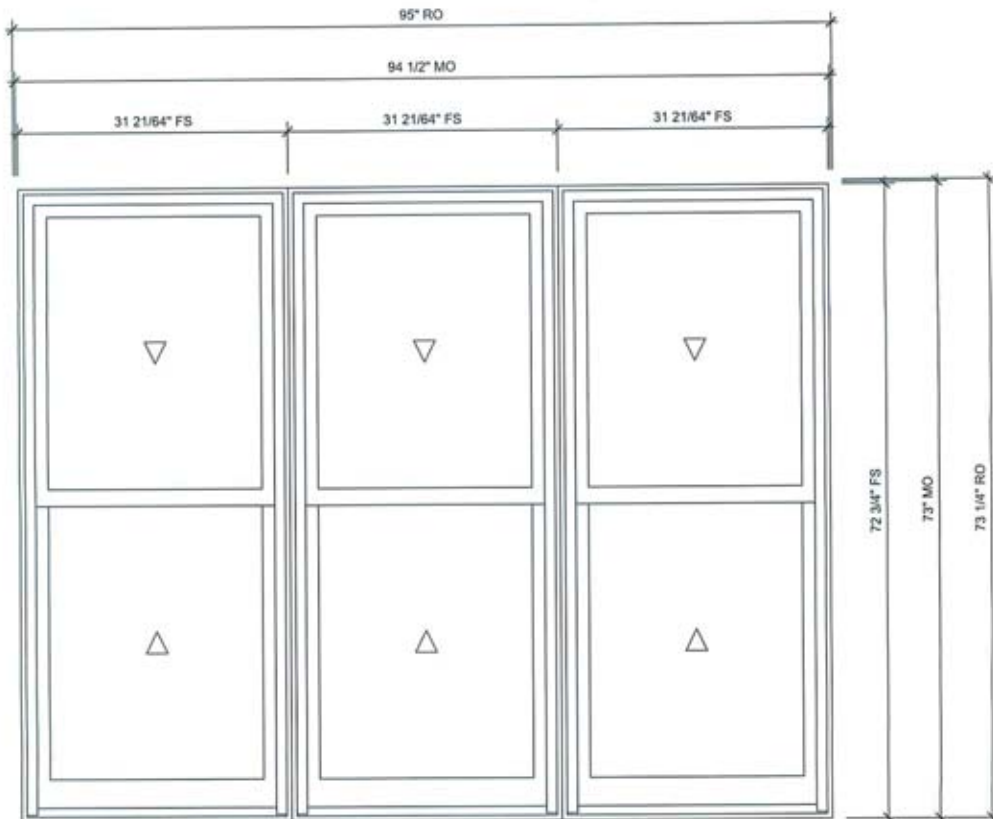
Unit: A2 .....  
 Clad Ultimate Double Hung Picture - Next Generation  
 Basic Frame 79" X 72 3/4"  
 \*\*Unit Is Not WDMA Certified\*\*  
 Rough Opening 80" X 73 1/4"  
 \*\*\*Sash Ship Loose  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior



Photo of original window configuration on the back side of Claude and Stack designed home next door at 646 E. Gorham showing the picture window flanked by double hung configuration.



West facing side of house, replace west facing bay, current mix of fixed and casement and fixed transom.

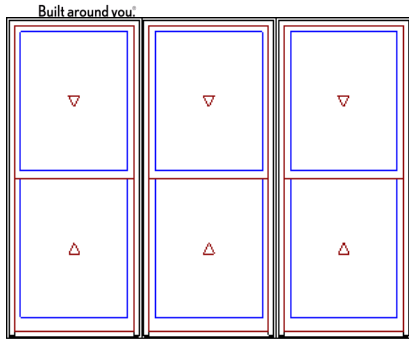


Replace with 3 Marvin double hung

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 3-Wide Double Hung Unit			
Qty: 1				



**Entered As:** MO  
**FS** 94" X 72 3/4"  
**RO** 95" X 73 1/4"  
**Egress Information A1, A2, A3**  
 Width: 27 47/64" Height: 31 5/16"  
 Net Clear Opening: 6.03 SqFt

Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior .....  
 3W1H - Rectangle Assembly  
 Assembly Masonry Opening  
 94 1/2" X 73"  
 Assembly Rough Opening  
 95" X 73 1/4"  
**Hindrance: Assembly exceeds size limitation. To confirm availability, alternative solutions, or pricing submit an assistance request or speak with a Marvin representative.**

Unit: A1 .....  
 Clad Ultimate Double Hung - Next Generation  
 Basic Frame 31 21/64" X 72 3/4"  
 Rough Opening 32 21/64" X 73 1/4"  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 White Interior Weatherstrip Package  
 White Exterior Weatherstrip Package  
 Bronze Sash Lock  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Stone White Surround

Unit: A2 .....  
 Clad Ultimate Double Hung - Next Generation  
 Basic Frame 31 21/64" X 72 3/4"  
 Rough Opening 32 21/64" X 73 1/4"  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 White Interior Weatherstrip Package  
 White Exterior Weatherstrip Package  
 Bronze Sash Lock  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Stone White Surround

Unit: A3 .....  
 Clad Ultimate Double Hung - Next Generation  
 Basic Frame 31 21/64" X 72 3/4"