



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

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 644 N. FRANCES STREET Aldermanic District: 8 - RESMICK

2. PROJECT

Date Submitted: 10-28-13

Project Title / Description: DELTA Upsilon FRATERNITY #85

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
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: MARK BASTIAN Company: STRANG
 Address: 6411 MINERAL POINT RD City/State: MADISON, WI. Zip: 53705
 Telephone: 608.276.9200 E-mail: MBASTIAN@STRANG-INC.COM
 Property Owner (if not applicant): DELTA Upsilon OF WI INC
 Address: % BMOU PO BOX 188 City/State: MADISON, WI. Zip: 53701

Property Owner's Signature: [Signature] Date: 9-27-13

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

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.



6411 MINERAL POINT ROAD T/ 608 276 9200
MADISON, WI 53705-4395 F/ 608 276 9204

October 28, 2013

Ms. Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
City of Madison
Department of Planning & Community & Economic Development
Madison Municipal Building Ste LL.100
215 Martin Luther King Jr Blvd
Madison WI 53701-2985

RE: Letter of Intent
Certificate of Appropriateness
644 North Frances Street
Madison, WI

Ms. Scanlon,

Our firm has been working with a group of alumni from Delta Upsilon House Corporation to develop plans for renovations to the Chapter House on Frances Street. The use of the Fraternity house has not changed since 1906. The house has had only one major renovation in that time (1960) and many partial renovations necessary to keep up with building code, as well as, wear and tear. The goal of this renovation is to provide a design for the next 100 years.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

We are requesting the Certificate of Appropriateness for the exterior scope of the renovation. The complete scope of the renovation includes window and door replacement for the entire building, a rebuilt main entry stoop and a building expansion under the existing second story porch. Additionally, the project will include a full remodel of the interior of the Chapter House. Included is a more thorough explanation of each area of work.

The existing window and door systems are not original to the house. Replacement type window and door systems were installed in 1994. Disrepair and infiltration concerns have warranted their replacement. Additionally, this replacement did not properly address the historical aesthetics of the original systems. It is the goal of this scope of renovation to provide a more historically contextual window and door system, providing enhancements to thermal performance while maintaining a budget. The basis of design will be consistent with Pella Architects Series, clad double hung window systems. Attributes of this system will include; white aluminum clad exterior wood window, Low E w/ Argon Insulated Glass, Offset upper sash with upper sash integral vertical divided light grilles and Craftsman Style Entry Door Systems. From a historical aesthetic standpoint the specified systems will better convey sight lines of the original window jambs, provide increased area of vision glass, as well as, replicate the offset sash height of the original design. While Clear Insulated Glass would better replicate the visual characteristics of float glass, Low E w/ Argon Insulated Glass has been selected due to the performance characteristics of greater condensation control, UV protection and solar heat gain.



The existing front entry stoop and perimeter masonry wall have heaved and spalled to the point where complete reconstruction is necessary. Additionally, the existing stoop does not accommodate current accessibility code standards requiring access to public floors. It is the goal of this scope of renovation to provide a reconstructed masonry perimeter wall and accessible ramp in lieu of a stair. The masonry perimeter wall will be reconstructed to match the size and material of the existing system. Salvage of masonry will be considered if it is deemed fit. The front entry stoop/ramp will be enclosed by the masonry perimeter wall with a simple straight run ramp extending to meet site grade at a pitch of 1/12. Unobtrusive steel handrails, as well as, wall mounted step lights will be provided to accommodate code requirements.

The building expansion under the existing second story porch will be constructed to replicate the existing north façade under the porch. Punched window openings with masonry and cast stone banding to match existing will be incorporated within the new exterior wall assembly. The exterior face of the new exterior wall assembly will align with the rear side of the existing masonry porch pier systems. This concept was recommended and reviewed by Jennifer Davel, Preservation Architect, with the Wisconsin Historical Society. Additionally with this scope, the existing porch railing system will be replaced to accommodate code requirements. The replacement railing system will be painted wood constructed to replicate historical images.

The impetus of the interior scope of renovation is a Building Code mandate requiring a fire sprinkler system for the facility. Adding a fire suppression system involves a significant amount of demolition. Considering that the house has seen very little renovation in the last 50 years, the House Corporation has taken the opportunity to plan other much needed improvements, viewing this as an opportunity to revitalize the facility continuing to be good stewards for a successful longstanding Madison landmark. The key improvements include; accommodation of existing and future code compliance including accessibility requirements, toilet and shower facilities, MEP infrastructure, building security, energy performance upgrades contributing to lower energy costs and updated commercial grade finishes enhancing ease of maintenance, durability and respect for the historic nature of the building style.

The included package illustrates the condition of the property and the intent for the renovation.

Thank you for your time and consideration.

Sincerely,
Strang, Inc.

Mark Bastian, AIA
Architect



Historical Photo

DELTA UPSILON
CHAPTER HOUSE RENOVATION

- LEGEND**
- FOUND 1" IRON PINCH PIPE
 - ✕ PLACE CHISELED "X" IN CONCRETE
 - PLACED 3/4"x18" IRON REBAR (WT=1.5 LBS/FT)
 - E---E--- UNDERGROUND ELECTRIC
 - SS---SS--- SANITARY SEWER
 - W--- WATER MAIN
 - G--- GAS MAIN
 - T---T--- UNDERGROUND TELECOMMUNICATION LINE
 - ST---ST--- STORM SEWER
 - MANHOLE
 - ▨ INLET
 - ⊗ LIGHT POLE
 - ⊗ GAS METER
 - ⊗ VALVE
 - ⊗ HYDRANT
 - ⊗ SIGN
 - ⊗ TREE
 - ⊗ BUSH
 - ⊗ FLAGPOLE
 - ▨ CONCRETE
 - ▨ FENCE
 - ▨ CONCRETE WALL
 - ▨ TIMBER WALL
 - ▨ CONC. CURB
 - DE DOORWAY ELEVATION
 - EXIST. CONTOUR
 - 860.32 SPOT ELEVATION (@ DECIMAL PT.)
 - NOTE: ELEVATIONS ARE IN NAVD 88 DATUM

LEGAL DESCRIPTION

Part of Lots 6 and 7, Block 3, Madison Original Plat, located in the SE1/4 of Section 14, T1N, R1E, CT1 of Madison, Dane County, Wisconsin. Hereby Commencing at the southeast corner of said Lot 7; thence N03°45'22"E, 123.01 feet along the westerly line of said Lot 7, 123.01 feet to the point of beginning; thence N86°14'38"W, 111.16 feet; thence N03°47'22"E, 106.07 feet; thence N85°05'12"E, 112.38 feet along a meander line of Lake Mendota; thence S03°45'22"E, 123.01 feet along the east line of said Lot 7 to the point of beginning. Contains 12,728 SF (0.29 AC) to meander line and 13,780 SF (0.32 AC) to the waters edge.

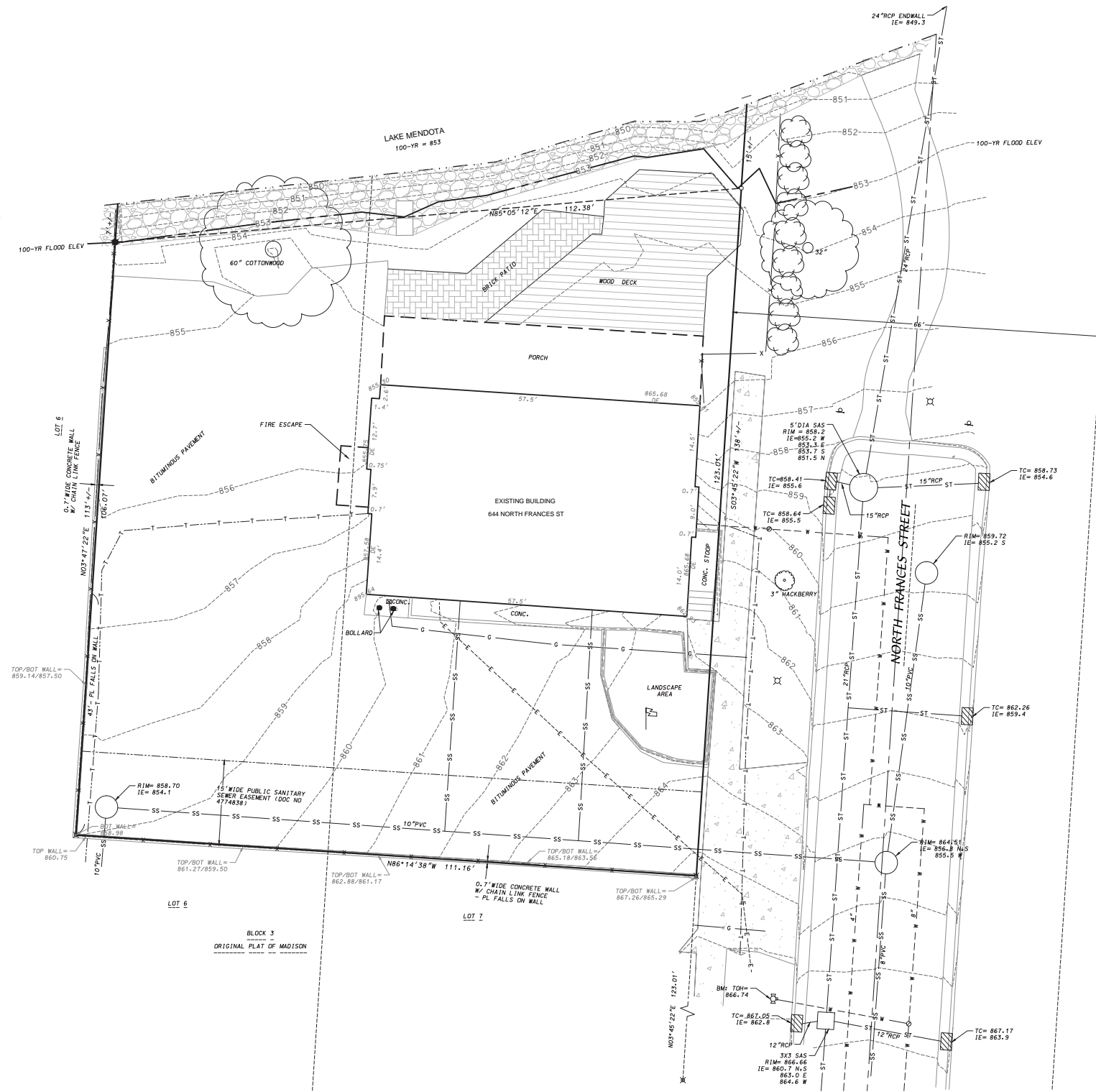
SURVEYOR'S CERTIFICATE

I, Kevin J. Pope, Registered Land Surveyor, S-2568, hereby certify that I have surveyed the land described herein and that the map hereon is a correct representation of that survey to the best of my knowledge and belief.

Dated this _____ day of _____, 2013.

Kevin J. Pope, Registered Land Surveyor, S-2568

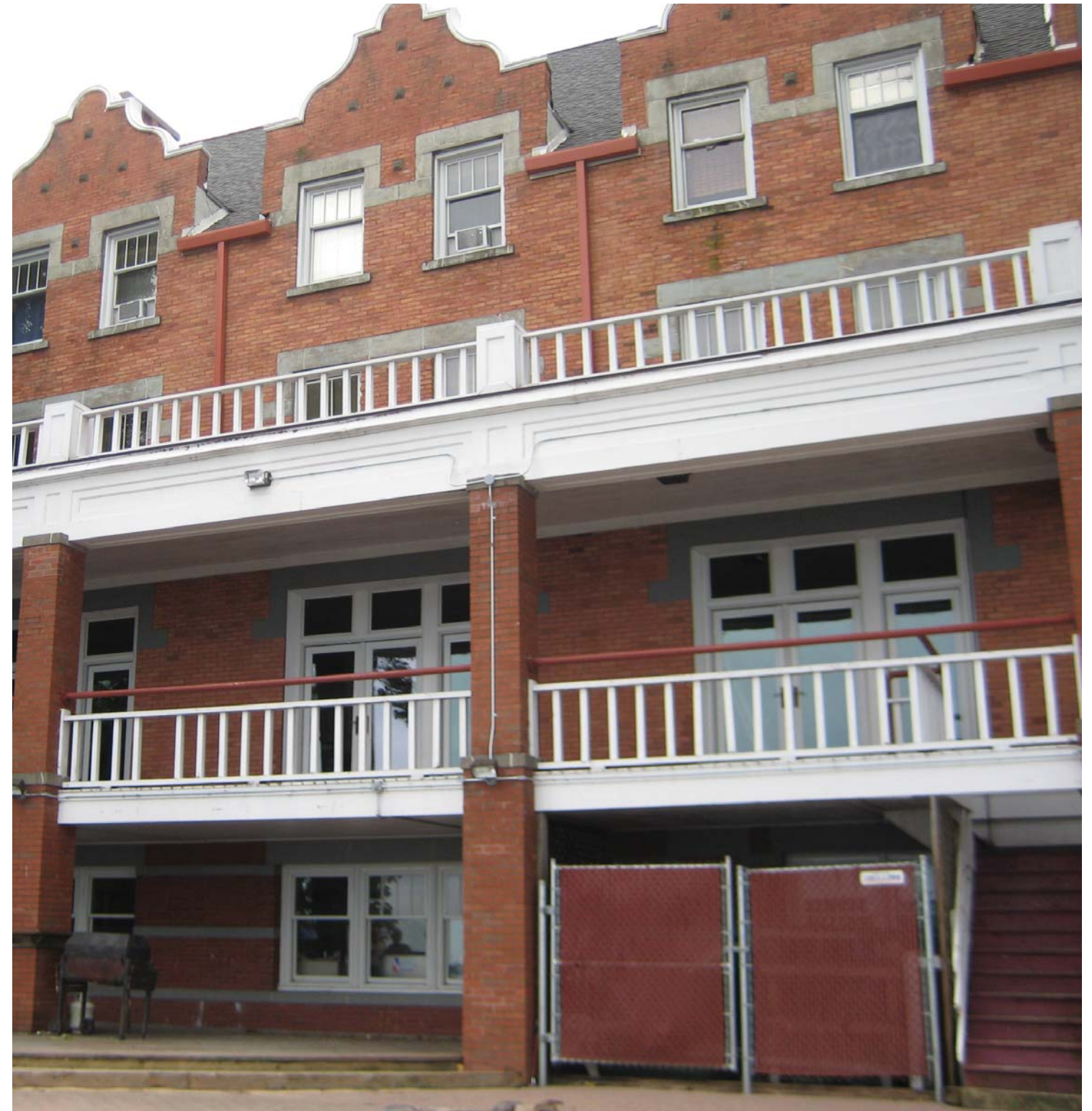
SURVEYED FOR:
DELTA UPSILON OF WI, INC
PO BOX 188
MADISON, WI 53701





Current Conditions - Exterior

DELTA UPSILON
CHAPTER HOUSE RENOVATION



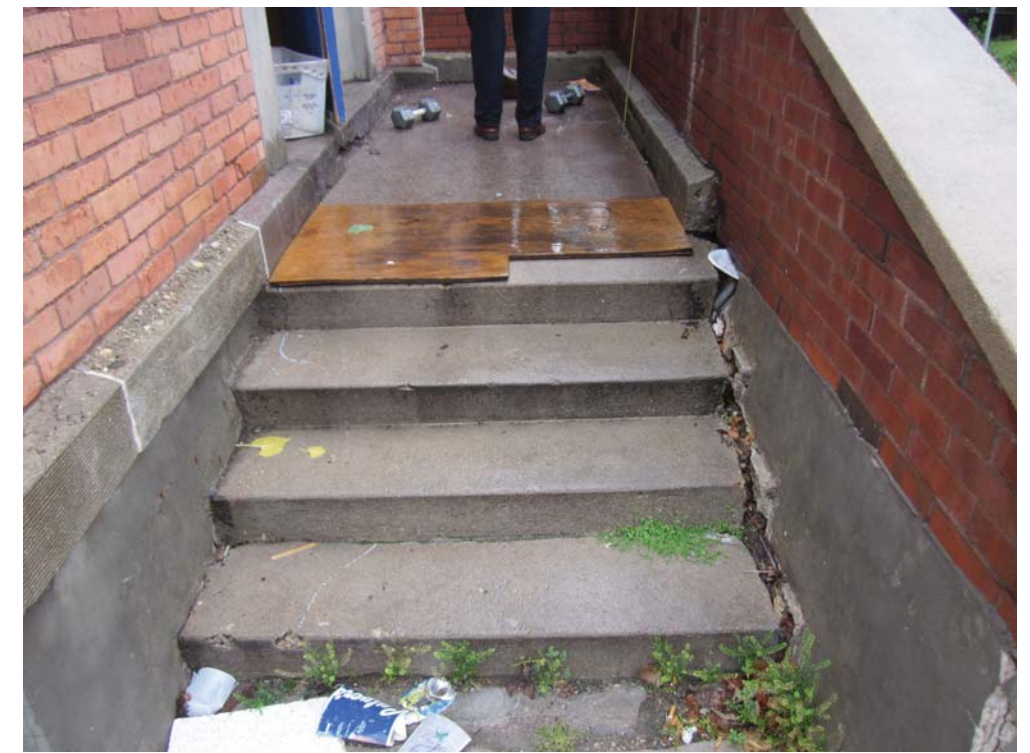
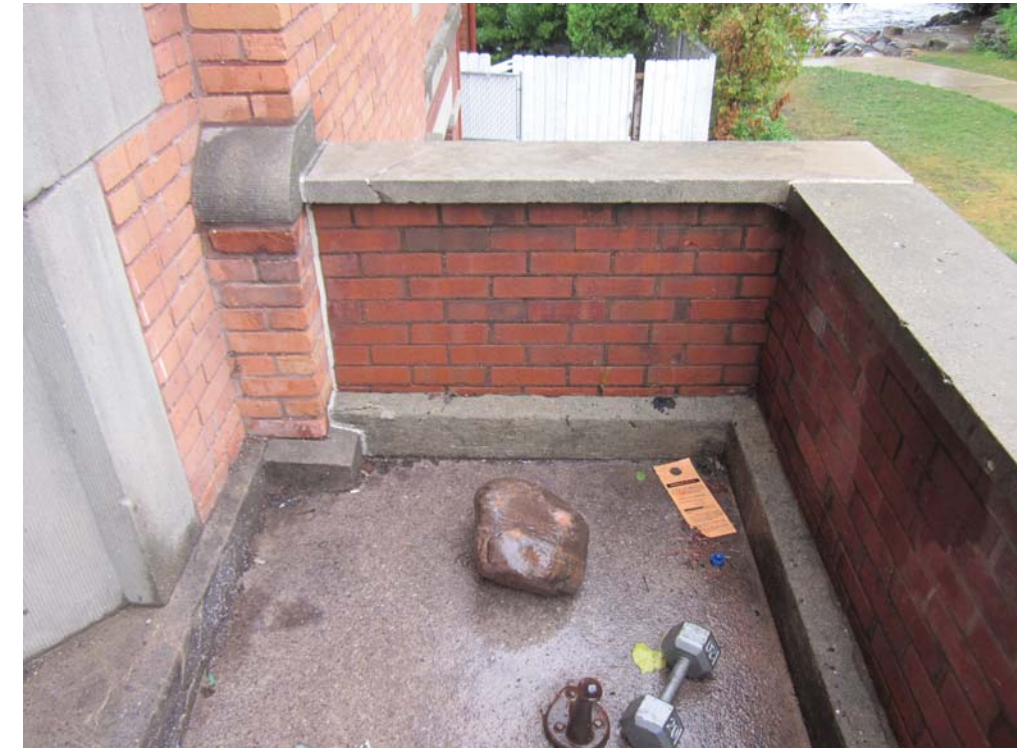
Current Conditions - Exterior

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Current Conditions - Windows

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Current Conditions - Front Entry

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Current Conditions - Exterior - Lakefront Facade

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Current Conditions - Exterior - Lakefront Facade

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Exterior Elevation - South and East

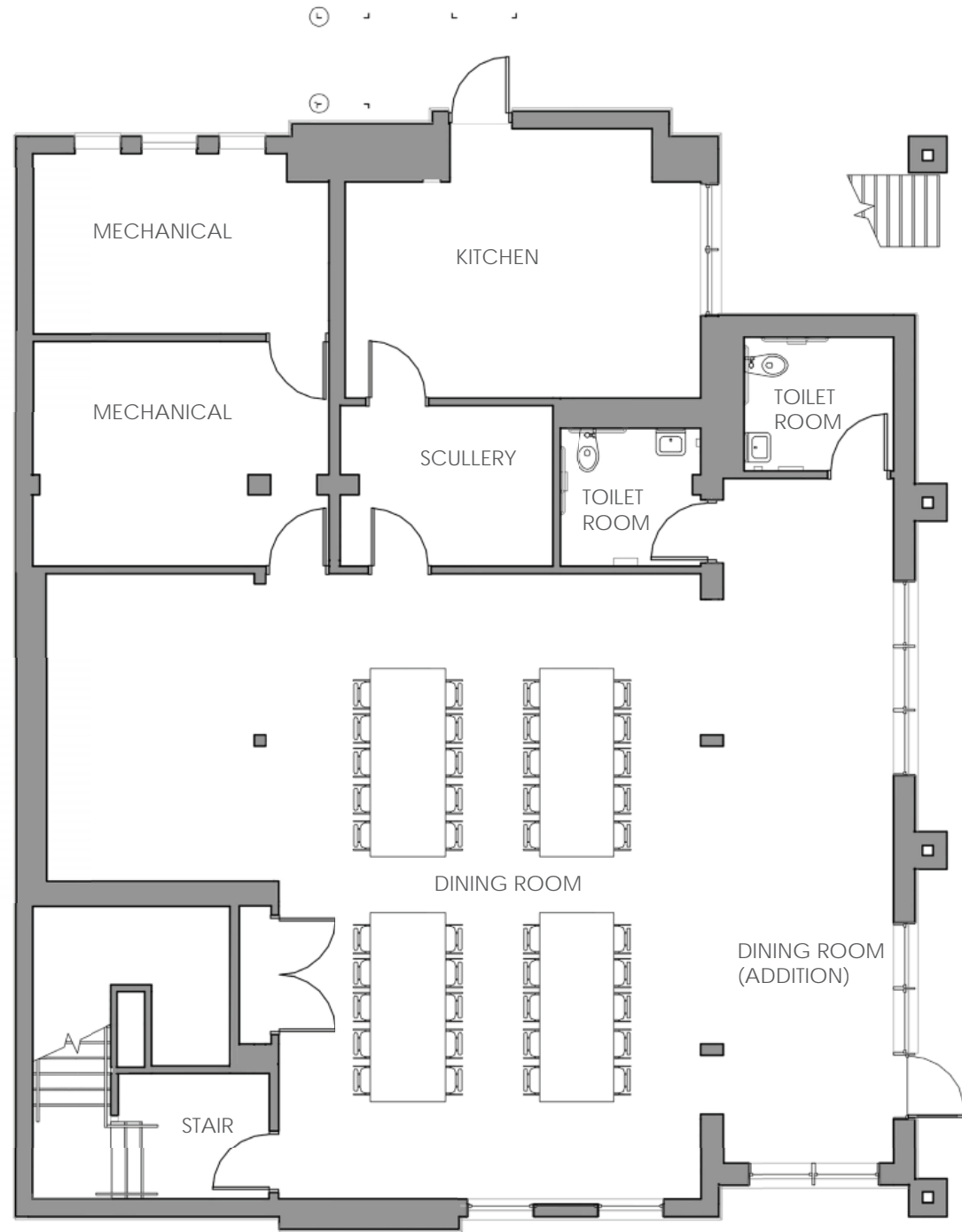
DELTA UPSILON
CHAPTER HOUSE RENOVATION



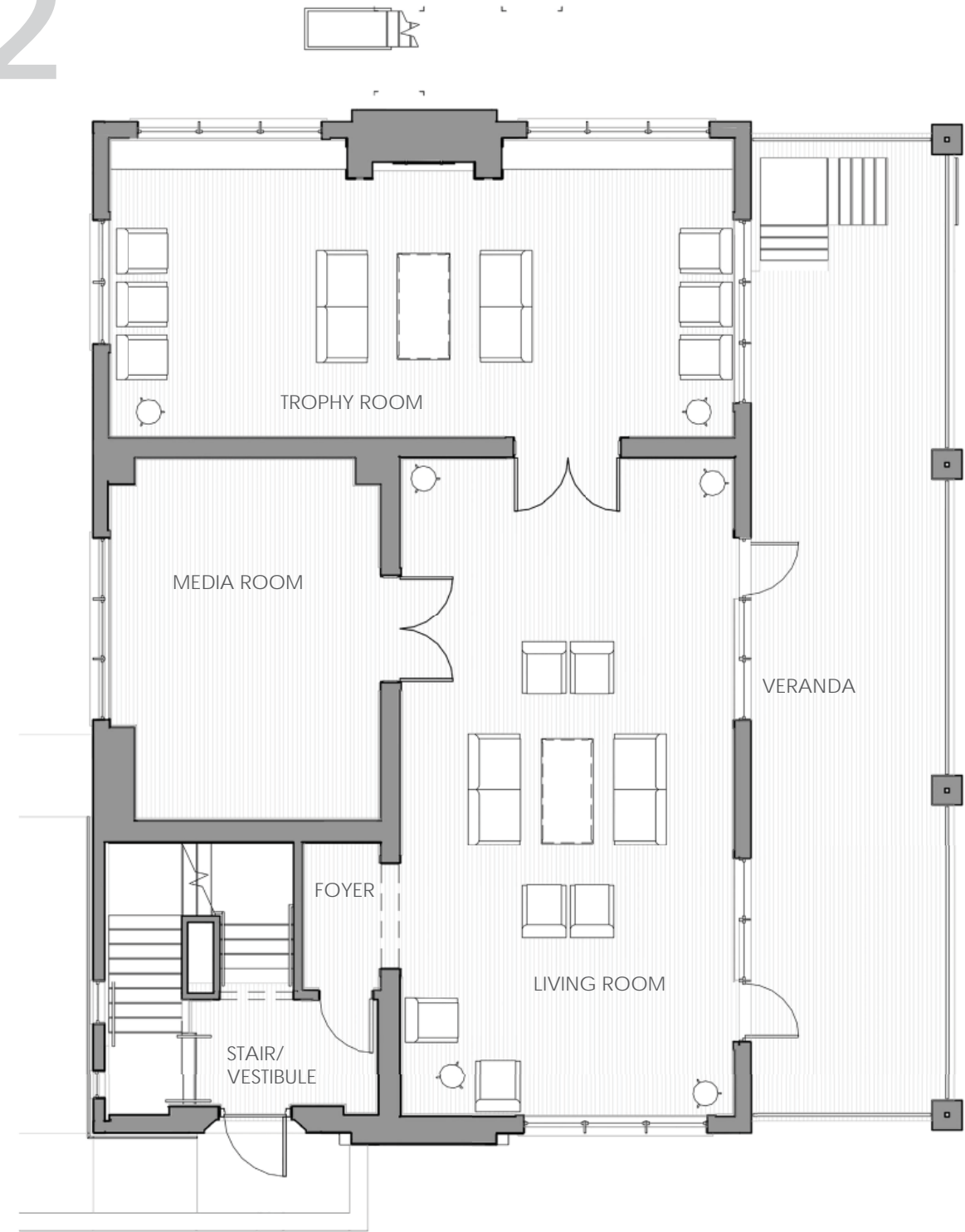
Exterior Elevation - North and West

DELTA UPSILON
CHAPTER HOUSE RENOVATION

1



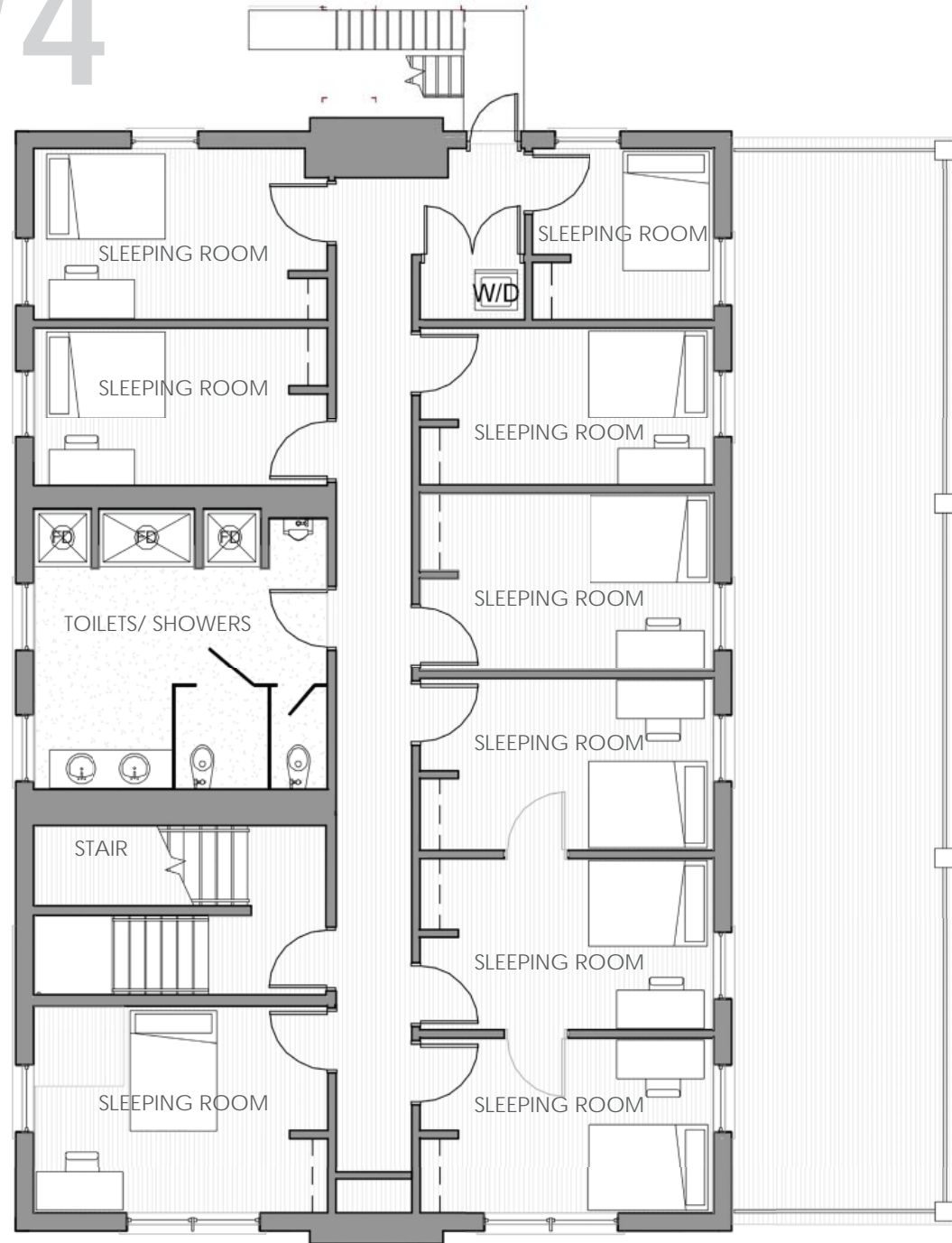
2



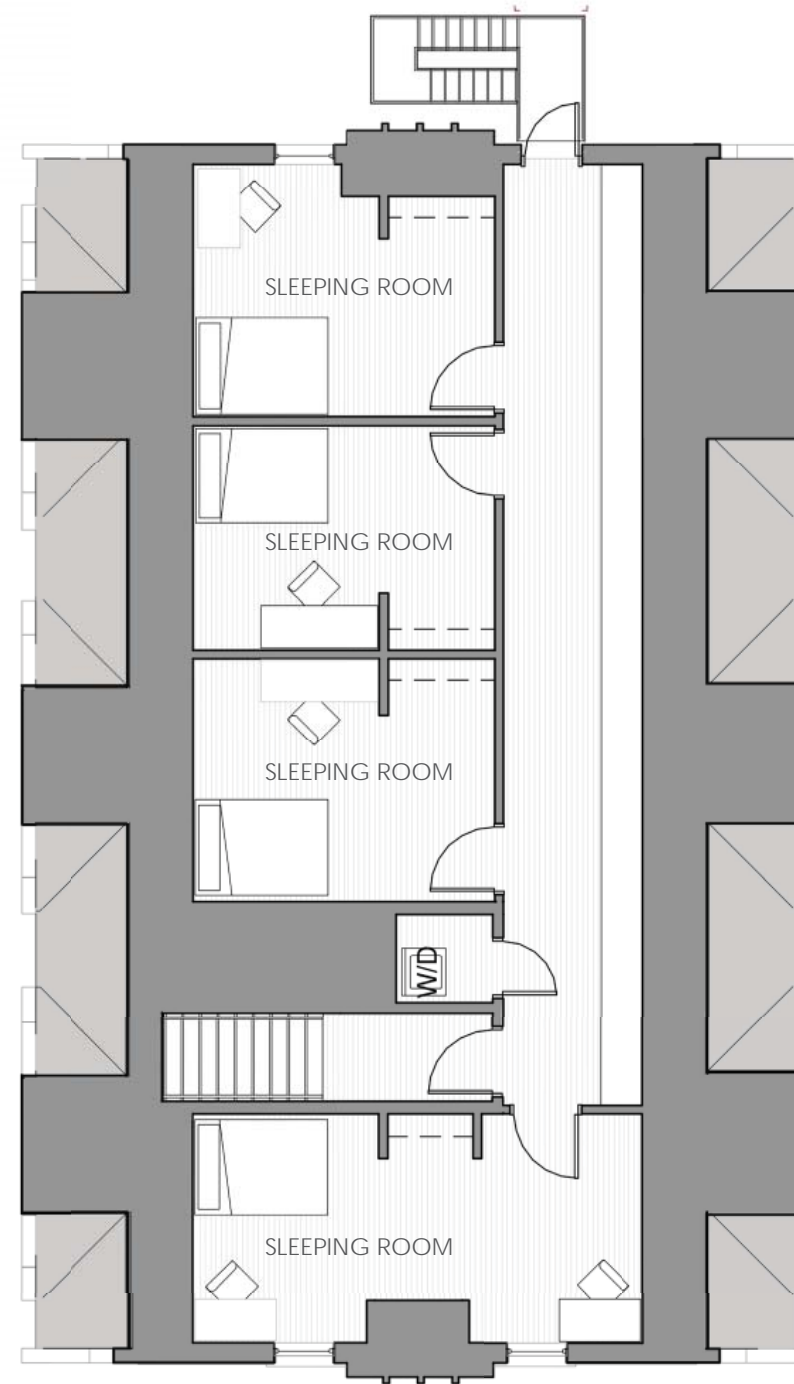
Floor Plans

DELTA UPSILON
CHAPTER HOUSE RENOVATION

3/4



5



Floor Plans

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Proposed Front Entry

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Proposed - Addition to First Floor Dining Room

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Historical and Current Conditions - Living Room

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Proposed Design - Living Room

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Historical and Current Conditions - Trophy Room

DELTA UPSILON
CHAPTER HOUSE RENOVATION



Proposed Design - Trophy Room

DELTA UPSILON
CHAPTER HOUSE RENOVATION