



Madison Landmarks Commission APPLICATION

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

1. LOCATION

Project Address: 215 Forest Street Aldermanic District: 5

2. PROJECT

Date Submitted: 28 Oct. 2014

Project Title / Description: Window replacement

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: Susan E. Eichhorn Company: _____
 Address: 215 Forest Street City/State: Madison, WI Zip: 53726
 Telephone: 608.238.3255 E-mail: eichhorn@wic.edu
 Property Owner (if not applicant): _____
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: Susan E. Eichhorn Date: 28 Oct. 2014

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.

DESCRIPTION OF PROPOSED WORK

I have owned my home at 215 Forest Street, Madison, Wisconsin, since 1970. The two-story section of the house was built in 1920. The single-car garage was added at a later date—I would presume before 1940, but I have no document available to verify the year. The single-story section was built in 2001. It replaces a smaller structure—a four-sided, screened porch built on a floating slab, which was in bad shape when I purchased the home. Above the porch was a deck accessed by a door in one of the bedrooms (interior and exterior photographs attached).

Most of the windows in the two-story section are double hung. The upper section of most, if not all, of these windows were painted shut long ago. In addition, the windows have counter weights. Over the years, some weights have fallen off or the ropes have jammed and I have had to hire a carpenter to repair the windows. All this necessitated patching holes and repainting window frames.

Furthermore, most of the windows on the second and third floors are hard to wash on the outside. Ladders are necessary and difficult to position in some locations. In addition, some of the angles at which the ladders are set are dangerous—a second person is required to ensure the safety of the person on the ladder (not myself!).

Frankly, I am tired of this routine and would like to be happy—windows that open from the top and bottom and that are easy to clean on both sides.

In addition, previous owners replaced three of the windows but changed the style so that they no longer conform to the style of the house. I would like to restore these three windows (copies of the original blueprints enclosed).

The third-floor window—originally Palladian—can easily be restored. It is proposed to have the center section fixed and the two side sections to be casement windows. A double-hung window for the center section would be costly. The two, first-floor windows on the front of the house were originally multipaned and opened inward. Rather than a true restoration, I would like to replace them with double-hung windows for two reasons. First, inward-opening windows would be most inconvenient. Second, the original windows went down to floor level. The previous owners built-up the windows so that they are now about 13 inches above the floor. To install double-hung windows down to floor level may be possible but would entail considerable additional expense.

Lastly, I would like to change the door to the no-longer existing deck to a window, which would match the other second-floor window on the East elevation.

A clarification is needed regarding the proposed window in the stairwell (image enclosed). Will it be necessary to use tempered glass? That is, is the window high enough off the landing not to require this added, safety feature?

The preliminary proposal from Ironwood Associates, LLC is for Marvin windows.

28 October 2014

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



East Elevation
(does not face a street)
(Door on second floor on left)

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



Rear/North Elevation
(faces Kendall Avenue)

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



South Elevation – Garden Room
(does not face a street)

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



Front/South Elevation
(does not face a street)

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



West Elevation
(faces Forest Street)

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



South Elevation – Door to Deck
Exterior View

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



Door to Deck
Interior View

Susan E. Jordan Eichhorn
215 Forest Street
Madison, Wisconsin 53726



Stairwell
(faces North)