



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: 124 Breese Terrace Aldermanic District: 5

2. PROJECT

Date Submitted: 2013-09-16

Project Title / Description: Exterior Window Replacement of existing apartment building

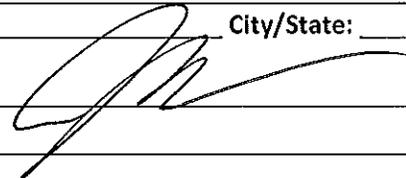
This is an application for: *(check all that apply)*

- 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: Jim Corcoran Company: University Heights Properties LLC
Address: 2607 Monroe Street City/State: Madison WI Zip: 53711
Telephone: 608.233.4440 E-mail: _____

Property Owner *(if not applicant)*: _____
Address: _____ City/State: _____ Zip: _____

Property Owner's Signature:  Date: 9/18/13

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.

September 16, 2013

Ms. Amy Scanlon
Preservation Planner
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Certificate of Appropriateness
124 Breese Terrace
Madison, WI

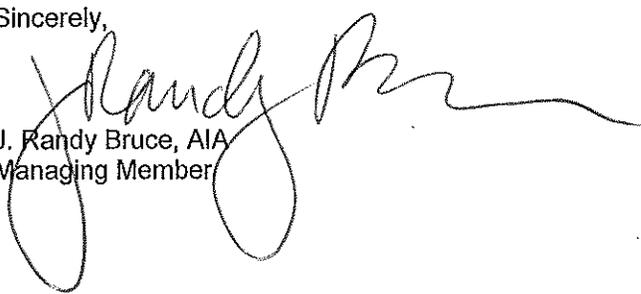
Dear Ms. Scanlon,

We are requesting the replacement of all exterior windows at 124 Breese Terrace. The replacement of the windows is a necessity for building maintenance and to improve building performance by reducing heating and cooling costs. The windows will also improve building security and provide a reduction in noise and ultraviolet damage.

The existing windows shall be replaced with an Alliance window and shall match the size and configuration of the existing. Please see attached cut sheets, detail and existing photos.

Thank you for your time.

Sincerely,


J. Randy Bruce, AIA
Managing Member

Existing Site Photos

- 1. Street façade



2. Typical Window



* ASSUME ALLIANCE
WDW IS IDENTICAL

STERGIS Belmont Single Hung (REPLACEMENT) Architect's Specifications

General: Manufactured by Stergis Windows and Doors.

Operation: Sash shall be counterbalanced to remain as placed during window operation. Lower sash shall tilt inwards for cleaning exterior glass surface. The top glass is fixed to the overall masterframe and engaged to the fixed meeting rail. Sash locks shall function to secure the opening and, through a cam-action mechanism, draw the interlocking meeting rails together for a tight seal. Window screens shall be of side load design and include provisions for spring loaded latches located at each end of the bottom rail.

Materials: All vinyl extrusions shall be rigid, 100% virgin uPVC. The jambs shall have a nominal wall thickness of .065" and shall include five tubular hollows for maximum strength and thermal efficiency. The sill shall have a nominal wall thickness of .065" and shall contain multiple hollows for strength. Sash profiles shall have a nominal wall thickness of .065". The interlock meeting rail will be reinforced with tempered aluminum to which the locks are firmly secured. Sash lift rails shall be integral to the sash extrusion. Sash meeting rails shall include an integral leg, which shall provide positive meeting rail interlock in the assembled unit.

Frame Construction: Frame profile shall be designed to install as a replacement frame. Overall frame depth shall be 3 1/4". Window main frame header will be miter cut and welded with a minimum melt off of 5mm. The sill will be compound cut and welded construction for positive seal and esthetics. Drain weeps under the screen track will provide a quicker drainage of the sloped sill without compromise to performance.

Sash Construction: Lower Sash frame shall be miter cut and fusion welded at the corners. Each welded sash top rail shall conceal a self-aligning spring-loaded sash release latch. Each welded sash shall have recessed, heavy wall pivot bars screwed in place by stainless screws at the bottom sash corners. Glazing shall be secured in place with a dual-durometer snap in a glazing bead along the exterior perimeter of sash. Widths 30 1/4" to 36 1/8" shall have steel reinforcements at the meeting rails. Widths from 36 1/4" to 48" shall have reinforcements at all sash horizontals. Heights from 72" shall have reinforcements at all sash verticals.

Available Finishes: Shall be solid vinyl throughout in white or almond.

Screen Construction: Full Screen standard. Frame shall be of hollow extruded design with a .055" wall thickness and the wire shall be 18x16 mesh non-glare charcoal finished aluminum. Corners will be staked with die cast corners. The bottom rail shall have a spring loaded release latch on each side to lock the screen in place. The locking device will engage into the master frame wall and not be visible from the exterior.

Glazing: Insulating glass shall have an overall thickness of 3/4" and a minimum 1/2" air space inside dimension. Standard glass shall be single strength 2.5mm and double strength 3.0 domestic type B float glass. Dura Seal Warm Edge glass spacer will be used to form a continuous hermetic seal around the insulated unit to encapsulate the air space. All glass lites will be installed via CBA and SIGMA standards in accordance with ASTM E773 and E774. Methods to include proper drainage, oval staggered weep system, and setting blocks with appropriate blocking.

Weatherstripping: A minimum of two courses of solid barrier fin-type weatherstripping shall be applied at the crack perimeter (excluding sill) of the window. The bottom sash rail shall fit the sill so that two fin and one closed-cell bulb weatherseals engage completely. The interlock will consist of two weatherseals attached to the full interlock from jamb to jamb

Hardware: Sash balances shall be factory calibrated block and tackle balances. Balance cords shall be anchored to the head of the jamb by use of a stainless steel clip. The slide shoe (balance shoe) will be attached directly to the balance assembly and ride with the sash in a vertical movement. The sash pivot bar will engage the balance shoe and lock the sash with in a consistent hold to the jamb allowing for no distorting during handling and installation. Sash locks shall be cam type and finished to match the vinyl extrusion color. Locks shall be securely anchored with color matched, self-tapping screws driven through the sash rail and into an extruded aluminum-reinforcing bar. Double locks on opening widths 30 1/4" or greater.

Options: Grids-- Standard, colonial, and diamond aluminum in-glass grids are available. Glazing--obscure, Low-E, Argon-filled Low-E, tinted, triple glazing, double strength, tempered, and Activ Glass are available. Field mulled units, stud pocket, oriel windows, transoms, custom shapes and full screens are available. A steep slope sill expander can be used when there are sills with drops over 3/4". Frame is available with molded nailing fin, molded fin with J channel, and extension jambs for 4 9/16" or 6 9/16" wall thickness. Flat casing, 2-1/2" Brickmold and 4" Exterior casing are available.

* ASSUME ALLIANCE
LWDW IS IDENTICAL

STERGIS HAWTHORNE Double Hung Architect's Specifications

General: Manufactured by Stergis Windows and Doors.

Operation: Sash shall be counterbalanced to remain as placed during window operation. Both sash shall tilt inwards for cleaning exterior glass surface. The top sash stiles shall be fitted with two security latches which, when extended, shall prevent the bottom sash from being opened more than three inches. Sash locks shall function to secure the opening and, through a cam-action mechanism, draw the interlocking meeting rails together for a tight seal. Window screens shall be of side load design and include provisions for spring loaded latches located at each end of the bottom rail.

Materials: All vinyl extrusions shall be rigid, 100% virgin uPVC. The jambs shall have a nominal wall thickness of .072" and shall include five tubular hollows for maximum strength and thermal efficiency. The sill shall have a nominal wall thickness of .065" and shall contain multiple hollows for strength. Sash profiles shall have a nominal wall thickness of .072". The interlock meeting rail will be reinforced with tempered aluminum to which the locks are firmly secured. Sash lift rails shall be integral to the sash extrusion. Sash meeting rails shall include an integral leg, which shall provide positive meeting rail interlock in the assembled unit.

Frame Construction: Frame profile shall be designed to install as a replacement with head and sill expanders as job conditions require. Overall frame depth shall be 3 1/4". Window main frame header will be miter cut and welded with a minimum melt off of 5mm. The sill will be compound cut and welded construction for positive seal and esthetics. Drain weeps under the screen track will provide a quicker drainage of the sloped sill without compromise to performance.

Sash Construction: Sash frame shall be miter cut and fusion welded at the corners. Each welded sash top rail shall conceal a self-aligning spring-loaded sash release latch. Each welded sash shall have recessed, heavy wall pivot bars screwed in place by stainless screws at the bottom sash corners. Glazing shall be secured in place with a dual-durometer snap in a glazing bead along the exterior perimeter of sash. Widths shall have aluminum reinforcements at the meeting rails. Widths from 36 1/4" to 48" shall have reinforcements at all sash horizontals. Heights from 72" shall have reinforcements at all sash verticals.

Available Finishes: Shall be solid vinyl throughout in white or almond. Optional woodgrain interior and custom color exterior is optional.

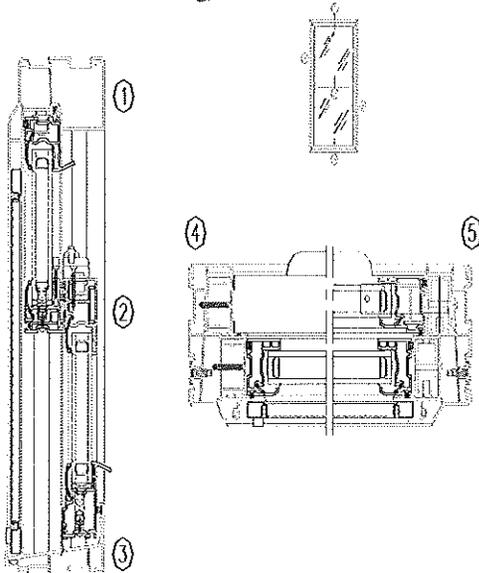
Screen Construction: Half-screen standard. Frame shall be of hollow extruded design with a .055" wall thickness and the wire shall be 18x16 mesh non-glare charcoal finished aluminum. Corners will be staked with die cast corners. The bottom rail shall have a spring loaded release latch on each side to lock the screen in place. The locking device will engage into the masterframe wall and not be visible from the exterior.

Glazing: Insulating glass shall have an overall thickness of 3/4" and a minimum 1/2" air space inside dimension. Standard glass shall be single strength 2.5mm and double strength 3.0 domestic type B float glass. Dura Seal Warm Edge glass spacer will be used to form a continuous hermetic seal around the insulated unit to encapsulate the air space. All glass lites will be installed via CBA and SIGMA standards in accordance with ASTM E773 and E774. Methods to include proper drainage, oval staggered weep system, and setting blocks with appropriate blocking.

Weatherstripping: A minimum of two courses of solid barrier fin-type weatherstripping shall be applied at the crack perimeter (excluding sill) of the window. The bottom sash rail shall fit the sill so that two fin and one closed-cell bulb weatherseals engage completely. The interlock will consist of two weatherseals attached to the full interlock from jamb to jamb.

Hardware: Sash balances shall be factory calibrated block and tackle balances. Balance cords shall be anchored to the head of the jamb by use of a stainless steel clip. The slide shoe (balance shoe) will be attached directly to the balance assembly and ride with the sash in a vertical movement. The sash pivot bar will engage the balance shoe and lock the sash with in a consistent hold to the jamb allowing for no distorting during handling and installation. Sash locks shall be cam type and finished to match the vinyl extrusion color. Locks shall be securely anchored with color matched, self-tapping screws driven through the sash rail and into an extruded aluminum-reinforcing bar. Double locks on opening widths 26" or greater.

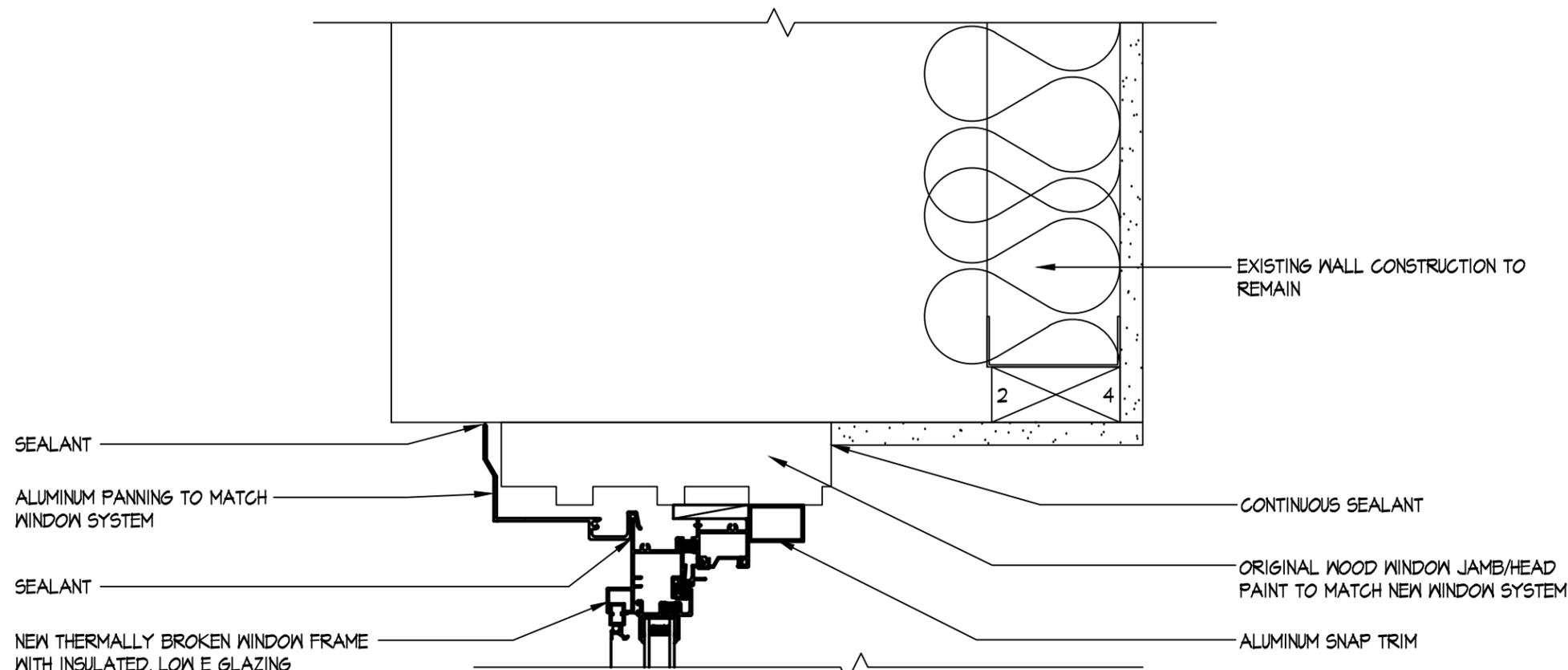
Options: Grids-- Standard, colonial, and diamond aluminum in-glass grids are available. Glazing--obscure, Low-E, Argon-filled Low-E, tinted, double strength, tempered, and Activ Glass are available. Field muller units, stud pocket, oriel windows, transoms, custom shapes and full screens are available. A steep slope sill expander can be used when there are sills with drops over 3/4". Frame is available with molded nailing fin, molded fin with J channel, and extension jambs for 4 9/16" or 6 9/16" wall thickness. Flat casing, 2-1/2" Brickmold and 4" Exterior casing are available.



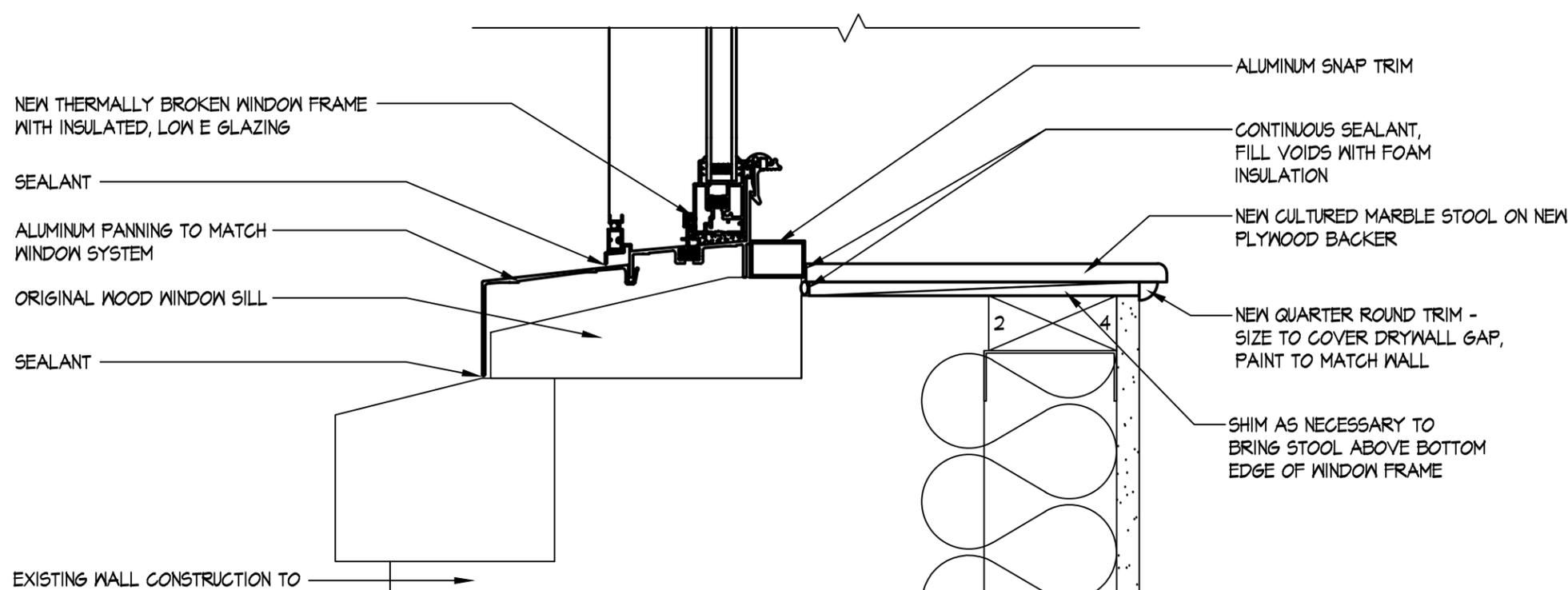
Notes

1. ALL ITEMS SHOWN AS EXISTING CONDITIONS ARE BASED ON RECORD DOCUMENTS AND MAY NOT REFLECT ACTUAL FIELD BUILT CONDITIONS
2. ALL WINDOWS TO BE REMOVED FROM THE OUTSIDE. WORK INSIDE THE UNITS TO BE KEPT TO A MINIMUM
3. INTERIOR DRYWALL NOT TO BE ALTERED UNLESS ABSOLUTELY NECESSARY OR WHERE INDICATED ON THESE PLANS
4. INTERIOR SEALANT TO BE COMPLETELY REMOVED AND WALL SURFACES CLEANED PRIOR TO INSTALLATION OF NEW SEALANT
5. WINDOWS TO BE ATTACHED TO EXISTING WALL CONSTRUCTION PER MANUFACTURER'S RECOMMENDATIONS. ADDITIONAL BLOCKING OR BLOCKING ANCHORAGE TO BE ADDED AS NEEDED.
6. ALL INTERIOR WALL SURFACES TO BE CLEANED AND RECEIVE PAINT TOUCH-UP AFTER WINDOW INSTALLATION

Revisions



(A) JAMB/HEAD SIM



Project Title
124 Breese Terrace

Drawing Title
WINDOW DETAILS

Project No. **0000** Drawing No. **A-3.1**