

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: 11 E. Gilman St. Aldermanic District: 2

2. PROJECT

Project Title / Description: Window replacement

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
[X] 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
Other (specify):

PLANNING DIVISION USE ONLY
Legistar #

3. APPLICANT

Applicant's Name: Dan Seeley Company: Steve Brown Apartments
Address: 120 W. Gorham St. Madison, WI
Telephone: 608-255-7100 E-mail: dseeley@stevebrownapts.com

Property Owner (if not applicant): Steve Brown Apartments
Address:

Property Owner's Signature: Dan Seeley (agent) Date: 2/25/10

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:
  - 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](mailto:ascanlon@cityofmadison.com)  
608 266 6552





February 25<sup>th</sup>, 2016

Madison Landmarks Commission  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985 Madison, WI 53701-2985

Re: Project Narrative – 11 E. Gilman St. Window Replacement

Dear Commissioners:

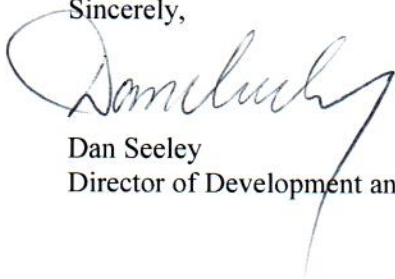
11 E. Gilman St. is a contributing structure, constructed in the Queen Anne style and located in the Mansion Hill Historic District. Named the J.W. Hobbins Rental House, it was built in 1874 and purchased by Steve Brown Apartments in 2001. It is currently maintained as a 5-unit apartment.

A survey of the house reveals all but 6 of the 62 original windows have been replaced. Based on the look, hardware, presence of insulation between panes and materials in general, it is estimated this replacement was done between 30 and 40 years ago. The remaining original windows appear to include the four side-lights on the first and second story bays located on the front of the house, the single window in the first gable and one of two windows in the second gable which are both also located on the front of the house.

We are proposing to replace the windows in 11 E. Gilman St. as the current windows are deteriorating. The windows are experiencing low-E deterioration, the wooden sills and bottom sashes are showing significant water damage and rot, and some storm windows are unable to be seated or secured which has resulted in their falling out of their openings. The compromised integrity of the windows has also resulted in residents having difficulty operating and locking their windows in addition to the window's decreased energy efficiency.

We are proposing to replace the windows with Restoration high quality single hung vinyl windows in white and with half screens. We would use the existing frame, jamb and casing. We are requesting a COA be issued for the replacement of all windows. Replacing these windows will be beneficial for the safety and comfort of our residents as well as the energy efficiency of the property. We appreciate your consideration and look forward to your feedback.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Seeley". The signature is written in a cursive style with a large initial "D" and a long, sweeping tail that extends downwards and to the right.

Dan Seeley  
Director of Development and Special Projects



# THEBCO

*Windows • Doors • Siding*

## SINGLE HUNG WINDOWS



### **BEST SOLUTION FOR COMMERCIAL WINDOW REPLACEMENT**

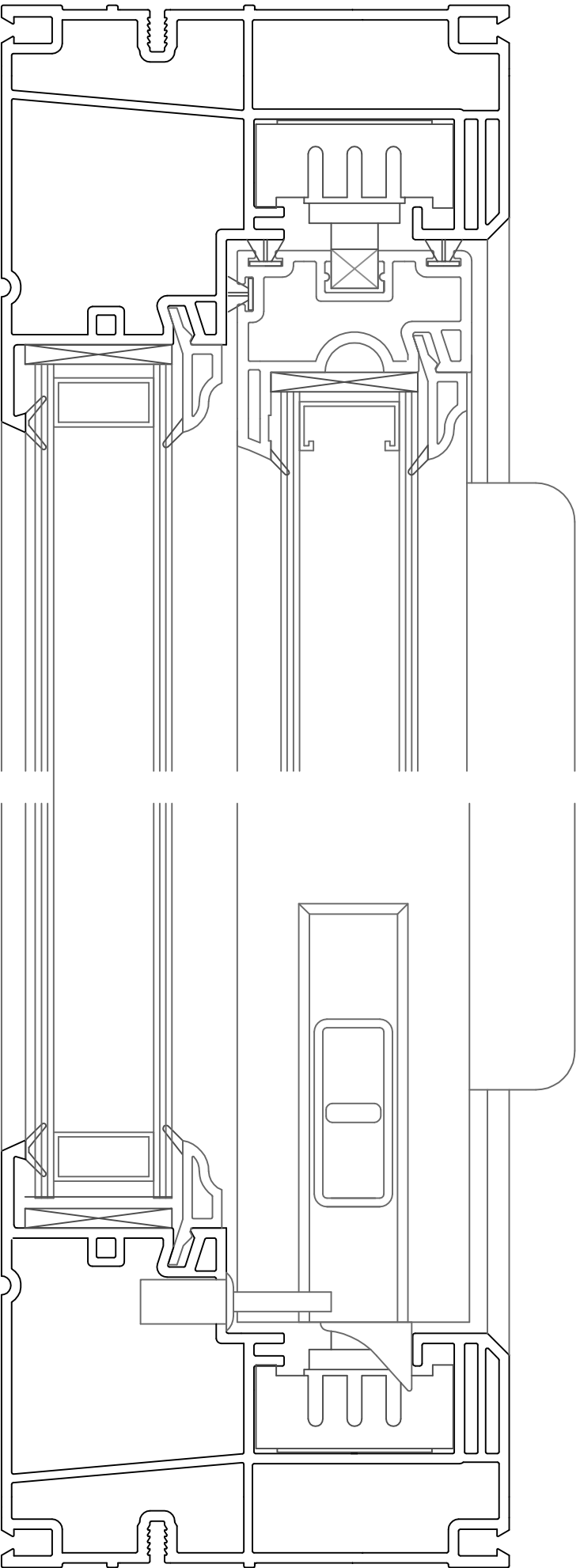
#### **A New Standard in Efficiency**

Restorations Single Hung windows have the same beautiful lines and performance features as Double Hungs – the only difference from inside is the non-operating top sash. Perfect solution for commercial application, with the ease of operation and maintenance, advanced weather-stripping and added security features all contribute to years of worry-free p



**LOWER YOUR  
HEATING BILLS WITH  
FREE LOW-E GLASS.**





# SUNRISE WINDOWS

DESCRIPTION:

SINGLE TILT/SLIDE - VERTICAL SECTION

SCALE: FULL

MATERIAL:

AREA:

DESIGN:

D.R.C.

DATE: 12-07-00

WT. PER FT.:

DRAWN:

J. OLSEN

DATE: 01-01-01

DIE NO.:

APPROVED:

DRAWING NO.:

SNGSLID.DWG

REV. BY APPV'D. DATE

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