



August 11, 2021

TO:  
City of Madison Planning Division  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd Suite 017  
Madison, WI 53703

RE:  
Letter of Intent – Landmarks Commission Approval

**PROJECT:**  
Hamilton Building Exterior Upgrade  
101 North Hamilton Street, Madison, WI

AY PROJECT # 71002

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Commission members,

The following is submitted together with the renderings and application for review by the Landmarks Commission. With this application we will be requesting Final Approval of the current proposed design.

**OWNER/ DEVELOPER:**  
TangFeng Company, LLC  
733 Struck St. #44624  
Madison, Wisconsin  
609-489-1346  
Contact: Greg Thomas  
gregthomas@tfcolc.com

**CONTRACTOR:**  
Harmony Construction Management  
906 Jonathon Drive  
Madison, Wisconsin  
608-224-3310  
Contact: Jason Jackson  
jjackson@harmonycm.net

**ARCHITECT:**  
Angus-Young  
16 North Carroll Street - Suite 610  
Madison, Wisconsin  
608-756-2326  
Contact: Emily Mader- Kiley  
e.mader-kiley@angusyoung.com



## PROJECT LOCATION:

The existing building is located at 101 North Hamilton Street. The property is bounded on the north by North Webster Street, and to the east by East Mifflin Street. It is located in Aldermanic District 4.

## PROJECT DESCRIPTION:

This project focuses on upgrading the existing facade of a Landmarks building. We plan to liven up the East Mifflin Street facade by refreshing the paint and adding windows to allow more light into the building.

## DESIGN CONCEPT:

The project aims to respectfully restore the original uniqueness of the building, while engaging and celebrating the existing features and materials. The original materials of the building, masonry and sandstone, differentiated themselves from the adjacent buildings. To highlight these textures, we selected a beige toned color pallet, which matches the original existing materials, while also hiding any blemishes that have developed over the years. The proposed colors mimic the color pallet of sandstone, so while we cannot safely remove the current paint, we can still respect the original look and feel of the building. The building does contain an original window on the second floor in which we plan to restore and paint to match the new color pallet.

The design consists of six new window openings along the East Mifflin facade. The added windows will not only bring light into the interior space, but also create a proportion that is more conducive to pedestrians. One of these openings will be going in a spot that was previously a door opening and was later filled in with brick. The East Mifflin side also contains an original window opening that has since been filled in with plywood. To make this more aesthetically pleasing, while also paying tribute to its historical purpose, we will fill the opening in with brick. This will allow the opening to still be distinguished from the rest of the facade. The second floor windows on the front facade will also be brought back to their original arched style, complementing their larger parent windows on the first floor.

Both doors on the East Mifflin facade will be replaced to match the entry door on the front of the building. While the openings are original to the building, the physical doors are not. The new proposed entry door style will both add additional entrances for multiple tenants and encourage more pedestrian interaction. We are also proposing an added limestone base on the East Mifflin facade to cover up existing damage that has occurred to the base of the sandstone and also prevent future damage. We are proposed two different signage opportunities for the tenants, one blade sign on the original sandstone building and one sign band on the back brick portion. This will help distinguish the sandstone portion from the brick portion, as it once was back in its original form.

Thank you for your time reviewing our proposal. We are looking forward to your support and feedback!

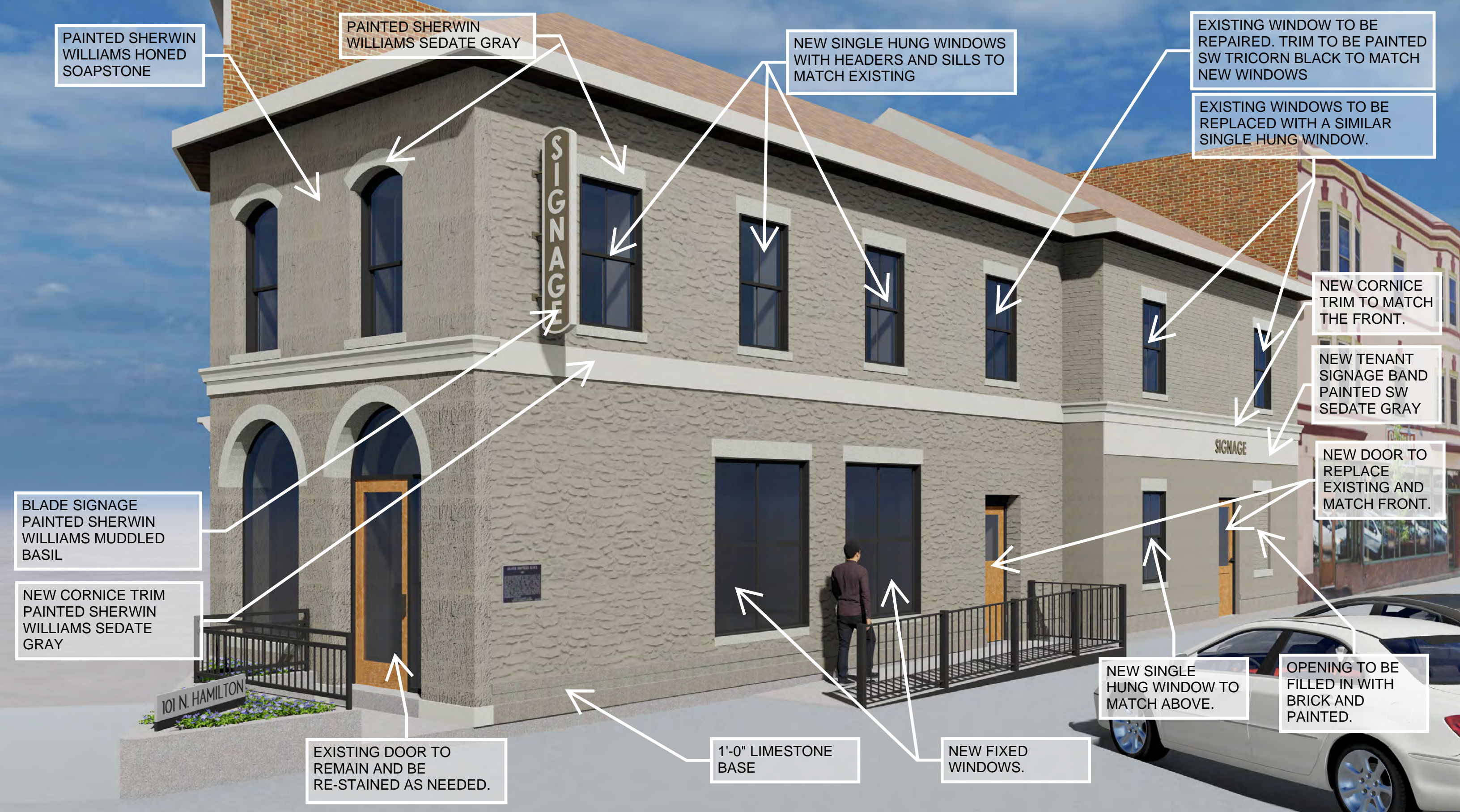
Sincerely,

A handwritten signature in black ink that reads "Emily Mader - Kiley". The signature is written in a cursive, flowing style.

Emily Mader- Kiley, Assoc. AIA







PAINTED SHERWIN WILLIAMS HONED SOAPSTONE

PAINTED SHERWIN WILLIAMS SEDATE GRAY

NEW SINGLE HUNG WINDOWS WITH HEADERS AND SILLS TO MATCH EXISTING

EXISTING WINDOW TO BE REPAIRED. TRIM TO BE PAINTED SW TRICORN BLACK TO MATCH NEW WINDOWS

EXISTING WINDOWS TO BE REPLACED WITH A SIMILAR SINGLE HUNG WINDOW.

NEW CORNICE TRIM TO MATCH THE FRONT.

NEW TENANT SIGNAGE BAND PAINTED SW SEDATE GRAY

NEW DOOR TO REPLACE EXISTING AND MATCH FRONT.

BLADE SIGNAGE PAINTED SHERWIN WILLIAMS MUDDLED BASIL

NEW CORNICE TRIM PAINTED SHERWIN WILLIAMS SEDATE GRAY

NEW SINGLE HUNG WINDOW TO MATCH ABOVE.

OPENING TO BE FILLED IN WITH BRICK AND PAINTED.

EXISTING DOOR TO REMAIN AND BE RE-STAINED AS NEEDED.

1'-0" LIMESTONE BASE

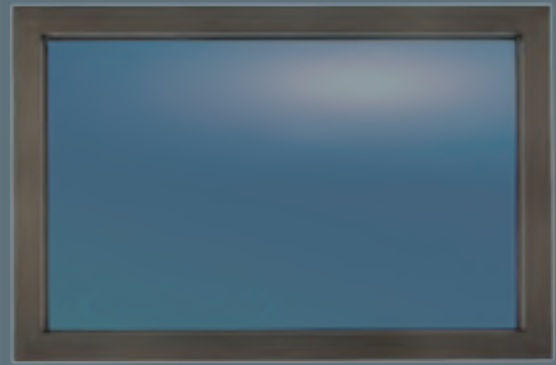
NEW FIXED WINDOWS.











5500

ALUMINUM FIXED WINDOW



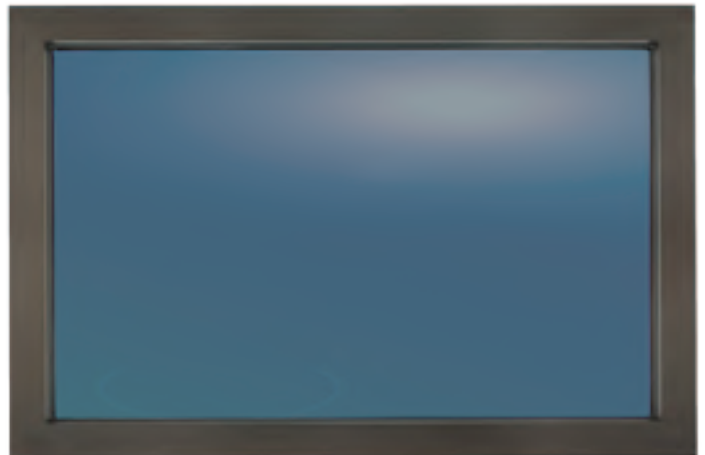
800.475.5061 | [gerkin.com](http://gerkin.com)

# 5500

## ALUMINUM FIXED WINDOW

### DECADES OF PROVEN PERFORMANCE

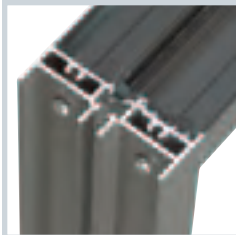
The 5500 fixed windows are designed with performance in mind. These windows perform so well in NFRC thermal tests they have been used in 5-Star Green Build projects, Net Zero housing and numerous LEED certified projects.



# 5500

## ALUMINUM FIXED WINDOW

### 5500 FIXED | FEATURES



**2 3/8" Thermally Broken Frame Depth:**

We use double wall construction and a thermally broken frame and sash for improved thermal efficiency.



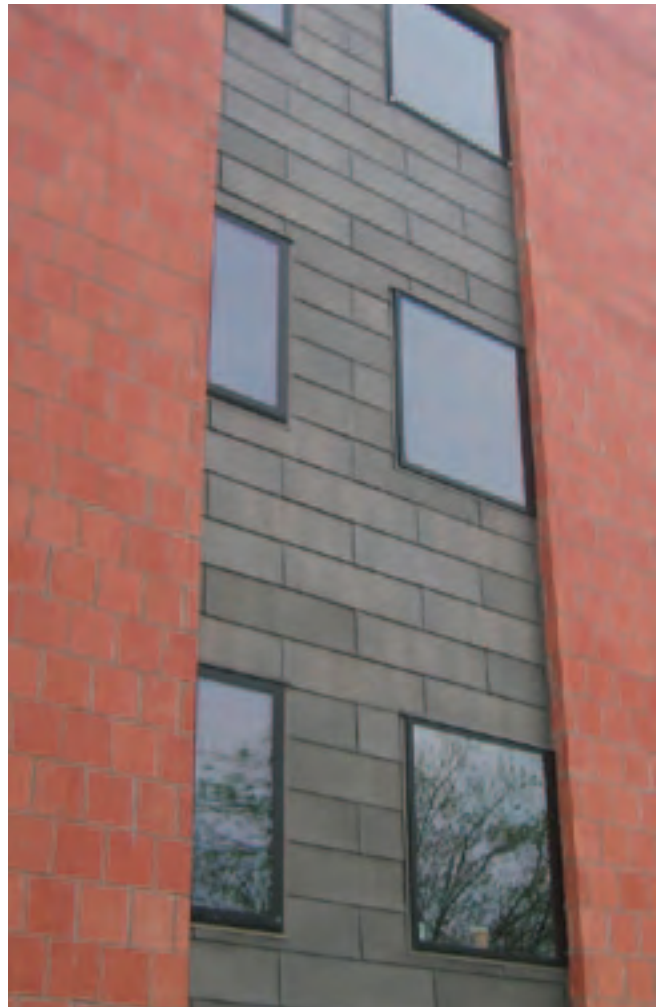
**Color Options:**

- White
- Bronze
- Clear Anodized
- Dark Bronze Anodized



**Insulated Glass:**

Overall glass thickness is 1". We offer several stocked glass options as well as numerous special order options.

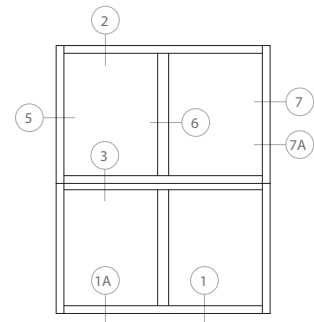
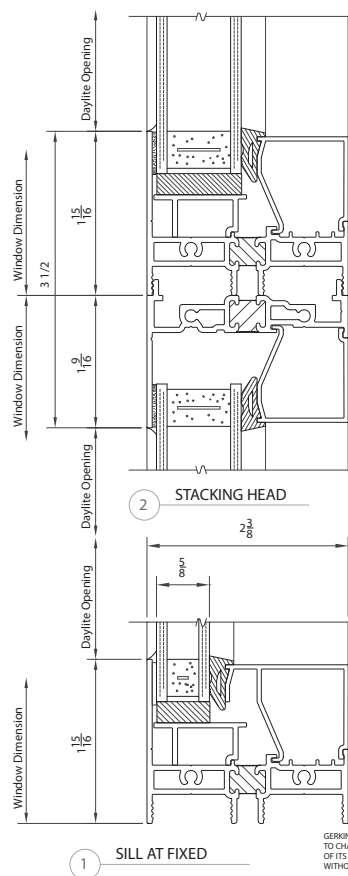
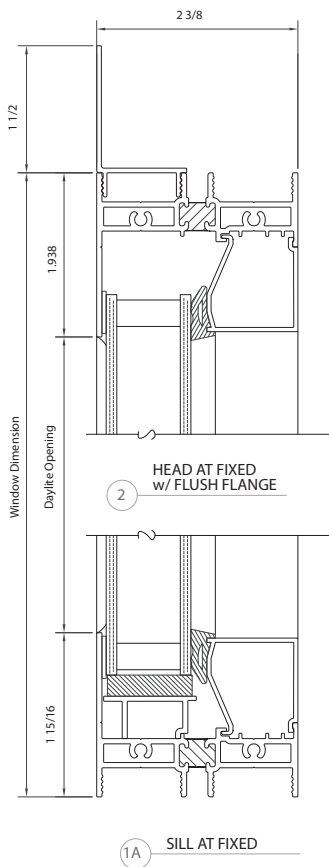


# 5500

## ALUMINUM FIXED WINDOW

### 5500 FIXED | FEATURES

0039061



SHEET NO: 1

5500 SERIES FIXED WINDOW

001120\_2015\_C0A

GERKIN WINDOWS & DOORS RESERVES THE RIGHT TO CHANGE OR DISCONTINUE MANUFACTURING ANY OF ITS STANDARD WINDOW SYSTEMS OR COMPONENTS WITHOUT PRIOR WRITTEN NOTICE.



# 5500

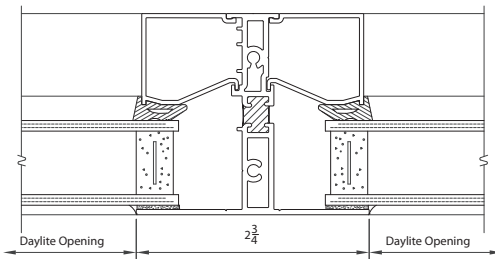
## ALUMINUM FIXED WINDOW

5500 FIXED | FEATURES

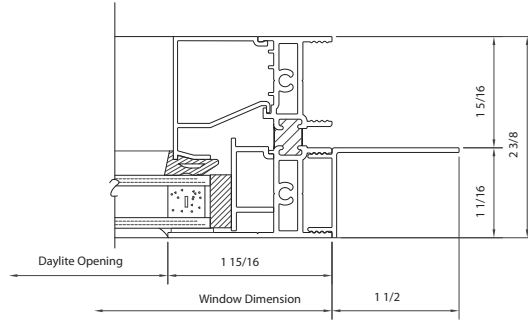
SHEET NO:

2

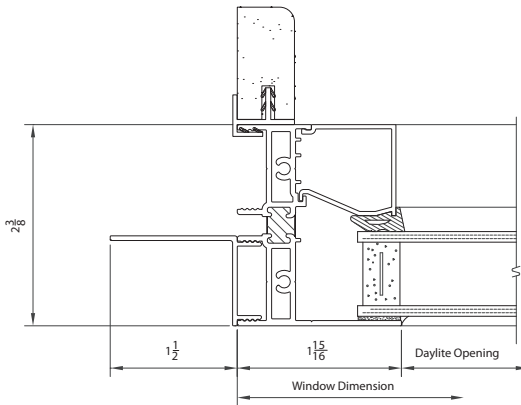
5500 SERIES FIXED WINDOW



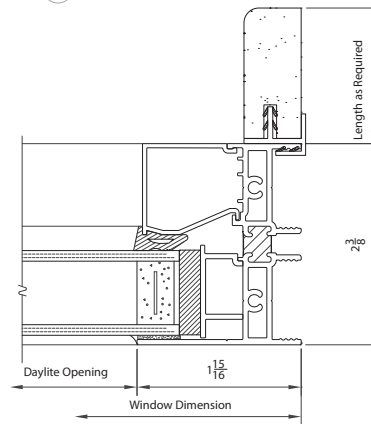
5 TRUE MUNTIN



6A JAMB AT FIXED W/  
5/8" GLAZING



4 JAMB AT FIXED W/  
OPTIONAL NAILING FLANGE &  
OPTIONAL EXTENSION JAMB



6 JAMB AT FIXED W/  
OPTIONAL EXTENSION JAMB

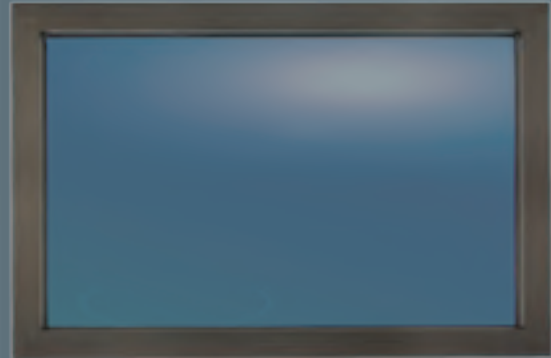


02100802

02100802

# 5500

## ALUMINUM FIXED WINDOW



### 5500 FIXED | TEST RESULTS

#### NFRC | TEST RESULTS

U-Value w/LoÉ³/Argon	.34
Solar Heat Gain Coefficient	.24
Visible Transmittance	.55
Condensation Resistance	46
U-Value Air Only*	.38

#### AAMA | TEST RESULTS

##### Test Window | 72" x 72" and 48" X 96"

Class	CW-PG80-FW
Air Infiltration	<.01 cfm/sq.ft.
Water	12.00 psf
Structural Wind Load	120.0 psf
Indoor/Outdoor Sound Transmission Class	29
Sound Transmission Class (w/ 1/4 LAM X 1/8 A)	35
AAMA Rating	

\*U-Values for our windows with 1/8" 366 LoÉ³ glass, air only, 1/8" clear glass, no muntins or argon in the air space.

Tested and Certified to AAMA/WDMA/CSA 101/I.S.2 A440-08

\*U Values and CRF Values, tested with 1" insulating glass w/LoÉ³

U-Value/SHGC/VT/CRF Tested to NFRC 100/200/500



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# 5500 SERIES

# COLORS



WHITE



BRONZE



CLEAR ANODIZED



DARK BRONZE ANODIZED





# 5900

ALUMINUM SINGLE HUNG WINDOW



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# 5900

## ALUMINUM SINGLE HUNG WINDOW

### DECADES OF PROVEN PERFORMANCE

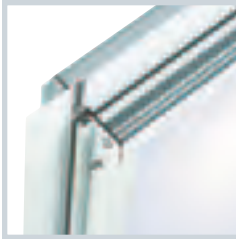
This single hung offers great performance with a smooth operation. The 5900 is highlighted by block and tackle balances, a tilt-in sash, recessed tilt latches, automatic sill locks and dual pull rails. Our air infiltration is an amazingly low .03! This great performance is enhanced by features like a sloped sill, dual weatherstripping and a center interlock.



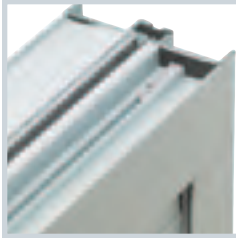
# 5900

## ALUMINUM SINGLE HUNG WINDOW

### 5900 SINGLE HUNG | FEATURES



**2 3/8" Thermally Broken Frame Depth:**  
We use a thermally broken frame and sash for improved thermal efficiency.



**Polyethylene Seal Pads:**  
Gerkin ensures a tight fit at all sash and frame corners to seal out light, air and water.



**Nail Fin:**  
Nail fins are a standard feature for this window. The corners are closed which allows for full perimeter flashing. As an option, Gerkin will remove the nail fin for masonry or subframe installations.



**Easy Tilt-in Sash:**  
The operating sash uses attractive flush mount tilt latches for easy cleaning.



**Self-Latching Locks:**  
For safety and convenience, the operating sash locks automatically at the sill when closed. The latches are concealed from plain sight. They are easily activated by lifting up.



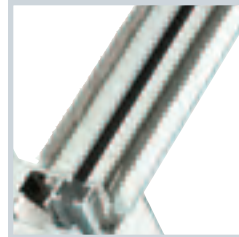
**Sloped Sill:**  
This feature eliminates the need for weeps under the sash. Air infiltration performance is enhanced due to this feature.



**Window Balances:**  
The 5900 features a smooth block and tackle balance system. The block and tackle balance is one of the most reliable and long lasting balances available. This balance allows for an easy operation.



**Mullion Interlock:**  
The use of a mullion interlock helps to reduce deflection and creates a snug fit. The structure of the window is enhanced and air infiltration is reduced.



**Dual Weatherstripping:**  
This window features heavy wool pile weatherstripping with a Mylar fin on two locations of the sash. A bulb seal at the sill and interlock seals make this window one of the tightest single hungs available.



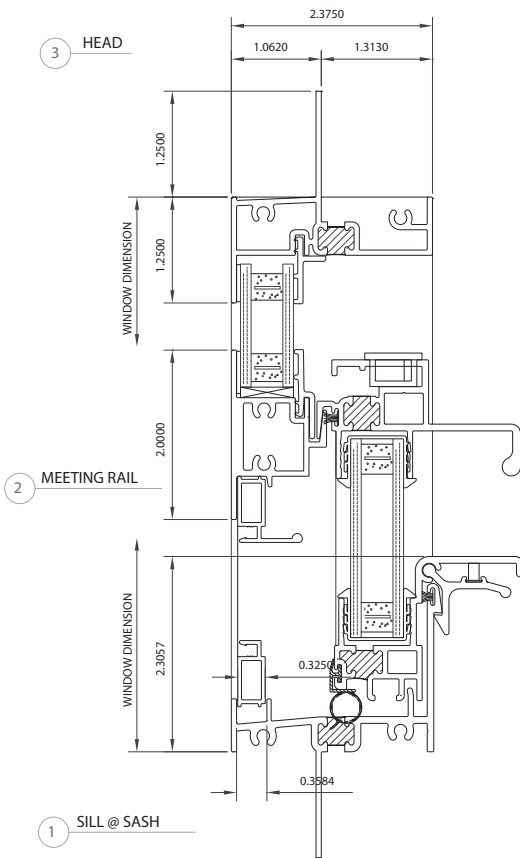
**Extruded Screen Frames:**  
The strength of extruded screens is a major maintenance cost advantage for Gerkin over easily damaged roll form screens.

# 5900

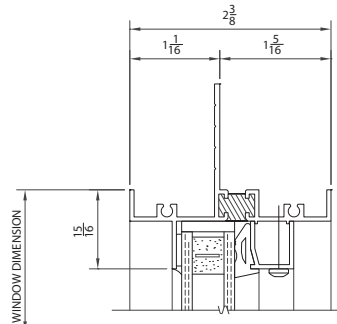
## ALUMINUM SINGLE HUNG WINDOW

### 5900 SINGLE HUNG | DETAILS

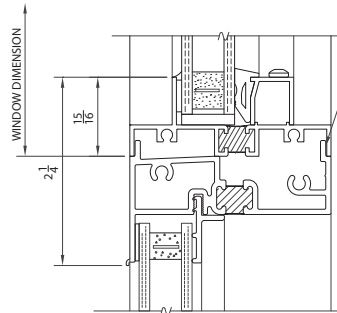
CONR061



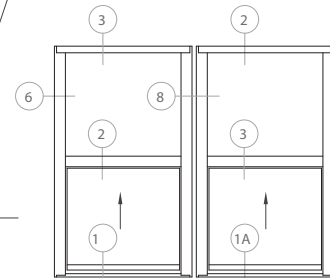
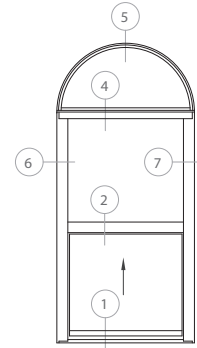
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5 HEAD AT ROUND TOP



4 HEAD AT STACK



SHEET NO:

1

5900 SERIES SINGLE HUNG

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# 5900

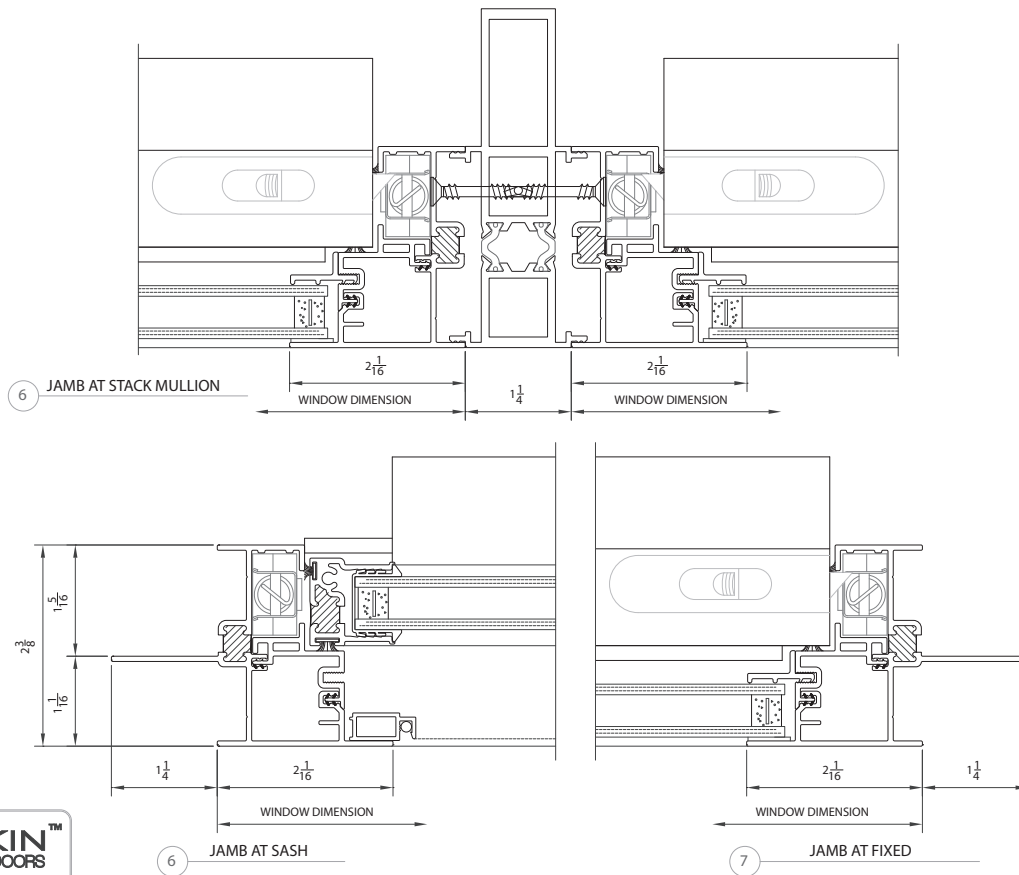
## ALUMINUM SINGLE HUNG WINDOW

### 5900 SINGLE HUNG | DETAILS

SHEET NO:

2

5900 SERIES SINGLE HUNG



# 5900

## ALUMINUM SINGLE HUNG WINDOW



### 5900 SINGLE HUNG | TEST RESULTS

#### NFRC | TEST RESULTS

U-Value w/LoE <sup>3</sup> /Argon	.38
Solar Heat Gain Coefficient	.24
Visible Transmittance	.53
Condensation Resistance	48
U-Value Air Only*	.43

#### AAMA | TEST RESULTS

##### Test Window | 54" x 90"

Class	LC-PG50-H
Air Infiltration	.03 cfm/sq.ft.
Water	7.50 psf
Structural Wind Load	75.0 psf
U-Value w/LoE <sup>3</sup> /Argon	.38
Solar Heat Gain Coefficient	.24
Visible Transmittance	.53
Condensation Resistance	48
Indoor/Outdoor Sound Transmission Class	28
Sound Transmission Class (w/ 1/4 LAM X 1/8 A)	31
U-Value Air Only*	.44



\*U-Values for our windows with 1/8" 366 LoE<sup>3</sup> glass, air only, 1/8" clear glass, no muntins or argon in the air space.

Tested and Certified to AAMA/WDMA/CSA 101/I.S.2 A440-08

U-Value/SHGC/VT/CRF Tested to NFRC 100/200/500



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