

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
126 S Hamilton St  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 138 South Franklin St Aldermanic District: 6

## 2. PROJECT

Project Title/Description: Rehab & addition

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

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)\*\*:
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment  
*(Please contact the Historic Preservation Planner for specific Submission Requirements.)*
- Other (specify):

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b>  <b>CITY OF MADISON</b>  APR 16 2018 4:25pm <b>Planning &amp; Community &amp; Economic Development</b>
	<b>Preliminary Zoning Review</b>  Zoning Staff Initial:  Date: / /

## 3. APPLICANT

Applicant's Name: Daniel Gorman Company: \_\_\_\_\_

Address: 5451 Whalen Road Fitchburg WI 53575  
Street City State Zip

Telephone: 6084456127 Email: dag5956@colorado.edu

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Property Owner's Signature: [Signature] Date: 4/16/18

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 4:30pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/planning/documents/LandmarksDates.pdf>

## Narrative Description of 138 S. Franklin Street

There have been two separate changes made to the house from the original plans presented to the Landmarks Commission in fall of 2016.

The first change has been window placement. On the south side elevation you can see one window on the first floor moved up to the second floor. That was because there is a staircase that would be going right through the middle of that window, and on the second floor it has a great view from the upstairs kitchen. The windows on the second floor on the north side elevation were filled in, as one blocked where the kitchen would be, and the other one was facing nothing but a wall. Also, bringing up another window to the second floor on the south side supplemented the replacement of the window filled in on the north side.

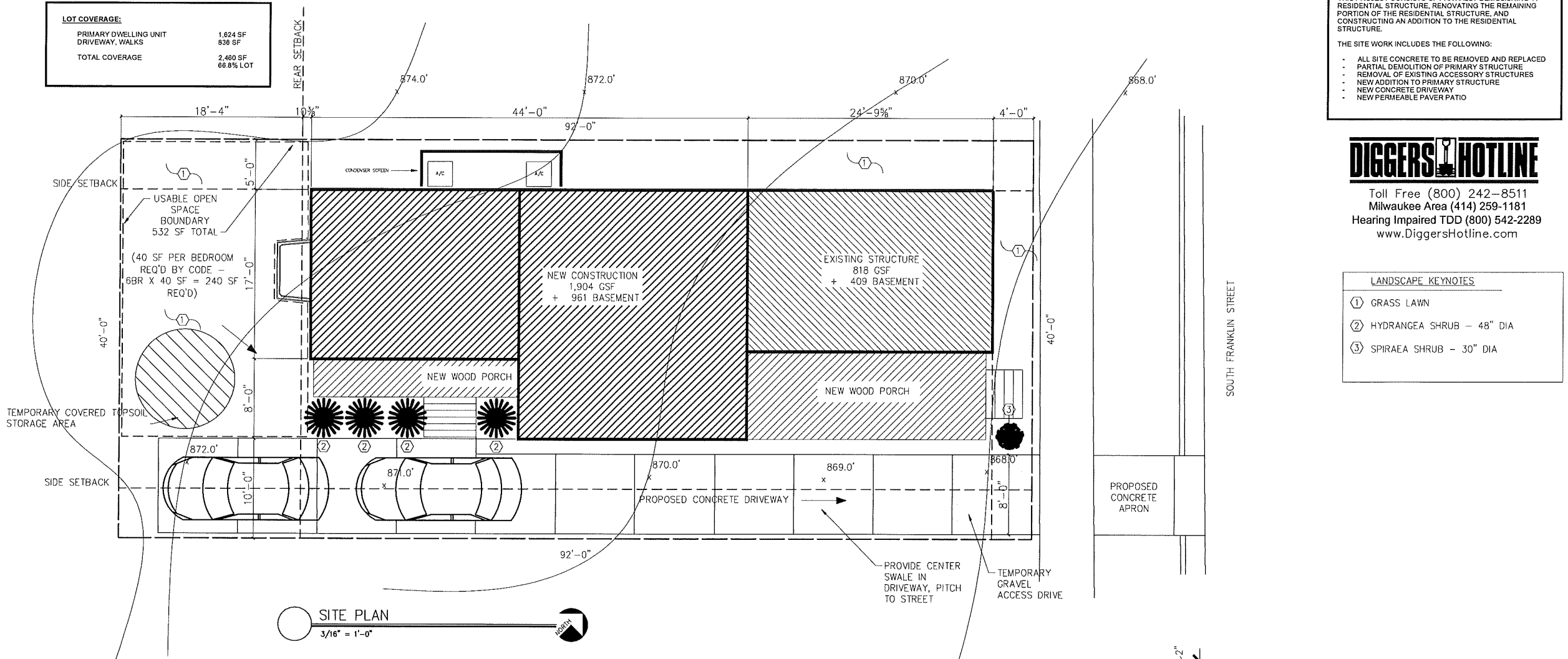
The second was the changes made to the roof lines/gables on the home. That was done because the way the previous roof line and gables were angled cut a triangle shaped space into the home that would make large amounts of space uninhabitable or with an extremely angled roof.

Thank you for considering my application,

Daniel Gorman

SITE KNOWN AS NORTHWEST 40.0 FEET OF LOT SEVEN (7),  
BLOCK TWO HUNDRED SIXTY-EIGHT (268), MADISON,  
ACCORDING TO THE RECORDED PLAT THEREOF, IN THE  
CITY OF MADISON, DANE COUNTY, WISCONSIN

LOT COVERAGE:	
PRIMARY DWELLING UNIT	1,624 SF
DRIVEWAY, WALKS	838 SF
TOTAL COVERAGE	2,460 SF
	68.8% LOT



**GENERAL SITE SCOPE OF WORK**

THIS PROJECT CONSISTS OF PARTIALLY DEMOLISHING A RESIDENTIAL STRUCTURE, RENOVATING THE REMAINING PORTION OF THE RESIDENTIAL STRUCTURE, AND CONSTRUCTING AN ADDITION TO THE RESIDENTIAL STRUCTURE.

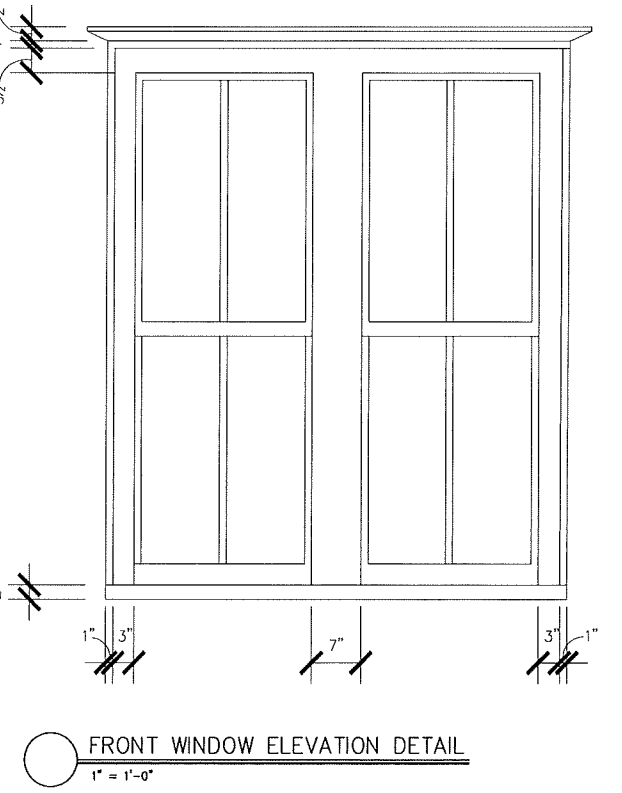
THE SITE WORK INCLUDES THE FOLLOWING:

- ALL SITE CONCRETE TO BE REMOVED AND REPLACED
- PARTIAL DEMOLITION OF PRIMARY STRUCTURE
- REMOVAL OF EXISTING ACCESSORY STRUCTURES
- NEW ADDITION TO PRIMARY STRUCTURE
- NEW CONCRETE DRIVEWAY
- NEW PERMEABLE PAVER PATIO



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

- LANDSCAPE KEYNOTES**
- ① GRASS LAWN
  - ② HYDRANGEA SHRUB - 48" DIA
  - ③ SPIRAEA SHRUB - 30" DIA



**FRANKLIN STREET HOUSE**  
138 SOUTH FRANKLIN STREET  
MADISON, WI 53703

Revisions	Date	Description

Issue Date:	2017.06.02
Project No.	x
Drawn:	DMK
Checked:	x
Approved:	x

**Sheet Title**  
138 S. Franklin St.  
SITE PLAN

**Sheet No.**  
**AS100**



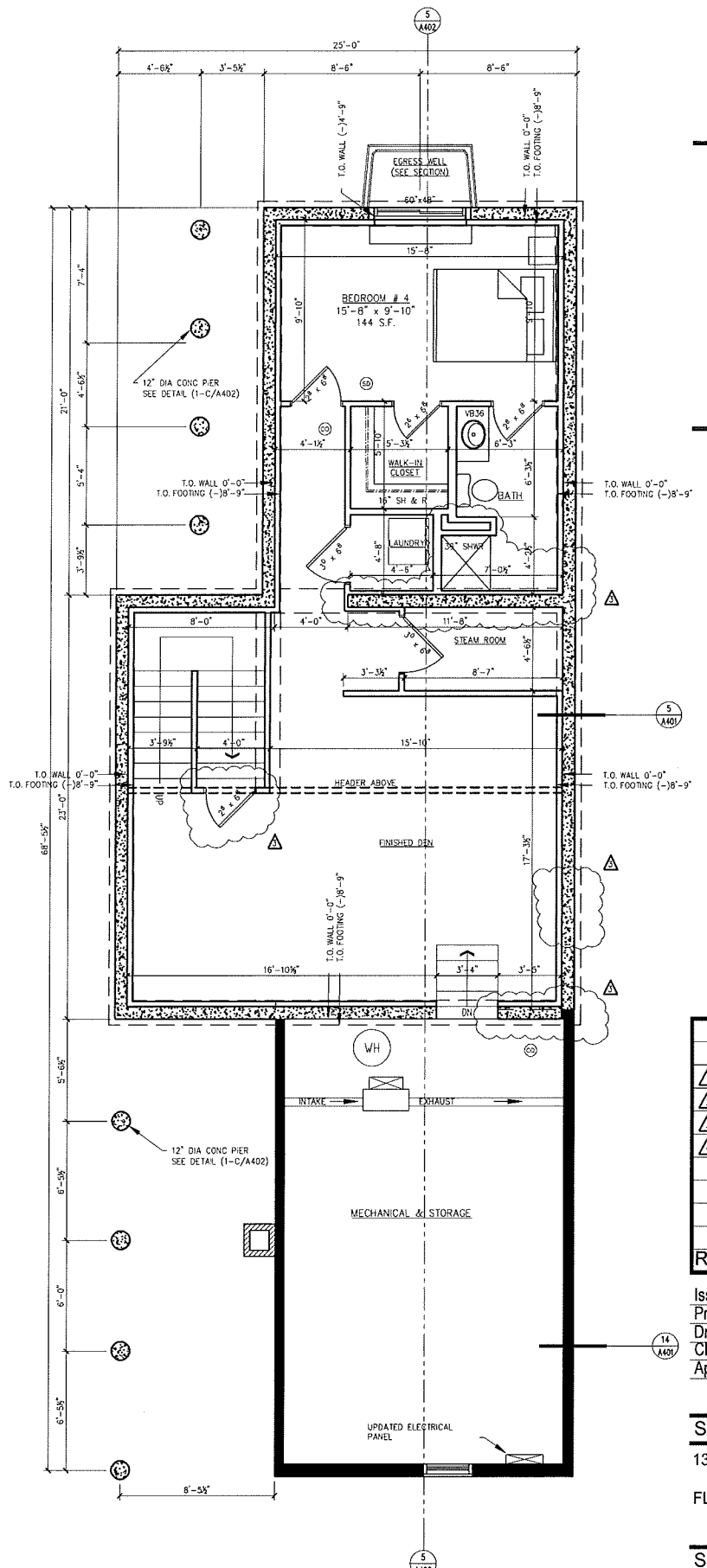
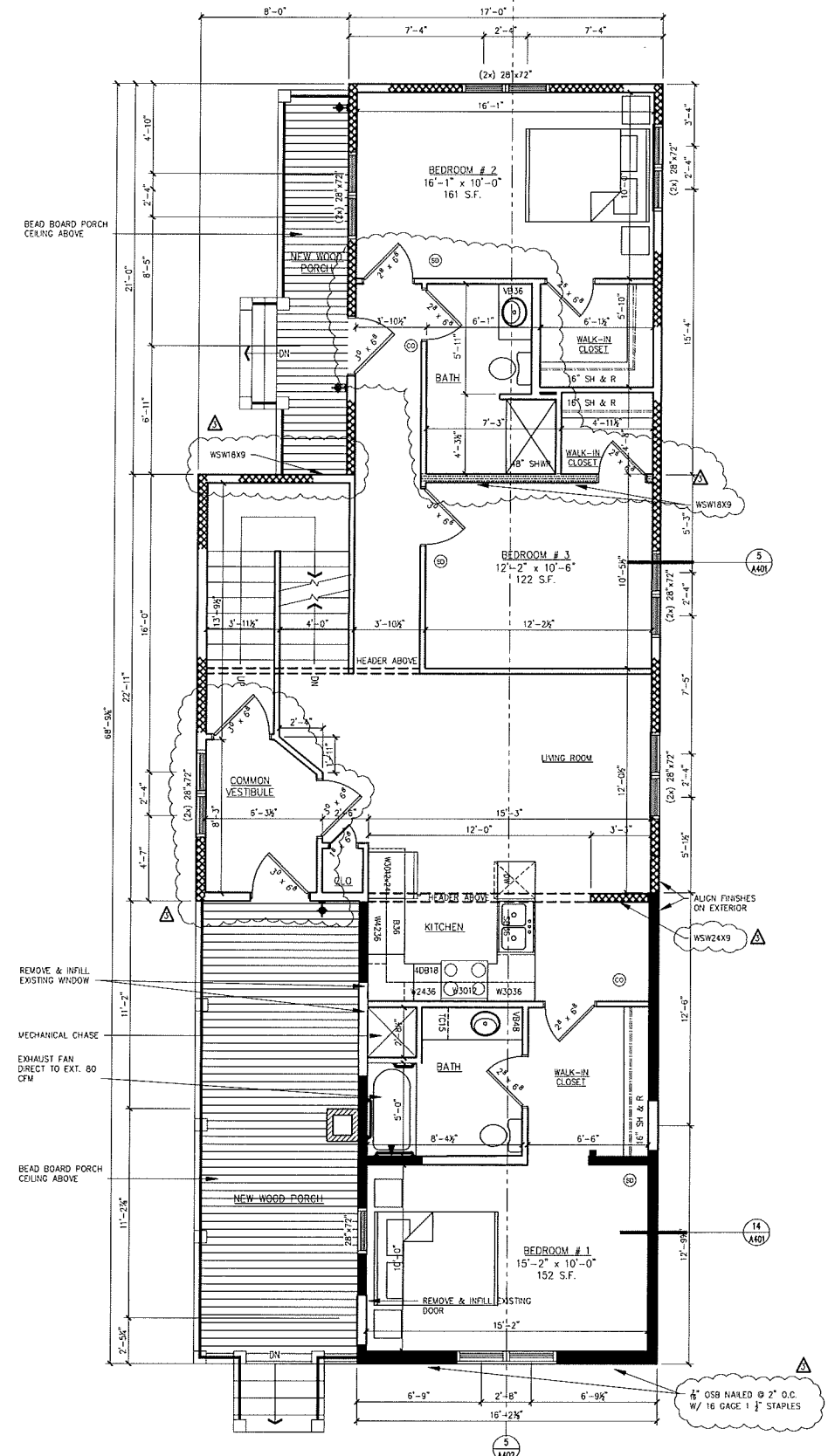
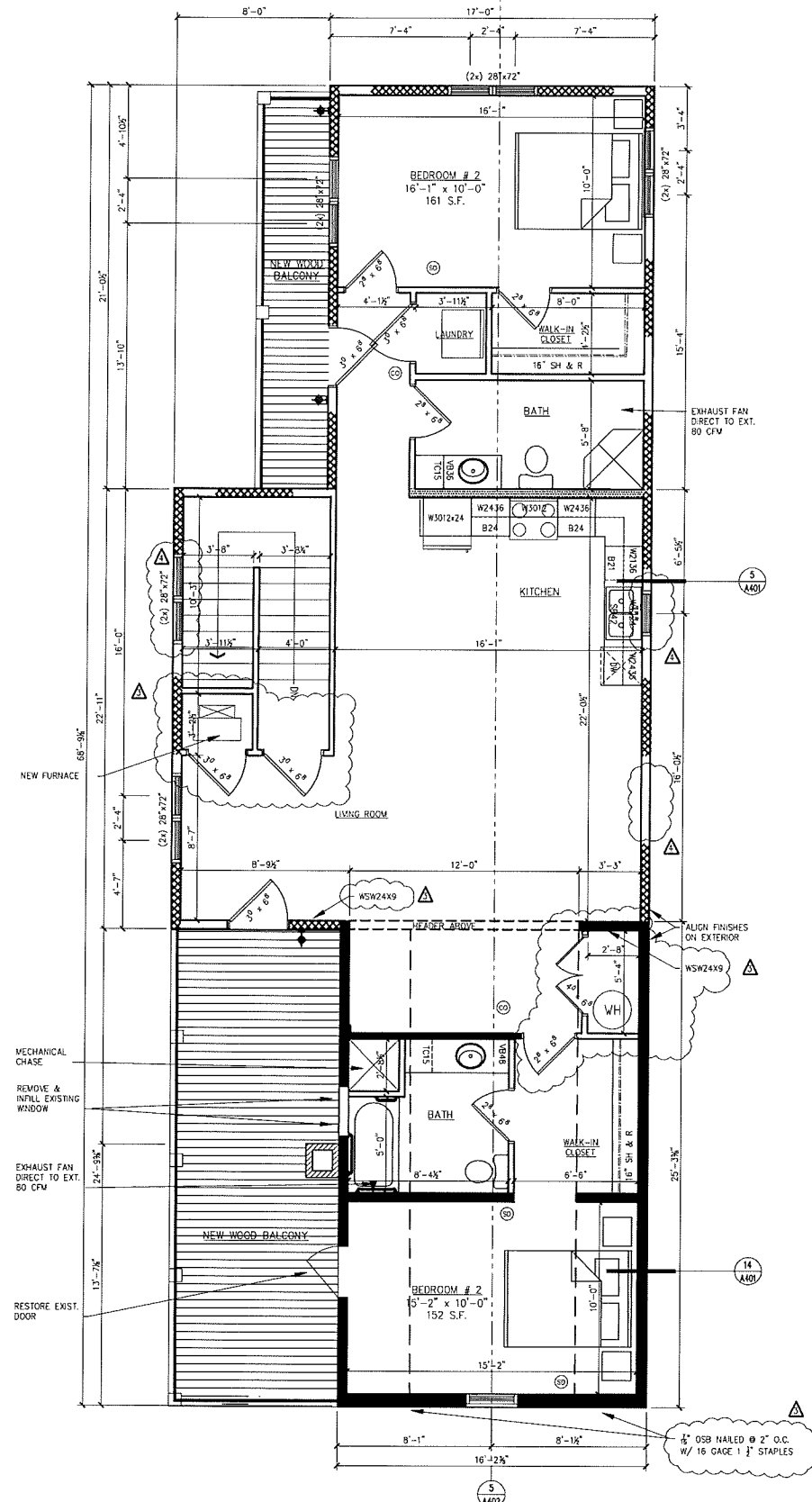
**SMOKE & CARBON MONOXIDE ALARMS**

- Ⓢ IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP
- Ⓢ COMBINATION CARBON MONOXIDE & IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP

PERSCRIPTIVE STRUCTURAL SIZING & SPACING (UDC TABLE 21.25-A)			
	LATERALLY UNSUPPORTED STUD HEIGHT	MAX SPACING SUPPORTING ONE FLOOR, ROOF AND CEILING	MAX SPACING
2X6 EXTERIOR BEARING WALLS	10'	24" OC	NA
2X6 INTERIOR BEARING WALLS	10'	24" OC	NA
2X4 INTERIOR BEARING WALLS	10"	16" OC	NA
2X4 INTERIOR NONBEARING WALLS	20'	NA	24" OC

ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D)	
HEADER MEMBERS	MAX SPAN
(2) 2X6'S	2.5'
(2) 2X8'S	3'
(2) 2X10'S	4'
(2) 2X12'S	5'

SHEAR WALL BRACING  
 4'-0" STRUCTURAL SHEATHING  
 4'-0" GYP BD. BOTH SIDES



**FRANKLIN STREET HOUSE**  
 138 SOUTH FRANKLIN STREET  
 MADISON, WI 53703

2016.05.16 LANDMARKS COMMISSION	
2017.06.02 PERMIT SET	
2017.06.12 ADDENDUM 1	
2017.07.13 RFI 1	
2017.11.10 CONSTRUCTION SET	
2018.04.09 BULLETIN 1	

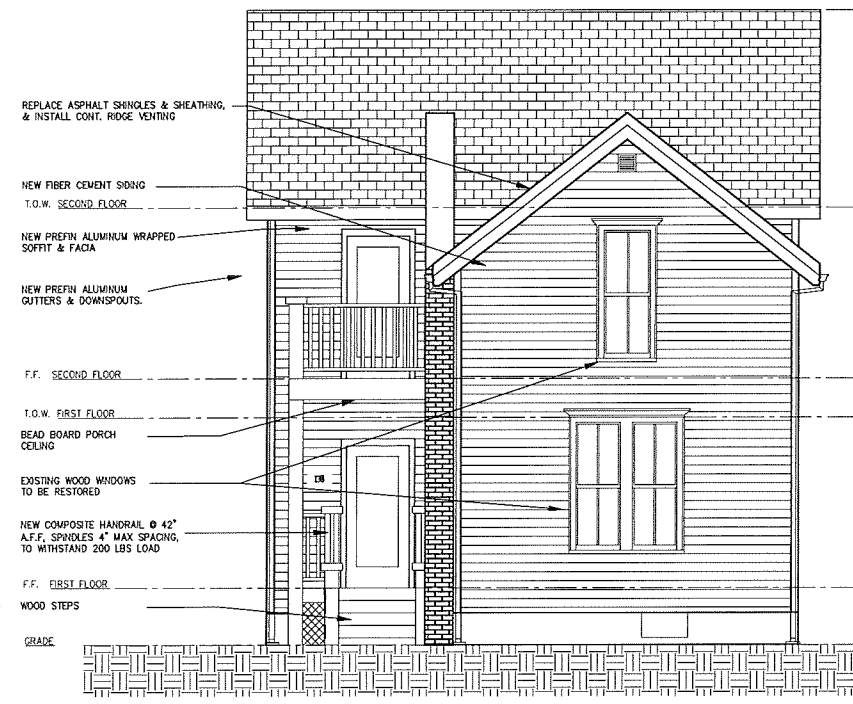
Revisions	
Issue Date:	2017.06.02
Project No.:	X
Drawn:	DMK
Checked:	X
Approved:	X

Sheet Title  
 138 S. Franklin St.  
 FLOOR PLANS

Sheet No.  
**A201**



**NORTH SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

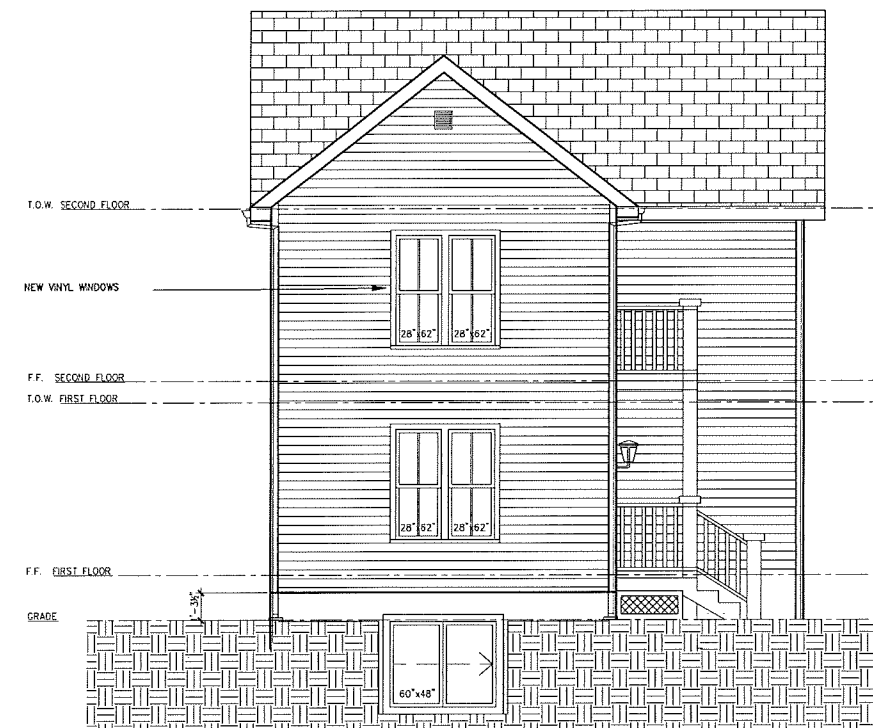


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

\* NOTES APPLY TO ALL ELEVATIONS



**SOUTH SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

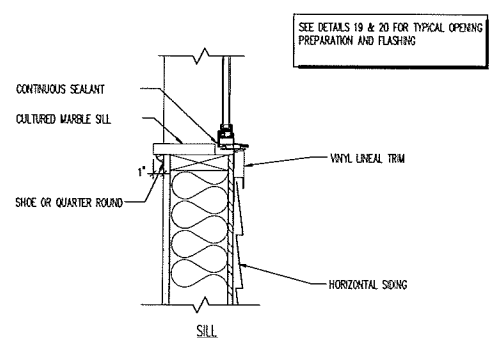
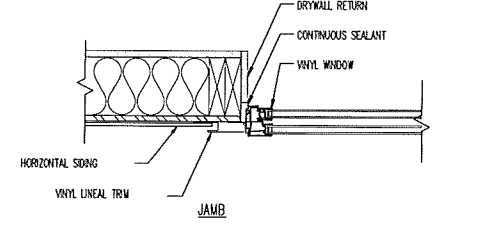
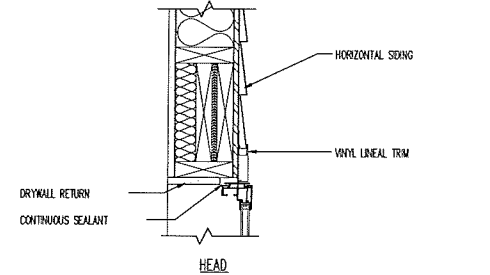
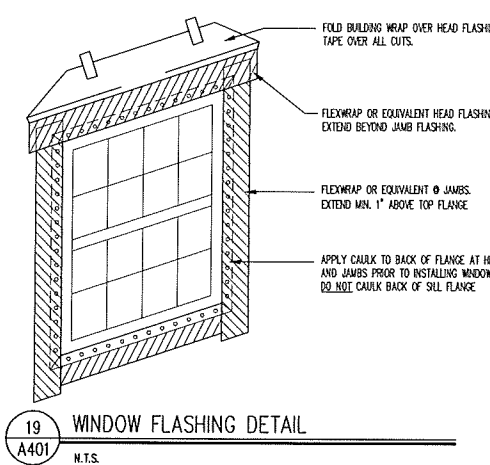
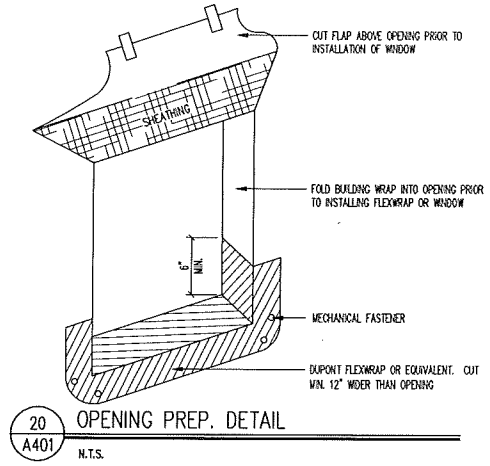
**FRANKLIN STREET HOUSE**  
138 SOUTH FRANKLIN STREET  
MADISON, WI 53703

2016.05.16	LANDMARKS COMMISSION
2017.06.02	PERMIT SET
2018.04.09	BULLETIN 1

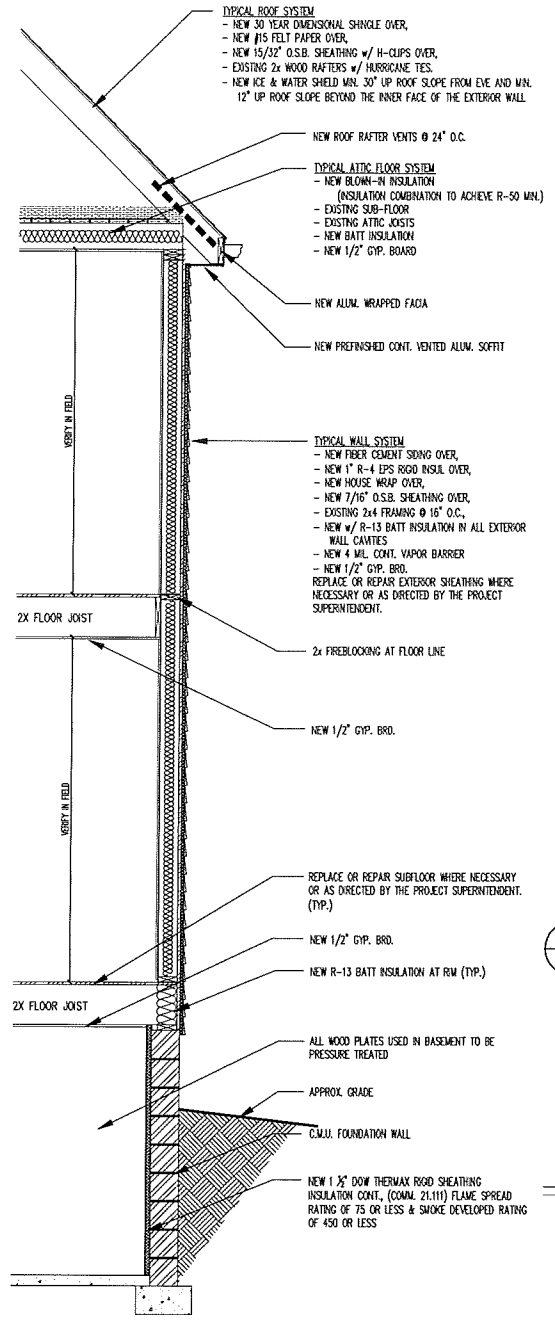
Revisions	
Issue Date:	2017.06.02
Project No.	x
Drawn:	DMK
Checked:	x
Approved:	x

Sheet Title  
138 S. Franklin St.  
ELEVATIONS

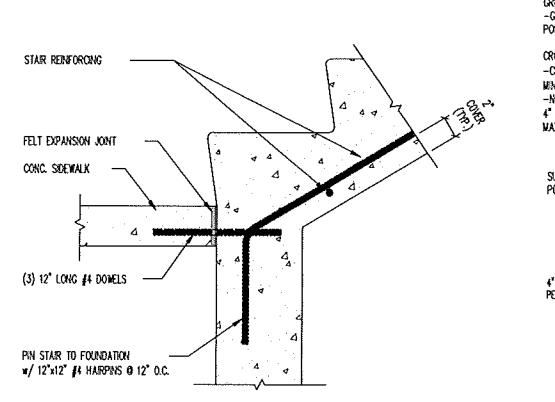
Sheet No.  
**A301**



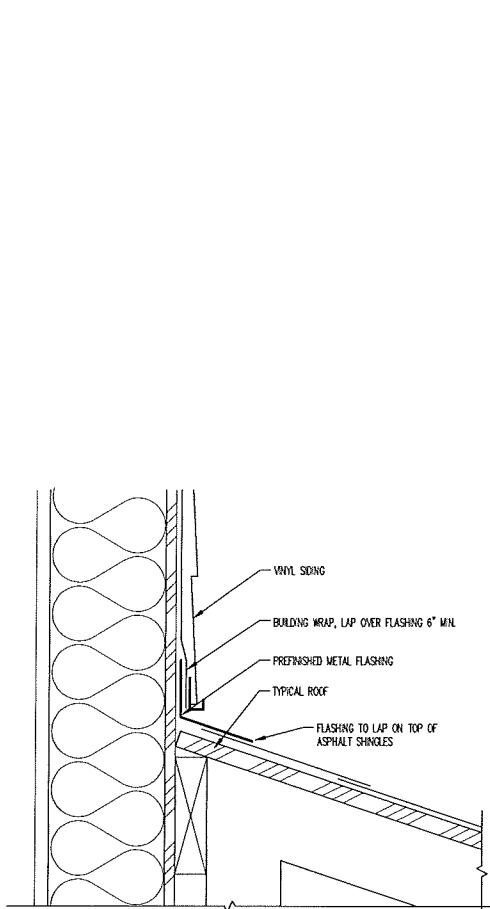
17 VINYL WINDOW AT HORIZONTAL SIDING  
1 1/2" - 1'-0"



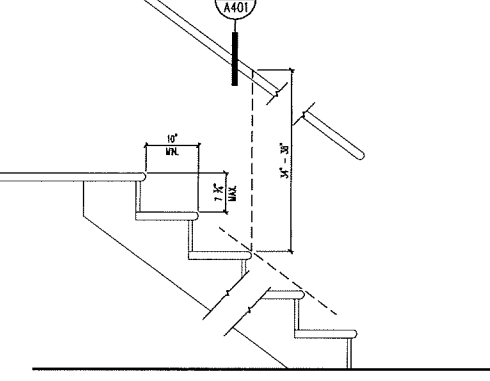
14 WALL SECTION - EXISTING BLDG  
1/2" - 1'-0"



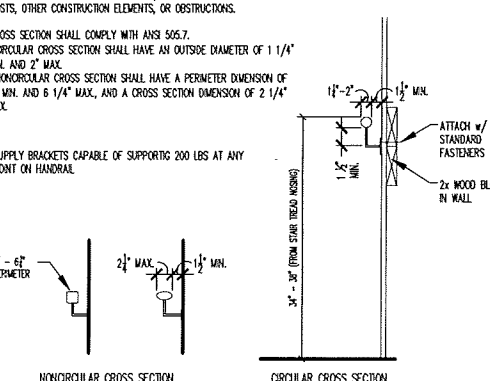
13 STAIR FOOT DETAIL  
1 1/2" - 1'-0"



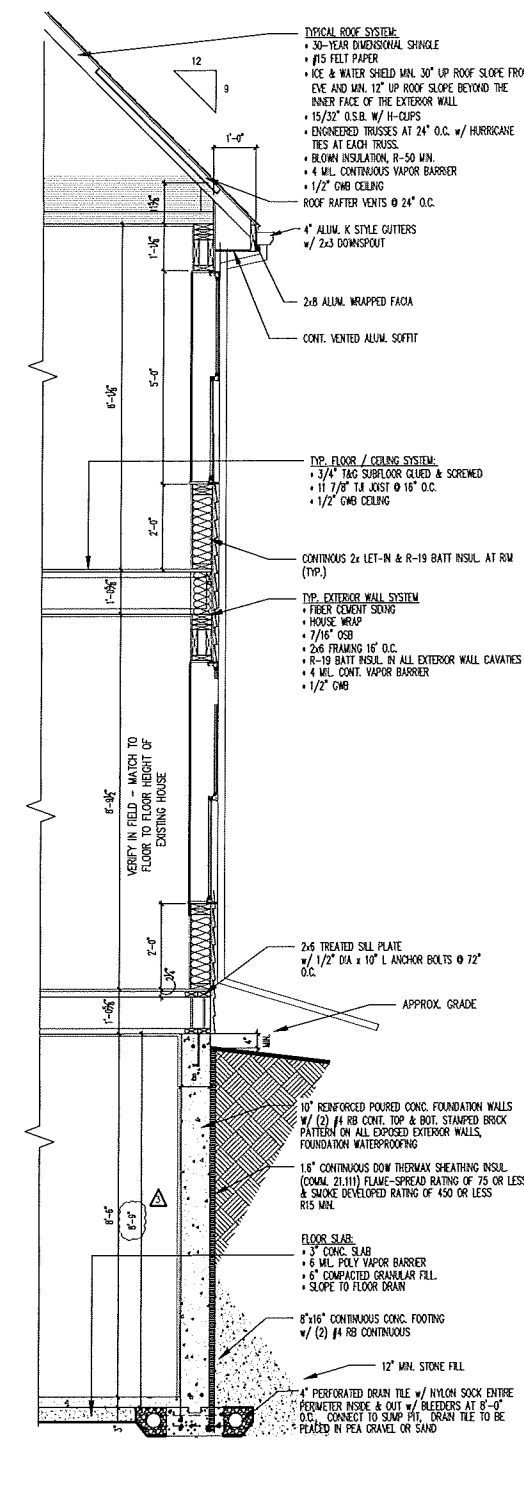
8 ROOF FLASHING AT BUILDING  
3" - 1'-0"



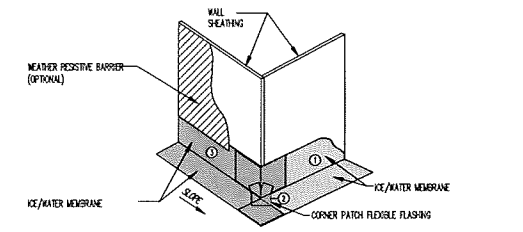
9 TYP. STAIR RAILING SECTION  
1" - 1'-0"



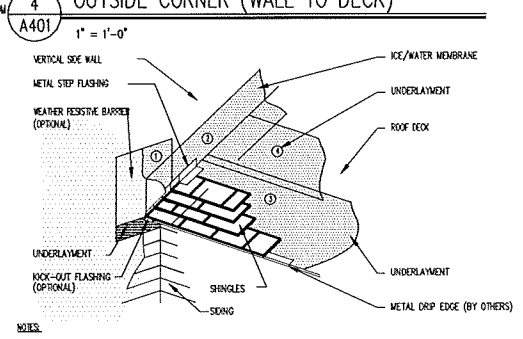
10 TYP. STAIR RAILING MOUNTING  
1/2" - 1'-0"



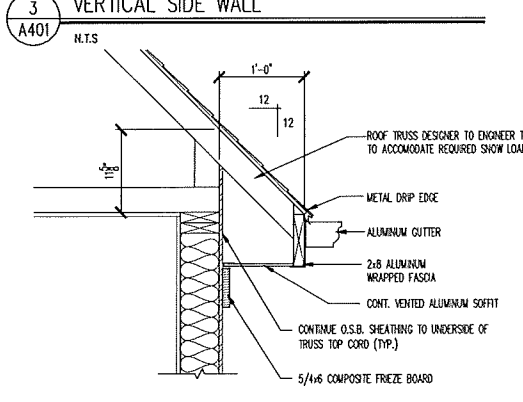
5 WALL SECTION - NEW CONSTRUCTION  
1/2" - 1'-0"



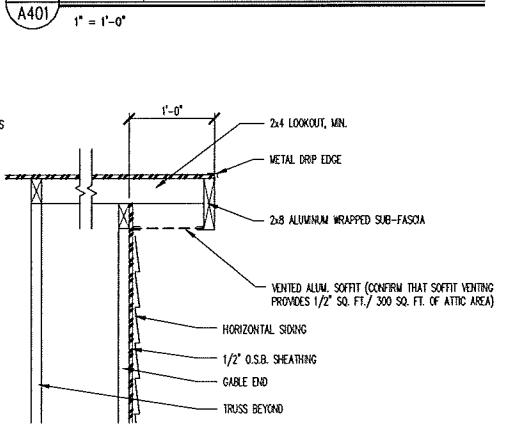
- NOTES:
1. INSTALL ICE/WATER MEMBRANE IN ORDER AS SHOWN BY NUMBERS
  2. INTEGRATE ICE/WATER MEMBRANE AND UNDERLAYMENT TO FORM WATER-SHEEDING LIPS
  3. INSTALL FLASHING AND ROOFING AS PER MANUFACTURER'S RECOMMENDATION



- NOTES:
1. EXTEND ICE/WATER MEMBRANE ON THE ROOF DECK ABOVE THE HIGHEST EXPECTED LEVEL OF WATER BACK-UP FROM ICE DAMS
  2. EXTEND UNDERLAYMENT BEYOND EAVE ONTO VERTICAL SIDE WALL FOR PROTECTION AGAINST RUN-OFF FROM ROOF
  3. THE METAL FLASHING IS INSTALLED OVER THE UNDERLAYMENT AND ICE/WATER MEMBRANE
  4. INSTALL UNDERLAYMENT AND ICE/WATER MEMBRANE IN ORDER AS SHOWN BY NUMBERS
  5. INTEGRATE ICE/WATER MEMBRANE AND UNDERLAYMENT TO FORM WATER-SHEEDING LIPS



INSTALL "GRADE" ICE & WATER SHIELD, AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. INSTALL PER MANUFACTURER'S SPECIFICATIONS (SEE I.B.C. SECT. 1507.2.B.2 FOR MORE INFO.)

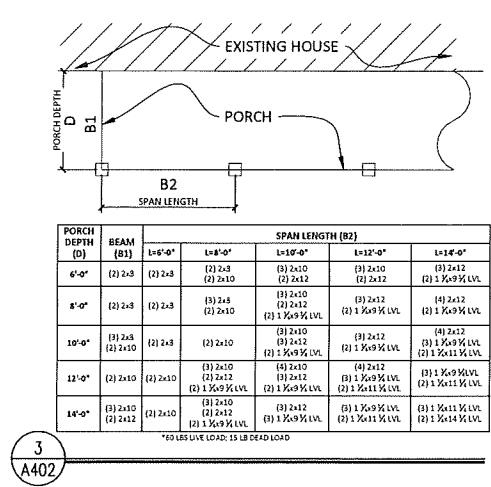


1 FASCIA @ RAKE AT HORIZONTAL SIDING  
1" - 1'-0"

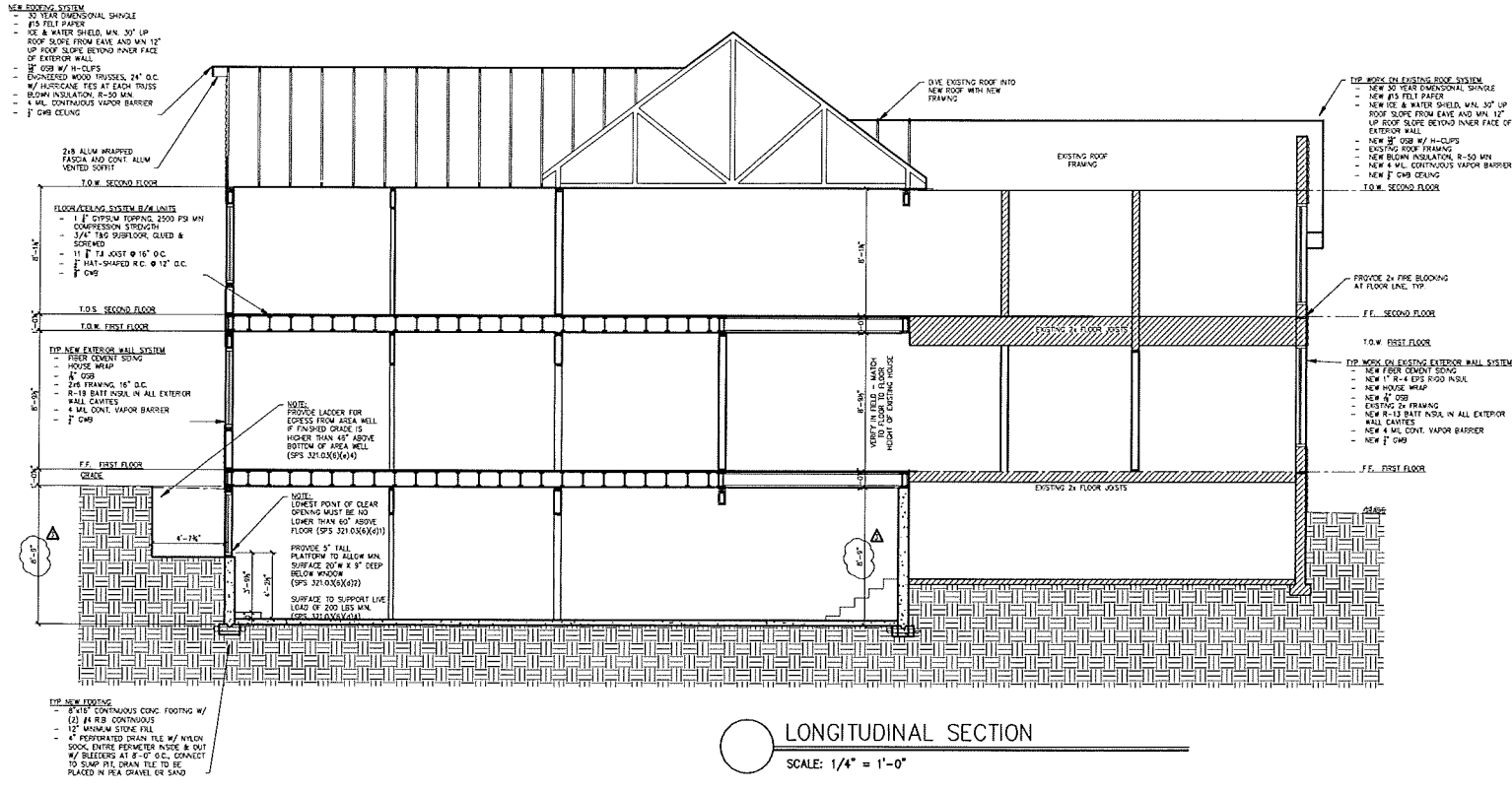
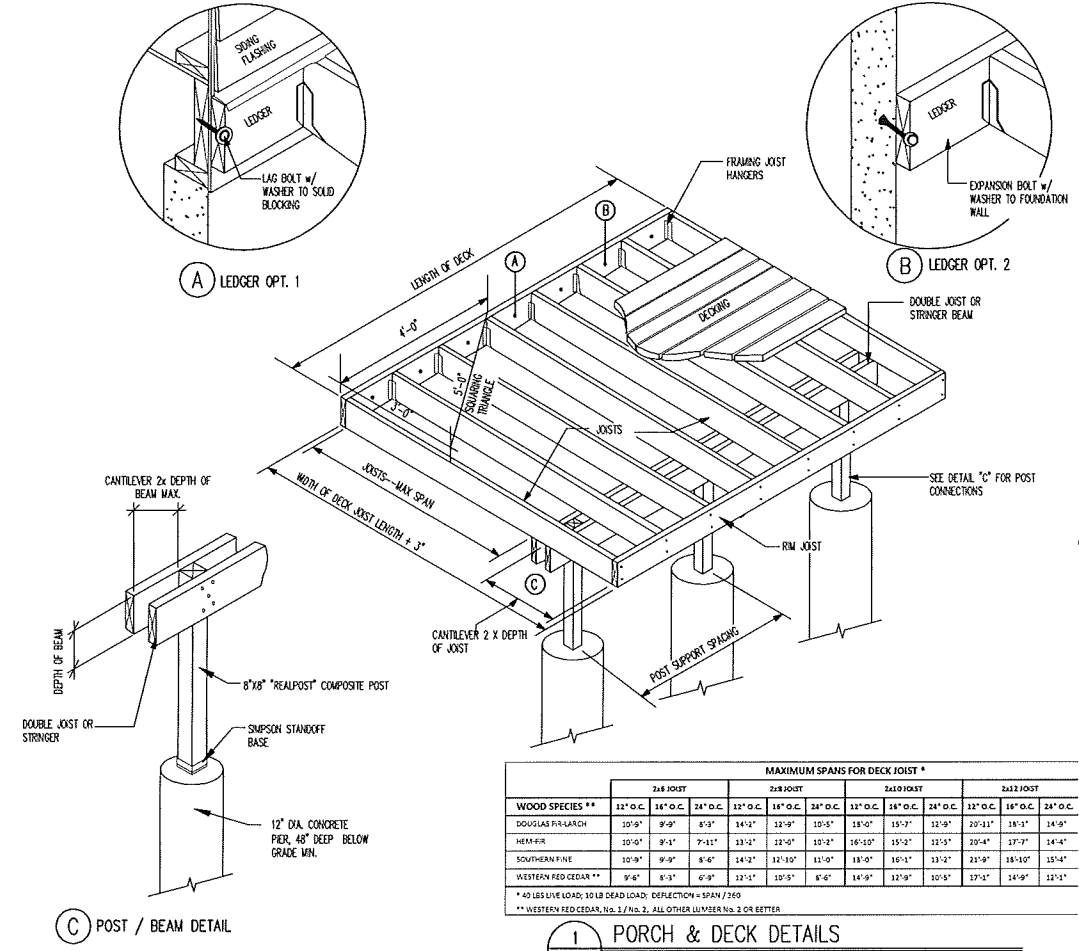
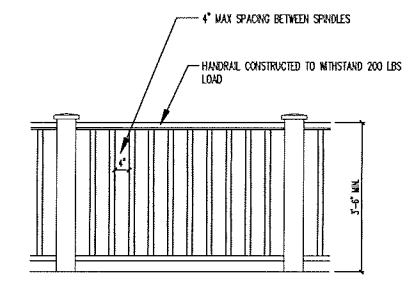
FRANKLIN STREET HOUSE  
138 SOUTH FRANKLIN STREET  
MADISON, WI 53703

2016.05.16 LANDMARKS COMMISSION
2017.06.02 PERMIT SET
2017.07.13 RFI 1
2017.11.10 CONSTRUCTION SET

Revisions	
Issue Date:	2017.06.02
Project No.:	X
Drawn:	DMK
Checked:	X
Approved:	X



3  
A402



FRANKLIN STREET HOUSE  
138 SOUTH FRANKLIN STREET  
MADISON, WI 53703

2016.05.16 LANDMARKS COMMISSION
2017.06.02 PERMIT SET
2017.07.13 RFI 1
2017.11.10 CONSTRUCTION SET
Revisions
Issue Date: 2017.06.02
Project No. 2017.06.02
Drawn: DMK
Checked: X
Approved: X

Sheet Title  
138 S. Franklin St.  
PORCH & DECK DETAILS

Sheet No.  
**A402**

11/10/2017 11:20:23 AM







