



# City of Madison

## Proposed Conditional Use

Location  
144 Langdon Street

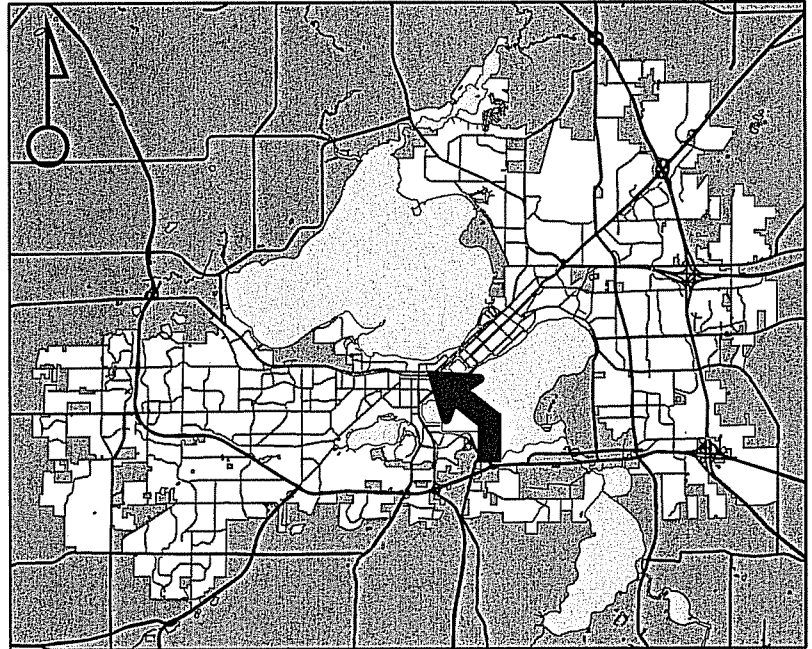
Project Name  
Theta Delta Chi Renovation

Applicant  
Wisconsin Association of Theta Delta Chi/  
Steve Harms – Tri-North Builders

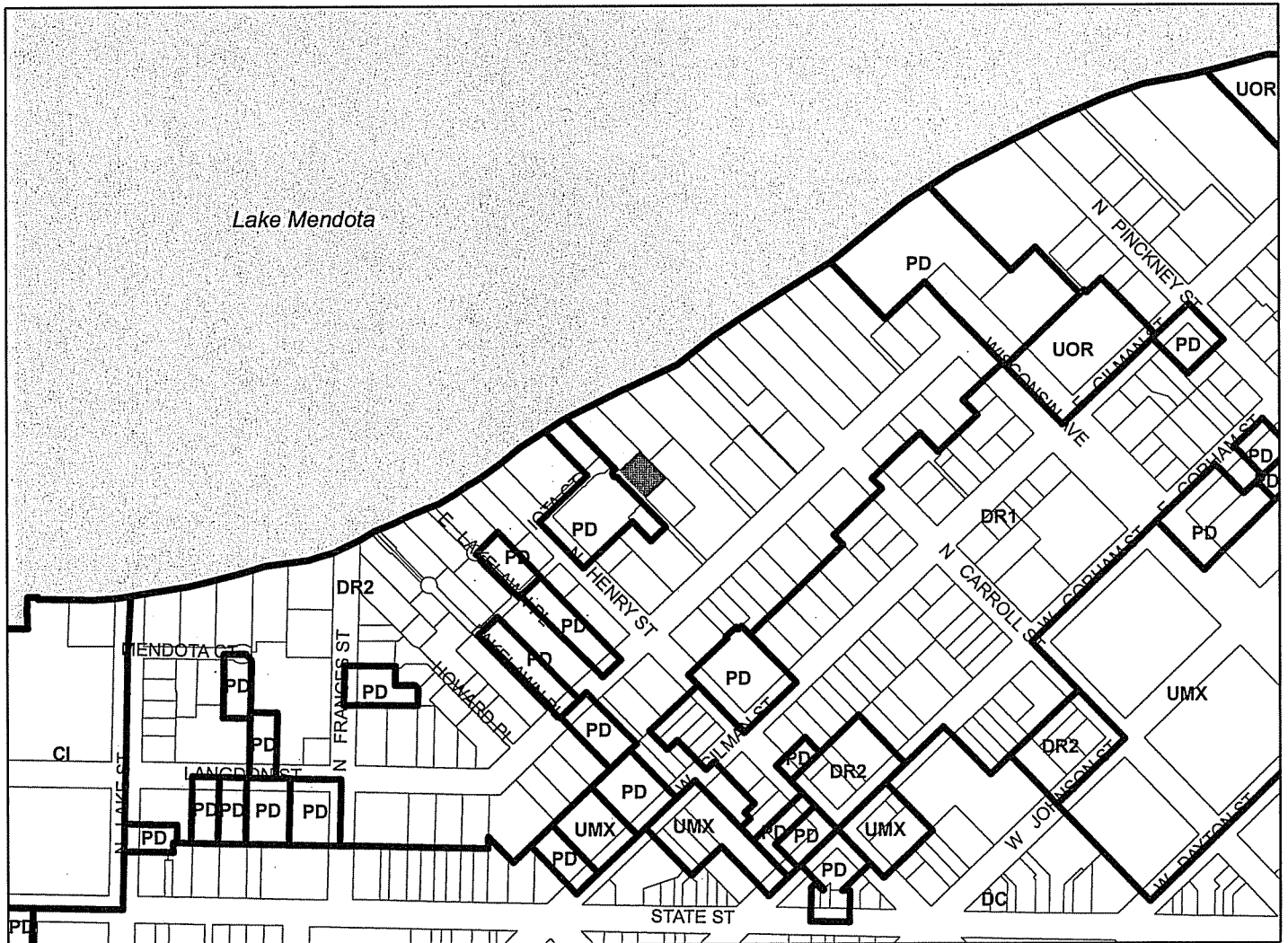
Existing Use  
Theta Delta Chi Fraternity House

Proposed Use  
Allow renovation of lodging  
house/fraternity

Public Hearing Date  
Plan Commission  
09 February 2015

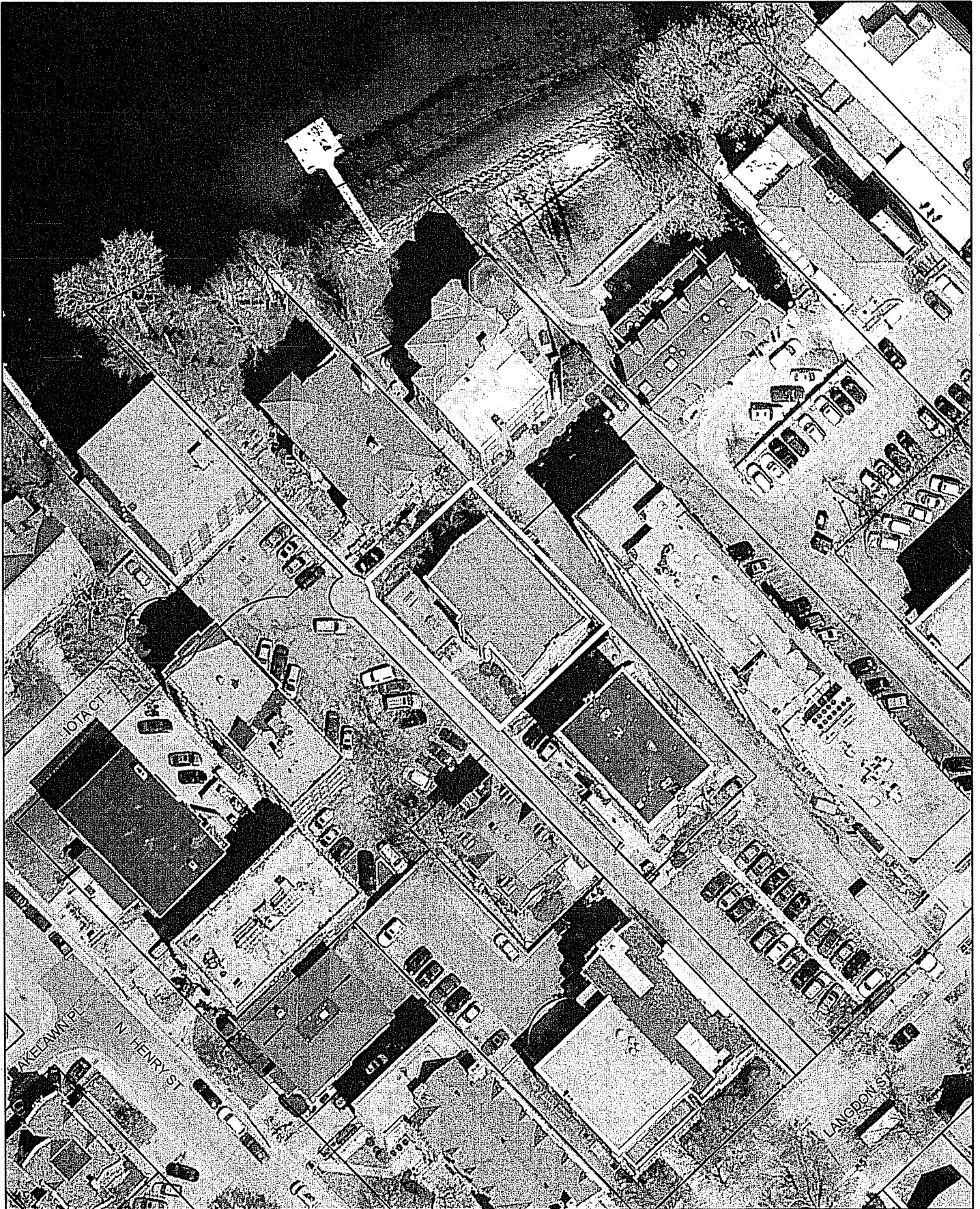


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 February 2015





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

## FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Special Requirements \_\_\_\_\_  
Review Required By:  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 144 LANGDON ST.  
Project Title (if any): THETA DELTA CHI

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: \_\_\_\_\_

## 3. Applicant, Agent & Property Owner Information:

Applicant Name: STEVE HARMS Company: TRI-NORTH BUILDERS  
Street Address: 2625 RESEARCH PARK DR City/State: MSN WI Zip: 53711  
Telephone: (608) 211 8717 Fax: (608) 211 3354 Email: sharms@tri-north.com

Project Contact Person: STEVE HARMS Company: \_\_\_\_\_  
Street Address: SAME City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): WISCONSIN ASSOCIATION & THETA DELTA CHI (DAVE HOWLETT)  
Street Address: 43 CASTLETON RD. City/State: VALPARAISO, IN Zip: 46385-834

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: FRATERNITY

Development Schedule: Commencement FEB. 15, 2015 Completion AUGUST 15, 2015

## 5. Required Submittal Information

All Land Use applications are required to include the following:

☐ **Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☐ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☐ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

☐ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

☐ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

LEDELL ZEUBERS, NOV. 17, 2014

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☐ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: MATT TUCKER Date: 11/24/2014 Zoning Staff: MATT TUCKER Date: 11/24/2014  
HEATHER STOWDER

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant STEVE HARMS Relationship to Property: AGENT

Authorizing Signature of Property Owner

DAVE HOWLIT

Date

12/15/14





December 17, 2014

Matt Tucker  
Zoning Administrator  
City of Madison Zoning  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53709

Re: 144 Langdon St. Wisconsin Association of Theta Delta Chi  
Conditional Use Application for remodeling/ expansion of the existing structure

Dear Mr. Tucker:

Our application for Conditional Use Application for remodeling and minor expansion of the existing structure for the Theta Delta Chi house redevelopment.

- We are requesting conditional use for 1. A remodel of the existing structure to modernize the rooms and reconfigure for semi-private bathrooms 2. Continued use as a fraternity house – residential use in the DR2 district. Please note the site has been in use as Theta delta Chi fraternity prior to 1924-25 when the current house was constructed.
- This is a project that is about preservation of the Greek community in Madison. The TDX house is one of many fraternities and sororities in our community that face the state law mandate of fire sprinklering installation prior to January 1 2014. A few of these organizations have been able to raise funds to either upgrade their houses or replace them. Most do not have the finances to permit them to accomplish the law and are faced with a dilemma. Many, according to the management company of TDX, BMOC, Inc. of Madison, are not allowing their members to live in the houses but rent the rooms out to outsiders. The rooms have no cooking facilities so renters must depend on university meal plans or eating out. This ultimately means the Langdon area will become a series of third tier rooming house rentals managed by third party management or area landlords.
- We believe the Greek system is worth a position in the community for two reasons. First is the fact that there is university oversight of the activities that take place in the houses. We all know that un-adult behavior is common among these groups, but when real harm or damage is done, the university steps in and takes action. There is more control with the Greek system in Langdon than there would be without. Secondly, the Greek system alumni are some of the major contributors to the UW system. Promoting the continuance of the Greeks means supporting the university in Madison which is so vital to the entire community in Dane county.

**Project Team:**

Tri-North is the design-builder and team leader.

Architect: Isthmus Architects

Civil Engineer: TBD

**Existing Building:**

The current structure was built in 1924-25. The building is structurally sound but is in need of numerous maintenance & repair tasks and upgrades both interior and exterior. The structure is masonry bearing walls, steel channel joists and concrete. The roof is wood frame including wood ceiling joists.



The basement and first floor are common gathering and dining functions. The upper 2 floors are bedrooms with one common bathroom facility for each floor. There are stairs at each end of the building that are functional but do not meet current exit stair code run and rise dimensions.

**Schedule:**

City approval process and final design now through January of 2015

Construction: February 2015 to August 1, 2015

**Proposed Building Concept:**

The house will remain a TDX fraternity house owned by the Wisconsin Association of Theta Delta Chi, as it has for the last 60 years plus. The current membership exceeds 60 men and continues to grow. There is a need to retain upper classmen in the house for mentoring, recruitment, and overall community. The current rooming house style is not attractive to upperclassmen who move to apartments after sophomore year.

The remodeling will remodel the existing upper 3 floors into suites with single bedrooms in 2 room "suite" sharing a full bathroom. A common serving/catering kitchen will be reconstructed on the first floor in a dining room (currently called the library) (the kitchen was in the basement). Dining will continue on the first floor along with the living room and study space. The Basement will house a 3 bed suite, mechanical equipment, indoor bicycle storage, laundry and personal storage.

The 4<sup>th</sup> floor is currently a gathering space on the south and a chapter room on the north. It will be remodeled into a 9 bed suite style suite with shared bathrooms and partial kitchenette. To accomplish this the north side of the roof will be converted into a shed dormer to allow full windows into the bedrooms.

The exterior brick will be retained, repaired with tuckpointing and restoration of stone elements.

The house is a contributing building in the Langdon National Historic District and by right has certain code exemptions, including requirement for an elevator, re-construction of non-complying stairs etc. We are working with the State Historical Society to obtain tax credits for the investors.

The existing footprint on the site is 2,710 GSF.

The floors will have the same footprint of 2,710 GSF

The total SF of the project will be approximately 12,785 GSF

Common area on the first floor occupies 1,700 SF

Current zoning: DR2

Allowed development height: 5 stories. Plus up to 2 story bonus. We are not changing the height of the building.

144 Langdon St.

Madison, WI

Zoning Analysis

**Zoning:**

Zoning district DR-2

Current Height – 4 stories (including space in "attic" level) + basement

New Proposed Height – same

Front Yard – "Langdon St. Access -10' required; Existing is about 15' at the closest point to the lot line.





Side Yards – 5' required, east is approx. 5'-3; west is approx.. 23'  
Rear Yard – 20' required, existing is 8' – Variance is being requested.  
No car parking is required or provided  
Bicycle parking =  $1/BR = 34 + (4/BR \text{ guest}) = 3$  TOTAL Bicycle Parking = 37

**Useable Open Space Required** = 20SF per bedroom x 34 = **680SF**  
Lot area = 6,547 SF  
Building = 2,710 SF  
Porch and sidewalk = 2,365 SF  
**Open Space = 1,472 SF**

**Land Value:** assessed land value is \$305,000

**Estimated Project Cost** is \$1.7M

**Construction Jobs:** We estimate 32 jobs will be created during the project's construction and 1.5 full time equivalent jobs permanently.

There is **no public subsidy** requested.

**SITE PLAN NOTE:**

The submitted plans include a survey and a new site plan. The existing grades will remain as-is (there are no new grades shown).

Also any bikes that are not accommodated on-site are proposed to be located in the basement in a double high rack (cut sheet attached). There is not enough space to provide the required racks on the "ground" for all resident racks inside.

Sincerely:

A handwritten signature in black ink that reads 'Steve Harms'.

Steve Harms, AIA, LEED BD+C  
Tri-North Builders, Agent for Wisconsin Association of Theta Delta Chi.

[illegible]

**SURVEYED FOR:**  
Tri-North Builders  
2625 Research Park Drive  
Fitchburg, WI 53711

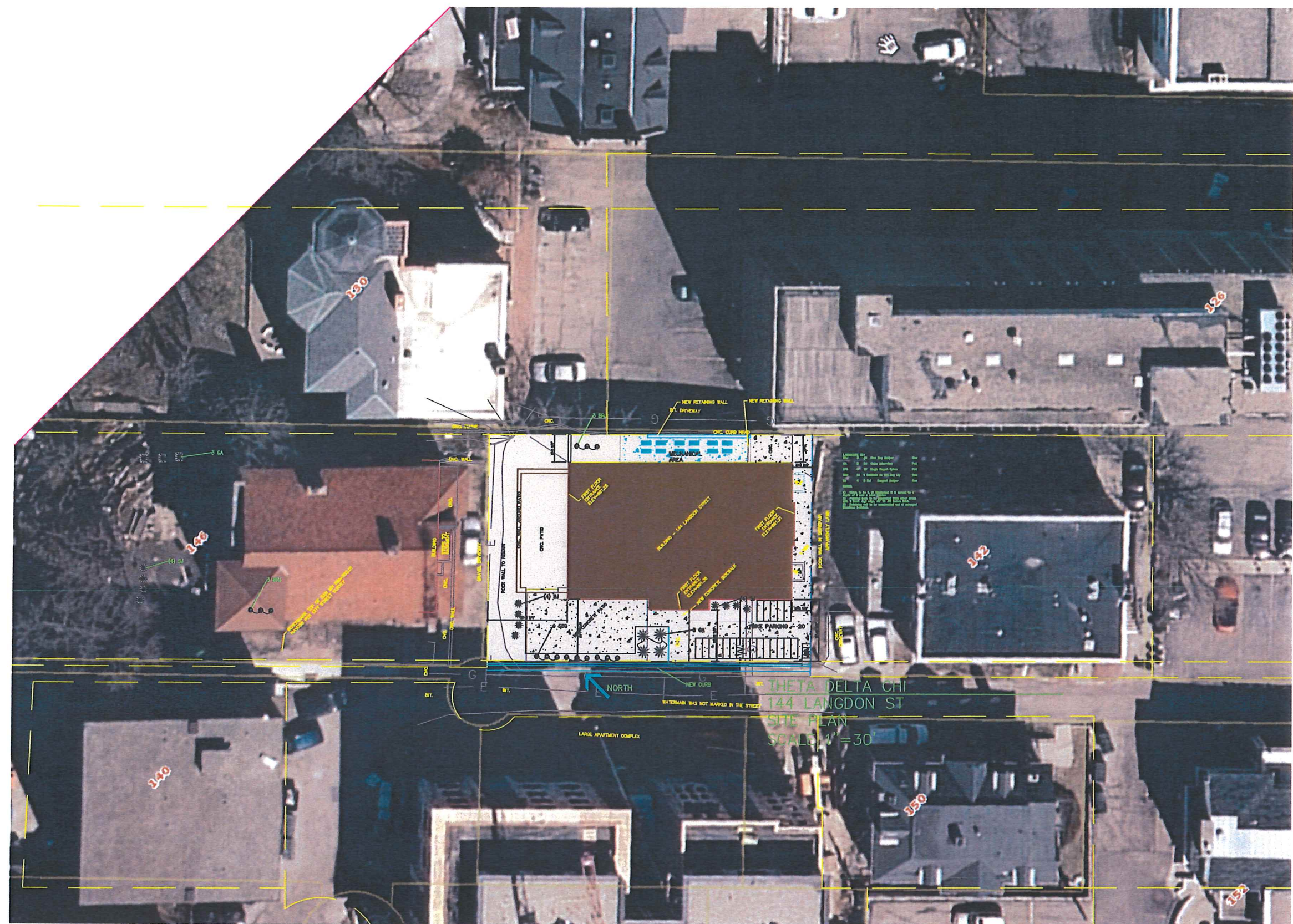
**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
[www.snyder-associates.com](http://www.snyder-associates.com)

# PLAT OF SURVEY

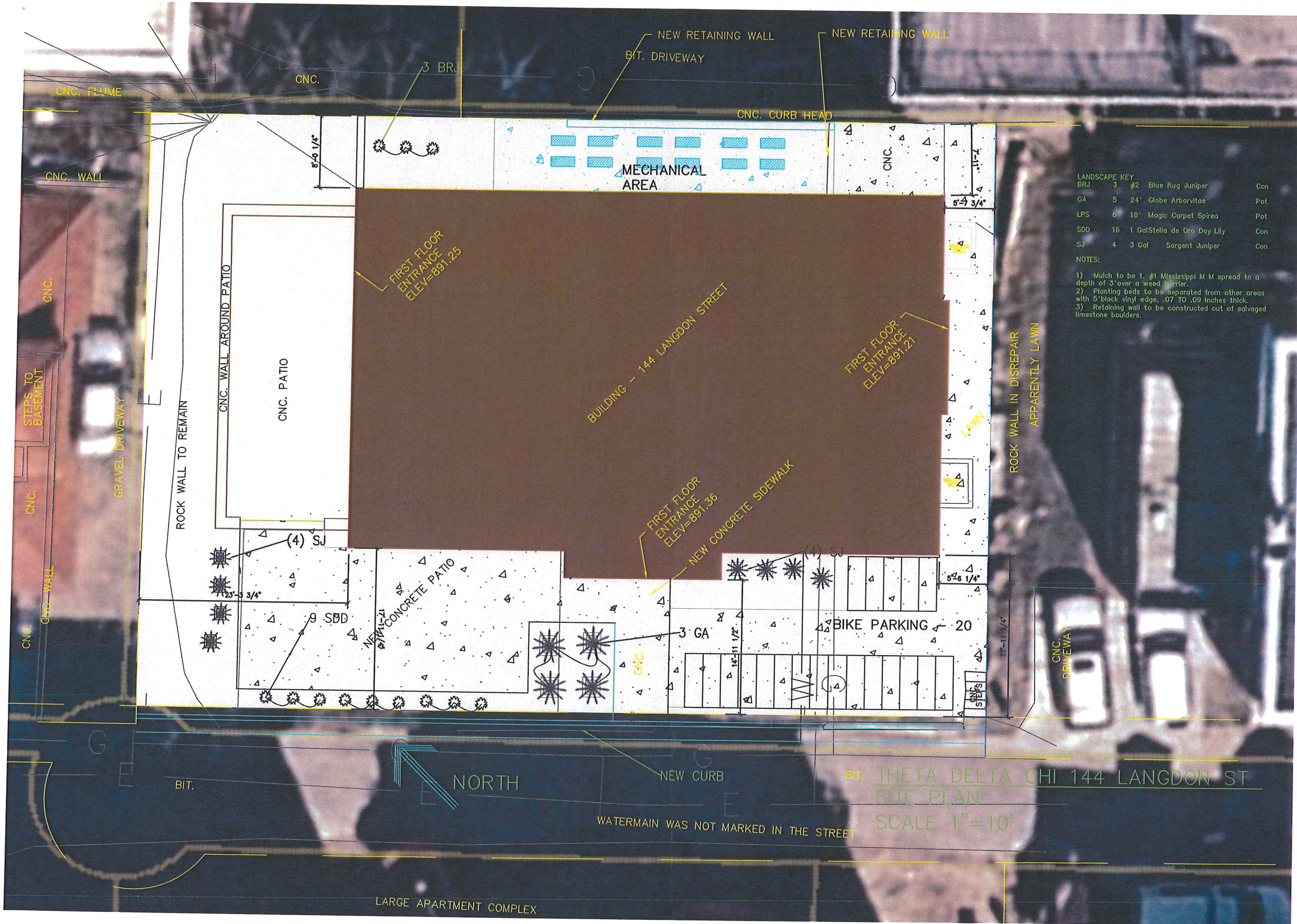
PART OF LOT 6 AND LOT 7, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SHEET  
1 OF 1











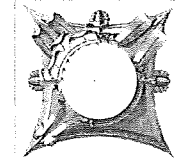


1' 2' 3' 4' 8' 12'

1 SOUTH ELEVATION  
1/4" = 1'-0"

ISTHMUS  
ARCHITECTURE, INC.

613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



Tri-North



THETA DELTA CHI  
RENOVATION

© Isthmus Architecture, Inc.

THETA DELTA CHI  
RENOVATION

144 Langdon Street  
Madison, WI

Project

Proj. No.: 1402

SOUTH ELEVATION

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By:

Date: Jan 28 2015

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

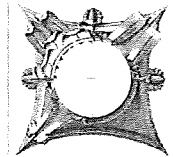
Rev. Date:

Sheet No:

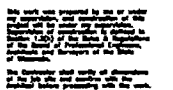
A400



ISTHMUS  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
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Fax: 608.294.0207



Tri-North



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THETA DELTA CHI  
RENOVATION

Project

Proj. No.: 1402

NORTH ELEVATION

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By:

Date: Pricing Set: Jan 27 2015

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

A401

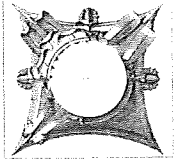
NORTH ELEVATION

ROOF: ARCHITECTURAL ASPHALT SHINGLE ON  
EXISTING ROOF - GRAY, BLACK RUBBER ROOF ON  
DORMER  
END WALLS: REPAIR/REPLACE (TO MATCH) EXISTING  
PARAPET CAP STONES, EXTEND ROOF FLASHING  
UP/UNDER STONE CAP  
CORNICIE (GALVANIZED METAL): SCRAPE, SAND, PRIME  
AND PAINT - WHITE  
DOWNSPOUTS: TO REMAIN  
WINDOWS: 1ST, 2ND, 3RD FLOOR TO REMAIN, 4TH  
FLOOR ALUMINUM - WHITE  
BRICK AND STONE: RE-POINT WITH HISTORIC COLOR MATCH, CLEAN  
FRENCH DOORS: REPAIR, PAINT - WHITE  
SHUTTERS: REPLICATE HISTORIC SHUTTERS FROM  
PHOTOS  
DORMER: WHITE METAL TRIM, CONCRETE COMPOSITE  
LAP SIDING - COLOR TO BE DETERMINED BY  
HISTORICAL SOCIETY

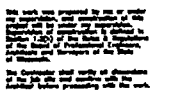


1" = 1'-0"  
1/4" = 1'-0"  
NORTH ELEVATION

ISTHMUS  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



Tri-North



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THETA DELTA CHI  
RENOVATION

Project

Proj. No.: 1402

EAST ELEVATION

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By:

Date: Pricing Set: Jan 27 2015

Rev. Date:

Rev. Date:

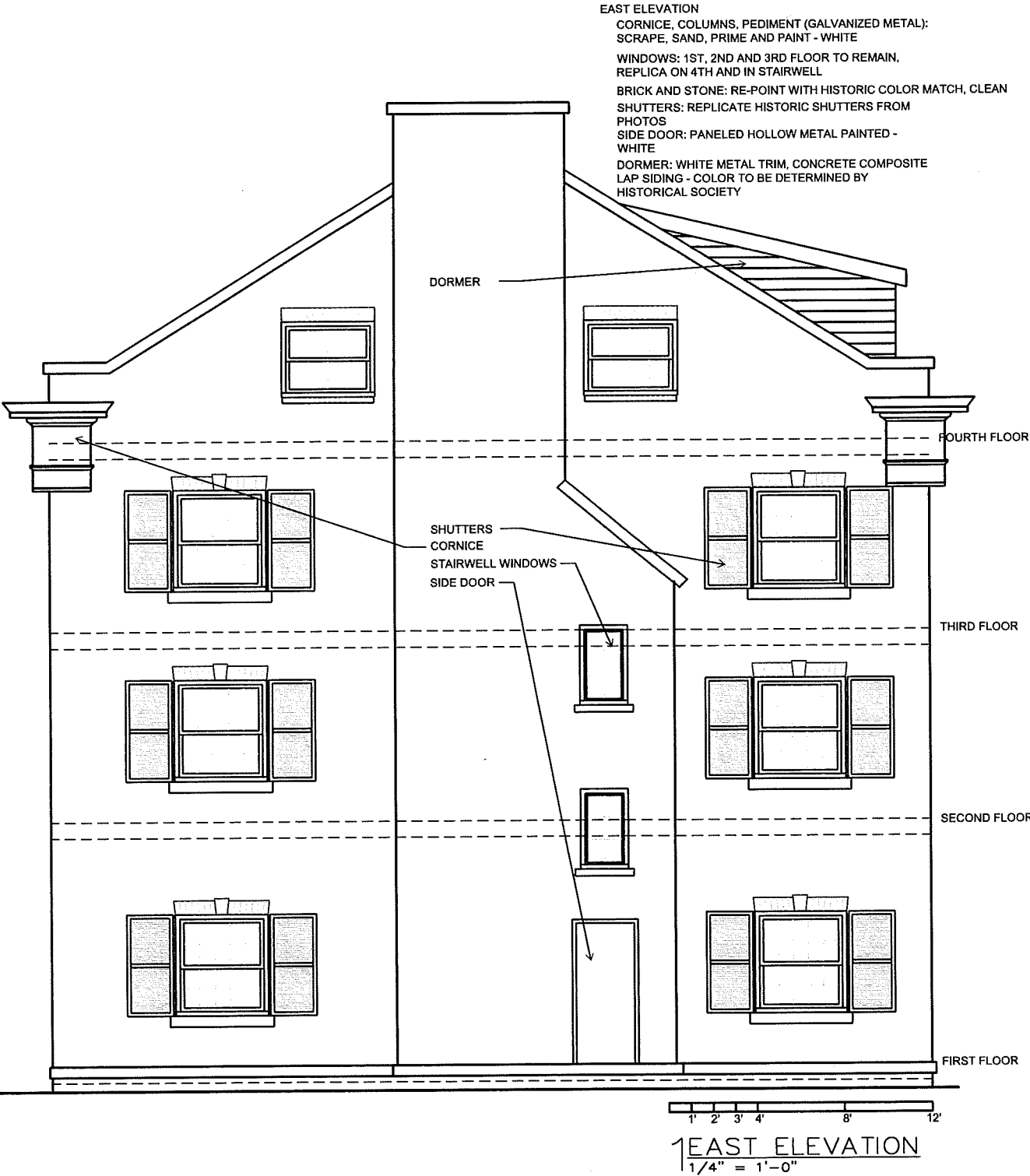
Rev. Date:

Rev. Date:

Rev. Date:

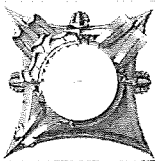
Sheet No:

A402



ISTHMUS  
ARCHITECTURE, INC.

613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



Tri-North



THE THETA DELTA CHI  
RENOVATION

© Isthmus Architecture, Inc.

THETA DELTA CHI  
RENOVATION

Project

Proj. No.: 1402

WEST ELEVATION

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By:

Date: Pricing Set: Jan 27 2015

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

A403

WEST ELEVATION

CORNICE (GALVANIZED METAL): SCRAPE, SAND, PRIME  
AND PAINT - WHITE

WINDOWS: 1ST, 2ND AND 3RD FLOOR TO REMAIN,  
REPLICATE DOUBLE HUNG WITH MUNTIN ON 4TH

BRICK AND STONE: RE-POINT WITH HISTORIC COLOR MATCH, CLEAN

SHUTTERS: REPLICATE HISTORIC SHUTTERS FROM  
PHOTOS

DORMER: WHITE METAL TRIM, CONCRETE COMPOSITE  
LAP SIDING - COLOR TO BE DETERMINED BY  
HISTORICAL SOCIETY





**Subject:** FW: Theta Delta Chi - 144 Langdon  
**Date:** Monday, November 17, 2014 at 11:26:46 AM Central Standard Time  
**From:** Zellers, Ledell <district2@cityofmadison.com>  
**To:** chhoffma@gmail.com <chhoffma@gmail.com>  
**CC:** Steve Harms <sharms@tri-north.com>

Hello Chris,

Please see the information below and attachments. Are you interested in a neighborhood meeting about the proposal?

I hope all is going well for you.

Ledell

Alder Ledell Zellers  
608 417 9521

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

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**From:** Steve Harms <sharms@tri-north.com>  
**Sent:** Monday, November 17, 2014 10:44 AM  
**To:** Zellers, Ledell  
**Subject:** FW: Theta Delta Chi - 144 Langdon

Ledell, our team including Isthmus Architecture is planning a remodel of the Theta Delta Chi Fraternity house.

Attached are the schematics which does include expanding the 4th floor (attic) on the back side with a dormer concept.

This project will utilize historic tax credits and have been working with the state historical society on that aspect to complete the financial picture, which has just been finalized. We are ready to start the process.

I would appreciate talking today to get the notice in (Matt was several weeks getting back to me on whether this is conditional use or staff review, so I'm behind a little)

I would be happy to meet you anytime today or otherwise and of course with the neighborhood if you think we should.

Thank you for your consideration  
Steve Harms cell 575-8262 anytime

Tri-North Builders

**Steve Harms | AIA, LEED AP, DBIA, ASHE Cert.**  
**Director of Pre-Construction Services**

sharms@tri-north.com | Tri-North Builders | Build Smart.

P: 608.271.8717 | F: 608.271.3354 | Direct: 608.204.7252

[www.tri-north.com](http://www.tri-north.com) | 2625 Research Park Drive | Fitchburg, WI | 53711

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**From:** <Tucker>, Matt Tucker <[mtucker@cityofmadison.com](mailto:mtucker@cityofmadison.com)>

**Date:** Monday, November 17, 2014 at 9:00 AM

**To:** Steve Harms <[sharms@tri-north.com](mailto:sharms@tri-north.com)>

Cc: "[scover@cityofmadison.com](mailto:scover@cityofmadison.com)" <[scover@cityofmadison.com](mailto:scover@cityofmadison.com)>, "Wendt, Jay" <[JWendt@cityofmadison.com](mailto:JWendt@cityofmadison.com)>, "[Ascanlon@cityofmadison.com](mailto:Ascanlon@cityofmadison.com)" <[Ascanlon@cityofmadison.com](mailto:Ascanlon@cityofmadison.com)>  
Subject: RE: Theta Delta Chi - 144 Langdon

Ok Steve, I think I understand the project now.... Complete remodel, slight expansion at the roof level, end result is a lodging house, right? If so, yes, this is a Conditional Use.

In regard to the schedule (link here), after the you have satisfied the 30-day Alder/neighborhood noticing, we can book the item. This property is located in the [State-Langdon neighborhood association](#) and Ald. Zeller' district. This would go to Plan Commission only, I see no direct trigger to send it to UDC. If you sent the noticed today, we could accept the application on the December 17<sup>th</sup> submission date, which puts this item at Plan Commission on February 9 2015.

I have copied principal Planner Jay Wendt and Preservation Planner Amy Scanlon on this message.

We will want to sit down with you to have a pre-application meeting, where we can talk about the project and process. Let me know what dates and times work for you.



**Matt Tucker**

Zoning Administrator  
Building Inspection Division  
Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53701-2984  
Telephone: 608 266 4569  
Email: [mtucker@cityofmadison.com](mailto:mtucker@cityofmadison.com)  
[www.cityofmadison.com/bi](http://www.cityofmadison.com/bi)

*In compliance with State public records law, the City of Madison retains copies of ALL email messages to and from this mailbox. Email messages may be released in response to appropriate open record requests.*

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**From:** Steve Harms [<mailto:sharms@tri-north.com>]  
**Sent:** Thursday, November 13, 2014 12:29 PM  
**To:** Tucker, Matthew  
**Cc:** Cover, Steven  
**Subject:** Theta Delta Chi - 144 Langdon

Matt, we need to know about this remodel being a condition use or not please, and if so what submittal schedule will be using.

Thank you very much  
Steve H

Tri-North Builders

**Steve Harms | AIA, LEED AP, DBIA, ASHE Cert.  
Director of Pre-Construction Services**

[sharms@tri-north.com](mailto:sharms@tri-north.com) | Tri-North Builders | Build Smart.

P: 608.271.8717 | F: 608.271.3354 | Direct: 608.204.7252

[www.tri-north.com](http://www.tri-north.com) | 2625 Research Park Drive | Fitchburg, WI | 53711



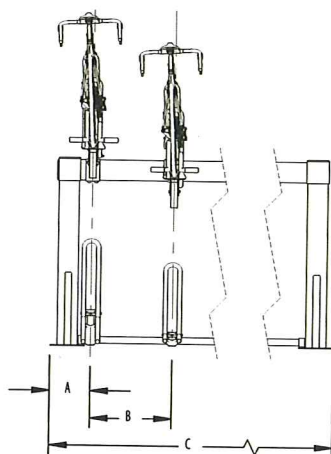


CYCLE RACKS

**SARIS**

## STACK RACK

The customizable Stack Rack combines industrial design and strength with two-tier spacing for added capacity and maximum density. And, the lift assist mechanism eases any bike lifting required by the user, making it easier to load and unload. Flexibility in bike spacing, rack configuration and the modular design make this product unique to each installation.



### Specifications

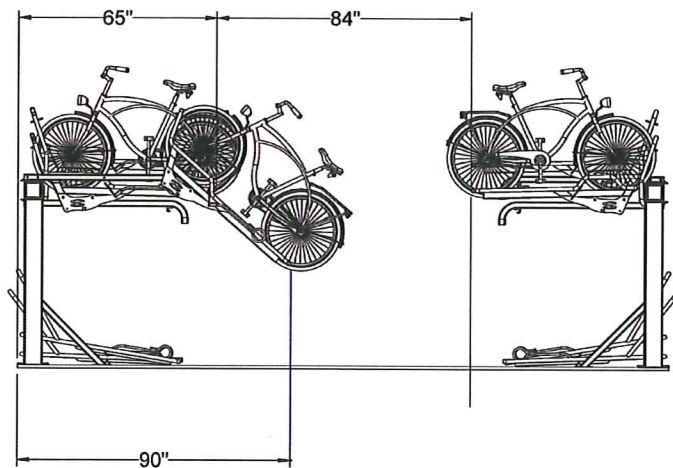
# Bikes	Starting Dim. (A)	Bike Spacing (B)	Overall Length (C)
16	12"	18"	150"
16	12"	20"	164"
16	12"	24"	192"

**Note:** Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.



# Stack Rack

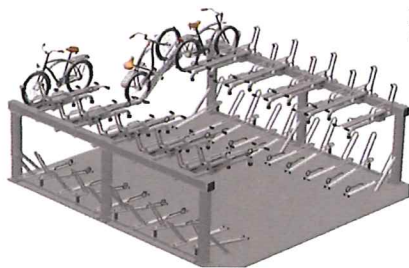
## Recommended Spacing



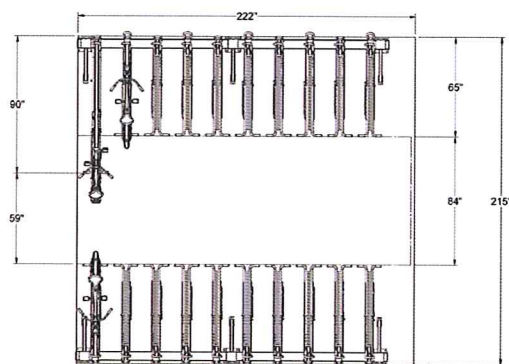
## Product Details

- Can be built as single sided or double sided unit
- Flexibility in bike spacing during planning or installation
- Few moving parts to minimize maintenance
- Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
- Requires 108" ceiling clearance (low ceiling height model can be provided if needed for ceiling height of 100")

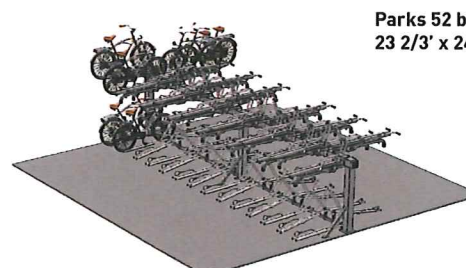
## Single-Sided Layout



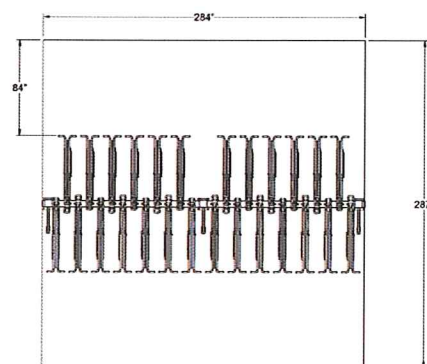
Parks 40 bikes in  
18.5' x 18' area



## Double-Sided Layout



Parks 52 bikes in  
23 2/3' x 24' area



Product Information



# of Bikes

Saris Stack Rack is a commercial grade rack with few moving parts and customized bike spacing

16 bike maximum per section. Can be designed in sections of 4, 6, 8, 10, 12, 16 bikes



Materials

6" square upper frame  
2" square steel lower frame



Finish

Hot dipped galvanized finish



Hardware

Flange Mount  
Recommended Anchor #6260



Spacing

84" aisle way recommended to allow for loading and unloading



Lift Assist

Lift assist mechanism is spring loaded top tray

Anchors must be purchased separately

Downloadable product resources available online:



CAD Files



SketchUp Files



Written Specs



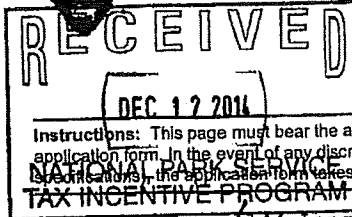
Photos

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

RECEIVED  
OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

NOV 13 2014



NPS Project Number  
DIV HIST PRES  
31510

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 144 Langdon Street Theta Chi Fraternity House

Street 144 Langdon Street

City Madison County Dane State WI Zip 53703

Name of Historic District Langdon Street Historic District

☐ Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

☒ Located in a Registered Historic District; name of district Langdon Street Historic District

☒ Part 1 - Evaluation of Significance submitted? Date submitted \_\_\_\_\_ Date of certification \_\_\_\_\_

2. Project Data

Date of building 1924-25 Estimated rehabilitation costs (QRE) \$1,355,000

Number of buildings in project 1 Floor area before / after rehabilitation 12,287 / 12,785 sq ft

Start date (estimated) 02/15/2015 Use(s) before / after rehabilitation Housing / housing

Completion date (estimated) 08/01/2015 Number of housing units before / after rehabilitation 20 / 33

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name David Howlett Company Wisconsin Assoc. of Theta Delta Chi

Street 43 Castleton Rd City Valparaiso State IN

Zip 46385 Telephone (312) 498-8923 Email Address daviddhowlett@yahoo.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name David Howlett Signature [Signature] Date 11/10/2014

Applicant Entity Wisconsin Assoc of Theta Delta Chi (or assigns) SSN \_\_\_\_\_ or TIN 87-0783585

Street 43 Castleton Rd City Valparaiso State IN

Zip 46385 Telephone (312) 498-8923 Email Address daviddhowlett@yahoo.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 1-7-15 National Park Service Authorized Signature [Signature]

☒ NPS conditions or comments attached 2 sheets

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

1 of 2

**CONDITIONS SHEET**  
**Historic Preservation Certification Application**

Property name: Theta Chi Fraternity House Project Number: 31510

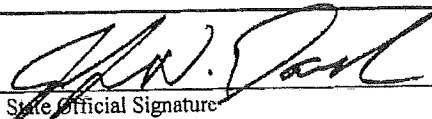
Property address: 144 Langdon Street  
Madison, WI 53703 (Dane County)

The proposed project will meet the Secretary of the Interior Standards if the following conditions are met:

1. The cleaning process proposed for the exterior must not damage or substantially alter the physical characteristics of the masonry surfaces. SHPO must approve a sample area prior to proceeding. In addition, good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.
2. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office prior to proceeding. In addition, good quality overall and close-up color photographs of the masonry both before and after pointing must be submitted with the Request for Certification of Completed Work.
3. The stone parapet cap cannot be replaced with metal. Rather the stone cap should be repaired. Where portions of the stone are deteriorated beyond repair, can be replaced with new stone to match the original.
4. The new shutters must have a smooth finish. Faux wood grain is not acceptable. Shutters must be a size appropriate to the windows (full window height and approximately half of the width.) They must be installed in a way that laps the window trim, as if they were attached with shutter hardware that would allow the shutters to swing over and cover the window.
5. Reflected ceiling plans showing the proposed soffits (for new ductwork) must be submitted for review and approval.
6. Vinyl base and ranch casing are not appropriate finishes for this historic building. Any new trim required must match the original found elsewhere in the house.
7. Signage information must be submitted as soon as it is available. Signs must be compatible with the historic character of the building. Internally illuminated box signs are not acceptable.

12.9.14

Date

  
State Official Signature

608-264-6490

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

1.7.15

Date

  
National Park Service Signature

Telephone Number

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

2 of 2

**CONDITIONS SHEET**  
**Historic Preservation Certification Application**

Property name: \_\_\_\_\_

Project Number: 31510

Property address: 144 Langdon Street, Madison, WI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

These conditions are in addition to those submitted by the SHPO.

New soffits concealing ductwork and plumbing must be kept as tight to the historic ceiling as possible and should be held back from windows and doors. Depth and width of soffits must be provided in reflected ceiling plans so that the impact on historic spaces can be assessed. If possible, new ductwork and plumbing lines serving the first floor should be housed in the basement ceiling to reduce the impact on the main floor spaces.

More information is needed regarding the front door replacement. The new door should be compatible with the historic character of the building. To ensure compliance with the Standards you must submit manufacturers information regarding the new door and any surrounding side lights.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

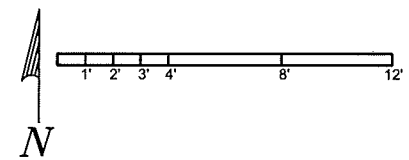
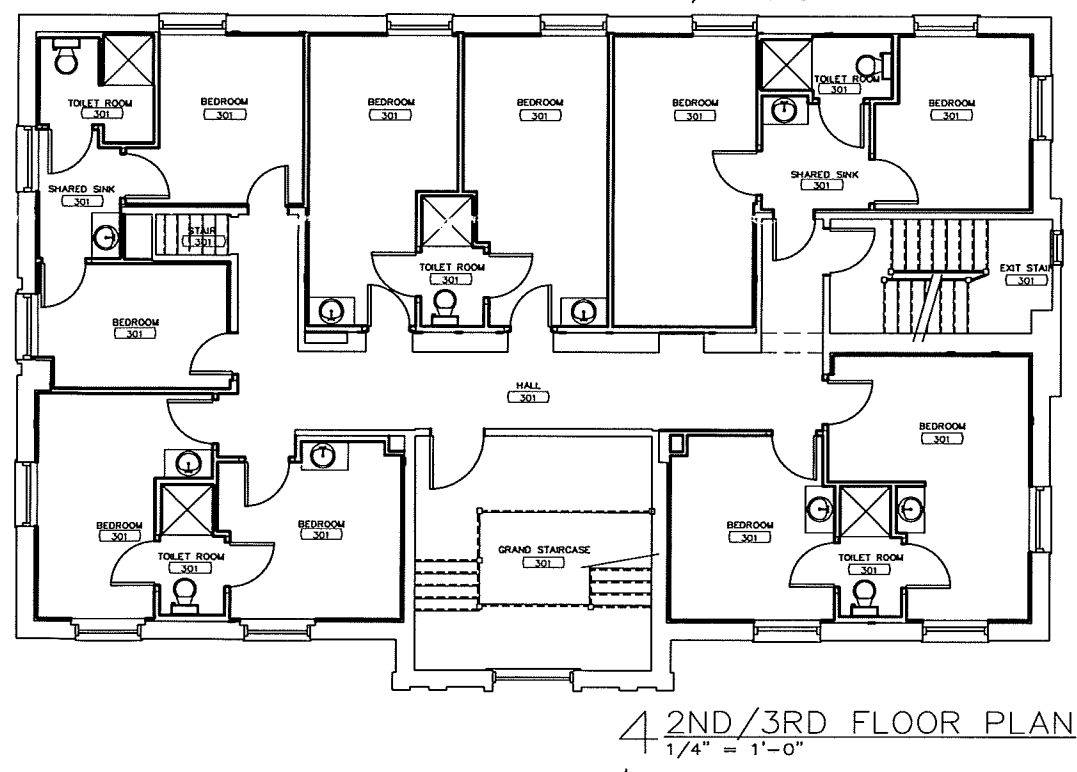
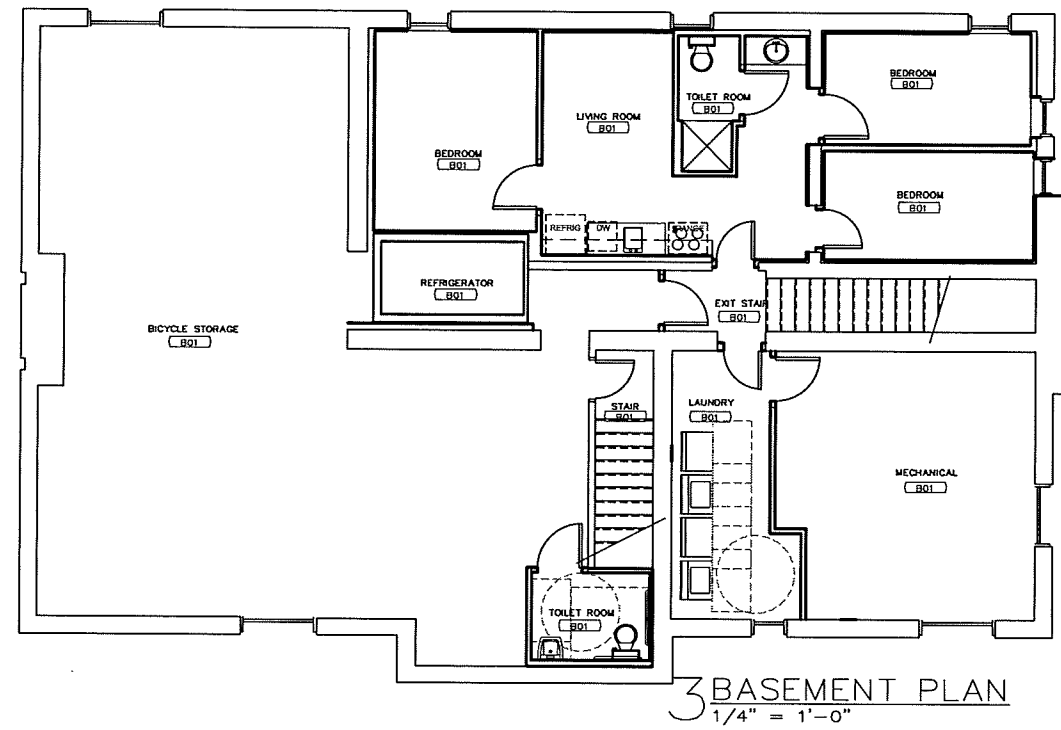
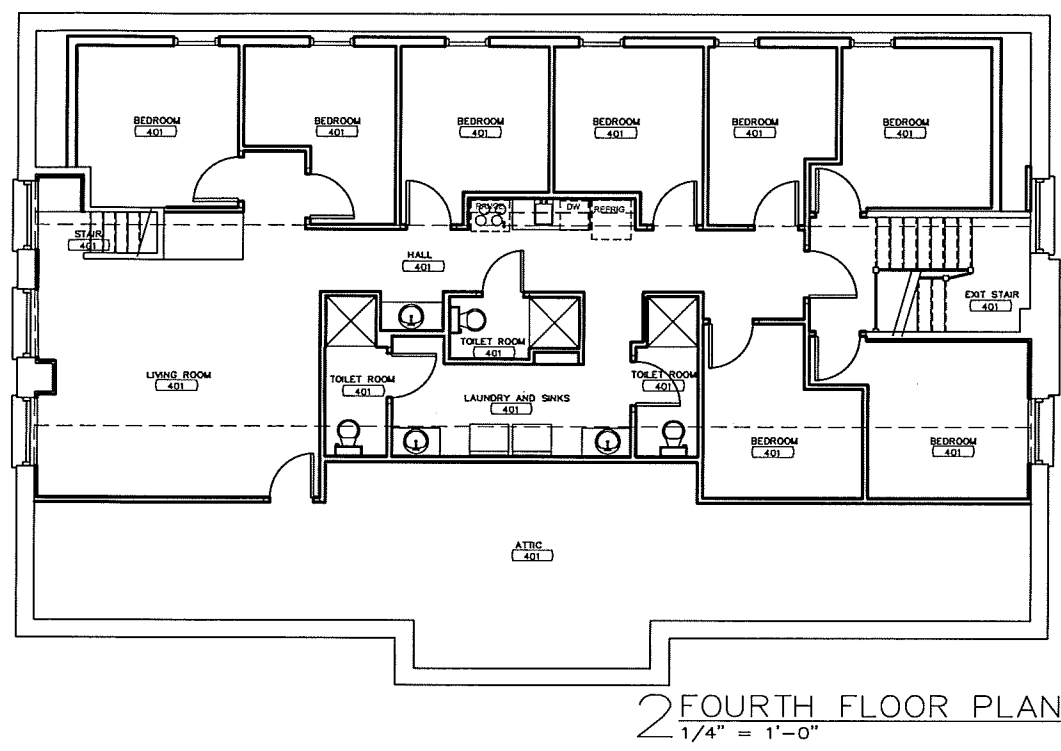
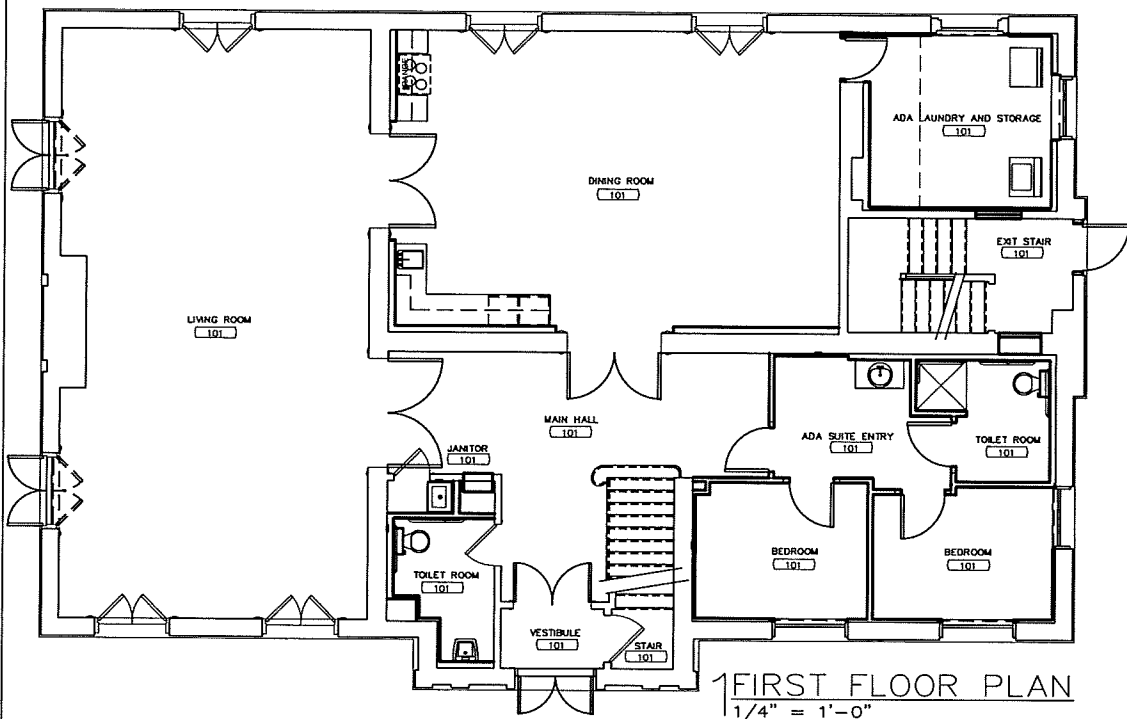
The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

1/7/2015  
Date

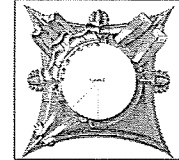
  
National Park Service Signature

Liz Petrella  
HPS 202.354.2040  
Telephone Number





**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



**Tri-North**  
BUILT TRUST



The work was prepared by me or under my direct supervision and I am a duly Licensed Professional Architect in the State of Wisconsin. I am not providing this work as part of a larger project for which I am not the principal architect. I am not providing this work as part of a larger project for which I am not the principal architect.

ISTHMUS ARCHITECTURE, INC.

**THETA DELTA CHI**  
RENOVATION

144 Langdon Street  
Madison, WI

Project  
Proj. No.: 1402  
BASEMENT, FIRST, SECOND  
AND FOURTH FLOOR PLANS  
(THIRD SIM TO SECOND)

Sheet Title  
Scale: 1/4" = 1'-0"  
Drawn By:  
Date: Jan 28 2015  
Rev. Date:  
Rev. Date:  
Rev. Date:  
Rev. Date:  
Rev. Date:  
Rev. Date:  
Sheet No:

**A200**