



City of Madison Planning Division

215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 111 EAST GILMAN STREET Aldermanic District: 2 (MANIACI)

2. PROJECT

Date Submitted: 2/13/2012

Project Title / Description: CONVERSION OF CARRIAGE HOUSE TO SINGLE-FAMILY USE

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
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: JIM GLUECK Company: GLUECK ARCHITECTS
 Address: 116 N. FEW ST City/State: MADISON, WI Zip: 53703
 Telephone: 761-2551 E-mail: glueckarch@sbcglobal.net
 Property Owner (if not applicant): STEVEN FABICK
 Address: 111 E. GILMAN ST City/State: MADISON, WI Zip: 53703

Property Owner's Signature: _____ Date: 2/13/12

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.

Monday, February 13, 2012

Amy Scanlon
City of Madison Preservation Planner
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Amy:

Please find, included with this Letter of Intent, our application package for the City of Madison Landmarks Commission approval for the property located at 111 East Gilman Street, Madison, Wisconsin 53703. The property is located in the Mansion Hill District, which is within Council District 2. The alderperson is Bridget Maniaci.

Our project entails conversion of the existing carriage house at the rear of our property into a single-family residence. There is also currently a 3-unit residential structure at the front of the lot. The scope includes extensive remodeling of the interior space and an addition to create a third story. Without the third story space there is insufficient square footage for the residence. Also, we cannot add windows on the southeast, southwest or northeast elevations because the building is set on the lot lines, limiting the design options within the existing spaces.

The design has simple lines and a few simple details that are intended to blend it in with the existing structure. Finishes would include synthetic stucco with a fine, smooth surface finish for the addition walls, and either painted wood or painted smooth composite fascia, soffit and trim. Windows are currently being evaluated and will either be restored or replaced with historically appropriate replacement units; we are requesting that the window issue be reviewed by staff at a future date.

The primary contact person for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is glueckarch@sbcglobal.net.

If there are any questions or concerns or any additional information required please do not hesitate to call me or Jim Glueck.

Description per Title Commitment No. F08102143:

Parcel "A":

Part of Lot 2, Block 96, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North corner of said lot thence Southwest along Gilman Street 40 feet thence Southeast parallel with Pinckney Street 100 feet thence Northeast parallel with Gilman Street, 10 feet thence Southeast parallel to Pinckney Street 32 feet to the Southeast line of said Lot 2, thence Northeast along the Southeast line of said Lot 2, 30 feet to the East corner of said Lot 2, thence Northwest along the Northeast line of said Lot 2, to the place of beginning.

Parcel "B":

Together with a right of way 8 feet in width on Gilman Street and 100 feet in depth as described in Deed recorded in Vol. 241 of Deeds, page 481, also the right to use the driveway extended from North Pinckney Street to the driveway above described as established in Deed of Dwight to Kemp recorded in Vol. 334 of Deeds, page 88.

TABLE "A" NOTES: PARCEL NO. 241-0709-144-0410-1
PROPERTY ADDRESS: 111 E. Gilman Street

- 10.) Subject to Rights and Responsibilities created in Vol. 241 of Deeds, page 481, as #355834.
- 11.) Subject to Rights and Responsibilities created in Vol. 334 of Deeds, page 88, as #475610.
- 12.) Subject to an Agreement recorded in Vol. 362 of Misc. page 182, as #1025227.
- 13.) Subject to the rights of the spouse(s) of Martha V. Erickson and Francis Steven Fabick, and of those claiming under said spouse(s).

THIS ALTA SURVEY IS BASED ON TITLE COMMITMENT NO. F08102143 EFFECTIVE OCTOBER 10, 2008
PREPARED BY TIGOR TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATE:

TO: Francis Steven Fabick, Martha V. Erickson and Their Title Insurance Company
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/LCSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2006, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 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REVISION MADE TO THE DESCRIPTION OF PARCEL "A"
BY CHRIS W. ADAMS
CHRIS W. ADAMS S-2748
MEMBER

DATE 11-13-08

WILLIAMSON SURVEYING AND ASSOCIATES LLC
254 WEST TIGOR ROAD, MADISON, WISCONSIN 53707

A.L.T.A. SURVEY

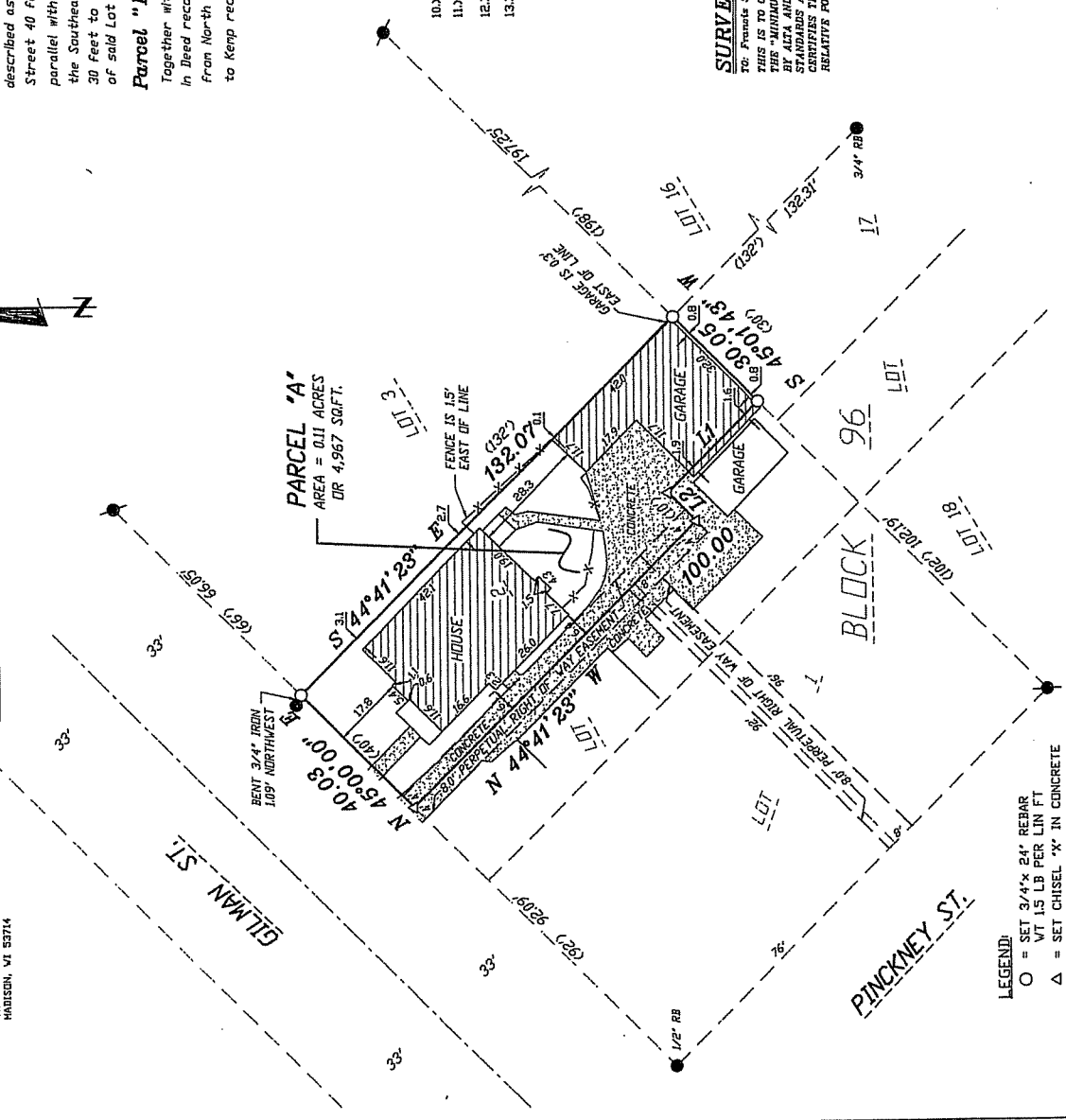
A percent of land located in part of Lot 2, Block 96, the Original Plat of Madison, in the City of Madison, Dane County, Wisconsin.

REVISION: NOVEMBER 12, 2008
DATE: NOVEMBER 6, 2008
SCALE: 1" = 20'
DRAWN BY: CHRIS ADAMS
CHECKED BY: REVA
REVISED BY: REVA

WISCONSIN LAND SURVEYORS
CHRIS W. ADAMS
S-2748
WALWAUNEE, WI

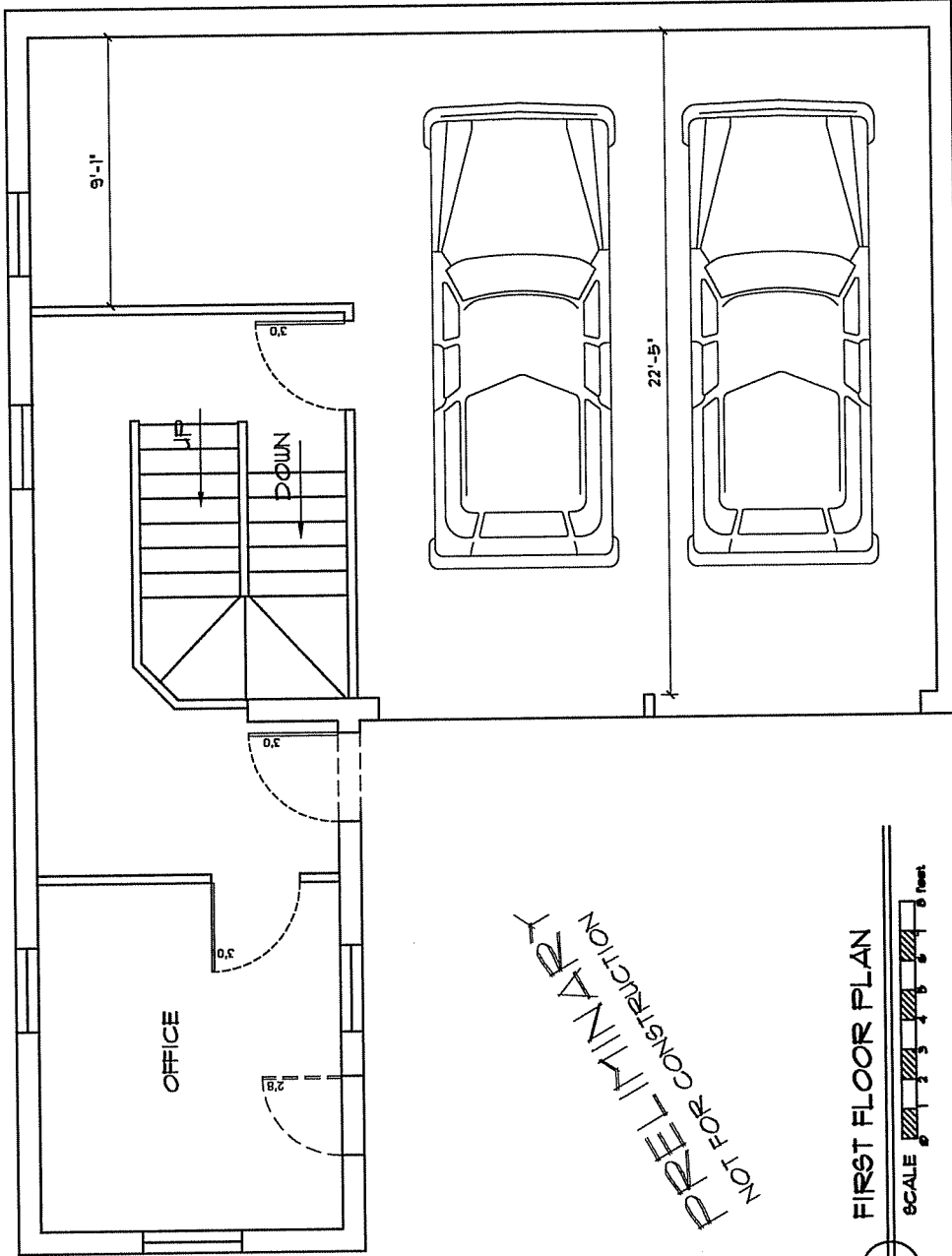
SURVEYOR'S SEAL

LINE	BEARING	DISTANCE
L1	N 44°41'23" W	32.00
L2	S 45°18'37" W	9.98



- LEGEND:**
- O = SET 3/4" x 24" REBAR
 - △ = SET 1.5 LB PER LIN FT
 - ✕ = FOUND CHISEL "X" IN CONCRETE
 - = FOUND 1" PIPE
 - = FOUND REBAR (SIZE NOTED)
 - (---) = RECORDED AS
 - x-x- = FENCE

PREPARED FOR:
STEVEN FABICK, RD
MADISON, WI 53714



PRELIMINARY
NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

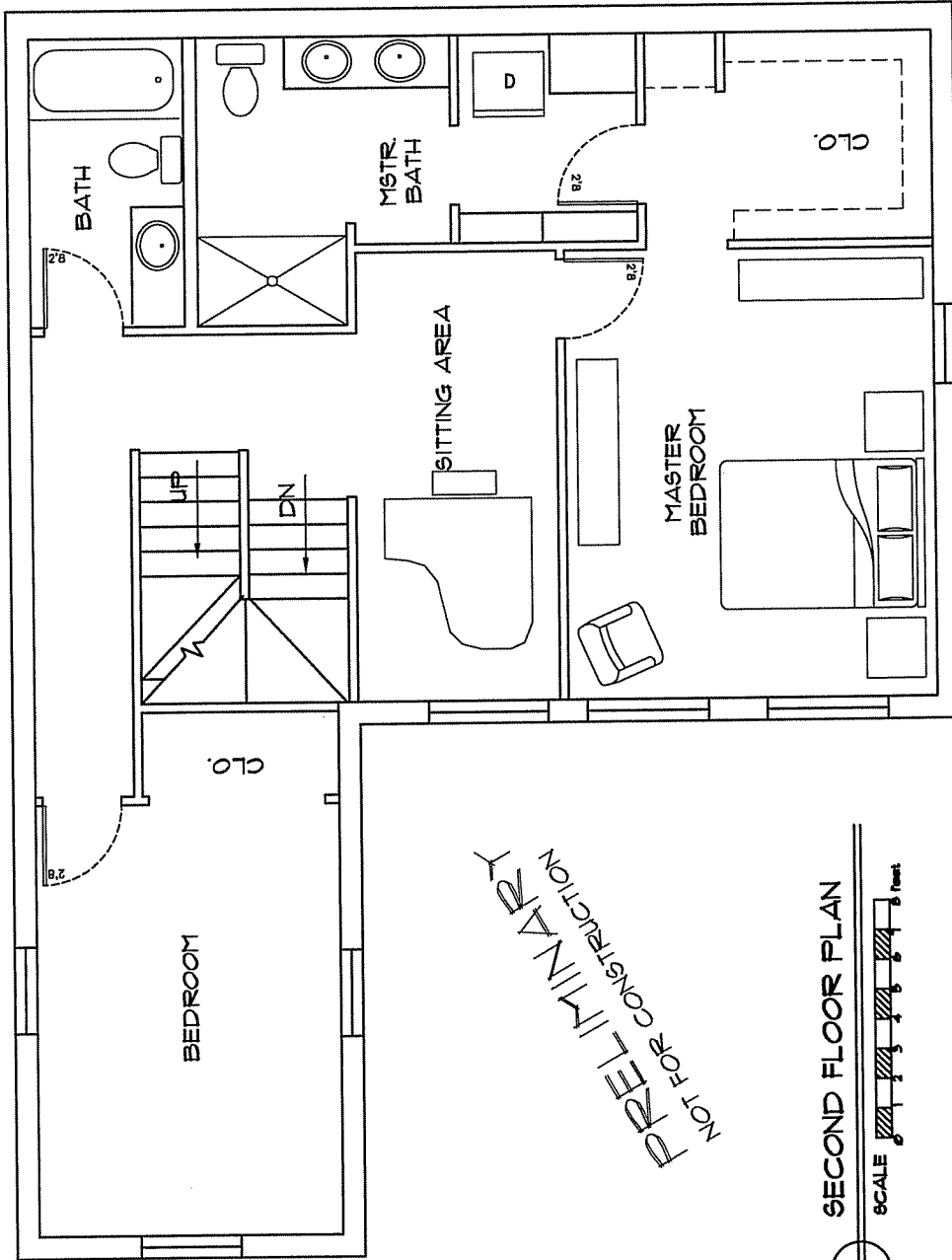


1125

glueck architects
118 North Few Street, Madison, WI 53703 (608)251-2551

FABICK RESIDENCE
PROPOSED DWELLING UNIT
111 EAST GULMAN STREET
MADISON, WISCONSIN

2/13/12



PRELIMINARY
NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

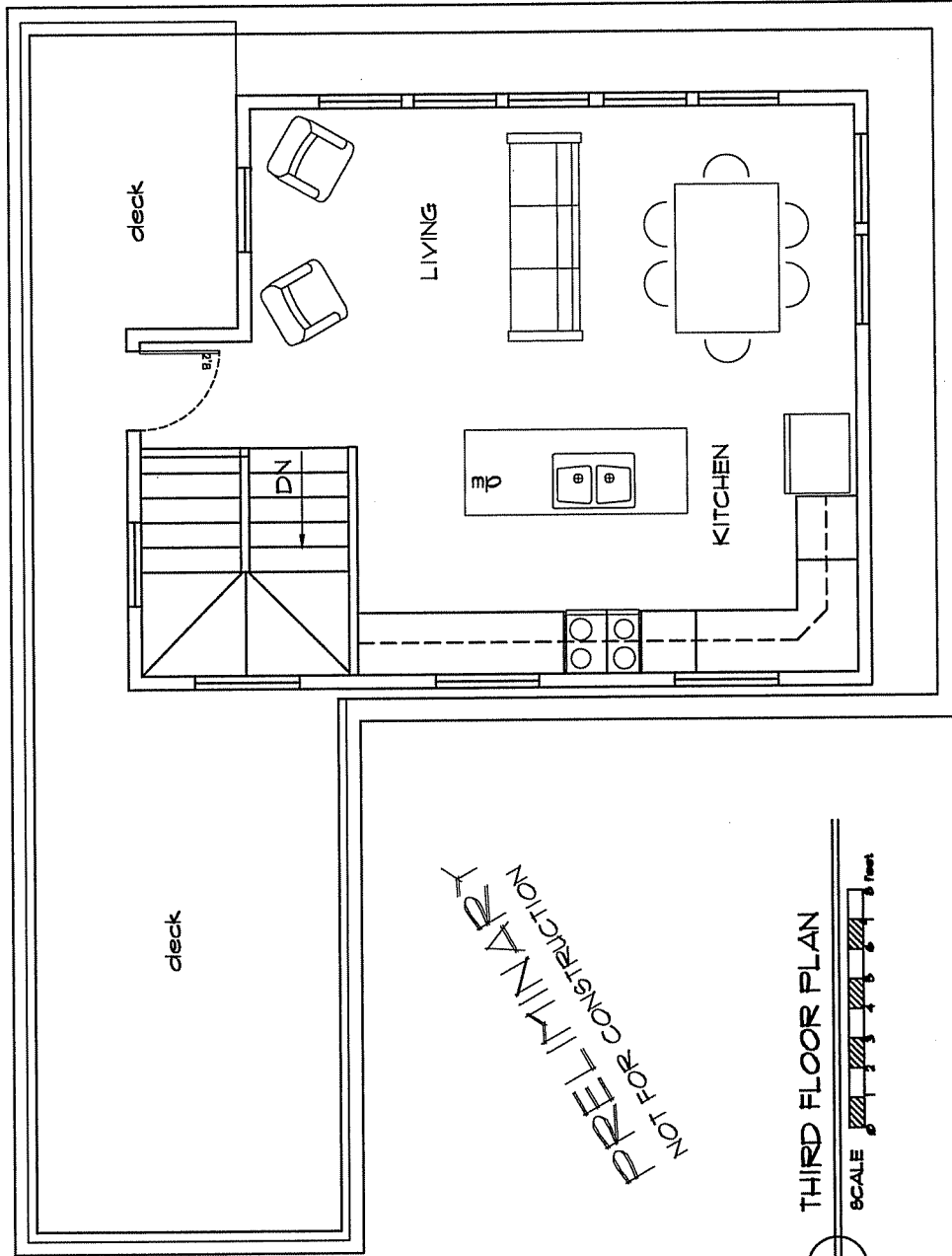


2/13/12

FABICK RESIDENCE
PROPOSED DWELLING UNIT
111 EAST GILMAN STREET
MADISON, WISCONSIN

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2851

1105



PRELIMINARY
NOT FOR CONSTRUCTION

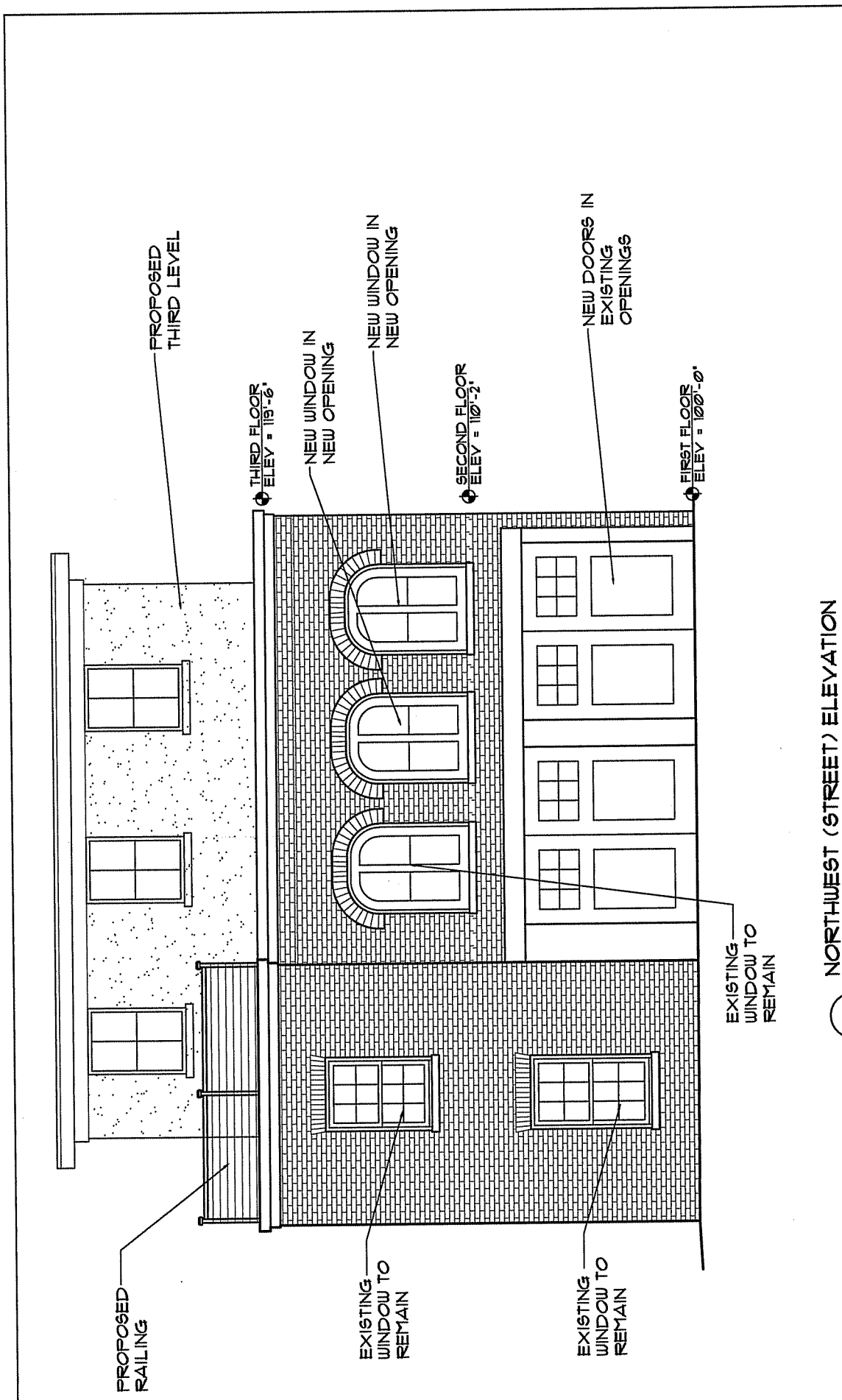


2/13/12

FABICK RESIDENCE
PROPOSED DWELLING UNIT
111 EAST GILMAN STREET
MADISON, WISCONSIN

1105

glueck architects
110 North First Street, Madison, WI 53703 (608)251-2551



PROPOSED
RAILING

EXISTING
WINDOW TO
REMAIN

EXISTING
WINDOW TO
REMAIN

EXISTING
WINDOW TO
REMAIN

PROPOSED
THIRD LEVEL

THIRD FLOOR
ELEV = 119'-0"

NEW WINDOW IN
NEW OPENING

NEW WINDOW IN
NEW OPENING

SECOND FLOOR
ELEV = 110'-2"

NEW DOORS IN
EXISTING
OPENINGS

FIRST FLOOR
ELEV = 100'-0"

NORTHWEST (STREET) ELEVATION

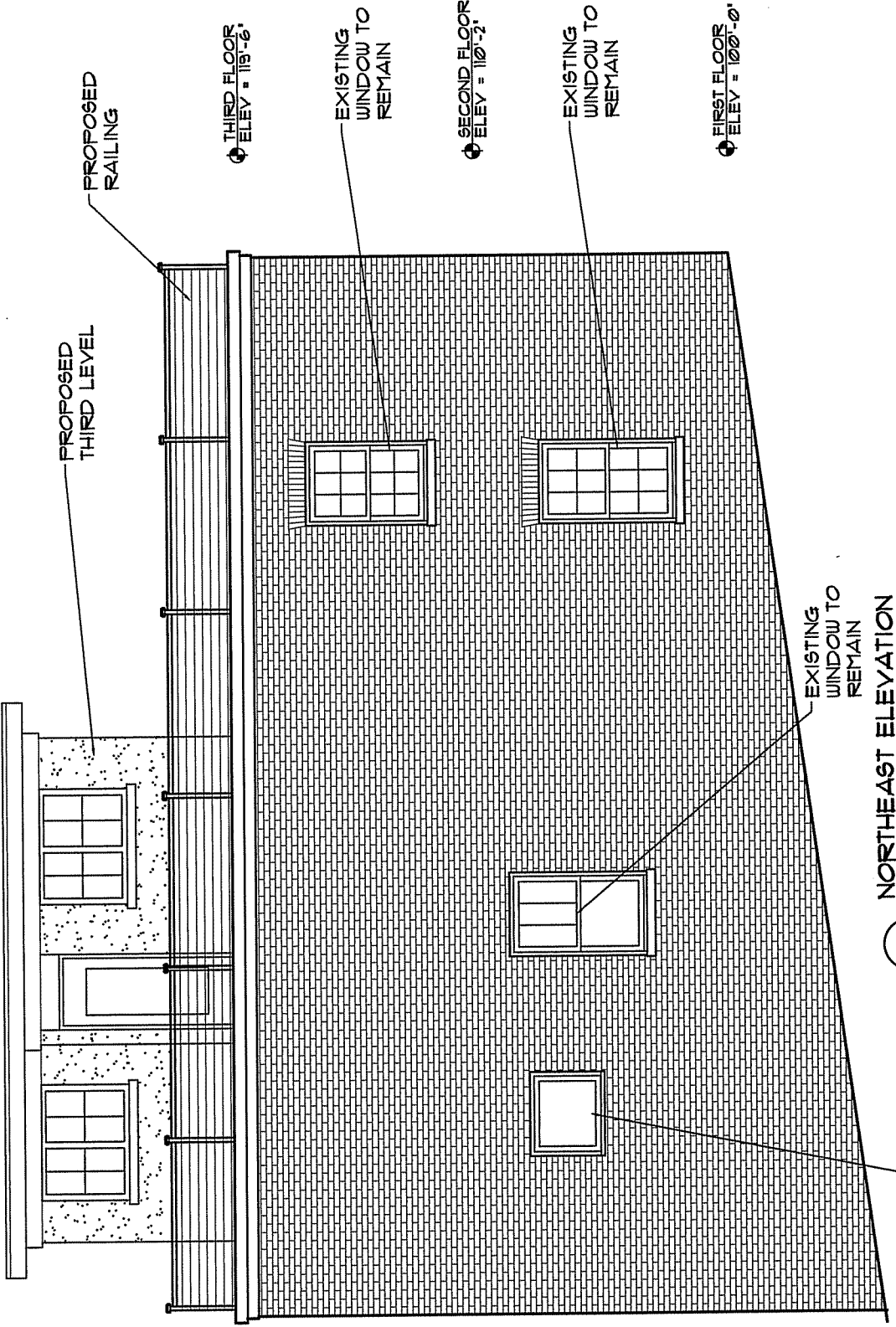
SCALE feet

2/13/12

FABICK RESIDENCE
PROPOSED DWELLING UNIT
111 EAST GILMAN STREET
MADISON, WISCONSIN

1105

glueck architects
118 North Fen Street, Madison, WI 53703 (608)251-2551



PROPOSED
THIRD LEVEL

PROPOSED
RAILING

THIRD FLOOR
ELEV = 119'-6"

EXISTING
WINDOW TO
REMAIN

SECOND FLOOR
ELEV = 110'-2"

EXISTING
WINDOW TO
REMAIN

FIRST FLOOR
ELEV = 100'-0"

EXISTING
WINDOW TO
REMAIN

NORTHEAST ELEVATION

SCALE 1/4" = 1'-0"

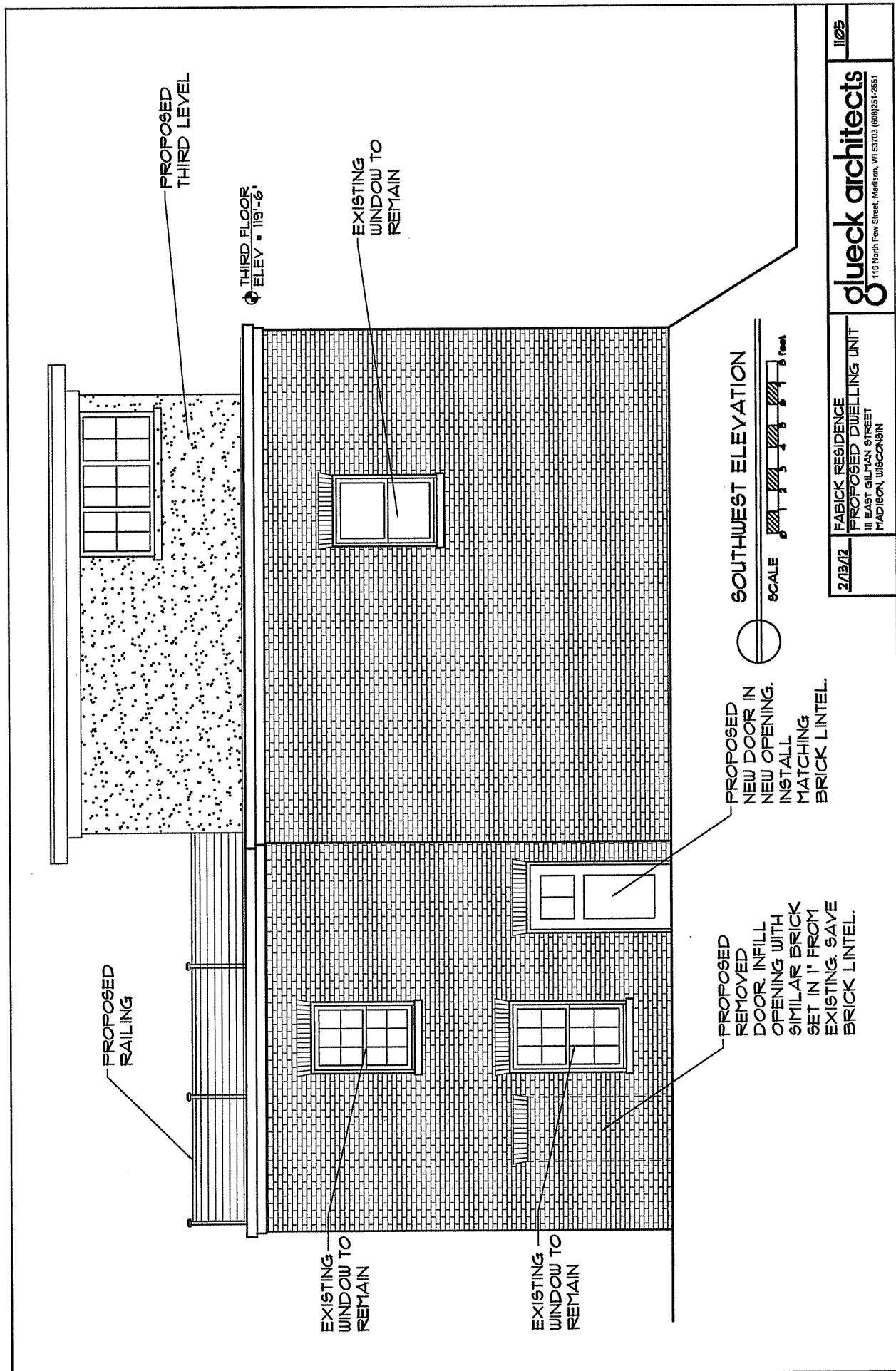
EXISTING
WINDOW TO
REMAIN

1105

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

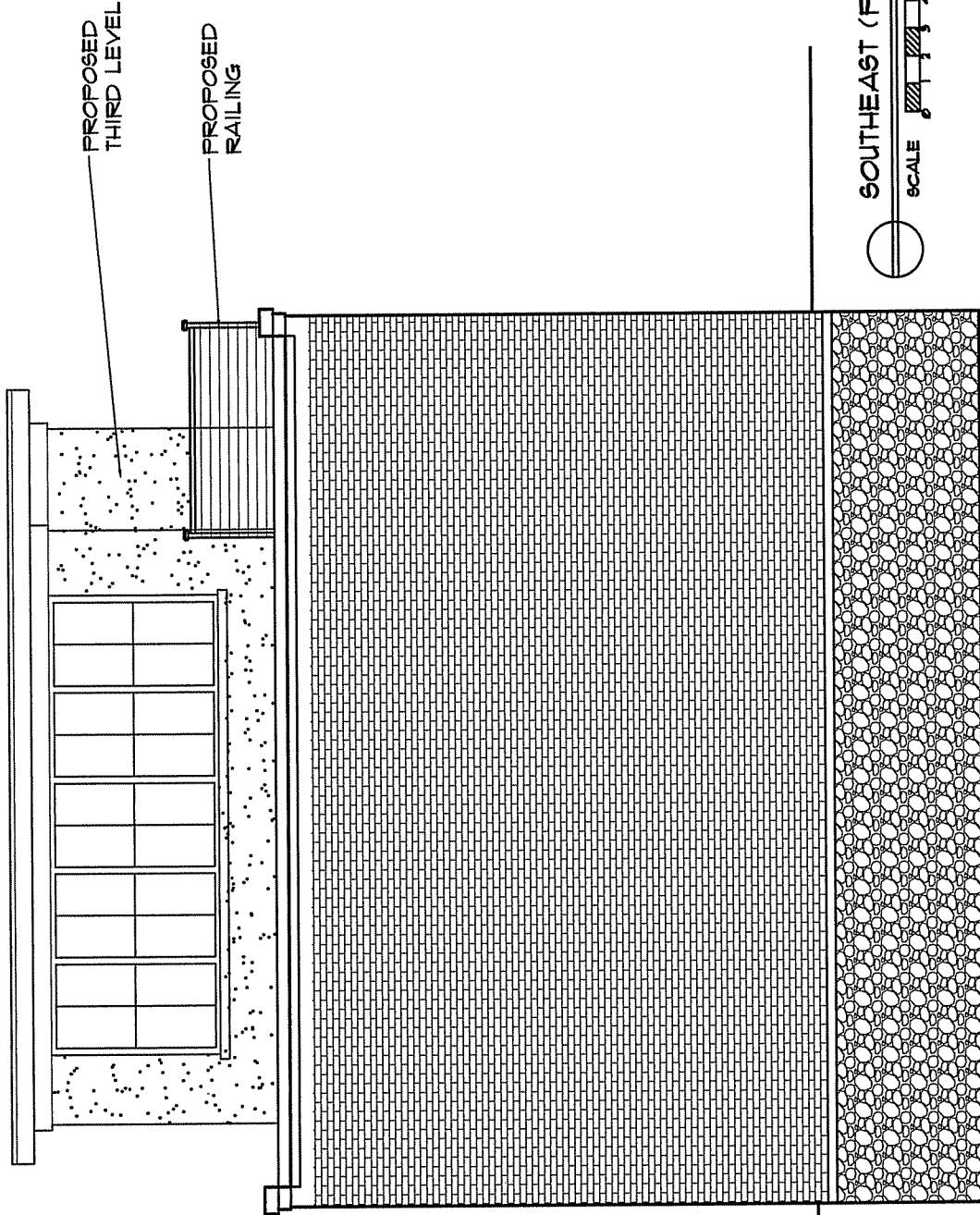
FABICK RESIDENCE
PROPOSED DWELLING UNIT
111 EAST GILMAN STREET
MADISON, WISCONSIN

2/13/12



2/13/12 FABICK RESIDENCE PROPOSED DWELLING UNIT
 111 EAST GILMAN STREET MADISON, WISCONSIN

glueck architects
 118 North Fern Street, Madison, WI 53703 (608)251-2551



PROPOSED
THIRD LEVEL

PROPOSED
RAILING

SOUTHEAST (PARK) ELEVATION

SCALE



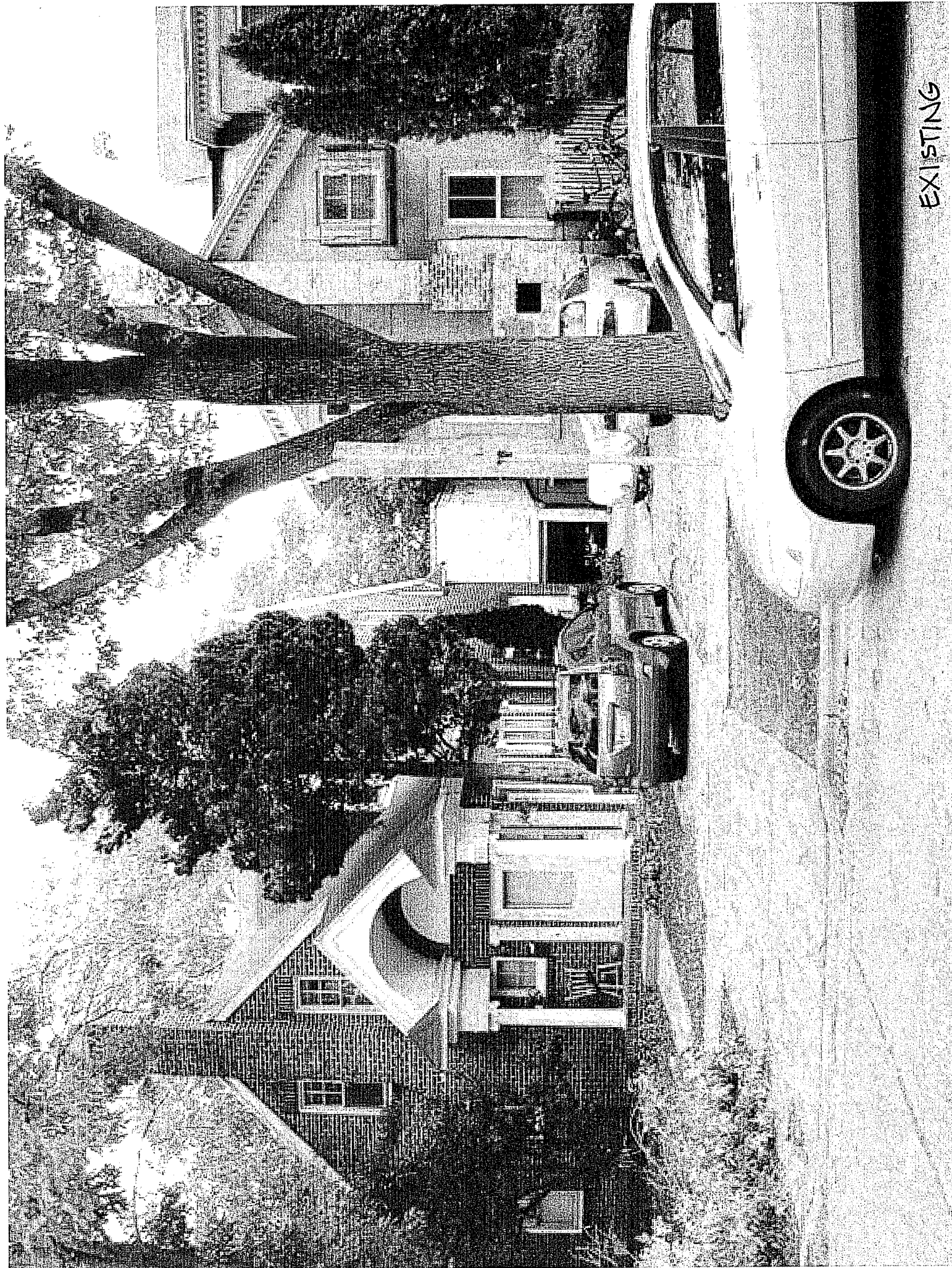
feet

1/30/12

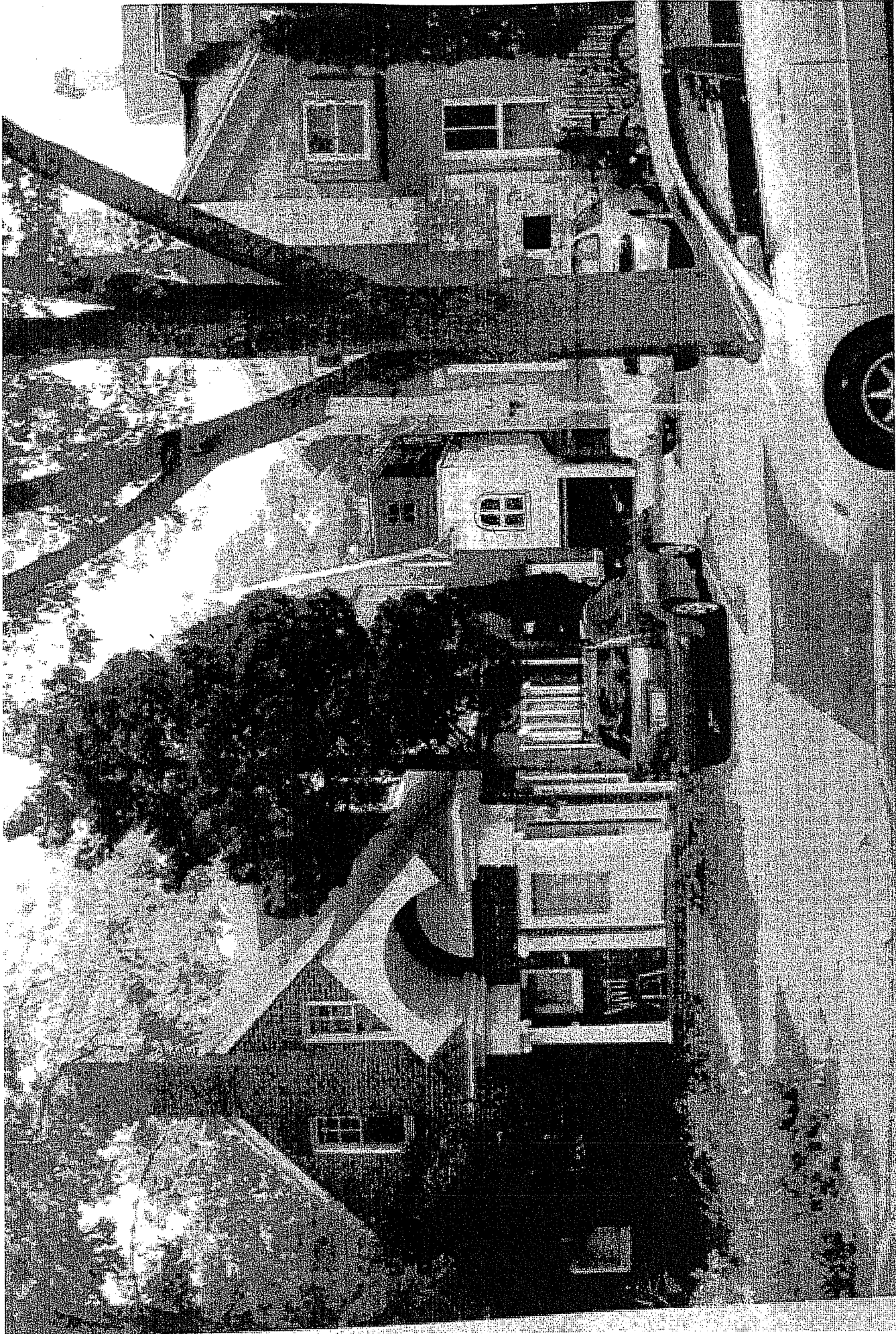
FABICK RESIDENCE
PROPOSED DWELLING UNIT
111 EAST GILMAN STREET
MADISON, WISCONSIN

1105

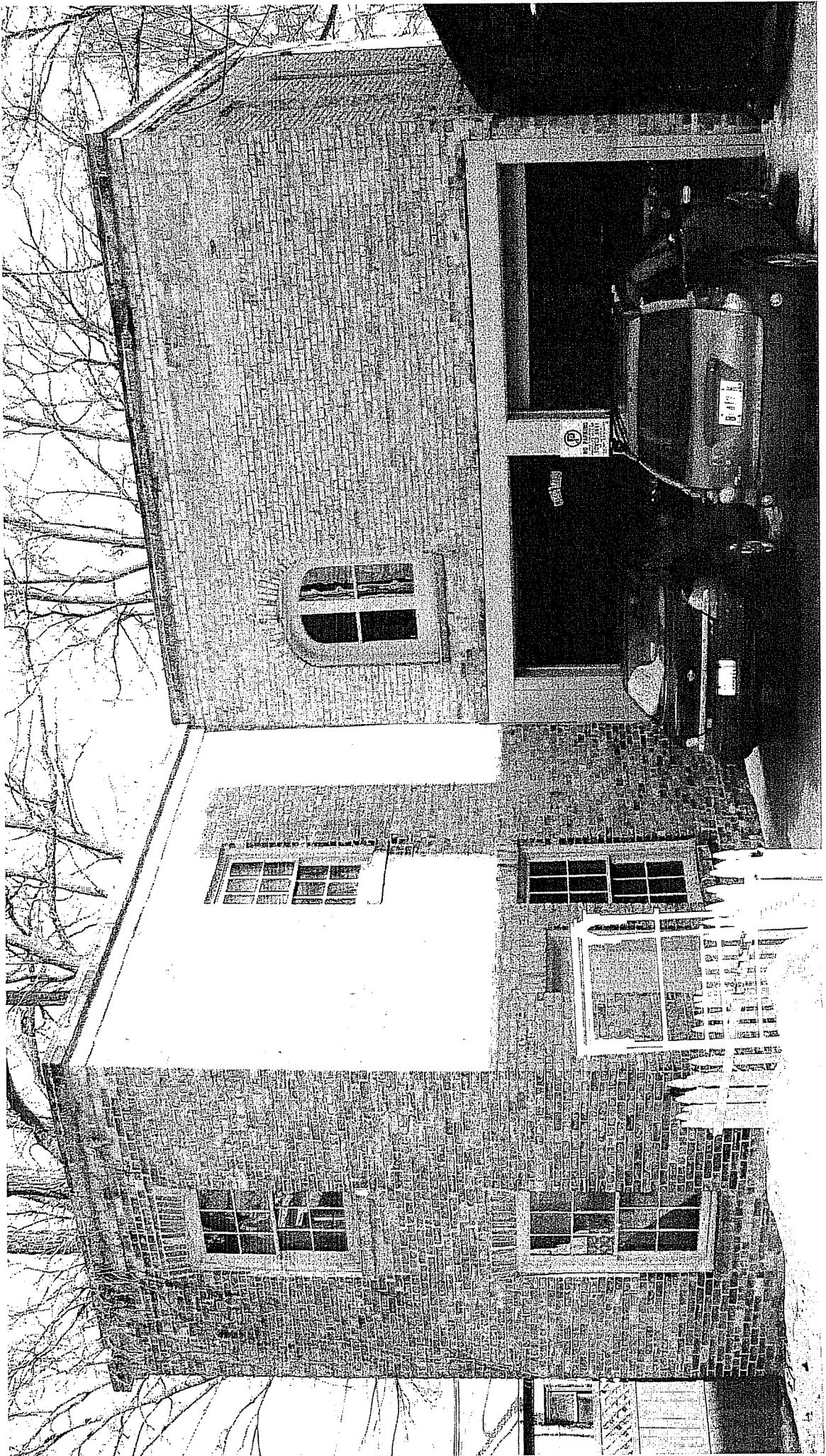
glueck architects
110 North Fern Street, Madison, WI 53703 (608)251-2551

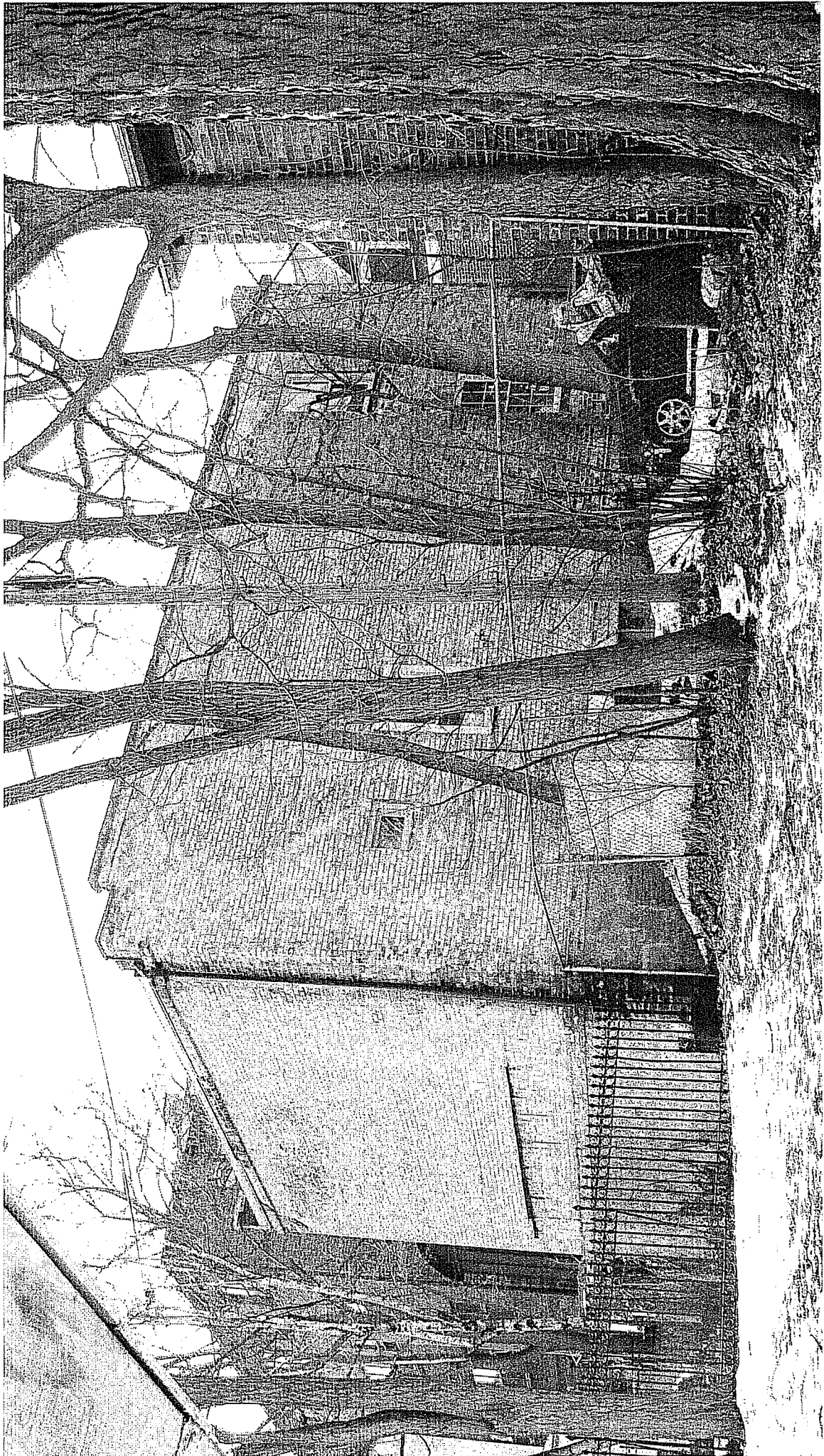


EXISTING



PROPOSED







MANSON HISTORIC DISTRICT

THE HISTORIC DISTRICT OF MANSON, IOWA, WAS DESIGNATED AS A NATIONAL HISTORIC LANDMARK IN 1987. THE DISTRICT IS ONE OF THE BEST PRESERVED HISTORIC DISTRICTS IN THE MIDWEST. THE DISTRICT IS A GREAT PLACE TO VISIT AND ENJOY THE BEAUTY OF THE PAST.

FOR MORE INFORMATION, VISIT THE WEBSITE: WWW.MANSONHISTORICDISTRICT.COM