



Madison Landmarks Commission APPLICATION

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

1. LOCATION

Project Address: 28 LANGDON STREET Aldermanic District: 2

2. PROJECT

Date Submitted: 4/27/2015

Project Title / Description: ALPHA PHI SORORITY - WINDOW & DOOR REPLACEMENT + EXTERIOR ALTERATIONS

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): _____

CITY OF MADISON

4:00 P.M.

APR 27 2015

Planning & Community
& Economic Development

3. APPLICANT

Applicant's Name: DAVID J. EURNOWSKI AIA Company: KEE ARCHITECTURE, INC.
 Address: 621 Williamson Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 255-9202 E-mail: david@keearch.com
 Property Owner (if not applicant): ALPHA PHI CHAPTER HOUSE ASSOC., INC.
 Address: PO BOX 270 City/State: WILTON, CA Zip: 95693

Property Owner's Signature: Jonya S. Ryan Date: 04/27/2015
DocuSigned by: 279A4039E477423...

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.

Alpha Phi Sorority

Madison, Wisconsin



Madison Landmarks Commission Application

Project Description

April 27, 2015

ALPHA PHI
WISCONSIN

In the summer of 2015, Alpha Phi Sorority will be renovating the first two levels (basement and first floor) of their chapter house located at 28 Langdon Street. Renovation includes the addition of two bedrooms, including private bath, in the basement, a complete overhaul of the kitchen, replacement doors and windows, and updated finishes throughout.

The house was originally constructed in 1905 as a private residence for Frank G. Brown. Alpha Phi is the second owner of the home, which was purchased by the Sorority in 1927. Original construction (*see historical photo, Image ID:41250*) included a lake-facing porch on the basement level of the house defined by a brick wall and brick piers. The piers support another porch off the first floor of the home with circular columns supporting a sun deck off the second floor. The basement and first floor porches were later enclosed by the Sorority for use as additional living spaces.

The 2015 project includes replacement of windows in these spaces (Dining Room and Solarium) to provide energy efficient glazing while enhancing natural daylighting and views to the lake. The existing non-original windows will be replaced with double-hung windows between columns. On the basement level, the existing brick piers will remain. Above, engaged columns will be constructed to match the existing engaged columns. The sill height will be lowered and the head height raised to maximize the benefits of the natural daylighting. New trim will be installed above and below the windows similar to the current expression. The cornice above the first floor windows will remain.

The current guardrail along the sun deck will be replaced to both meet current code requirements and reflect the historic design of the original guardrail, with larger posts above each column.

Three basement windows on the north elevation will be replaced to serve the new bedrooms in the basement. These windows are currently boarded over, and will be replaced with double-hung windows similar to the existing windows in the house. One of the openings needs to be enlarged in order to meet the code requirements for egress, reusing the existing stone sill.

An exterior door will be added in an enlarged opening along Carroll Street to serve the Kitchen.

Sitework, including an exterior screen fence of brick piers and metal fencing, will be added and the dumpsters (currently exposed to view near the front entrance along Langdon Street) will be relocated to this area. This sitework requires an encroachment application for privilege in streets, which is currently being prepared.

Findorff

J.H. Findorff & Son, Inc.
300 South Bedford Street
Madison, Wisconsin 53703
(608)257-5321



KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703
(608)255-9202

Alpha Phi Sorority

Madison, Wisconsin

Madison Landmarks Commission Application Replacement Windows

April 27, 2015



ALPHA PHI
WISCONSIN



Marvin Clad Ultimate Double-Hung Next Generation Wood Windows –

- Low E3 Argon insulated glazing
- White finish (inside and outside)
- White weather strip
- White hardware
- Available with or without divided lites

Clad Ultimate Double Hung - Next Generation

Unit Features

Clad Ultimate Double Hung Collection:

Clad Ultimate Single Hung - Next Generation: CUSH-NG

Clad Ultimate Double Hung - Next Generation: CUDH-NG

Clad Ultimate Double Hung Picture - Next Generation: CUDHP-NG

Clad Ultimate Double Hung Transom - Next Generation: CUDHT-NG

Clad Ultimate Double Hung Bows and Bays - Next Generation: CUDHBB-NG

Clad Ultimate Double Hung - Next Generation IZ3: CUDH-NG IZ3

Frame:

- Frame thickness:
 - 1 1/16" (17) thick at head and jambs
 - 1 13/32" (36) thick at sill
- Frame Width: 4 9/16" (116)

Sash:

- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
 - Sash thickness: 1 3/4" (44)
 - Top rail height: 2 13/32" (61)
 - Stiles width: 1 21/32" (42)
 - Bottom rail height (operating and stationary): 3 1/4" (83)
 - Bottom rail height (transom): 2 3/4" (70)
- Stationary Picture Sash:
 - Sash thickness: 1 3/4" (44)
 - Top rail height: 2 13/32" (61)
 - Stile width: 2 13/32" (61)
 - Bottom rail height: 3 1/4" (83)
- Standard exterior cope profile: Putty
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Square

Glass and Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is insulating Low E2 Argon or air
- Optional glass types: Low E3 Argon or air, Low E1 Argon or air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, and Reflective Bronze
- Optional Tripane glass types: 7/8" Tripane Low E1 outer piece and Low E1 Argon or Krypton-Argon inner piece, 7/8" Tripane Low E2 outer piece and Low E2 Argon or Krypton-Argon inner piece, 7/8" Tripane Low E3 outer piece and Low E1 Argon or Krypton-Argon inner piece
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included
- StormPlus IZ3 has annealed exterior pane is default with the option to temper
- CUDHP-NG IZ3 product requires tempered glass on units above a glass square footage of 33.1.

NOTE: Egress may be affected when selecting specialty glass, please contact your Marvin representative

Weather Strip:

- Operating units:
 - Jambs, Head Jamb: Foam-filled bulb
 - Color: beige, black, and white
 - Check rail: Hollow bulb
 - Color: beige, black, and white
 - Bottom rail: Hollow bulb
 - Color: black
- Picture units:
 - Jambs: Foam
 - Header and bottom rail: Hollow bulb

Clad Ultimate Double Hung - Next Generation

Unit Features

Hardware:

- Multi-point locking system that provides locking, unlocking, venting, balancing, and tilting of the sash members
- Lock Actuator Assembly:
 - Material
 - Zinc die cast
 - Standard finish: Satin Taupe
 - Optional finish: White, Bronze, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel
 - Design features or components
 - To unlock the unit, turn the handle 135°
 - When bottom sash is operated first, top sash remains locked
 - To open top sash, bottom sash must be in the closed position
 - To lock the unit, both sash must be moved to the closed position
 - Each sash automatically locks independent of the other, therefore, one sash may be open while the other is locked in closed position
 - To tilt the bottom sash for wash-mode, the bottom sash must be open; push the button on top of lock handle and rotate the handle 180°
 - To tilt the top sash for wash-mode, the bottom sash must be tilted and/or removed from frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash out of the frame
 - Options
 - Non-tilt hardware is standard on units with structural brackets
 - Custodial hardware colors: satin taupe, white, bronze
- Latches
 - Bottom sash latch, top sash latch, top sash tilt latch
 - Optional factory applied Window Opening Control Device is available on operating units. Two devices will be applied to each window and will default color match the lock handle color. A device consist a zinc lever housed in a zinc shell on the lower meeting rail of the secondary sash and an acetal stop on the bottom rail of the primary sash. Color: Satin Taupe, White, Bronze, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
 - Latches accommodate locking/un-locking, travel of sash in frame, vent mode, and tilting into wash-mode
 - Injection-molded plastic
 - Color: beige
- Cord guide
 - Injection-molded plastic
 - One cord guide with plunger inserted into bottom check rail
 - Cord guide is driven by lock handle, accounts for cord travel to retract latches
 - Plunger drives lock handle to lock position when both sash are closed
- Balance system
 - Block & tackle balance
 - Enhanced spiral balance
 - Hybrid spiral balance

NOTE: Balance system determined by sash weight

- Optional Finger Pull
 - Single or double (not available on units less than CN26: Frame OM 31 1/4" (794))
- Vent Mode
 - Standard on all product
 - Default position is 4" (102) net clear opening
 - No vent mode option available

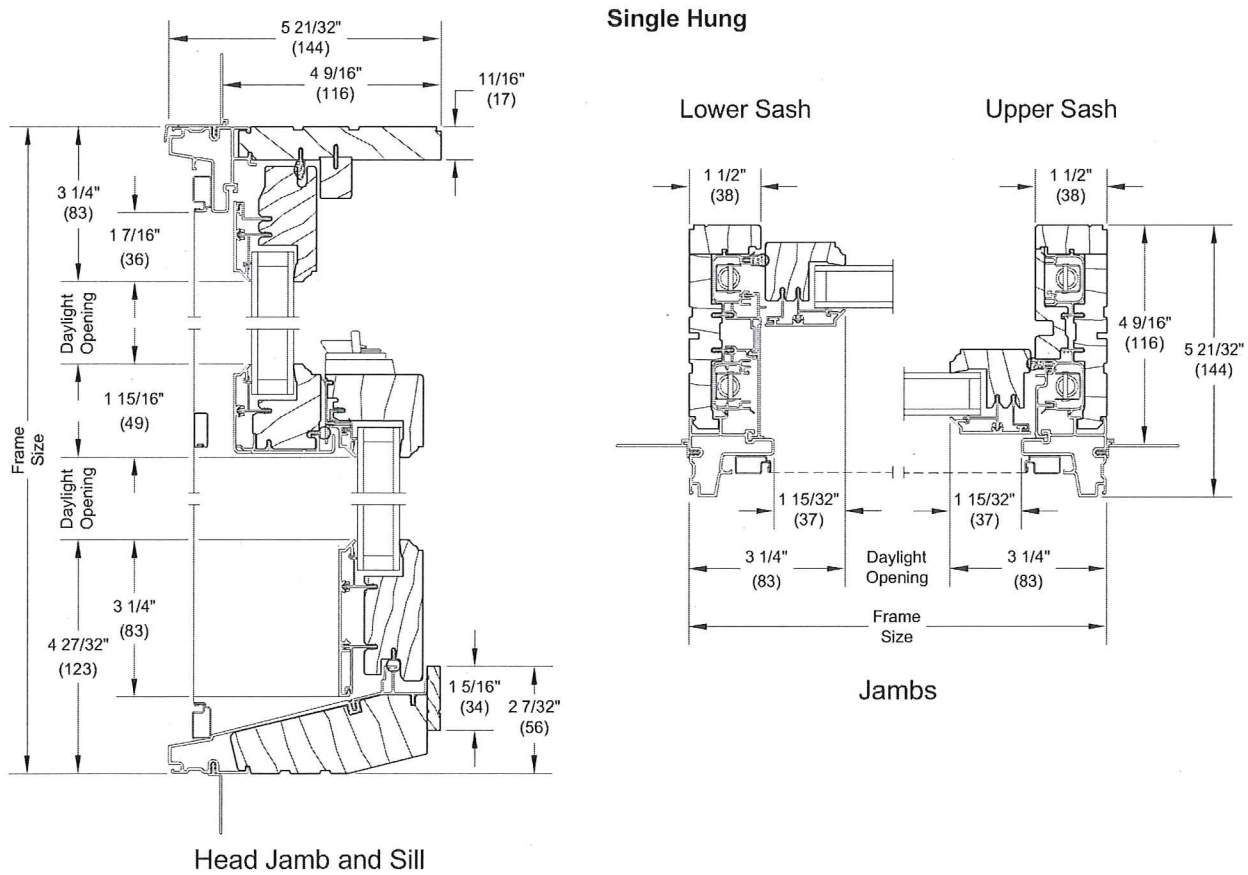
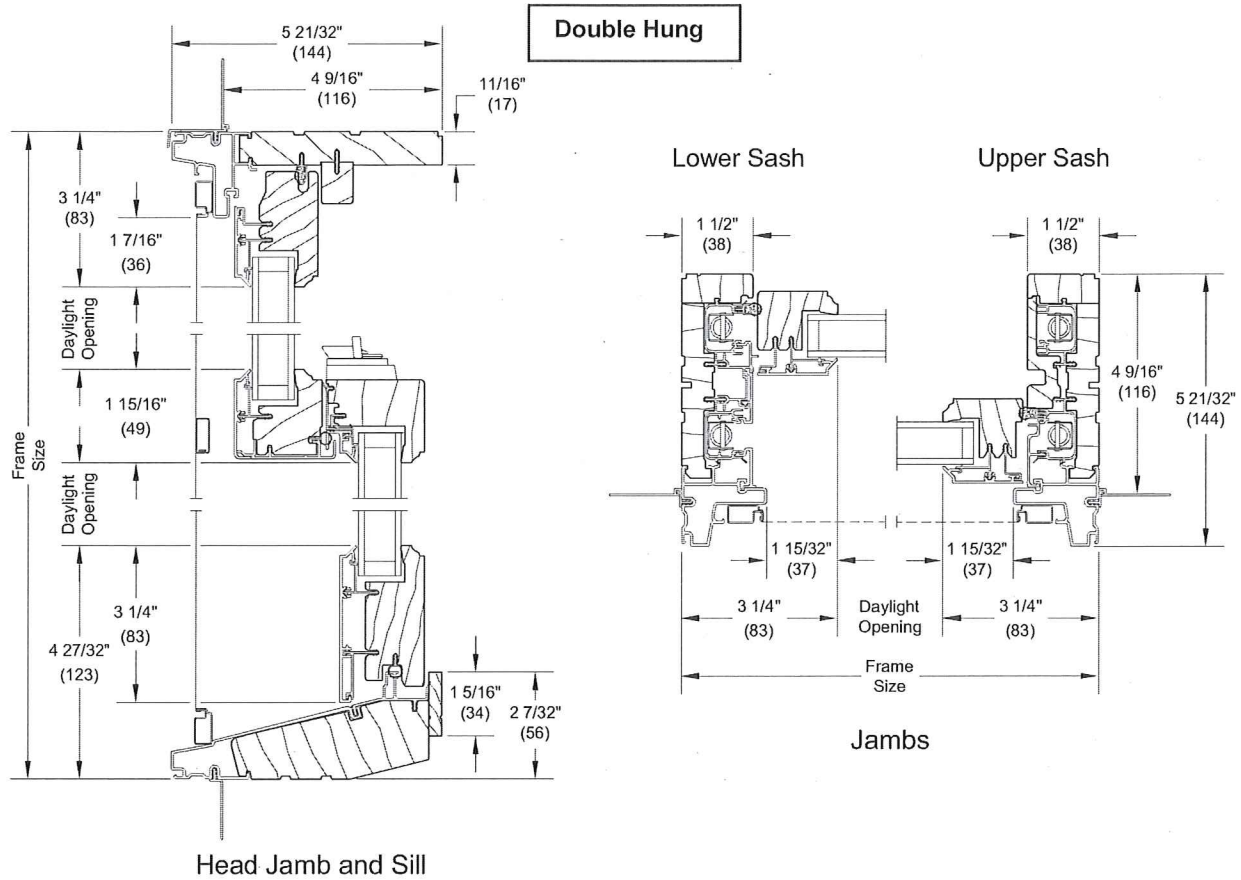
Insect Screens:

- Standard screen frame is roll formed aluminum
- Aluminum screen: Full screen standard, half screen optional
- Aluminum surround to match exterior frame clad color
- Units with a glass height of 20" (508) or greater will have a center cross bar
- Screen mesh:
 - Standard: Charcoal Fiberglass
 - Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire
 - Optional Double Hung Magnum screen, extruded aluminum

Clad Ultimate Double Hung - Next Generation

Section Details: Operating

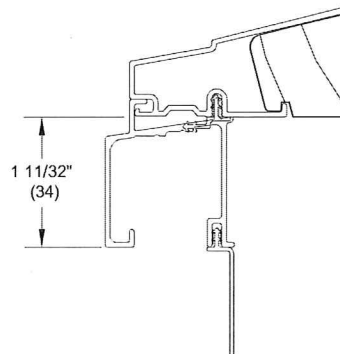
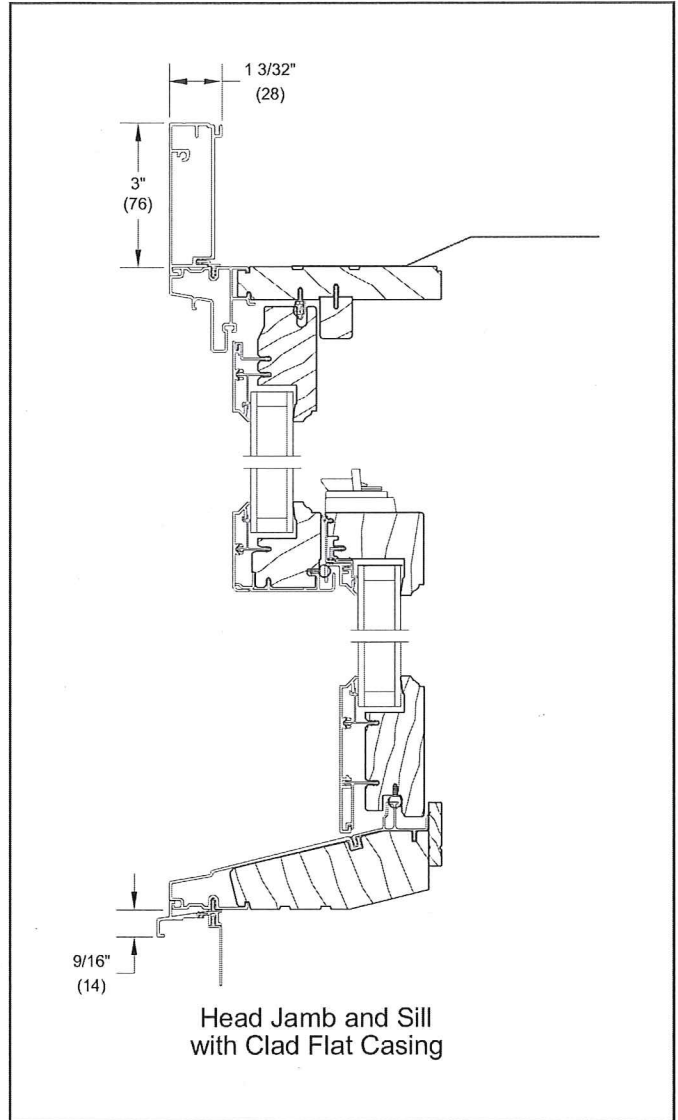
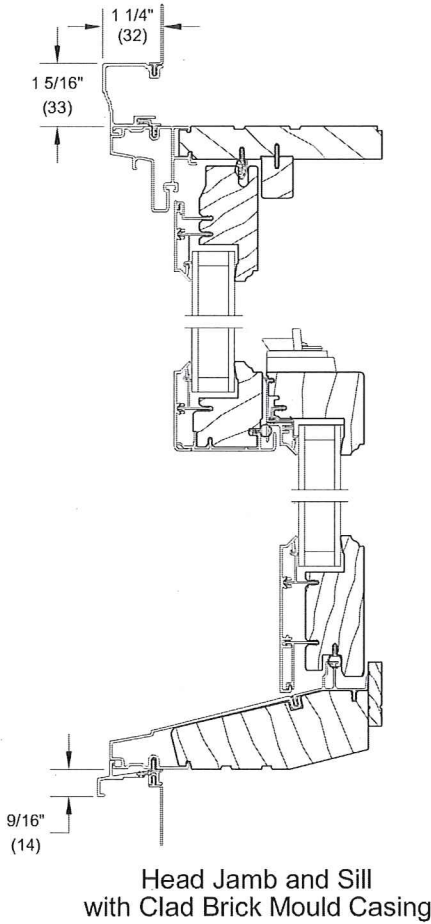
Scale: 3" = 1' 0"



Clad Ultimate Double Hung - Next Generation

Section Details: Casings

Scale: 3" = 1' 0"



Sill with (A217) Simulated Thick Subsill
Scale: 2:1

Alpha Phi Sorority

Madison, Wisconsin

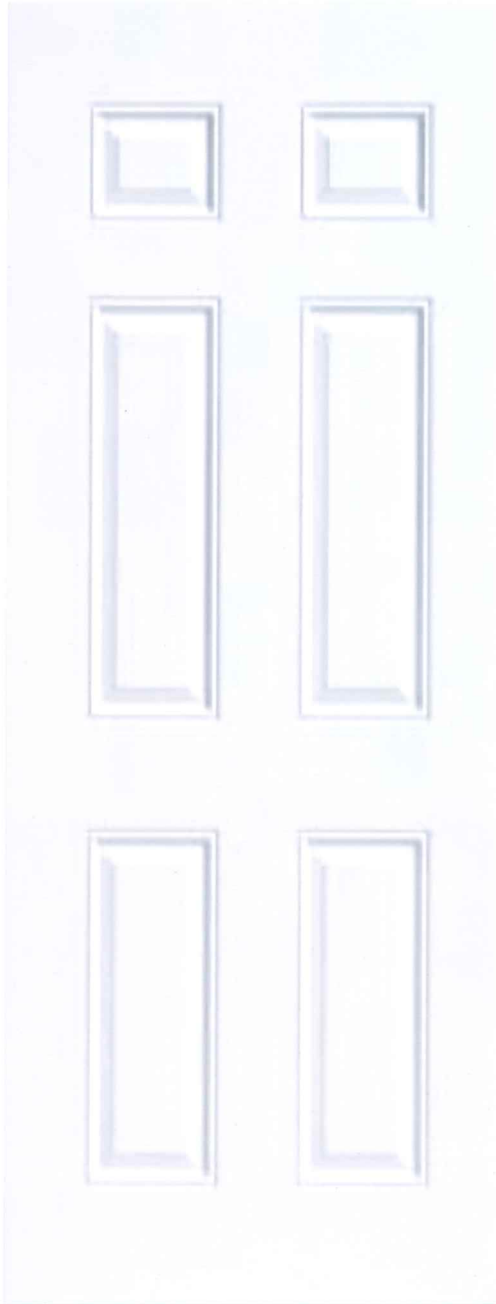


ALPHA PHI
WISCONSIN

Madison Landmarks Commission Application

Replacement Door

April 27, 2015



Commercial Steel Exterior Door –

- 6-Panel Design
- 3'-0" x 7'0" Size
- Painted to match exterior windows and trim
- Commercial (dark bronze) hardware