



1. LOCATION

Project Address: 138 South Franklin Street **Aldermanic District:** 6th

2. PROJECT

Date Submitted: 5/16/16

Project Title / Description: Rehabilitation of 138 South Franklin St.

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

3. APPLICANT

Applicant's Name: Daniel Gorman **Company:** _____
Address: 5451 Whalen Road **City/State:** Madison, WI **Zip:** 53575
Telephone: 6084456127 **E-mail:** dagr5956@colorado.edu
Property Owner *(if not applicant)*: _____
Address: _____ **City/State:** _____ **Zip:** _____
Property Owner's Signature: Daniel Gorman **Date:** 5/16/16

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.

Rehabilitation of 138 South Franklin Street Overview

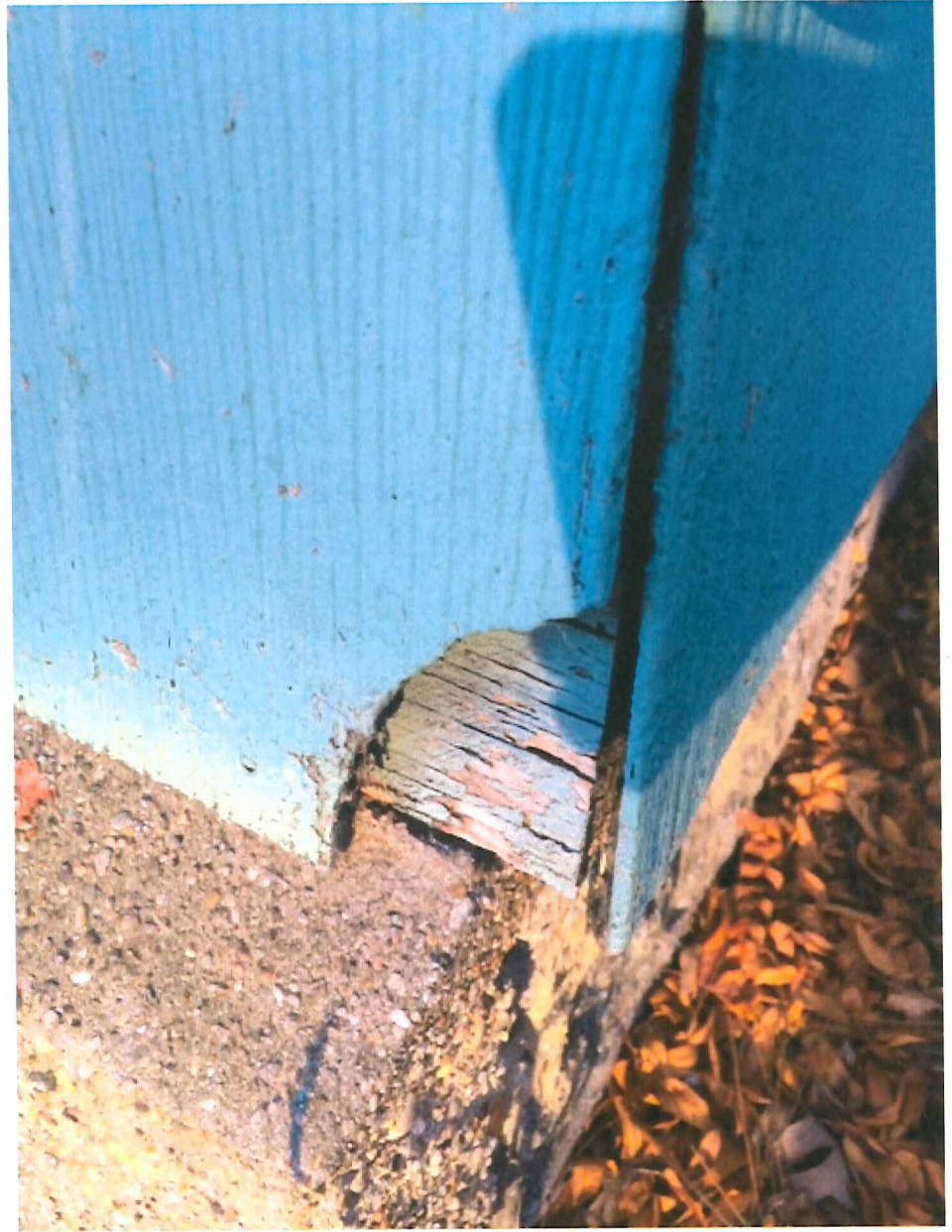


I am planning on turning this 126-year-old, 1,064 square foot home into a 2 unit, 6-bedroom living space. Over the years this home has had a significant amount of wear and tear done to it, especially to the interior. Despite this fact, the home still projects a unique historic look, especially in the front. My goal is revamp the historic image of this home while also bringing the home to modern standards of functionality and beauty.



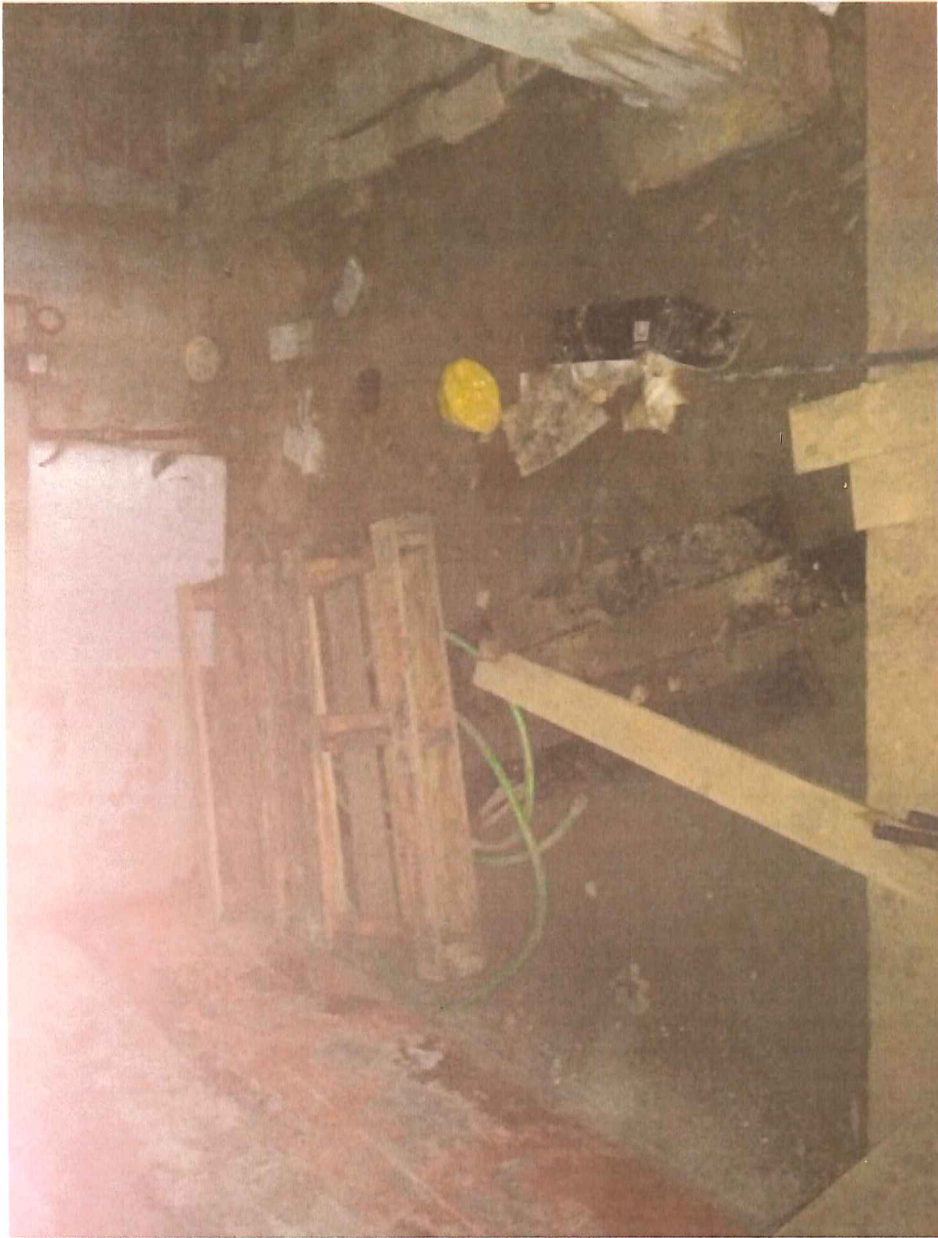


















SITE KNOWN AS NORTHWEST 40.0 FEET OF LOT SEVEN (7), BLOCK TWO HUNDRED SIXTY-EIGHT (268), MADISON, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

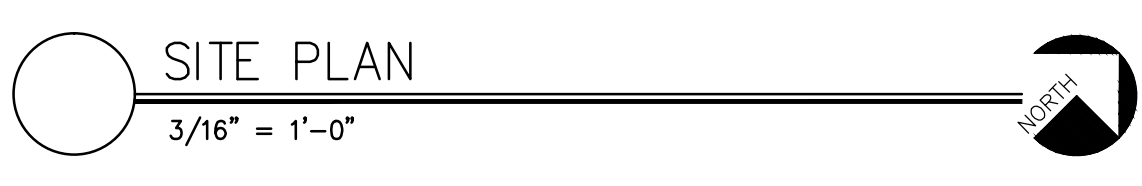
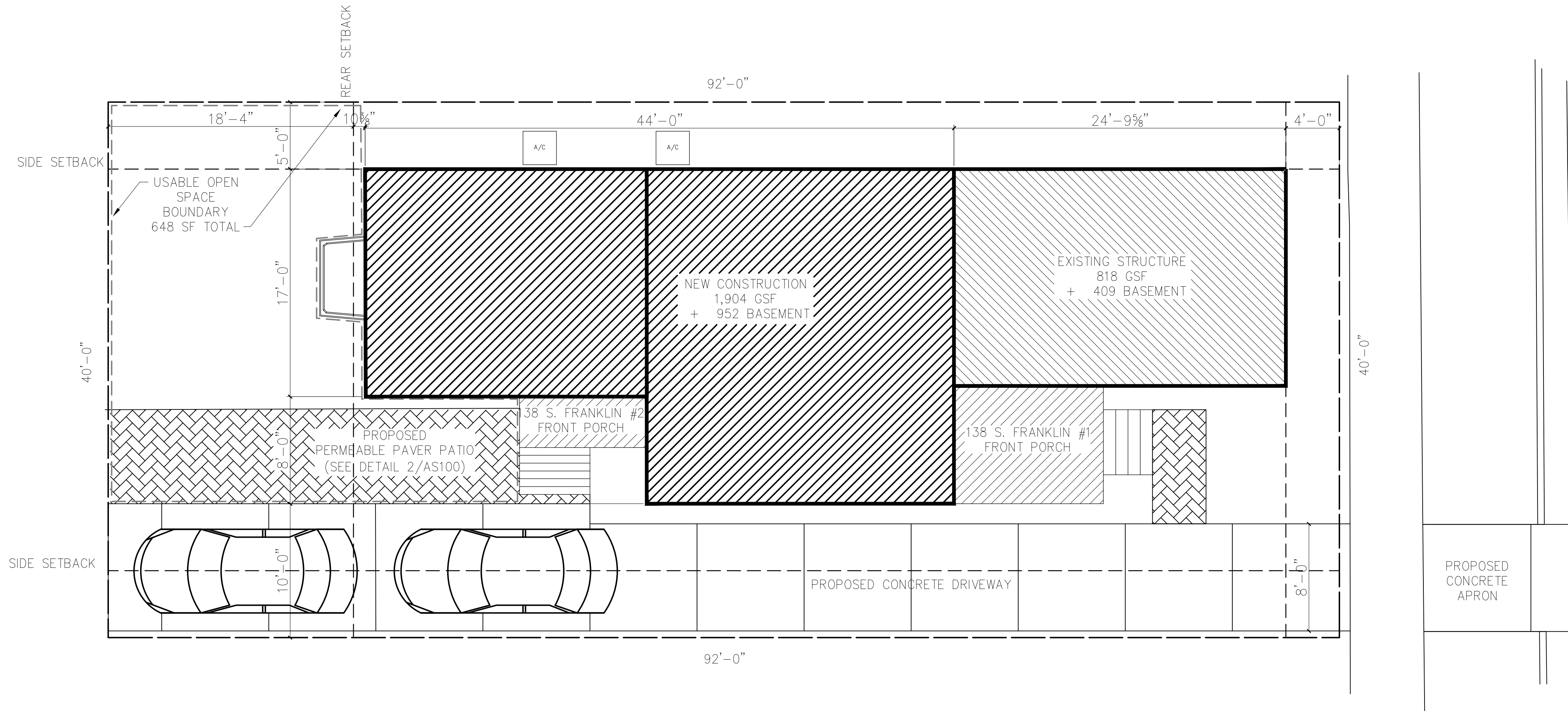
GENERAL SITE SCOPE OF WORK

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
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www.DiggersHotline.com



FRANKLIN STREET
HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

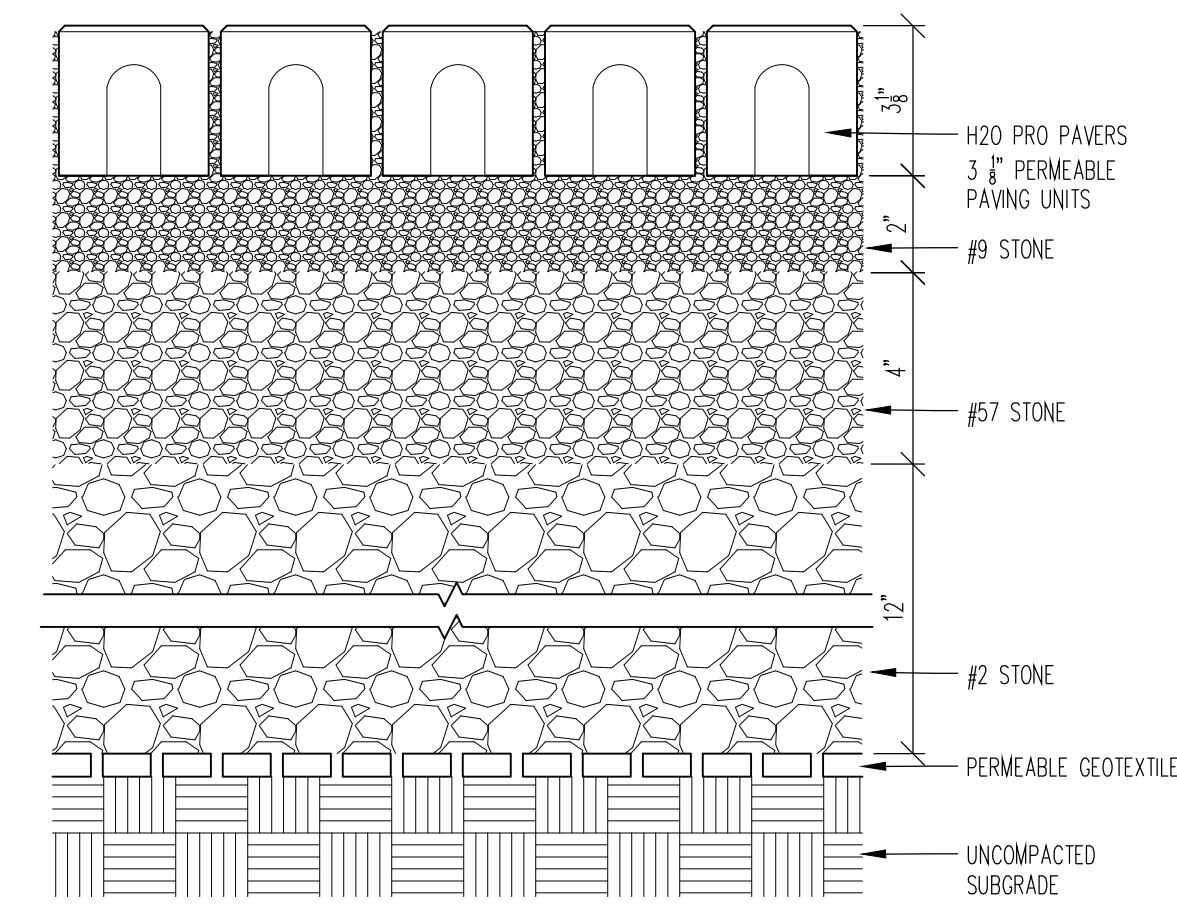
2016.05.16 LANDMARKS COMMISSION	

Revisions

Issue Date:	2016.05.16
Project No.	x
Drawn:	DMK
Checked:	x
Approved:	x

Sheet Title
138 S. Franklin St.
SITE PLAN

Sheet No.
AS100



BUILDING & CODE INFO.

Building Height:	2 STORIES + BASEMENT
Occupancy:	EXISTING DRI
Building Codes:	2009 IBC
Gross Building Areas:	4,132 SF 1,334 SF BASEMENT 1,332 SF FIRST FLOOR 98 SF FRONT PORCH 36 SF BACK PORCH 1,332 SF SECOND FLOOR
Site Area:	0.1 ACRES
Parking:	2 CAR PARKING PAD
Setbacks:	
FRONT:	AVG. OR <20'
SIDE:	5' MINIMUM
BACK:	18-4" MINIMUM
Height:	35' MAX.
Wind Load:	20 PSF
Snow Load:	30 PSF
Live Loads:	
Floor:	40 PSF
Garage Floor:	50 PSF
Balcony, Deck, Porch:	40 PSF
Ceiling w/ Storage:	20 PSF

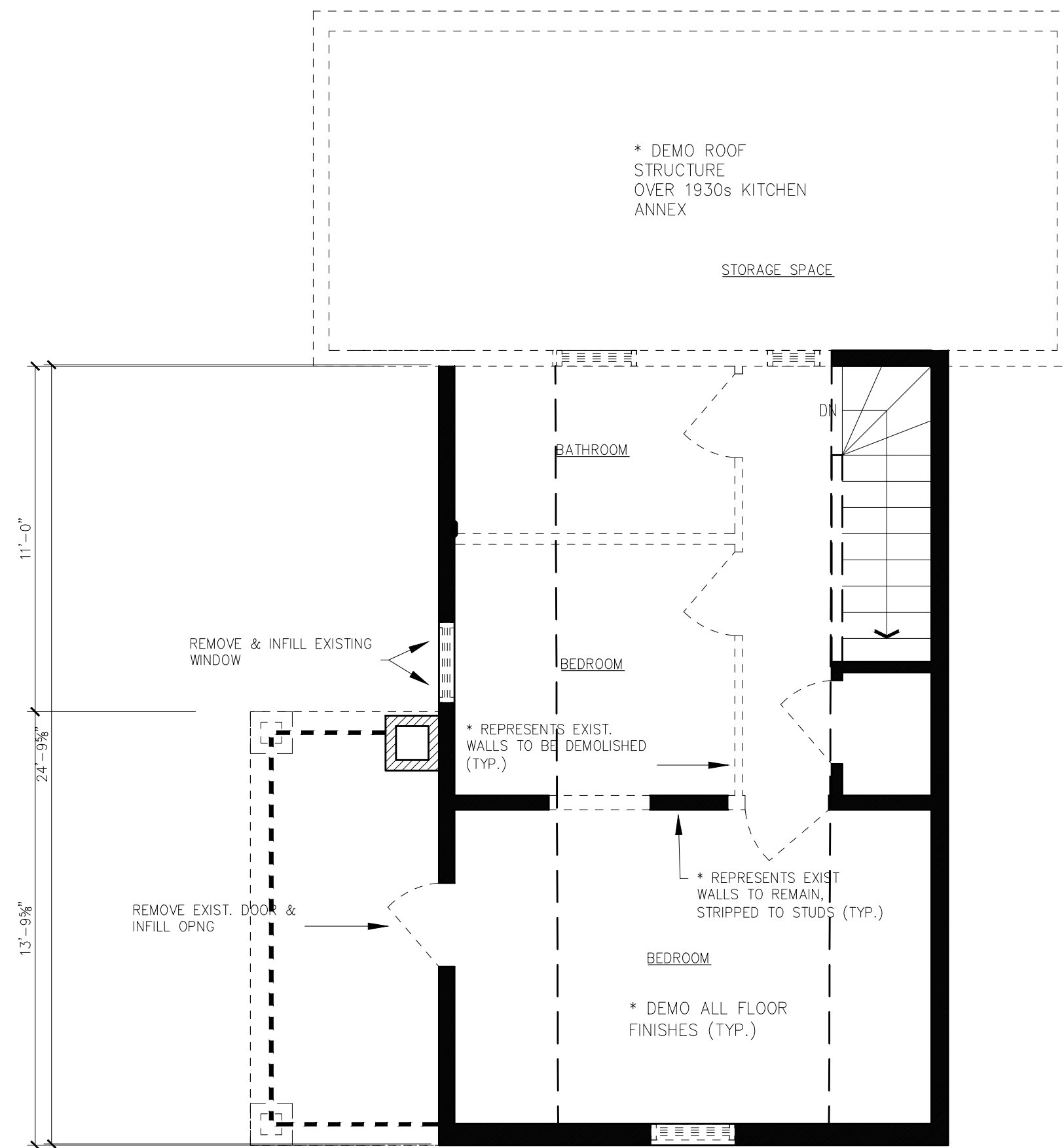
GENERAL SCOPE OF WORK

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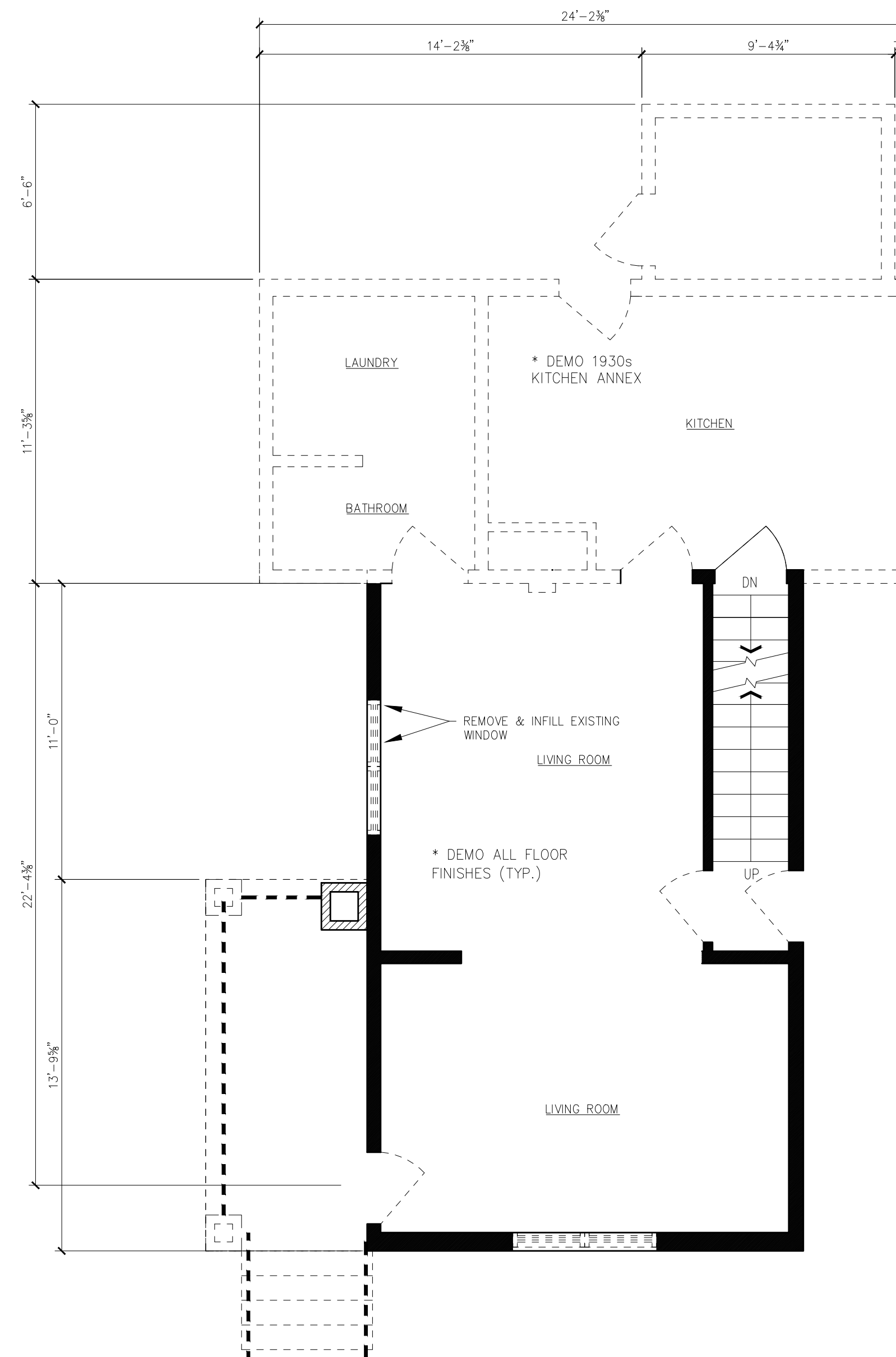
THE WORK INCLUDES THE FOLLOWING:

- ASBESTOS, MOLD, AND LEAD BASED PAINT REMEDIATION
- SELECTIVE SITE DEMOLITION (PORCHES, DECKS)
- INTERIOR DEMOLITION AND RECONFIGURATION OF SOME NON-LOAD BEARING WALLS.
- ROUGH CARPENTRY FOR NEW INTERIOR AND EXTERIOR WALLS, GARAGES, PORCHES, DECKS, ETC.
- NEW PLUMBING SYSTEMS
- NEW MECHANICAL SYSTEMS
- REPLACE EXISTING ROOFING SYSTEMS
- REPLACE EXISTING WINDOWS
- REPLACE EXISTING SIDING
- REPLACE DAMAGED SITE CONCRETE
- NEW DRYWALL
- NEW FLOORING
- NEW FINISH CARPENTRY
- NEW PAINT
- NEW APPLIANCES, ETC.

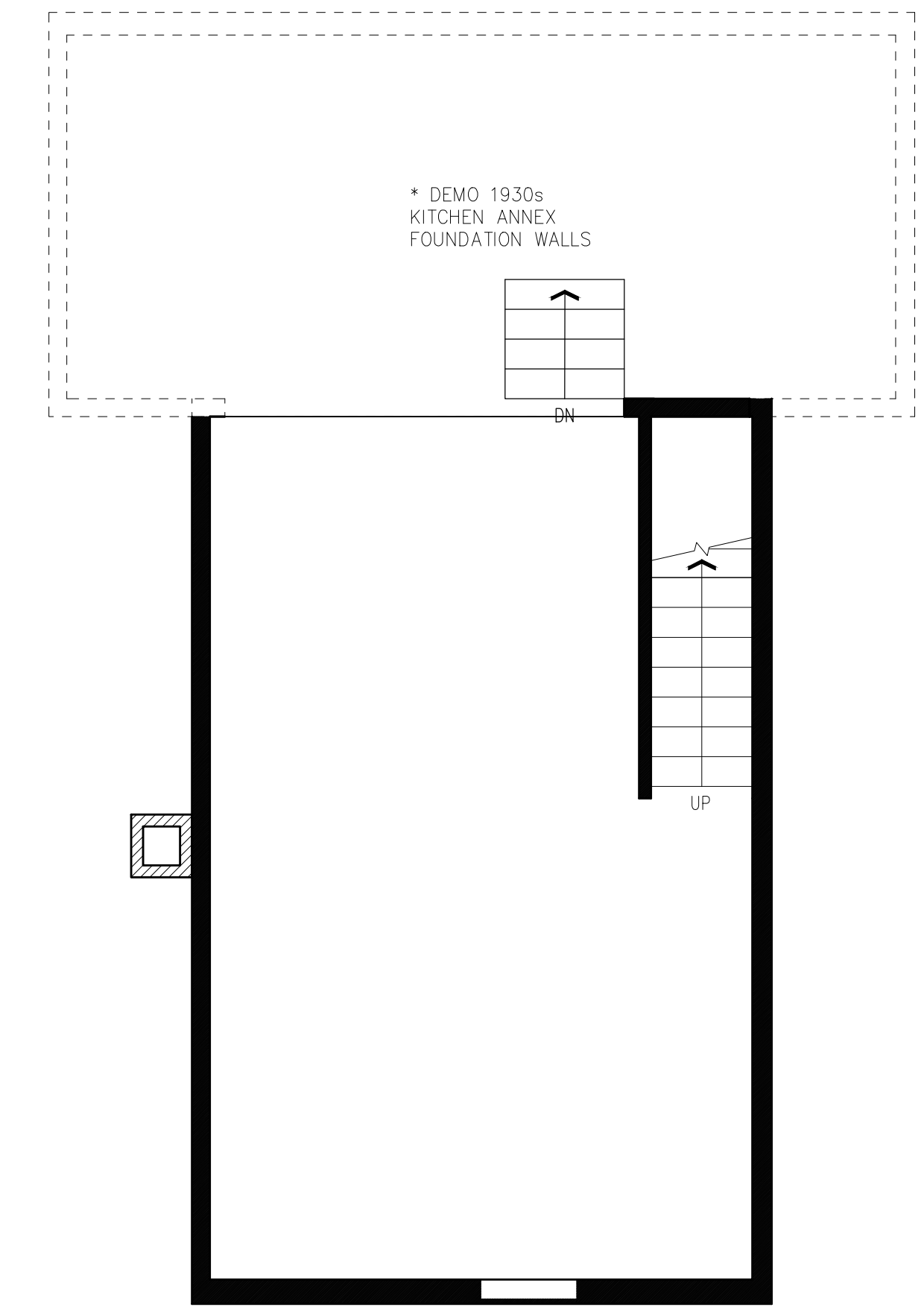
FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



BASEMENT PLAN
1/4" = 1'-0"

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Sheet Title
138 S. Franklin St.
DEMOLITION PLANS

Sheet No.
A101

SMOKE & CARBON MONOXIDE ALARMS

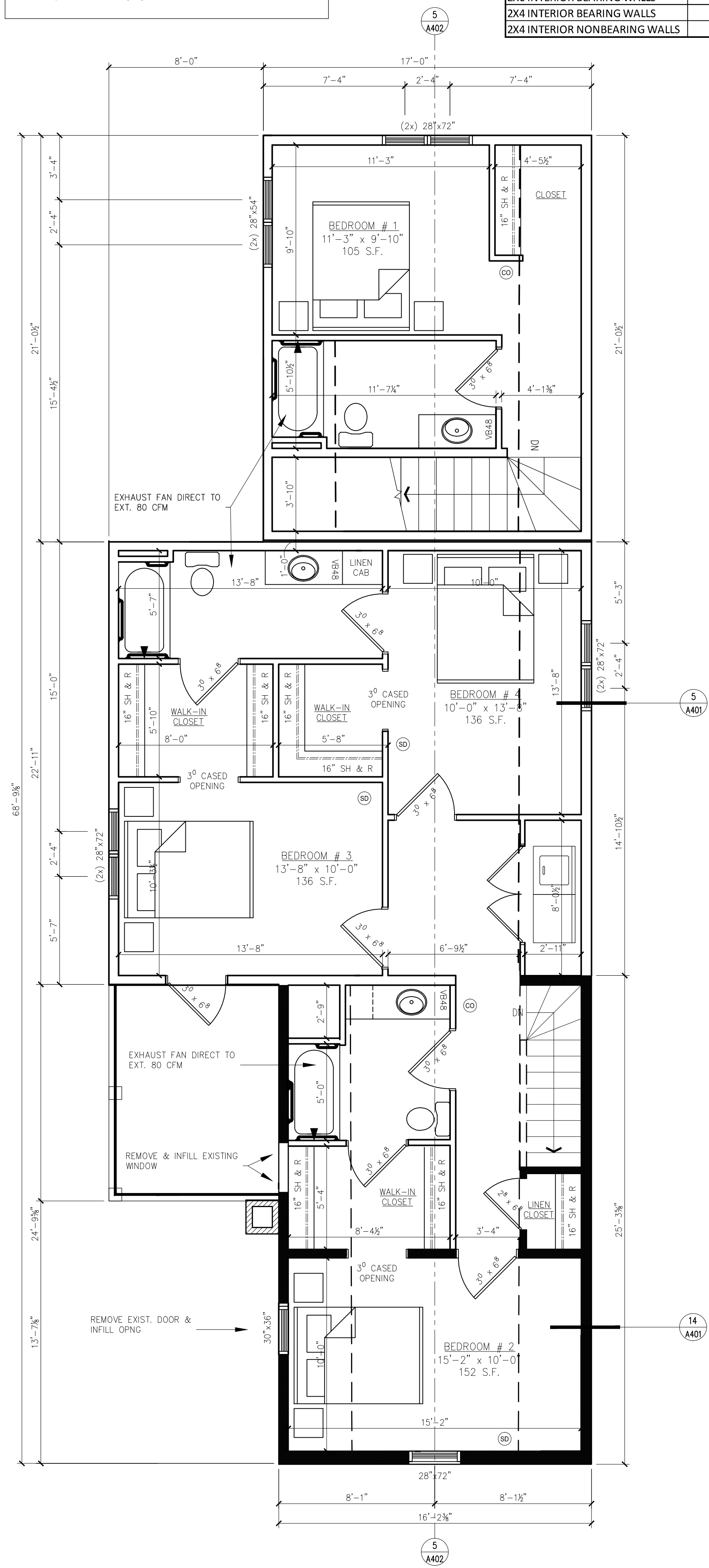
- Ⓢ IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP
- Ⓢ COMBINATION CARBON MONOXIDE & IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP

PERSPECTIVE STRUCTURAL SIZING & SPACING (UDC TABLE 21.25-A)

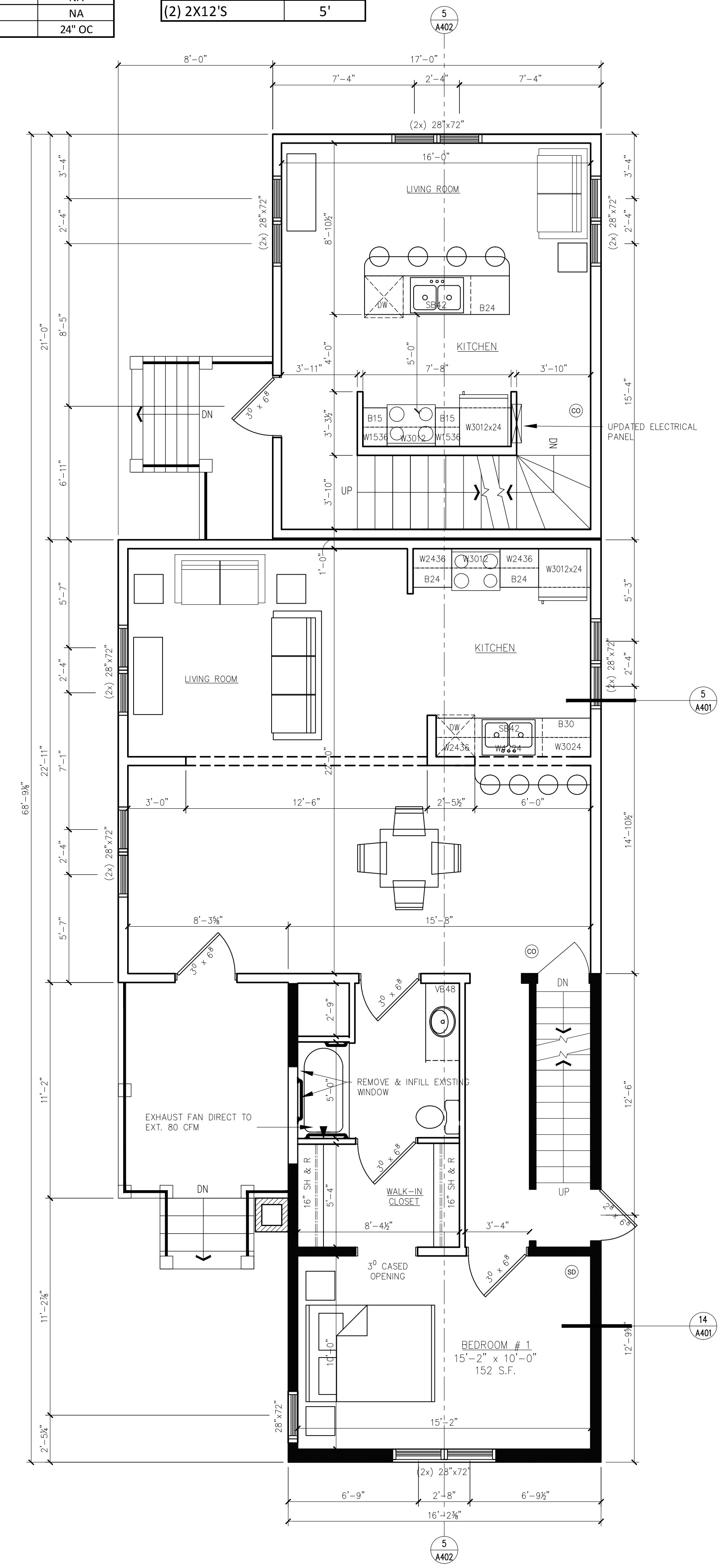
	LATERALLY UNSUPPORTED STUD HEIGHT	MAX SPACING SUPPORTING ONE FLOOR, ROOF AND CEILING	MAX SPACING
2X6 EXTERIOR BEARING WALLS	10'	24" OC	NA
2X6 INTERIOR BEARING WALLS	10'	24" OC	NA
2X4 INTERIOR BEARING WALLS	10'	16" OC	NA
2X4 INTERIOR NONBEARING WALLS	20'	NA	24" OC

ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D)

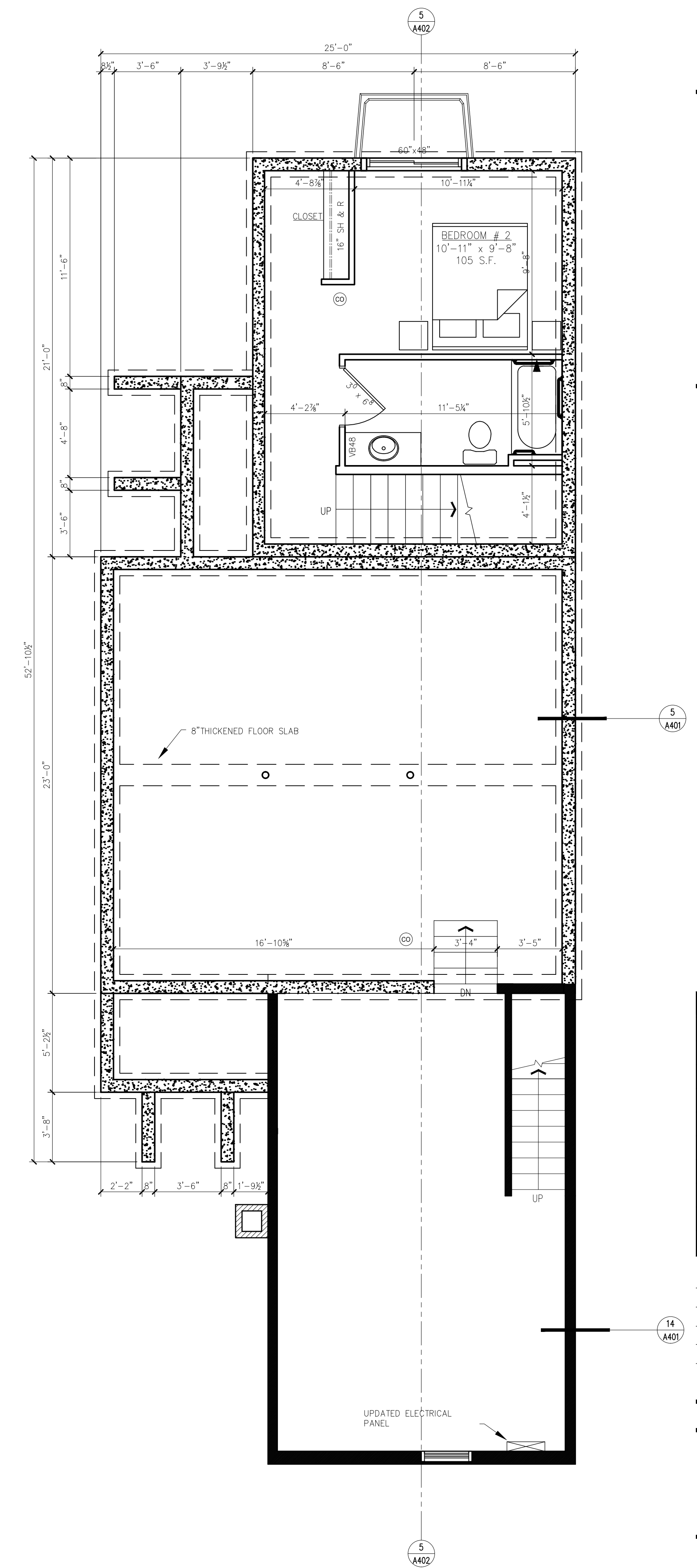
HEADER MEMBERS	MAX SPAN
(2) 2X6'S	2.5'
(2) 2X8'S	3'
(2) 2X10'S	4'
(2) 2X12'S	5'



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



BASEMENT PLAN
1/4" = 1'-0"

FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
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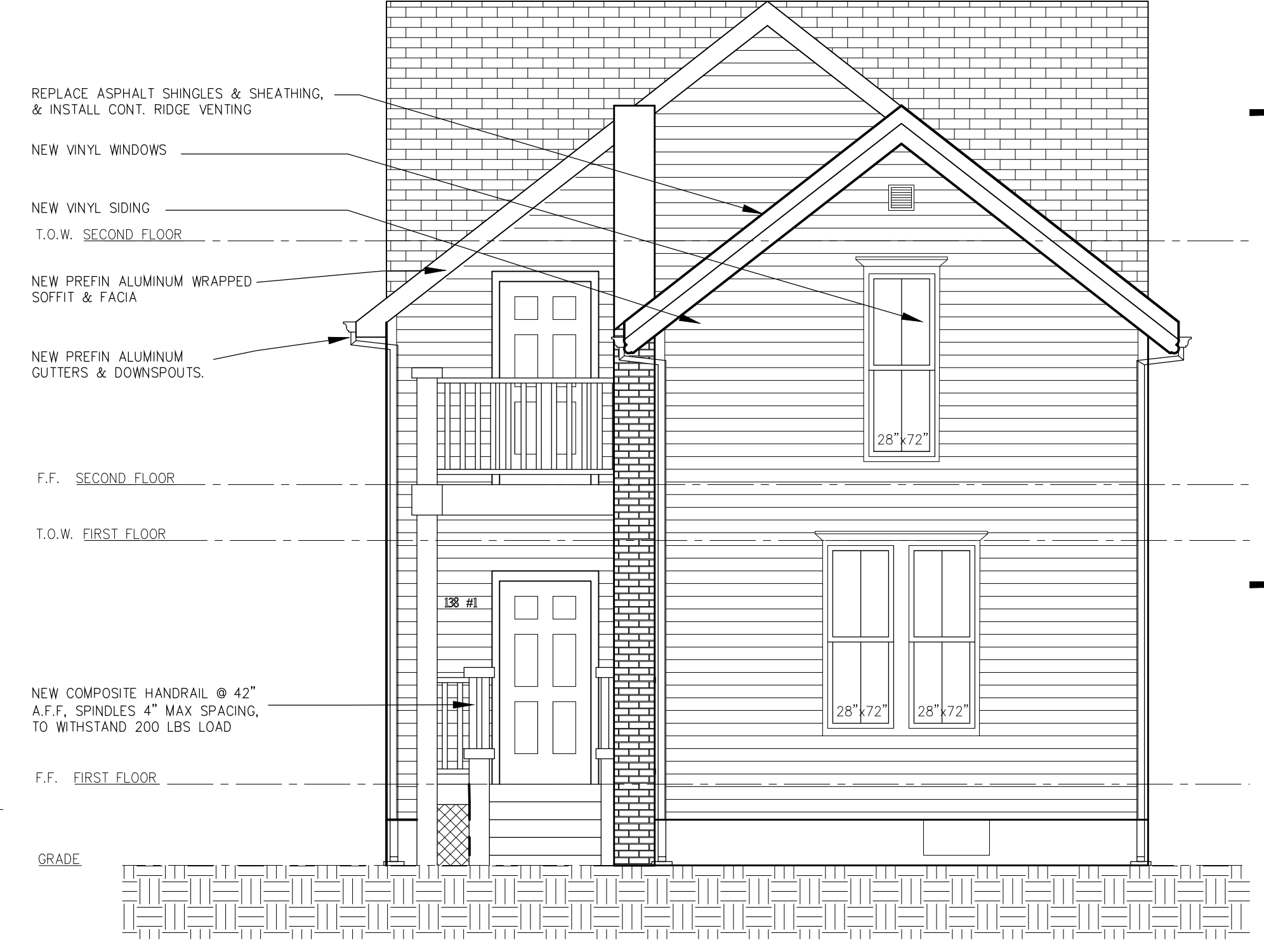
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Sheet Title
138 S. Franklin St.
FLOOR PLANS

Sheet No.
A201



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

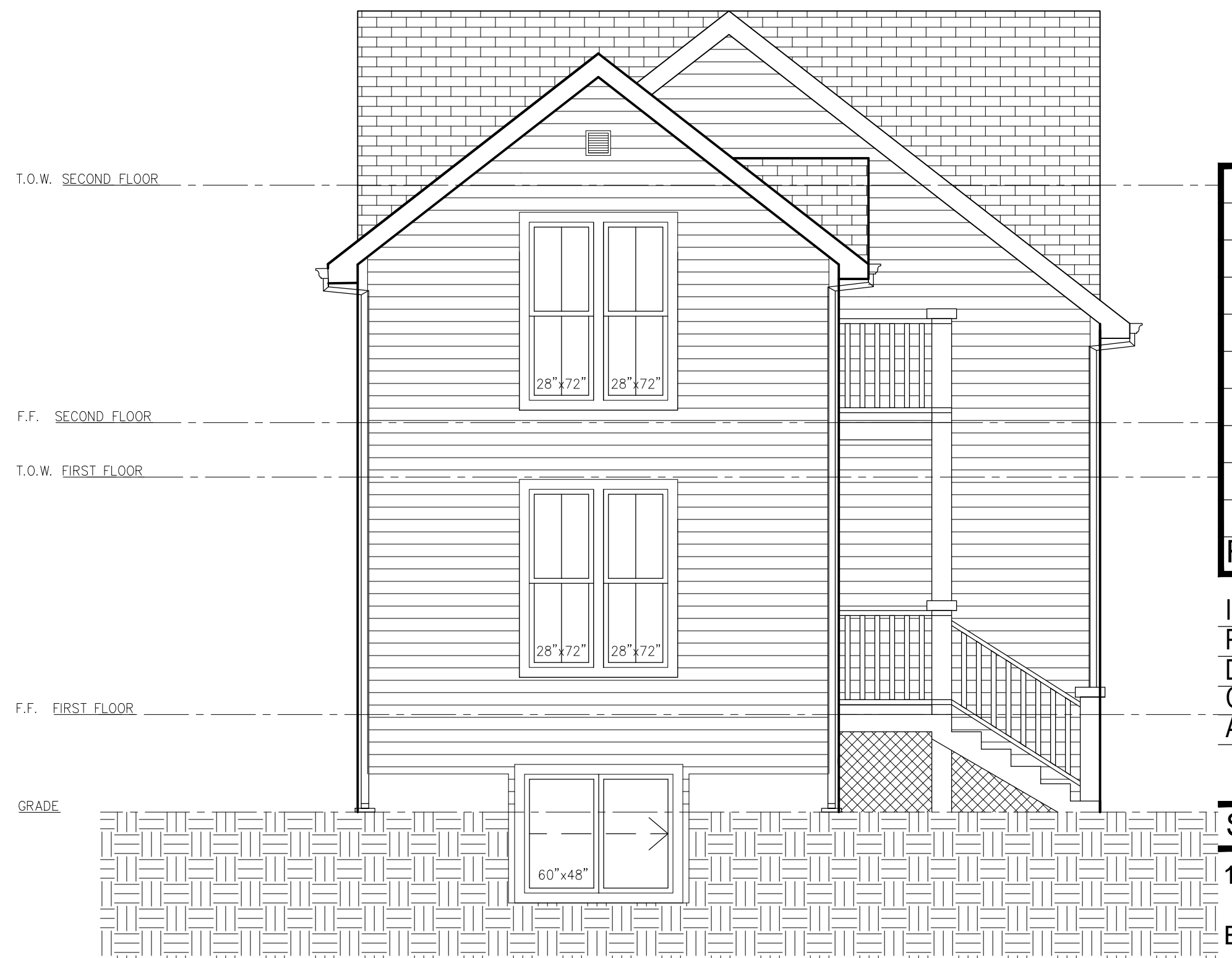


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

* NOTES APPLY TO ALL ELEVATIONS



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



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

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Sheet Title
138 S. Franklin St.
ELEVATIONS

Sheet No.
A301

