




Collins House Proposal

Bob Klebba & David Waugh

15 December 2011


Concept

- Collins House will be restored to previous use as a bed & breakfast
- Restoration as documented in proposal
- Environmental upgrades
- Expanded public access
- Ensure that the building lasts through 2111




“A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure”

- Thorough research on site and use issues
 - Zoning research
 - Building construction inspection
 - Architectural, code inspection
 - HVAC evaluation and proposal
 - Insulation
 - Commercial kitchen design
 - Electrical
 - Plumbing




“A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure”

- Involvement of experienced consultants
 - Jim Glueck, Glueck Architects
 - Jason Tisch, Madison Trust for Historic Preservation
 - Gary Tipler, Gary Tipler & Associates
 - Ledell Zellers, historic preservation activist



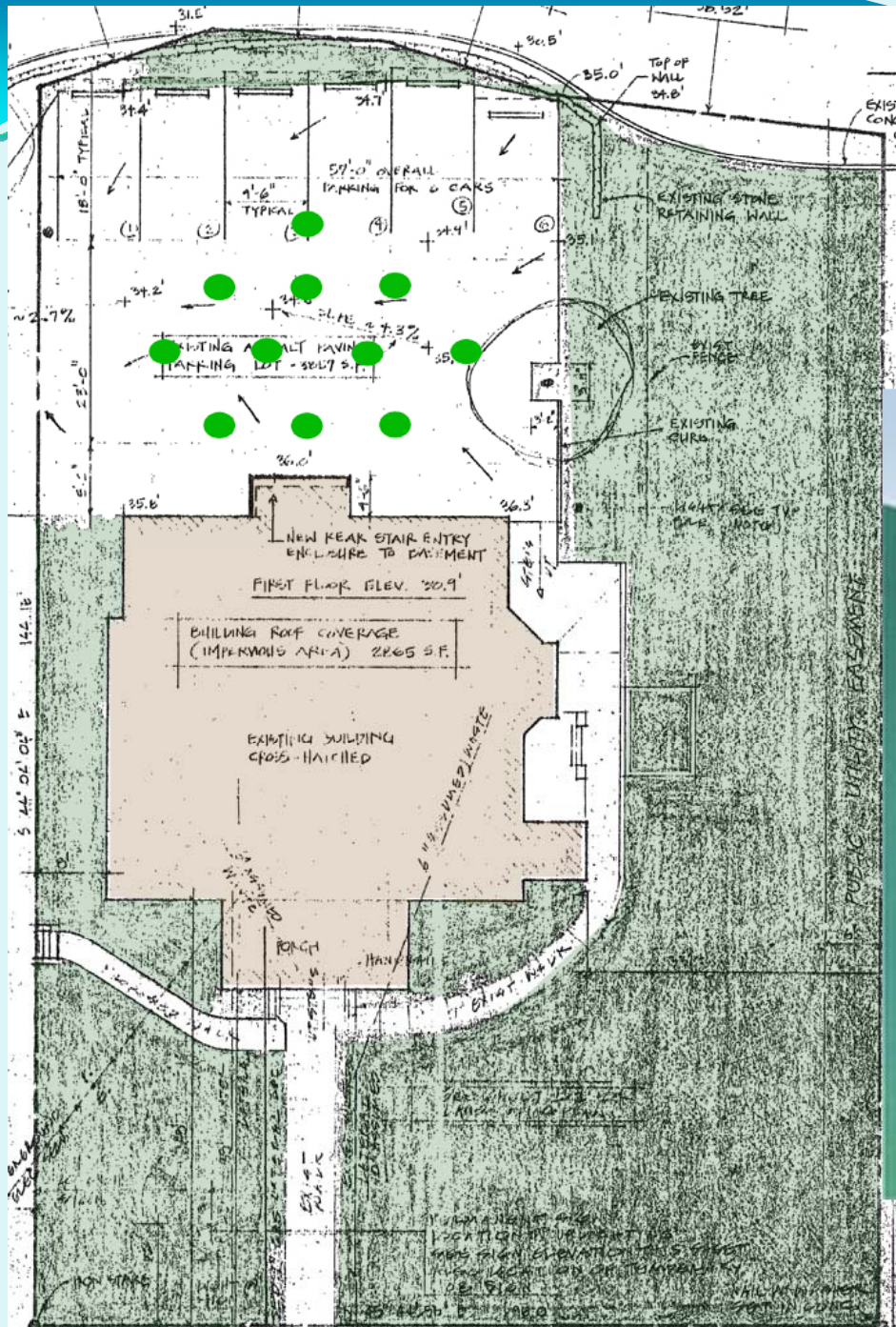
“A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure”

- Committed to \$67,175 on restoration
 - New front porch floor
 - Restructure front porch canopy
 - Rebuild front porch knee wall
 - Tuckpointing
 - Dining room water damage
 - Water damage restoration elsewhere



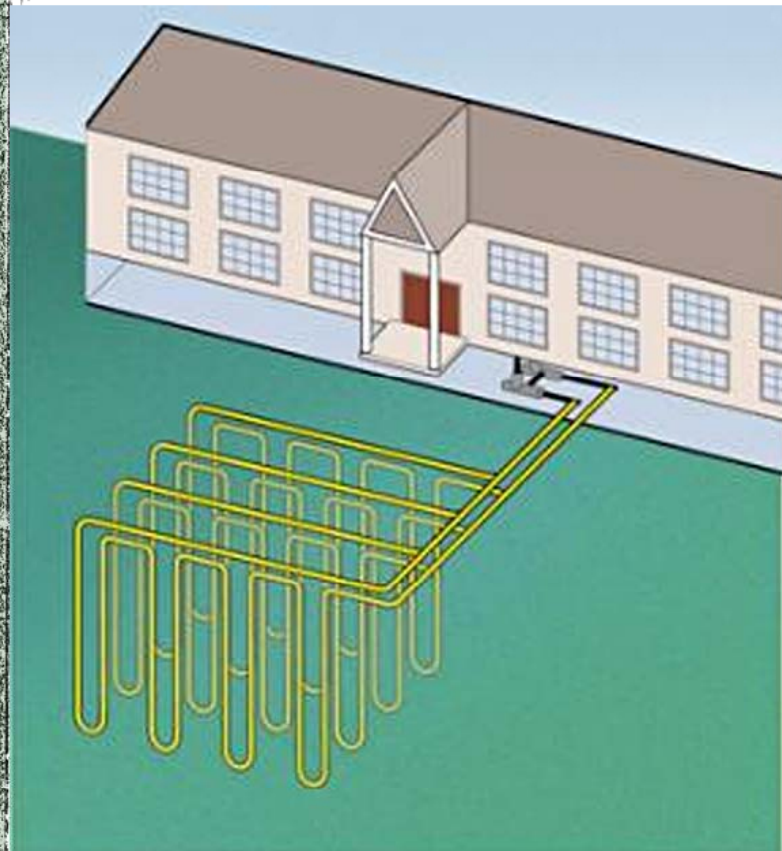
“A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure”


- Committed to \$106,828 on geothermal HVAC
 - Heating, air conditioning and hot water
 - 11 bore holes required
 - Bore holes in parking lot, alternatively some in east side yard



Geothermal


- 11 bore holes
- each 10 feet apart
- each 6-10 inches diameter
- each 100-200 feet deep





“A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure”

- Committed to \$34,312 on insulation
 - All exterior walls
 - All sloped ceilings
 - Replacement of fiberglass in attic
 - New glazing for north porch
 - Sealing of air penetrations



“A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure”

- Committed to \$9,065 on new landscaping
 - Tree maintenance
 - “Prairie School” plantings in style of Jens Jensen
 - Better use of side yard
 - Accommodation of runoff from impermeable surfaces



“Integration of public accommodation”

- Bed and Breakfast
 - Open to the public throughout the year
 - Guests will visit and live in an historic landmark



“Integration of public accommodation”

- Special events as allowed
 - Historic Landmark status allows catering and other types of retail business
 - B&B-centered events such as small weddings

“Integration of public accommodation”

- “Chef’s Night Out” community dinners






“Integration of public accommodation”

- “Chef’s Night Out” community dinners
 - Currently in 5th year of operation
 - 18 to 25 guests per dinner
 - “Farm to Fork”
 - Morningwood Farm CSA – Collins House B&B
 - Every other week in season, expand to year-round
- Morningwood Farm CSA drop-off site



“Integration of public accommodation”

- Meetings for:
 - Tenney-Lapham Neighborhood Association
 - Madison Trust for Historic Preservation
 - James Madison Park Neighborhood Association
 - Wright in Wisconsin
 - Other neighborhood activities involving Klebba & Waugh’s deep roots in the neighborhood



“The proposed use is a permitted or conditional use under the current zoning code”

- B&Bs are allowed under R-5
- B&B use for Collins House recommended by Landmarks 22 July 1985
- Distance restriction on B&Bs not applicable to designated landmark (Zoning, 31 Jul 1990)
- Transient lodging house is allowed conditional use in designated landmark (Wallner, Oct 1990)

“The proposed use is a permitted or conditional use under the current zoning code”

http://collinshouse.com/ Go FEB OCT FEB
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12 Dec 98 - 7 Feb 11

**Collins House
Bed and Breakfast**
704 Gorham St.
Madison WI 53703
608-255-4230 / Fax: 608-255-0830
Barb Pratzel, Owner
E-mail: linncollins@aol.com
[Click here to make a reservation inquiry](#)

Welcome to the Collins House, a Madison landmark inn now in its 13th year of business. Our inn is a beautifully restored Prairie School style home with a warm, welcoming, down-to-earth style.

We are eager to share our love of Madison with you, because we know you are visiting a wonderful city full of nooks and crannies, and we want you to love it as much as we do.

When you enter the Collins House, you will be visually drawn through the spacious oak library to the breakfast and sitting rooms, where, through the wall of windows, you may spot the University crew team rowing past on a shimmering Lake Mendota.




Or, if you follow your nose, you may find yourself in our bakery kitchens; the ever-changing smells of cinnamon coffeecakes, chocolate tortes, yeast breads or oat date scones, to name a few, will send you scurrying back to the dining room for some fresh French Roast coffee and a slice of warm banana chocolate chip cake to carry to your room. (We'll carry the bags - you just enjoy the cake!) Relax for a while. And when you come down for a refill of coffee, we'll find you a restaurant, or point you to a favorite running path, and get you ready to make the most of your visit to this great city we call home.



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THE LIVINGSTON
A Victorian Inn

The Livingston Inn
Bed and Breakfast
Madison, Wisconsin



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The Livingston Inn
A Victorian Bed and Breakfast
752 East Gorham Street
Madison, WI 53703
Telephone: 608-257-1200 Fax: 608-257-1145

“Proposed use is compatible with the neighborhood”

- Quinn McWilliams, the appraiser hired by the City in 2011 stated:
 - [It] seems a bed and breakfast operation or single family house are the best options for the building. There is long-term precedent for both, and both are permissible in R-5 zoning. There would seem to be less initial investment to get a bed and breakfast going than a single family house, but both will require work.

“Proposed use is compatible with the neighborhood”

- We will preserve central city architectural history
 - Klebba and Waugh have demonstrated dedicated involvement in historic preservation issues in Madison
- Attracting and maintaining businesses that blend with the artistic, Bohemian nature of the area.
 - B&B, Chef’s Night Out and CSA will fit in well

“Proposed use is compatible with the neighborhood”

- Maintaining Older Housing Stock
 - We currently live in a 1930's house in the neighborhood and love it!
- Encouraging owner-occupied housing
 - We will live on site
- Promote more neighborhood interaction, mutual support and sense of community.
 - We will continue our current high level of community involvement and development at the Collins House.

“Financially sound proposal that will not require City funding”

- Equity from current home will fund purchase of Collins House
- \$130,000 purchase price
- \$4,500/year land lease with escalators
 - Only proposal with land lease escalators

“Financially sound proposal that will not require City funding”

- \$130,000 purchase price
- McWilliams appraisal overlooked:
 - Rotted glazing on north porch (\$22,980)
 - Expense of rehabilitating kitchen (\$14,200)
 - Restoration of porch canopy (\$19,700)
 - Required upgrade of steam heat (\$48,760)
 - Removal of hazardous trees (\$3,582)

“Financially sound proposal that will not require City funding”


- City’s 5-year and 10-year revenues from Klebba-Waugh proposal are very competitive
 - B&B will continue to contribute an additional \$13,400/year in room tax revenue
- B&B will create employment in Madison

“Financially sound proposal that will not require City funding”

- Total investment of \$411,900
 - \$130,000 from Klebba & Waugh
 - \$35,000 from Madison Development Corp.
 - \$246,900 from private bank
 - Park Bank is ready to move forward

“Financially sound proposal that will not require City funding”

- Low entry point for 4-bedroom B&B
- By end of 2014, B&B will generate net income
- All loans paid by 2019.
- Owners receive good net income



“Development schedule that is mindful of the City processes that will be required”

- Referendum no longer required
- Will be ready to close by end of May

“Development team qualifications and experience”

- Jim Glueck - architect
 - Wilson Hotel, 2000 – project architect
 - Historic Preservation Award – Madison Trust for Historic Preservation
 - Olin Park Pavilion, 2000 – project architect
 - Historic Preservation Award – Madison Trust for Historic Preservation
 - Bernard-Hoover Boathouse, 1996 - project architect
 - Historic Preservation Award – Madison Trust for Historic Preservation
 - Avenue Cooperative Housing, 1989 – project co-architect
 - Historic Preservation Award – Madison Trust for Historic Preservation
 - Cambridge, WI: 16 existing commercial façades, 1985 – consultant
 - Historic Preservation Award from Madison Landmarks Commission/Dane County Cultural Affairs Commission

“Development team qualifications and experience”

- Ken Adams
 - design and construction
 - Several historic restorations in Madison
- Gary Tipler
 - Historic preservationist
 - Local expert on Claude and Starck
- Bob Klebba
 - Project manager in industrial career
 - Extensive remodeling of previous home

