



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: 906-910 Williamson Street Aldermanic District: 6

2. PROJECT

Date Submitted: 3/2/2015

Project Title / Description: 906-910 Williamson Street

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: Randy Bruce Company: Knothe & Bruce Architects
 Address: 7601 University Ave. City/State: Middleton, WI Zip: 53716
 Telephone: 608-836-3690 E-mail: rbruce@knothebruce.com

Property Owner *(if not applicant):* Louis Fortis
 Address: 1610 N. Propect Ave. City/State: Milwaukee, WI Zip: 53202

Property Owner's Signature:  Date: _____

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.

March 2, 2015

Amy Scanlon
Historic Preservation Planner
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
906-910 Williamson Street
Madison, WI
KBA Project # 1423

Dear Amy:

The following is submitted together with the plans and application for staff and the Landmarks Commission's consideration of a Certificate of Appropriateness.

Introduction:

The proposed site, 906 – 910 Williamson Street, is located on the corner of Williamson Street and Patterson Street. The site is zoned TSS. The proposed development plan will create a mixed-use building that will feature attractive architecture, landscaping, and amenities that will both support and be compatible with the immediate neighborhood.

Project Description:

The proposed new building will be four stories tall and contain 26 apartment units above approximately 4,675 square feet of commercial space on the first floor. There will also be 19 bike stalls and 21 auto stalls in an enclosed lower level. Drawings of the proposed development, including site plan, floor plans, and elevations are attached.

The building façade includes changes in color, texture and material with high-quality substance that will be compatible with those used in the buildings and environment within its visually related area. For reference, attached are the “Visually Related Study Area” map and photos. The exterior materials will be a combination of masonry and metal paneling with a cast stone base. Vehicular access to the site is achieved from Patterson Street, providing access to both the development's lower level enclosed parking and rear parking for the neighbor at 912 Williamson.

Demolition Standards

The new mixed use development proposes the deconstruction of an existing single family two story home. An original site survey and images of the existing structure & context have been attached.

As the Landmarks Commission reviews the demolition request, the following Landmarks section in the MGO 33.19(5)(c)3 is to be considered. The attached report, “Evaluation of Property at 906 Williamson Street,” addresses items in both documents, including historic significance, contributing character, design significance, patterns, neighborhood character, ownership, and other architectural characteristics.

Additional consideration for Landmarks Commission include the following:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Encourage the reuse and recycling of the materials from the buildings.

The proposed project will also meet the Section 28.04(22) of the Madison Zoning Code that outlines the standards by which a demolition permit may be issued. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

We believe that the demolition standards can be met. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

Site Development Data:

Lot Area: 13,177 S.F (.30 Acres)

Gross Floor Areas:

Commercial Area	4,675 S.F.
Enclosed Parking Area (Basement)	9,750 S.F.
Residential Area	24,815 S.F.
<u>Total Gross Area</u>	<u>39,240 S.F.</u>

Dwelling Unit Mix:

Efficiency	2
One Bedroom	15
One BR. + Den	2
<u>Two Bedroom</u>	<u>7</u>
<u>Total Dwelling Units</u>	<u>26</u>

Vehicle Parking:

Underground: 21 stalls

Bicycle Parking:

Garage	19 stalls
<u>Exterior Surface</u>	<u>12 stalls</u>
<u>Total</u>	<u>31 stalls</u>

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member

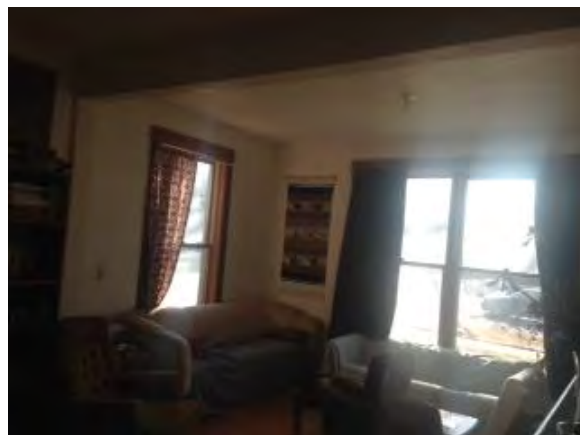
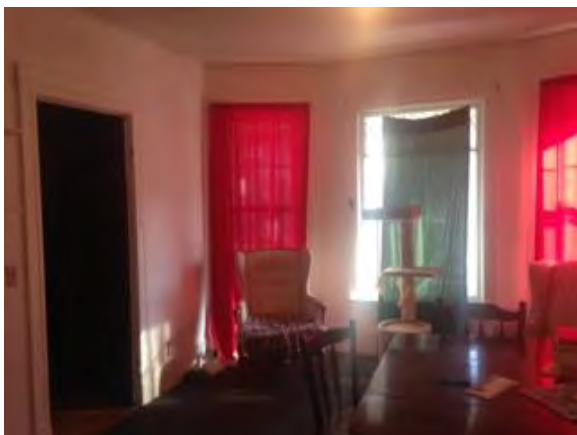
Photos of existing site – building exterior.



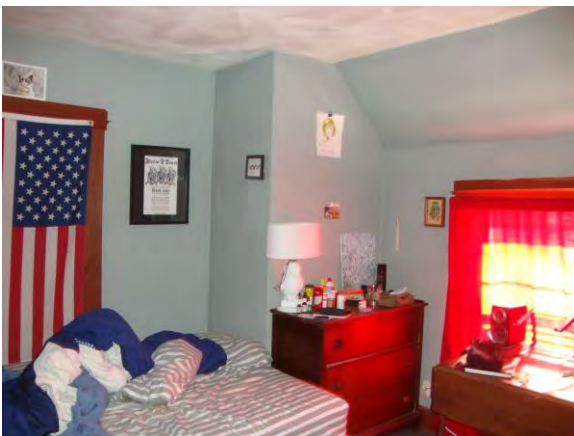
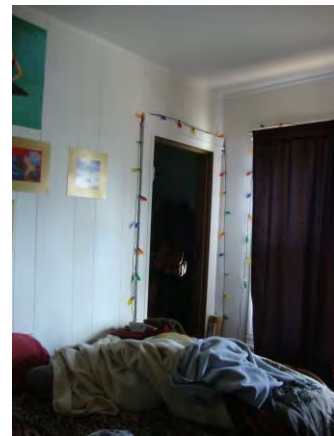
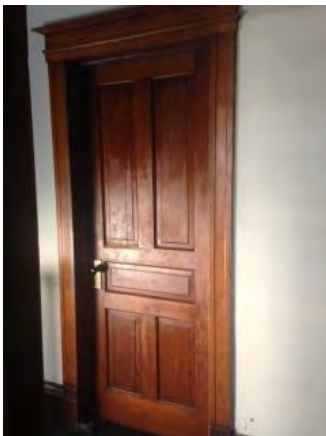
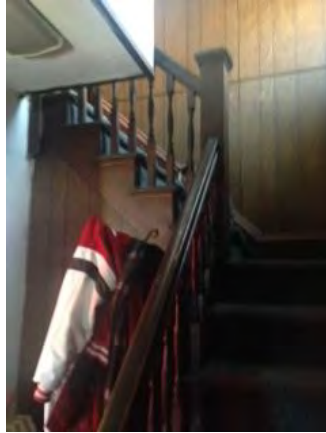
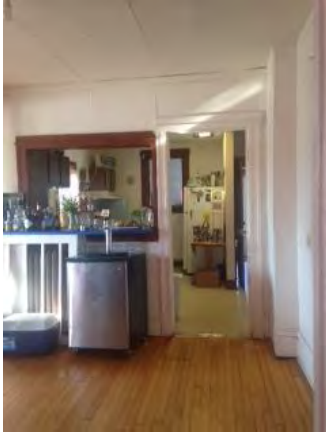
Photos of existing site – building exterior cont.

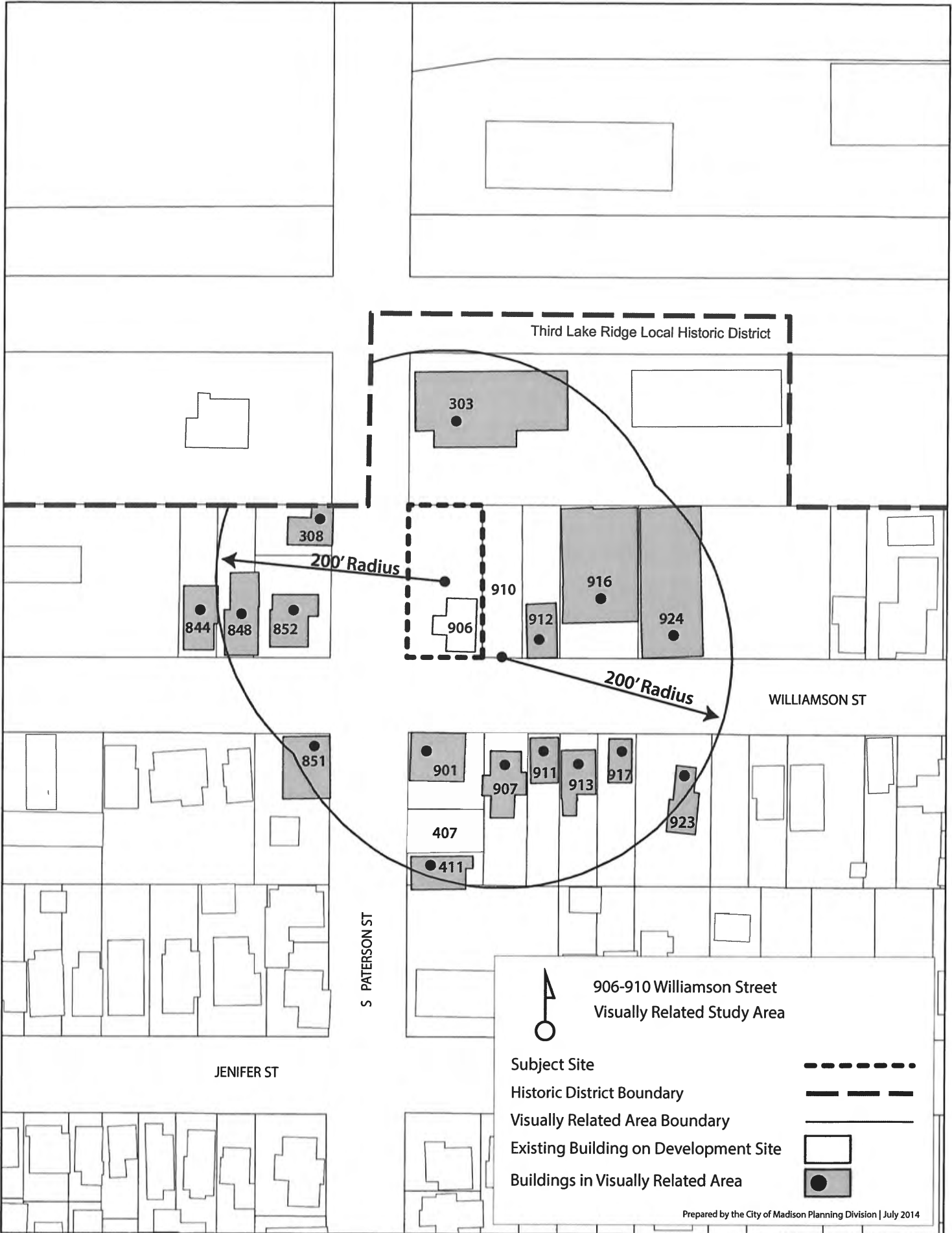


Photos of existing site – building interior.








Photos of existing site – building interior.





906-910 Williamson Street
Visually Related Study Area

- Subject Site 
- Historic District Boundary 
- Visually Related Area Boundary 
- Existing Building on Development Site 
- Buildings in Visually Related Area 

Photos of “Visually Related Study Area.”



912 Williamson St.



916 Williamson St.



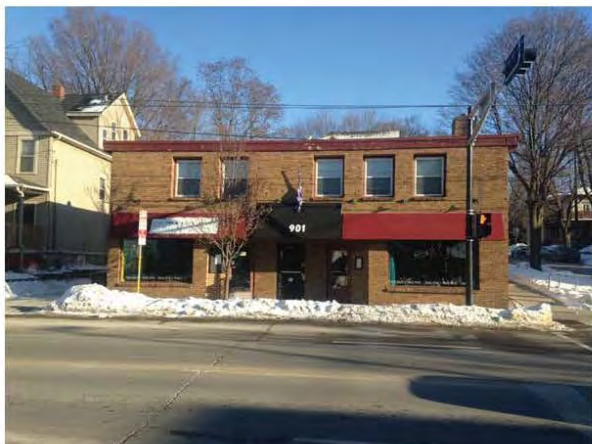
914 Williamson St.



852 Williamson St.



848 Williamson St.



901 Williamson St.

Photos of “Visually Related Study Area” cont.



907 Williamson St.



911 Williamson St.



913 Williamson St.



917 Williamson St.



923 Williamson St.



851 Williamson St.



CHARLES QUAGLIANA

Architect, AIA, NCARB

1734 Sawtooth Lane
Madison, WI 53719
(608) 444-9589
quagliana@charter.net

February 25, 2015

Mr. J. Randy Bruce
Knothe & Bruce Architects, LLC.
7601 University Avenue
Middleton, WI 53562

Re: Evaluation of property at 906 Williamson Street, Madison, WI

Dear Randy,

The following is my report on the property.

Purpose

The purpose of the research and observations was to investigate the property and to provide an opinion on architectural significance and integrity.

Present Use

The subject property is currently multiple tenant student housing.

Background

On-site observations were conducted on January 22nd by Preservation Architect Charles Quagliana and Structural Engineer Kurt Straus. We were guided by Janine Glaeser of Knothe Bruce Architects. We were able to gain access to most of the interior rooms with the exception of the attic. Elements open to view were observed, photographs taken, field notes were recorded.

The location of this property is on the northern edge of the Third Lake Ridge Local Historic District, part of the original plat of Madison of 1836. Based upon City data and Sanborn maps, the present dwelling was constructed circa 1901 replacing an earlier smaller rectangular dwelling located just feet away to the west.

The house embodies the general vernacular vocabulary of worker housing from the early 1900s. Modest in design, detail and finishes, the relatively small scale home has been modified, expanded and converted to multiple tenant student housing. Much of key interior and exterior identifying features of the home have been lost to multiple remodeling campaigns.

Research

Research related to historical significance of the 906 Williamson Street property (the association with events or lives of persons significant in our past) was conducted at three primary sources; The Wisconsin Historical Society, Resurrection Cemetery and the Madison Central Library. In addition, Ancestry.com and Familytreenow.com were used for census data, death/marriage records and family tree information.

General Observations

Exterior Conditions

Overall the exterior of the building is in fair condition. The asphalt/fiberglass shingle roof appears relatively new and in good condition. Gutters and downspouts are functional but do deposit water at the foundation walls of the building contributing to basement moisture and foundation settlement issues. The brick chimney has no cap and is deteriorating.

The soffits, cladding shingles and window sills are in fair to poor condition. These are badly worn with significant signs of damage and deterioration, much repair or replacement is needed. Deferred maintenance is obvious and these elements have a short life expectancy

The front porch exhibits settlement issues with noticeable deflections, tilting and/or sagging and the street side soffit is significantly deteriorated and failing. Animals are gaining entrance the area below the raised porch floor.

The exterior of the stone foundation walls have been covered with a cementitious stucco material. This material is delaminating, cracking and failing in many areas allowing water penetration into the foundations. Exterior concrete walks are broken and uneven.

Exterior Features

The exterior of the house retains its primary form but has lost significant portions of the defining elements, details and finishes. It is likely that barge boards, decorative shingle patterns, wood banding, wood trim and window surrounds were removed when the current wood shingle siding was installed. Original narrow wood lap siding does remain under portions of the current siding.

The original small single story bay to the west has been removed and a two story addition added. Original multi-pane windows have been replaced (except for two small leaded glass units) with modern double hung windows that are not sympathetic to the original designs. Exterior doors are contemporary.

Interior Conditions

The majority of interior spaces have been remodeled and modified many times to accommodate multi-tenant housing. The floor plans of all first and second floors have been modified to accommodate additional bathroom and bedrooms. The majority of these changes has been additive, some subtractive.

The kitchen has some contemporary low budget cabinets, laminate counter tops, vinyl floors and acoustic tile ceilings. The bathrooms are typically in poor to fair condition with leaks present and the need for constant caulking and minor repairs very evident. Water leakage is anticipated to be causing deterioration of adjacent wood framing in every bathroom observed.

First and second floors generally undulate and are well out of level. Door openings are generally skewed and not square indicating structural settlement. Overall the interior of the building is in fair condition with serviceable materials and finishes. Some level of repair and rehabilitation work is required.

Interior Features

Originally this was a simple, single family residence. The rooms were small, details simple and wood trim inexpensive pine.

It appears that much of any custom detail, built-ins, pocket doors and decorative work have been removed. Original maple wood floors with some fragments of simple pine base and trim remain. One set of original pocket doors remain and are functional. Most window and door surrounds are original.

The lone remaining significant feature of the interior is the front stair. Although modest in design, this stair is intact but the space around it has been enclosed greatly reducing overall aesthetics. No remnants of the original fireplace or any built-ins exist.

On the second floor the original short hall remains with doors, hardware and trim intact. The bedrooms have all been remodeled with new plaster ceilings and wall finishes.

Structural

The building appears to be comprised of an original structure with a two-story addition without a basement to the west. The back of the building appears to also have a small one-story porch addition without a basement that may not be original. The building appears to be generally wood framed.

The foundations of the original section are of rubble limestone, the newer portions are of poured concrete. Approximately three feet of the foundations were exposed above grade.

The 2 x 10" first floor joist framing was found to run parallel to Williamson Street, the second framing level is likely framed similarly although concealed behind finishes.

The limestone foundation walls appear to be in generally poor condition. Extensive efflorescence and moisture infiltration was noted on the foundation walls. There are many areas where mortar was eroded and had fallen on the floor. Some older Portland cement patching repair work on the walls was observed. There were a number of cracks in the foundation walls. On the exterior, several areas of missing and deteriorated cementitious coating/parging were observed.

The framing appears to be in fair condition with several significant problems. Sizable deformations were noted in both the first floor and second floor framing consistent with long term weight of walls on floor joist framing. Also likely contributing to deformations of the floors is deterioration in some column supports and a hole cut in the main center beam in the basement.

Typical plaster finish cracking on the upper floors was noted in several areas attesting to the movements. Some bearing walls supporting roof and floor loads did not appear to align from level to level suggesting that the floor joists in some cases are supporting second floor and roof loads. This would also account for some of the deformations noted in the structure.

The attic was not accessible during the visit, however from the exterior it was observed that roof framing had some sagging typical of residential construction from this period.

The front porch appeared to have several significant issues. Settlement of the front along Williamson Street was noted with some of the framing appeared to be deteriorated and in beginning stages of collapse. The front edge of the porch roof contained deterioration of the finish materials and some likely deterioration of the framing concealed within

Mechanical, electrical and plumbing

The existing mechanical, electrical and plumbing systems are functional and apparently somewhat code compliant. The age and state of maintenance of the equipment indicates upgrades and replacement that are not too far in the future.

The building is heated by a boiler supplying hot water to perimeter radiators controlled by thermostats on each floor.

Hazardous materials

Hazardous materials are likely present in the building. There appears to be asbestos containing floor tile, ceiling tile and pipe wrap. Given the age of the buildings lead paint is likely present throughout.

Findings

Historical Significance

City of Madison records indicate the present house at 906 Williamson Street was constructed circa 1901. City directories from 1904 - 1935 indicate that Mr. Michael Power (1862-1943) and his wife Julia (1864-1954) resided at this location. Michael Power was born in Mazomanie to Irish immigrant parents, owning property in the township of Area.

Their children included; Richard (1896-1971), Irene (1897-1966), Agnes (1900-1981) and Margaret (1903-1972). A Ms. Margaret Carey (1866-1958), [sister in law of Julia], also resided at this location between 1902 until at least 1920.

City directories list Michael Power's occupation was as a teamster/laborer. His exact place of employment prior to 1917 is unknown. The M. J. Power (assumed to be Michael & Julia) wholesale produce business was located at 638-640 W. Main Street between 1917 and 1919. From 1919 to 1925 the business is listed as a wholesale eggs supply company, same address. By 1927 the Southern Wisconsin Produce Company occupies 638-640 W. Main Street and is operated by William Power. The relationship to Michael Power is unknown.

In 1902, a Mr. Jeffrey J. Power (1862-1931) of Blooming Grove, [now Milwaukee Street] operated a Thresher Engines business at 647 E Wilson Street. Michael Power and J. J. Power are cousins. In 1907 J. J. Power leased his warehouse space in Machinery Row to Nichols & Shepard Company. In 1909 J. J. Power was operating a used implement business at 623 E. Wilson Street and in 1917 J. J. Power was part owner of Power-Stevens Fan Devices Company.

Mr. Michael and Ms. Julia Power are not listed in the Madison City Directory after 1935, but Julia (widow) reappears in the City Directory at 906 Williamson Street between 1943 and 1951.

The Power sisters Agnes and Margaret operated the Corner Beauty Shop at 906 Williamson Street from approximately 1943 until 1970, and the sisters resided here until the mid 1970s.

By 1975 Browndale International Ltd., was using the property for a disturbed child treatment center.

No specific or detailed mention of 906 Williamson Street is found in documents relating to the Third Lake Ridge Historic District walking tour guides.

With the present understanding of Michael Power and his immediate family, I am not able to document any activities that are demonstrably important within a local context. There are apparently no persons in this immediate family (who resided at this address) who gained local importance within their profession, community or group.

Architectural Significance

The architectural significance of the property is low. This property cannot easily be associated with the original designer or architect and it likely the house was simply builder designed and constructed from pattern books of the period. This house was originally rather modest residence in a modest neighborhood. The house represents typical worker housing of the late 1880s and early 1990s, possessing some level of craftsmanship and detail but not of a high quantity or quality.

Architectural Integrity

Field observations indicate remodeling projects were accomplished in this house multiple times. Although the property retains a basic form and some features conveying elements of the original, the house have lost the major portions of its defining distinctive characteristics.

The overall architectural integrity of the property is low. Much of the original character defining elements have been removed or covered over. I estimate that less than 30% of the character defining features or elements, interior and exterior, remains intact.

Architectural Context

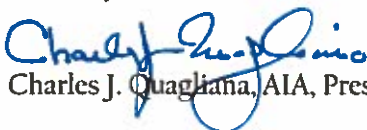
It is my opinion that the architectural context of the property is diminished. For all of its history, this house has been part of a relatively dense mixed commercial and residential area. Much of what existed within overall neighborhood in 1901 still exists today, however, the pattern of the immediate area surrounding this property is interrupted, with multiple original structures altered and some adjacent structures demolished.

Conclusion

This property has structural deficiencies in the wood framing and foundation elements. In addition, hazardous materials and basement moisture are present and deferred maintenance issues are found both inside and outside. Given the collective structural issues, deferred maintenance and significant alterations to the original building, restoration/rehabilitation and code related upgrades required for continued contemporary use of the property could likely be financially significant.

Most of the character defining elements of the original architecture have been lost or are concealed. This simple vernacular house is essentially a "placeholder" on Williamson Street, at the northern edge of the historic district and in close proximity to non-historic properties. It is typical of many small homes built in the western portion of the neighborhood in the late 1880-early 1900s. In my opinion, the context of the property is diminished and it does not possess a high level of architectural significance or architectural integrity.

Sincerely,



Charles J. Quagliana, AIA, Preservation Architect

Documents Reviewed

Madison City Directories, 1900-1975

Madison City Sanborn Maps, 1902, 1908

Census data, 1910, 1920, 1930

Madison newspapers obituaries

Third Lake Ridge Historic District Plan, 1978

City of Madison Planning Department, Landmarks Commission

Third Lake Ridge Historic District: Walking Tour, 1978

Landmarks Commission & Madison Trust for Historic Preservation

Williamson Street Historical Survey and Walking Tour Guide, 1978

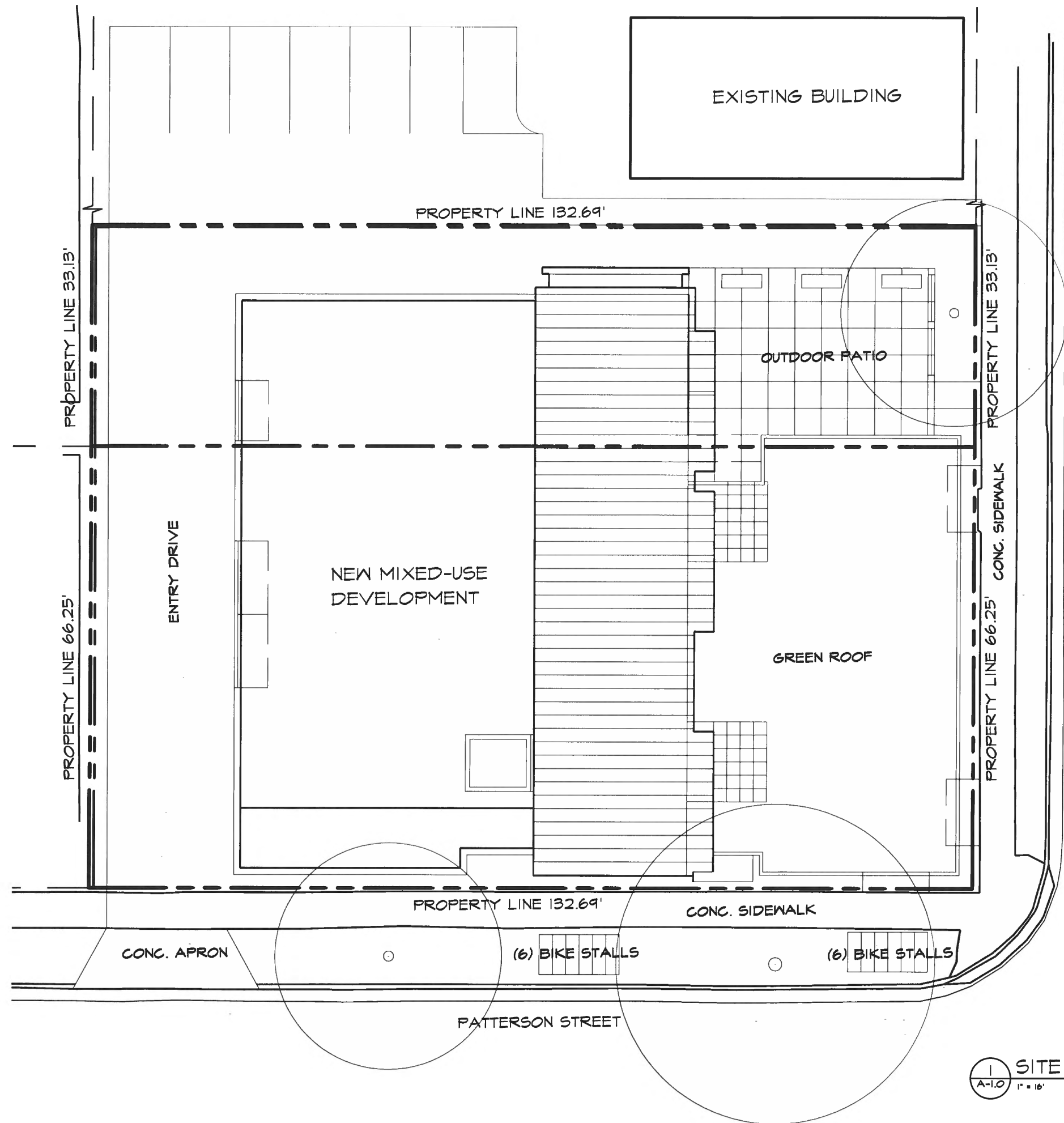
Gary Tipler.

Madison, A History of the Formative Years, 1982, David Mollenhoff

National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, 1995,

National Park Service, United States Department of the Interior

The American Thresherman, November 1907.



Consultant

Notes

Revisions
 MARCH 2, 2015

SITE PLAN
 Project Title
906 - 910 WILLIAMSON STREET

Drawing Title
Conceptual Plans

Project No. **1423** Drawing No. **C-10**

1 SITE PLAN
 A-1.0 1" = 16'

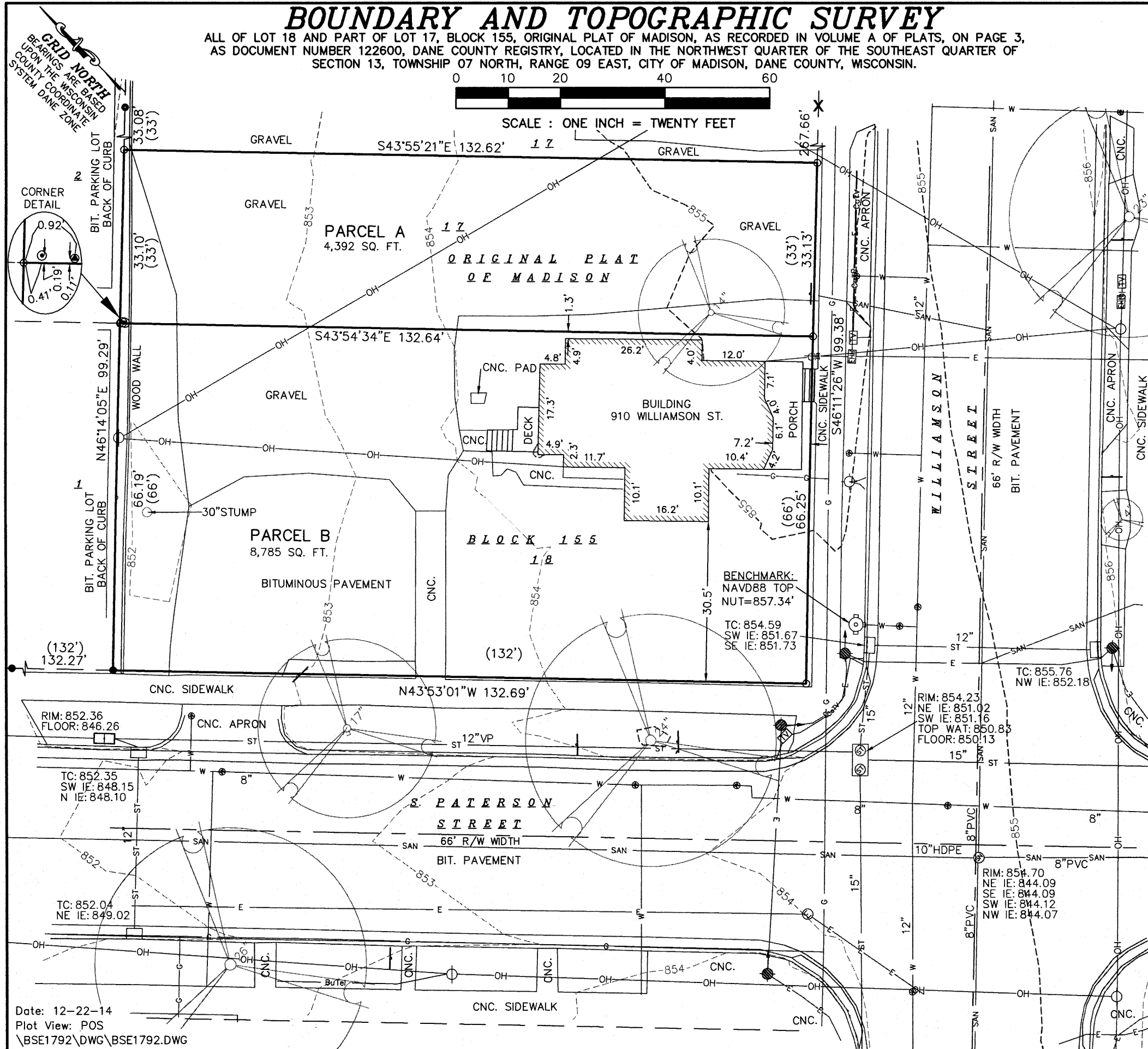
This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

BOUNDARY AND TOPOGRAPHIC SURVEY

ALL OF LOT 18 AND PART OF LOT 17, BLOCK 155, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 122600, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 10 20 40 60

SCALE : ONE INCH = TWENTY FEET



NOTES:

1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided Title Commitment No. D724557 from Knight Barry Title Group dated July 25, 2014.

4) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

5) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20145102320, 20145102324, 20145102329, 20145102332 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.

6) Date of field work: 12-19-2014

LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ FOUND 3/4" IRON PIPE
- FOUND 1" IRON PIPE
- X FOUND CHISELED CROSS
- 3/4" x 18" SOLID IRON ROD SET, WT. 1.50 LBS./FT.
- OH — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- W — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- E — BURIED ELECTRIC
- CoTV — CABLE TELEVISION LINE
- ⊙ WATER VALVE
- ⊙ STOPLIGHT
- ⊙ GAS METER
- ⊗ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- SIGN
- ⊙ STORM SEWER INLET
- ⊙ ELECTRIC MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ STORM SEWER STRUCTURE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

DESCRIPTION FURNISHED: - per Title Commitment D724557

Parcel A: The southwest 1/4 of Lot Seventeen (17), Block One Hundred Fifty-five (155), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

Parcel B: Lot Eighteen (18), Block One hundred Fifty-five (155), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 22nd day of DECEMBER, 2014

Signed: *Frank J. Lapacek*
Frank J. Lapacek R.L.S. No. 2658

SURVEYED FOR :

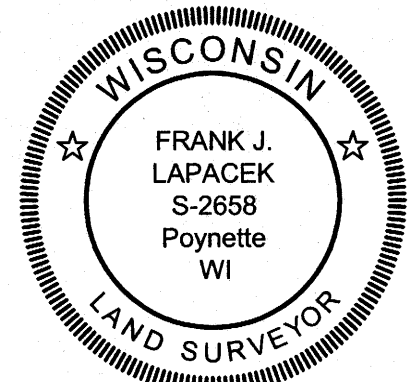
Custom Real Estate LLC
44 E. Mifflin St, Suite 802
Madison, WI 53703

SURVEYED BY :

Burse

surveying & engineering

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@BSE-INC.net
www.bursesurveyengr.com



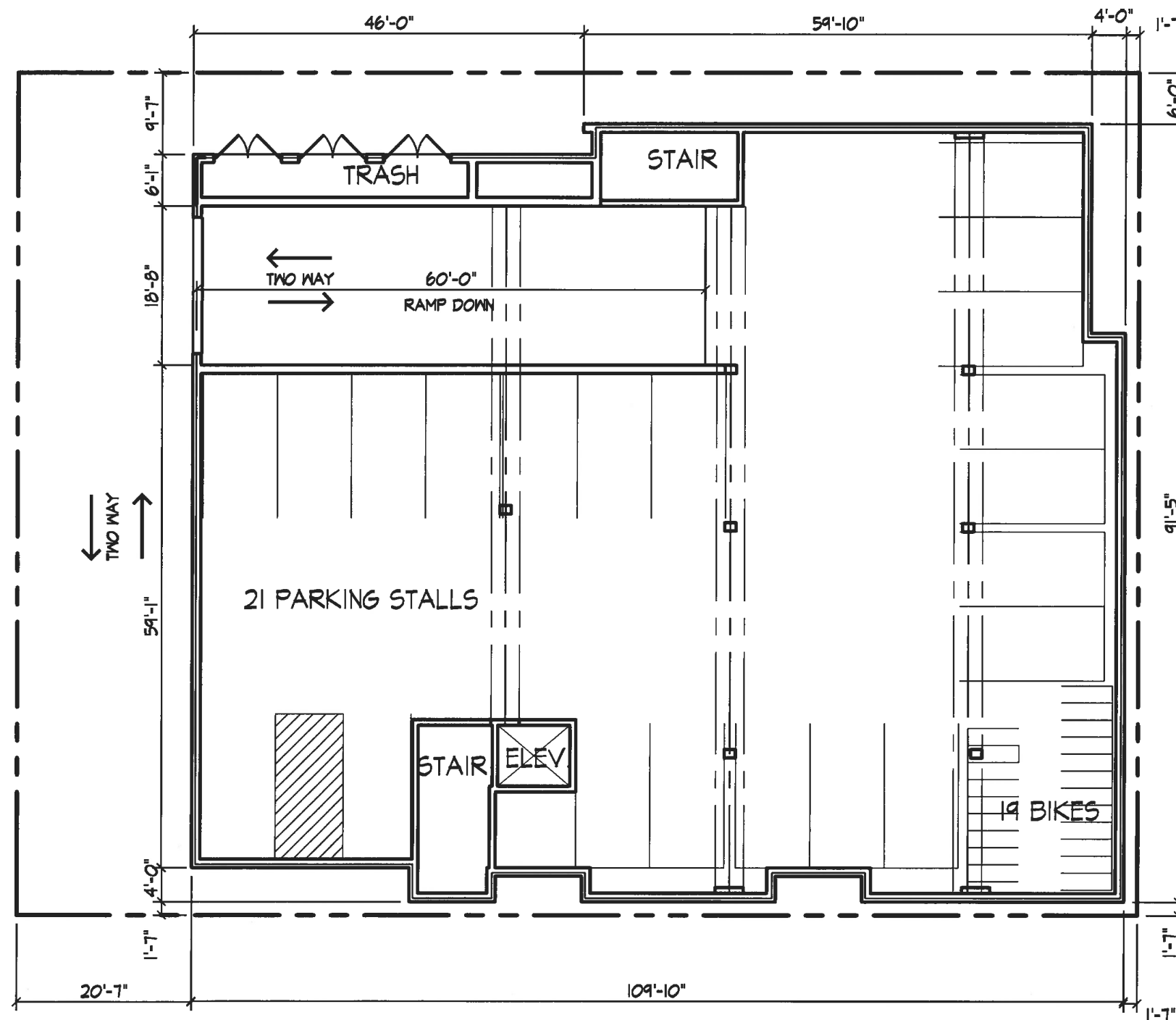


knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

Consultant

Notes



Revisions

December 2, 2014

BASEMENT PLAN

Project Title

WILLIAMSON STREET

Drawing Title

Conceptual Plans

Project No.

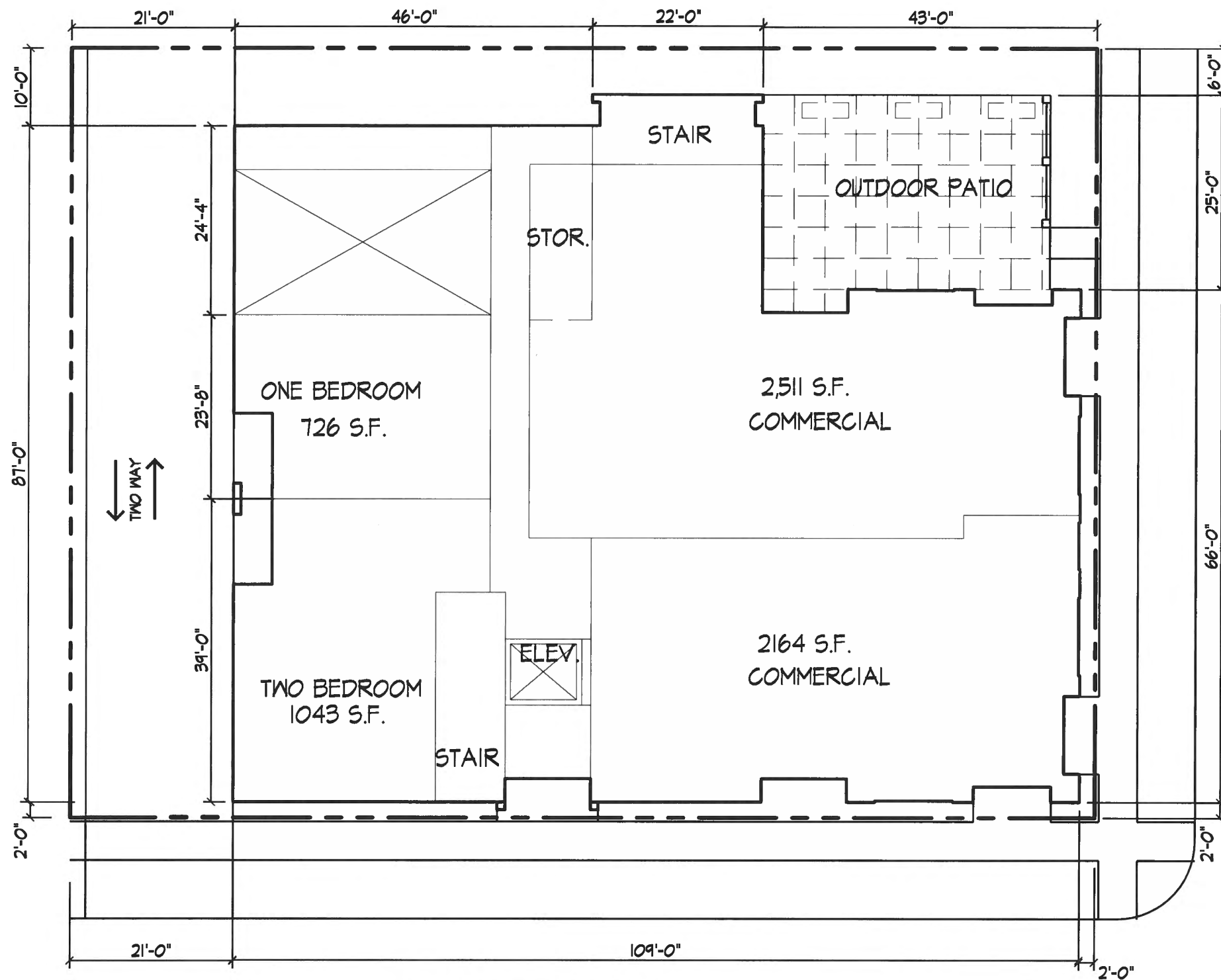
1423

Drawing No.

A-10

1 BASEMENT PLAN
A-1.0 1" = 16'

This document contains confidential or proprietary information of Knothe & Bruce Architects. No part of this document may be reproduced, stored, or transmitted in any form or by any means, without the prior written permission of Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



S. PATTERSON

SITE AREA 13,068 S.F.

UNIT MIX:	
EFFICIENCY	- 2
ONE BEDROOMS	- 15
ONE BR + DEN	- 2
TWO BEDROOMS	- 7
TOTAL UNITS	= 26

1 SITE PLAN
A-1.1 1" = 16'



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

Consultant

Notes

Revisions

December 2, 2014

SITE PLAN

Project Title

WILLIAMSON STREET

Drawing Title

Conceptual Plans

Project No.

1423

Drawing No.

A-1.1

The documents contain confidential or proprietary information of Knothe & Bruce Architects. Neither the documents nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

Consultant

Notes

Revisions

March 2, 2015

**SECOND - THIRD
FLOOR PLANS**

Project Title

WILLIAMSON STREET

Drawing Title

Conceptual Plans

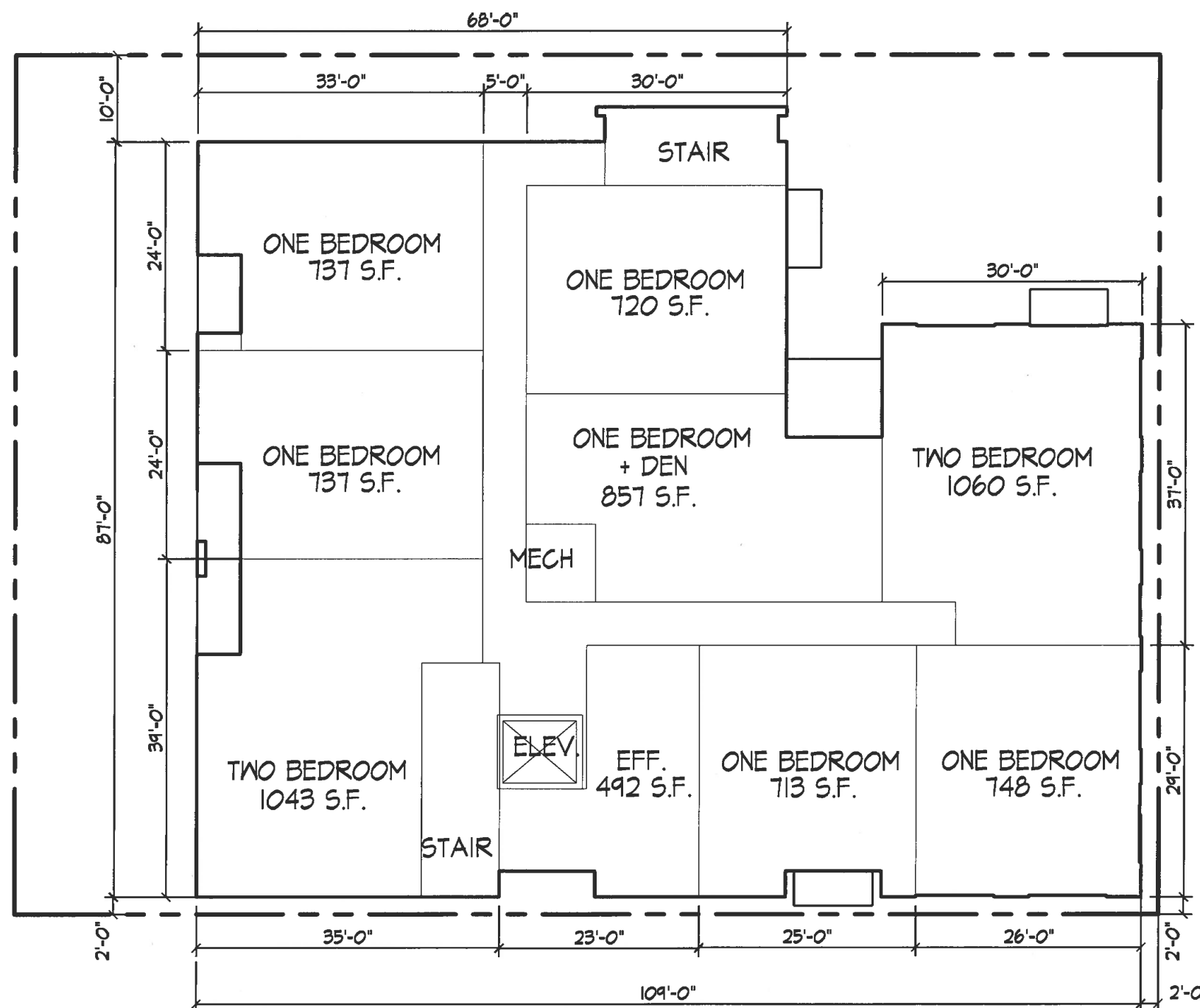
Project No.

1423

Drawing No

A-12

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



WILLIAMSON STREET

S. PATTERSON

1 SECOND-THIRD FLOOR PLANS
A-1.1 1" = 16'



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

Consultant

Notes

Revisions

March 2, 2015

FOURTH FLOOR PLAN

Project Title
WILLIAMSON STREET

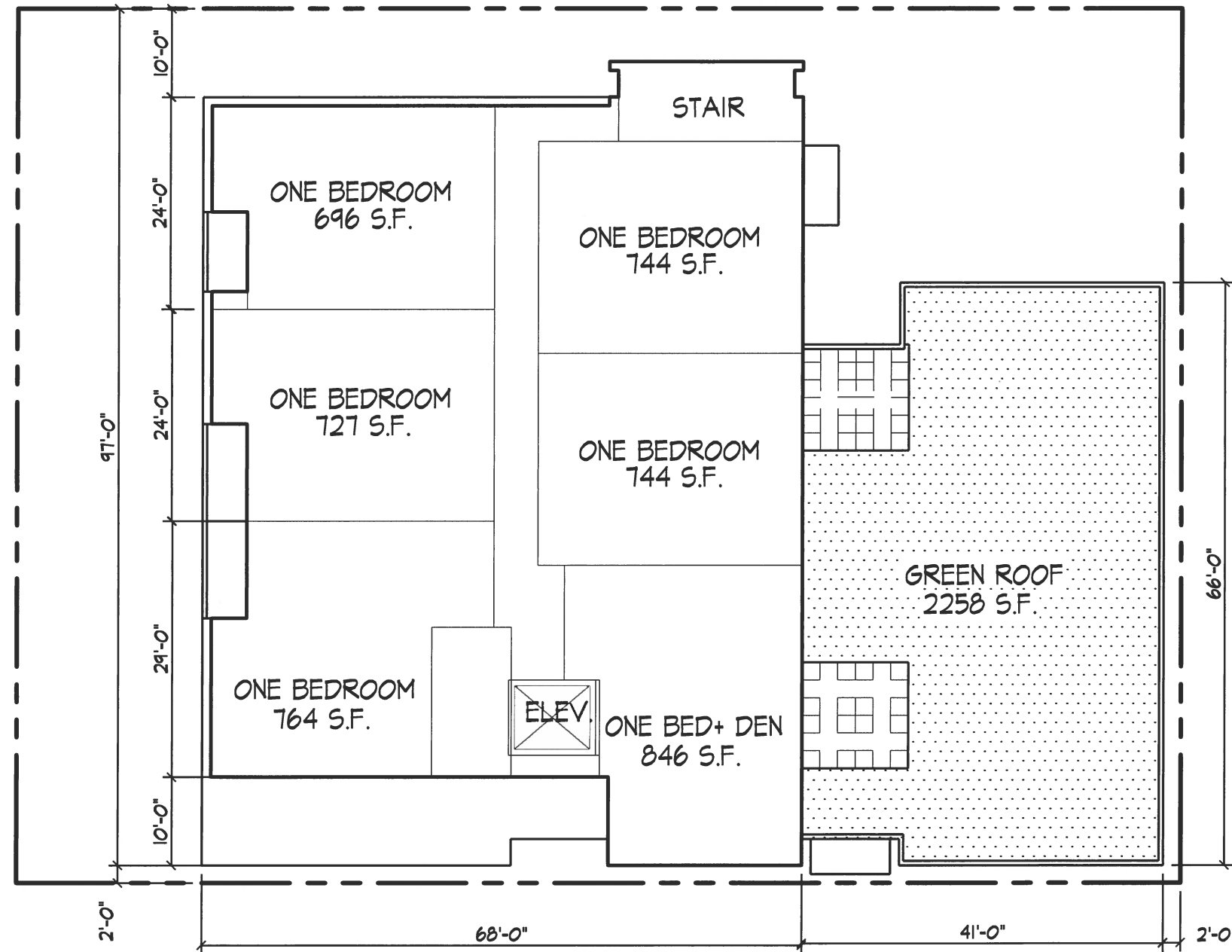
Drawing Title
Conceptual Plans

Project No. Drawing No.

1423

A-13

The American Institute of Architects or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or altered, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



WILLIAMSON STREET

S. PATTERSON

1 FOURTH FLOOR PLAN
A-13 1" = 16'



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

Consultant

Notes



1 West Elevation - Patterson Street
A-2.1 1" = 16'



2 South Elevation - Williamson Street
A-2.1 1" = 16'

Revisions

March 2, 2015

ELEVATIONS

Project Title

WILLIAMSON STREET

Drawing Title

Conceptual Plans

Project No.

1423

Drawing No.

A-2.1

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

Consultant

Notes



1 North Elevation
A-2.2 1" = 16'



2 East Elevation
A-2.2 1" = 16'

Revisions

March 2, 2015

ELEVATIONS

Project Title

WILLIAMSON STREET

Drawing Title

Conceptual Plans

Project No.

1423

Drawing No.

A-2.2

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or altered, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a United Liability Company of Wisconsin.



SOUTH ELEVATION (PATTERSON STREET)



EAST ELEVATION (WILLIAMSON STREET)

Elevations
Williamson Street
March 2, 2015





WEST ELEVATION



NORTH ELEVATION

Elevations
Williamson Street
March 2, 2015





Site Plan
Williamson Street
March 2, 2015





PATTERSON STREET

WILLIAMSON STREET



Aerial Site Plan
Williamson Street
March 2, 2015





View looking North
on Williamson Street



Corner of Williamson Street &
Patterson Street



View looking East on Patterson Street