

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 11 N. Allen Street

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: August 4, 2017

SUMMARY:

On October 3, 2000, the Common Council adopted Resolution No. 61179, approving the Objectives and Criteria for the Façade Improvement Grant Program. The resolution specifies that all Façade Improvement proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review is the following Facade Improvement proposal:

- 1. 11 N. Allen Street**
Grantee: Evan Gruzis

The scope of the exterior work will include:

- a. Install operable over-door transoms.
- b. Restore fascia and soffits matching the profile of the existing bead board.
- c. Install new, more historically accurate light fixtures.
- d. Replace lower glass with satin etched glass.
- e. Repair the foundation wall.
- f. Restore wood trim components around the storefront windows.

- g. Install retractable awning.**
- h. Install gutters and downspouts.**

See Attachments for Specifications

Total project cost for 11 N. Allen Street exterior work is estimated at \$23,280.57. Façade Improvement Grant not to exceed \$10,000.

RECOMMENDATION:

Landmarks Commission reviewed this project at their July 31st meeting as the property is located in the University Heights Local Historic District. They issued a Certificate of Appropriateness for the scope of work included in this application.

The previous tenant at this address was awarded a Façade Improvement Grant of \$8545 in 2008 that covered limited improvements exclusive to the tenant portion of the building facade. The building has since been sold and the new owner, as part of this application, is making improvements and restoring the entire exterior. The Façade Improvement Grant Program Staff along with the Economic Development Director have determined that it is appropriate to award a second grant to this property based on the expanded scope of work that will be completed. The above Façade Improvement Grant meets the requirements of the program and the Staff Team recommends approval of the above Facade Improvement Grant proposal.



CITY OF MADISON
FAÇADE IMPROVEMENT GRANT PROGRAM
Building and beautifying Madison, one storefront at a time



Department of Planning & Community & Economic Development
 Economic Development Division
 215 Martin Luther King Jr., Boulevard
 Craig Wilson, 266-6557
cwilson@cityofmadison.com

PROGRAM APPLICATION

Applicant: EVAN GRUZIS Phone: 917-806-3506
 Business Name: WINSTON HOLDINGS LLC
 Building Name: BENJAMIN H. PALM SHOE SHOP
 Business Address: 11 N. ALLEN ST. Zip Code 53726
 E-mail Address: EVANGRUZIS@GMAIL.COM
 Property Owner: SAME AS ABOVE
 Address: 1924 COMMONWEALTH AVE.
 Name of Grantee: EVAN GRUZIS
 Lease Terms: N/A

Definition of Project Scope: WHAT IS PROPOSED IS THE RESTORATION OF THE COMMERCIAL STORE FRONT INCLUDING REPLACING WOOD TRIM TO BE MORE DECORATIVE AND HISTORICALLY ACCURATE, REPAIRING CONCRETE, REPAINTING TRIM, AND THE ADDITION OF OVER POOL TRANSOM WINDOWS AND HIGHER QUALITY LIGHT FIXTURES.

ATTACHMENT

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

RECEIVED
 JUL 14 2017
 CD DIVISION

PROJECT BUDGET

List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$
<u>TRIM CARPENTRY</u>	<u>\$6000</u>	<u>3000</u>	<u>3000</u>
<u>PAINTING / SOFFIT</u>	<u>1880/1402</u>	<u>940/701</u>	<u>940/701</u>
<u>LIGHTING</u>	<u>1400</u>	<u>700</u>	<u>700</u>
<u>WINDOWS W/ INSTALL</u>	<u>2000</u>	<u>1000</u>	<u>1000</u>
<u>CONCRETE</u>	<u>500</u>	<u>250</u>	<u>250</u>
Total:	<u>\$13,822</u>	<u>\$6591</u>	<u>\$6591</u>

F:\Recomon\Rehab\Facade Program\App package\Façade Imp. Grant Program App. 07-27-11.doc

BUILDING ORIGINALLY HAD FUNCTIONAL HOPPER WINDOWS OVER THE DOORS WHICH HAVE BEEN REPLACED. WE WOULD LIKE TO RESTORE TO ORIGINAL FUNCTION.



CITY OF MADISON
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Building and beautifying Madison, one storefront at a time



Department of Planning & Community & Economic Development
 Economic Development Division
 215 Martin Luther King Jr., Boulevard
 Craig Wilson, 266-6557
cwilson@cityofmadison.com

Contractor/Supplier: VARIOUS - SEE ATTACHED
 Address: _____

ATTACHMENT

* Bids, estimates, and/or contracts, product brochures, locator map and design drawings, if appropriate.

REMARKS THIS PROJECT IS PART OF A COMPREHENSIVE RENOVATION
FOR THE FUTURE BUSINESS ON THE FIRST FLOOR. PLANS HAVE
BEEN SUBMITTED TO LANDMARKS AND PLANNING. FURTHER
INFO ON CONCRETE BID AND TRIM MATERIALS ARE
FOORTHCOMING. THE WINDOW ESTIMATE INCLUDES PROJECTED
LABOR COST OF INSTALLATION.

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature:  Date: 7-14-17

Signature: _____ Date: _____

Please send this completed application, accompanying materials, and application fee of \$100 to:

Economic Development Division
 Attn: Craig Wilson
 215 Martin Luther King Jr. Boulevard, Room 312
 P.O. Box 2983
 Madison, WI 53701-2983



FURNITURE & CONSTRUCTION
305 GLENWAY ST. MADISON WI 53705
(608)-347-9411

ESTIMATE

DATE 7/2/2016

CLIENT: Evan Gruzis
11 North Allen Street
Madison WI

TASK/ JOB DESCRIPTION	PRICE
Without removing existing glazing, create, prime and apply new molding profiles to six panels under windows of store-front, and around upper windows and transoms, fabricate and apply plinth blocks to columns bases flanking stairs	
TOTAL ESTIMATE	\$6,000

Notes

The above quoted prices reflect BANG L.L.C.'s best estimate of the costs involved in this project. During operations, situations may arise which entail unforeseen changes to the estimated work flow and therefore more cost to the purchaser of services. We will do our best to keep you informed of any changes to this estimate should the eventuality arise.

Terms of Payment

50% of overall estimate (\$3000) to start project
30% of cost due upon delivery at residence (\$2000)
Remainder of total estimate to be paid at time of completion of project or upon request for additional work to be performed on the building.

Acknowledgement of Contract

By signing this document, I agree to provide the services here disclosed according to the indicated specifications and schedule:

Damien Luyet _____

DATE 7/2/2017

By signing this document, I agree to provide BANG L.L.C. with funds necessary to complete the stated project in the amounts and according to the schedule and terms listed within this contract.

Evan Gruzis _____

DATE _____

17-70122 Gruzis Marvin

Quote #: THJ7YWB

A Proposal for Window and Door Products prepared for:

Shipping Address:
WINDOW DESIGN CENTER
6524 SEYBOLD RD
MADISON, WI 53719-1306

Featuring products from:



JULIA DLUGOPOLSKI
WINDOW DESIGN CENTER
6524 SEYBOLD RD
MADISON, WI 53719
Phone: (608) 271-8002
Fax: (608) 271-5430
Email: juliad@windowcenter.com

This report was generated on 7/13/2017 4:53:04 PM using the Marvin Order Management System, version 0002.15.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

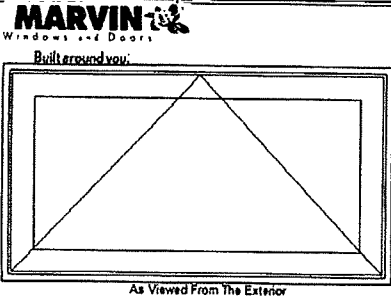
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2		TOTAL UNIT QTY: 2		EXT NET PRICE: USD 1,198.02		
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Marvin	Wood Ultimate Replacement Awning IO 36 1/8" X 19 3/4" Entered as Inside Opening 36 1/8" X 19 3/4"	599.01	1	599.01
2		Marvin	Wood Ultimate Replacement Awning IO 36 1/8" X 20 1/4" Entered as Inside Opening 36 1/8" X 20 1/4"	599.01	1	599.01

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		599.01
Qty: 1		Ext. Net Price:	USD	599.01

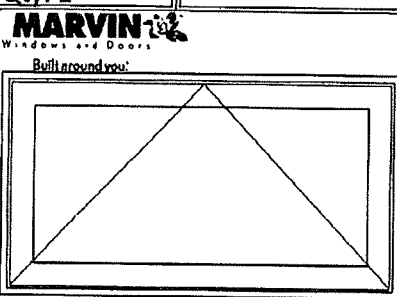


MARVIN
Windows & Doors
Built around you.

Entered As: IO
 FS 35 3/4" X 19 1/2"
 IO 36 1/8" X 19 3/4"

Primed Pine Exterior 23.46
 Primed Pine Interior 23.46
 Wood Ultimate Replacement Awning - Roto Operating 464.11
 Inside Opening 36 1/8" X 19 3/4"
 0 Degree Frame Bevel
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Beige Weather Strip
 Oil Rubbed Bronze Folding Handle 48.39
 Oil Rubbed Bronze Multi - Point Lock
 Interior Wood Screen 45.46
 Charcoal Hi-Transparency Fbrgls Mesh
 Primed Pine
 Ogee Interior Screen Profile
 3 11/32" Jamb
 Exterior Casing - None -5.87
 No Installation Method

Line #2	Mark Unit:	Net Price:		599.01
Qty: 1		Ext. Net Price:	USD	599.01



MARVIN
Windows & Doors
Built around you.

Entered As: IO
 FS 35 3/4" X 20"
 IO 36 1/8" X 20 1/4"

Primed Pine Exterior 23.46
 Primed Pine Interior 23.46
 Wood Ultimate Replacement Awning - Roto Operating 464.11
 Inside Opening 36 1/8" X 20 1/4"
 0 Degree Frame Bevel
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
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 Oil Rubbed Bronze Folding Handle 48.39
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 Interior Wood Screen 45.46
 Charcoal Hi-Transparency Fbrgls Mesh
 Primed Pine
 Ogee Interior Screen Profile
 3 11/32" Jamb
 Exterior Casing - None -5.87
 No Installation Method

Project Subtotal Net Price: USD 1,198.02
 5.500% Sales Tax: USD 65.89
 Project Total Net Price: USD 1,263.91



PO Box 620186
 Middleton, WI 53562
 Phone: 608-217-3373
 Email: ryan@ralstonexteriors.com

PROPOSAL

Date
05/06/17

Customer:
Evan Gruzis 11 N Allen St Madison, WI 53726 917-806-3506 evangruzis@gmail.com

Project
11 N Allen St Siding

Ralston Exteriors, the contractor, agrees to furnish all labor and materials for the following:

Scope of Work	Cost Breakdown
Option 1: Soffit and Fascia at Existing Building <ul style="list-style-type: none"> Remove and dispose of existing gutters and downspouts at existing building Remove and dispose of existing cove trim board Install the following new products: <ul style="list-style-type: none"> ACM Aluminum fascia <i>Restore with matching wood</i> ACM 16" Quad aluminum center vent soffit Custom bent (.019) aluminum frieze detail over existing wood frieze board Bid amount: Notes: <ul style="list-style-type: none"> Bid is subject to material price increases after 6/6/17 Repairs for unforeseen conditions (such as hidden damaged substrate) to be billed at \$50/hr plus materials *** Existing wood fascia looks to be in rough condition and large sections may need to be replaced *** Adequate space for dumpster placement and truck parking on site to be provided by owner 	<div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> 4,205.00 </div> <p>APPROX. 1401.66 FOR FACADE PORTION</p>

This bid is valid for 30 days from the date noted above. The bid amount is subject to change following the 30 day period.

Total	\$18,395.00
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Purchaser agrees to pay Ralston Exteriors for the above work within the payment terms listed below. Payment terms are based on the dated invoice submitted to the Purchaser by Ralston Exteriors.

Payment Terms: 50% Down, 50% Upon Completion
 Method of Payemnt: Check or Cash

As required by the Wisconsin construction lien law, the undersigned contractor notifies owner that persons or companies turnishing labor or materials for the construction on owner's land may have lien rights on that land and on the buildings on that land if they are not paid for such labor and materials. Those entitled to lien rights, in addition to the undersigned are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his/her mortgage lender, if any. The undersigned contractor agrees to cooperate with the owner and his/her lender, if any, to see that all potential lien claims are duly paid.

This bid shall not be binding upon Ralston Exteriors until acceptance. Upon acceptance by said Purchaser, this bid shall be binding on Ralston Exteriors without further notification to the Purchaser. I/we hereby acknowledge that I/we received a copy of this bid at the time I/we signed it and agree to the bid price as stated above for the aforementioned scope of work. Once this bid is signed by both parties, it is to be considered a binding contract.

Purchaser:

Ralston Exteriors:

Thomas Lulinski Home Finishing, Inc.
 1109 Giles St.
 Stoughton, WI 53589
 1-608-873-9266
 tomlulinski@gmail.com
 tlhomefinishing.com



Painting & So Much More!

Proposal

Proposal No.
17298
Date
06/21/17

Name/Address	Phone	Terms	Other Information
Evan Gruzis 11 N. Allen Madison, Wi. 53726		See below.	
	Mobile Phone	Email	
	917-806-3506	evangruzis@gmail.com	

Item	Work Description	Totals
Exterior Painting	<p>Rear (east) upper siding that extends around to the side (south).</p> <p>All work is to be completed in accordance with Wisconsin "Lead-Safe" remodeling practices.</p> <p>Scrape any loose peeling paint, apply "Peel Stop Triple Thick" bonding sealer to all bare wood and alligatored areas, spot-prime, caulk all gaps, and paint two coats all in one color.</p> <p>Remove any old vines on surfaces that are to be painted.</p> <p>Areas of application include the upper white siding, trim boards surrounding the siding, and window frames surrounded by wood siding.</p> <p>Does not include any work on the soffets, window sashes, storm windows, behind the storm windows, windows on brick surfaces, gutters, or downspouts.</p>	3,360.00
Exterior Painting	<p>Front street side of building.</p> <p>All work is to be completed in accordance with Wisconsin "Lead-Safe" remodeling practices.</p> <p>Scrape any loose peeling paint, apply "Peel Stop Triple Thick" bonding sealer to all bare wood, spot-prime, caulk all gaps, and paint two coats. (all one color, black)o</p> <p>Areas of application include 2 iron railings (Use DTM paint), 2 doors, faux tin ceiling (prime first), 2 black previously painted black doors, upper window frames, all lower windows, and trim surrounding the front entrance doors.</p> <p>Does not include any work on the soffets, on the storm windows, or behind the storm windows.</p>	1,880.00
Product	All paints and materials are included in pricing and made by the manufacturer of your choice.	
Terms	No deposit is required. 50% payment on first day of work, balance due upon satisfactory completion. An emailed acceptance of proposal will serve as an electronic signature.	
Total		\$5,240.00

GALLAGHER TENT AND AWNING

809 Plaenert Dr. Madison, WI 53713 Ph 608-255-7286; Fax 608-255-7293

Established 1880

Email: gallagherawning@tds.net

To: Evan Gruzis
Nameless Restaurant
11 N Allen St
Madison, WI

Phone: 917-806-3506
Email: evangruzis@gmail.com
Job Site:

Date: 6/30/17

Manufacture and install one option per following options

Drop arm awning (2) units

Size: Width (1) 10' - 0" (1) 8' - 0"
Budget of \$4,100.00 Installed

Lateral arm Retractable awning

Size: Width 30' - 0" Projection 6' - 8"
Budget of \$7800.00 installed

Size: Width (1) 10'-0" (1) 8'-0" Projection 6'-8"
Budget of \$5,400.00 installed

Welded frame- fixed side door awning

Size: Width 5'-0" X Projection 5'-0" X Height 4'-0"
Budget of \$ 600.00 Installed

We appreciate your business. Please return signed proposal with your deposit. Thank you.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized

Note: This proposal may be withdrawn

Signature **John H. Gallagher**
John H. Gallagher

by us if not accepted within **90** days

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____

Signature _____

Date of Acceptance: _____

**1/2 Deposit Required
With Signed Order
Balance Due At Installation**



Brunke Glass & Window Co., Inc.

6702 Watts Rd.
 Madison, WI 53719
 Phone # 608-271-3155

Proposal

Date	Proposal #
7/24/2017	34526

Name / Address
Froth House 11 N. Allen St Madison, Wi 53705

Job Site
Evan 917-806-3506

Qty	Description	Rate	Total
	Replace 1" tempered IG - Current IG's are (1) lite Pattern 62 - Replace with (1) lite Satin Etch, and (1) lite Low E:		
1	37 x 18 3/4	205.00	205.00T
1	36 3/8 x 18 3/4	205.00	205.00T
1	37 1/4 x 18 3/4	205.00	205.00T
3	28 3/4 x 18 3/4	125.00	375.00T
1	Labor	560.00	560.00T
1	Trip Charge	25.00	25.00
	Customer to repair 1 rotted sash		

Quotes are good for 30 days.
 50% Down due upon acceptance of proposal. Remainder to be paid in full upon pick up or installation.
 Price subject to change upon final measurement.
 Stops at additional charge if needed for insulated glass install.

Subtotal	\$1,575.00
Sales Tax (0.0%)	\$0.00
Total	\$1,575.00

Proposal Accepted by _____

Date _____

E-mail	Web Site
brunkeglass@att.net	www.BrunkeGlass.com



West elevation (Allen St.)



Exterior detail on storefront. Ceiling covering and fixture are non-original. Center transom may be older, side transoms are newer replacements



Facade trim condition



North door transom





Storefront detail. Both front corners are crumbling and in need of repair. Currently hidden by flower pots.



Storefront detail. Railings and windows are newer replacements.



Storefront exterior with non-original lighting



Residential entrance. Non-original door.



DIGITAL MOCK-UP: AWNING
(COLOR MAY CHANGE)

**11 North Allen St.
Facade Improvement Grant Summary**



- 1 - Lower obscure glass sections replaced with satin etched glass
- 2 - Fixed over-door transoms restored with operable hopper window replacements
- 3 - Concrete restored and painted
- 4 - Window framing scraped, re-caulked and repainted
- 5 - Failing soffits / gutters replaced
- 6 - Fixtures replaced with higher quality 1920's style versions more appropriate to age and style of building
- 7 - Window trim to be restored, including new lower horizontal barges, replacing areas of wood rot as needed, investigation of new crown, and new window jams as needed.
- 8 - Window trim, side doors and related wood work to be scraped and repainted
- 9 - Retractable awning or awnings depending on final design and brick integrity

Note: All work, design, and materials to be approved by the Wisconsin Historical Society and will be appropriate to historical character of the building and district.