

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Application
for:
11 North Allen Street (The Froth House)

AUTHOR: Percy Brown, Community Development
Supervisor, Economic Development
Division

DATED: January 17, 2007

SUMMARY:

On February 3, 2004, the Common Council adopted Resolution No. 61179, approving the Objectives and Criteria for the Façade Improvement Grant Program. The resolution specifies that all façade proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review is the following facade proposal:

11 North Allen Street: The Froth House

The Froth House building was built in 1924 for Ben Palm, as his family residence and shoe store. The shoe store stayed at this location for decades.

The building is located within the University Heights Local Historic District. Ms Rankin has given staff approval of the facade grant application, and has been involved in the project throughout.

General description: Work covers removal of soffit to restore original ceiling height and transom windows over the entrance, and removal and replacement of the upper transom windows with clear 'low e' textured glass, which will add a polished, finished look of the facade. Work also includes removal and replacement of the old glass kick-panels with new textured glass. Applicant will replace the recessed light fixture with new light fixtures at the sides of the facade, installation of new artist created projecting sign, repainting of the facade, and repair of front foundation and steps.

Project Specifics:

#1 Paint Color Change and Concrete Steps:

- Owners to paint storefront in manner as shown in attachment, Red and Black color scheme to match outside benches.
- Owner will repair front concrete steps. See attachment for specifics of use of cement for patching, and smoothing steps

#2 Soffit and Awnings:

- Owners will remove existing old awning rod
- The existing soffit is unoriginal to the building as is hiding three transom windows. Owners will remove soffit above entryway.
- Owner will install a faux 'tin' ceiling made of thermoplastic resin over entryway.

#3 Front Store Picture Window Replacement:

- Owner will repair existing wooden window frames, and replace with new wooden window frames. Owner will remove old existing storefront windows and replace with window design of double insulated low-e glass that will replicate existing design.

#4 Transom Windows and lower "Kick-panel" windows:

- Owner will restore the three transom windows hidden under the existing soffit, above each of the three doors.
- Owner will repair frames and replace glass in remaining transom windows.
- Owner to remove and replace lower windows. Lower windows will be textured glass to help mask the floor section and joists (as can be seen in photos). The floor section visible through lower 'kick-panel' windows will be covered with flashing to present a clean edge to the exterior.

#5 Lighting:

1. Owner will install new central entry light as described in supporting materials.
2. Owner will install two light fixtures either end of facade as shown in attachment. Staff has instructed owner not to have electrical conduit go across the front facade. Electric connections to be taken from the side/interior of the building.

#6 Signage:

- Interior Froth House window signs will be added to windows in accordance with signage regulations. See attached materials
- Exterior wood carved sign by local artist to hang from center of building facade. See attached materials.

See attachment for specifications.

Total project cost is estimated at \$14,000

Facade grant requested is \$7,000

RECOMMENDATION:

The above applications have been reviewed by the Façade Improvement Grant Staff Team and meet the requirements of the Program. The Staff Team recommends approval of the above Facade Improvement Grant proposals.

Froth House Facade Grant Description:

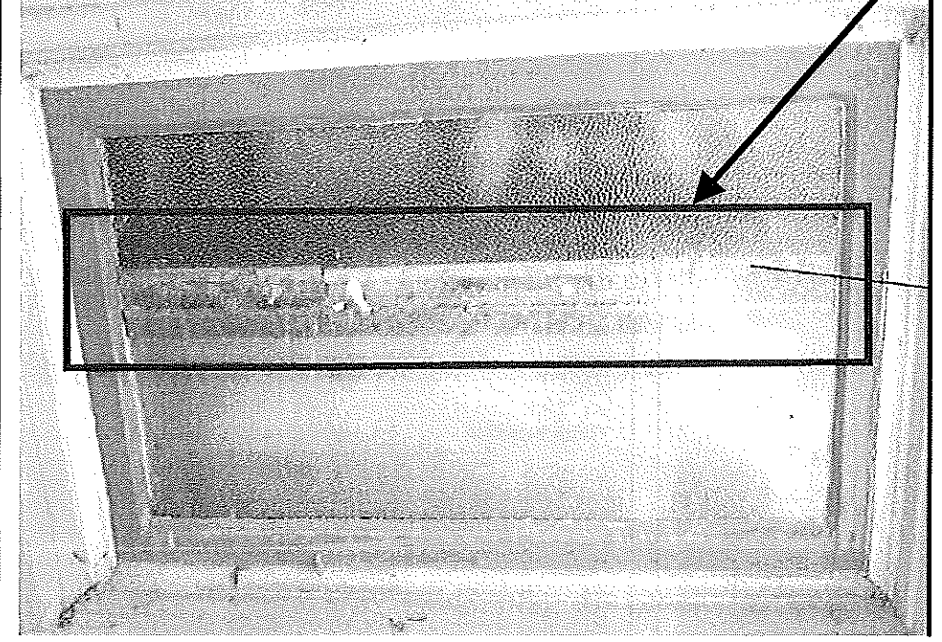
Front Soffit, and Windows:



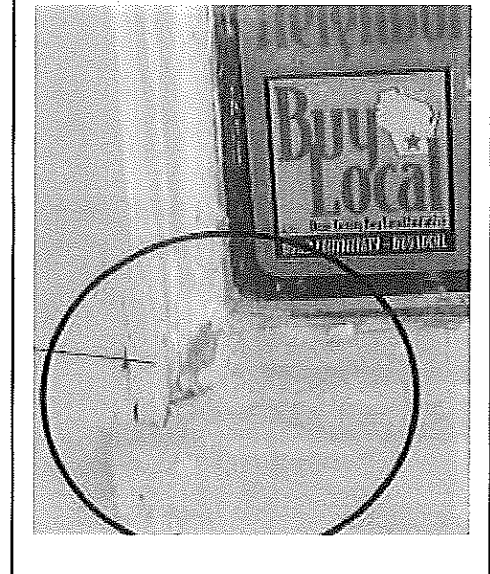
Windows:

1. Remove existing remnants of old awning
2. Remove unoriginal louvered soffit
3. Remove & Replace Existing Window Frames with identical design
4. Frames to be painted wood (Black and red paint scheme).
5. Windows to be replaced with double insulated glass.
6. Lower 'kick-panel' windows to be replaced with textured translucent glass; floor cross-section to be cleaned and covered with a vinyl or metal flashing cover that presents a 'clean-edge'.

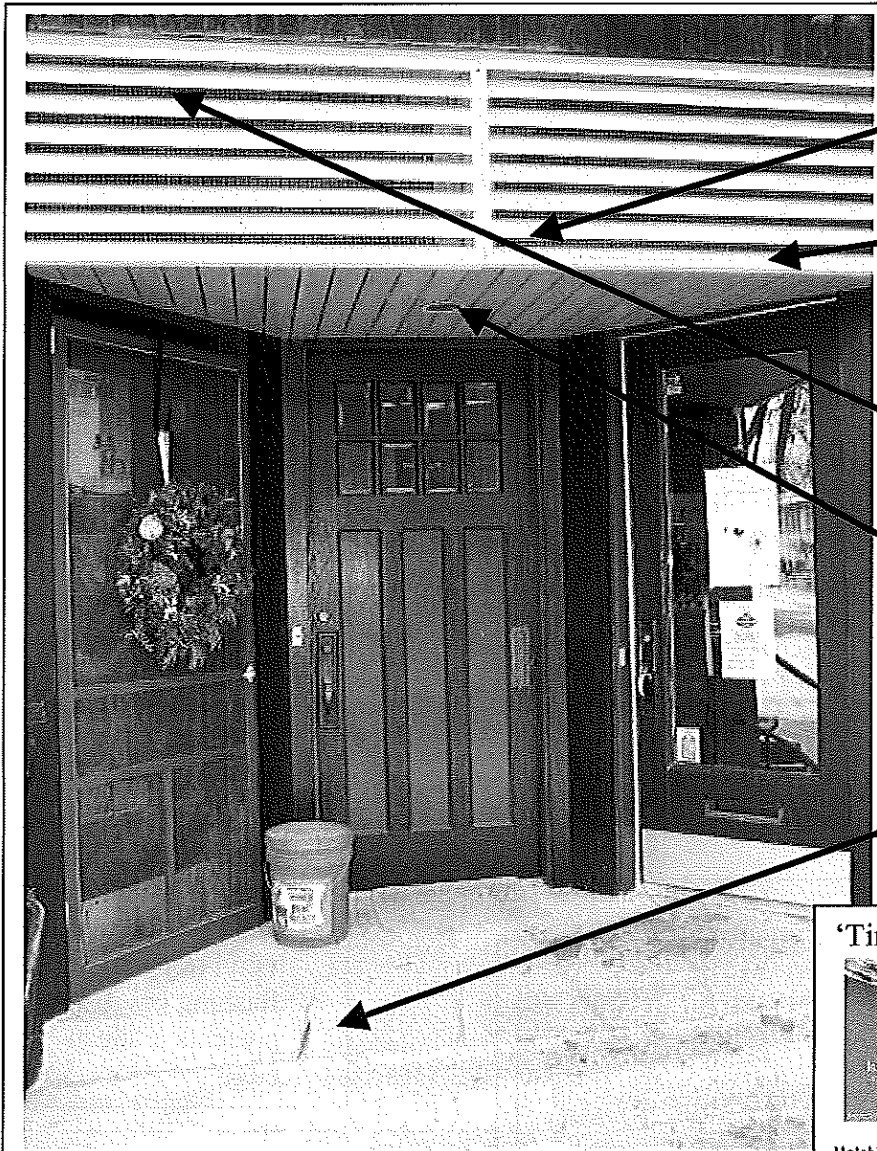
Lower kick-panel window floor cross section:



Window frame deterioration:



Front Entryway: Soffit, Transom windows 'Tin' ceiling, and concrete steps:



- Front Entry:**
1. Remove louvered vent and soffit above front entry to enlarge entrance.
 2. Rebuild/restore transom windows above three doors now hidden by soffit (one existing and in bad shape, two destroyed previously)
 3. New 'Tin'- ceiling to be installed (thermoplastic resin -- see example)
 4. New Entry way 'Art Glass' light installed (see following pages)
 5. Front Concrete steps to be repaired.

'Tin' Ceiling:

Edge J-Tin
1/2" x 4" x 1/8"

Quantity of Packages Price per Package

Quantity of Packages Price per Package

Quantity of Packages Price per Package

TOTAL

Free delivery to your door with ACPIM!

Matching Finish Outlet Cover

ACPI®
Art Glass Panels
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For more information call
800.434.3750
One Tenth of the Price
with No Hidden Fees!

Also Available
Classic Tin Style Ceiling
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WWW.ACPIM.COM

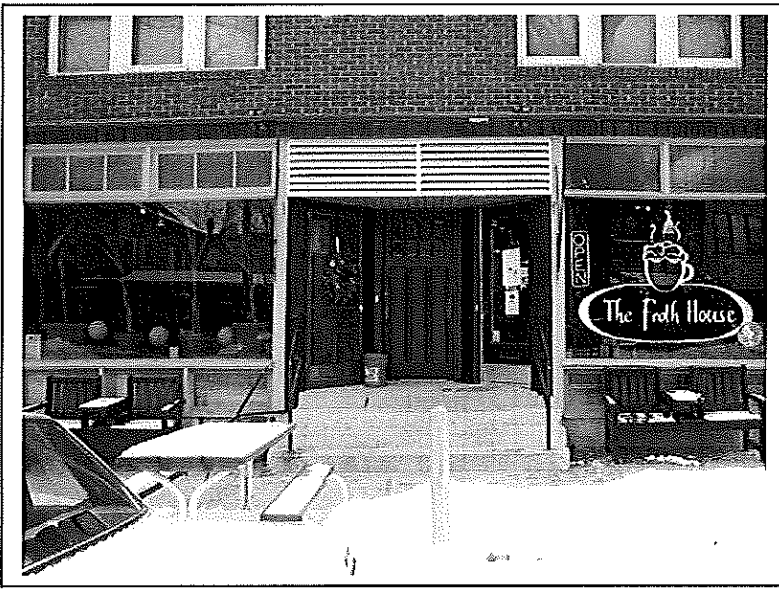
Finish Selection

Each sample is 1/2" x 1/2" in size. Please call ACPIM at 800-434-3750 for more information.

Pattern 101	102	103	104	105	106	107	108
Pattern 109	110	111	112	113	114	115	116
Pattern 117	118	119	120	121	122	123	124

For more information call us at 800-434-3750
See the full range of finishes on our website
WWW.ACPIM.COM

ACPI®
Art Glass Panels
acpim.com



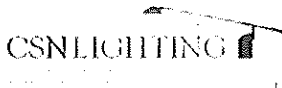
Lighting:



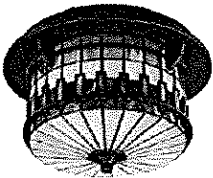
Lights:

1. Entry way 'Art Glass' light installed (see example)
2. Two Wall Lanterns to be installed on either side of front facade on brick column. (No electrical conduit to be installed on front facade).

Entryway Light:



Call us anytime at
(800) 457-2109



253 WITH A DIVERSED LINE OF LIGHTS Quozel - Autumn Ridge Outdoor Flush Mount in Bergamo

This Product Has Not Yet Been Reviewed - [Write A Review](#)

FREE SHIPPING!

Enjoy the beauty and drama of art glass on the outside of your home. This design was inspired by the Arts and Crafts movement, and features a handcrafted, genuine art glass shade with an attractive, three-dimensional geometric pattern in rich earthtones... (See Full Description)

OUR PRICE: \$422.99
Original Price: \$650.00
You Save: \$227.01 (35%)
SKU #QZ1602

Select Your Shipping:

FREE SHIPPING! Usually ships within 24 to 48 hours

Ground - Free!

Questions? Call us anytime at (800) 457-2109

[ADD ITEM TO CART](#)

MANUFACTURER DETAILS



For over seventy years, Quozel Lighting has been dedicated to the design and production of its diversified line of fine lighting products and home accessories. Quozel is well known for its skilled craftsmanship and... [More on Quozel...](#)

PRODUCT DETAILS

Quozel TFA1615BE - Autumn Ridge Outdoor Flush Mount in Bergamo
Part of the Autumn Ridge collection ([View Full Autumn Ridge collection](#))
Enjoy the beauty and drama of art glass on the outside of your home. This design was inspired by the Arts and Crafts movement, and features a handcrafted, genuine art glass shade with an attractive, three-dimensional geometric pattern in rich earthtones.

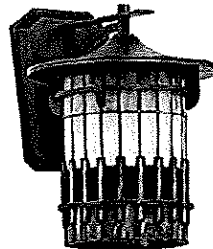
Features:

- o Bergamo finish
- o Iron material
- o Requires 2 x 75W A19 medium base bulb - not included
- o Rated for outdoor use
- o Glass count: 144
- o Overall dimensions: 9" H x 15" D

Side sconce style lights:



Call us anytime at
(800) 457-2109



253 WITH A DIVERSED LINE OF LIGHTS Quozel - Autumn Ridge Outdoor Medium Wall Lantern in Bergamo

This Product Has Not Yet Been Reviewed - [Write A Review](#)

FREE SHIPPING!

Enjoy the beauty and drama of art glass on the outside of your home. This design was inspired by the Arts and Crafts movement, and features a handcrafted, genuine art glass shade with an attractive, three-dimensional geometric pattern in rich earthtones... (See Full Description)

OUR PRICE: \$358.99
Original Price: \$532.00
You Save: \$173.01 (33%)
SKU #QZ1606

Select Your Shipping:

FREE SHIPPING! Usually ships within 24 to 48 hours

Ground - Free!

Questions? Call us anytime at (800) 457-2109

[ADD ITEM TO CART](#)

MANUFACTURER DETAILS



For over seventy years, Quozel Lighting has been dedicated to the design and production of its diversified line of fine lighting products and home accessories. Quozel is well known for its skilled craftsmanship and... [More on Quozel...](#)

PRODUCT DETAILS

Quozel TFA8412BE - Autumn Ridge Outdoor Medium Wall Lantern in Bergamo
Part of the Autumn Ridge collection ([View Full Autumn Ridge collection](#))
Enjoy the beauty and drama of art glass on the outside of your home. This design was inspired by the Arts and Crafts movement, and features a handcrafted, genuine art glass shade with an attractive, three-dimensional geometric pattern in rich earthtones.


Features:

- o Bergamo finish
- o Iron material
- o Requires 1 x 150W A21 medium base bulb - not included
- o Glass count: 100

Lighting alternate:

CSN LIGHTING

Call us anytime at (800) 457-2109



World Imports Lighting - Dark Sky Large Outdoor Wall Lamp in Bronze

This Product Has Not Yet Been Reviewed - [Write A Review](#)

FREE SHIPPING!

The Dark Sky Collection features three back door lights that will not create any adverse effects of artificial light including sky glow, glare, light trespass, or energy waste. This large outdoor wall lamp comes finished in a warm, decorative bronze... [\(See Full Description\)](#)

OUR PRICE: \$125.00
Original Price: \$207.00
You Save: \$82.00 (40%)
SKU #w01737

Select Your Shipping:
FREE SHIPPING! Not Available Until: 2/5/2008

Ground - Free!

Questions? Call us anytime at (800) 457-2109

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MANUFACTURER DETAILS:

For more than 30 years, World Imports has brought a higher standard of style and sophistication to interior designer lighting collections around the world. Each lighting fixture, whether traditional classic, contemporary or strikingly eclectic, is an... [More on World Imports...](#)

PRODUCT DETAILS:

World Imports 9004-89 - Dark Sky Large Outdoor Wall Lamp in Bronze
Part of the Dark Sky collection. [\(View Full Dark Sky collection\)](#)

The Dark Sky Collection features three back door lights that will not create any adverse effects of artificial light including sky glow, glare, light trespass, or energy waste. This large outdoor wall lamp comes finished in a warm, decorative bronze. The fixture adds unique character to your home's exterior while also complying with the Dark Sky Association's guidelines. This outdoor wall lamp will help to make the right impression on your guests before they enter your home!

Features:

- Outdoor wall lamp
- Dark Sky Collection
- Bronze finish
- Uses one 100w medium base bulb (not included)
- Complies with Dark Sky Association's guidelines
- Available in three sizes
- Back plate dimensions: 6" Dia
- Overall dimensions: 11.5"H x 12"W x 26"Ext

Light alternative:
1. Dependant upon final costs, owner would like the option of using gooseneck style light on to outer brick column instead of art glass sconce lights as described earlier.

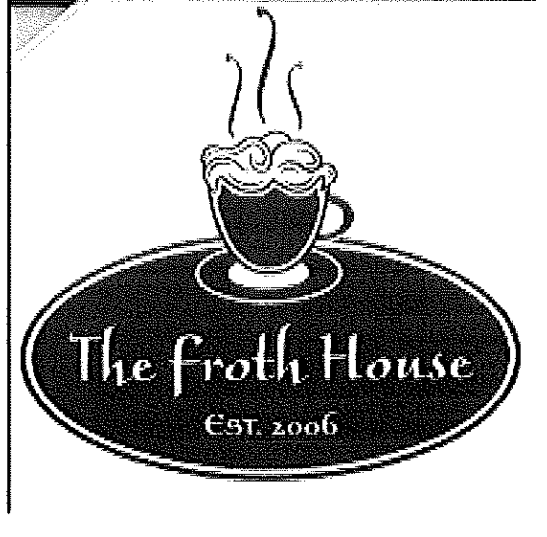
Window Signs:



Signs:

1. Interior Froth House window signs will be added to windows in accordance with signage regulations
2. One logo per large picture window, approximately 24"x24" in size, plus/minus 6" inches.

Logo to be placed in each picture window according to signage regulations.



Hanging Sign:

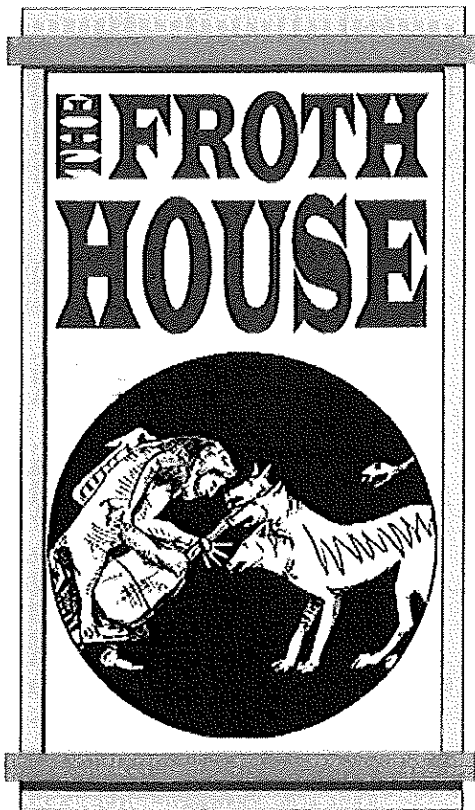
Hanging sign to start two feet above the brick and hang down approximately one foot over doorway opening.



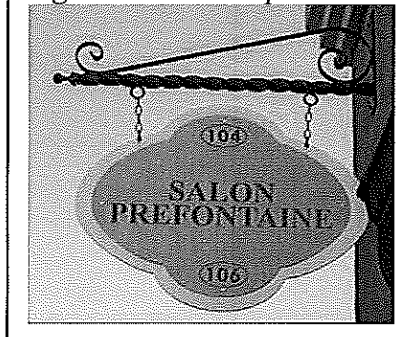
Hanging Sign:

1. **Exterior Projecting Froth House Sign:** Woodblock carving by local artist Steven Chappell. Wood Carving to be based upon concept seen at left. All sign permits to be arranged before installation. *Projecting sign to follow all sign regulations.* There is approximately 24" of private property between front of building and ROW line.

Wood carving by local artist to be based upon concept here: sign will be approximately 24x36 inches at outer edges

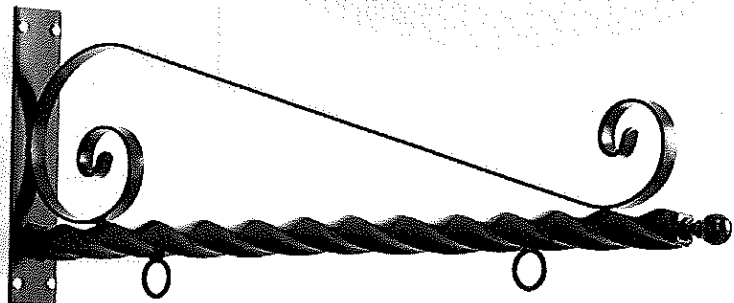


Sign Bracket example:



2. Existing Sign Bracket to be removed and replaced in new location with new (more stable) sign bracket. New sign to be hung from artist made bracket in the style of bracket at shown.

40" Twisted Arm Blade Sign Bracket
Overall Width: 40" Suggested Sign Width: 26"-36"
Ring Centers: 22"



This is a peel & stick decorative laminate to be applied to your existing switch and outlet covers. One package contains 2 sheets that are 6" x 12" in the finish of your choice.



Inside Corner Trim
Length 18"

Edge J-Trim
Length 18"

Bermuda Bronze

COVER # FINISH #

B48 =

Quantity of Packages Price Per Package



No returns after 30 days.

TOTAL →

Free delivery to your home within 21 days.

Matching Finish Outlet Cover



Moonstone Copper

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Sound Ideas. Proven Products.
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For more information call
800.434.3750

Cover: Traditional 6 in Moonstone Copper
Inside Top: Traditional 1 in Paintable White

Also Available
Classic Tin Style
Ceiling
Decorative Thermoplastic Panels




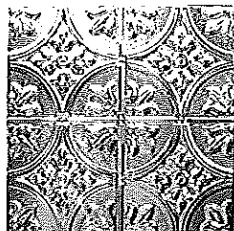
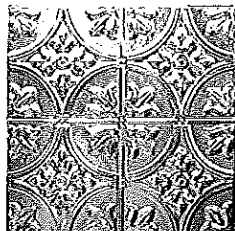
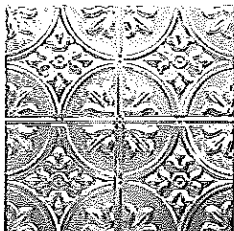
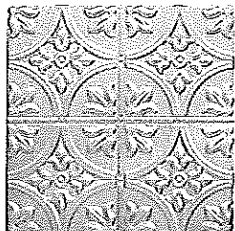
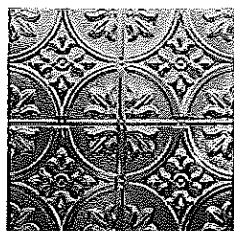
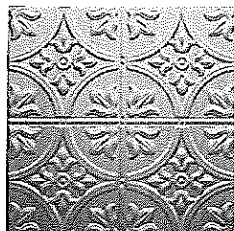
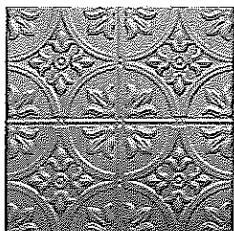
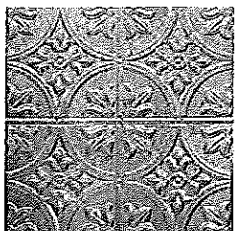
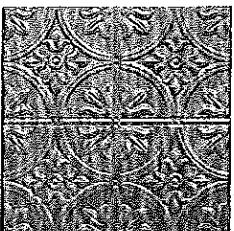
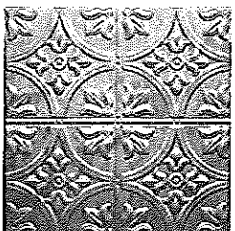
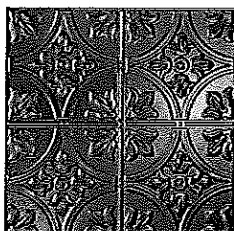

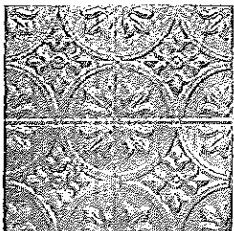
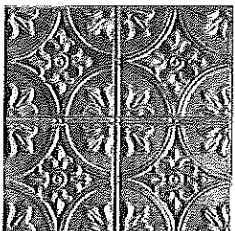
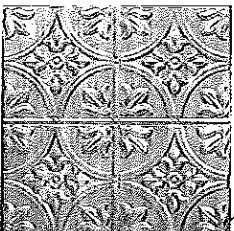
Muted Gold

See sales associate for details
or call for more information
at 800-434-3750.

CAUTION: Although these panels are "Class A" fire rated, they can be deformed with excessive heat. Never expose to heat over 140°F. Keep toaster ovens, cooking ranges, etc. 2-3 inches away from the panel's surface. Never use abrasive materials such as Scotchbrite pads, Brillo pads etc. to clean surface, use only a soft cloth or sponge with mild soap and water.

Finish Selection

Finish samples are available by request. Please call ACP at 800-434-3750 or visit our web site at acpideas.com

					
Paintable White Finish # 00	Brass Finish # 04	Chrome Finish # 05	Brushed Aluminum Finish # 08	Argent Silver Finish # 09	Polished Copper Finish # 25
					
Argent Gold Finish # 24	Copper Finish # 10	Copper Fantasy Finish # 11	Verdigris Finish # 16	Bermuda Bronze Finish # 17	Oil-Rubbed Bronze Finish # 26
					
Moonstone Copper Finish # 18	Cracked Copper Finish # 19	Muted Gold Finish # 20	Cross Hatch Silver Finish # 21		

Finishes represented in this brochure may differ from the actual finish colors.

Due to the nature of the manufacturing process, exact color finish matching from lot to lot is not guaranteed.

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acpideas.com

PROPOSAL

Rudolph's Workshop LLC

P.O. Box 45573
Madison, WI 53744
608-239-1244

PROPOSAL NO.

SHEET NO.

DATE

PROPOSAL SUBMITTED TO:

NAME	The Froth House
ADDRESS	11 N. Allen St. Madison, WI 53726
PHONE NO.	

WORK TO BE PERFORMED AT:

ADDRESS	11 N. Allen St. Madison, WI 53726
DATE OF PLANS	
ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of The removal of the front entrance soffit to bring the entrance back to its original look. Once the soffit is removed, prepare & install a new ceiling using antique design ceiling tiles (copper plated).

Supply special lifting for electricians	\$ 330.00
Supply ceiling supplies	\$ 400.00
Labor	\$ 352.50
Grand Total	1082.50

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ 1,082.50)

with payments to be made as follows:

Respectfully submitted [Signature]
Per Rudolph's Workshop LLC

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within _____ days.

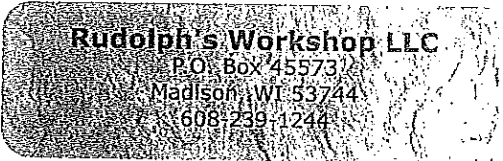
ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
Signature _____

Date _____

PROPOSAL



PROPOSAL NO.
SHEET NO.
DATE 12.08.07

PROPOSAL SUBMITTED TO:

NAME The Froth House
ADDRESS 11 N. Allen St. Madison, WI 53726
PHONE NO.

WORK TO BE PERFORMED AT:

ADDRESS Same
DATE OF PLANS
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of Patch work
to the front foundation, and steps.

- chipping & cleaning out cracks in foundation.
- Prepare hydraulic cement to be used for patching.
- Apply cement & smooth out.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of One Hundred & Forty Dollars (\$ 140.00)

with payments to be made as follows:
Pay in full upon completion?

Respectfully submitted [Signature]
 Per Rudolph's Workshop LLC

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within _____ 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. Payments will be made as outlined above.

Signature _____
 Date _____ Signature _____

THE FROTH HOUSE

28"



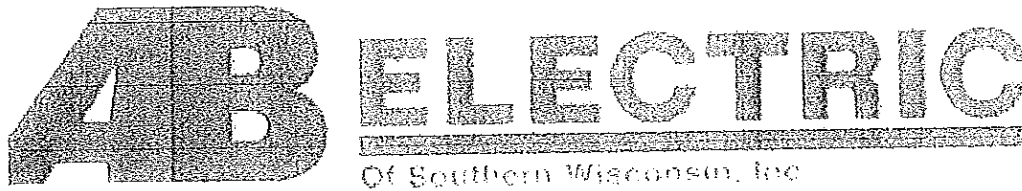
16"

CONCEPT 2



The froth House

EST. 2006



November
6, 2007

The Froth House
Eric Thebert / Terese Dietrich
11 North Allen Street
Madison, WI 53726
ethebes@yahoo.com
608-231-0100

Re: Exterior Lights

The following proposal is for work to be completed at The Froth House at 11 North Allen Street, Madison, WI as previously discussed with our Service Manager, Jason Gross.

Should any questions arise regarding the scope of work to be provided or pricing submitted, please do not hesitate to contact our office. Should you receive other proposals for this work we would appreciate a call to discuss any differences or to clarify any part of the proposal. We are very confident in the proposal put forth by our estimator as well as the level of service that would be provided by our technicians.

Exterior Lights

1. Provide and install (1) one ½" EMT conduit for exterior lights. New conduit will run horizontally across the front exterior of the building. Two (2) new surface mounted light fixture boxes will be installed one on each side of building.
2. Install two customer-provided exterior light fixtures.
3. Remove existing recessed can light and wiring in front entry soffit.
4. Install one customer-provided surface mount light fixture, utilizing existing circuitry and switch for new light fixture.

Controlling New Exterior Light Fixtures

Option #1

Provide and install (1) one single toggle switch located near electrical panel.

Exterior Lights Installation & Option #1 Price

\$685.00

Option #2

Provide and install (1) one new time clock with photo eye override. Time clock will be mounted adjacent to existing electrical panel. New photo eye will be installed on exterior of building.

Exterior Lights Installation & Option #2 Price

\$785.00

Note – Hourly rate quoted in this proposal is \$60.00 per hour.

NOTES / EXCLUSIONS:

1. Upon completion of project, job costing will be proposed to provide the truest and fairest final invoice amount.
2. **If pre-existing non-code compliant repairs are mandated by the electrical inspector, these repairs would be discussed and clarified before the additional work is to begin. Mandated repairs would be completed in addition to the original proposal price.**

Thank you for your time and consideration. We hope this proposal meets with your approval and you are able to award this project to AB Electric.

This proposal is firm for a period of 30 days from the date noted above and shall lapse at the end of said period unless accepted by Purchaser within said period or renewed in writing for subsequent 30-day periods by AB Electric *with the following exception: This project was quoted on November 6, 2007. Due to the fluctuation of copper wire pricing, if a (+) or (-) of 2% is recognized at time of acceptance of proposal or during the span of this project, a revision of pricing showing this increase or decrease will be required.*

The Froth House
11 North Allen Street
Exterior Lights
Page 3

Invoicing to occur within 30 days of start of project or upon 50% completion of project whichever occurs first. Payment due upon receipt of invoice. Interest will be charged at the rate of 1 ½ % on balances due over thirty (30) days.

Submitted by: Jason Gross, Service Manager
Please contact AB Electric of Southern Wisconsin, Inc at the following numbers:

(608) 423-

(608) 423-

7155office

3881 fax

Accepted By: _____
(company name)

jasong@abelectric.org

(print name)

(signature) ____/____/2007

PROPOSAL

BRUNKE GLASS & WINDOW CO., INC.

6702 Watts Rd.
Madison, WI 53719
(608) 271-3155
Fax (608) 271-7098

Dec 14,2007

Mark Shulman

Job: Froth House
11 N. Allen St.

Replace Storefront 1/4 Bronze Plate
W/ 2 - 1" Tempered Low E IG

2 - 60 X 72	\$630.00	\$1260.00
1 - 2" X 6 X 72 Mull		\$25.00
2 - 48 X 72	\$505.00	\$1010.00
1 - 2 X 6 X 72 Mull		\$25.00

Replace Top Sash W/ 1" Low E IG

2 - 58 X 23	\$150.00	\$300.00
2 - 46 X 23	\$130.00	\$260.00

Replace Lower Level Sash W/ 1" Tempered

Low E IG - 1 Lite Pattern 62

3 - 38 X 20	\$158.00	\$474.00
3 - 30 X 20	\$95.00	\$285.00

200' 1 x 1 Stop

\$150.00

Repair Rotted Sills As Needed

Labor

\$2940.00

\$6729.00

Note: Repaired Sills to be Covered by Others

AUTHORIZED SIGNATURE _____

ACCEPTANCE OF PROPOSAL _____

DATE _____