

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 852/854 Williamson Street

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: July 21, 2015

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. 852/854 Williamson St**
Grantee: Holly Alexander

This property is located on the corner of Williamson Street and S. Patterson Street in the Third Lake Ridge Historic District and is thought to have functioned as one of Madison's earliest Inn's.

The scope of the exterior work will include:

- a. Removal of existing slate/asbestos siding that was applied over the original wood siding.**

- b. Restoration or replication and painting of the original wood siding.
- c. Restoration of the double entrance doors facing Williamson Street.
- d. Restoration of the mansard roof including original ridge-top trim details and dormer window openings.
- e. Restoration of the double-hung windows. Aluminum cladding applied to the exterior window trim components.
- f. Restoration and modification of the concrete foundation wall so that it does not project beyond the siding.
- g. Re-open window opening to the west of front doors and Install new 3-unit picture window with operable transoms above.
- h. Re-build entry roof and corner support column.

See Attachments for Specifications

Total project cost for 852/854 Williamson Street exterior work is estimated at \$44,523.72. Façade Improvement Grant not to exceed \$20,000

RECOMMENDATION:

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

852/854 Williamson Street- Certificate of Appropriateness

The Madison Landmarks at its meeting of July 6, 2015 approved issuance of a Certificate of Appropriateness for the project.



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: Abby Alexander Phone: 608-445-1867
 Business Name: WILLY STREET PUB & GRILL
 Building Name: _____
 Business Address: 852/854 WILLIAMSON ST Zip Code 53703
 E-mail Address: callal ex@hotmail.com
 Property Owner: Abby Alexander
 Address: 4674 RAINEN WAY Cottage Grove, WI 53527
 Name of Grantee: Abby Alexander
 Lease Terms: _____
 Definition of Project Scope: EXTERIOR RENOVATIONS TO THE HISTORIC BUILDING AT 854 WILLIAMSON STREET. IMPROVEMENTS WILL ADDRESS ROOFING, SIDING, WINDOWS AND DOORS.

ATTACHMENT

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

PROJECT BUDGET

List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$
<u>REMOVE SIDING + RESIDE + PAINT</u>	<u>17,554.24</u>	<u>8777.12</u>	<u>8777.12</u>
<u>ROOF + WINDOWS</u>	<u>15,376.57</u>	<u>7688.28</u>	<u>7688.29</u>
<u>FIRE ESCAPE</u>	<u>1,802.91</u>	<u>901.45</u>	<u>901.46</u>
<u>PICTURE WINDOW</u>	<u>6,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>
<u>CONCRETE FOUNDATION</u>	<u>2,790.00</u>	<u>1395.00</u>	<u>1395.00</u>
<u>DOUBLE DOORS</u>	<u>1,000.00</u>	<u>500.00</u>	<u>500.00</u>
Total:	<u>44,523.72</u>	<u>22,761.85</u> <u>\$ 20,000</u>	<u>22,761.97</u> <u>24,523.72</u>



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Contractor/Supplier: S and S HANDYMAN SERVICES + ROOFING SPECIALISTS
 Address: 220 CARDINAL DR, SUWANEE 159 CLARMA DR SUN PRAIRIE

ATTACHMENT

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

REMARKS THANK YOU FOR YOUR CONSIDERATION OF THIS PROJECT. WE ARE ALL EAGER TO BEGIN WORK AND RESTORE THIS HISTORIC BUILDING.

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: *Andy Alexander* Date: 7-1-15
 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

Façade Improvement Grant Program,

I am requesting your support of exterior renovations to the historic building at 852 Williamson Street located in the Third Lake Ridge historic district. Please consider the following:

Remove existing slate siding:

Currently, the majority of the building exterior is treated with slate siding. All slate siding will be removed from the building.

Bid: \$6,800.00

Restore presumed original siding or create similar aesthetic:

Upon removal of the slate siding the likely original wooden siding will be evaluated for restoration. If the wooden exterior beneath the slate siding can be restored, reasonable effort will be made to use this as the new exterior. If the wood surfaces cannot be restored, textured fiber cement lap siding will be used to create a German siding profile replicating as closely as possible the original design.

Bid: \$7,254.24

Paint the entire building Bid: \$3,500.00

Restore Mansard roofing system:

Restorations and improvements to the Mansard roof will be done concurrently with improved window treatments throughout the building. The roof was repaired in 2014 with tear-off and replacement to all flat, nonvisible, areas of the roof. Renovations are scheduled this fall to address the street facing slopes and impactful decorative elements of the Mansard roof system. Three layers of old shingle will be removed and plywood will be installed where needed. 30 year dimensional shingles will be applied along with new flashing. Concurrently, the dormers will be restored and renovated. Please note in the photos that the dormer windows are wrapped in shingles. All shingles will be removed from the dormers. The dormer window frames and sills will be rebuilt as needed and clad in aluminum. All windows in the building will be repaired or rebuilt as needed and all will be wrapped in aluminum to match the renovation of the dormer windows. All elements of the Mansard Roof system, as well as supporting materials, will match the existing design of the building.

Roofing Specialists Bid: \$9,000.00

S and S Handyman Bid: \$6,376.57

NOT Part of the Reside Grant

Improvements to existing fire escape platform:

The existing jump platform and four step stringer will be rebuilt using exterior grade treated lumber and exterior screws. A railing system will be employed to unify this necessary element with the traditional appearance of the building. A rail system will be created that has top and bottom rails with balusters between. All lumber will be of exterior grade and will be painted with exterior paint within 12 months of installation.

Bid: \$1,802.91

Restore the large picture window original to the tavern:

The original large picture window in the front of the building will be reopened. The window will have 3 individual windows with operable transoms above. The opening will be clad in aluminum unifying this element to the dormers and all other windows.

Bid: \$6000.00

Restore proper concrete foundation profile:

Concrete surfaces on the front of the building will be painted and renovated. The existing foundation has areas that project beyond the siding. These areas will be broken down, removed and rebuilt as necessary to create a uniform foundation that is flush and in keeping with the original design of the building.

Bid: \$2070.00

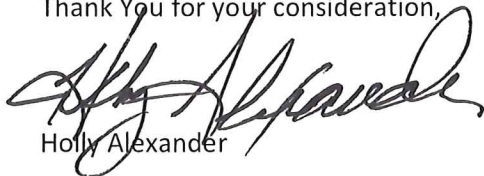
Painting of 412 sq.ft. Bid: \$720.00

Restore the double doors facing Williamson Street:

The double doors facing Williamson Street will be refurbished as closely as possible to the original design of the historic building. Glass will be installed in the upper openings of the door. Trim will be salvaged from the existing doors and necessary elements will be created to replicate the original doors.

Bid: \$1,000.00

Thank You for your consideration,



Holly Alexander

June 28 2015

Sandshandyman service hereby proposes to furnish the materials as stated and provide the labor for exterior remodeling projects at subject property. Above property owner agrees that, prior to the date of service, the work area would be cleared of all miscellaneous items that would interfere with the completion of the specific job as possible. All work will be performed by state certified supervisor or worker where required. All work will be performed at a safe and competent level as to not interfere with the orderly flow of patrons and or customers and pedestrians in and around the business as much as possible. All work will conform as closely as possible to City Safety code and Building Inspection requirements as well the City Landmark Commission concerns.

Front Picture Window Opening:

Using existing 69”x 104” block opening build and install 3 individual insulated glass front picture windows in openings of approximately 30”wide by 51”tall. Install insulated glass in openings. Install 3 awing style screened crank out opening windows above the big windows (all to fit within the existing opening.) Exterior clad all with matching aluminum per other windows, caulk, and seal, weather-strip, screw and or rivet.
\$6000.00 All materials included.

Buildings 22, 56 x 32 double hung windows, Top 7, Middle 12, and Ground 4:

Working with the roofer at level 3, without on others, rebuild or repair of framing as needed from exterior, replace exterior trim and sills as needed, apply aluminum cladding to all exterior wood window surface, repair or renew missing double hung storm or glass pane, install aluminum overlap storm windows at each window. Caulk, screw, nail and or rivet.

\$ 6,376.57 All materials included.

Rebuild the existing double doors facing Williamson Street using as much material as possible from the existing doors.

Remove and rebuild operable and fixed entry double doors at front of building. Remove and replace degraded components to match original as closely as possible. Leave door in pre paintable or primed and ready to paint condition.

\$1000.00 All material included.

Remove existing metal pole and replace with new hand rail.

Remove existing pole and rail outside front entry door, grind and sufficiently remove to cover hole with cement. Mount new grab rail on wall surface from front side corner angling up towards door to facilitate an operable grab rail. Grab rail can be of any material as to offer safe convenient and smooth gripping at appropriate height.

\$300.00 All materials included.

Asbestos siding removal

Removal and disposal of Approx 1600-1700 square feet of accessible ACM (Asbestos Containing Material) transite siding at property. All work will be performed by state certified asbestos supervisor / worker in accordance with all state and federal regulations. Pricing includes notification and fee to DHS.

\$6,800.00 **Asbestos siding removal**

Residing the entire building with composite, or, if possible, rebuild the existing wooden surface that is under the shingles.

Prepare existing wood lap siding for overlay. Cover with vapor barrier. Install 6.4" x 12" Prefinished Textured Fiber Cement Lap siding. Caulk and seal.

\$7254.24 All materials included.

Paint the entire building, all fencing, and all railings.

\$3500.00 All materials included.

Fire escape and four step stringer, lower landing and railing in ally way between buildings.

Rebuild/replace upper 4 x 4 landing, four step stringer, lower 4 x 4 landing and rebuild/replace railing to match back upper railing or neighboring railing as directed by Landmark Commission. Attach or re-attach and anchor to building securely and properly. Screw, bolt and caulk.

\$1,802.91 All materials included.

Rear fire escape access door at upper deck with dormer and metal landing.

Remove existing door and frame and rebuild opening and dormer as necessary. Prepare opening for pre hung entry door. Door will be a custom build or modification. No price at this time.

Concrete Surface on block addition, left side, front picture window, entry door wall and lower right front building face.

Remove down spout, remove existing concrete wall material and replace on all block wall surface and lower right front of building. Chip out existing concrete overlay, grind joints and cracks and prepare surface for new substrate appliqué. Apply wall anchors and or chicken wire where able. Apply concrete mastic in all areas where needed and tool off to match existing surface. Application material will be a wall bonding concrete material with additional tacking and hardening liquid additive. Painting necessary.

Concrete on 412 sq. ft. \$2070.00 All materials included

Painting of 412 sq. ft. \$720.00 Paint not included

Terms: Sandshandyman services requires a 50% down payment prior to any specific job start and payment in full upon completion of that job. Each of the above are considered a job. Cash or Check payments are accepted. Sandshandyman services exercises the right to seek legal action should these terms of payment not be adhered to as stated. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate also due upon completion of work. All agreements are contingent upon strikes, accidents or delays beyond our control. Quote is valid for 30 days. Sandshandyman services reserves the right to retract bid at any time prior to job start.

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.

Acceptance of Proposal

Date: 7-1-15

Signature: Holly Alexander

Holly Alexander

Note: All pricing is to be kept confidential and not shared with competitors

Roofing Specialists

159 Clarmar Dr. – Sun Prairie, WI

(608) 698-9543 (608) 219-5895

Dwelling Contractor Certification No. 834335 - Dwelling Contractor Qualifier Certification No. 834337

Owner's Name and Address: William Alexander <i>Holly Alexander</i>	Owners Home Phone: 608-256-8211	Owner's Other Phone:
Project Address (City, State, Zip): 852 Williamson St Madison WI	Project Phone: 608-256-8211	

I/We the owner(s) of the premises described above authorize Roofing-Specialist, hereinafter referred to as "Contractor" to furnish all labor necessary to roof and/or improve these premises in a good workmanlike and substantial manner according to the following terms, specifications and provisions:

A) Description of the work and materials to be used:

- Tear-off 3 layer of shingles.
- Install Plywood (OSB 7/16) where needed.
- Install new drip edge.
- Install 15lb felt.
- Install 6' ice & water shield from edge of eave.
- New 30 yr. dimensional shingles applied.
- Install new flashing.
- Properly remove and dispose of all waste roofing materials.
- Protect exposed roof from weather.
- Ensure clean project site post installation.
- Magnet for nails.
- Remove/re secure miscellaneous (ie satellite dish, etc.) atop roof note: owner responsible for any recalibration.
- Roofing Specialists installation warranty 10 years.

B) Notes:

4674 RAVEN WAY Cottage Grove, WI 53527

C) Payment: Full payment is due on the day of completion, unless alternative option is approved by contractor. See notes. Failure for payment will resort to 1.5% additional due for balance of project per week. Contractor proposes to perform the above work (subject to any additions and/or deductions pursuant to authorized change orders) for:

The Total Sum of \$9,000.00

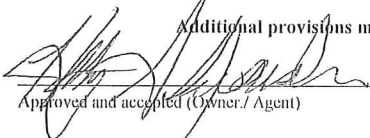
Down Payment of \$4,500.00

D) Commencement and Completion of Work: Commencement of work shall mean the physical delivery of materials onto premises and/or the performance of any labor and commencement shall be subject to permissible delays as described in paragraph (6) on page 2 of this contract.

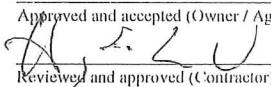
Approximate start date: 06/17/15 Approximate completion date: 06/24/15

E) Acceptance: This contract in approved and accepted. I/We understand that there are no oral agreements or understandings between the parties of this agreement. The written terms, provisions, plans (if any) and specifications in this contract is the entire agreement between the parties. Changes to this to this agreement shall be done by written change order only and with the express approval of both parties. Changes may incur additional charges.

Additional provisions may be contained on subsequent pages (see numbers below).


Approved and accepted (Owner / Agent)

6-3-15.
Date


Reviewed and approved (Contractor)

06/03/15
Date



WILLY STREET
PUB & GRILL

852

Budweiser

OPEN





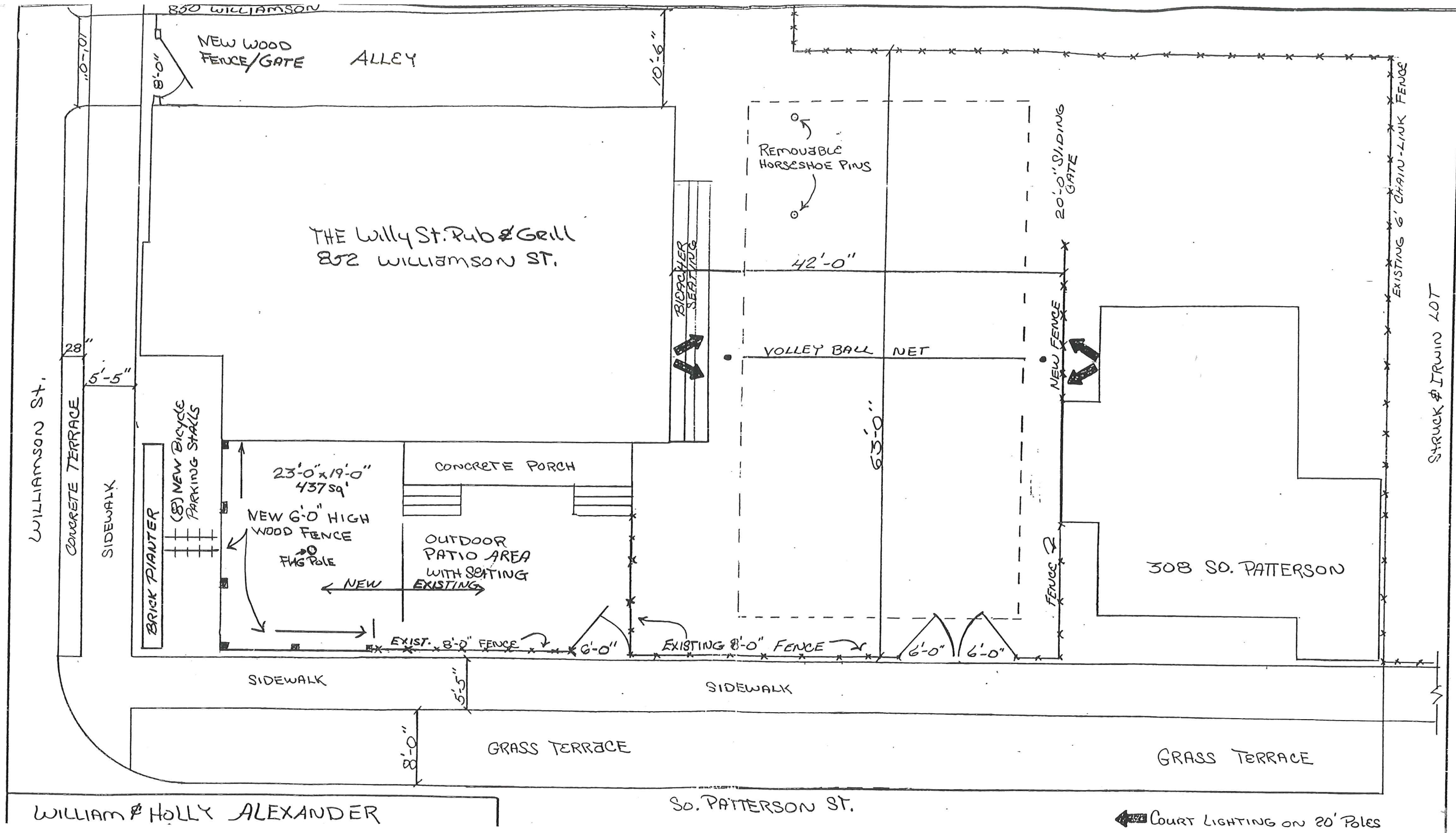


Paterson St

Paterson St
Williamson St

WILLY STREET
PUB & GRILL

WILLY STREET
PUB & GRILL



850 WILLIAMSON

NEW WOOD FENCE/GATE ALLEY

THE Willy St. Pub & Grill
852 WILLIAMSON ST.

BICYCLER SEATING

REMOVABLE HORSESHOE PINS

42'-0"

20'-0" SLIDING GATE

EXISTING 6' CHAIN-LINK FENCE

STRUCK & IRWIN LOT

WILLIAMSON ST.

CONCRETE TERRACE
28"
5'-5"

SIDEWALK

BRICK PIANTER

(8) NEW BICYCLE PARKING STALLS

23'-0" x 19'-0"
437 sq'

NEW 6'-0" HIGH WOOD FENCE

FHS POLE

NEW

CONCRETE PORCH

OUTDOOR PATIO AREA WITH SEATING EXISTING

EXIST. 8'-0" FENCE

EXISTING 8'-0" FENCE

63'-0"

VOLLEY BALL NET

NEW FENCE

308 SO. PATTERSON

SIDEWALK

5'-5"

SIDEWALK

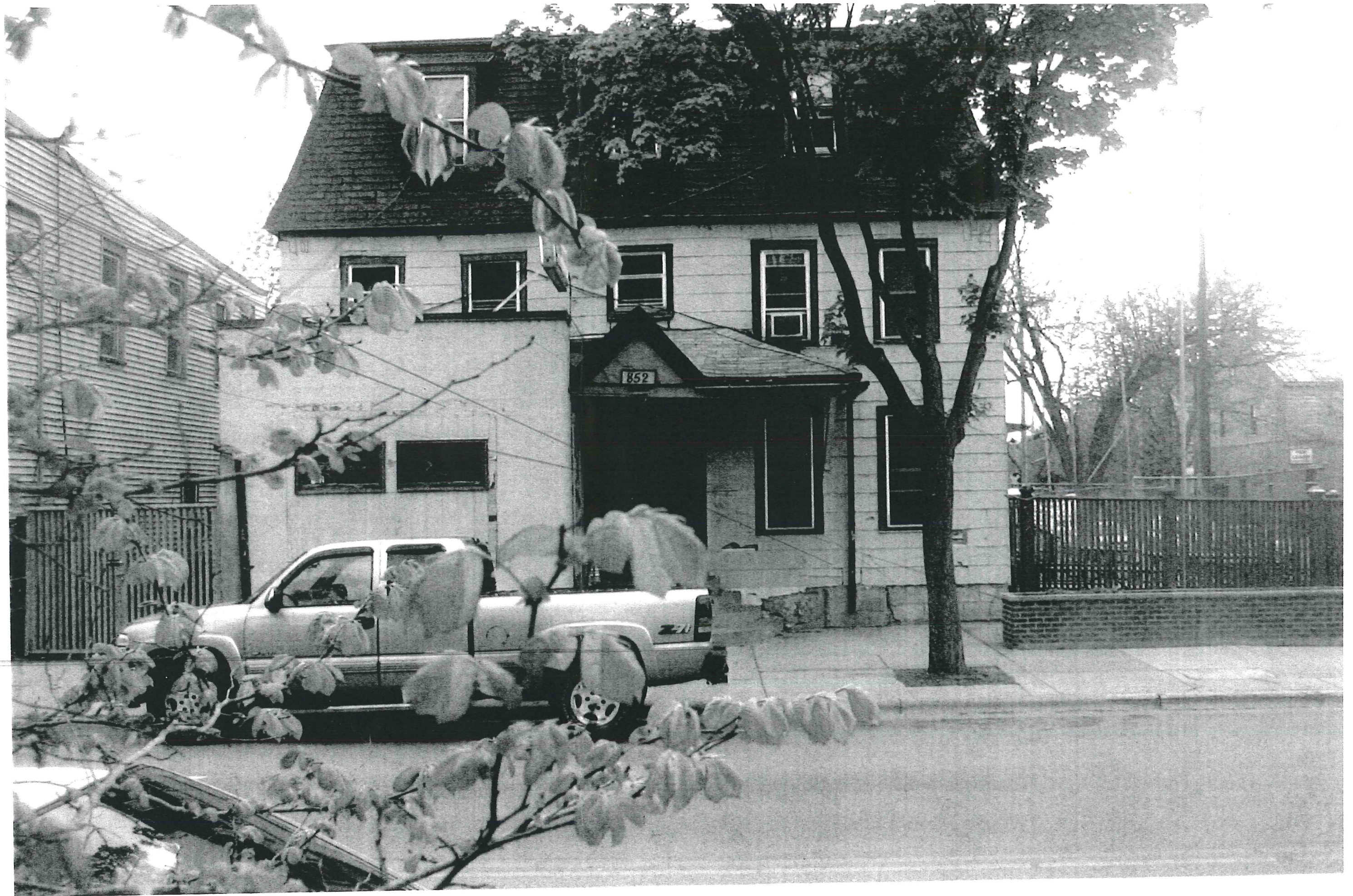
GRASS TERRACE

GRASS TERRACE

WILLIAM & HOLLY ALEXANDER

SO. PATTERSON ST.

COURT LIGHTING ON 20' POLES



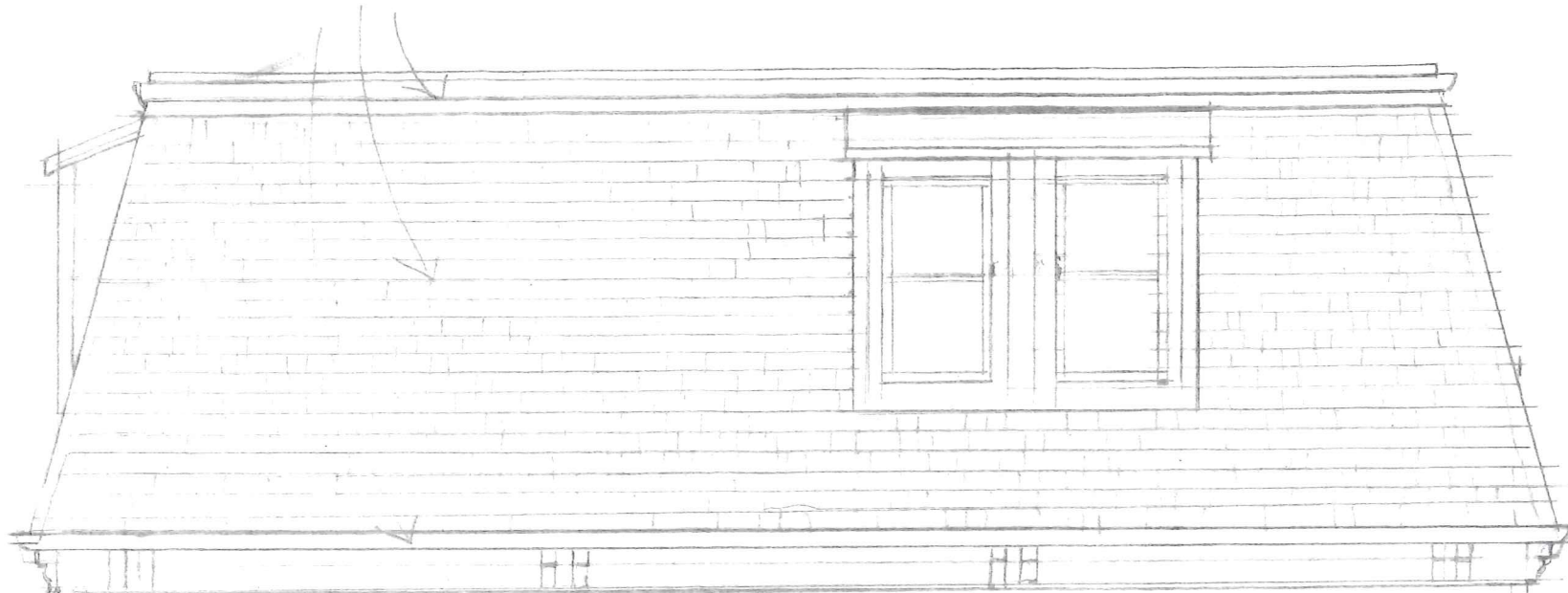




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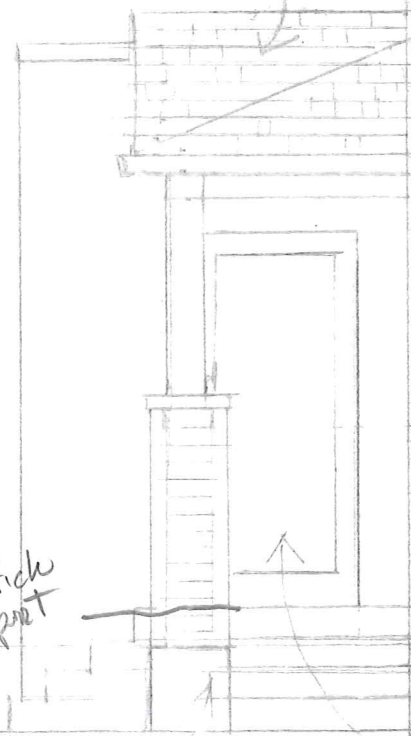
WILLY STREET
PUB & GRILL

NEW SHINGLES AND RAIN GUTTERS

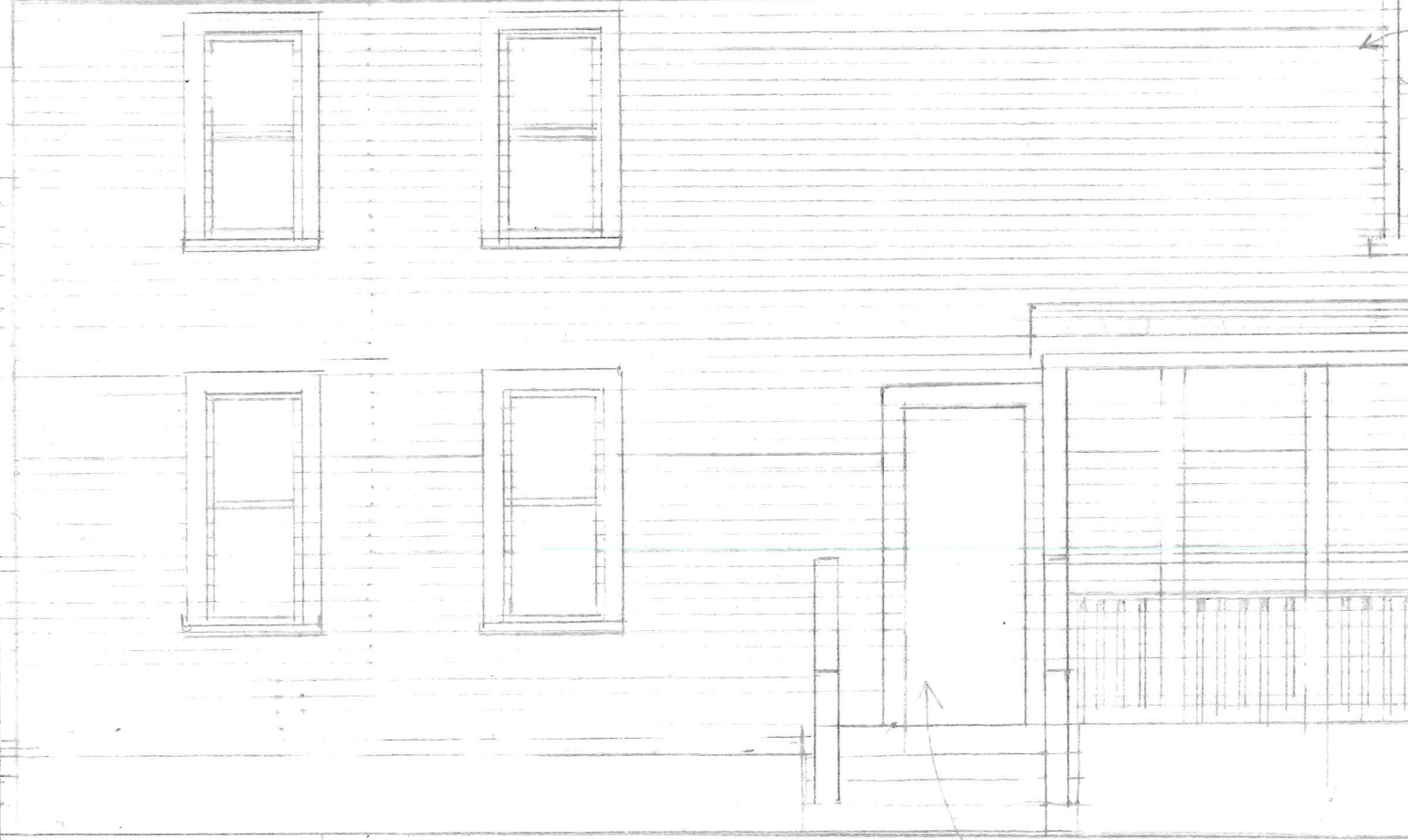


45° SIDING WIDTH

REBUILD ENTRY PISE



Top Brick Support



NEW PISE

NEW GLASS DOOR

PREVIOUSLY EXISTING DOOR POSSIBLY RE-OPENED

1/4" = 1'



→ Brick support will be lowered to height of top step, wood column above.