

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>January 23, 2007</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>January 30, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 101-109 N. Franklin Street

ALDERMANIC DISTRICT: #2 - Brenda Konkel

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Renaissance Property Group, LLC

Knothe & Bruce Architects, LLC

One Sherman Terrace, Suite 102

7601 University Avenue, Suite 201

Madison, WI 53704

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

December 17, 2007  
Revised: January 23, 2008

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: **The Conklin House Relocation**  
Letter of Intent  
Rezoning to PUD- SIP  
101-109 N. Franklin Street  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval of a rezoning request to PUD-SIP.

**Organizational structure:**

Project: The Conklin House Relocation  
101-109 N. Franklin Street

Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
(608) 838-0445 fax  
Contact: Dave Glusick  
[dglusick@calkinsengineering.com](mailto:dglusick@calkinsengineering.com)

Owner: Renaissance Property Group, LLC  
One Sherman Terrace, Ste 102  
Madison, WI 53704  
608-301-0000  
608-301-0001 fax  
Contact: Michael Matty  
[mmatty@renprogroup.com](mailto:mmatty@renprogroup.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Relocation Ten Twenty Two, LLC  
Developer:c/o Bill White at Michael Best &  
Friedrich, LLP  
One South Pinckney Street, Ste 700  
Madison, WI 53703  
608-257-3501  
608-283-2275 fax  
Contact: Bill White  
[wfwhite@michaelbest.com](mailto:wfwhite@michaelbest.com)

Landscape Design: Ken Saiki Design  
303 S. Paterson Street, Ste 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
[ksaiki@ksd-la.com](mailto:ksaiki@ksd-la.com)

**Introduction:**

This project proposes the renovation and infill development of three lots on the northeast corner of North Franklin and East Mifflin Street. The three properties have recently been purchased by Renaissance Property Group and suffer from an extended period of deferred maintenance.

The 13,171 square foot site is currently zoned R-5 and occupied by three residential structures, two garages and backyard parking for 17 cars. This proposal envisions the removal of the garages and backyard parking and the relocation of the Conklin House to a fourth lot created within the other three lots. The Conklin House is a turn of the century Queen Ann that was extensively remodeled by the firm of Claude & Stark and is currently located at 309 North Mills Street. The current site of the Conklin House is the subject of a development proposal for a higher-density student housing project that is now under consideration by the Plan Commission.

**Project Description:**

The three existing residential structures that face North Franklin Street were constructed between 1879 and 1918 and represent an eclectic and interesting mix of architecture from the period. The Conklin House will face East Mifflin Street with a raised porch and steps creating an inviting street presence. A new curb cut on Mifflin Street will provide access to a small 3 stall parking area. New and repaired concrete walks will provide pedestrian access to the backyard while a new wood ramp will provide handicap access to the Conklin House. The front, side and back yards are appropriately landscaped to facilitate outdoor recreation.

**Project Schedule and Management:**

It is anticipated that the relocation will occur in March, 2008 with the renovation of the structures to occur shortly after. Project completion, including landscaping, is scheduled for Summer of 2009. Trash will be collected in private household receptacles and brought to curb by tenants. Snow removal, landscape maintenance, and building maintenance will be provided by the owner.

**Social & Economic Impacts:**

The development will provide a new in-fill location for The Conklin House, a turn of the century Queen Ann by Claude & Stark Architects. It will also allow for the renovation and improvement of three existing residential structures while reducing backyard parking and increasing green space. The development will modestly increase housing in the central city and promote pedestrian and bicycle circulation while reducing vehicular traffic.

**Site Development Data:**

<u>Densities:</u>	<u>Existing</u>	<u>Required per R-5</u>	<u>Proposed</u>
Lot area	13,171 SF or .302 acres		same
Lot area / D.U.	2195 SF/unit		1317 SF/unit
Density (units/acre)	.0503		.0302
Usable open space	0 SF 0% of site	4,480 SF 34% of site	2212 SF 17% of site
 <u>Parking Ratios:</u>	 <u>Existing</u>	 <u>Required per R-5</u>	 <u>Proposed</u>
Automobile parking	17 stalls or 2.83 stalls/unit	16 stalls 1.6 stalls/unit	2 stalls or 0.2 stalls/unit

Bicycle parking	5 stalls	10 stalls	10 stalls
<u>Dwelling Unit Mix (Total Site):</u>	<u>Existing</u>	<u>Proposed</u>	
One-Bedroom		1	
Two-Bedroom	1	4	
Two-Bedroom + Den		1	
Three-Bedroom	4	2	
Three-Bedroom + Den		1	
Five-Bedroom		1	
<u>Six-Bedroom</u>	<u>1</u>		
Total Dwelling Units	6 (20 Bedrooms)	10 (25 Bedrooms)	

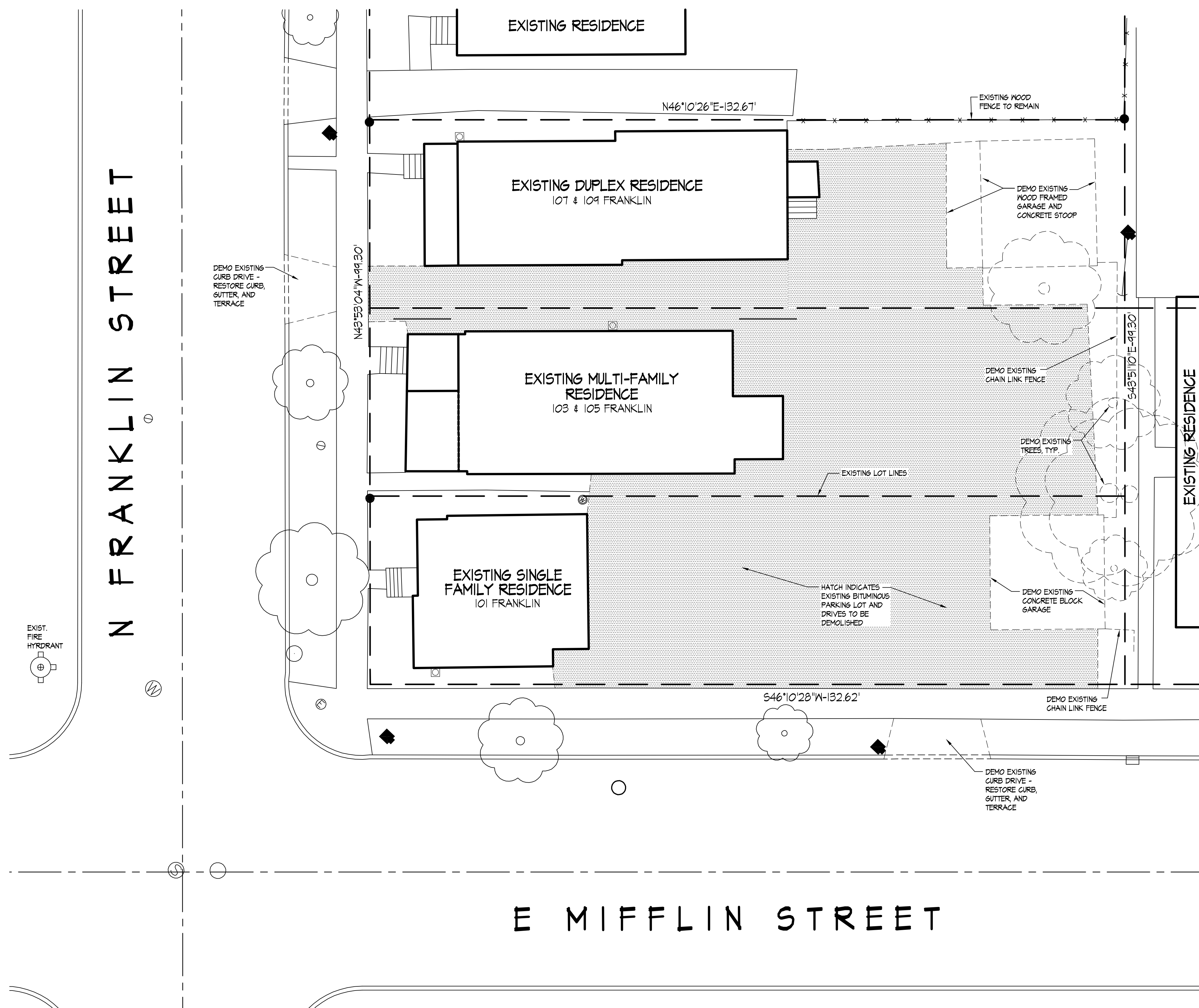
<u>Dwelling Unit Mix – Existing (By Building):</u>	<u>101</u>	<u>103-105</u>	<u>107-109</u>	<u>Conklin House</u>
One-Bedroom				
Two-Bedroom			1	
Two-Bedroom + Den				
Three-Bedroom	1	2	1	
Three-Bedroom + Den				
Five-Bedroom				
<u>Six-Bedroom</u>		<u>1</u>		
Total Dwelling Units	1	3	2	-
Total Bedrooms	3	12	5	-

<u>Dwelling Unit Mix – Proposed (By Building):</u>	<u>101</u>	<u>103-105</u>	<u>107-109</u>	<u>Conklin House</u>
One-Bedroom				1
Two-Bedroom		2	1	1
Two-Bedroom + Den				1
Three-Bedroom	1		1	
Three-Bedroom + Den				1
Five-Bedroom		1		
<u>Six-Bedroom</u>				
Total Dwelling Units	1	3	2	4
Total Bedrooms	3	9	5	8

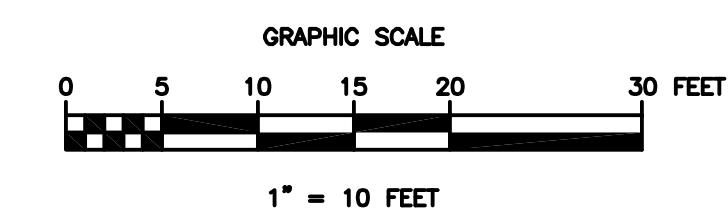
<u>Conklin House Gross Area (approx.):</u>	
Basement	1971 SF
First Floor	2000 SF
Second Floor	2000 SF
<u>Third Floor</u>	<u>1150 SF</u>
Total Area	7121 SF

Thank you for your time in reviewing our proposal.

Very Truly Yours,



Revisions  
 PUD Submittal - December 17, 2007  
 Final UDC Submittal - January 2, 2008



Project Title  
**Conklin House Relocation**

101 - 109 N. Franklin St.  
 Drawing Title  
**Demolition Site Plan**

Project No. **0622-H** Drawing No. **C-1.0**

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**DEMOLITION SITE PLAN**  
 1" = 10'-0"

Consultant

Notes

1. ALL WALKWAY STAIRS TO HAVE PAINTED RAILINGS EACH SIDE.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON SPECIFICATIONS.
3. ALL TRASH TO BE COLLECTED IN PRIVATE HOUSEHOLD RECEPTILES TO BE BROUGHT TO CURB.
4. ALL PARKING STALLS SHALL BE STRIPED WITH WHITE OR YELLOW STRIPES A MINIMUM OF 3' WIDE. ACCESSIBLE STALLS SHALL BE MARKED BY AN APPROVED SIGN. ACCESS AISLES SHALL BE PAINTED WITH CROSS-HATCHING.
5. 1:48 MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALL AND ACCESS AISLE. 1:20 MAXIMUM SLOPE IN ANY DIRECTION AT TYPICAL PARKING STALLS.
6. SEE GRADING, UTILITY, EROSION CONTROL, AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.

Site Development Data:

Densities:	Existing	Required per R-5	Proposed
Lot area	13,171 SF or .302 acres		same
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Density (units/acre)	.0302		.0302
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Parking Ratios:	Existing	Required per R-5	Proposed
Automobile parking	17 stalls or 2.83 stalls/unit	16 stalls 1.6 stalls/unit	2 stalls or 0.2 stalls/unit
Bicycle parking	5 stalls	10 stalls	10 stalls

Dwelling Unit Mix (Total Site):	Existing	Proposed
One-Bedroom	1	1
Two-Bedroom	1	4
Two-Bedroom + Den	1	1
Three-Bedroom	4	2
Three-Bedroom + Den	1	1
Five-Bedroom	1	1
Six-Bedroom	1	1
Total Dwelling Units	6 (20 Beds)	10 (26 Beds)

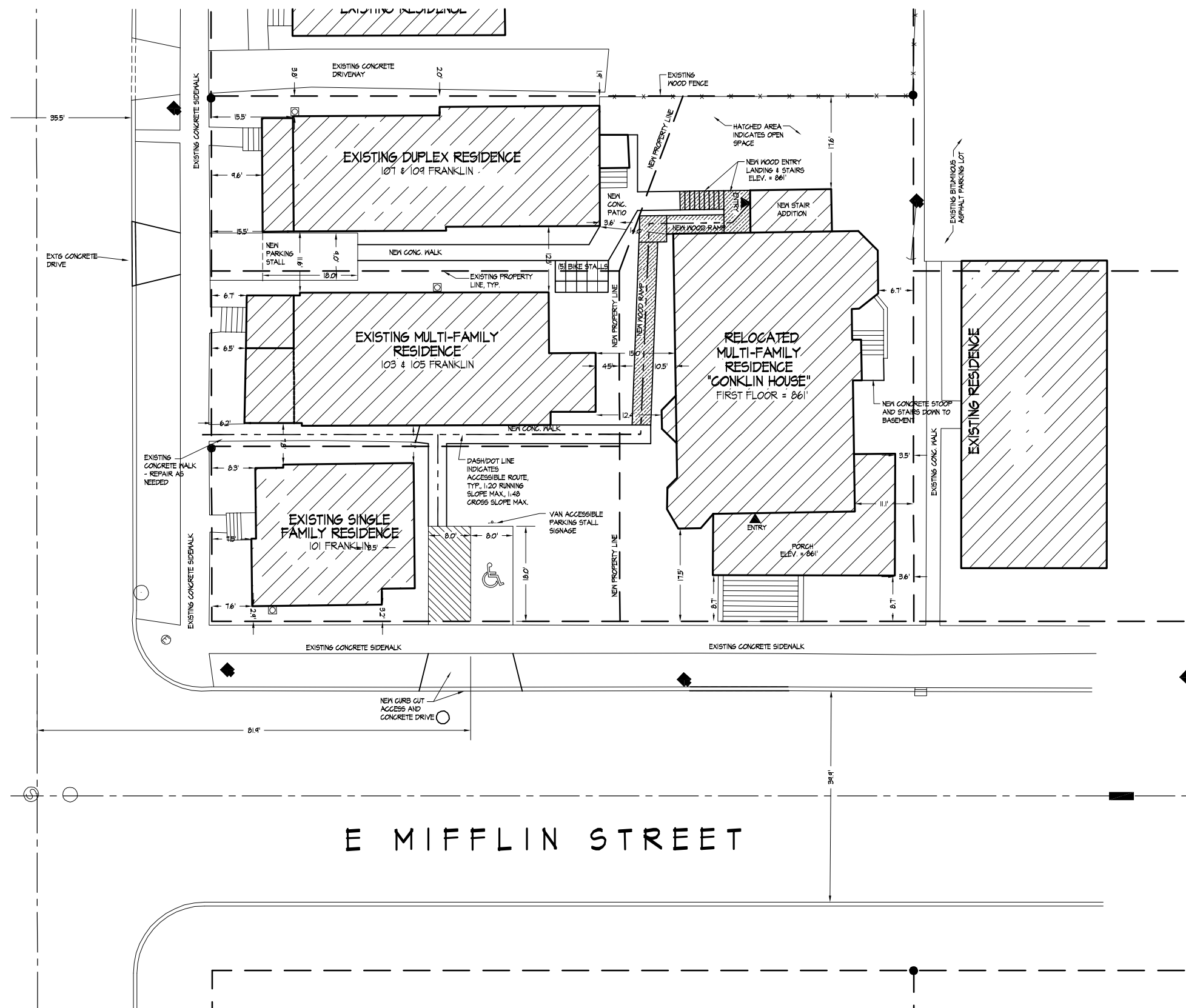
  

Dwelling Unit Mix (By Building):	Existing	Proposed	Conklin House	
One-Bedroom	101	103/106	107/109	Conklin House
Two-Bedroom		0/2	1/1	-/1
Two-Bedroom + Den		1/1	1/1	-/1
Three-Bedroom	1/1	2/0	1/1	-/1
Three-Bedroom + Den				
Five-Bedroom		0/1		
Six-Bedroom		1/0		
Total Dwelling Units	1	3	2	4
Total Bedrooms	3	9	5	8

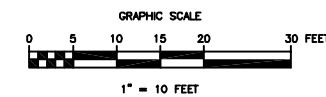
  

Conklin House Gross Area (approx):

Basement	1971 SF
First Floor	2000 SF
Second Floor	2000 SF
Third Floor	1150 SF
Total Area	7121 SF



Revisions  
 PUD Submittal - December 17, 2007  
 Initial UDC Submittal - January 2, 2008  
 Final UDC Submittal - January 23, 2008



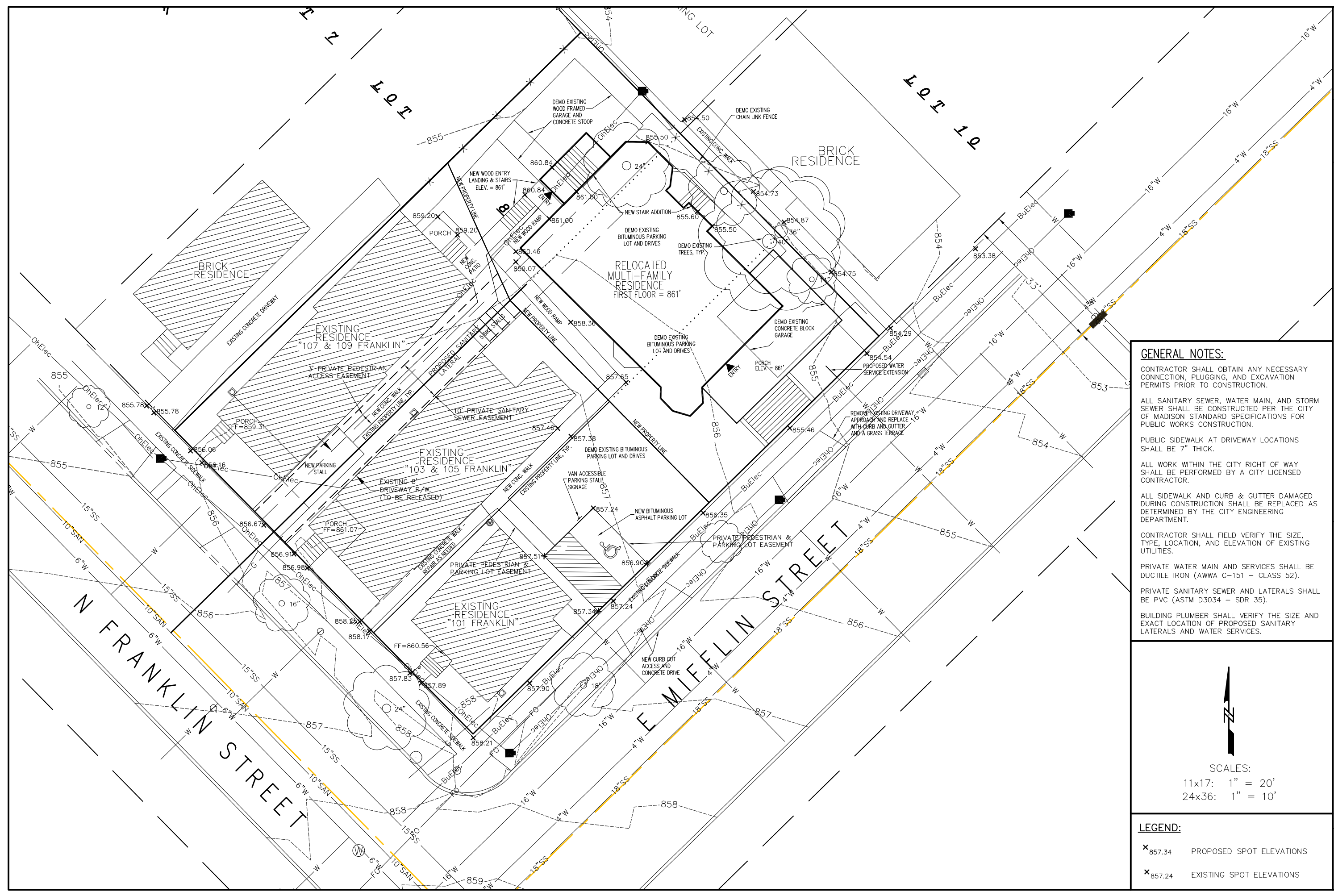
Project Title  
**Conklin House Relocation**

101 - 109 N. Franklin St.  
 Drawing Title  
**Site Plan**

Project No. **0622-H** Drawing No. **C-1.1**

**SITE PLAN**  
 1" = 10'-0"

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**GENERAL NOTES:**

CONTRACTOR SHALL OBTAIN ANY NECESSARY CONNECTION, PLUGGING, AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ALL SIDEWALK AND CURB & GUTTER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).

BUILDING PLUMBER SHALL VERIFY THE SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.



SCALES:  
 11x17: 1" = 20'  
 24x36: 1" = 10'

**LEGEND:**

- x<sub>857.34</sub> PROPOSED SPOT ELEVATIONS
- x<sub>857.24</sub> EXISTING SPOT ELEVATIONS

**CONKLIN HOUSE RELOCATION**

**GRADING, EROSION CONTROL, AND UTILITY PLAN**

Calkins Engineering, LLC  
 Civil Engineers & Land Surveyors

PAGE  
1 OF 1

DATE: 12-17-07  
 REVISIONS:  
 DATE: 01-22-08  
 Calkins Engineering, LLC  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 DRAWING NAME: P:\PROJECTS\LE\01\DESIGN-RELOCATED HOUSE\LE\01-BASE-4.LOT.DWG  
 FN: LE.01



Consultant



Notes  
SEE L12 FOR DETAILS,  
PLANT SCHEDULE, AND  
PLANTING NOTES

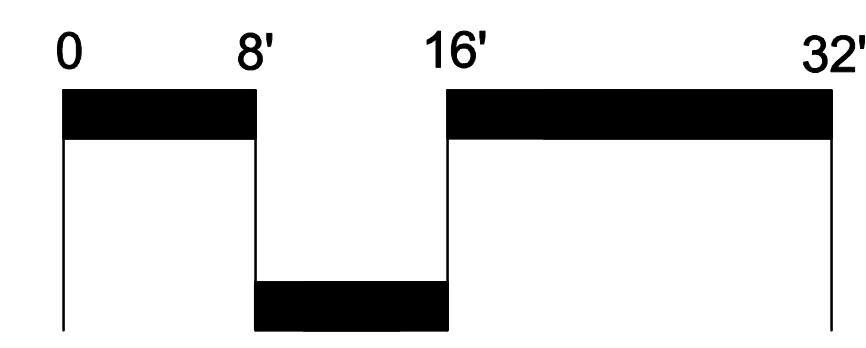
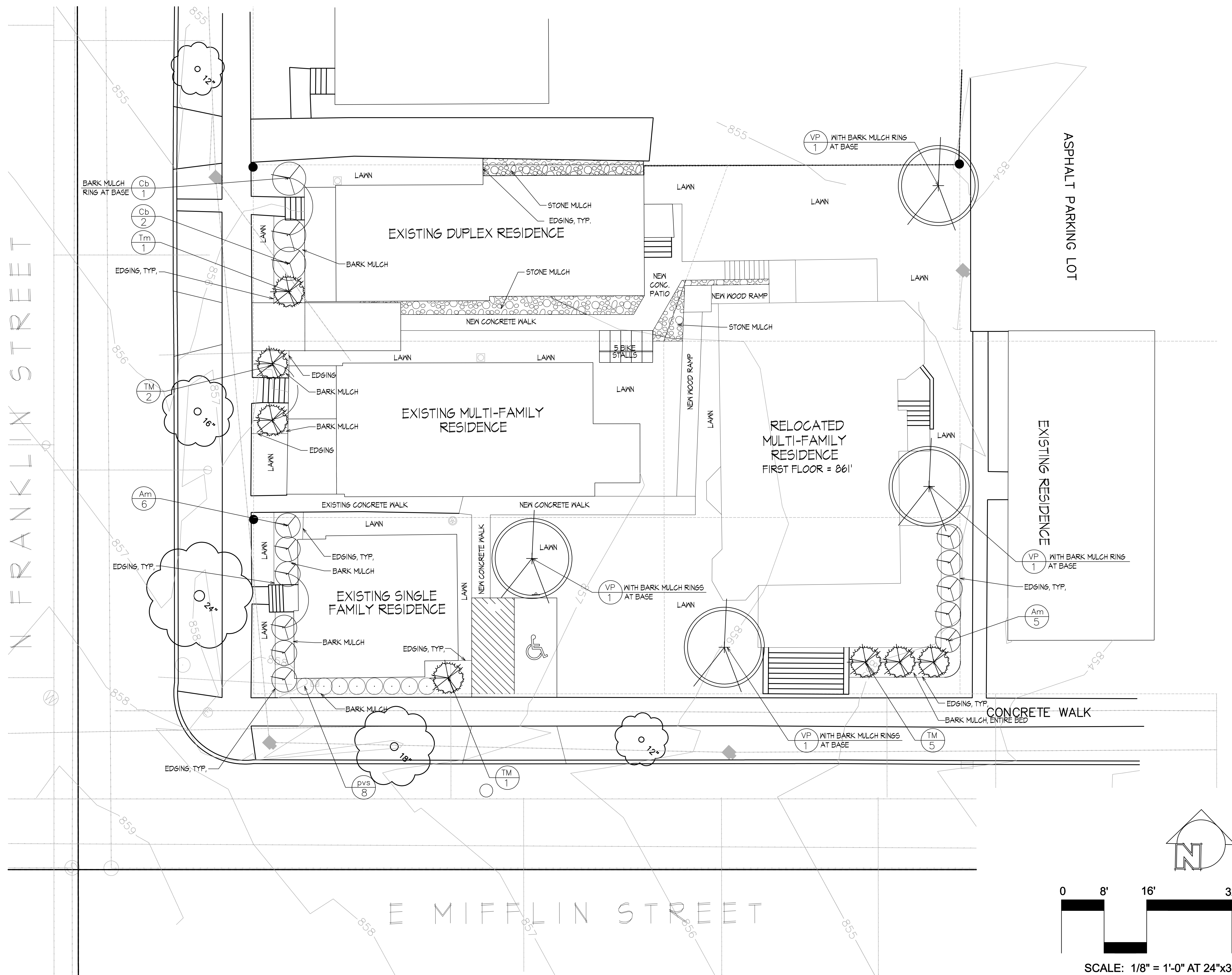
Revisions  
Plan Commission December 11, 2001  
UDC January 23, 2008

Project Title  
Conklin House  
Relocation

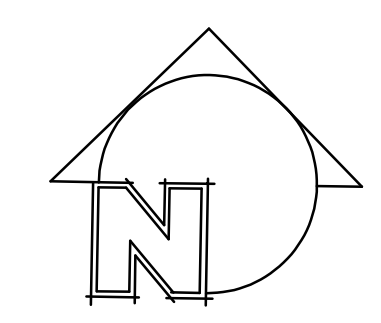
101 - 109 N. Franklin St.  
Drawing Title  
Site Planting Plan

Project No. 0622-H Drawing No. L 1.1

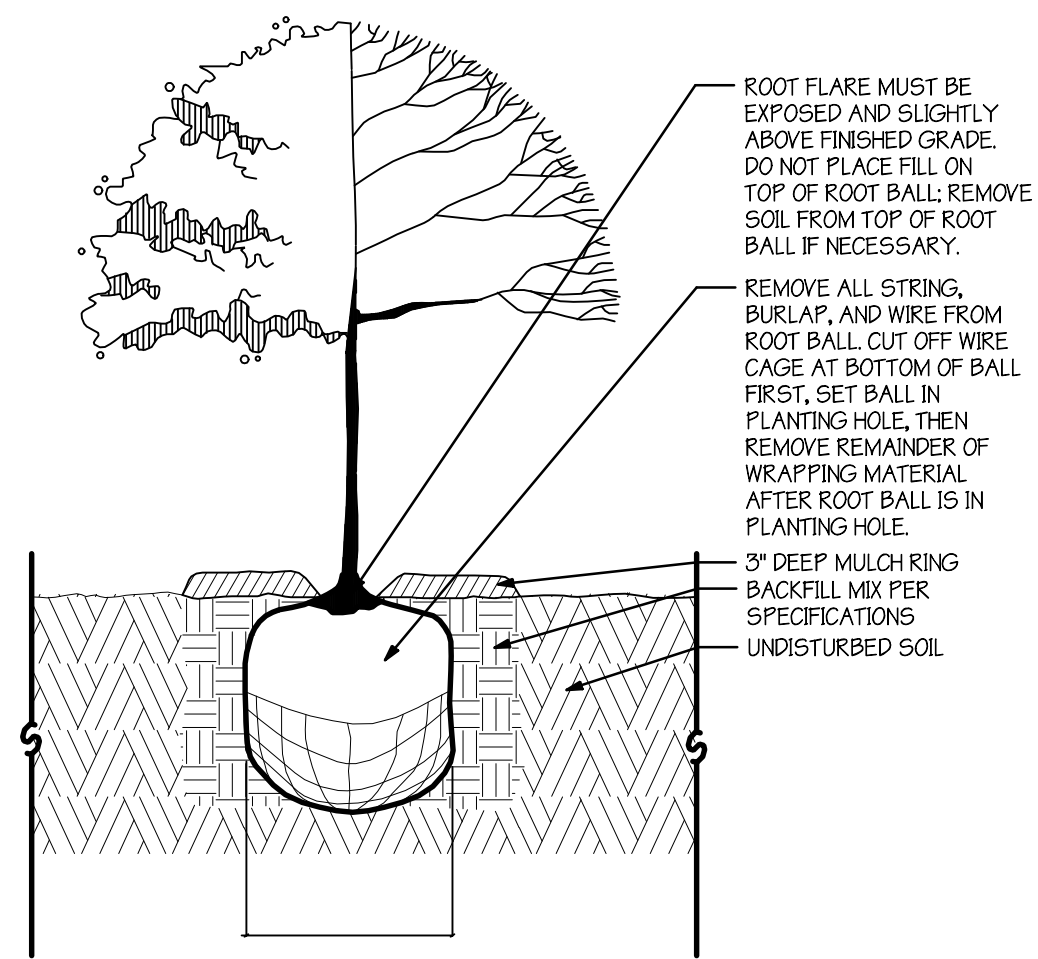
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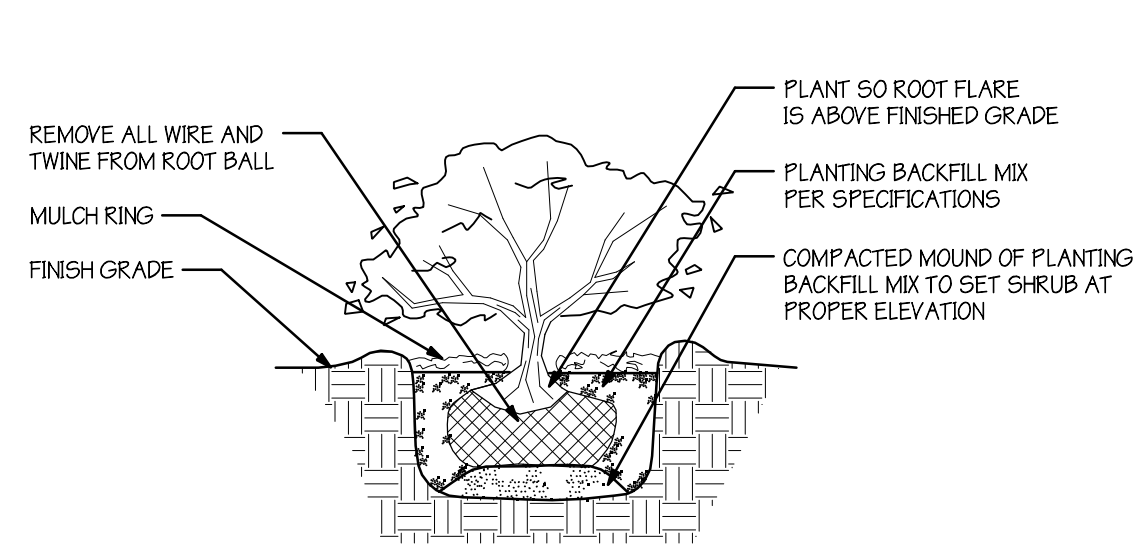
SCALE: 1/8" = 1'-0" AT 24"x36"



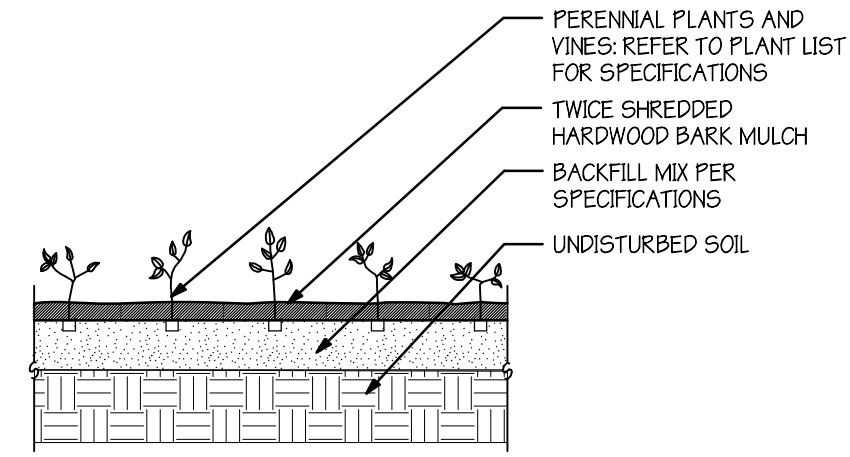




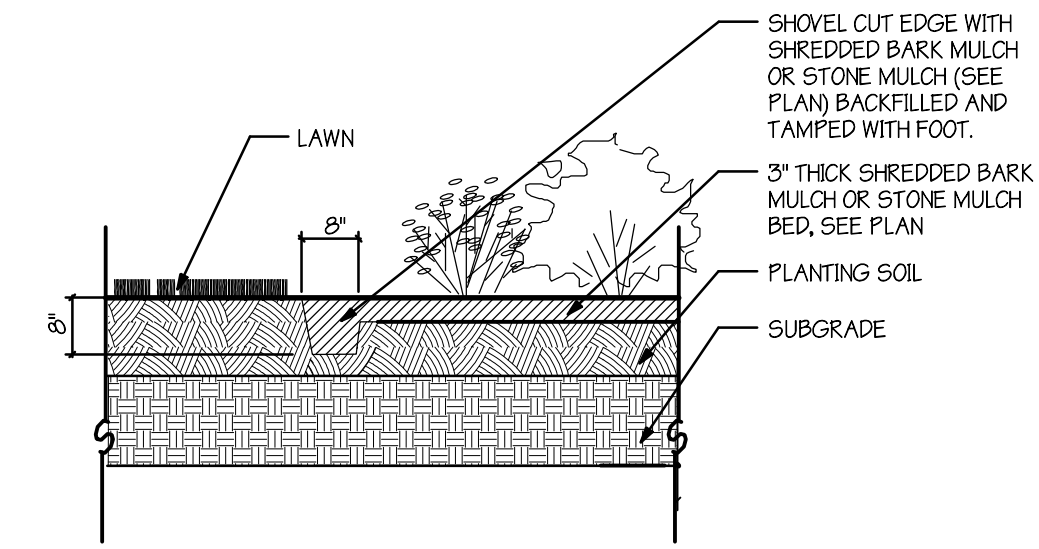
**1** TREE PLANTING  
L12  
DETAIL  
NOT TO SCALE



**2** SHRUB PLANTING  
L12  
DETAIL  
NOT TO SCALE



**3** PERENNIAL PLANTING  
L12  
DETAIL  
NOT TO SCALE



**4** SHOVEL CUT EDGE  
L12  
DETAIL  
NOT TO SCALE

## PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size	Comments
<b>Deciduous Trees</b>					
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	4	2.5" Cal./BB	Tree Form; match specimens
<b>Evergreen Trees</b>					
TM	<i>Taxus x media 'Hicksii'</i>	Hick's Yew	7	48" Ht./Cont.	Well-developed plants
<b>Deciduous Shrubs</b>					
Am	<i>Aronia melanocarpa 'Autumn Magic'</i>	Autumn Magic Aronia	11	36" Ht./Cont.	Match specimens
Cb	<i>Cornus baileyi</i>	Bailey Red Twigged Dogwood	3	36" Ht./Cont.	Well-developed plants
<b>Grasses</b>					
pvs	<i>Panicum virgatum 'Shennendoah'</i>	Shennendoah Switchgrass	8	1 Gal. Cont.	space per plan; match specimens

## PLANTING NOTES

### SOIL

- If existing soil conditions are unsuitable for planting, seeding, or sodding, topsoil is to be applied. Topsoil shall be clean salvaged or imported material capable of passing the 1" sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
- Remove all rocks, debris, and litter from the site and all planting/seeding/sodding areas. Till or disc the subsoil to a depth of 2"-4" to allow aeration. Provide a minimum of 4" of topsoil in areas where existing soil conditions are unsuitable for sodding and seeding.
- Do not apply topsoil to saturated or frozen subgrades.
- Provide organic soil amendments and lime as recommended by soil analysis. If topsoil has been determined acceptable by a soil test, no amendments are needed. Uniformly apply any organic soil amendments and incorporate into the top 4"-6" of soil by tilling or discing.
- Provide suitable amended soil for all planters on site.

### PLANTS

- All plant material shall conform to the American Standards of Nursery Stock.
- All plant material shall be true to the species and variety/hybrid/cultivar specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Nursery-dug material shall be freshly dug and properly prepared for planting. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.

### PLANTS CONT...

- Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
- Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
- Plants shall conform to the measurements specified within the contract documents.
- During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown off of a truck or loader.
- Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within three days of delivery to site.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 60 mph. During any time of the guarantee period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect.
- All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.

### PLANTS CONT...

- Organic Mulch is to be shredded bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 1/8" nominal thickness, with at least 50% having an area of not less than 1 sq. inch, and no piece having an area of more than 4 sq. inches.
- Stake all planting and notify Digger's Hotline (1-800-242-8511) to verify location of all underground utilities prior to excavation.
- The planting pit for containerized and balled and burlapped plants shall be at least 2.5 to 3 times the diameter of the soil ball. The soil beyond the edges is to be loosened. The soil at the base of the pit is to remain undisturbed.
- The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root flare, or slightly less.
- Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. Pits shall be backfilled with excavated soil so long as it is not muddy or frozen.
- Root balled plants shall have rope/string, wire, and burlap or other wrapping material cut away and removed completely from the root ball and hole after the plant has been set in the hole.
- No soil is to cover the top of the root flare. All plants shall be mulched with a 3" layer of specified mulch immediately after planting. Mulch is to be pulled back no less than 3" and no more than 6" from trunks.
- Thoroughly water plants immediately after planting and before mulching.
- Remove all twine and labels and prune any dead or broken branches after planting.

### PLANTS CONT...

- Maintenance for plant material shall be 30 days. Plants shall be watered, staked, pruned, dead-headed, and planting beds shall be weeded during this time period.

### ACCESSORIES

- Shovel cut edge shall be used to separate bark mulch planting areas from lawn areas. See detail, this sheet.
- Stone mulch shall be 1-1/2" washed decorative mulch i.e. "American Heritage" blend or other similar. Install stone mulch over filter fabric layer.

### Revisions

Plan Commission December 17, 2007  
UDC January 23, 2008

### Project Title

Conklin House  
Relocation

### Drawing Title

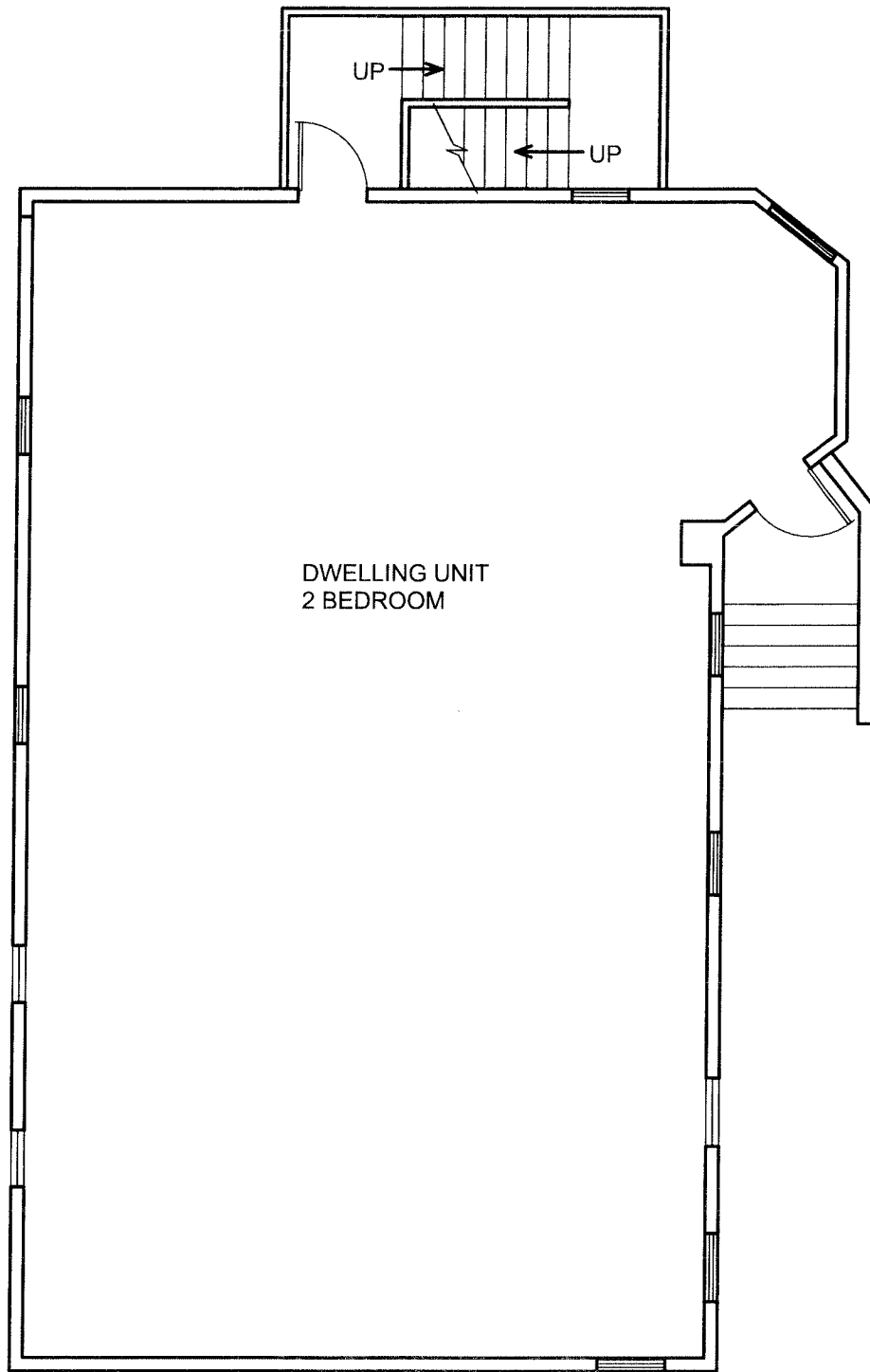
Plant Schedule / Details

### Project No.

0622+H

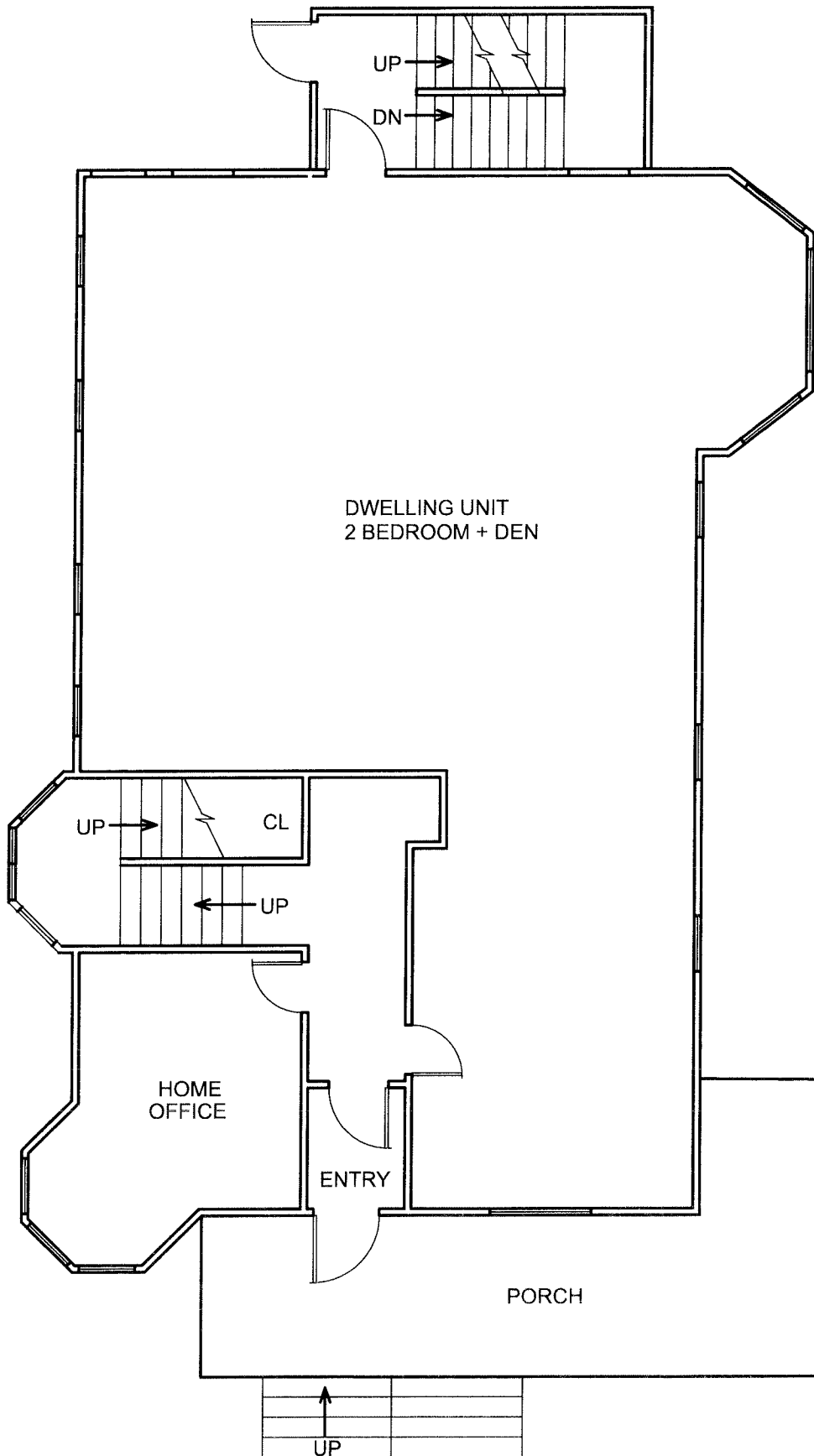
### Drawing No.

L 1.2



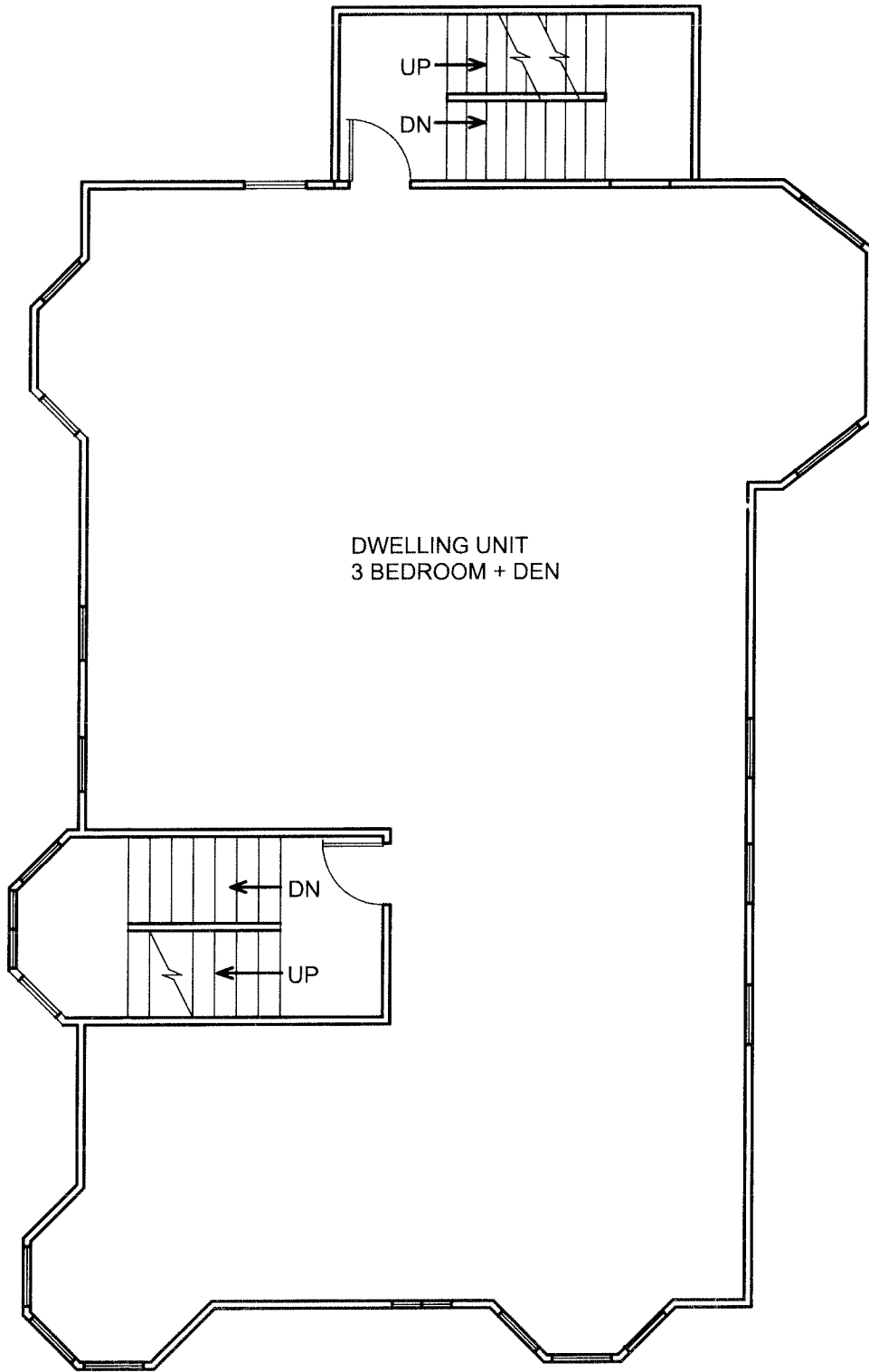
CONKLIN HOUSE - BASEMENT FLOOR PLAN

1/8"=1'-0"

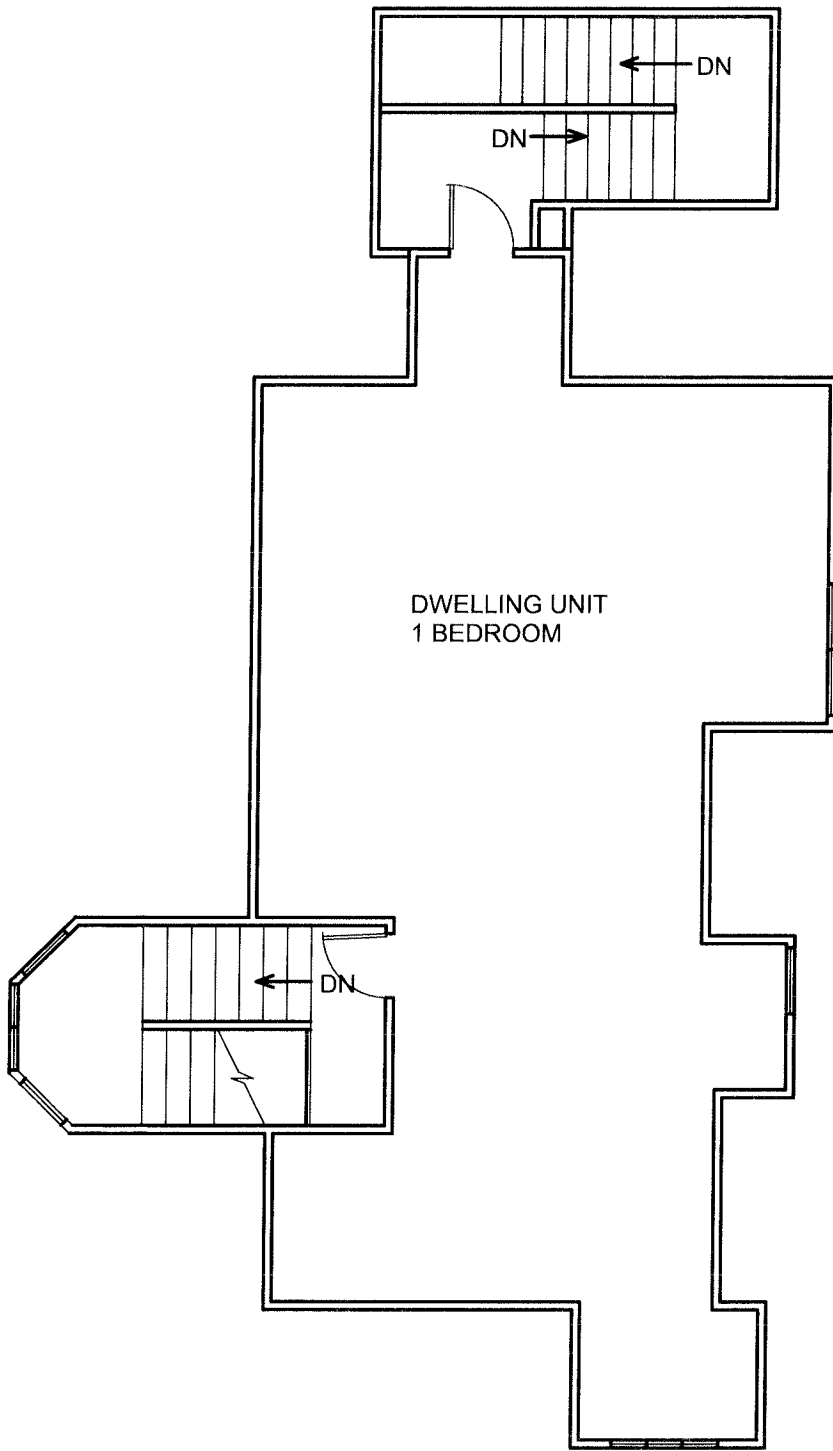


**CONKLIN HOUSE - FIRST FLOOR PLAN**

1/8"=1'-0"



CONKLIN HOUSE - SECOND FLOOR PLAN  
1/8"=1'-0"



CONKLIN HOUSE - THIRD FLOOR PLAN  
1/8"=1'-0"





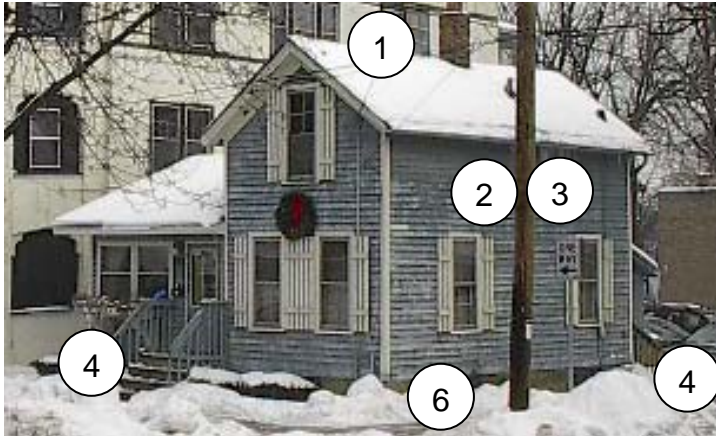
**Existing N. Franklin St. Site**  
Elevation along E. Mifflin Street



**Conklin House at N. Franklin St. Site**  
Elevation along E. Mifflin Street



**101 N. Franklin St.**  
Single Family Residence  
(3) Bedrooms Total



Southwest and Southeast Elevations (Front)



Northeast Elevation (Back)



Close-up of Back Corner.

**Proposed Improvements:**

1. Install new asphalt shingle roof and gutters.
2. Install new windows throughout.
3. Prepare and paint all wood siding.
4. Repair and paint front and back stairs and railings.
5. Replace existing vertical wood siding at back corner with horizontal wood siding to match rest of exterior.
6. Install new landscaping per landscaping plan.
7. Remove or replace wood shutters.

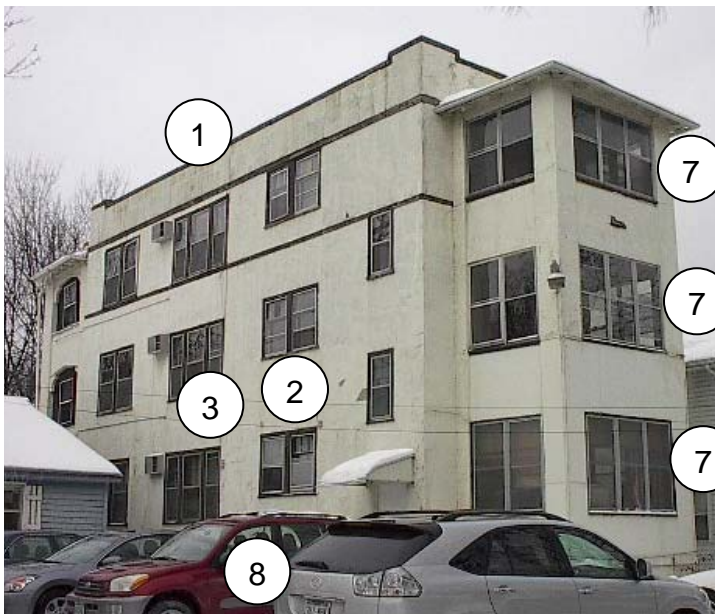
**103 & 105 N. Franklin St.**

(3) Unit Multi-Family

(9) Bedrooms Total



Northwest and Southwest Elevations (Front)



Northeast and Southeast Elevations (Back)

**Proposed Improvements:**

1. Replace flat roof and parapet with new low-slope hipped roof, to match existing roofs over front and back porch elements.
2. Repair and paint stucco finish.
3. Install new windows throughout.
4. Remove infill areas around front bedrooms to restore open porches.
5. Front porches to receive new stairs, railings, decking, and ceilings.
6. Shore up foundation and modify structure at front porches as required to bring porches back to plumb.
7. Remove windows at enclosed back porches and restore open screened porches. Refurbish interior finishes including flooring. Replace or add scuppers as necessary.
8. Install new landscaping per landscaping plan.



**107 & 109 N. Franklin St.**

(2) Unit Duplex  
(5) Bedrooms Total



Southwest Elevation (Front)



Northeast and Southeast Elevations (Back)

**Proposed Improvements:**

1. Inspect windows. Repair or replace as required.
2. Repair damaged areas of vinyl siding.
3. Front and back porches to receive new stairs, railings, decking, and ceilings.
4. Shore up foundation and modify structure at back porch.
5. Install new landscaping per landscaping plan.

**Site Features to be Removed**



Wood-framed garage on 107/109 N. Franklin Lot to be dismantled and stored off-site for future use.



Masonry garage on 101 N. Franklin Lot to be demolished.



Chain-link fence and trees along property line to be removed – far view.



Chain-link fence and trees along property line to be removed – close-up view.



**Conklin House**

(4) Unit Multi-Family  
 (8) Bedrooms Total



Front Elevation



Front and Side Elevations



Left Side of Back Elevation

**Proposed Improvements:**

1. Relocate existing building and front porch to new site. Pour new foundation to accept existing structure and reuse sandstone base. Existing foundation windows to remain. Additional windows and window wells may be added as required to accommodate basement unit.
2. Remove back addition and exterior stairs. Replace with new enclosed stair to provide secondary means of egress for each dwelling unit.
3. Front porch to receive new wood stairs and railings.
4. Install new windows throughout.
5. Install new landscaping per landscaping plan.



Right Side of Back Elevation



CONKLIN HOUSE - SIDE ELEVATION

1/8"=1'-0"



CONKLIN HOUSE - BACK ELEVATION  
1/8"=1'-0"