

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Applications:
916 Williamson Street (Madison
Sourdough Company) and
811 Williamson Street (vacant).

AUTHOR: Percy Brown, Manager
Office of Economic Revitalization
Economic Development Division

DATED: February 25, 2010

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 Improvement proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review are the following Facade Improvement proposals:

1. 916 Williamson Street: Madison Sourdough Company

Façade work includes exterior renovations to the existing building façade.

- A. Remove and replace storefront windows and doors.
- B. Remove and replace overhead delivery door.
- C. Remove and replace awnings
- D. Repair and restore brick as needed
- E. Install new building signage.
- F. Install new exterior lighting

See Attachments for specifications

Total project cost is estimated at \$60,000.00
Façade Improvement Grant not to exceed \$10,000.00

2. 811 Williamson Street: Vacant

Façade work includes restoring the store front to its original historic appearance. Built around 1852, the Williamson Geiger building represents one of the oldest commercial structures on Williamson Street. The building was constructed as a two-story commercial building with an interesting Greek Revival formed gable frieze and front corner pilaster.

- A. Install new Marvin Historic TDL 6/6 double hung windows
- B. Framing of new first floor structure with material
- C. Brick for first floor restoration, salvage and new
- D. Masonry for restored façade
- E. New frost wall
- F. New entry doors
- G. Entry timber, window and door casings
- H. Install windows, doors and trim
- I. Paint doors, windows and trim
- J. Tuck pointing of second floor to repair the brick masonry

See Attachments for specifications

Total project cost is estimated at \$27,882.00
Façade Improvement Grant not to exceed \$10,000.00

RECOMMENDATION:

916 Williamson Street:

Historic Preservation Planning Staff was able to administratively approve this alteration as the Façade improvements are to a non-historic commercial building. All proposed changes comply with the Landmarks Ordinance Guidelines.

811 Williamson Street:

Historic Preservation Planning Staff was able to administratively approve this alteration, as the project is a façade restoration to match the original documented design that included a photo from circa 1900.

The above Façade Improvement Grant 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 Façade Improvement Grant proposals.



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
 Percy Brown, 266-6558
pbrown@cityofmadison.com

Contractor/Supplier: KSW CONSTRUCTION CORPORATION
 Address: 6124 MCKEE ROAD, MADISON, WI 53719

ATTACHMENT

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

REMARKS SEE ATTACHMENTS FOR PROJECT LOCATION MAP, IMAGES OF
NEIGHBORHOOD AND SURROUNDING BUILDINGS, IMAGES AND
ELEVATIONS OF EXISTING BUILDING FACADE

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: *Chuck Charala* Date: 1/28/10
 Signature: _____ Date: _____

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

Economic Development Division
 Attn: Percy Brown
 215 Martin Luther King Jr. Boulevard, LL100
 P.O. Box 2983
 Madison, WI 53701-2983



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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
 Percy Brown, 266-6558
pbrown@cityofmadison.com

PROGRAM APPLICATION

Applicant: CHUCK CHVALA Phone: (608) 258-8222

Business Name: CHVALA VENTURES, LLC

Building Name: _____

Business Address: 916 WILLIAMSON STREET

Property Owner: CHVALA VENTURES, LLC

Address: 44 E. MIFFLIN STREET #802, MADISON, WI 53703

Lease Terms: _____

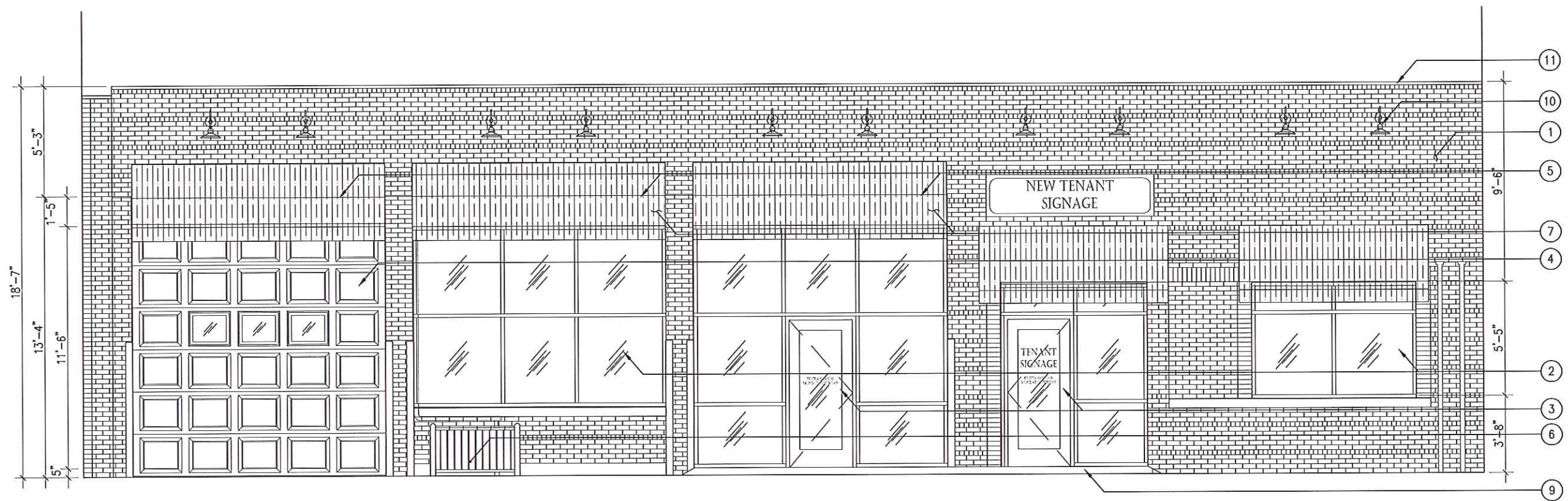
Definition of Project Scope: EXTERIOR RENOVATIONS TO EXISTING BUILDING FACADE FACING WILLIAMSON STREET. RENOVATIONS INCLUDE REPLACEMENT OF AWNINGS, STOREFRONT WINDOWS, OVERHEAD DELIVERY DOOR, EXISTING WORN FACADE MATERIALS, RETAIL SIGNANGE AND EXTERIOR LIGHTING.

ATTACHMENT

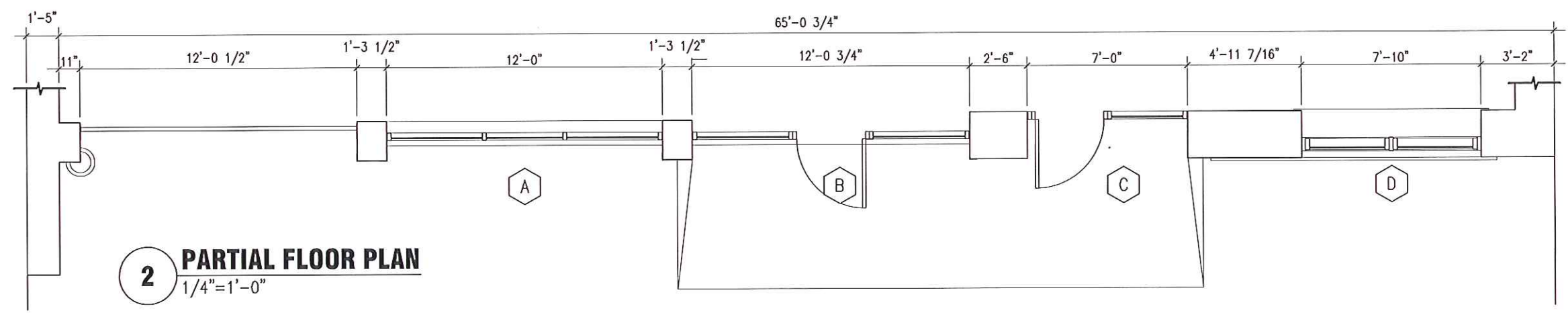
Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

PROJECT BUDGET

List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$
<u>STOREFRONT WINDOWS/DOORS</u>	<u>\$20,000</u>	<u>\$2,000</u>	<u>\$18,000</u>
<u>OVERHEAD DOOR</u>	<u>\$10,000</u>	<u>\$2,000</u>	<u>\$8,000</u>
<u>AWNINGS</u>	<u>\$10,000</u>	<u>\$2,000</u>	<u>\$8,000</u>
<u>BUILDING SIGNANGE</u>	<u>\$10,000</u>	<u>\$2,000</u>	<u>\$8,000</u>
<u>EXTERIOR LIGHTING</u>	<u>\$5,000</u>	<u>\$1,000</u>	<u>\$4,000</u>
<u>BRICK REPAIR & TRIM PAINT</u>	<u>\$5,000</u>	<u>\$1,000</u>	<u>\$4,000</u>
Total:	<u>\$60,000</u>	<u>\$10,000</u>	<u>\$50,000</u>



1 EXTERIOR ELEVATION
1/4"=1'-0"



2 PARTIAL FLOOR PLAN
1/4"=1'-0"

KEYED ELEVATION NOTES:

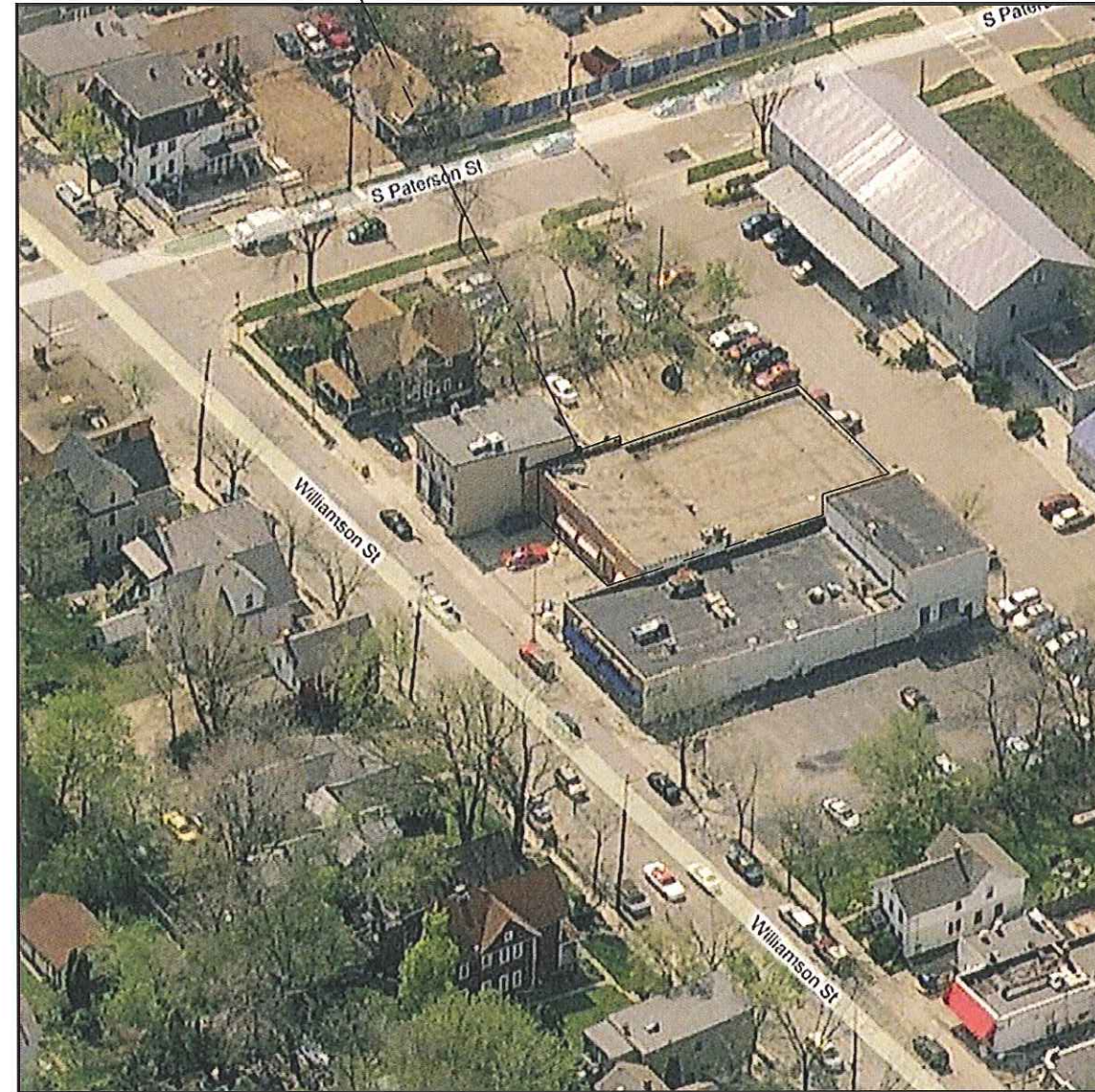
- ① EXISTING BRICK MASONRY, REMOVE ALL EXISTING WALL MOUNTED SIGNAGE AND ACCESSORIES AND REPAIR AS NECESSARY.
- ② NEW CLEAR ANNOXIDIZED ALUMINUM FRAMED STOREFRONT WINDOW WITH CLEAR LOW-E GLASS
- ③ NEW CLEAR ANNOXIDIZED ALUMINUM FRAMED STOREFRONT DOOR WITH CLEAR LOW-E GLASS AND APPLIED TENANT SIGNAGE/HOURS
- ④ NEW INSULATED METAL OVERHEAD DOOR, HORMANN-GADCO INDEPENDENCE SERIES 7100 IN "TERATONE" WITH SQUARE WINDOWS
- ⑤ NEW FABRIC AWNING WITH CUSTOM PRINTED TENANT SIGNAGE
- ⑥ NEW SCREEN FENCE SURROUNDING EXISTING GAS METER, AND (2) CONC. BOLLARDS
- ⑦ NEW EFIS ABOVE 11'-6" WINDOW HEIGHT CONCEALED BEHIND NEW FABRIC AWNINGS, TO REPLACE EXISTING PAINTED WOOD SIDING. EFIS COLOR TO MATCH CONCRETE LINTELS
- ⑧ EXISTING METAL CORNER GUARD TO BE REFINISHED, COLOR TO MATCH NEW OVERHEAD DOOR
- ⑨ NEW ENLARGED SLOPPED CONCRETE STOOP FOR ACCESSIBLE THRESHOLD AT BOTH ENTRYWAYS
- ⑩ NEW EXTERIOR LIGHTING, GOOSENECK STYLE FIXTURE IN BRUSHED NICKEL FINISH
- ⑪ NEW/REPAIRED ROOF FASCIA

PROJECT SITE



NOTE: IMAGE OF SITE NOT TO SCALE, EXISTING SITE CONDITIONS PROVIDE ASPHALT PAVED SURFACE WITH AREAS DEMARCATED WITH PAINTED LINES FOR OUTDOOR SEATING AND LOADING DRIVEWAY.

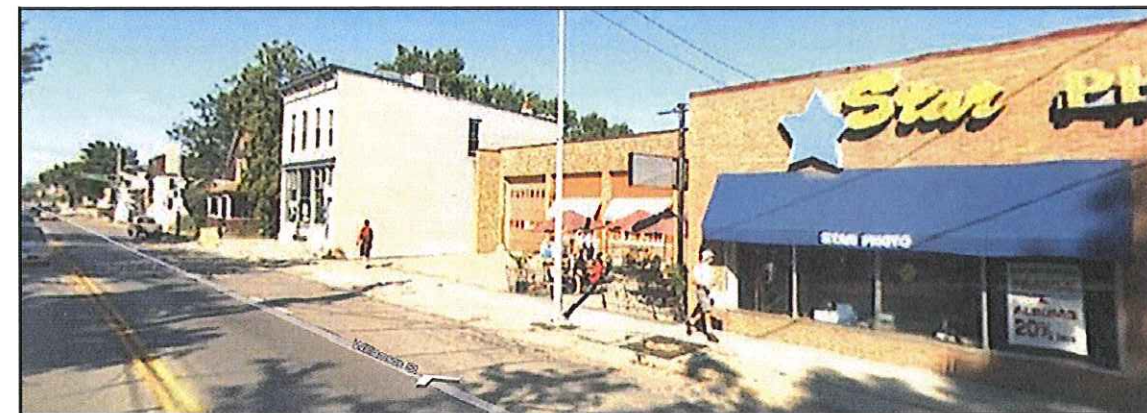
916 WILLIAMSON STREET



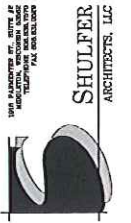
AERIAL IMAGE OF BUILDING SITE AND NEIGHBORHOOD



STREETSCAPE IMAGE SHOWING NEIGHBORING BUILDINGS LOOKING NORTH ON WILLIAMSON STREET



STREETSCAPE IMAGE SHOWING NEIGHBORING BUILDINGS LOOKING SOUTH ON WILLIAMSON STREET. NOTE, EXISTING NEIGHBORING BUILDING'S AWNING'S HAVE BEEN ALTERED SINCE PHOTOGRAPH WAS TAKEN.

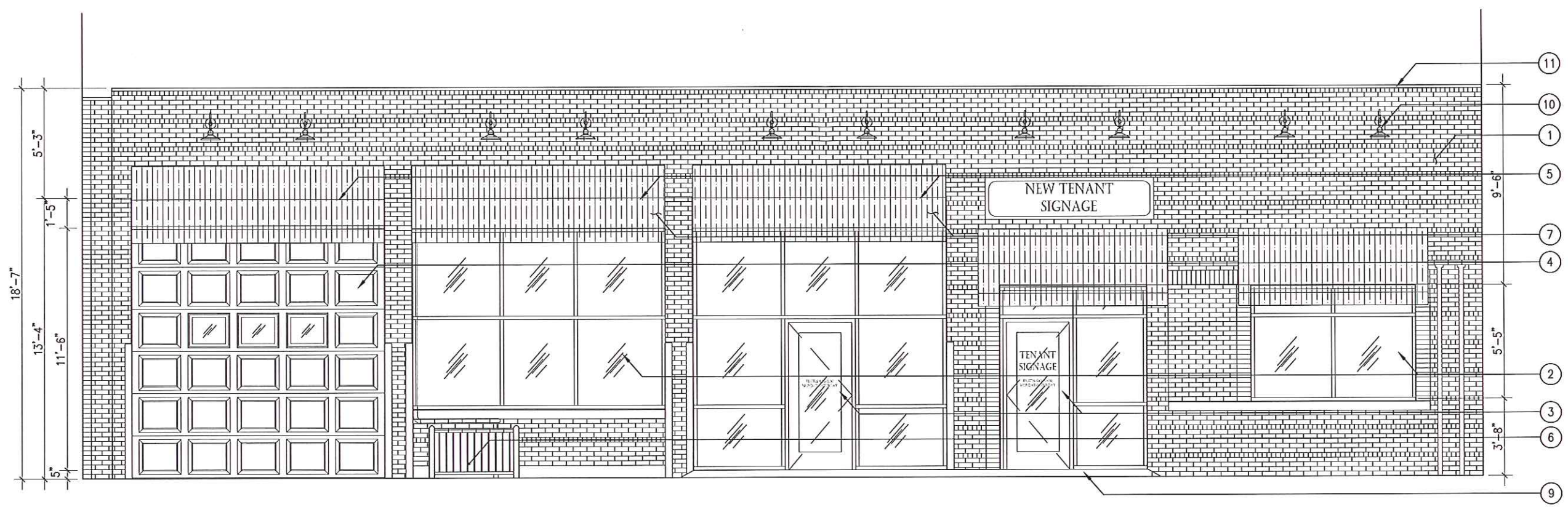


FACADE IMPROVEMENT
916 WILLIAMSON STREET
MADISON, WI

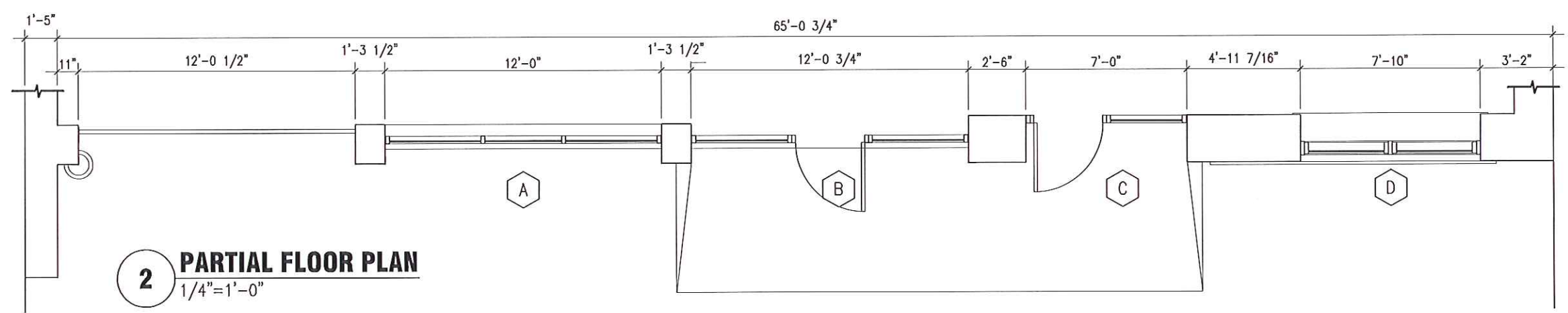
**PROJECT SITE AND
NEIGHBORHOOD IMAGES**

01/29/2010
APPLICATION REVIEW
02/22/2010
UDC REVIEW

A1.0



1 EXTERIOR ELEVATION
1/4"=1'-0"



2 PARTIAL FLOOR PLAN
1/4"=1'-0"

KEYED ELEVATION NOTES:

- ① EXISTING BRICK MASONRY, REMOVE ALL EXISTING WALL MOUNTED SIGNAGE AND ACCESSORIES AND REPAIR AS NECESSARY.
- ② NEW CLEAR ANNOXIDIZED ALUMINUM FRAMED STOREFRONT WINDOW WITH CLEAR LOW-E GLASS
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- ⑨ NEW ENLARGED SLOPPED CONCRETE STOOP FOR ACCESSIBLE THRESHOLD AT BOTH ENTRYWAYS
- ⑩ NEW EXTERIOR LIGHTING, GOOSENECK STYLE FIXTURE IN BRUSHED NICKEL FINISH
- ⑪ NEW/REPAIRED ROOF FASCIA

FACADE IMPROVEMENT

916 WILLIAMSON STREET
MADISON, WI

SHEET INDEX:

- CS COVER: INDEX, NOTES & PROJECT LOCATION
- A1.0 EXISTING SITE AND NEIGHBORHOOD IMAGES
- A1.1 EXISTING BUILDING FACADE IMAGES
- A3.0 EXISTING BUILDING ELEVATIONS & PARTIAL FLOOR PLAN
- A3.1 PROPOSED BUILDING ELEVATIONS & PARTIAL FLOOR PLAN

PROJECT DATA:

LOCATION: 916 WILLIAMSON STREET
MADISON, WI

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING AREA :

TENANT SUITE #1:	4,415 sf
TENANT SUITE #2:	2,058 sf
COMMON AREAS:	300 sf
TOTAL BUILDING AREA:	6,773 sf

EXISTING CONSTRUCTION:
SINGLE STORY BUILDING
TYPE IIIB CONSTRUCTION
EXTERIOR BRICK MASONRY WALLS (TYP)
EXTERIOR WOOD FRAMED WINDOWS & DOORS

CONTACTS:

BUILDING OWNER:

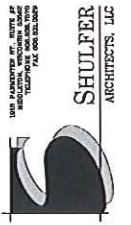
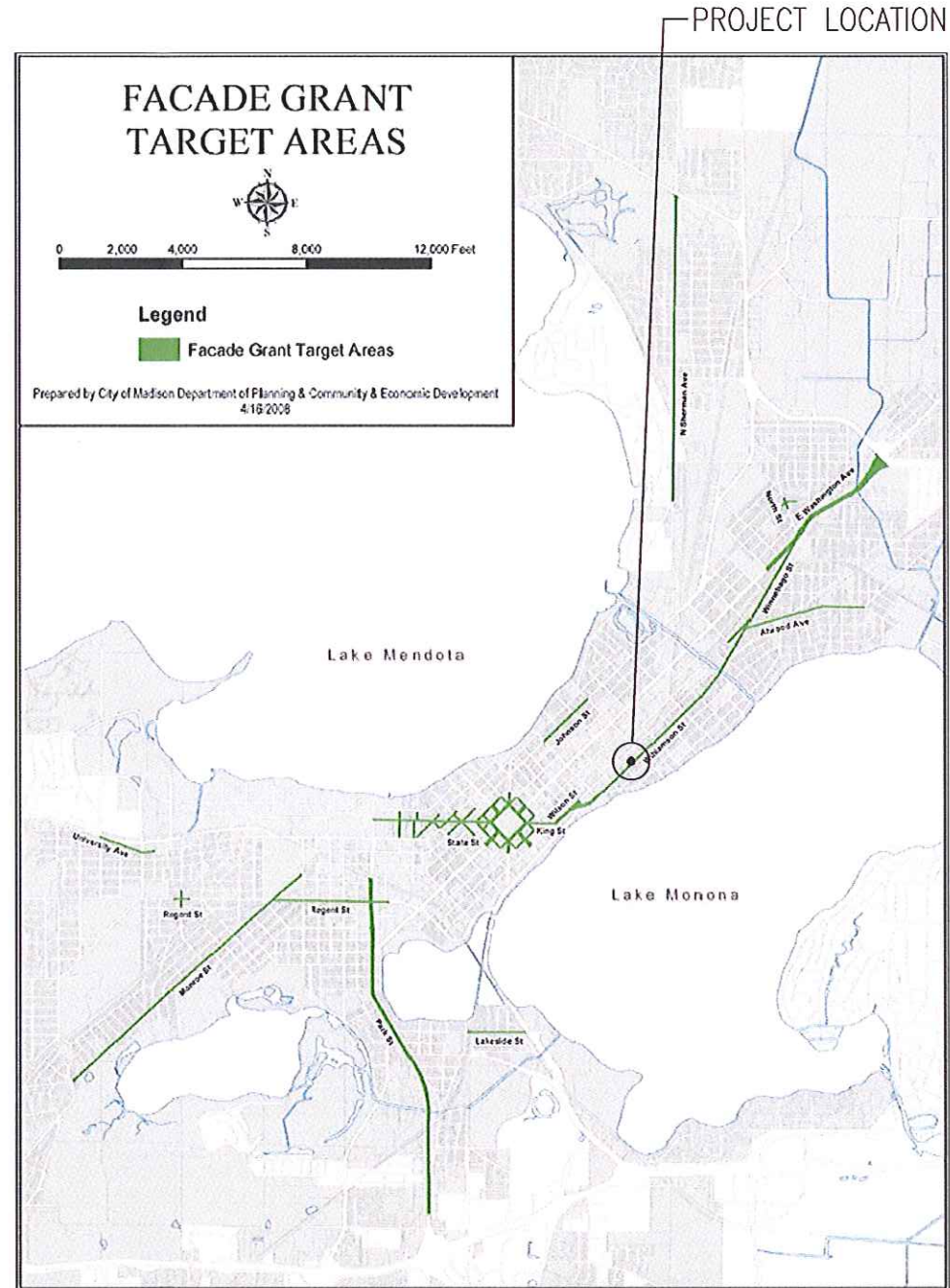
CHVALA VENTURES, LLC
44 E. MIFFLIN STREET
SUITE #802
MADISON, WI 53703

CHUCK CHVALA (CONTACT)
(608) 258-8222

ARCHITECT:

SHULFER ARCHITECTS, LLC
1918 PARMENTER STREET
SUITE #2
MIDDLETON, WI 53562

JENNY DECHANT (PRIMARY CONTACT)
STEVE SHULFER (ARCHITECT)
(608) 836-7570



FACADE IMPROVEMENT
916 WILLIAMSON STREET
MADISON, WI

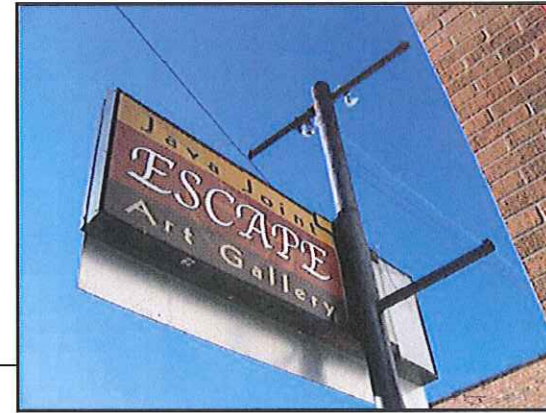
COVER SHEET
PROJECT DATA AND LOCATION

01/29/2010
APPLICATION REVIEW
02/22/2010
UDC REVIEW

CS



OVERALL IMAGE OF EXISTING STREET FACADE



EXISTING PILON SIGN



DETAIL IMAGE SHOWING EXISTING WALL MOUNTED SIGNAGE AND CONDITION OF BRICK AND ROOF COPING



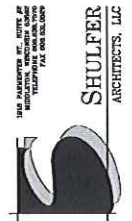
OVERHEAD GARAGE DOOR AND ADJACENT ORIGINAL DOOR OPENING INFILLED WITH WOOD WALLS AND WOOD FRAMED WINDOWS



EXISTING ENTRY DOOR AND SLOPED STOOP



EXISTING AWNINGS AND ADJACENT BUILDING

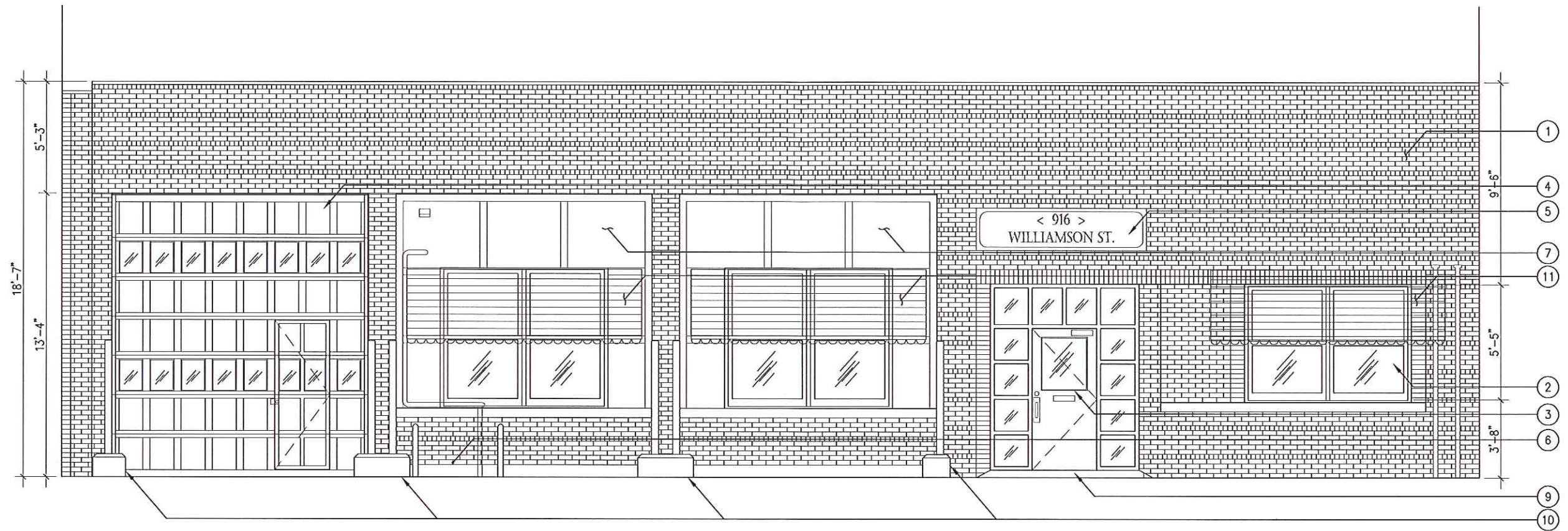


FACADE IMPROVEMENT

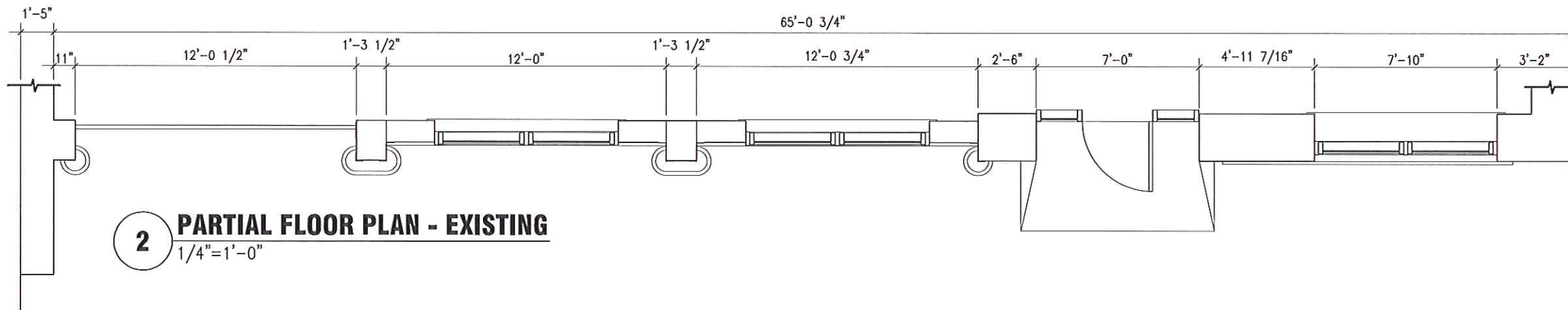
916 WILLIAMSON STREET
MADISON, WI

EXISTING STREET FACADE IMAGES

01/29/2010
APPLICATION REVIEW
02/22/2010
UDC REVIEW



1 EXTERIOR ELEVATION - EXISTING
1/4" = 1'-0"



2 PARTIAL FLOOR PLAN - EXISTING
1/4" = 1'-0"

KEYED ELEVATION NOTES:

- ① BRICK MASONRY TO REMAIN
- ② WOOD FRAMED DOUBLE HUNG WINDOW TO BE REMOVED
- ③ EXISTING WOOD FRAMED STOREFRONT DOOR TO BE REMOVED
- ④ EXISTING OVERHEAD DOOR WITH INTEGRAL HINGED MAN DOOR, TO BE REMOVED
- ⑤ WALL MOUNTED SIGNAGE TO BE REPLACED
- ⑥ LOCATION OF EXISTING GAS METER, WITH (2) CONC. BOLLARDS TO REMAIN
- ⑦ EXISTING OVERHEAD DOOR OPENING, INFILLED WITH PAINTED WOOD SIDING
- ⑧ EXISTING CONCRETE CURB (TO BE REMOVED) AND METAL CORNER GUARD (TO BE REFINISHED)
- ⑨ EXISTING SLOPPED CONCRETE STOOP TO BE PATCHED TO PROVIDE ACCESSIBLE THRESHOLD AT DOOR
- ⑩ EXISTING CONCRETE "BUMPER" GUARDS TO BE REMOVED
- ⑪ EXISTING AWNINGS TO BE REPLACED



916

KSW

**CONSTRUCTION
CORPORATION**

608-271-8360

**SPACE FOR LEASE
CALL US AT 608-271-8360**





SPACE FOR LEASE
1,000-6,000 SQ FT

24 HOUR
NO
PARKING
IN FRONT OF
DOOR

NO
PARKING

kswcon

916
WILLIAMSON ST.



WARNING
NO
TRESPASSING

NOTICE
HARD HAT & EYE
PROTECTION
REQUIRED

NOTICE
NO SOLICITATION OR
DISTRIBUTION OF MATERIALS
ALLOWED ON COMPANY
PROPERTY AT ANY TIME



CITY OF MADISON
FAÇADE IMPROVEMENT GRANT PROGRAM
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 Department of Planning & Community & Economic Development
 Economic Development Division
 215 Martin Luther King Jr., Boulevard
 Percy Brown, 266-6558
pbrown@cityofmadison.com



PROGRAM APPLICATION

Applicant: Brent Starck Phone: 608-770-9050

Business Name: _____

Building Name: Williamson Geiger Building

Business Address: 811 Williamson Street

Property Owner: Brent Starck

Address: 3223 Lake Mendota Dr.

Lease Terms: N/A

Definition of Project Scope: We will restore the façade of the building to its original historic appearance. Design work has been based on a photograph (attached) showing the façade as originally constructed.

ATTACHMENT

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

- Photograph 1 Williamson Street elevation.
- Photograph 2 East elevation as visible from street.
- Photograph 3 West elevation as visible from the street.
- Photograph 4 Jump platform to be replaced as part of another project.
- Photograph 5 View of the front elevation from first floor interior.
- Photograph 6 Current first floor interior. This will be made into a commercial space in another project.
- Photograph 7 Current first floor interior.
- Photograph 8 Eroded stone and decayed window sill to be replaced as part of another project.
- Photograph 9 Eroded stone and missing window to be replaced as part of another project.
- Photograph 10 Eroded stone and glass block rear window to be replaced as part of another project
- Photograph 11 Unsafe, ungrounded electrical service panel to be replaced as part of another project.
- Photograph 12 View of original wood fired clay brick. Note slaked lime mortar (white) and incorrect hard Portland mortar (gray) that will be replaced as part of the facade project.
- Photograph 13 Damage to west engaged pilaster with modern bricks used in poor quality repair. To be restored as part of the facade project.
- Photograph 14 Second floor facade masonry, part of which has been pointed with the incorrect mortar. To be repaired as part of the facade project.



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pbrown@cityofmadison.com



Contractor/Supplier: Frelburger Construction Consulting, Inc.

Address: 5438 Hwy M, Fitchburg, WI 53575

ATTACHMENT

Color rendering of Williamson Street elevation when restored.

Photograph of the building during its original period, before Italianate and later modifications were made.

REMARKS:

History:

The Williamson Geiger Building represents one of the oldest commercial structures on Williamson Street.

Until 1846, Madison consisted of a settlement area along King Street, but with the growth during the Farwell boom years, 1847 to 1856, settlement filled lands down to the base of Capital Hill and building began along the south side of Williamson Street. Williamson was a street frequented by persons traveling from south eastern parts of the area to Madison. In fact, until 1854 it was the only street that connected the farms east of the village with the village itself. It was an ideal location for a business, as the traffic volume was high.

The building was constructed as a two story commercial building with an interesting Greek Revival formed gable frieze and front corner pilasters. The original windows were typical six pane over six pane double hung windows. The photo taken around 1890 shows these original windows. The current windows are from an Italiante period remodeling, probably in the 1890s, when the second floor of the building was made into a residential unit. The stone addition was removed from the east side at some point in the past.

An analysis of the construction materials suggests a construction date of 1852, plus or minus five years. The structural wood is circular sawn, rough dimension, Wisconsin white pine. The joists are mortised into a tentoned double summer beam to form a deck that supports the second floor. The ends of the summer beam are borne by the masonry walls. The rear and two side walls are of sandstone quarry rubble, typical of many old buildings and building foundations down into the early part of the twentieth century. The brick, however, help point to an early construction date. The bricks are of local clay hardened in wood fired kilns. These bricks are more or less identical to those of the Spring House Tavern, which was constructed in 1852.

The Williamson and the Spring House bricks were both made of local lake clay. This clay was deposited in the Madison area after the retreat of the glaciers and produces a brick red or reddish brown in color with darker flashings. The average tensile strength of the bricks is 294.6 and the temperature in the kiln was probably cone three or lower. The brick is quite porous with an absorption rate tested at 14.7 to 21.7 percent. They bond well with lime based mortars, which is the mortar type used on the building. The limestone fragments in the mortar suggest a slaked rather than factory hydrated lime was used.

The nails also suggest a pre 1860 construction date. The larger nails are "rose head" hand made nails. These nails were made from sheet iron, first being sheared into a nail shape. The nail was then heated, passed into a hole in the anvil, and with four or five glancing blows, the heads were made.

The building may faintly be glimpsed in the 1856 Daguerreotype of Pinckney Street, as a small building two blocks north of Farwell's large house on 900 Spaight Street.

Facade restoration:

The first floor Williamson Street facade was modified at some unknown point in the past. After being purchased by Commonwealth Development in 1991, a plan was drawn by Glueck Architects to provide a door system that looked more in keeping with an historic facade. See the attached drawings. This facade is what currently exists.

The attached photo, apparently taken in 1890, but perhaps earlier, will guide us in the restoration of the facade.

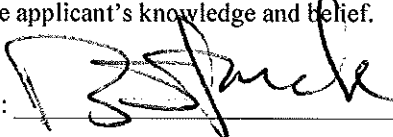
The central wide doorway will be reconstructed with the doors entering the commercial space set back from the street elevation. The first floor masonry will be restored, built upon a replacement foundation with thermal separation. The three second floor and two first floor windows will be provided with six over six true divided light double hung windows.

Tuck pointing with hard Portland mortar was carried out in the 1990s. This mortar will be replaced with the correct soft lime mortar and other masonry restoration will be accomplished. The side walls are in serviceable condition, but significant pointing needs to be done to close holes and replace eroded mortar.

Significant structural and interior work will also take place as well as the updating of all mechanical systems, the costs of which have not been included in the budget noted above.

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: 1/10/10
Signature: _____ Date: _____

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

Economic Development Division
Attn: Percy Brown
215 Martin Luther King Jr. Boulevard, LL100
P.O. Box 2983
Madison, WI 53701-2983

PROJECT BUDGET

This budget is for the facade portion of the project only.

The owner will be installing two new electrical panels, a new underground electrical service, new water and gas service, accomplishing major structural repairs, adding insulation, finishing a first floor commercial space and significant pointing of the stone side and rear walls.

While this building is not on any register of historic places nor a Madison landmark, all work will be completed to the specifications of The Department of Interior Standards for Historic Restoration to assure a quality project. The facade project represents less than a third of the investment being made in the building.

List Individual Project Elements	Total Cost	Grant \$	Private \$
Demolition of existing first floor later improvements	1,770.00		
Demolition of slab to allow frost foundation to code	2,600.00		
New frost wall	1,650.00		
Replace sidewalk to building from city walk	400.00		
Framing of new first floor structure with material	3,700.00		
Brick for first floor restoration, salvage and new	1,500.00		
Masonry for restored façade, pointing of second floor	4,400.00		
Five new Marvin Historic TDL 6/6 double hung windows	2,672.00		
New entry doors and jambs.	1,730.00		
Entry timber, window and door casings	1,120.00		
Labor to install windows, doors, trim	1,500.00		
Painting of doors, windows and trim	1,200.00		
Construction management, engineering and architecture	3,640.00		
Total:	27,882.00	10,000	17,882.00

811 WILLIAMSON ST.
MADISON, WI

Front Elevation Restored

Prepared for Brent Starck

¼" = 1'0"

Preliminary plans

12.3.09

Alterations:

1.13.10, 1.18.10

1.19.10

FCC, Inc.

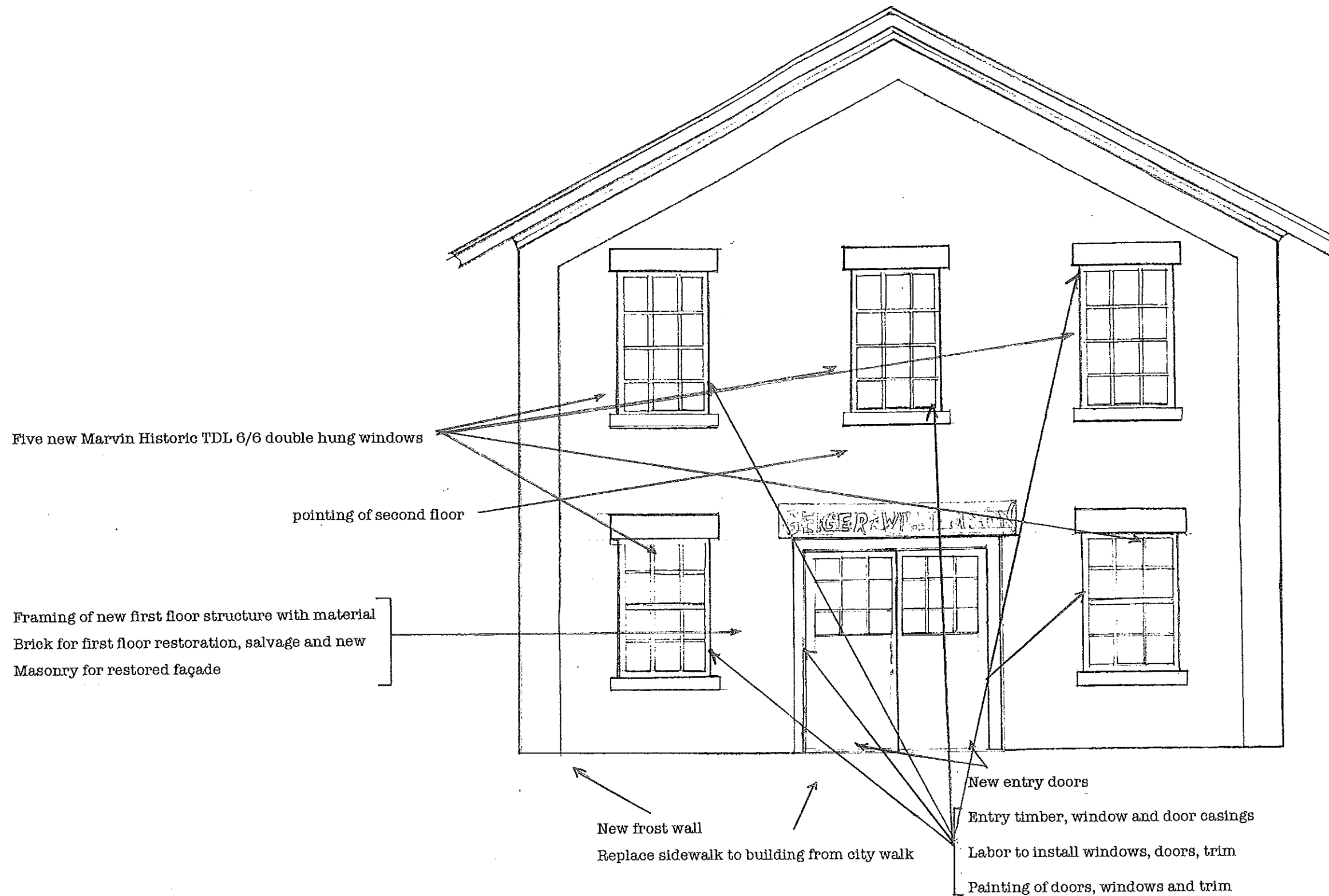
5438 Hwy M

Fitchburg, WI 53575

608-835-0001

fax 608-835-2156

frei@chorus.net





811 WILLIAMSON ST.
MADISON, WI
EXISTING
NORTH (FRONT)
ELEVATION

Prepared for Brent Starck

1/4" = 1'0"

Preliminary plans

12.3.09

Alterations:

1.19.10

FCC, Inc.

5438 Hwy M

Fitchburg, WI 53575

608-835-0001

fax 608-835-2156

frei@chorus.net

Remove hard Portland cement mortar from brick joints

Demolition of existing first floor later improvements

Demolition of slab to allow frost foundation to code

Replace modern brick repairs to plaster

811 WILLIAMSON ST. 2009



KING
4 P.M.
12-5
ILIY
PROGRAM

811





QWAV

MARIS...
200-40...





Gregg & Williamson 1890
811 Williamson St

