

AGENDA # _____

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: December 19, 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 over the entrance, and removal and replacement of the upper transom windows with operable window frames and 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 to hide internal structure now visible from the sidewalk. Applicant will replace the recessed light fixture with new gooseneck light fixtures at the sides of the facade, installation of new awning, repainting of the facade, and repair of front foundation and steps.

Project Specifics:

#1 Paint Color Change:

Owners to paint storefront in manner as shown in attachment, Red and Black color scheme to match outside benches.

#2 Soffit and Awnings:

Owners will remove existing old awning rod, and soffit above entryway. New design will add one new awning above entry door; see attachment for design. Owner would like to have new awning slightly above the illustration as shown.

#3 Front Store Window Replacement:

Owner will repair existing wooden window frames. Owner will remove and replace existing storefront windows; new design will add one vertical mullion at centerline of each side. Froth House sign will be added to windows, owner to clarify location of signs at UDC meeting.

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

Owner to remove and replaced both transom and lower windows. Lower windows will be textured glass to mask the floor section and joists (as can bee seen in photos).

#5 Lighting:

Owner will install full cut-off 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 of the building.

#6 Concrete Steps:

Owner will repair front concrete steps. See attachment for specifics of use of cement for patching, and smoothing steps.

See attachment for specifications. The project architect will bring material samples to the meeting.

Total project cost is estimated at \$12,000

Facade grant requested is \$6,000

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.



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

Department of Planning & Development
Community & Economic Development Unit
215 Martin Luther King Jr., Boulevard
Percy Brown, 266-6558, Ext. 311
pbrown@cityofmadison.com

PROGRAM APPLICATION

Applicant: The Froth House - Erik Thebert Phone: 608-231-0100

Business Name: The Froth House

Building Name: The Froth House

Business Address: 11 North Allen Street, Madison WI 53726

Property Owner: Mark Shulman - Regent Reality

Address: 2207 Regent Street, Madison WI 53726

Lease Terms: 6 years

Definition of Project Scope: Improving the aesthetics of the facade by repainting adding new historically correct light fixtures and replacing the upper transom windows from plastic to glass; improving the energy efficiency by replacing the windows with energy efficient glass and decomposing framework; increasing safety by adding light fixtures at the sides of the ATTACHMENT facade. These modifications will also restore the building's facade.

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization. to something more like it's original design. Also remove of unoperable awning and replace with new bubble design awning

PROJECT BUDGET

List Individual Project Elements
(Awning, sign, painting of trim, etc.)

	Total Cost	Grant \$	Private \$
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- | | | | |
|---|------------------|------------------|------------------|
| 1. <u>Replace Windows</u>
<u>(with labor and materials)</u> | <u>\$6564.00</u> | <u>\$3282.00</u> | <u>\$3282.00</u> |
| 2. <u>Removal of Soffit (above entrance) plus labor & materials</u> | <u>\$1082.50</u> | <u>\$541.00</u> | <u>\$541.00</u> |
| 3. <u>Electrical Installation</u> | <u>\$787.00</u> | <u>\$393.50</u> | <u>\$393.50</u> |
| <u>Total:</u> | <u>10772.50</u> | <u>\$5386.25</u> | <u>\$5386.25</u> |



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215 Martin Luther King Jr., Boulevard
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Contractor/Supplier: See Proposals attached

Address: _____

ATTACHMENT

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

REMARKS Colors of the facade will be red
and black (the same as the benches pictured)
with gold accents
Actual light fixtures are yet to be determined

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: Lerene D. Dutton (preparer) Date: 11-12-07

Signature: [Signature] Date: 11-12-07

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

Community and Economic Development Unit
Attn: Percy Brown
215 Martin Luther King Jr. Boulevard, LL-100
P.O. Box 2983
Madison, WI 53701-2983

Façade Photo Key

- A) Unoriginal to the building, this soffit will be removed to expose original ceiling of the entrance and transom windows.
 - 1) The ceiling will be then finished off with faux stamped copper ceiling tile (see sample #1).
 - 2) Currently the light fixture is recessed due to the low clearance level of the added soffit, the proposed light fixture will be one that coordinates with the gooseneck light fixtures. (see sample # 2)
- B) The current transom windows are made of plastic, these will be replaced with operable window frames and clear 'low e' glass.
- C) This photo shows the decomposing window frame which will be replaced with new wood casements.
- D) Current windows allow the flooring to be seen, the proposed solution will be a textured glass which will hide the flooring and add a polished finished look of the façade while hiding the flooring. See sample # 3
- E) This will be the location of the light fixtures. Their style will coordinate with the buildings style and the light fixture in the entrance. See sample # 4 for the proposed light fixture.
- F) The proposed awning, including the specifics is represented here.

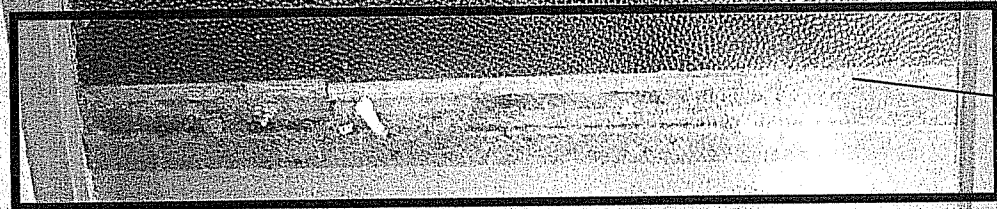


A



B

C



D

The Fresh House

The Fresh House
11 N. Allen St.
Madison, WI 53706
Phone: 224 6100

AGL

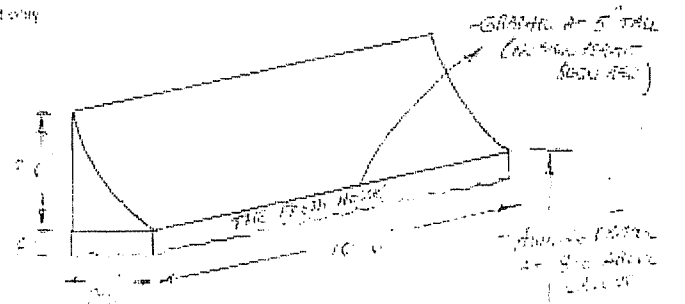


(Awning Replaces 40' x 6'
To Match Lot Line)
- Design - ROSTER
City of Madison
Concrete Design - 15' x 10' x 10' x 10' x 10'

Monday, December 10, 2007
Diallighter Text & Awaiting

See person Mark Toppa
Above rendering is not to scale to provide a visual concept only
There is not a true representation of the future

(Fresh - Surrounding Area
of the lot, city)



- Fresh House, which
from 10/10/07

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
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1 - 2" X 6 X 72 Mull		\$25.00
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2 - 48 X 72	\$505.00	\$1010.00
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1 - 2 X 6 X 72 Mull		\$25.00
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Replace Top Sash W/ 1" Low E IG

2 - 58 X 23	\$150.00	\$300.00
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2 - 46 X 23	\$130.00	\$260.00
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Replace Lower Level Sash W/ 1" Tempered

Low E IG - 1 Lite Pattern 62

3 - 38 X 20	\$158.00	\$474.00
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3 - 30 X 20	\$95.00	\$285.00
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200' 1 x 1 Stop		\$150.00
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Repair Rotted Sills As Needed

Labor		\$2940.00
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\$6729.00

Note: Repaired Sills to be Covered by Others

AUTHORIZED SIGNATURE _____

ACCEPTANCE OF PROPOSAL _____

DATE _____



LOGO'S

for

WINDOWS

Print - Close Window

From: "Mark Pocan" <mark@budgetsignsmadison.com>

To: "erik thebert" <ethebes@yahoo.com>

Subject: LOGOS FOR FROTH HOUSE

Date: Thu, 13 Dec 2007 13:38:38 -0600

The cost for four 1.5' square logos in one color, regular or reverse cut, would run about \$35.00 each for four for a total of \$140.00.

The installation would run approx. 1.5 hours at \$50.00 per hour for a total of \$75.00.

Thanks!

Mark Pocan
Budget Signs & Specialties
2825 University Ave.
Madison, WI 53705
www.budgetsignsmadison.com
608-238-9080



The froth House

EST. 2006

PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE

Rudolph's Workshop LLC
P.O. Box 45573
Madison, WI 53744
608-239-1244

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 lighting 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.

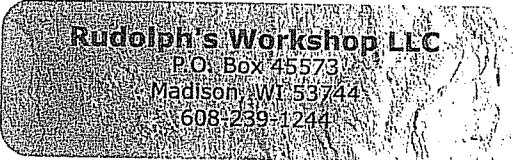
Note - This proposal may be withdrawn by us if not accepted within _____ days.

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	

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 _____

Two Floor plan

ACME

11/11/1911
11/11/1911
11/11/1911
11/11/1911

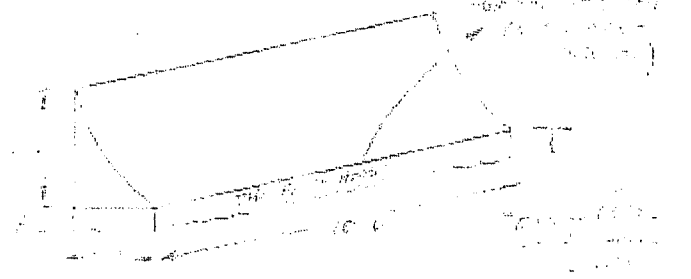


(Handwritten notes in a circle)
- From the front view
- From the side view
- From the back view
- From the top view

Model, December 1911
Designed by A. C. Smith

Backpacker, May 1912
Above is a plan of the building, showing the location of the entrance and the location of the back door.

(Handwritten notes in a circle)
- From the front view
- From the side view
- From the back view
- From the top view



- From the front view
- From the side view
- From the back view
- From the top view

Platinum Card for Bad Credit

Previous | Next | Back to Messages

Delete
 Reply
 Forward
 Spam
 Move...

This message is not flagged. [Flag Message - Mark as Unread]

From: "Gallagher Tent & Awning" <gallagherawning@choiceonemail.com>
 Add to Address Book

To: ethebes@yahoo.com

Subject: Awning Proposal:

Date: Tue, 11 Dec 2007 11:19:08 -0600

Check Other Mail [Edit]

pop

Folders [Add - Edit]
 Inbox
 Draft
 Sent
 Bulk (84) [Empty]
 Trash [Empty]
 My Folders [Hide]
 Blue Marble Exp...
 k.m.c
 other

Search Shortcuts
 My Photos
 My Attachments

See your credit score - free

Netflix Try for Free!

30 yr mortgage rates still low

AT&T Yahoo! High Speed: \$14.99/mo

PROPOSAL

To:
 The Froth House
 11 N. Allen St.
 Madison, WI 53726
 Attn: Erik Thebert

Phone: 231-0100
 Fax:
 Job Site: (same)

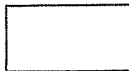
Manufacture & Install (1) Concave Style Entry Awning:

Frame: aluminum tubing (mill finish)-welded construction
Fabric: Sunbrella acrylic by Glen Raven Mills
Fabric Color: Black Cherry #4640
Valance: 8" free hang valance
Valance Style: to be selected
Graphics: included in price- "THE FROTH HOUSE" in 5" all upper case

Installed Total= \$1,399.00 tax included

Options: A) Add (2) small 5"-6" logos on each end valance for \$80.00 (
B) Add \$195.00 to take down existing old roller awning off the v

Thank you.



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

Authorized

Note: This proposal

Signature

by us if not accepted

Mark Toijala

ACCEPTANCE OF PROPOSAL - The above prices, specifications

and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified.

Signature

Date of Acceptance

Signature

1/2 Deposit Required
With Signed Order

Delete

Reply

Forward

Spam

Move...

[Previous](#) | [Next](#) | [Back to Messages](#)

Check Mail

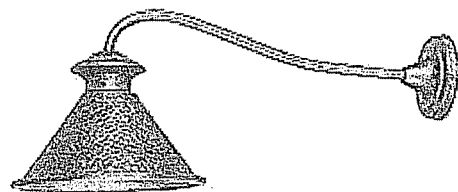
Compose

Search Mail

Search the Web

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 #wor1737

Select Your Shipping:

FREE SHIPPING! Not Available Until: 2/5/2008

Ground - Free!

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

[ADD ITEM TO CART](#)

MANUFACTURER DETAILS:

For more than 30 years, World Imports has brought a higher standard of style and sophistication to interior designers lighting selections 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 Associations 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)

- o Available in three sizes
- o Back plate dimensions: 6"Dia
- o Overall dimensions: 11.5"H x 12"W x 28"Ext

WEIGHTS & DIMENSIONS:

Item:	Weight:	Dimensions:
Dark Sky Large Outdoor Wall Lamp in Bronze	Unavailable	11.5" H x 12" W x 28" D

PRODUCT REVIEWS:

Be the first to review this product. [Write a Review](#)

FOR YOUR REFERENCE:

OUR SKU #wor1737

Your Order Reference Code: **01-X-CSN**

Call us anytime at (800) 457-2109, Mon-Fri 8-9, Sat and Sun 10-5 EST

CSN Lighting, a division of CSN Stores, Inc., 800 Boylston St, Suite 1600, Boston, MA 02199
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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-
7155office (608) 423-
3881 fax
Accepted By: _____ jasong@abelectric.org
(company name)

(print name)

(signature) ____/____/2007