

Details of

# **Proposal to demolish building located at 1384 Williamson St.**

Contents:

Letters of introduction and assignment

    Description of past and current use of structure

    Discussion of plans for future use of area

Photographs

    Current Hardware Store

    Exterior of House to be removed

    Interior of House to be removed

Landscape and elevation plans of site/materials

Discussion of neighborhood contacts and notification about the proposal

Submitted to City of Madison Landmarks Commission : July 19, 2010

Contact: Steve Shepherd 257-1630 [acewilly@tds.net](mailto:acewilly@tds.net)

July 17, 2010

To whom it may concern,

This letter is to confirm that Steve Shepherd & Tom Shepherd (owners of Ace Hardware Center) are acting with the approval and support of Robert Shepherd & Richard Karls (owners of S-K Investment Co.) as they seek approval to remove the building at 1384 Williamson St.

Sincerely,

A handwritten signature in black ink that reads "Robert C. Shepherd". The signature is written in a cursive style with a large, prominent initial "R".

Robert Shepherd

We are writing as co-owners of Ace Hardware Center, a business located at 1398 Williamson St., and also as a representative of Robert Shepherd & Richard Karls, owners of 1384 Williamson St.. We are seeking a demolition permit for the building located at 1384 Williamson St.

Although a single family residence by past use, we have been using the building as storage for the past several years. The property is zoned C2-HIS-TL and we do not intend to return the existing building to residential use. The effort required to correct this building's deficiencies would be better spent transforming the site in a way that improves Ace Hardware Center's retail operation.

If the permit is issued, Ace Hardware Center would like to remove the building, perform some minor grade work, and install landscaping. The improved site would provide for more efficient material handling to & from Williamson St. and our current storage garage. We also intend to use the site as a seasonal outdoor sales area, particularly next summer during the scheduled reconstruction of Williamson St. Some additional, secure, covered storage may have to be constructed of an appropriate design.

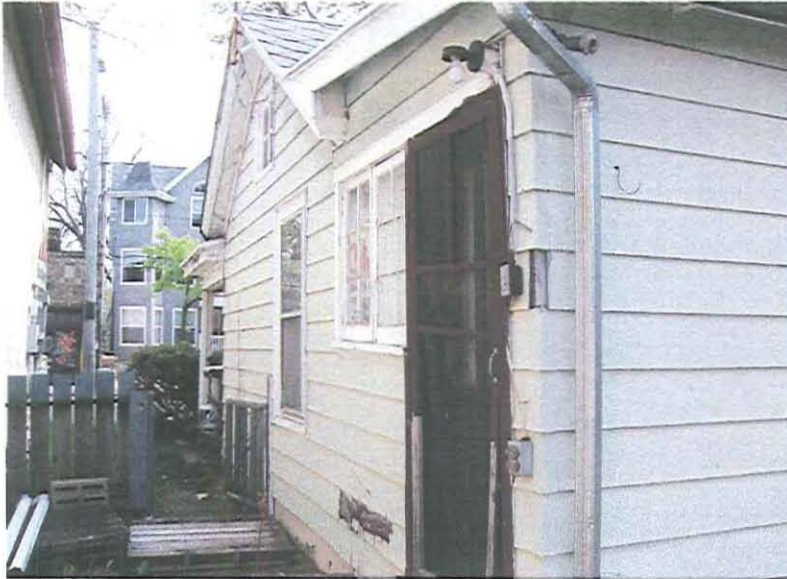
We feel that proceeding in this direction is necessary to ensure and enhance Ace Hardware Center's continued strong, family owned retail presence on Madison's near eastside. As it has been since 1923.

Sincerely,

Steve Shepherd & Tom Shepherd



**Pictures of Ace Hardware Center  
(1398 Williamson St)**



**Exterior of House to be Removed (1384 Williamson St)**



**Interior of House to be Removed (1384 Williamson St)**

## Distinctively Styled

### Elegance

#### Classic™

Traditional spear pointed pickets extend through the top rail to form the panel's Classic™ design. The picket spear is formed with a 3/8" diameter rounded top rather than a sharp point.



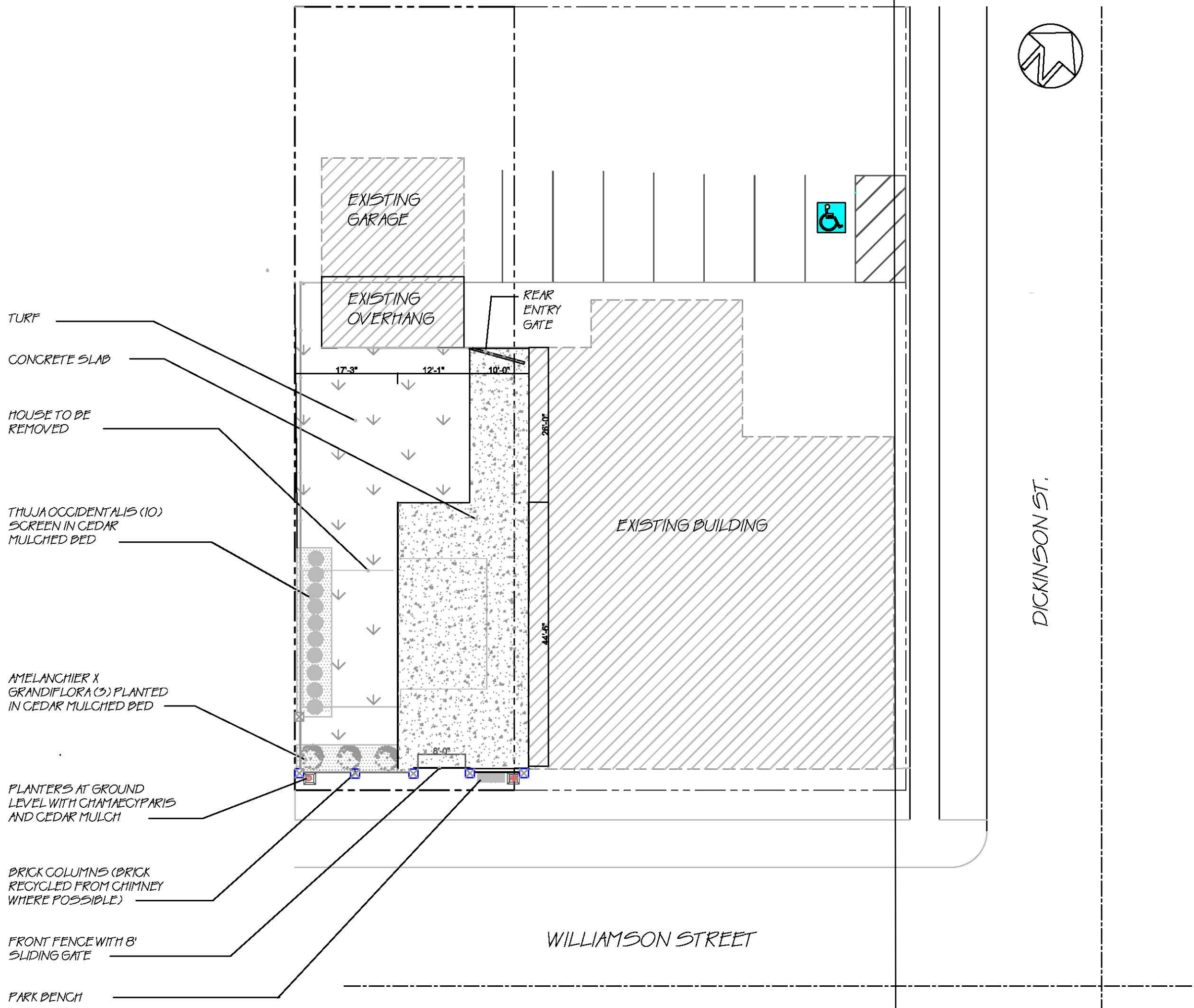
**Proposed fence: Montage Classic**  
**With pillars using brick from existing chimney if feasible,**  
**Otherwise similar style**

## **discussion of Neighborhood Contacts & Notifications**

**To date we have accomplished the following:**

- Notified the Marquette Neighborhood Assoc (MNA), Greater Williamson Area Business Assoc(GWABA) and Ald. Marsha Rummel ahead of the 60 day waiting period before applying the Plan Commission for a demolition permit.**
- Appeared before the MNA board and received their support after consultation with the MNA Preservation & Development Committee.**
- Having previously receiving verbal support from the Dave Tennessen (owner of 1380 Williamson), we have sent a letter looking for a written statement.**
- Will appear at next GWABA meeting (July 22) seeking support**
- After receiving favorable comments from many of our customers, we are placing a copy of our plan and a petition of support at our store counter.**
- Have met twice to date with Zoning, Planning, & Landmarks representatives in an effort to move our project forward within city guidelines. Will continue seek their input.**
- Will maintain availability to neighborhood in order to answer questions and listen to any concerns.**





TURF

CONCRETE SLAB

HOUSE TO BE REMOVED

THUJA OCCIDENTALIS (10) SCREEN IN CEDAR MULCHED BED

AMELANCHIER X GRANDIFLORA (5) PLANTED IN CEDAR MULCHED BED

PLANTERS AT GROUND LEVEL WITH CHAMAECYPARIS AND CEDAR MULCH

BRICK COLUMNS (BRICK RECYCLED FROM CHIMNEY WHERE POSSIBLE)

FRONT FENCE WITH 8' SLIDING GATE

PARK BENCH

EXISTING GARAGE

EXISTING OVERHANG

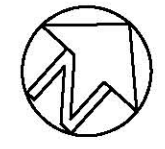
REAR ENTRY GATE

EXISTING BUILDING



DICKINSON ST.

WILLIAMSON STREET



General Notes

No.	Revision/Issue	Date

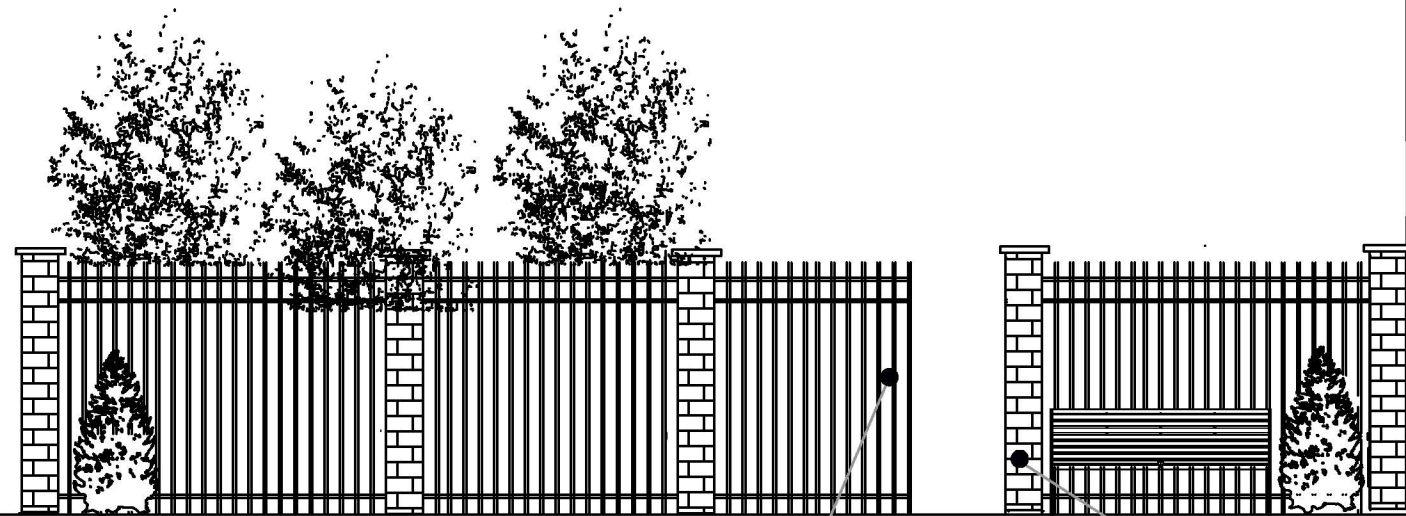
Firm Name and Address  
 CURT STAATS  
 608-335-3635

Project Name and Address  
 ACE HARDWARE CENTER  
 1394 WILLIAMSON ST.  
 MADISON, WI

Project	Sheet
Date 7/13/2010	L-1
Scale 1/16" = 1'-0"	

# FRONT ELEVATION

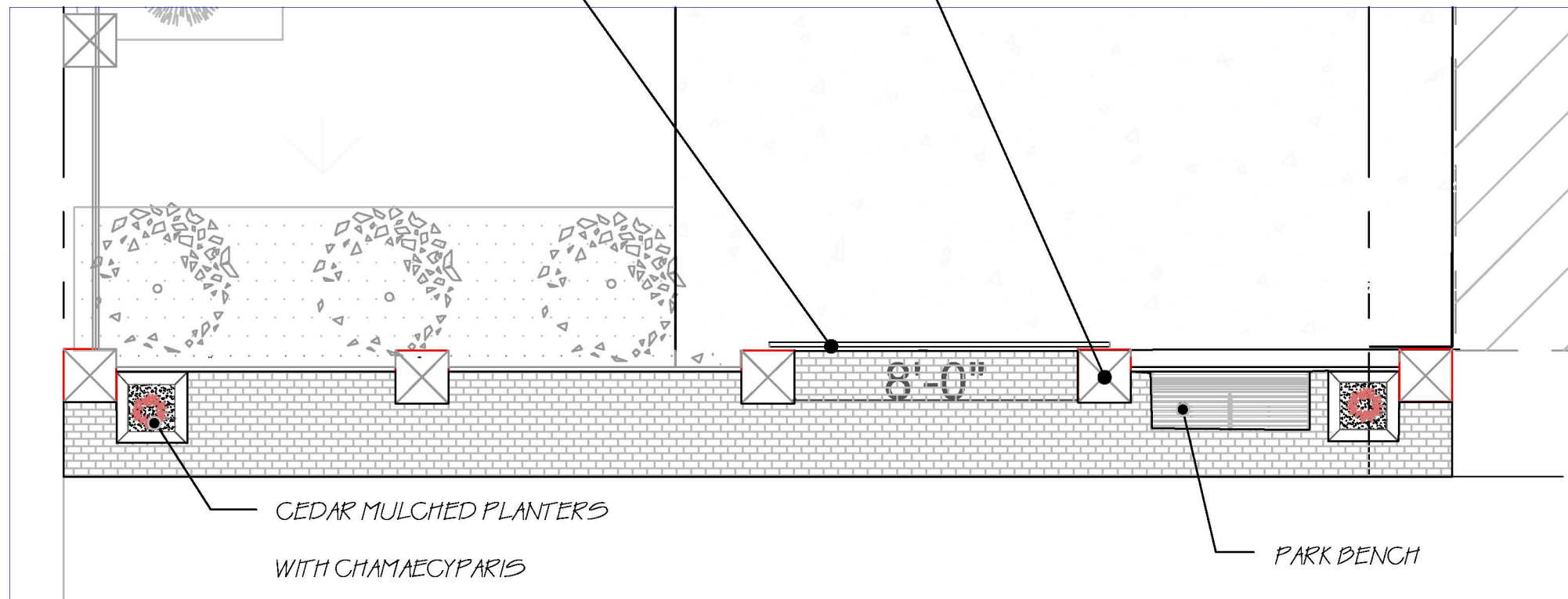
# ACE HARDWARE CENTER



6' FENCE WITH SLIDING GATE  
(MONTAGE CLASSIC)

COLUMNS CONSTRUCTED  
WITH RECYCLED BRICK VENEER

# FRONT DETAIL



CEDAR MULCHED PLANTERS  
WITH CHAMAECYPARIS

PARK BENCH

8'-0"

### General Notes

No.	Revision/Issue	Date

Firm Name and Address  
 CURT STAATS  
 608-335-3635

Project Name and Address  
 ACE HARDWARE  
 CENTER  
 1394 WILLIAMSON ST  
 MADISON, WI

Project	Sheet
Date 7/13/2010	L-2
Scale NOT TO SCALE	