

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Application:
752 East Gorham Street (The Livingston
Inn).

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

DATED: June 27, 2011

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 is the following Facade Improvement proposal:

**1. 752 Gorham Street: The Livingston Inn
Grantee: Historic Leitch House, LLC**

The residence was constructed in 1857, designated a City of Madison Landmark in 1972, and listed on the National Register in 1975. The property is located outside the Façade Improvement Grant program Target Area. The CDA, at its meeting of June 16, 2011, approved a waiver of the Program Target Area for the property located at 752 East Gorham Street. The property will be used as a Bed and Breakfast, and the front porch will be repaired and restored to its original appearance.

- a. Remove existing damaged column, crown, fascia, soffit and trim work, floor boards as needed.
- b. Remove and replace front beam and ceiling joists, damaged by the leak, as needed.
- c. Replace entire front fascia and crown (custom milled to match existing), using western red cedar.

- d. Remove and restore column, trim and soffit.
- e. Paint all the repaired and replaced parts.

See Attachments for Specification

Total project cost is estimated at \$16,000.00

Façade Improvement Grant not to exceed \$8,000.00

RECOMMENDATION:

The above Façade Improvement Grant proposal has been reviewed by the Façade Improvement Grant Staff Team and meets the requirements of the Program. The Staff Team recommends approval of the above Facade Improvement Grant proposal.

The landmarks Commission, at its meeting of Monday, June 27, 2011 reviewed #22944 - 752 East Gorham - Designated Landmark Leitch House - Exterior re-construction (repair/restoration) of front porch. The Commissioners found the proposal to be straightforward. The Commission asked a clarification question about the roof being replaced outside of the grant application process and about the paint color. The landmarks Commission approved the Certificate of Appropriateness for exterior reconstruction as presented.



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

Applicant: Margaret & David Furlan Phone: 608-238-6317
Business Name: The Livingston Inn
Building Name: Historic Leitch House
Business Address: 752 E. Gorham St. 53703
Property Owner: Margaret & David Furlan
Address: same d.furlan.6317@charter.net
Lease Terms: n/a
Definition of Project Scope: front porch repair and restoration

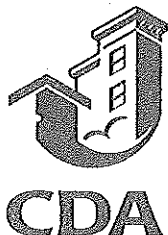
Grantee: Historic Leitch House, LLC
ATTACHMENT President: Margaret M. Furlan

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

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

Private \$

See attached	16,000.00	8,000.00	8,000.00
Total:			



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: Bill Muir
Address: 7413 Cedar Stone Dr., Sauk City WI 53583

ATTACHMENT

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

REMARKS

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: _____

Signature: David Furlan Date: 6/1/11

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



7413 Cedar Stone Drive
 Sauk City, Wisconsin 53583
 Phone/fax: 608-643-0608

PROPOSAL

Client: Peggy Furlan
Address: 752 Gorham Street, Madison, WI
Date: 6/21/11
Phone: 698-6317

Project: Front porch repairs

Description	Amount (\$)
<p>The following is a proposal to repair and restore the front porch (right hand porch as viewed from the exterior) at 752 Gorham Street. The existing porch has sustained substantial damage from an existing roof leak. This proposal includes restoration of the columns, soffit and fascia, decorative brackets and trim work, along with repairs to the damaged ceiling framing and front beam on this porch. It does not include the repairs to the roof itself. Much of the soffit, crown and bed moldings, one central column, and the decorative arches and bracket trim have been damaged, along with some damage to the wood floor. The following is a description of our suggested restoration. It is our understanding that the appearance and integrity of this front porch is important to the historic appearance of the house. Therefore it is our intention to restore the structure and trim to its original condition, not just do a quick patch job.</p>	
<p>Plans and permits: Prepare drawings as needed for permits, secure all permits:</p>	560.00
<p>Shoring: In order to remove the damaged column and framing, we will need to provide temporary support to the existing structure.</p>	430.00
<p>Demolition: Remove existing damaged column, crown, fascia, soffit and trim work, floor boards as needed</p>	1,750.00
<p>Structural repairs: The front beam, along with several ceiling joists have been damaged by the leak. We will replace these structural components as needed. Until we remove portions of the ceiling and beam wrapping material we won't know the full extent of the structural repairs needed. We have included an allowance of \$1,800.00 for materials and labor for this work</p>	1,800.00
<p>Fascia and crown: Replace entire front fascia and crown (custom milled to match existing), using western red cedar.</p>	840.00
<p>Column, trim and soffit restoration: The one column below the leak along with the trim work surrounding it all the way down to the floor needs to be removed and restored, along with a significant portion of the soffit. Some of</p>	



Bill Muir
7413 Cedar Stone Drive
Sauk City, Wisconsin 53583
Phone/fax: 608-643-0608

PROPOSAL

these parts are too badly rotted to be restored and will need to be remilled to exactly match the original parts, using clear western red cedar. We will be able to salvage and restore many of the other damaged parts, using the Abatron epoxy restoration system, and my cutting off rotted sections and fitting in new wood as needed. The parts that we can restore will be stripped down to bare wood to allow for proper priming and sealing of the wood. .	4,992.00
Painting: All the repaired and replaced parts will be primed with an oil based primer and painted two coats to match the existing paint scheme. This includes scraping and repainting the beaded ceiling and portions of the floor that have been water damaged.	1,640.00
Misc. As with most projects, there will be errands to run, daily clean up and trash removal, meetings with owners, set up time, contracting and supervision of all work. In addition, due to the presence of lead paint on this porch, lead abatement procedures and protocols will be followed to meet current EPA standards.	1,975.00
Contingency: Projects like this usually include surprises and unanticipated work. We are including an allowance for this added work to avoid being caught short at the end of the project. We will only bill for work actually done.	<u>1,800.00</u>
Total estimated cost:	<u>15,787.00</u>
Total	15,787.00



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Sauk City, WI 53583
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PROPOSAL

Terms

Payment schedule: 30% down payment upon signing contract
30% after rough-in inspections
40% at final completion

Any balance outstanding 30 days beyond final completion will be charged 1.5% interest per month (18% per year).

All work is guaranteed to be as specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent on strikes, accidents or delays beyond our control. Owner will carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

As required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled lien rights, in addition to the undersigned builder, are those who contract directly with the owner or who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Approved by:

Margaret M. Fular 6/22/11
Client Signature Date

Contractor Signature

Date

Upon approval, please sign and return one copy, keep one copy for your files.



