

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

Project Address: 11 N Allen St Madison, WI 53726 Aldermanic District: 5

2. PROJECT

Project Title / Description: Interior and exterior renovations to first floor commercial space, including restoring side entryway, exterior beautification, and new single story addition on rear elevation.

This is an application for: (check all that apply)

- ☐ Alteration / Addition to a Designated Landmark
- ☐ Land Division/Combination of Designated Landmark site
- ☐ Alteration / Addition to a building adjacent to a Designated Landmark
- ☒ Alteration / Addition to a building in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☒ University Heights ☐ Marquette Bungalows
- ☐ Land Division/Combination in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ New Construction in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ Demolition
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific submission requirements.)
- ☐ Other (specify): _____

PLANNING DIVISION USE ONLY	Registrar #

3. APPLICANT

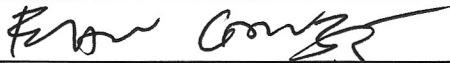
Applicant's Name: Evan Gruzis Company: Winston Holdings LLC

Address: 1924 Commonwealth Ave Madison WI 53726

Telephone: (917) 806 3506 E-mail: evangruzis@gmail.com

Property Owner (if not applicant): _____

Address: _____

Property Owner's Signature:  Date: 7-5-17

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- ☒ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☒ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☒ Electronic files (via email) of submission materials (see below).
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- ☒ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☐ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☒ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Photographs of existing conditions;
 - ☐ Photographs of existing context;
 - ☐ Manufacturer's product information showing dimensions and materials;
 - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552

Letter of Intent

From: Evan Gruzis
1924 Commonwealth Ave
Madison WI 53726

To: City Of Madison
Landmarks Commission
126 South Hamilton
Madison WI 53703

Date: July 5th, 2017

Project: 11 N Allen St.

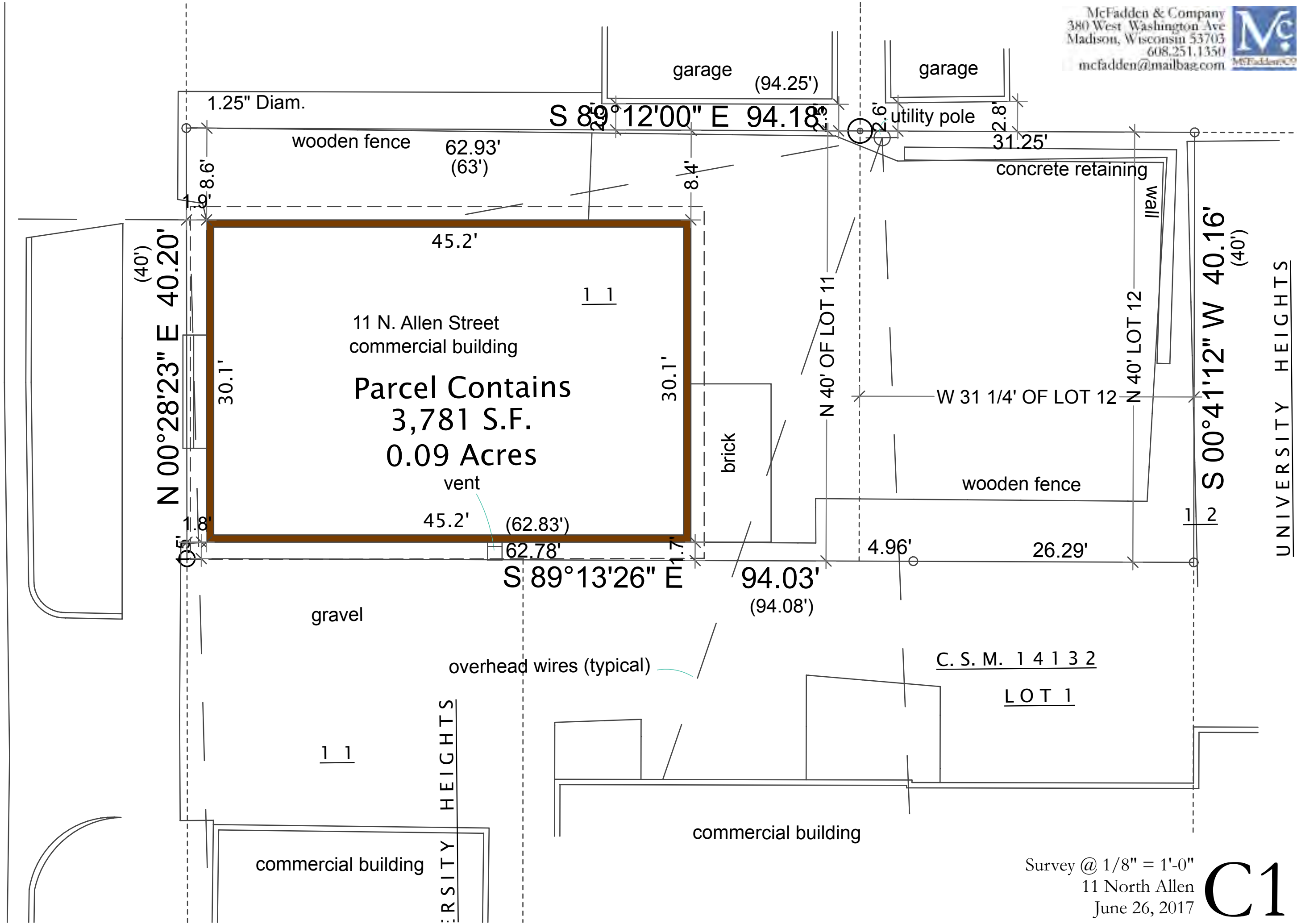
The property is a brick mixed residential / commercial building located within a commercial corridor in the University Heights Historic District.

What is proposed is a renovation and restoration to the first floor interior space and exterior spaces of the commercial storefront. The work will include facade restoration, full interior renovations designed for the new business, and a single story addition on the rear of the building into which the restrooms will be relocated, thereby restoring an original side entrance and improving visitor flow. ADA accessibility will be introduced via the rear entrance.

Exterior restorations will include repainting the wood window frames and exterior siding, replacing the failing soffits, new lighting and fixture upgrades, new awnings / canopies, potential signage on the south exterior wall, and a new metal entry stair fabricated for the north entrance, designed to match the historical character of the existing property. The new addition will be clad in LP Smart Side 4" lap and shingled roofing to match existing. Both the new addition and existing siding will be painted and color-matched to SW 6243 Distance with white trim.

Related work will also entail brick/concrete restoration, the resolution of foundation/structural issues, electrical improvements, various finish elements, HVAC system, landscaping and fencing. The business's interior will include new built-in benches, shelves for merchandise, and counter space, all designed to harmonize with the historical character of the property and its surroundings.

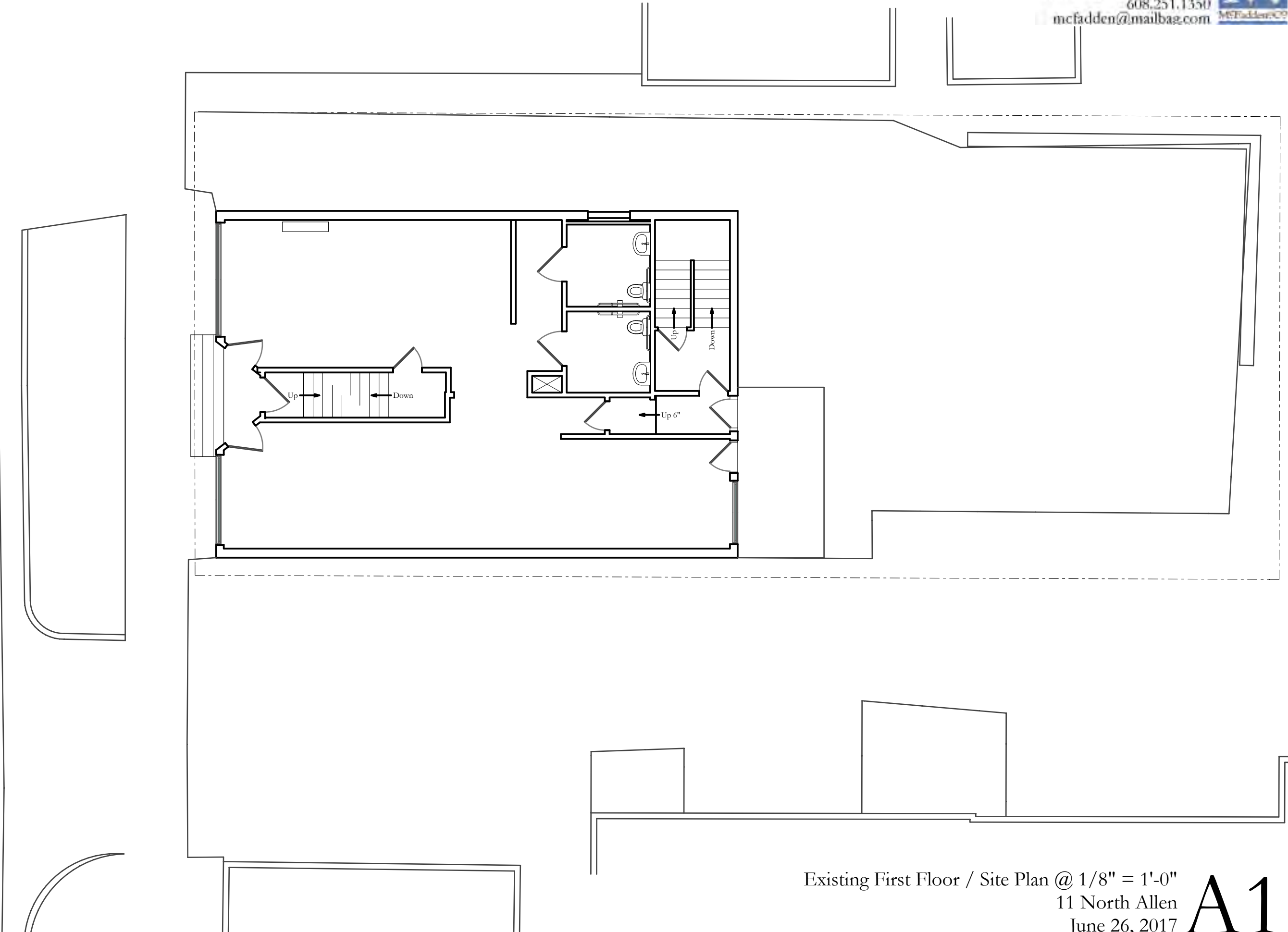
STREET



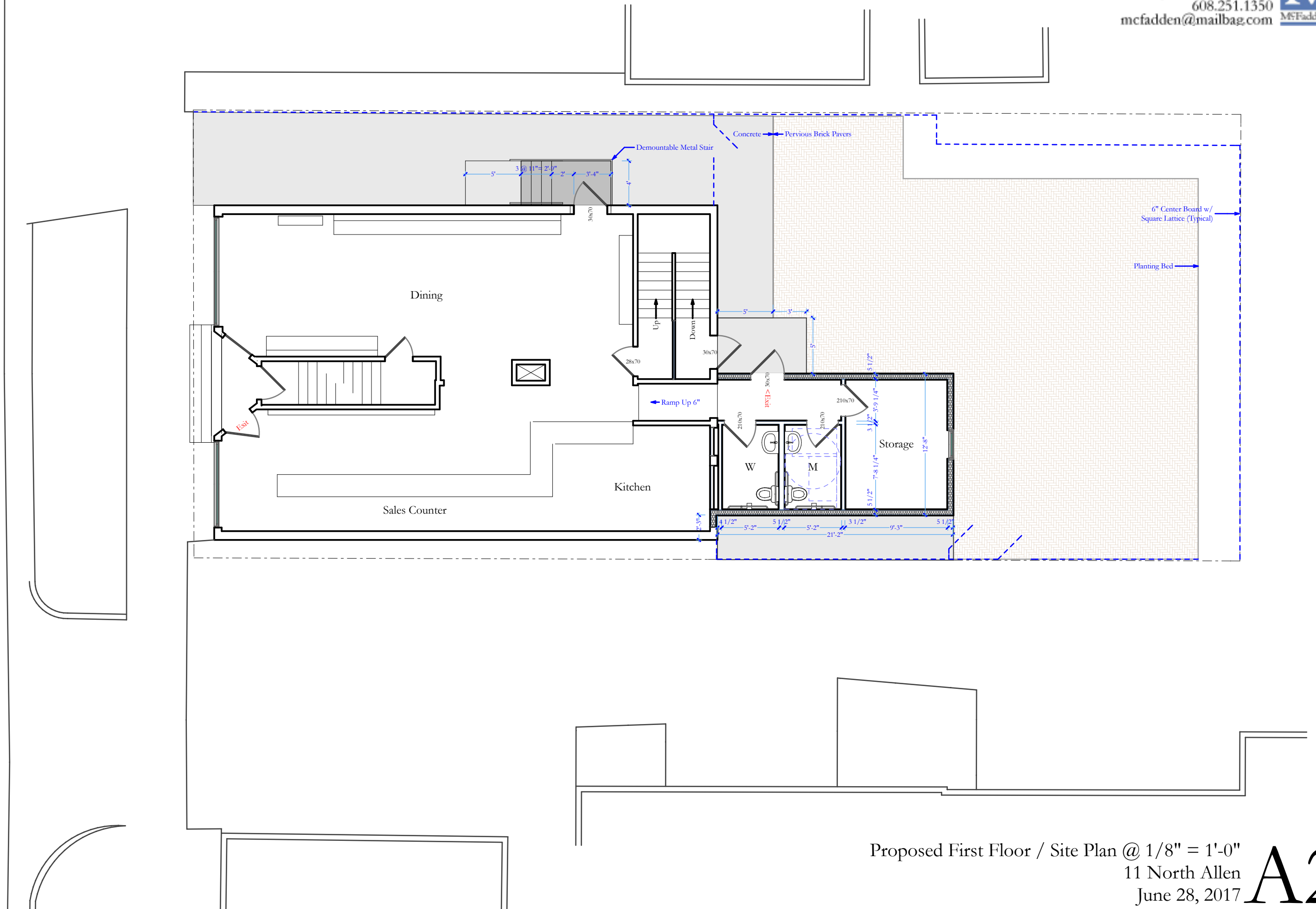
SITE DATA

Site Area 3,793 SF
Existing
 Building 1,361 SF
 Impervious 170 SF
 Total 1,531 SF
 Coverage 40%

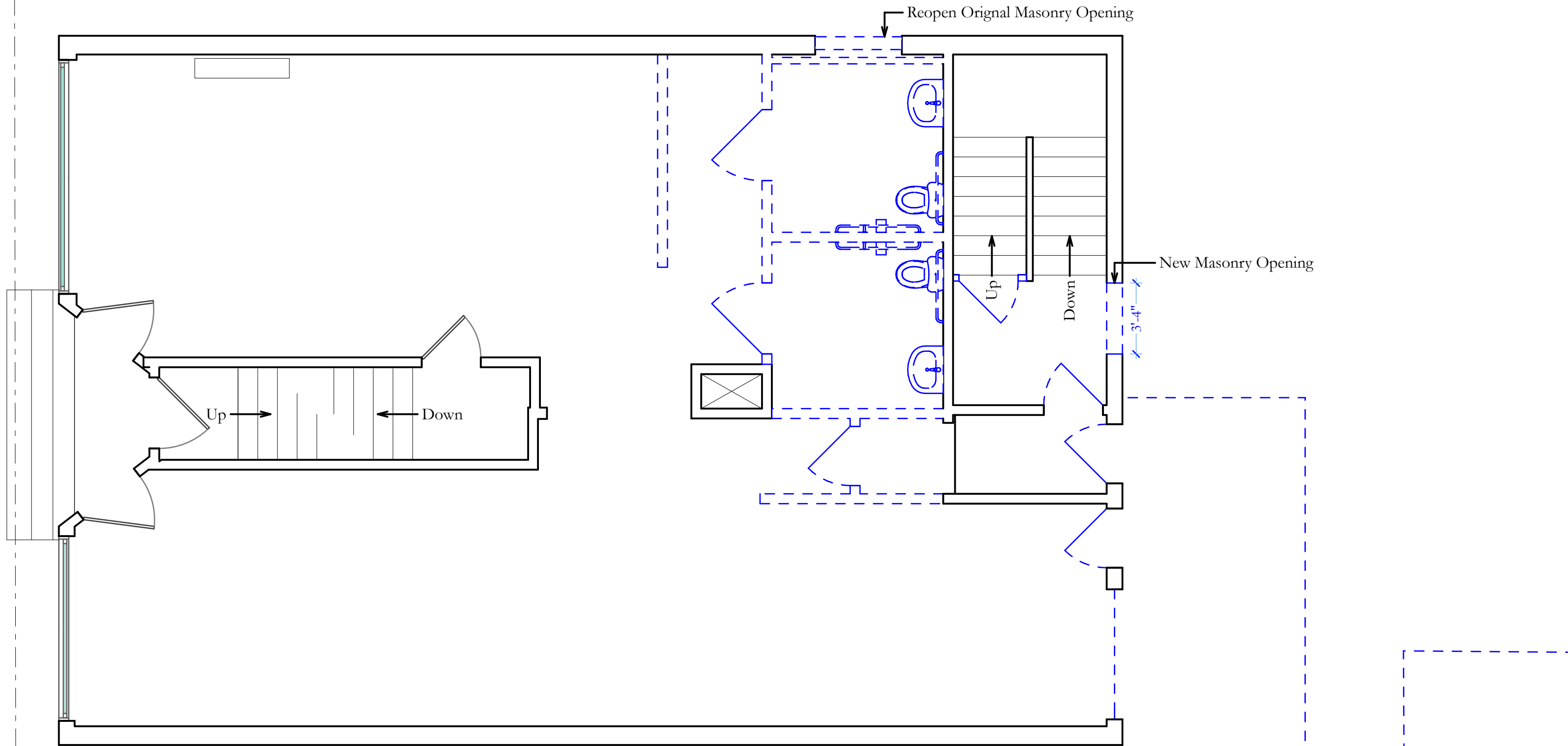
Proposed
 Building 1,632 SF
 Impervious 245 SF
 Total 1,877 SF
 Coverage 49%

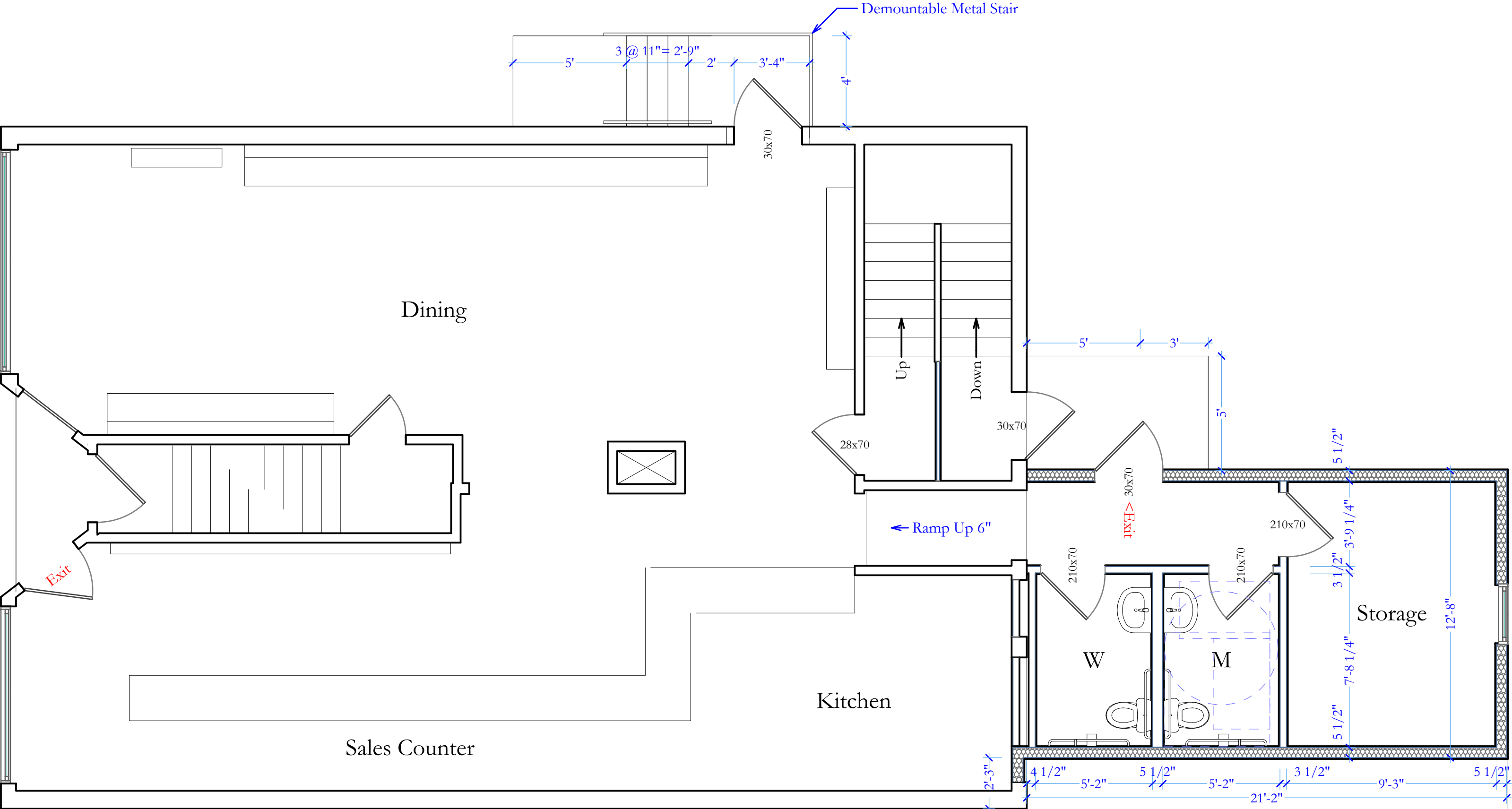


Existing First Floor / Site Plan @ 1/8" = 1'-0"
11 North Allen
June 26, 2017



Proposed First Floor / Site Plan @ 1/8" = 1'-0"
 11 North Allen
 June 28, 2017

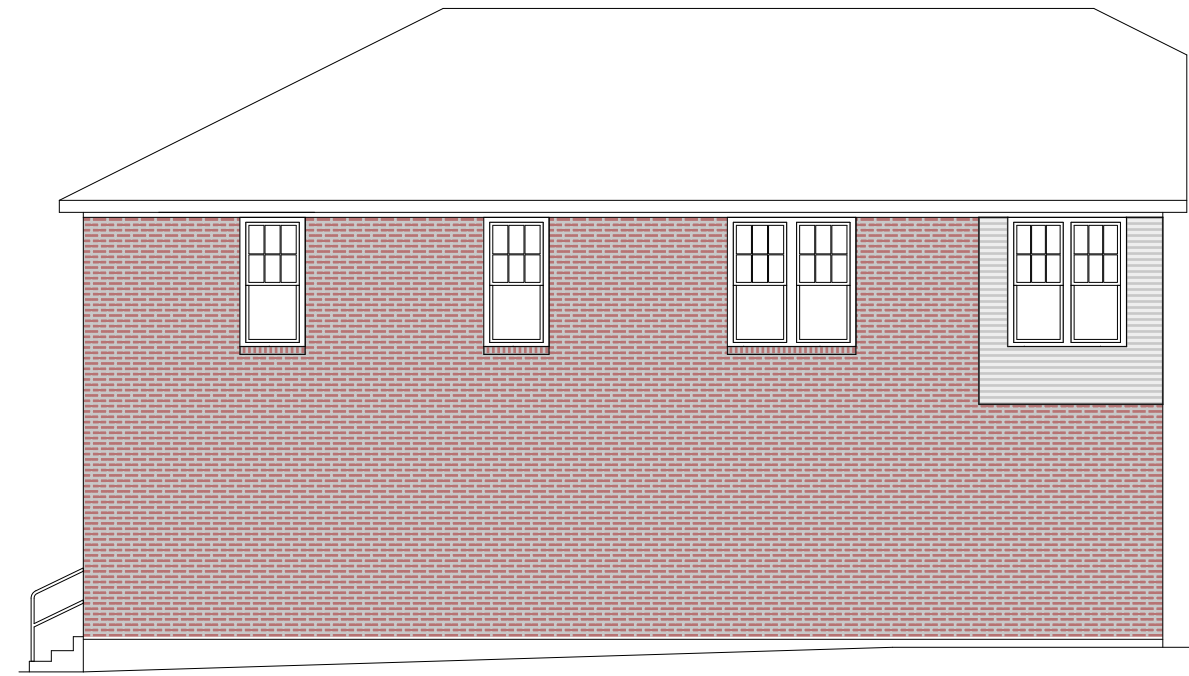




Proposed First Floor Plan @ 1/4" = 1'-0"



West or Allen Street



South



North



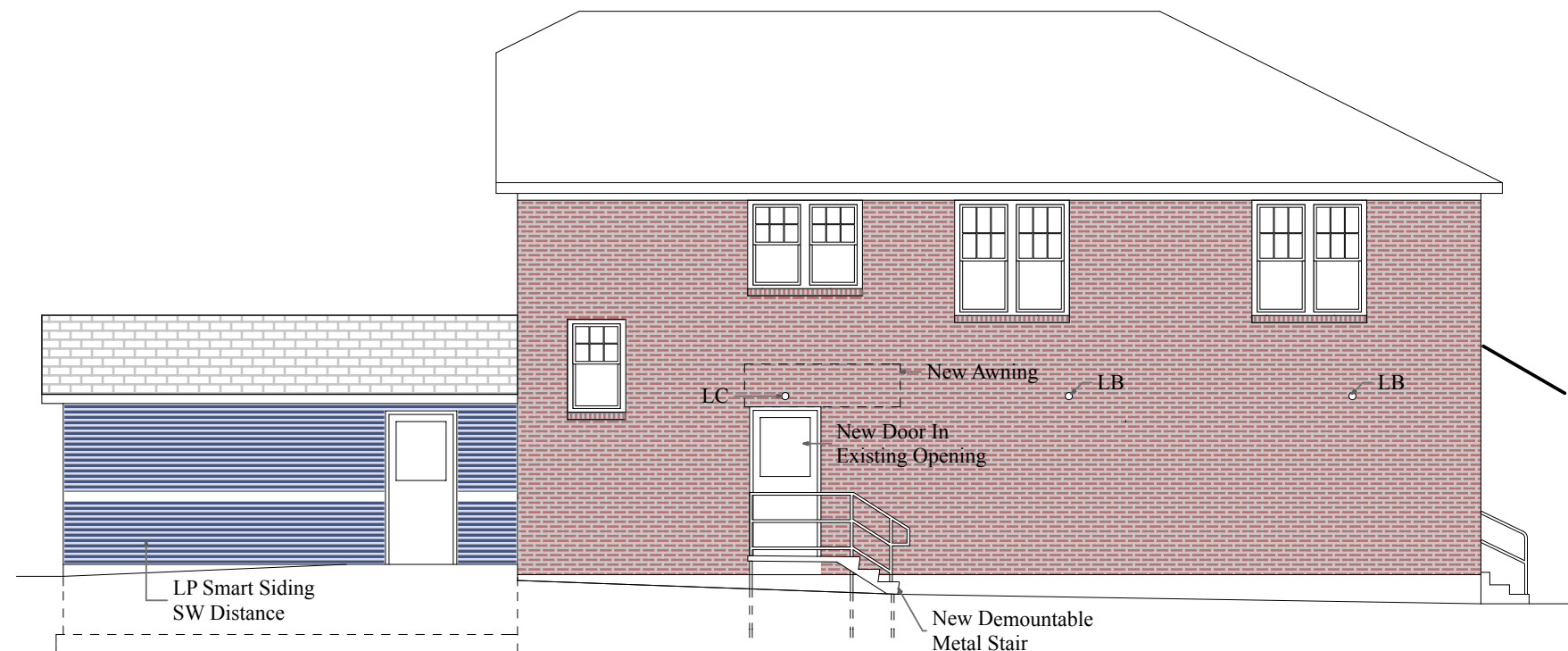
West or Garden



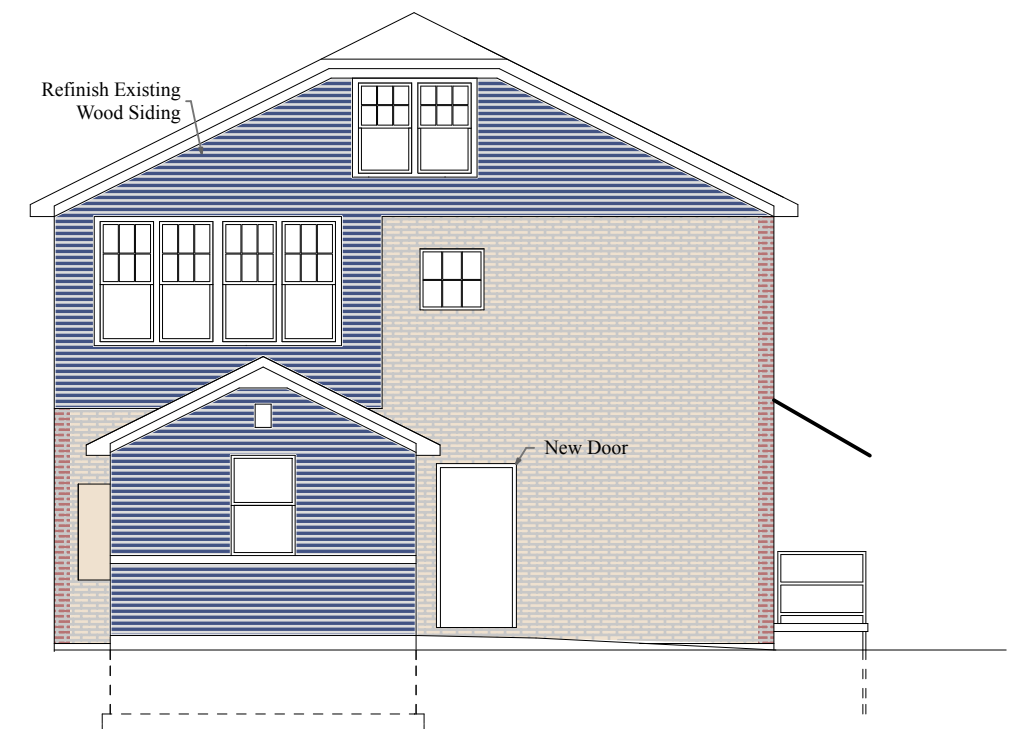
West or Allen Street



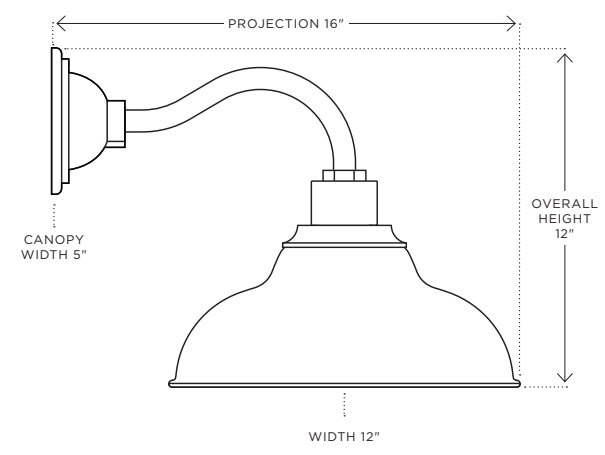
South



North



West or Garden



Fixture L1



Fixture L2



Fixture L3



6' Center Board Fencing



View from the Northwest



View from the Southwest



View from the Northeast



View from the South



View from the Southeast



View from the Southeast