



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

# Madison Landmarks Commission APPLICATION

## 1. LOCATION

Project Address: 409 Rogers St. Aldermanic District: 1e

## 2. PROJECT

Date Submitted: 10/12/2015

Project Title / Description: 409 Rogers St. Remodel

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building 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 Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): \_\_\_\_\_

## 3. APPLICANT

Applicant's Name: Casey Eggleston Company: \_\_\_\_\_  
 Address: 340 Woodland Cir City/State: Madison, WI Zip: 53704  
 Telephone: 608-334-7788 E-mail: ceggleston8@gmail.com  
 Property Owner (if not applicant): \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Property Owner's Signature: [Signature] Date: 10/11/15

### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
Historic Preservation Planner:  
Amy Scanlon  
Phone: 608.266.6552  
Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

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.

## **409 Rogers St. Remodeling Project**

### ***Ownership Background:***

Casey & Beth Eggleston and David & Elizabeth Koehler purchased the property at 409 Rogers St. (picture 1) on July 7<sup>th</sup> this year. Since that time, work has been on going to address many deferred maintenance issues with the property and bring it back to an acceptable standard. Most of the work to date has improved the internal condition of the property as there was a turnover in tenants.

### ***Property Details:***

The property is a two story Greek revival style house with 2076 sq ft. Records indicate that the home was built in 1898 by Max Wahl. The house has been significantly altered over time and is now divided into three apartments, a one bedroom and a studio on the first floor and a two bedroom on the second story.

Externally, the siding is now an asbestos-like substance. All original windows have been removed and replaced with metal. Several original windows were sided over, likely in conjunction with transforming the property to a rental unit (picture 2 and 3). It appears that the original soffit and fascia architecture may have been lost and replaced with pine 1x6s (picture 4 and 5).

There are a few places where the original architectural detail still exists (picture 1 and 7). The original external woodwork around the entry way is in good shape other than where it was recently altered by the previous owner to accommodate a security door. It also appears the original gabled end returns may be intact on the back and the front of the house (picture 1 and 5).

Unfortunately, the house has suffered externally from significant deferred maintenance over the past several years. Most damaging has been a lack of gutters and downspouts. This has caused multiple issues throughout the rest of the property. The soffit and fascia has become significantly degraded and has become detached in some places (picture 2, 3 and 4).

Lack of gutters has caused the siding to mold and significant damage to the rim joists around most of the house. Movement on the southeast side of the house has caused additional stress throughout the basement that will need to be addressed (picture 10).

### ***Work Plan:***

John Freiburger has been contracted to develop an engineering design plan to stabilize the foundation. While rim joists and central beams will need to be supported, all of the work can be done internally and it does not require the house to be lifted. It should not cause any changes to the external look of the house.

The three basement windows that are currently broken or missing will be replaced with glass block (picture 8 and 9). These windows are on the side of the house, not facing the street.

The plan is to remove the current siding and replace it with double 4" vinyl siding. A dark grey color will be used, similar to picture 11. The windows will be wrapped in white aluminum. It looks like the wood trim around all of the windows except two have been made significantly narrower than they were originally. There seems to be one window on the south side of the house that hasn't been altered and will be used as a model to return the trim on the other windows to original dimensions.

Once the asbestos-like siding is removed, there will be a close inspection for any other architectural details that remain and where feasible an attempt to restore the original look. It is not in the plan to rebuild a porch if it previously existed. However, any evidence of an original porch and its dimensions will be noted before the house is resided. The window that has been boarded up entirely will be sealed appropriately and sided with the rest of the house (picture 2). The one that has been partially covered (picture 3) will be trimmed and finished consistent with the other windows. None of the current windows will be altered.

A small porch that was added in the back on the southeast side of the house (picture 6) will be removed. It is not visible from the street. The stairs and upper deck will be replaced (picture 10).

The soffit and fascia will be wrapped in white aluminum including the gable end returns on the front and back of the house. Gutters and downspouts will be installed.

#1



#2





#3



#4





#5



#6





#7





#8



#9





#10



#11



# S&R Remodeling LLC

1525 S. Stoughton Rd.  
Madison, WI 53716

Phone: 608-222-8044

Fax: 608-222-8064

## Estimate

Date	Estimate #
9/24/2015	2604

Name / Address
Casey Eggleston [REDACTED] Madison, WI 53704

Description	Total
Home Repairs - 409 Rogers  Demolition Remove the following 1 layer of siding, with lead-clean-up disposal Remove 2 story deck for repairing foundation and wall  Framing& Foundation Replace beam and ring joist in basement bedroom bump out, sister all joists of that section Fix outer wall of foundation with limestone and mortar, digging down as needed to expose all damage and then back filling at completion Re-build the two decks with green treated materials Allowance of \$6,000.00 for labor and materials  2 Basement windows Remove materials and fill in with glass block Allowance of \$1,200.00  Exterior & Siding Build out and reframe window trim as needed and wrap in aluminum standard color choices	[REDACTED]
<b>Total</b>	

Signature \_\_\_\_\_

Date: \_\_\_\_\_



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## Estimate

Date	Estimate #
9/24/2015	2604

Name / Address
Casey Eggleston [REDACTED] Madison, WI 53704

Description	Total
Install aluminum soffit and fascia, and wrap freeze board in standard color choices Install mastic Quest double 4" vinyl siding with all accessory items, in standard color choices 150' of 5" gutters, 120' of 3" x 4" downspouts in standard colors  Total cost includes permit allowance of \$150.00 , clean-up, and disposal	
<b>Total</b>	

Signature \_\_\_\_\_

Date: \_\_\_\_\_

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## Estimate

Date	Estimate #
9/24/2015	2604

Name / Address
Casey Eggleston [REDACTED] Madison, WI 53704

Description	Total
<p>Terms: Please read the estimate/ contract very carefully. If you would like to change, add or remove anything, please let us know. If something is not written in the estimate, it is not included in your job. Please call us with any questions about specific items in your estimate. 50% Down at acceptance of contract, remainder due upon completion of job. Past due invoices will be subject to a finance charge of 1.5% (18% annually). Down payment needs to exceed all special order materials. Down payment needs to be included with signed estimate.</p> <p>Any additional work not included in the contract will be billed at \$55.00 per hour plus materials. All sub-contractors have their own individual rate for any additional work. The estimate price is a firm price. You will be billed at this amount unless additional work was performed. We cannot predict what we will find when we open up walls/ floors. Our estimates do not include work for rot and unforeseen problems. We will always talk to you before doing any additional work.</p> <p>Allowances in your estimate/ contract is money that we have in your estimate for that specific portion of work. The allowance number could go up or down depending on your choices, selections, or unforeseen work.</p>	
<b>Total</b>	

Signature \_\_\_\_\_

Date: \_\_\_\_\_



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## Estimate

Date	Estimate #
9/24/2015	2604

Name / Address
Casey Eggleston [REDACTED] Madison, WI 53704

Description	Total
<p>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.</p> <p>The final bill will be mailed and is due upon receipt. There will be a 10 day grace period from the invoice date. Interest will accrue after the grace period. Interest will not be waived on any late payment on invoices.</p> <p>Contractor can only guarantee estimate for 30 days after drafting estimate. Warranty: 3 years craftsmanship. All products have their own warranty. All sub-contractors have their own warranty.</p> <p>Note: Please do not be alarmed if you receive a certified letter in the mail from a sub-contractor. This is a legal formality and it is a way to protect sub-contractor's lien rights. This in no way reflects how S&amp;R Remodeling handles billing.</p> <p>S&amp;R Remodeling carries workers compensation and worker liability insurance. If there are any special insurance requirements that are needed, additional costs will be deferred to property owner. Please let S&amp;R know as soon as possible so we are able to make arrangements in a timely manner.</p>	
<b>Total</b>	

Signature \_\_\_\_\_

Date: \_\_\_\_\_

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## Estimate

Date	Estimate #
9/24/2015	2604

Name / Address
Casey Eggleston [REDACTED] Madison, WI 53704

Description	Total
<p>Lien waivers will be provided and postmarked within 30 days after payment upon request. A bank certified check can guarantee the lien waiver's release sooner than the 30 days. If you need a lien waiver faster than 30 days, please call us to make arrangements.</p> <p>In order to move forward on the job, please sign all pages of the estimate -especially the terms pages- and send with the down payment.</p> <p>Please note: Options are not included in the bid price.</p>	
<b>Total</b> [REDACTED]	

Signature \_\_\_\_\_

Date: \_\_\_\_\_