

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 428 N Livingston Street Aldermanic District: _____

2. PROJECT

Project Title / Description: Demolish two existing deteriorated stairs and add more period appropriate replacements.

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	Legistar #

3. APPLICANT

Applicant's Name: James McFadden Company: McFadden & Company
 Address: 380 West Washington, Madison, WI 53703
 Telephone: (608) 251-1350 E-mail: mcfadden_architect@gmail.com
 Property Owner (if not applicant): Eric Fleming, 428 Livingston LLC
 Address: P.O. Box 1829, Madison, WI 53701

Property Owner's Signature: _____ Date: _____

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 at 126 S Hamilton Street. 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
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552

Letter of Intent

From: McFadden & Company
380 West Washington
Madison, Wisconsin 53703
608 251 1350 mcfadden@mailbag.com



To: City of Madison
Landmarks Commission
126 South Hamilton
Madison, WI 53703

Date: May 20, 2017

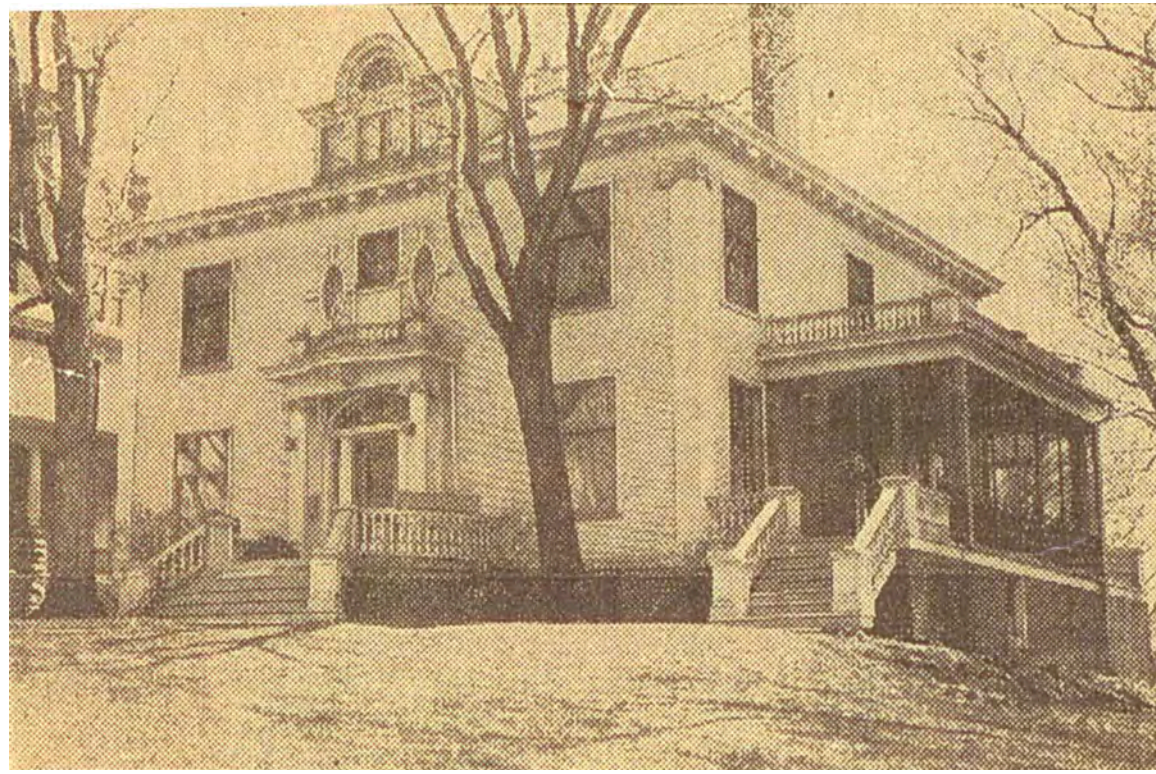
Project: 428 North Livingston

Proposed is the replacement of deteriorated non-original elements including what was the building's main entry stair and the steps to the lakeside deck both of which now serve a single apartment and the lower levels' windows.

We are not seeking a replication of what we can surmise of the original as neither the building code, the tree that has grown large in the front yard or the pocketbook would allow it but are looking to approximate the look of what originally existed. The front stairs, which are currently straight, will splay out to loosely mimic the now gone curved steps and new railings, newel posts & balusters similar in flavor but a little taller in deference to current codes will be installed. The two Tuscan columns flanking the door will be replaced and a decorative railing installed over the previously replaced canopy.

The porch stairs will be reconstructed in a similar fashion except that the stairs will be straight as they always have been and due to the distance above grade the guardrails will be 42" in height as required.

The windows on the lakeside's lower level will be replaced with new fiberglass cottage style double hungs.



Early Photo



View of Front Stair



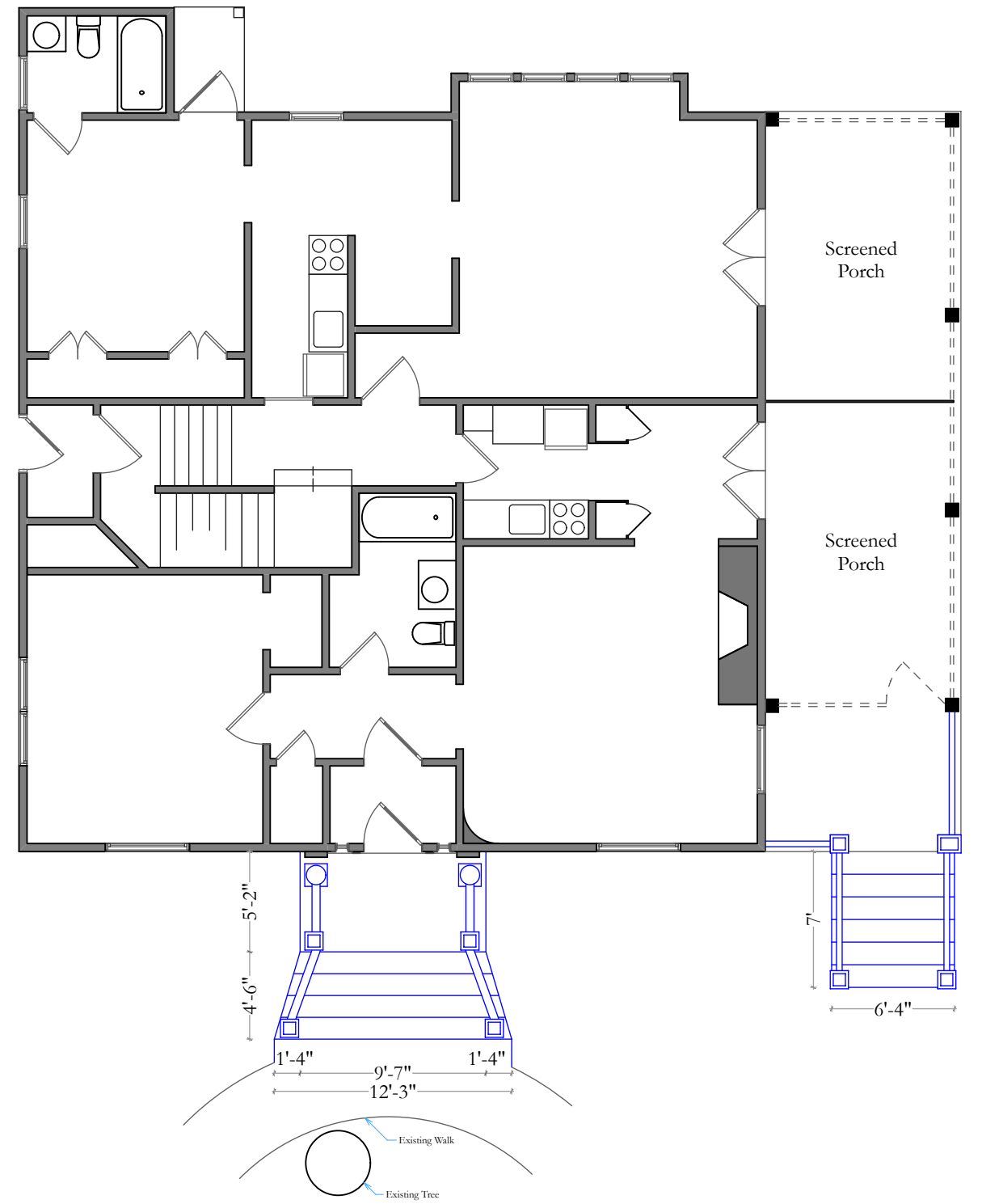
View of Porch Stair



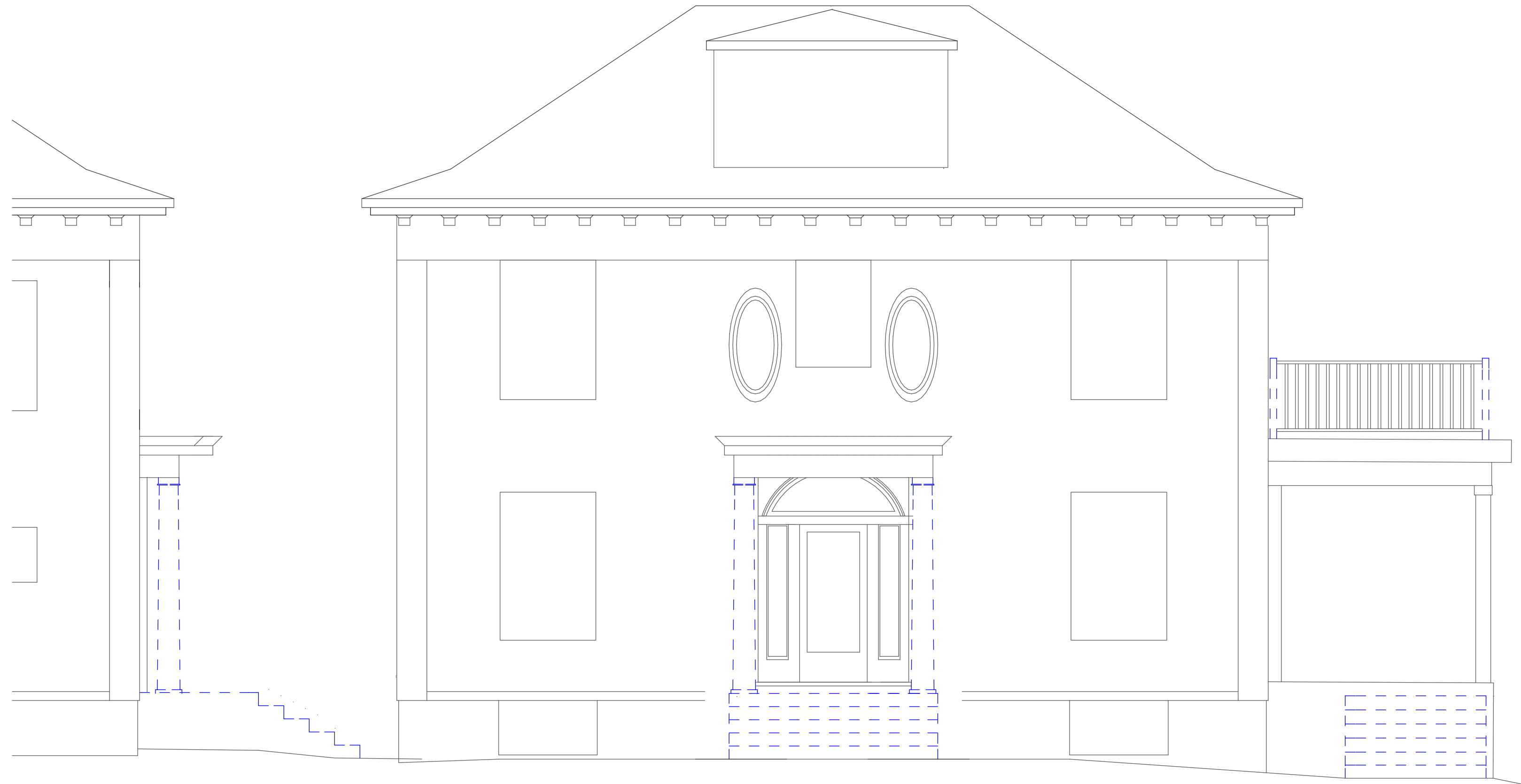
View from Lake



View from Street



First Floor Plan with Proposed New Stairs



South Elevation

East Or Livingston Street Elevation

Existing / Demolition Elevations @ 1/4" = 1'-0"
428 N Livingston
May 18, 2017



South Elevation

East Or Livingston Street Elevation

Proposed Elevations @ 1/4" = 1'-0"
 428 N Livingston
 May 18, 2017



2x2 Balusters
Cellular PVC Box Newel

Cottage Style Fiberglass Windows

Proposed Lake Elevation @ 1/4" = 1'-0"
428 N Livingston
May 18, 2017