



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

24182

1. LOCATION

Project Address: 407/409 S. LIVINGSTON STREET Aldermanic District: 6

2. PROJECT

Date Submitted: 10/3/2011

Project Title / Description: ROOFING PLAN

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
 - University Heights
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - University Heights
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: BEN ANTON & RHONDA PLOURD Company: DEACON HOUSING, LLC
 Address: 802 STONEY HILL LANE City/State: COTTAGE GROVE, WI Zip: 53527
 Telephone: 608-239-9008 E-mail: rhonda.plourd@gmail.com
 Property Owner (if not applicant): _____
 Address: _____ City/State: _____ Zip: _____
 Property Owner's Signature: Rhonda K Plourd Date: 10/3/2011

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

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.

October 3, 2011

Landmark Commission
Dept. of Planning and Community and Economic Development
Suite LL-100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

Commission members:

In August of 2010, Deacon Housing, LLC acquired the apartment house at 407/409 S. Livingston Street, Madison, Wis. Records show the original house was constructed around 1875, with an addition added around 1885. Records also show that the house was a multiple-family dwelling as far back as the 1930s. Today, it houses four one-bedroom apartments.

The house was in foreclosure at the time of our purchase. We spent the first year renovating the interior of the apartments, which had been severely neglected (see photos). This spring and summer we have turned our attention to the exterior of the building. In July, we received a Certificate of Appropriateness for our plan to repair the front porch. This work has been completed. (See photos.)

The plan we are submitting today is to repair the porch roof and install a standing seam steel roof to the porch, rear addition and front-door awning. From our research, the use of steel standing seam steel roofing is appropriate for the age of the house. We like the use of steel to maximize drainage of rain/snow from low sloped roof areas and to bring in a color, which we will then pick up in trim and on the porch, adding to the property's attractiveness. We have found both blue roofing materials as well as blue trim were historically present.

We have considered other historically-appropriate choices, but find that each have drawbacks. Rolled roofing limits the use of color and, in our opinion, the attractiveness of the building. Shingles, while an acceptable option in the district offer a choice of color but do not provide the best drainage of water/snow from a low-sloped roof.

Please note that it is not in our plans to use this product on the main roof of the house. In the next few years, when we tackle that project, it is our intention to use either architectural asphalt/fiberglass or cedar shingles.

Please let us know if you have any questions.

Sincerely,

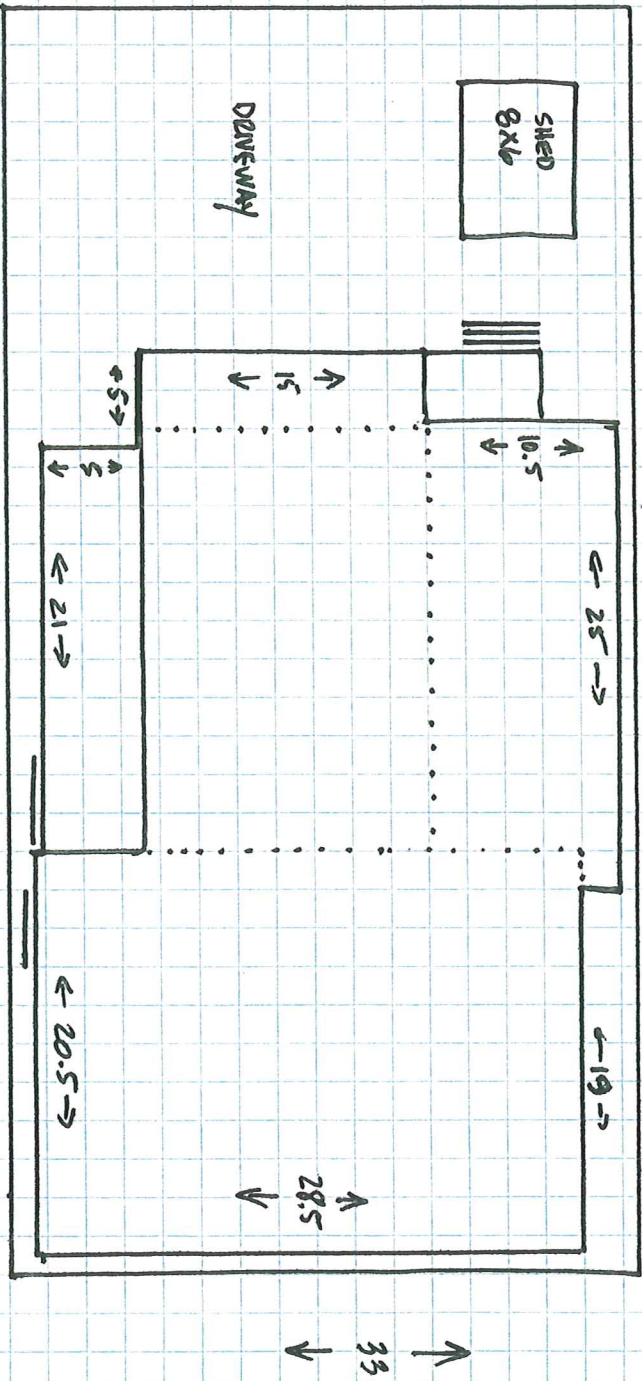
Rhonda Plourd

Ben Anton

Rhonda Plourd: 239-9008
Ben Anton: 513-9757
Deacon Housing, LLC
802 Stoney Hill Lane
Cottage Grove, WI 53527

H = 2 ft.

← 66 →

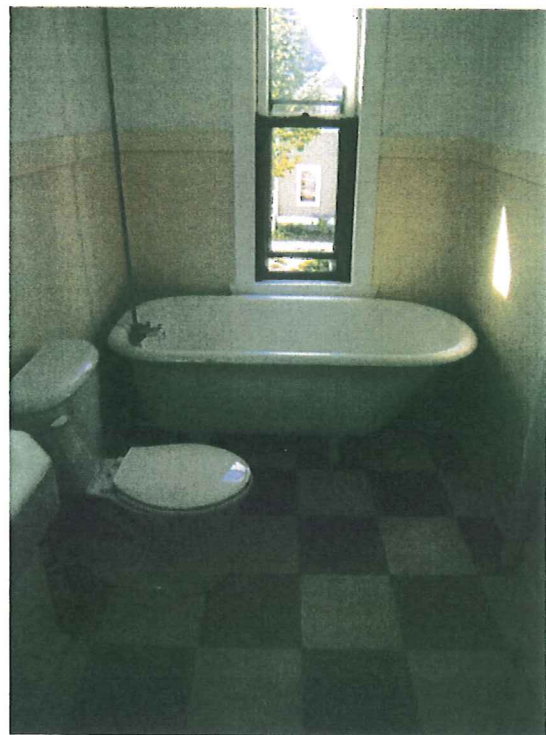


409 S. LIVINGSTON ST. SITE PLAN

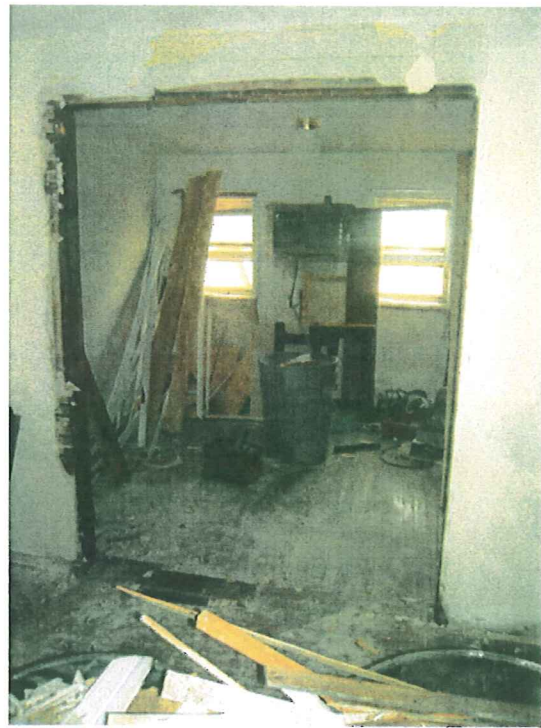
Renovations at 407/409 S. Livingston Street, Madison, Wis.



This kitchen received all new surfaces. New cabinets were found at the Habitat Restore.

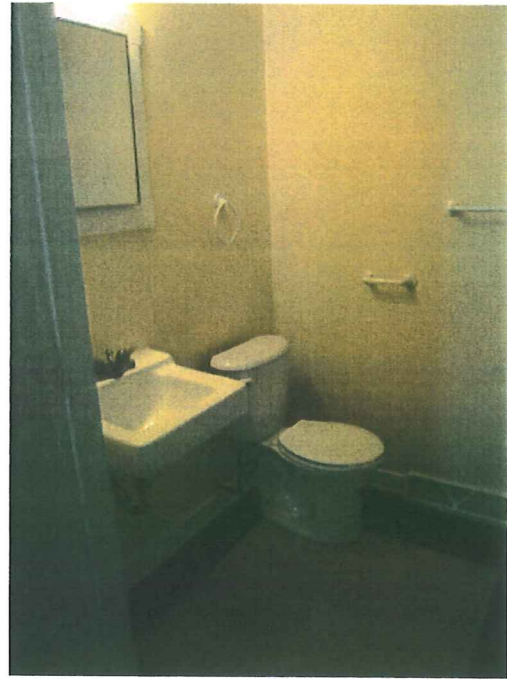


After removing a plywood frame, a claw foot tub was discovered in this bathroom.



An archway was walled up in this unit to make a two bedroom apartment. We removed the wall and restored the archway.





Updates in the bathroom and a new finish on the hardwood floors were completed in this unit.

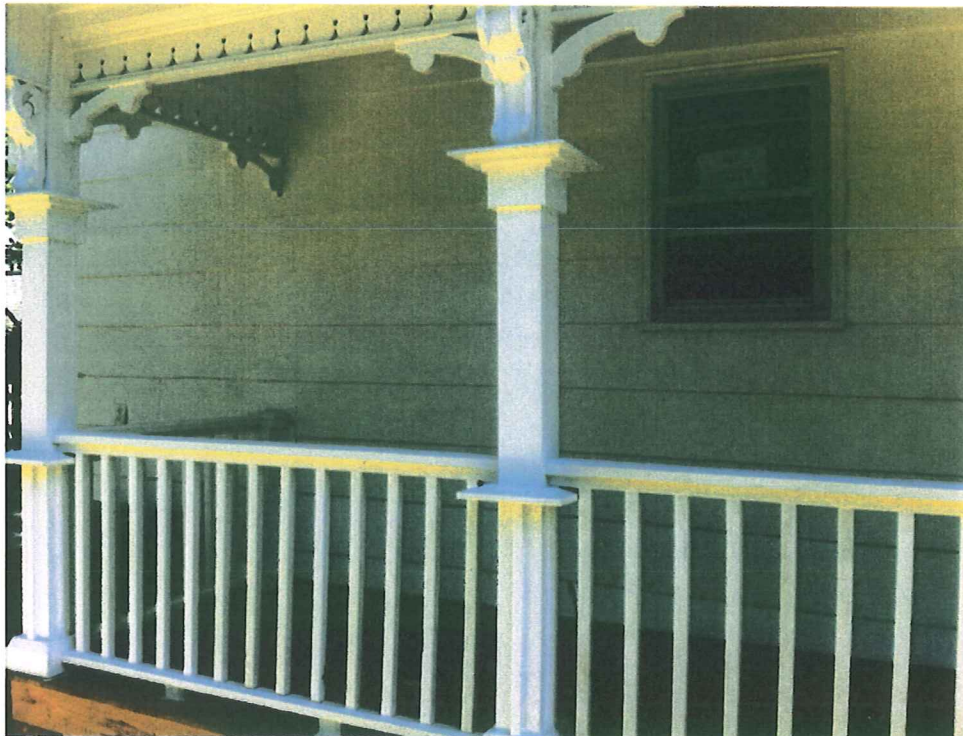


Bathroom updates including frosted window and new shower surround.

Completed porch improvements at 407/409 S. Livingston Street, Madison, Wis.



The photo at left is the porch at the time (August 2010) of purchase by Deacon Housing LLC. The photo at right is September 2011, after the porch floor was rebuilt.



Proposed roofing plan for 407/409
S. Livingston Street, Madison, Wis.

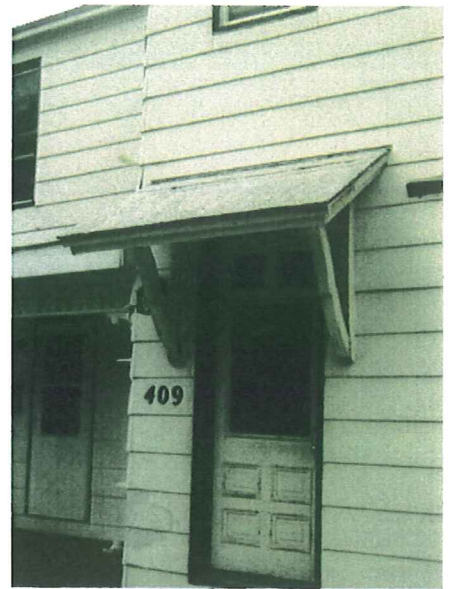


Submitted by Deacon Housing LLC
802 Stoney Hill Lane, Cottage Grove, Wis.
Rhonda Plourd: 239-9008
Ben Anton: 513-5797

Areas for proposed roofing:



Front porch/Roof Area 1

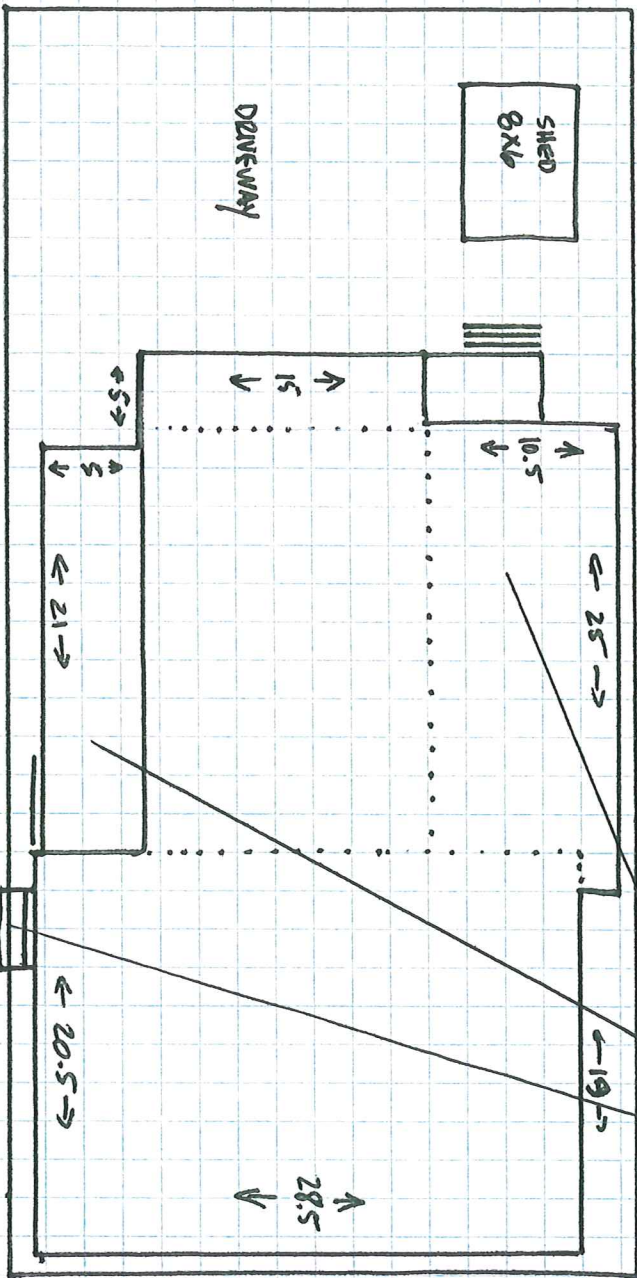


Front door awning/Roof Area 2



Rear addition/ Roof Area 3

H = 2 ft.



← 66 →

- ROOF AREA 1 21x5
- ROOF AREA 2 4x4
- ROOF AREA 3 10.5x25

409 S. LIVINGSTON ST. SITE PLAN

Steps for the project.

Front porch roof:

Remove all asphalt shingles.

Repair/replace plywood underlayment as necessary.

Install roofing felt over entire surface.

Install flashing (color matched to roof) along exterior wall of home.

Install new drip edge, and hip flashings.

Install hidden fastener standing seam metal roof panels as described in attached documents.

Front Door Awning:

Remove layers of rolled roofing.

Install roofing felt shield.

Install flashing at top edge of awning against exterior wall of home.

Install drip edge and hidden fastener standing seam roof as described in attached materials.

Rear addition roof:

Remove multiple layers of rolled roofing.

Repair and replace underlayment as needed.

Install ice and water shield over entire surface running up exterior walls of home.

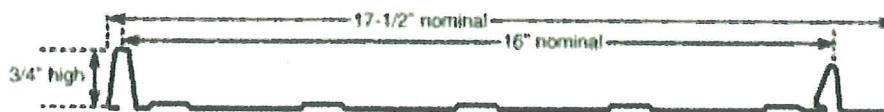
Install flashing along exterior wall of home.

Install drip edge and metal standing seam roof panels as described in attached materials.

Install color matched double-4 white vinyl siding on lower parts of rear walls that were formerly covered in rolled roofing. Siding will extend down to flashing of new metal roof.

Proposed roofing product: This hidden fastener standing seam metal product is both attractive and approved for low-slope roofs (3:12 pitch).

The panels are 18 gauge galvanized steel and have a lifetime finish warranty. They also feature a very shallow rib to add strength and prevent "oil canning" a shortcoming of traditional metal roofing.



View of the neighborhood at S. Livingston Street



Next to the 407/409 S. Livingston Street, an abandoned commercial building (left photo) and an apartment house, set back from the street.



Across the street, multiple-family housing.

