



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

37908

1. LOCATION

Project Address: 620 S. INGERSOLL ST Aldermanic District: 6

2. PROJECT

Date Submitted: _____

Project Title / Description: ROOF REPLACEMENT

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

CITY OF MADISON

MAR 30 2015

3. APPLICANT

Planning & Community
& Economic Development

Applicant's Name: BRUCE BOSBEN Company: _____
 Address: 1741 COMMERCIAL AVE City/State: MADISON WI Zip: 53704
 Telephone: _____ E-mail: bbosben@apexrents.com
 Property Owner (if not applicant): BOSBEN PROPERTIES LLC
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: Bruce Bosben Date: 3-18-15

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

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.

620 S. Ingersoll

Roof Replacement Project

The City of Madison has issued a work order requiring replacement of existing roof materials. I believe the current roof is the original 1907 slate shingles. Unfortunately, the nails which hold the shingles in place have gradually rusted away, allowing the shingles to come loose and fall to the ground. We have dealt with this issue, as needed, for many years, but since the issuance of the work order, we believe we have no choice but to do a complete replacement.

My original hope was that we could remove the existing shingles, replace broken ones, and re-install them with new nails, buying replacement slate for those damaged. After extensive consultations with roofers, including the guy who has maintained this roof for 20+ years, we believe that this plan is unrealistic. The consensus is that the vast majority will break as they are being removed. Many are already broken. Even if we have good success saving current shingles, the time necessary to remove and recycle them will leave the building unprotected for too long and in too large an area. (We had a tarp blow off in a storm many years ago and the building was rendered uninhabitable for almost a year)

The weight of the current shingles has caused the house's eaves to sag. Ice has damaged many shingles over the years. We had a collection of matching slate passed on from the previous owner, but we have used it all up and have not found anything that looks comparable. Maybe green slate is rare? Slate shingles are very expensive, difficult to install and easily broken after installation. The long-time roof caretaker, Bob Schaefer, has identified a brand of simulated-slate shingles which are 40% lighter, 60% cheaper, guaranteed for 50 years, and not nearly as fragile as slate. We believe that they are a reasonable alternative to the current material and will be indistinguishable from the ground.

We would like approval from the Commission to install these replacement shingles.



2013/05/12



2013/05/12



BANKERS BOX

BOX 2

BANKERS BOX

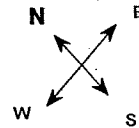
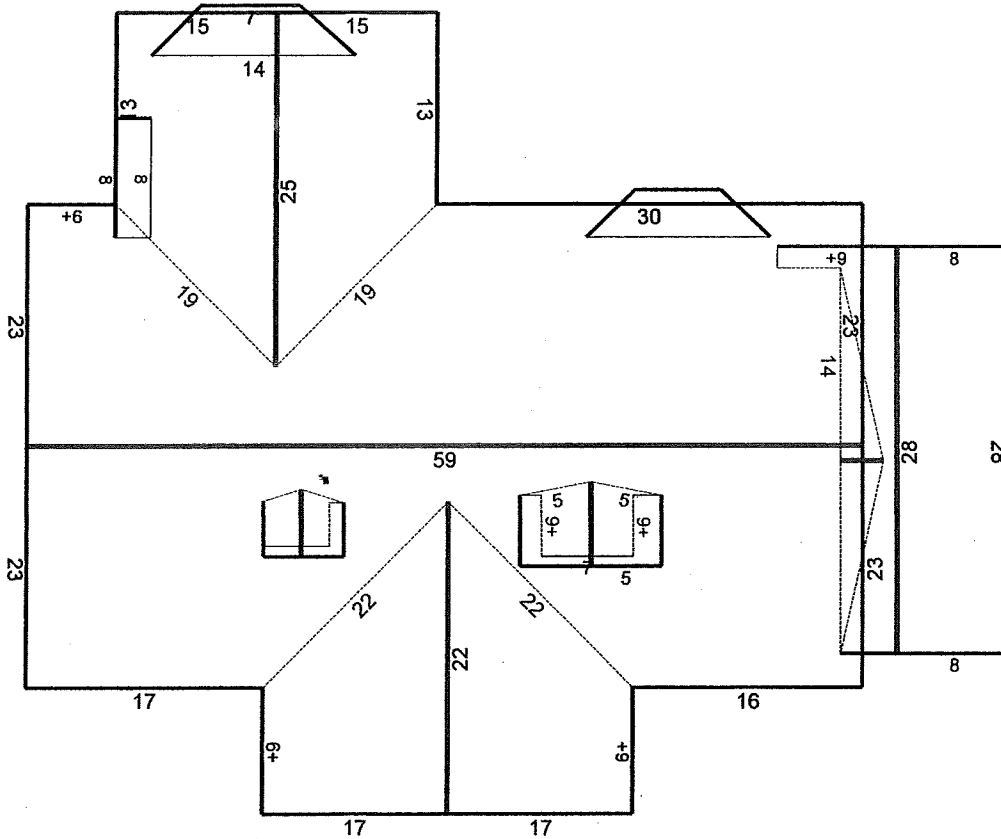
INSPIRE
ROOFING PRODUCTS

Length Diagram

Total Line Lengths:
Ridges = 148 ft
 Hips = 0 ft

Valleys = 127 ft
 Rakes = 205 ft
 Eaves = 204 ft

Flashing = 56 ft
 Step flashing = 52 ft
Parapets = 0 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).



Report: 9982098

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