# 篇

- Photos of existing house/building

Contextual information (such as photos) of surrounding properties

### Madison Landmarks Commission APPLICATION

Email: ascanlon@cityofmadison.com

City of Madison Planning Division

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

		,
1. LOCATION		
Project Address: <u>409 Rogas St.</u>		Aldermanic District:
2. PROJECT	^	Date Submitted: 10/12/2015
Project Title / Description: 409 Roc	us St. Remadel	
This is an application for: (check all that appl	,	
☐ Alteration / Addition to a Design	ated Madison Landmark	
☐ Alteration / Addition to a buildin	g adjacent to a Designated M	adison Landmark
魚Alteration / Addition to a buildin	_	
□ Mansion Hill	Martin Third Lake Ridge	□ First Settlement
□ University Heights	☐ Marquette Bungalows	
□ New Construction in a Local Histo	oric District (specify):	
□ Mansion Hill	☐ Third Lake Ridge	☐ First Settlement
□ University Heights	☐ Marquette Bungalows	
□ Demolition		
☐ Variance from the Landmarks Ore	dinance	
☐ Referral from Common Council, I	Plan Commission, or other ref	ierral
□ Other (specify):		W100 11 11 11 11 11 11 11 11 11 11 11 11
3. <u>APPLICANT</u>		
Applicant's Name: Casey Factor	Company:	
Address: 340 Woodland Plan	City/State:	
Telephone: 1006-334-7758		Ston & Damail. com
Property Owner (if not applicant):		
Address:	City/State:	Zip:
Property Owner's Signature:	5	Date: 10/11/15
-		
GENERAL SUBMITTAL REQUIREMENTS	A STATE OF THE STA	
Twelve (12) collated paper copies and electronic (.pdf	) files of the following: (Note the fil	ling deadline is 4:30 PM on the filing day)
<ul><li>Application</li><li>Brief narrative description of the project</li></ul>		Questions? Please contact the
■ Scaled plan set reduced to 11" x 17" or smaller pag	es. Please include:	Historic Preservation Planner:
- Site plan showing all property lines and structures		Amy Scanlon
- Building elevations, plans and other drawings as ne	eded to illustrate the project	Phone: 608.266.6552

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.
 NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space.

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 window 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.



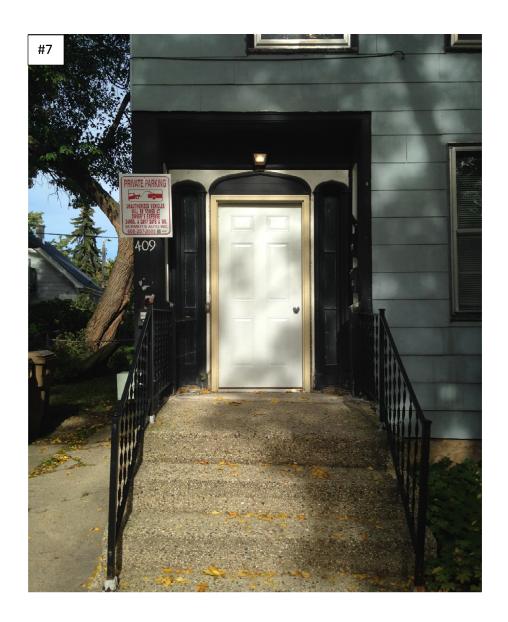






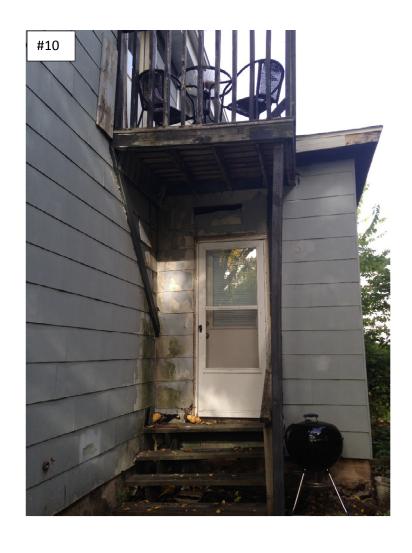














## **S&R Remodeling LLC**

**Estimate** 

1525 S. Stoughton Rd. Madison, WI 53716

Date Estimate # 9/24/2015 2604

Phone: 608-222-8044 Fax: 608-222-8064

Name / Address

Madison, WI 53704

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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	· •	
Fix outer wall of foundation with limestone and mortar, digging down 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	as needed to expose	
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 s	tandard color choices	
	Total	
Signature	Date:	

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Madison, WI 53704

Description		Total
Install aluminum soffit and fascia, and wrap freeze board in standard control of the standard control of the standard control of the standard colors and the standard colors of 5" gutters, 120' of 3" x 4" downspouts in standard colors.  Total cost includes permit allowance of \$150.00, clean-up, and dispose	standard color	
	Total	
Signature	Date:	

#### **Estimate**

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Name / Address

Madison, WI 53704

Date	Estimate #
9/24/2015	2604

Description		Total
Please read the estimate/ contract very carefully. If you would like to clanything, please let us know. If something is not written in the estimate your job. Please call us with any questions about specific items in your at acceptance of contract, remainder due upon completion of job. Past of subject to a finance charge of 1.5% (18% annually). Down payment needs pecial order materials. Down payment needs to be included with signer Any additional work not included in the contract will be billed at \$55.0 materials. All sub-contractors have their own individual rate for any additionate price is a firm price. You will be billed at this amount unless a performed. We cannot predict what we will find when we open up was estimates do not include work for rot and unforeseen problems. We will be perfore doing any additional work.  Allowances in your estimate/ contact is money that we have in your est specific portion of work. The allowance number could go up or down of choices, selections, or unforeseen work.	e, it is not included in estimate. 50% Down due invoices will be eds to exceed all ed estimate.  O per hour plus ditional work. The additional work was lls/ floors. Our ll always talk to you	
	Total	
Signature	Date:	

#### **Estimate**

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Madison, WI 53704

Date	Estimate #
9/24/2015	2604

Description		Total
As required by the Wisconsin Construction Lien Law, builder hereby repersons or companies furnishing labor or materials for the construction have lien rights on owner's land and buildings if not paid.	l l	
The final bill will be mailed and is due upon receipt. There will be a 10 from the invoice date. Interest will accrue after the grace period. Interest on any late payment on invoices.	, , , , , , , , , , , , , , , , , , ,	
Contractor can only guarantee estimate for 30 days after drafting estim Warranty: 3 years craftsmanship. All products have their own warranty have their own warranty.	l l	
Note: Please do not be alarmed if you receive a certified letter in the m sub-contractor. This is a legal formality and it is a way to protect sub-c This in no way reflects how S&R Remodeling handles billing.	I	
S&R Remodeling carries workers compensation and worker liability in any special insurance requirements that are needed, additional costs with property owner. Please let S&R know as soon as possible so we are abarrangements in a timely manner.	ill be deferred to	
	Total	
Signature	Date:	

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**Estimate** 

1525 S. Stoughton Rd. Madison, WI 53716

Date Estimate # 9/24/2015 2604

Phone: 608-222-8044 Fax: 608-222-8064

Name / Address

Madison, WI 53704

Description		Total
Lien waivers will be provided and postmarked within 30 days after pay. A bank certified check can guarantee the lien waiver's release sooner the you need a lien waiver faster than 30 days, please call us to make arrange.	nan the 30 days. If gements.	
In order to move forward on the job, please sign all pages of the estimaterms pages- and send with the down payment.	te -especially the	
Please note: Options are not included in the bid price.		
	Total	
Signature	Date:	