

**From:** [France Tom Karras](#)  
**To:** [Scanlon, Amy](#)  
**Subject:** 105 spooner  
**Date:** Tuesday, November 25, 2014 12:32:47 PM

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Dear Ms. Scanlon,

My name is Thomas Karras. My family owns the building at 105 N. Spooner. I graduated under grad from the University of Wisconsin and also from the University of Wisconsin Medical School. After serving in the Air Force as an M.D. I returned to Madison to finish my residency in internal medicine and a fellowship in cardiology. I stayed on at the university to teach and do research for several years. We lived at 1717 Hoyt St. in University Heights for. Please note that the back yard of that house connected with the back yard of 105 N Spooner. My wife's sister lived in the Spooner building and that is how we bought it. It was our first building. We have owned it since 1978.

We ended up owning 4 buildings in Madison because 2 of my sons went to medical and under grad and my 3rd son went to undergrad and Paramedic school at University hospitals for 2 years. My daughter also went to the U of W for 2 years. We bought these properties for them to live in.

As a way of giving back we provide housing to medical students, nursing students and pharmacy students at 25% under market.

I give you this information only to let you know that we are very invested in University Heights.

I have worked with Kitty Rankin in the past. In fact when I dial your # her name comes up on speed dial.

As an example at 1920 Kendall years ago, I had to replace the leaded glass windows in the front of the 2 flat. The old ones were falling out. Finding energy efficient leaded windows was impossible. I was able to find an artist to apply lead strips to new crank out high efficiency windows at considerable expense. I mention this only to let you know that I very concerned about preserving our historic district.

I have looked at all the options for 105 Spooner. The paint is falling off in large flakes. There is lead in this old paint and I felt it represented a health risk. The painting contractors warned me that removing the old paint would mean a large and expensive lead abatement project. The old siding is also in bad shape. I was advised that siding would be a better and safer option. I found a 4 inch siding that not only matched the look but also the color of the original siding. I was very pleased. It would last some 25 plus years as opposed to painting every 4-5 years.

As a bonus, insulation is placed under the siding and the walls are made air tight.

My tenants were very excited. I have told them that the project has been blocked by the Historic Committee. I have received letters of support from some of them that I will forward. The siding contractor has told me that the concern is for the corners. He tells me that there is no other way to put on siding and to do it any other way would not only void the warranty but would not be possible. Other buildings on the street have siding and have these corners. They look very nice and match the

neighborhood.

Please allow me to do this project so that I can again be proud of our building. We take great pride in our buildings and are grateful for our educations at the University of Wisconsin.

Thank you for your work,

Thomas Karras M.D. F.A.C.C.  
Karras Property Management

PS My wife and I and our Children's trust are the sole owners of Karras Property Management.

We have 4 buildings with only a total of 10 apartments. We are a Mom and Pop operation. I have on site assistant managers but we manage the buildings ourselves. We live in Elkhart Lake WI. ( 1 hour 45 min drive away)

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