

Bass, Kelly

From: Scanlon, Amy
Sent: Friday, April 13, 2018 2:20 PM
To: Bass, Kelly
Subject: FW: Supplement to Application
Attachments: 20180411131320573.pdf; ATT00001.htm; pastedGraphic.png; ATT00002.htm; pastedGraphic_1.png; ATT00003.htm; pastedGraphic_2.png; ATT00004.htm; pastedGraphic_3.png; ATT00005.htm; pastedGraphic_4.png; ATT00006.htm; pastedGraphic_5.png; ATT00007.htm

From: Sarah Schwartz [mailto:sarschwartz@comcast.net]
Sent: Friday, April 13, 2018 2:15 PM
To: Scanlon, Amy <AScanlon@cityofmadison.com>
Subject: Supplement to Application

Hi Amy,

Thank you for sending your Application Summary. It seems that the main issue is replacement vs restoration. You raise valid concerns as to whether replacement of our windows and doors is the superior option here. I have researched and given thought to restoration vs replacement and believe that in our case replacement windows and doors would meet all the criteria of Section 41.24 of the Historic Preservation Ordinance and would be superior for a variety of reasons explained below.

Windows

The photos I sent you show the decay of the window frames. What they don't show is that the sashes rattle around in the frames. The windows are difficult to open and close, and are poorly insulated. When we purchased the house last year, it was clear to us that the upstairs windows would need to be replaced. Our realtor and Charlie Branchaw from the Window Design Center confirmed the need for replacement, as did Tom and Heidi Notbohm, owners of the Buckingham Inn who completed a major restoration around the corner from us at 1615 Summit Ave. Tom and Heidi have seen our house and admired our kitchen remodel, floor refinishing, and general interior improvements.

The replacement windows I have identified would "be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and promotion of widths to heights of doors and windows." Section 41.24(f). The description and photos of the replacement windows contained in the materials from Charlie Branchaw of the Window Design Center included with my application packet (also detailed in the pdf attached below) show that the windows are virtually identical to the existing windows in architectural design, scale, proportion, rhythm of solids to voids, widths, height, and texture. To address your point about the muntin size, the Window Design Center told me that they could easily change the muntin width from 7/8" to 5/8" to match the existing windows. We would be happy to make this change.

The existing windows have a green trim and white muntins and sash; the replacement windows would have a green muntin and sash that would match the existing green trim. In my view, the white muntins and sashes clash with the trim. I further believe that the green muntins and sashes would be more consistent with windows of other houses in University Heights and with the Tudor exterior of our house.

Not only would the replacement windows comply with Section 41.24(f), but they would also be superior to repair, for five reasons:

1. If the existing windows are merely repaired, we would still need to cover them with storm windows for part of the year, which would obscure the windows and create a less attractive appearance from the street.
2. Replacement windows would avoid the inconvenience of installing and then removing the storm windows each year.
3. Repair of the existing windows is likely to be more expensive than replacement. We need to replace 19 windows in all. We can hardly afford the expense of replacement. If required to repair, I'm not sure that we can proceed.
4. Repair of the windows would require more construction time than replacement.
5. It is important to us that we have a draft free and energy efficient home. Repair using the existing storm window system would not provide effective insulation and would not achieve the energy efficiency of the replacement windows. There is also water and weather damage around the existing windows. We want to address this before the damage worsens.