

April 21, 2018

Hi Amy,

I've spoken with both my son Daniel and Bill Fruhling regarding the April 16 Commission meeting. They told me of the Commissioners' concerns and recommendations. To provide the Commission with more detailed information, we plan to re-submit materials for consideration on Monday, April 23 for the April 30th meeting.

Since the April 16th meeting I have done the following:

#### **Diagram and Photos**

- I have drafted a floor plan identifying all existing windows, specifying those which have already been replaced and those we hope to replace.
- I have had photographs taken of each room. This includes a wide angle of each room as well as close ups of each window to be replaced. The photographs will correspond to window numbers outlined in the floor plan.

#### **Windows**

- Going through my files today, I came across two window repair invoices (see attached) from the previous owners of 210 N Breese Terrace. Work was performed by Iver Bryan of Historic Window Repair in Columbus, Wi. Mr Bryan is listed under "window repair" on the website for the Wisconsin Trust for Historic Preservation, advocates for Wisconsin's historic places.

He remembers the house very well as he had done work there in Sept. 2015 and again in June of 2016. He did some glazing and rope replacement, and repaired some panes and mullions that her dogs had damaged. He had a very clear recollection of the house and the windows. Apparently he told Rachel that she would be "much better off replacing the windows than repairing them". He remembers them as being in "really bad condition--- loose, drafty, and deteriorating". As he was repairing one of them, he said it basically popped out into his hands and threw him off balance, thus posing a safety hazard in addition to overall poor condition.

When I asked him for a rough estimate to repair the set of windows in the medium bedroom, he told me his estimate would be from \$7,000 to \$10,000, pointing out that there would be many steps involved in this procedure. Other windows might be in the range of \$3,000 to \$4,000. The Marvin windows range in price from \$990 to \$660 per window plus and addition \$200 each for labor, much more economical and what he advised we do.

He also said he was pleased to see the new replacement windows in the dining, living, and sun rooms. He emphasized that fixing the windows would be way more costly than replacing them. This is coming from a historic preservation specialist, not a replacement guy.

I spent quite some time on the phone with him. I was pleased that I did. Not only did I get confirmation that we are moving in the right direction with replacement over repair,

but I hope this will give the Landmarks Commission the confirmation they need as well. My only regret is that I did not contact Iver sooner.

### Doors

- TJ Van Weelden at Lost Finish in Madison came to the house today to assess the **front door** to see if refinishing is a viable option. He advised replacing the door rather than repairing it, which would be “a waste of money and nothing more than a band-aid--- not a long term fix”. He explained that there are 3 layers to the door, the interior, the core, and the outside layer. Water has seeped in from the glass windows and up from the bottom of the door and caused the outside skin to release from the core. From the handle side of the door this damage goes in 6” toward the center of the door, and from the bottom of the door the damage goes up that far as well. He said the kick plate at the bottom of the door is basically holding the door together at the bottom. He added that there is a ¼” wave in the door as you pass your hand along the surface. This damage probably occurred prior to the storm door addition. He also assessed the **back door**. The back door he said was actually in “nice shape” except for the multiple layers of paint. He advised stripping the door, adding new weather stripping, and painting it. Mr. Van Weelden has been in the historic refinishing business for decades, taking part in the Capitol restoration and refinishing thousands of pieces of furniture.

- I have spoken with Allegheny Wood Works, where we would like to have our door made if that is an option for us. I have sent them photos of our entry door, and we discussed how they could custom design a door to match the existing door. The only difference between the doors would be that our existing door is a total flat panel and the new door would have a rail at the bottom of the door. They no longer manufacture a total flat panel because flat panel doors don’t provide room for expansion and contraction. The window size and dentil would be identical to our current door. The wood species would also be the same. Unfortunately I don’t have better photos of the proposed door since it will be a custom door. If you go to their website, however, you’ll see a higher resolution picture which gives a more detailed visual. <https://www.solidhardwooddoors.com/HTML/XglassNwood.html> (AWW922), as a close example.

I am also attaching an email chain from last summer with Jonathan Ross, with Proficient Painting LLC. I sent him photos of the door (the same photos you have seen). He did not, however, come out to the house to assess the door in person. This was his reply.

Hi Sarah, Yup pretty rough .Is that a pickled finish on the inside? Would you want that matched? I’m thinking it would need to be taken off and totally stripped, stained, 5 coats of finish. It would be \$1200.00 for labor. \$50.00 for materials. If you’re interested I’ll write up a quote. Thanks.

~Jonathan Ross

On Jul 24, 2017, at 7:02 AM, Sarah Schwartz <[sarschwartz@comcast.net](mailto:sarschwartz@comcast.net)> wrote:  
Hi Jonathan,

Thank you for taking the time to speak with me the other day. Here are the photos of our front door. As you can see it definitely needs some attention. I'm hoping

you will be able to restore it. Please let me know what you think. -- Sarah

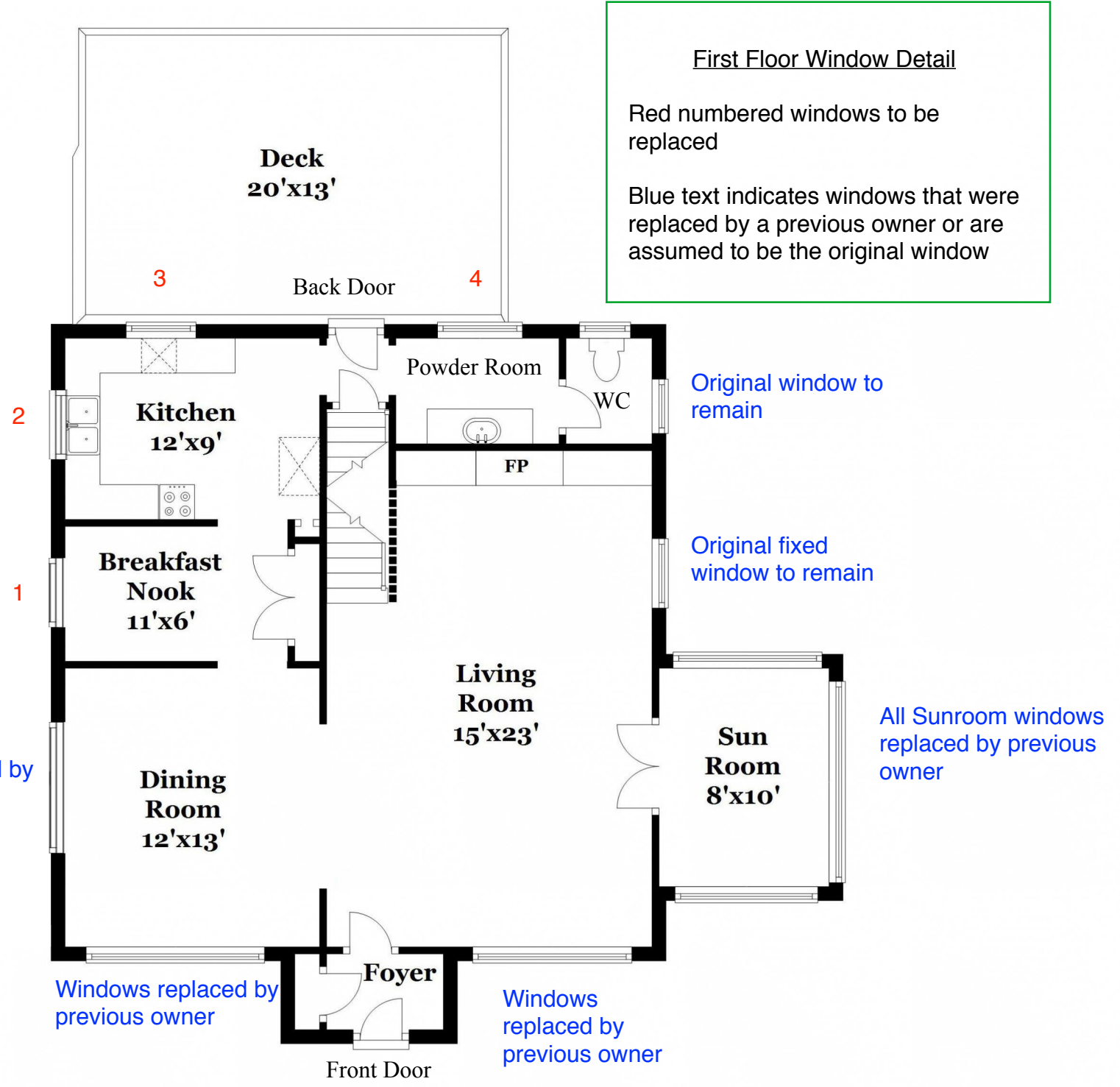
### **Visuals for the Meeting**

I realize that some of the photos in the printed materials I provided to the Commission were not clear. Bill suggested that you might bring your laptop to the next meeting to show the commissioners the photos. The photos on the computer screen will be larger, much clearer and more detailed. I'll have Daniel bring his laptop as well. All photos will be organized and numbered so that the Commissioners will know exactly what they are looking at.

Thank you for your consideration.

Sarah Schwartz

Note: Kitchen and Breakfast Nook have been remodeled and are now referred to as Kitchen



First Floor Window Detail

Red numbered windows to be replaced

Blue text indicates windows that were replaced by a previous owner or are assumed to be the original window



**Second Floor**  
 Note: 16, 17, 18, 19 will be tempered glass to accommodate code for a tub

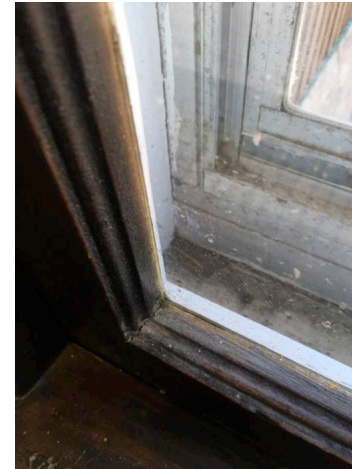
All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © PlanOmatic

<b>Windows Main Floor</b>		<b>Photo #'s</b>
Kitchen	1,2,3	#1, #2, #3, #4,#5
Powder Room	4	#6
WC	no replacement; keeping original window	
Dining Room	no replacement; already replaced by previous owner,	#9
Living Room	no replacement; already replaced by previous owner, original fixed window to remain	#10
Sun Room	no replacement; already replaced by previous owner	#11
<b>Windows Second Floor</b>		<b>Photo #'s</b>
Hall	5	#12, #13
Small Bedroom	6, 7	#14, #15, #16
Medium Bedroom	8, 9, 10	#17wide, #18, #19, #20, #21, #22
Master Bedroom	11, 12, 13, 14	#23wide, #24, #25, #26
New Bathroom	15, 16, 17, 18, 19	#27wide, #28wide, #29, #30
<b>Photo #'s</b>		
Front Door		#35, #36, #37, #38, #39, #40
Back Door		#41, #42, #43
<b>Exteriors</b>		<b>Photo #'s</b>
Front, Back, Side		#31, #32, #33, #34

## Kitchen & Power Room



Kitchen Photo #1	Kitchen Photo #2	Kitchen Photo #3	Kitchen Photo #4
Windows #1, #2, #3	Window #1	Window #1	Window #2



Kitchen Photo #5	Powder Room Photo #6	Powder Photo #7	Powder Photo #8
Windows #3	Window #4	Window #4	Window #4

## Dining Room, Living Room, Sunroom



**Photo #9**

Dining Wide(already replaced)



**Photo #10**

Living room Wide(already replaced)



**Photo #11**

Sunroom Wide(already replaced)



Hall & Small Bedroom



**Photo #12**  
Window # 5



**Photo #13**  
Window # 5



**Photo #14**  
Windows # 6, #7



**Photo #14**

Window # 6

**Small Bedroom**



**Photo #15**

Window # 7

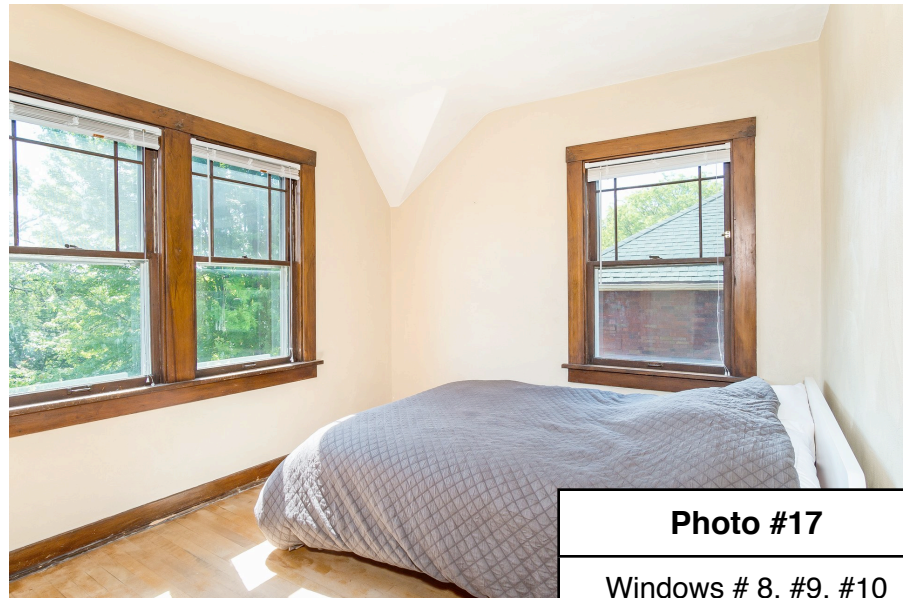
**Medium Bedroom**

**Small Bedroom**



**Photo #16**  
Window # 7

**Medium Bedroom**



**Photo #17**  
Windows # 8, #9, #10

**Medium Bedroom**



**Photo #18**  
Window # 8

**Medium Bedroom**



**Photo #19**  
Window # 8

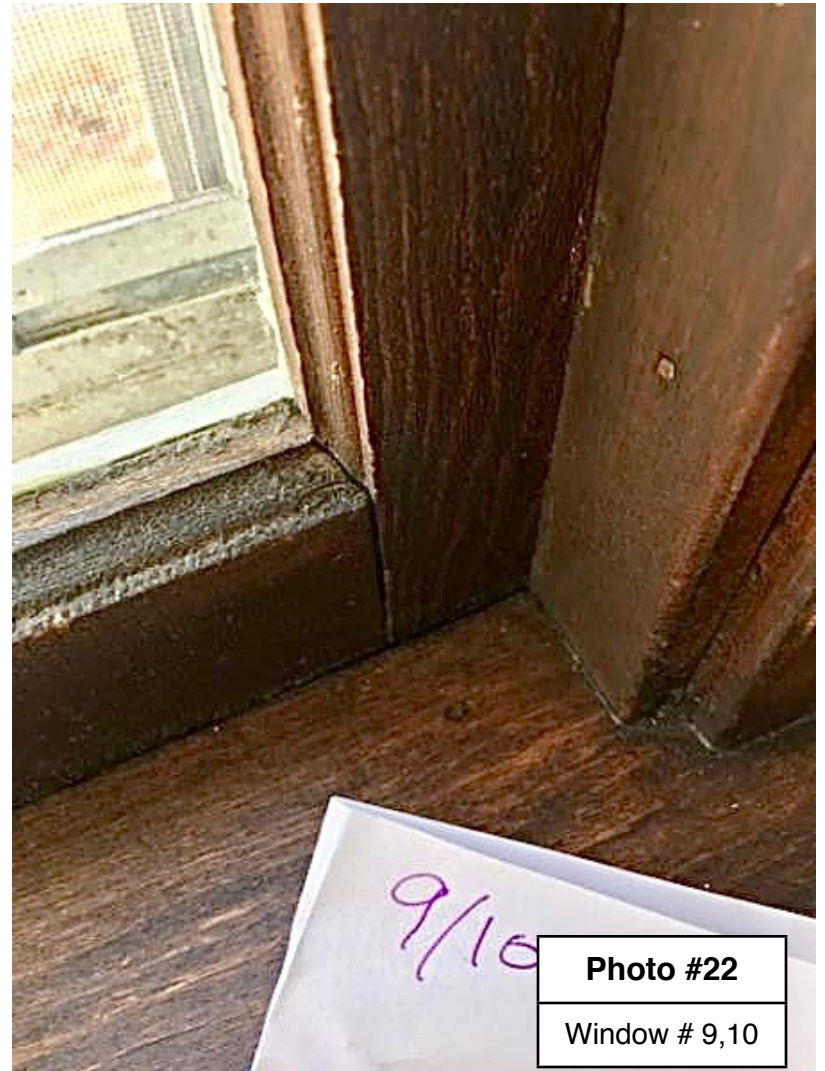


**Photo #20**  
Window # 9,10

Medium Bedroom

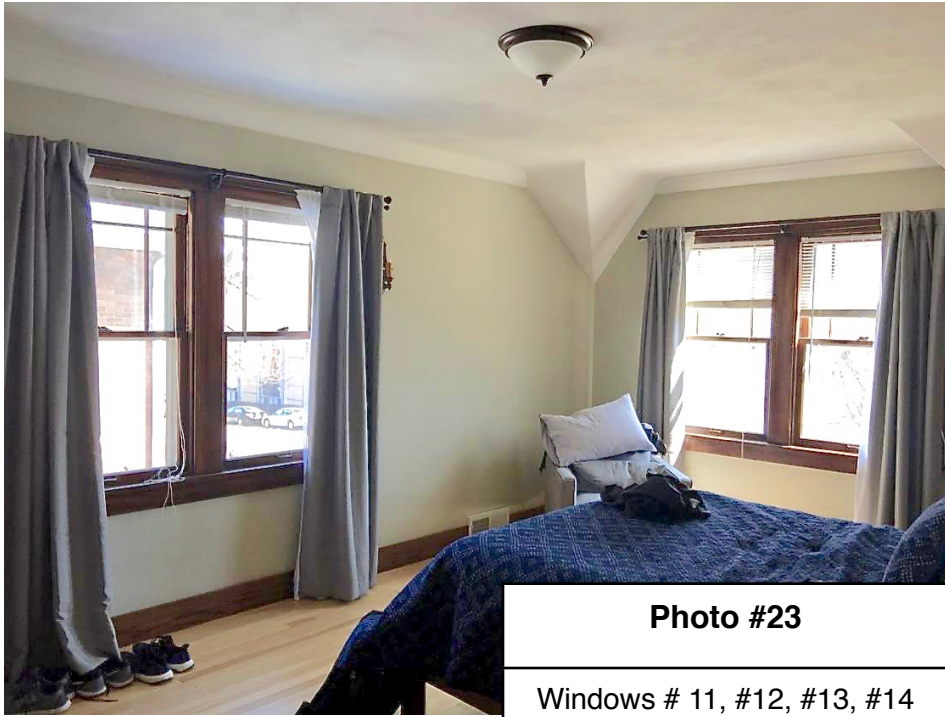


**Photo #21**  
Window # 9,10



**Photo #22**  
Window # 9,10

**Master Bedroom**



**Photo #23**

Windows # 11, #12, #13, #14



**Photo #24**

Windows # 11, #12



**Photo #25**

Windows # 11, #12



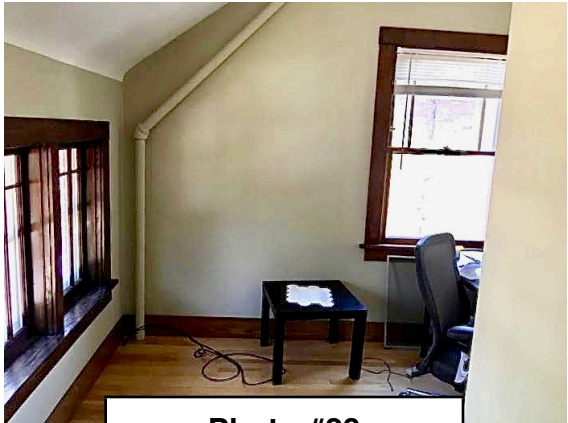
**Photo #26**

Windows # 13, #14

New Bathroom



**Photo #27**  
Windows # 16, #17,  
#18, #19



**Photo #28**  
Windows # 16, #17, #15



**Photo #29**  
Window #16



**Photo #30**  
Window #15

## House Exterior



**Photo #31**

Front



**Photo #34**

Front



**Photo #32**

Back & Side



**Photo #33**

Side

**Front Door**



**Photo #35**



**Photo #36**



**Photo #37**



**Photo #38**



**Photo #39**



**Photo #40**



**Back Door**



**Photo #41**



**Photo #42**



**Photo #43**

From: Sarah Schwartz sarschwartz@comcast.net  
 Subject:  
 Date:  
 To: Sarah Schwartz sarschwartz@comcast.net



## Invoice

Date		210 North Bresse Terrace			
2015				Materials	Labor
09/07	Start glazing on second floor windows	Landing	1		
09/10	First room off hallway and Bathroom		3		
09/14	Front spare Bedroom		3	21.08	
09/18	Master Bedroom		3		
09/29	Back Craft room rebuild two Casement windows		4		
	87 Panes re-glazed at 30.00 per pane				2,610.00
	2 Upper sashes repair downward bow to match meeting rail				70.00
	5 Sash cords replaced at 40.00 per cord				200.00
	2 Casement windows rebuild with new mullions				650.00
	6 Panes of glass replaced at 10.00 each				60.00
	Rachel				
	All sashes except first room off hallway window facing west were striped to bare wood and primed along with the glazing.				
	The primed wood and glazing will need a top coat of exterior paint within a years time. Stock for rebuilding the mullions				
	No charge as I had some Douglas Pine in the shop				

### Historic Window Repair

Iver Bryan  
 143 Maple Avenue  
 Columbus, WI 53925



	21.08	3,580.00
		<b>Amount Due</b> 3,611.08

