

935 W. Johnson, Madison WI

Architecture and History Inventory (AHI) No. 106263

Photo documentation and construction details

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Construction stages: It appears that property may have been built in four phases. A fuller examination of the basement floor joists, tax records or Sanborn maps may provide confirmation of this supposition.

The sections include:

1. West—24 X 16 two story end gable “main section”
2. East- 16 x 22 single story “EI” with front porch
3. Rear south—12 X 16 Kitchen
4. Rear east—12 X 8 Laundry and storage (flat roof)

Interior doors: Approx. 5 painted doors extant (all are 4-recessed panel). Narrow door thickness (approx. 1.5 in.) All knob hardware has been removed. Door hinges are shorter than current standard.

Exterior siding: Entire exterior has been resided in a 3-clapboard per panel vinyl siding. A closed cell polystyrene insulating panel was visible in several areas where the vinyl siding has lifted. An exploration of an exterior wall cavity (viewed from interior) revealed blown fiberglass insulation. It is possible that the blown insulation and exterior siding dates to the 1990-2000 period.

Exterior windows: All exterior windows are double-hung single glaze, with a 4 over 4 muntin configuration. The vertical muntin is wider than the horizontal muntin in all exterior windows—suggesting that perhaps a whole-house window replacement has occurred.

Wall construction: A small opening in the far west interior wall revealed 2X4 wood stud construction (approx. 17” on center) with a wood lath and plaster finish. Multiple layers of wall paper are visible.

The common wall between the west main section and the living room EI section is approximately 8 inches wide and concealed a metal duct to the second floor. This “double wall” thickness might be attributed to the EI section “butting up” to the earlier main section.

Interior surface treatments: Ceiling in LR is a heavy textured plaster. Kitchen originally had plaster lath, followed by wall paper and then covered by embossed tin. Living room area has half wall painted wainscoting.

Front porch posts: Two central wood posts have multiple layers of heavy peeling paint, suggesting that they may date to early construction. Simple capitals on the posts may be the only significant architectural exterior ornamentation extant. All other exterior surfaces are covered in vinyl siding.

Overall, interior areas are in fair to poor condition having experienced hard use. All rooms contain significant piles of clothing, waste paper, furniture and other discarded material.



6

7

SOUTH

935 W. Johnson, Madison WI
Floor plan based on 2019 field sketch provided by appraiser

Photo key by D. Einstein, April 6, 2020
Facilities Planning and Management, UW-Madison

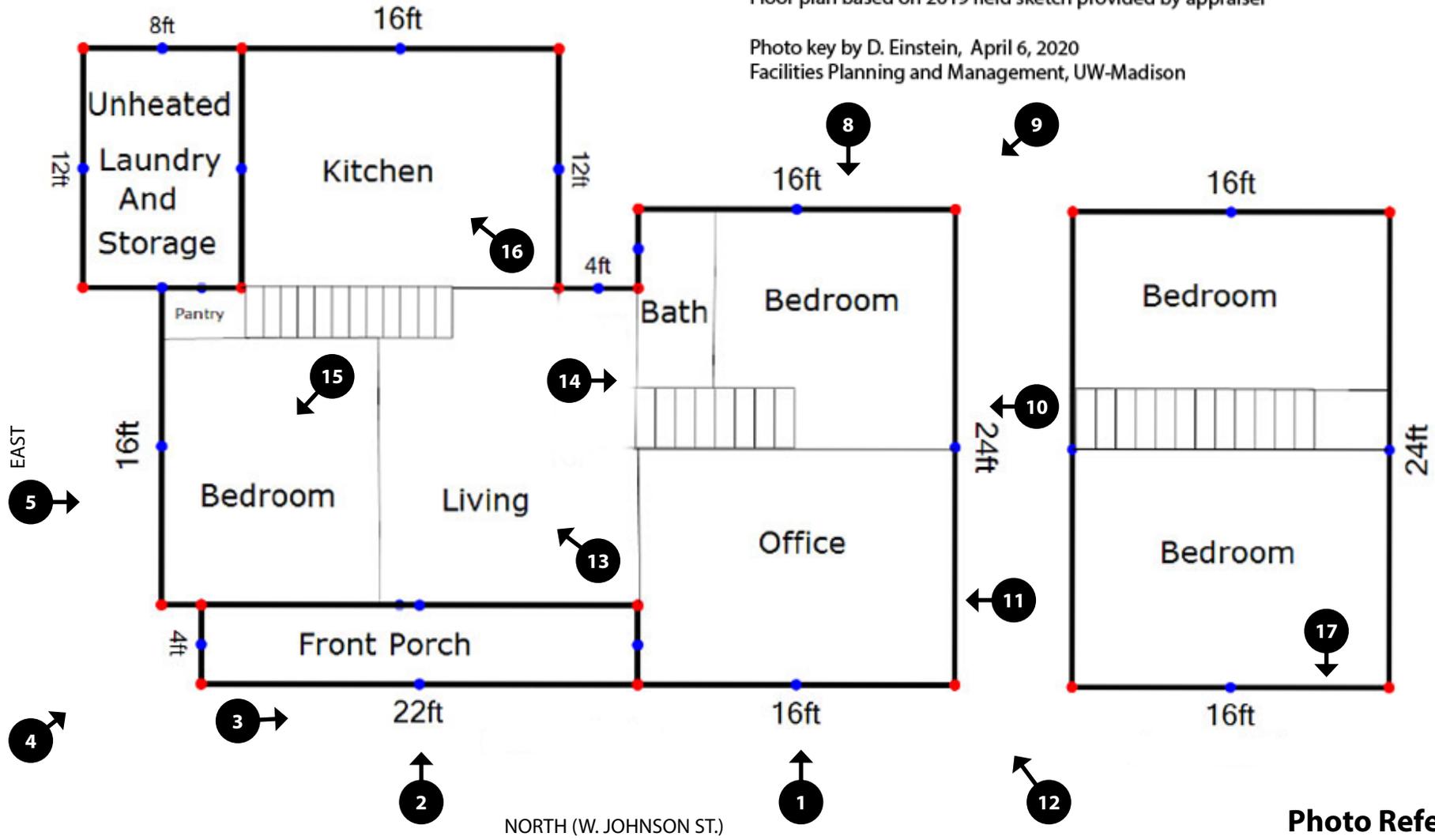


Photo Reference

935 W. Johnson Street

University of Wisconsin-Madison Facilities Planning & Management

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Fig 1: North, gable end of main section



Fig 2: North, porch E1 section



Fig 3: Porch column detail



Fig. 4: Northeast corner, porch, EI and main section



Fig. 5: East view, gable end of E1 section, and laundry/storage.



Fig. 6: Southeast view, laundry and storage, gable end of kitchen.



Fig. 7: South view, gable end of main section, gable end of kitchen.



Fig. 8: Gable end, rear main section.



Fig. 9: West view, gable end of main section, west wall of kitchen.



Fig. 10: West view, side of main section (office and bedroom). Cinder block garage.



Fig. 11: Muntin detail on window, showing wider vertical member.



Fig. 12: Northwest view, main section gable end and west elevation.



Fig 13 : Interior panoramic view, living room. Bedroom door is left center. Kitchen door is right-center. Bathroom door is to right. Half wall wainscoting.



Fig. 14: Detail of solid, 4-panel interior door and casing, leading to bathroom.



Fig. 15: Interior panoramic view, first floor bedroom.

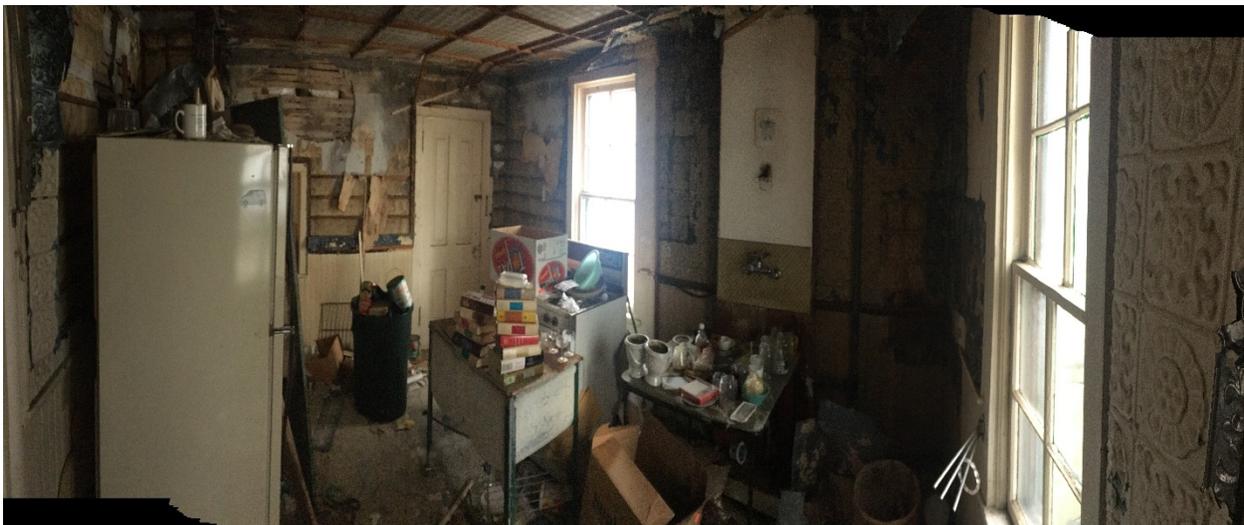


Fig. 16: Interior panoramic view, kitchen. Walls and ceiling formerly covered with embossed tin panels, now mostly removed to expose plaster and wood lath walls.



Fig. 17: Interior detail of double hung wood sash window.