

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION


Project Address: 2122 Chadbourne Ave Madison, WI Aldermanic District: _____

2. PROJECT

Project Title/Description: Replace remainder of old windows in house to match addition windows

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify)**:**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition**
- Alteration/Addition to a building adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission of Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP  12/22/20 9:14 am
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Patrick Whitty Company: Whitty and Sons Construction, LLC.

Address: 4111 Veith Ave Madison, WI 53704
Street City State Zip

Telephone: 6084694098 Email: patrickw@whittyandsons.com

Property Owner (if not applicant): Joel and Margo Plant

Address: 2122 Chadbourne Ave Madison, WI 53726
Street City State Zip

Property Owner's Signature:  Date: 12/20/2020

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.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf



Window Replacement

Whitty and Sons Construction, LLC.
4111 Veith Ave
Madison, WI 53704
License #: 1180775
patrickw@whitty and sons.com
Fully Licensed and Insured

To: Landmarks Commission
City of Madison
Planning Division
215 Martin Luther King Jr Blvd., Suite 017
PO Box 2985
Madison, WI 53701-2985

12/20/2020

Re: 2122 Chadbourne Ave, Madison, WI 53726 Window Replacement Plant Property

To Landmarks Commission

The owners, Joel and Margo Plant, located in University Heights propose to replace 11 of the existing original windows in their home with New Pella Architectural Series Windows to match existing windows in size and style. We are submitting this letter to receive a certificate of appropriateness for the window replacements. There are currently 4 newer windows installed in the kitchen area and 1 newer window in the first floor bathroom from a remodel by the previous owner. An addition on the back of the house is currently being built and has received the Certificate of Appropriateness by the Landmarks Commission for the addition which will have Pella Architectural Series Windows to match existing.

The owners have hired Matchless Restoration to provide a 3rd party assessment of the windows and the report is attached. Their report recommended restoring the windows instead of replacement and gave a price of \$2,000- \$2,500 per window for a full restoration of the existing windows, but that doesn't include the exterior or interior trim.

Window Restoration Cost –

Full window restoration per window per Matchless Restoration Assessment - \$2,000-\$2,500 per window

Remove/replace exterior and interior trim work that is damaged and painted with lead paint - \$700 per window

Per window restoration cost - \$2,700-\$3,200

Cost for new Pella Architectural Windows with new interior/exterior trim - \$1,600 per window.

The cost for new Pella Windows would be around \$1,100 - \$1,600 less expensive per window, full restoration of the 11 windows would be \$14,300 - \$19,800 more expensive. It was noted during the 3rd party assessment that the full restoration would take about a year. Given the substantial difference in cost and the increased energy efficiency and safety of the new windows, the owners believe that installing new windows in lieu of restoration is desirable. Additionally, when the ten windows approved for the rear addition are added to the five windows already replaced by a previous owner, well-over half of the original windows in the home will have already been replaced.

New windows – Pella Architect Series in style and color to match existing, see attached window specifications for details.

Issues with existing windows -missing hardware and most don't have locks -don't seal properly and leak air during colder months increasing heating costs -interior paint is chipping, and window and components are painted with lead paint. - interior sills and trim is deteriorated and rotting in some areas -exterior sills are rotting, paint is chipping away and is painted with lead paint, exterior muntins are uneven, exterior trim is deteriorated/rotting.

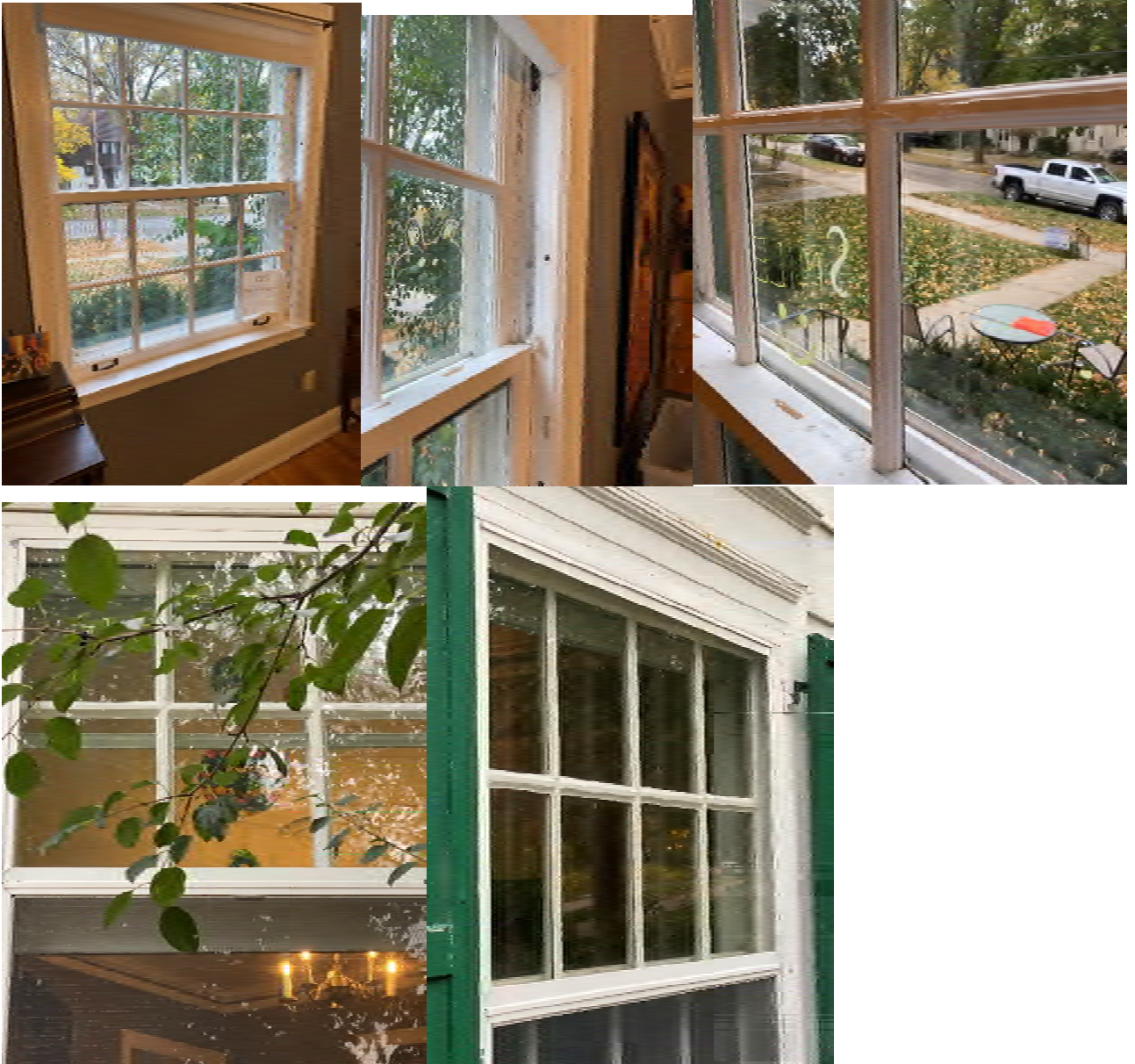


Window Replacement

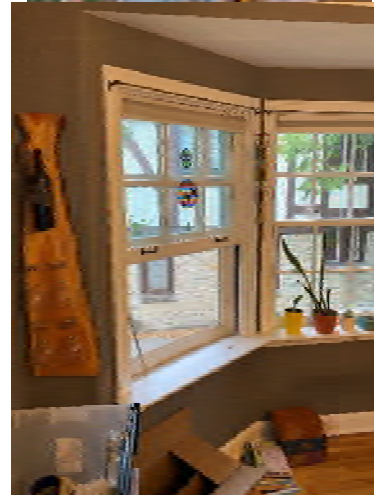
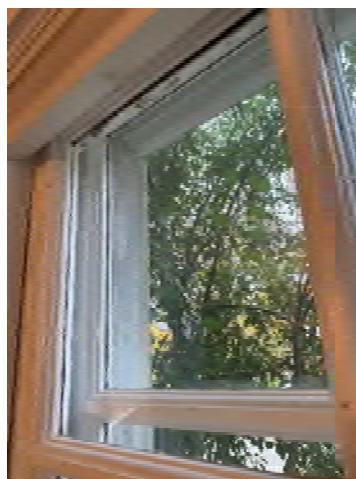
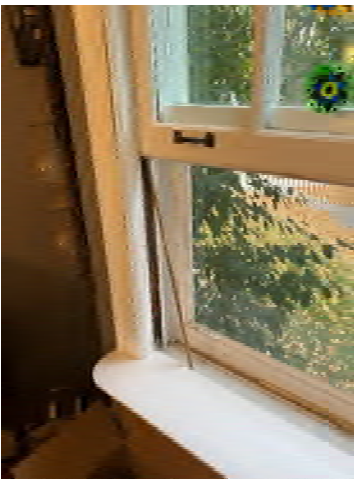
New windows – Pella Architect Series in style and color to match existing, see attached window specifications for details.

Window Listing – See 3rd party assessment for additional notes, assessment below by Whitty and Sons Construction, LLC.

- Window 1 – Dining Room Front Facade
 - Existing condition –Original to the house. The sash cords are broken, there are no locks on the window for security, paint is peeling from inside and outside of window. Bad exterior lite repair. Does not seal properly.



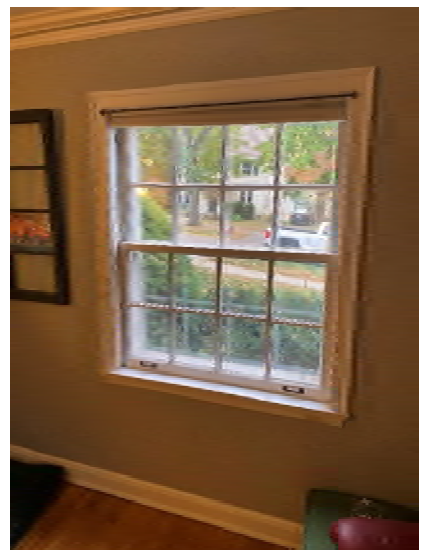
- Window 2/3/4 - Dining Room Bay Windows
 - Existing condition -Original to the house. The sash cords are all broken, there are no locks on the window for security, paint is peeling from inside and outside of window. Bad exterior lite repair. Does not seal properly.
 - Repair Quote
 - Replacement \$\$



Window Replacement

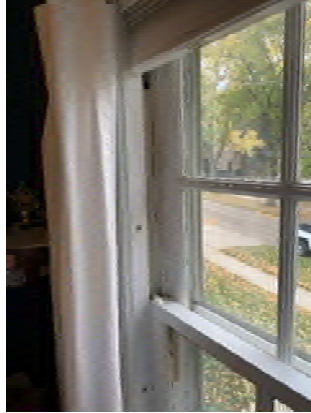


- Window 5 will be removed during addition project.
- Window 6 – First Floor Front Façade - Living Room South Window
 - Existing condition—Original to the house. The sash cords are broken, there are no locks on the window for security, paint is peeling from inside and outside of window. Bad exterior lite repair. Does not seal properly.
 - See 3rd party assessment attached.

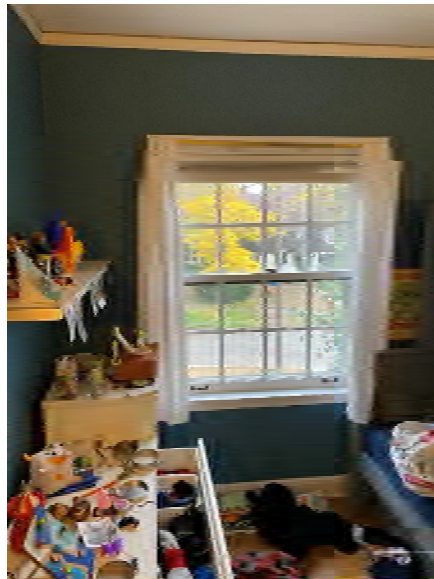


Window Replacement

- Window 7- Front Façade Center – Small Bedroom
 - Existing condition – Original to house, sash cord broken, paint peeling inside and out, does not seal properly.



- Window 8 – Front Façade Left – Bedroom 2
 - Existing condition- One sash cords is broken, there are no locks on the window for security, paint is peeling from inside and outside of window. Bad exterior lite repair. Does not seal properly.

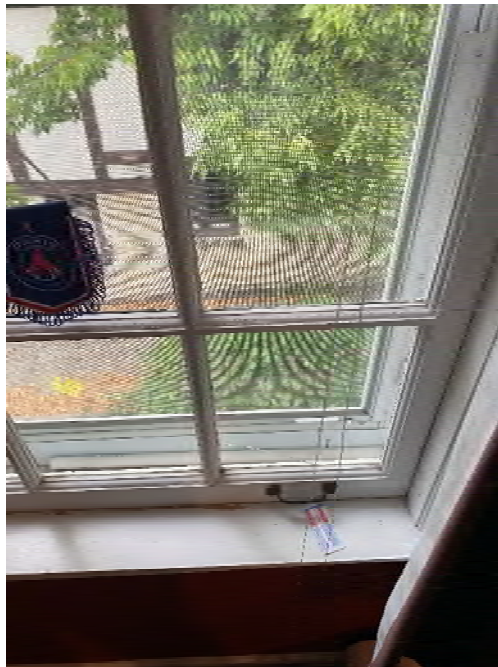


Window Replacement

- Window 9 – Second floor west façade – Bedroom 2
 - Existing Condition – Sash cord broken, doesn't seal properly, chipped paint interior and exterior.



- Window 10 – Second Floor West Façade – Bedroom 3 –
 - Existing Condition – Chipped paint inside and outside, broken window pane, sash cords broken. Doesn't seal properly.



Window Replacement

- Window 11 – Second floor rear façade – will be removed during addition
- Window 12 – Second floor rear façade – will be removed during addition
- Window 13 – Second floor east façade – Master bathroom
 - Existing condition – chipped paint inside and outside, doesn't seal properly, no locks



- Window 14/15– Second floor east façade – master bedroom
 - Existing condition -Original to the house. The sash cords are broken, there are no locks on the window for security, paint is peeling from inside and outside of window. Bad exterior lite repair. Does not seal properly.





Given the condition of the existing windows, we believe that a replacement is the most feasible solution. The new replacement windows will be Pella Architectural Series and will be very similar in style to the existing windows. The replacement windows will be the same size as existing. The window specifications are attached to this submittal for your review.

The existing windows have been reviewed by a restoration company for cost and the report is also attached.

If you have any further questions, please feel free to reach me at the number above.

Sincerely,

A handwritten signature in black ink that reads "Patrick Whitty". The signature is written in a cursive, flowing style.

Patrick Whitty, Sole Member

Whitty and Sons Construction, LLC.

MATCHLESS

CARPENTRY & RESTORATION

4508 GORDON AVE
MONONA WISCONSIN 53716
PHONE 608.588.5383
EMAIL PATRICK@MATCHLESSRESTORATION.COM

November 17, 2020

Landmarks Commission
City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985 Madison, WI 53701-2985
(608) 266-4635

Re: Joel and Margot Plant home, 2122 Chadbourne Ave, Madison, WI 53726

The window assessment performed on 11/13/20 at 2122 Chadbourne Ave of the original 1920 era windows found the windows to be in overall good condition structurally. The restoration of full functionality, original appearance, and weather sealing of the windows is possible with the removal of paint build-up, replacement of broken panes as necessary, replacement of any missing hardware, replacement of sash cords, and restoration or replacement of weatherstripping elements as necessary.

The functionality of the windows is compromised by many layers of paint build-up and broken sash cords, and several panes of glass are cracked. The weather sealing of the windows is likewise compromised by this paint build-up, as well as broken sash cords, leaving several of the top sashes dropped as much as 1" and unable to seal. Removal of this paint build-up and restoration of the balance system and sash cords will restore weather sealing of the windows.

I recommend that the original windows that will be removed for the addition project on the rear facade of the house be removed intact and salvaged for any mouldings, hardware, or glass that may be necessary for the restoration of the other windows. I also recommend that the attic east and west facade windows have storm windows constructed for improved weather sealing and protection of the original sashes from weather and condensation damage.

The cost of restoration will vary per window based on the level of restoration desired. Basic weather sealing and restoration of functionality of a window could be completed at an estimated cost of \$500-800, and a comprehensive restoration involving full paint removal from the sashes and stops, repainting, reglazing, weatherstripping replacement,

and sash cord replacement could be completed at an estimated cost of \$2,000-2,500. These estimates represent the low and high ends of a range of restoration costs, and the level of restoration chosen can vary by window based on the condition and expected use of each window. Should restoration work proceed, I recommend that the restoration of windows with broken sash cord balances be prioritized for safety and functionality reasons. The landmark status of this home would qualify it for a Wisconsin Historical Society tax credit of 25% of the cost of the window restoration project. More information on this tax credit can be found here:

<https://www.wisconsinhistory.org/Records/Article/CS3942>.

This document is for assessment purposes only and is not intended as a proposal or project estimate. Further details and photographs of the windows in this assessment can be provided upon request. Please contact Patrick Kelly at (608) 588-5383 or patrick@matchlessrestoration.com for any further information.

Initial Window Condition Assessment

Date: 11/13/2020

Customer: Joel and Margot Plant
2122 Chadbourne Ave
Madison, WI 53726

Note: Numbering starts to the right of the front door (from interior) and proceeds in a clockwise manner.

Window 1 Location: First floor front facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 2 **Location:** First floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Cracked upper lite

Notes:

Window 3 **Location:** First floor west facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 4 **Location:** First floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 5 **Location:** First floor rear facade

****Window to be removed as part of rear facade addition****

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

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Glass condition: Good

Notes: It is recommended that this window, jamb, sill, and associated hardware be salvaged intact for use on similar windows to be restored in the home.

Window 6 **Location:** Front Facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 7 **Location:** Second floor front facade center

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Interlocking weatherstripping present

Window 8 **Location:** Second floor front facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Interlocking weatherstripping present, Top sash has dropped 1/2" and is painted in place

Window 9 **Location:** Second floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Jamb liner balances have been retrofitted- recommend removal and revert to original pulley balance system salvaged from windows to be removed for addition, Top sash has dropped 1/2" and is painted in place

Window 10 **Location:** Second floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Cracked single lite

Notes:

Window 11 **Location:** Second floor rear facade

****Window to be removed as part of rear facade addition****

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: It is recommended that this window, jamb, sill, and associated hardware be salvaged intact for use on similar windows to be restored in the home.

Window 12 **Location:** Second floor rear facade

****Window to be removed as part of rear facade addition****

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: It is recommended that this window, jamb, sill, and associated hardware be salvaged intact for use on similar windows to be restored in the home.

Window 13 **Location:** Second floor east facade master bath

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 14 **Location:** Second floor east facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 15 **Location:** Second floor front facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

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EMAIL PATRICK@MATCHLESSRESTORATION.COM

Glass condition: Good

Notes: Inner jamb separation from sill, repairable

Window 16 **Location:** Attic West Facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 32"x46"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Fine- some reconsolidation of stile joints needed, but overall sound

Glass condition: Good, original wavy glass present

Notes: Arched divided lite top sash, degraded original shellac finish evident on interior,
no storm window present- recommend storm window installation

Window 17 **Location:** Attic Rear Facade (staircase)

Type: Double Hung Upper/Lower lites: 4/4 Size: 20"x46"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 18 **Location:** Attic Rear Facade (staircase)

Type: Double Hung Upper/Lower lites: 4/4 Size: 20"x46"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

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Window 19 **Location:** Attic East Facade

Type: Casement Lites: 6 Size: 24x40

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Arched top casement, homeowner notes that interior screens are present but glass interior storms are not present- recommend interior glass storm installation

Window 20 **Location:** Attic East Facade

Type: Casement Lites: 6 Size: 24x40

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Arched top casement, homeowner notes that interior screens are present but glass interior storms are not present- recommend interior glass storm installation

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