

Waunakee Location
1001 Frank H Street
Waunakee, WI 53597
T:608.849.5155
F:608.849.9335



Odana Road Location
5960 Odana Road
Madison, WI 53719
T:608.442.0032
F:608.442.0058

December 1, 2014

Madison Landmarks Commission
Department of Planning & Development
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, WI 53701-2985

Attn: Amy Scanlon

RE: 105 N Spooner St, Madison, WI 53726

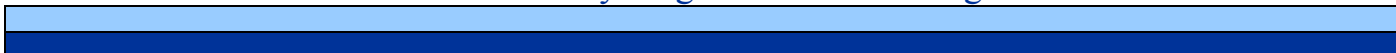
Thank you for taking the time to discuss the re-siding project being considered for 105 N Spooner St, Madison, WI 53726. I was asked to provide some follow-up regarding other possible options for the property based on the Landmarks Commission meeting on 11/17/14. The primary concern of the Commission is the building corners where there is currently a mitered joint in the siding.

I have discussed the project with the property owner in addition to meeting with several other contractors on site. The options are as follows:

Painting – 131% and 149% of the cost of replacing with vinyl

Sandblasting and painting the existing siding and patching in rotten pieces. This would include extensive lead paint containment which leads to concerns for the property inhabitants. The soil around the property would likely need to be removed and replaced. Expected lifespan of paint is 5-7 years based on existing cedar siding condition and history of not holding paint. Several contractors that the homeowner discussed this project with said they would not do the job based on concerns about the condition of the existing siding.

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Replace with Cedar 3” siding – 380% of the cost of replacing with vinyl

This is the only siding option other than vinyl because of profile. It would match existing as close as possible. Removing existing siding would be required and opens up some other concerns regarding lead paint and exposed stud cavities. This would allow for re-sheathing of the wall and the addition of foam insulation sheets under the new siding. Mitered corners would be possible. This is a product that requires maintenance. The tax credit from both state and national historic preservation doesn't come close to offsetting the additional cost for the product.

Replace with James Hardie Fiber Cement siding – not an option

Product is not available in a 2-3/4” exposure. Product would require a 1.5” strip to be removed from the top of the panel and the exposure to silica dust and burn rate of saw blades is unsustainable. The ripped edge would need to be finished and the manufacturer is not willing to warrant this application. The miter application is not warranted either. We discussed options including individual corners – aluminum corners prefabricated to fit on the cut edge and they are not available for less than a 6” exposure. In speaking with the representative for the manufacturer, it is not recommended for installation in a mitered application.

There are concerns regarding this product in the Madison climate generally, something our field experience has proven. For reference, this product is available in a smooth face which is desirable in most historic applications, however, not in our area. Approximate cost if this could be done is 325% of vinyl siding.

Replace with LP Smartside siding – not an option

Product is not available in a 2-3/4” exposure. Product would require a 1.75” strip to be removed from the top of the panel. Also, this product is not warranted in a mitered application. The product is also not a smooth face, but rather a textured woodgrain simulation. In speaking with the representative for this manufacturer, the recommendation is to not explore this as an option in a mitered situation. His recommendation would be to use corner posts in every case. Approximate cost if this could be done is 300% of vinyl siding.

Replace with vinyl siding

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Currently under consideration. Can match the profile of the existing. Can closely match the texture of existing. The major concern is the corner posts of which there would be 5 on the house where there are currently mitered corners.

Replace with aluminum siding

This would have the same issues as vinyl regarding corner posts. The exception is the 8” exposure product. Aluminum has been getting phased out in the marketplace and has a very limited color selection. The individual corners could be added to give a mitered appearance in an 8” exposure. This is not an option for this project because the existing siding has an exposure of 2-3/4”. Approximate cost is 160% of vinyl siding.

Other info:

State of Wisconsin Hazardous Waste concerns regarding sanding/sand blasting lead paint
http://docs.legis.wisconsin.gov/code/admin_code/dhs/110/163_d.pdf

Do not miter LP smartside -



Figure 12

<http://lpcorp.com/m/inst/trimfascia.html>

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Individual corner on cedar siding w/ 8" exposure -



Color matched Vinyl siding corner post -



Other addresses on street with Vinyl siding:
1728 Van Hise Ave (directly next door)
118 N Spooner

Thank you for your consideration.

Ben Lindberg
Waunakee Remodeling

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

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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Tom and France Karras
francetomkarras@gmail.com

From: [France Tom Karras](#)
To: [Scanlon, Amy](#)
Subject: Fwd: Letter to Historical Committee
Date: Tuesday, November 25, 2014 12:35:16 PM

A letter of support from one of my tenants.

Tom Karras M.D. F.A.C.C.

----- Forwarded message -----

From: **Kathryn Ritter** [REDACTED]
Date: Tue, Nov 25, 2014 at 8:01 AM
Subject: Letter to Historical Committee
To: francetomkarras@gmail.com

Dear Ms. Scanlon and Members of the Historical Committee,

I am a tenant of 10 [REDACTED] N Spooner, and I am writing you to express my support for adding siding to our building.

This proposed plan is environmentally friendly. Adding insulation and siding to this building will reduce the energy needed to heat the building in the winter. This will be a great cost savings. In addition, adding siding would be safer than removing the old paint currently on the building. Stripping the paint would put the residents at risk to lead exposure from the old paint.

Furthermore, I believe that adding siding to this residence will not compromise the historical beauty of the neighborhood. Other buildings have been covered in siding, and their overall appearance seems unchanged.

Thank you for your consideration.

Sincerely,
Kathryn Ritter

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Tom and France Karras
francetomkarras@gmail.com

Rima Kharbush
[REDACTED] Spooner St
Madison, WI 53726
[REDACTED]
[REDACTED]

November 26, 2014

Madison Historical Committee,

I have been a resident at 10 [REDACTED] Spooner since August 2013 and I hope to continue living here for the remainder of my time here in Madison as a veterinary student. I am writing regarding our landlord's request to apply insulated siding to the building that comprises 105,107, and 109 N Spooner.

I feel strongly that the house will greatly benefit from the addition of insulated siding. The house currently has completely inadequate insulation, and it is difficult to stay warm inside during winter. On cold days and nights, one can feel drafts of cold air near all the walls and windows. The walls become so cold that they are almost painful to be in contact with. It is energy-inefficient and very expensive to heat a home in which all of the heat goes directly outside. This is detrimental to the environment as well as significantly stressful on a graduate student budget.

Painting the house is not an adequate solution. While this would improve the current appearance of the house, it would not help with heating the home more efficiently. In addition, this would require stripping off the old paint, which may contain lead. I would prefer not to expose myself and others to noxious lead fumes and paint chips.

I very much enjoy the feeling of my current neighborhood, and I love walking around admiring the houses. I can understand the value and benefit to preserving the historical nature of the community; however, I have noticed that other houses utilize siding. This is not something that I feel detracts from the aesthetic appeal and historical vibe to the neighborhood if applied in good taste.

Sincerely,

Rima Kharbush