

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

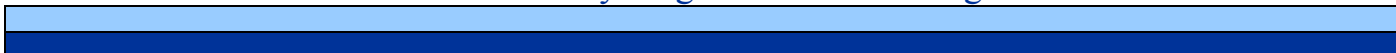
Thank you for taking the time to discuss the re-siding project being considered for 105 N Spooner St, Madison, WI 53726. I was asked to provide some follow-up regarding other possible options for the property based on the Landmarks Commission meeting on 11/17/14. The primary concern of the Commission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