

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: 115 N. Spooner St., Madison, WI 53726 Aldermanic District: _____

2. PROJECT

Project Title/Description: Window replacement on 2nd story

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 #:
	<p align="center">DATE STAMP</p> <p align="center">RECEIVED</p> <p align="center">11/12/20</p> <p align="center">7:51 pm</p>
	<p>Preliminary Zoning Review</p> <p>Zoning Staff Initial: _____</p> <p>Date: / /</p>

3. APPLICANT

Applicant's Name: Patrick + Jamie Aranda Company: _____

Address: 115 N Spooner St. Madison WI 53726

Street City State Zip

Telephone: 208-761-8586 Email: jaranda@mcw.edu

Property Owner (if not applicant): _____

Address: _____

Street City State Zip

Property Owner's Signature: [Signature] Date: 11/01/2020

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

Letter of Intent: 115 N Spooner St.

Dear Landmarks commission,

Jamie and Patrick Aranda are submitting this letter of intent for window replacement. The property is a single-family home located at 115 N Spooner St, Madison, WI 53726 located within the historic district of University Heights and is listed in the Wisconsin state register for historic places (reference #75739). We are the homeowners.

We are asking for approval to replace eight (8) windows on the second story of the home. These would be replaced with custom windows that match the original windows on the home.

Reason for work:

- We would like to replace the windows for the following reasons:
 - 7 of the windows to be replaced are in bedrooms on the second story. They are broken or difficult to operate (difficult to open and sometimes fall shut). They do not provide adequate egress for us and our small children.
 - 8th window is on the stair landing and is non-tempered. For additional safety, we want to replace this window.
 - Replacing the windows will improve energy efficiency and allow us to discontinue using the metal storm windows in the colder seasons. These storm windows are metal and not original to the home.
 - Improved safety/egress from the home. All of the windows we are looking to replace are in bedrooms with the exception of 1 window on the upstairs landing. Current windows are difficult to open. Additionally, we are concerned about the possibility of lead paint dust releasing with the friction of opening/closing windows. We have small children living in the home who cannot open/operate the storm windows in the event of a fire.

Project scope of work:

- Work will be completed by AHT Windows:
 - 4801 Voges Road, Madison, WI 53718; (800) 387-9450 or (715) 823-2125
- Remove 7 windows from upstairs bedrooms (see attached images, windows 1-3 and 5-8) and 1 window in stair landing (south side of home, window 4 in attached images) and replace with new windows that will match the size, operation and grid pattern of the original windows.
- The new windows will be composite that closely resembles wood appearance.
- The new windows will be custom painted to match the existing color.
- Original window frames/jambes will remain intact and not modified.

Thank you. Please feel free to contact AHT Windows or us if you have any further questions. We await your reply.

Jamie and Patrick Aranda
115 N Spooner St.
Madison, WI 53726
208-761-8586
jaranda@mcw.edu

115 N Spooner St.
Madison, WI 53726

Window #2



Front of house, Spooner Street view (West side)

Window #3 Window #4

Window #1

Window #2

Window #5



(West side and South side)

Window #6

Window #7



Back of house (East side)

Window #6

Window #7



Window #8



Hoyt Street view (North side)



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CARPENTRY & RESTORATION

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

January 30, 2021

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: Historic Window Assessment
Jaimie Aranda Residence
115 N. Spooner Street
Madison, WI 53726

Note: Assessment is for the upstairs windows with the exception of the windows on the three season porch and bathroom window- the below observations would also likely benefit the functionality and weather sealing of the bathroom window as well. A window diagram can be found on the last page that depicts the portions of the window discussed in the assessment.

The window assessment performed on 1/29/2021 at 115 N. Spooner Street of the original 1914 era windows found the windows to be in overall good condition. The restoration of full functionality, original appearance, and weather sealing of the windows is possible with the removal of paint build-up, adjustment of the interior stops, and the retrofitting of weatherstripping. All original window hardware is present and the sash weight and cord balance systems seem to be in good operation. Apart from the poor adjustment of the interior stops and excess paint buildup, the windows have the appearance of being well maintained with new sash cords and fresh paint.

The functionality of the windows is compromised by many layers of paint build-up and the overly-tight adjustment of the inner trim stops. The weather sealing of the windows is likewise compromised by this paint build-up, leaving several of the top window sashes open as much as $\frac{3}{4}$ ", painted in place and unable to seal properly. Removal of this paint build-up and restoring functionality with adjustment of the trim stops, wax lubrication, and the addition of spring bronze weather seals will restore functionality and weather sealing to the windows.

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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 per window, 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 per window. 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. 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> .

At the time of the inspection, it was observed that most of the combination storm window units in the upstairs were open to the cold weather, which was remedied at that time. Ensuring that these storm windows are closed in the cold weather will greatly improve the insulating value of the existing windows. It was also observed that the house has significant snow melt from the roof causing large icicles, which could indicate poor air sealing and or insulation between the conditioned spaces in the house and the attic, allowing the escape of warm air into the attic and through the roof, thus drawing in cold air through windows and doors. Ultimately, this attic heat loss can result in ice dams which eventually lead to roof leaks and potential water damage to interior surfaces if left unremedied. Addressing these problems would be a good first step before proceeding with window or door replacement. As I am not a home energy expert, I would recommend the homeowner consult with a professional in that field and having a home energy audit performed for more specific air sealing and insulating recommendations.

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: 1/29/2021

Jaimie Aranda Residence
115 N. Spooner Street
Madison, WI 53726

Note: Numbering starts to the right of the staircase and proceeds in a clockwise manner on the second floor of the house. Bathroom window and three season porch windows were not included in this assessment, nor were the first floor or attic windows.

Window 1 Location: Southwest bedroom left (from interior view)

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes:

Window 2 Location: Southwest bedroom right (from interior view)

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes:

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Window 3 **Location:** Northwest Bedroom

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes: Storm window open upon inspection

Window 4 **Location:** Northeast bedroom north side

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes: Storm window open upon inspection

Window 5 **Location:** Northeast bedroom east side

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes: Storm window open upon inspection

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Window 6 **Location:** Southeast bedroom east side

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes: Storm window open upon inspection

Window 7 **Location:** Southeast bedroom south side

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes: Storm window open upon inspection

Window 8 **Location:** 2nd floor staircase window

Type: Double Hung Upper/Lower lites: 8/1 Size: approx. 37"x48"

Sill and jamb condition: Excessive paint buildup, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Hardware Condition: Good, sash locks and lifts present

Balance system condition: Good, ropes appear new

Notes: Storm window open upon inspection

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