



Certificate of Appropriateness 115 N Spooner St

March 1, 2021



History of the Property

- Constructed 1914
- Home of Ford H. MacGregor
 - Director, UW Extension's Municipal Reference Bureau
 - President, Municipal Traffic Devices
 - UW Assistant Professor Political Science



Proposed Work

- Replace 7 windows on second story
- Replace 1 window in stair landing with safety glass



(West side and South side)

Applicable Standards

41.18(1)(d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

41.24(5) UH Standards for Exterior Alterations

(c) Repairs

(f) Alterations Visible from the Street and Alterations to Street Facades

(g) Additions and Alterations not Visible from the Street.

City Attorney's Memo on Window Replacements



MATCHLESS

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 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.

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met by repairing the 8 windows proposed for replacement and the installation of safety film on the window needing to meet tempered glass standards.

