

418 CRITCELL TERRACE – MADISON, WI 53711

Marketing Summary / Sales Effort

1. The house has had over 25 showings. Below is the average response
 - a. Rated 2 out of 5.
 - b. Not one person has returned for a second showing.
 - c. The property has been on the market since October 8, 2012 and has never received an offer.
 - d. There have been many price reductions.
 - e. Property was offered to the neighbors at a discount – neighbors had no interest in purchasing.

Relocation Efforts

1. Operation Fresh Start & Habitat For Humanity – This house has no appeal due to heating inefficiency. Not possible to make the home energy efficient therefore the property will not work for their clients
2. Lustron Preservation – Posted the house on their buy/sell website.
3. Advertised on Craigs List in areas of interest for Lustron Homes.
4. Offered on MLS for \$1.00.

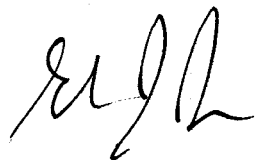
Demo Efforts – Never explored since this does not seem to be an acceptable option.

List of Interested Parties

1. Jonathan Leck (Restoration Arts) – Plans to relocate & refinish. He is working with 2 separate customers in Minnesota who may be interested in the house.
2. Daniel – Would like to relocate to use for camping. Has familiarity with Lustron Homes, but not any actual experience.
3. Martin
4. Daren
5. Contacted by parties from North Carolina and Minneapolis.

In conclusion the land has more value than the improvement. The home still has a useful life, but I believe it is better suited in a different location. Due to its construction material and its inefficient design for Wisconsin weather, it has little appeal among consumers. We have parties from in and out of state who are interested in relocating the property (the property may be moved out of state – due to higher interest). We ask for a permit to allow those individuals to do so. The plan we have submitted is for a home that I believe would fit with the Westmorland lifestyle and improve the neighborhood.

Thank you for your consideration in this matter.

A handwritten signature in black ink, appearing to be 'RJH', is written below the text.



Gerardo Jimenez <madisonhomes@gmail.com>

restoration/removal for Critchell Lustron

1 message

Jonathan Leck [REDACTED]
To: jimenez Gerardo <Gerardo@accordrealtymadison.com>
Cc: [REDACTED]

Wed, Mar 5, 2014 at 3:56 PM

To whom it may concern,

Gerardo Jimenez has brought a historic Lustron metal building to my attention. This letter is information regarding a proposed relocate and/or dismantle of the house located @ 418 Critchell terrace in madison. My intent is to dismantle move, restore and reassemble this 1949 structure in a appropriate location yet to determined.

My name is Jonathan Leck, owner and/or sole proprietor of Restoration Arts, a company which I created in 1989. I have been restoring,renovating,conserving and recreating historic furniture as well as structures all over the United States for 25 years. Some of the structures I have been affiliated with are over 15 Frank Lloyd Wright structures including three national Historic Landmarks*. They are;

Taliesin, Tani Deri and Unity Chapel in Spring Green WI.*,
Jacobs one in Madison WI.*,
Auld brass Plantation Yemasee SC.,
Willey and Neils homes in Mnpls MN.,
Laurent home in Rockford IL.,
Balch home in Oak Park IL.,
Ross, Kissam, Kier, Glassner and the Booth homes of Glencoe IL.,
Hanna House in Palo Alto CA.,
Theaters Knoll in Bliss ID.,
Fallingwater in Bear run PA.*

I have also worked on homes and furniture designed by other influential architects including, Walter Burly Griffin, John Henry Howe, and Ralph Rapson. My furniture is in the collections of the Goldstein Museum and the Minneapolis Institute of Art, and the Knoll furniture headquarters. I have installed and DE installed period rooms out of the Detroit institute of Art and I'm currently building some original FLLW bedframes from the never executed drawings of the Master. I tell you honestly the Lustron will be in good stewardship.

Best,

Jonathan Leck
11052b Co rd A,
Tomahawk WI. 54487

From: Gerardo Jimenez
Sent: Monday, March 03, 2014 9:50 PM
To: jpleckdesigns@gmail.com
Subject: Link to Listings - MLS sheet for Critchell

[Click Here to View Listings](#)