

MATCHLESS

CARPENTRY & RESTORATION

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

November 17, 2020

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: Joel and Margot Plant home, 2122 Chadbourne Ave, Madison, WI 53726

The window assessment performed on 11/13/20 at 2122 Chadbourne Ave of the original 1920 era windows found the windows to be in overall good condition structurally. The restoration of full functionality, original appearance, and weather sealing of the windows is possible with the removal of paint build-up, replacement of broken panes as necessary, replacement of any missing hardware, replacement of sash cords, and restoration or replacement of weatherstripping elements as necessary.

The functionality of the windows is compromised by many layers of paint build-up and broken sash cords, and several panes of glass are cracked. The weather sealing of the windows is likewise compromised by this paint build-up, as well as broken sash cords, leaving several of the top sashes dropped as much as 1" and unable to seal. Removal of this paint build-up and restoration of the balance system and sash cords will restore weather sealing of the windows.

I recommend that the original windows that will be removed for the addition project on the rear facade of the house be removed intact and salvaged for any mouldings, hardware, or glass that may be necessary for the restoration of the other windows. I also recommend that the attic east and west facade windows have storm windows constructed for improved weather sealing and protection of the original sashes from weather and condensation damage.

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, 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. 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. Should restoration work proceed, I recommend that the restoration of windows with broken sash cord balances be prioritized for safety and functionality reasons. 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> .

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: 11/13/2020

Customer: Joel and Margot Plant
2122 Chadbourne Ave
Madison, WI 53726

Note: Numbering starts to the right of the front door (from interior) and proceeds in a clockwise manner.

Window 1 Location: First floor front facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 2 **Location:** First floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Cracked upper lite

Notes:

Window 3 **Location:** First floor west facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 4 **Location:** First floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 5 **Location:** First floor rear facade

****Window to be removed as part of rear facade addition****

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

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Glass condition: Good

Notes: It is recommended that this window, jamb, sill, and associated hardware be salvaged intact for use on similar windows to be restored in the home.

Window 6 **Location:** Front Facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 7 **Location:** Second floor front facade center

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Interlocking weatherstripping present

Window 8 **Location:** Second floor front facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Interlocking weatherstripping present, Top sash has dropped 1/2" and is painted in place

Window 9 **Location:** Second floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Jamb liner balances have been retrofitted- recommend removal and revert to original pulley balance system salvaged from windows to be removed for addition, Top sash has dropped 1/2" and is painted in place

Window 10 **Location:** Second floor west facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Cracked single lite

Notes:

Window 11 **Location:** Second floor rear facade

****Window to be removed as part of rear facade addition****

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: It is recommended that this window, jamb, sill, and associated hardware be salvaged intact for use on similar windows to be restored in the home.

Window 12 **Location:** Second floor rear facade

Window to be removed as part of rear facade addition

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: It is recommended that this window, jamb, sill, and associated hardware be salvaged intact for use on similar windows to be restored in the home.

Window 13 **Location:** Second floor east facade master bath

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 14 **Location:** Second floor east facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 34"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 15 **Location:** Second floor front facade

Type: Double Hung Upper/Lower lites: 8/8 Size: 44"x54"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

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Glass condition: Good

Notes: Inner jamb separation from sill, repairable

Window 16 **Location:** Attic West Facade

Type: Double Hung Upper/Lower lites: 6/6 Size: 32"x46"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Fine- some reconsolidation of stile joints needed, but overall sound

Glass condition: Good, original wavy glass present

Notes: Arched divided lite top sash, degraded original shellac finish evident on interior,
no storm window present- recommend storm window installation

Window 17 **Location:** Attic Rear Facade (staircase)

Type: Double Hung Upper/Lower lites: 4/4 Size: 20"x46"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

Window 18 **Location:** Attic Rear Facade (staircase)

Type: Double Hung Upper/Lower lites: 4/4 Size: 20"x46"

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes:

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Window 19 **Location:** Attic East Facade

Type: Casement Lites: 6 Size: 24x40

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Arched top casement, homeowner notes that interior screens are present but glass interior storms are not present- recommend interior glass storm installation

Window 20 **Location:** Attic East Facade

Type: Casement Lites: 6 Size: 24x40

Sill and jamb condition: Paint failure, no observed defects to wood surface

Sash joint condition: Good

Glass condition: Good

Notes: Arched top casement, homeowner notes that interior screens are present but glass interior storms are not present- recommend interior glass storm installation

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