

Home Improvements - 4117 Nakoma Rd, Madison

1999 – State Historic Tax Credit Project – \$25,250 in improvements

- Sunroom project – Converted what originally had been a porch, then an enclosed, uninsulated, drafty room to a four-season sunroom.

2000

- Landscaping project – fieldstone retaining wall by new sunroom, terraced garden in front yard, low retaining wall along Calumet Path. (\$3,050, Barnes)

2001

- Installed new copper water service, required part of city program to eliminate lead water service lines. (\$1,470, Triggs).

2004 – State Historic Tax Credit Project – \$45,000 in improvements

- Total kitchen remodel, cupboards to ceiling allowing more storage, new countertops, new appliances, installed wood floor.
- Relocated first floor half bathroom to what was a closet near backdoor, eliminating one in kitchen area.
- Living room ceiling repaired, new drywall with plaster skim coat; crown molding installed.
- In addition to new wood floor in kitchen, both dining room and living room oak floors sanded and refinished, stained to match kitchen floor. Stairs refinished, and maple floor in upstairs hallway refinished. Carpeted stairs.
- Replaced old, double-hung, drafty weight sash windows with new Marvin insulated windows –aluminum clad outside, wood inside, nearly identical to sunroom windows – in rest of the house. Upstairs bedrooms, bathroom; downstairs living room, dining room, kitchen. Also two new doors, upstairs landing and backdoor. Pella storm doors to those two, plus front door.
- Replaced outdoor light fixtures, front and back entrances, using copper California Lantern fixtures more appropriate to the style of the house.
- Restored living room fireplace. Removed large square tiles to expose original brick facing. Installed gas fireplace insert with blowers, cleaner, more efficient heating system.

2015 – State Historic Tax Credit Project – \$35,000 in improvements

- New roof, new gutters and downspouts. (\$18,540, Rodriguez Quality Roofing)
- Eliminated knob & tube wiring in remainder of the house. (\$7,750, The Electrician, Mt. Horeb)
- Front of the house paint. (\$3,550, Genesis)
- New soft water system. (\$1,700)
- Original basement windows replaced with Marvin windows, same windows used earlier projects. Allowed for dryer vent in deep well windows near basement laundry. (\$3,500, Window Design Center)

2018 – Not a State Historic Tax Credit Project

- New furnace, Bryant 95% Gas Furnace with Aprilaire Space Gard Air Cleaner. (\$3,650, Heating & Cooling, Inc.)
- New locks on all doors. (\$215, Lock Doc)

2019

- New garage door. (\$1,302)
- Upstairs bedrooms painted, floors sanded and refinished in front bedroom, back bedroom floors to be refinished in August. (\$1,600)

