



Historic Preservation Commission  
COA Application  
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

February 12, 2019

**ADDRESS:** 104-106 E. Washington Street

**APPLICANT:** Dennis Stewart

**BRIEF DESCRIPTION:** 1) reopening of façade window, 2) infill of rear windows

APPLICABLE GUIDELINES:

- A. *Madison Preservation Manual p.155* - Windows and Window Repairs: Window Replacement
- B. *Madison Preservation Manual p.120* - Frequently Altered or Replaced Features for Residential and Commercial/Industrial Properties - Windows, New Window Openings and Bay Windows
- C. *Madison Preservation Manual p.125* - Gutters and Down spouts

-----  
-----

STAFF COMMENTS:

Openings

**Analysis:** The proposal for the front window is a restoration and is encouraged. The rear openings, a doorway and window, do not appear to be historic. The shape of the window and the rowlock course used as a lintel are not consistent with the age of the building. Further, these openings are nearly impossible to see from the right-of-way.

**Recommendation:** Approval recommended.

**Analysis:** Though the hidden gutters are significant to the design of the building, they often clog and cause sever damage to the building. The commission has allowed them to be covered because of this (for instance on the Baptist Church). The new gutters should be sensitively placed so as not to cover the dentil molding. A color matching the surrounding material is suggested.

**Recommendation:** Approval recommended.

---  
---

**PROJECT DESCRIPTION: 104-106 E. Washington Street**

The applicant proposes removing the concrete block infill from the center, upper story facade window. Replacement will be wood, round-arched, 6/6, dhs to match neighboring windows.

Also proposed is infilling two rear, upper story openings with brick.

Several items noted for the Bank building are repair only and do not require review. The exception is covering the inboard gutters and installing half-round gutters.

**COMMISSIONER WORK SHEET**

**Setback:**

Front Yard \_\_\_\_\_  
Side Yard \_\_\_\_\_  
Rear Yard \_\_\_\_\_

**Materials:**

Roofing \_\_\_\_\_  
Siding \_\_\_\_\_  
Windows \_\_\_\_\_  
Doors \_\_\_\_\_  
Lighting \_\_\_\_\_  
Foundation \_\_\_\_\_  
Porches \_\_\_\_\_  
Decking \_\_\_\_\_  
Steps \_\_\_\_\_  
Ornament \_\_\_\_\_

**Hardscape (size, design, placement, materials):**

Walks \_\_\_\_\_  
Drives \_\_\_\_\_  
Fencing \_\_\_\_\_  
Lighting \_\_\_\_\_

**Notes:**

**I move to [approve, approve w/ conditions, or deny] the application dated 2/12/2019 for [state proposed, either all or part] at 104-106 E. Washington Street [as submitted or with the following conditions agreed to by the applicant:**

**I find [compliance or noncompliance] with the following guidelines: [refer to guidelines referenced in staff report or any that came up in discussion] and [state the following only if applicable] the following circumstances unique to the property: [unique features allowing the decision].**

