



Historic Preservation Commission  
COA Application  
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

September 10, 2019

ADDRESS: 698 S. Main Street

APPLICANT: Zack Sittler

BRIEF DESCRIPTION: change in openings, alteration of front porch, construction of an outbuilding

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 Design Criteria - Standards & Guidelines - Secretary of the Interior's Standards for Rehabilitation #2 and #9*
- D. *Madison Design Criteria - Outbuildings*
- E. *Preservation Manual p. 98-99* - New Garages and other Secondary Buildings for Historic Properties in Traditionally Residential Areas
- F. *Madison Design Criteria - Minor Alterations - Changes in Exterior Siding*

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STAFF COMMENTS:

**Analysis:**

Siding: Removal of vinyl siding is encouraged.

Windows and doors: Replacement - The current windows are non-historic metal. Replacement with wood windows meets the guidelines and is encouraged. Alterations left side - The new windows appear to meet the guidelines (placement on side or rear, windows in character with original). Review of similar proposals have focused on the significance of the existing windows to the wall/elevation and whether the proposed change disrupted a significant pattern or created an inappropriate new pattern. Although the ell is historic, window in question does not appear to be part of a significant pattern of openings and is a limited alteration toward the rear of the property. There does not appear to be a significant negative impact. Alterations right side - This addition is not historic. Provided the door is appropriate, this alteration meets the guidelines.

Porch alterations: The proposed cascading steps are not a traditional design for a vernacular building of this age and type. The railing does not appear to be historic and is not protected. However, building code will not allow no railing without cascading steps.

Barn: A barn is appropriate to the age of the house as is the placement - a stable with a similar scale and location was formerly on the property (1921 Sanborn map). The design uses traditional design, materials, and elements meeting the guidelines.

**Recommendations:**

Approval recommended for vinyl siding removal, window replacement, new openings, and barn. Approval not recommended for porch alterations.

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**PROJECT DESCRIPTION: 698 S. Main Street**

The applicant proposes removal of vinyl siding.

All existing windows are proposed to be replaced. Replacement windows will be wood, dhs. **Confirm pane configuration and SDLs (if applicable)**. Also proposed is alteration/addition of openings on side elevations. On the left elevation, it is proposed to remove the first window in the rear ell and place two windows in the same general location. New windows will be of the same type as aforementioned replacement windows and have casings to match existing. On the right elevation, a doorway will be placed where there is currently a window. **Door design is pending**.

The applicant proposes removing the front porch railing. Also proposed is constructing cascading steps wrapping the full length and depth of the front porch.

Construction of a 36' x 24' barn with a height of 23'-3" is proposed. A 16'x 12' open shed is on the left elevation. The roofing will be composite shingle; the walls will be a wood vertical board, and the foundation will be poured concrete. The front elevation will have carriage doors at the center flanked by windows. There is a window in the gable. The left side will have carriage doors at the center flanked by windows. The right side will have an entry door and two windows. The rear will have a window in the gable. **Confirm materials, pane configuration, and SDLs (if applicable) of windows and doors.**

Note: the application originally included change in porch posts, installation of walks, installation of pool, construction of fence, these have been withdrawn due to incomplete information.

**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 9/10/2019 for [state proposed, either all or part] at 698 S. Main 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].**