

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 119 East St. to replace existing wood windows with aluminum clad wood windows of same size, shape, & design.

Application Date: April 3, 2023

HDBR Meeting Date: April 24, 2023



Project Description:

Certificate of Appropriateness application to replace existing wood windows with aluminum clad wood windows of same size, shape, & design.

Current Zoning:

Historic District Residential (HDBR) 119 East St.

Applicant:

Ken & Lin
119 East
Madison, MO

Owner:

Same

Supporting Documents:

- COA application
- Photos of property
- Photos of windows
- HABS photo
- Letter from contractor & estimate
- Copy of HDBR meeting public sign
- GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	Italianate
Evaluation	Contributing
Survey Notes	

Alterations:

N/A

Historical Information/Misc. Important Information:

This home was included in the Historic American Buildings Survey (HABS) conducted in the 1970s in Madison. Not all structures were included in HABS – only the most significant, well-preserved, and notable examples of various architectural styles. This structure was included in the Madison HABS. The windows are original historic wood windows and have the original hand-blown glass in most panes.

Staff did a site visit and examined the windows. The windows, while reportedly painted shut, were determined to be in excellent condition (some windows may be in need of scraping, painting, and areas of glazing but this was not widespread). There are also storm windows in place.

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 18.0 Windows p. 82-86

18.1 Retain and preserve historic windows including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings.

18.2 Maintain existing historic windows where possible. Follow guidelines for wood or metal maintenance, as relevant.

18.3 Repair existing historic windows where possible, rather than replacing entire window units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. Reproduction glass is desirable but not required.

Conformance with Guidelines, Ordinance & Standards:

The project is *not in* conformance with the Guidelines because the original historic windows are not deteriorated, can be easily repaired and made functional; is *not in* conformance with the ordinance §151.31 because the proposed replacement windows will not preserve the intact and solid historic windows and will alter the architectural character of the building; is *not in* conformance with SIS for Preservation because the proposed window replacement would remove intact and repairable historic materials and alter one of the most prominent features that characterize the architectural style and overall architectural character of the structure.

Ordinance:

§151.31 Preservation of Historic Buildings

A building or structure, classified as historic, and any appurtenance related thereto, including but not limited to stone walls, fences, iron work, steps, and signs, shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and architectural character of the building, structure, or appurtenance thereto.

Secretary of the Interior Standards:
Preservation

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Preservation Brief:

#9 The Repair of Historic Wooden Windows

Think GIS Map

