

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 810 E. Second St. to replace existing aluminum siding with Dutch-lap vinyl siding.

Application Date: March 6, 2023

HDBR Meeting Date: March 27, 2023



Project Description:

Certificate of Appropriateness application to replace existing aluminum siding with Dutch-lap vinyl siding.

Current Zoning:

Historic District Residential (HDR)

Project Location:

810 E. Second St.

Applicant:

Joel Storm
2224 Seneca Dr.
Madison, IN 47250

Owner:

Mark Timmons
810 E. Second St.
Madison, IN 47250

Supporting Documents:

- COA application
- Photos of property
- Sample of vinyl siding
- Owner consent form
- Copy of HDBR meeting public sign
- GIS map

Alterations, Historical Information, & Prior Approvals:	
Date	c. 1860
Style	Vernacular Gable-front
Evaluation	Contributing
Survey Notes	

Alterations:

Aluminum siding installed on top of historic wood siding; wood awning added over front door

Historical Information/Misc. Important Information:

COA for Cementous siding to replace existing aluminum siding issued 12/2022 – no application to amend siding material; project to install vinyl siding started without an approved COA or application;

staff noted a decorative attic vent on the front gable peak that had been previously covered by the aluminum siding.

Prior COA Approvals:

1/2021 – wood awning over front entrance, storm windows, metal & full glass storm door

Guidelines, Standards, & Ordinances
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HDBR Guidelines:

Madison Historic District Design Guidelines – 3.0 Materials, Wood Siding & Shingles p. 44-48

3.1 Retain and preserve historic wood siding, shingles, trim, ornamentation, and other wood decorative elements.

3.2 Maintain existing original wood siding, shingles, trim, ornamentation, and other wood decorative elements.

3.3 Repair existing wood elements wherever possible. Use preservation techniques which encourage repair (such as epoxies, splicing, and patching where applicable) rather than wholesale replacement.

3.4 Replace historic wood elements only where the original is too deteriorated to repair. If replacement is necessary, use new replacement wood that matches the original as closely as possible in all properties: shape, profile, texture, exposure, and detailing. The deteriorated or damaged condition should be documented. Replacement in kind does not normally require a COA.

3.5 If a portion of a historic wall is deteriorated beyond repair, **replace only the damaged portion.**

3.8 The use of vinyl or aluminum siding or trim is not appropriate. The HDBR may allow the replacement of existing synthetic siding with new substitute siding if the proposed replacement will be in keeping with the original appearance of the structure. If the removal of synthetic siding reveals historic siding intact beneath, the historic siding shall be preserved and retained.

3.9 The use of fiber cement (cementitious) siding may be approved for replacement of deteriorated wood siding, new structures, non-historic structures and additions to historic structures not visible from the public view.

3.10 Avoid removing or replacing such features as cornices, brackets, pilasters, door and window moldings, pediments, medallions, dentil and modillion molding, corner boards, and other character-defining architectural trim, particularly from the principal façade.

Conformance with Guidelines, Ordinance & Standards:

The project is *not in* conformance with Siding Guidelines 3.1-3.5 because the historic wood siding appeared intact and in good condition underneath the aluminum siding; is *not in* conformance with Siding Guidelines 3.8 because the vinyl siding is not appropriate, especially when concealing the original historic wood siding; is *not in* conformance with Guideline 3.9 because there is not enough evidence the historic wood siding is deteriorated to the point to warrant replacement even with an appropriate replacement siding material; is *not in* conformance with Guideline 3.10 because the aluminum siding was covering the attic vent on the front gable peak and the proposed siding may also cover it; is *not in* conformance with the ordinance §151.34 because is *not in* conformance with SIS for Preservation because the project will replace intact historic materials.

\$151.34 Visual Compatibility Factors

Secretary of the Interior Standards:

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.

#8 – Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute of Materials for Resurfacing Historic Wood Frame Buildings



HDCA-23-23

Certificate of Appropriateness (COA) Application

Status: Active

Date Created: Mar 6, 2023

Applicant

Joel Storm
joel@stormcontractingllc.com
2224 Seneca Dr.
Madison, IN 47250
812-821-5493

Primary Location

810 E SECOND ST
MADISON, IN 47250

Owner:

Timmons Mark & Bobbie Jo
810 EAST SECOND STREET MADISON, IN
47250

Internal Review

Notification Sign

2

Send for HDBR review



Approval/Denial Date

03/27/2023

General Information

Are you the owner?

No

Zoning Classification

HDR

Will you be working with a Contractor?

Yes

Description of Existing Use

residential

Description of Proposed Use

residential

Property Owner Information

Contractor Information

Company Name

Storm Contracting dba Roof-aid

License Number

1354

Email

joel@stormcontractingllc.com

City

Madison

Zip Code

47250

Contractor Name

Joel Storm

Phone

812-821-5493

Mailing Address

2224 Seneca Dr

State

IN

Type of Project

Select which applies to your project.

Restoration, Rehabilitation, or Remodel

Description(s) of Work

Scope of Work

replace the existing cementous siding with Dutch-lap vinyl siding

Acknowledgement

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the

Digital Signature

Joel Storm

03/06/2023

application will be deemed incomplete and will be placed on the next month's agenda

- I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.
- I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Attachments

 Owner Consent.pdf

Uploaded by Brooke Peach on Mar 6, 2023 at 2:07 pm



810 E. Second St. 1.jpg

Uploaded by Brooke Peach on Mar 6, 2023 at 10:31 am

History

Date	Activity
Mar 6, 2023 at 10:08 am	Brooke Peach started a draft of Record HDCA-23-23
Mar 6, 2023 at 11:03 am	Brooke Peach submitted Record HDCA-23-23
Mar 6, 2023 at 11:03 am	approval step Application Review was assigned to Brooke Peach on Record HDCA-23-23
Mar 6, 2023 at 11:47 am	Brooke Peach assigned approval step Historic Preservationist Review to Brooke Peach on Record HDCA-23-23
Mar 6, 2023 at 12:56 pm	Brooke Peach assigned approval step Director of Planning Review to Nicole Schell on Record HDCA-23-23

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 810 E 2nd St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On slight rise. Linear walk to front. Mature trees. Alley is at the west side.



Lat/Long: 38.7349960686573500, -85.3701700699405700 [WGS84]

UTM: Zone 16S, 641658.9502 mE, 4288630.3756 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1860-1869 , circa 1860*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: frame	Exterior Material(s): aluminum siding	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Gable Front , box cornice , decorative bargeboard	
Foundation: not visible	Windows: historic wood 4/4 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story wrap-around deck	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.
State/Province: ☐ indiv. ☐ district ☐ landmrk.
Local: ☐ indiv. ☒ district ☐ landmrk.
2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

☐ Individually eligible
☒ Eligible as contributing resource
☐ Not eligible / non-contributing
☐ Not determined

Eligibility: Applicable NHL Criteria: 1, 4

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

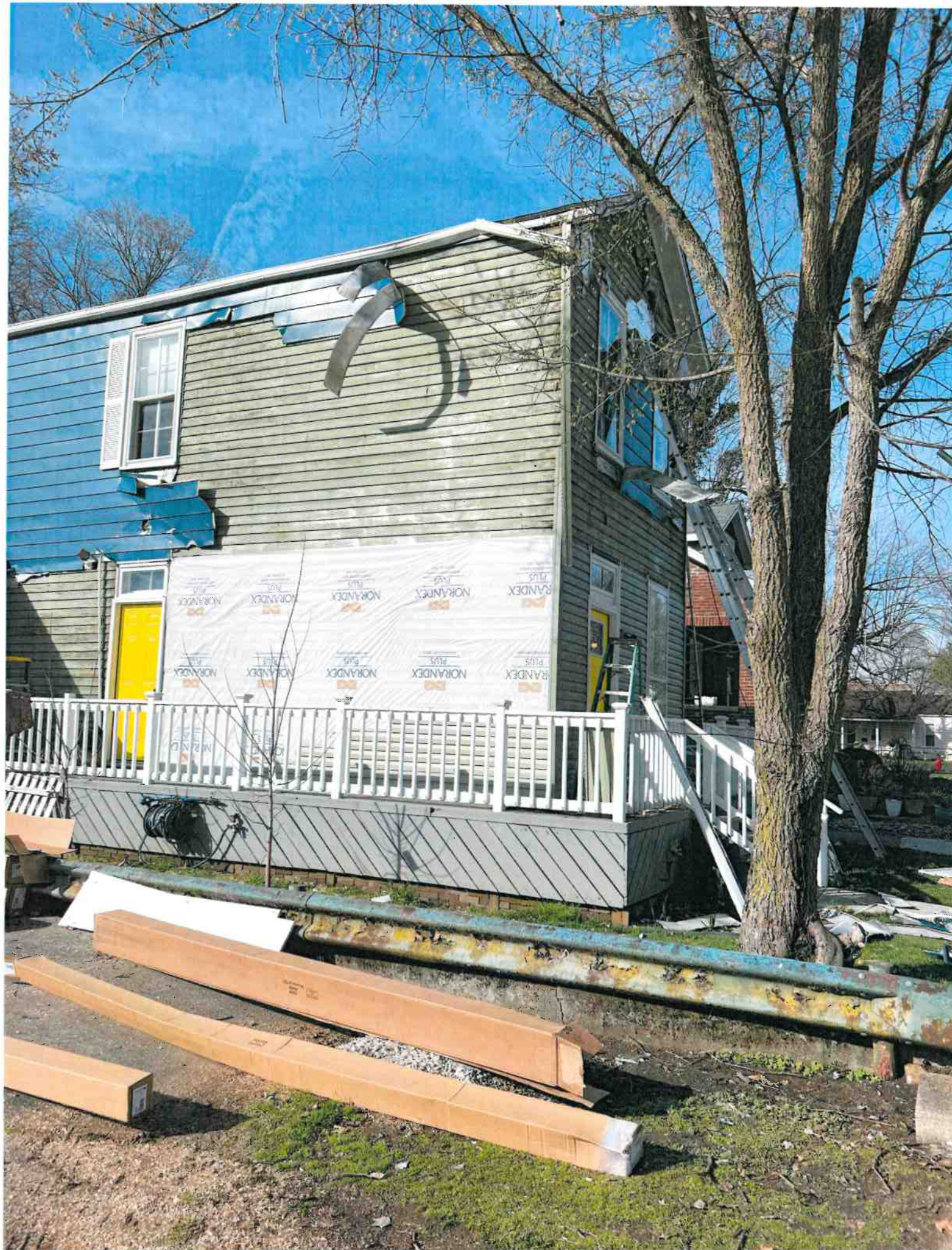


Description/Remarks

This is a 2-story house built in 1860. The structural system is frame. The foundation is not visible. Exterior walls are aluminum siding. The building has a gable front roof clad in replacement asphalt shingles with box cornice and decorative bargeboard. Medium pitch with boxed cornice, single pendant (modern) at gable end. Windows are historic wood, 4/4 double-hung sashes. There is a single-story, wrap-around deck. Replacement door with transom and canopy.

Survey and Recorder

Project: Search for '810 e 2' in Madison, Indiana (13 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Oct 01, 2002, Site Number 4-196
Inventoried: 09/20/2021 11:44:00 am Last updated: 06/01/2022 7:20:52 pm by /	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No







2015 Flood Map

FLD_ZONE:

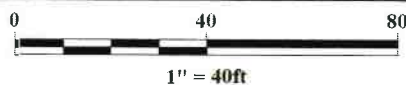
AE

- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundaries

- Addresses
- Common Addresses

- Regional Count
- Regional Roads
- Regional Highw
- Water
- Railroad
- Roads
- Highways

THINK



PROPERTY OWNER AUTHORIZATION FORM

I/We, MARK A. Timmons hereby authorize
(Property Owner(s) – Please Print)

Joel Storm, representative for Storm Contracting
(Applicant's Name) (Company, Firm, Organization)

to make application for a Certificate of Appropriateness to
(Type of Permit)
replace the siding at
(Description of Proposed Work)

810 E. Second St.
(Property Address)

Madison, IN 47250
(City, State, Zip Code)

Mark A. Timmons
(Property Owner Signature)

03/06/23
(Date)

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Joel Storm

Property Address: (address) 810 E. Second St.

Proposed Action to: (explain) replace existing cementous siding with Dutch-lap vinyl siding

Meeting will be held on: (date) 3/27/2023

POSTING DEADLINE

Place of Meeting: City Hall — 101 W. Main Street, Madison, IN 47250

3/12/2023

Time of Meeting: 5:30 PM

All interested persons are welcome to attend this hearing to voice their objections or support for the application.

For further information, Contact the Office of Historic Preservation (812) 274-0253 or Plan Commission (812) 265-8324