

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 (HDR)

Project Location:

119 East St.

Applicant:

Ken & Linda Pettit
119 East St.
Madison, IN 47250

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





HDCA-23-40

Certificate of Appropriateness (COA) Application

Status: Active

Date Created: Apr 3, 2023

Applicant

Ken & Linda Pettit
kpettit@cinergymetro.net
119 East St
Madison, IN 47250
18125258464

Primary Location

119 East Street
Madison, IN 47250

Owner:

Ken & Linda Pettit
119 East St East Madison, IN 47250

Internal Review

Notification Sign

1

Send for HDBR review



General Information

Are you the owner?

Yes

Zoning Classification

HDR

Legal Description of Property

119 East Street, Madison In

Will you be working with a Contractor?

Yes

Description of Existing Use

Residence

Description of Proposed Use

Residence

Contractor Information

Company Name

Glass Unlimited

Contractor Name

Melissa Prickett

License Number

27

Phone

812-273-3622/812-292-4000

Email

NA

Mailing Address

807 Lanier

City

Madison

State

IN

Zip Code

47250

Type of Project**Select which applies to your project.**

Restoration, Rehabilitation, or Remodel

Description(s) of Work**Scope of Work**

Remove 13 windows and replace with 13 SunClad Extruded Aluminum wood windows

Building Elements**Windows****Existing Material**

wood

Proposed Material

SunClad Extruded Aluminum Wood

Acknowledgement

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

Digital Signature

Kenneth W. Pettit

04/03/2023

- 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 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

Uploaded by ... on

Uploaded by ... on

Uploaded by ... on

Uploaded by ... on

Uploaded by ... on

Uploaded by ... on

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
✓ Application Review	Active	Apr 3, 2023 at 11:19 am	-	Brooke Peach	-
💰 Fee Payment	Inactive	-	-	-	-
✓ Historic Preservationist Review	Inactive	-	-	-	-
✓ Director of Planning Review	Inactive	-	-	-	-
✓ HDBR Review	Inactive	-	-	-	-

Glass Unlimited, Inc. Melissa Prickett

807 Lanier Drive, Madison, IN 47250

812-273-3622 glassunlimitedinc@cinergymetro.net



March 31, 2023

Ken Pettit

119 East Street

Madison, IN 47250

Dear Ken Pettit,

It is our professional opinion that the existing windows (13) located at the above address are not feasible to repair. Our determination is the majority of the windows are either painted shut, non-operable, missing Passover pulley's, sash cords and weights, etc. Because of these issues the windows do not meet egress requirements and are a safety and health violation for the occupants.

We have provided you an estimate to replace the (13) windows with SunClad Extruded Aluminum wood windows. These windows are approved by the City of Madison Historical Board for the Historic District in Madison, IN.

Sincerely,

Melissa Prickett



Glass Unlimited, Inc.
807 Lanier Drive
Madison, IN 47250
(812) 273-3622 phone

QUOTE

Date	Estimate #
3/17/2023	Pettit3/17

Name / Address
Ken Pettit 119 East St. Madison, IN 47250

Description

Materials to Supply and Install:

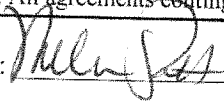
-- (*13) Sun USA Clad Architectural Double Hung Replacement Windows. (*11) Windows to be Ivory Exterior/Bright White Interior, (*2) Windows to be Ivory Exterior/Ivory Interior. (*2) Windows to have Tempered Safety Glass in Bottom Sashes. All Windows consist of Sash Locks W/ Flange Keeper, Full Extruded Screens, 1" SDL Colonial Grids 1H1V, and Dual Glazed Sun Advantage 270 Glass.

- Exterior of Windows to be wrapped with color-matched aluminum trim coil.
- Existing shutters to be removed to allow installation of the new windows.

The price includes labor, all necessary sealants, caulking, fasteners, and the proper disposal of the old windows and any debris.

All materials is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Authorized signature: _____



Total

\$28,267.58

PAYMENT TERMS: Fifty (50) percent deposit - Balance upon completion

ACCEPTANCE OF ESTIMATE - The prices, specifications and conditions are satisfactory and are hereby approved. You are authorized to execute the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

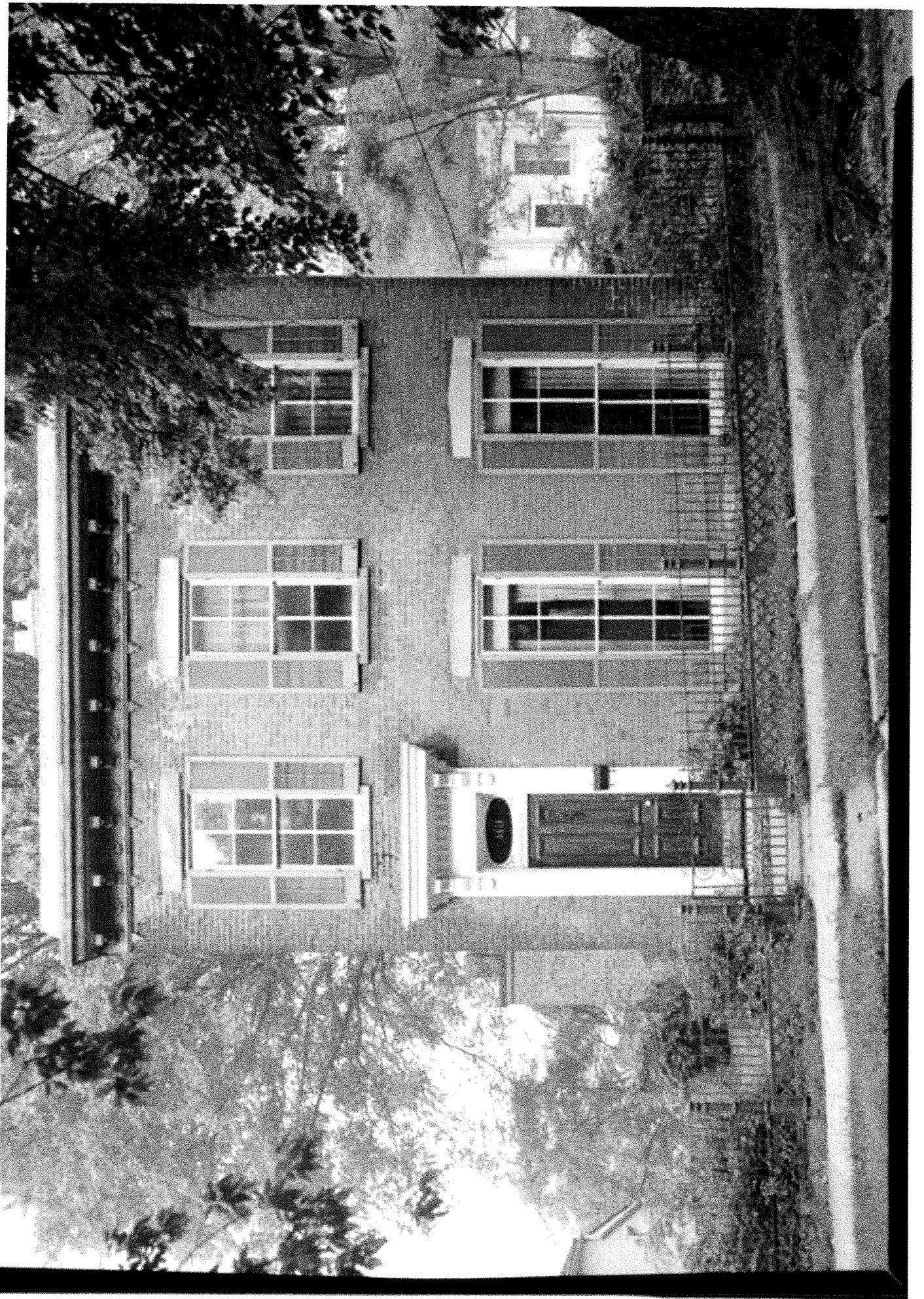












HISTORIC RESOURCE INVENTORY FORM

Resource Address: 119 East St Madison Indiana 47250 USA
County: Jefferson
Historic name: Genter House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes south toward river. There is a linear concrete path to front and rear. Stripling iron fence, and ornate gardens.



Lat/Long: 38.733390800000100, -85.3744993067458900 [WGS84]

UTM: Zone 16S, 641285.8096 mE, 4288445.5388 mN

Parcel No. GIS/Ref/ID: 32086

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Italianate	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including carriage house
Structural:	Exterior Material(s): brick (common bond)	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: 2/3 Double Pile, rectangular	Roof Type: Cross gable , Decorative cornice , brackets	
Foundation: stone	Windows: original wood 4/4 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	Porch:	

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

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

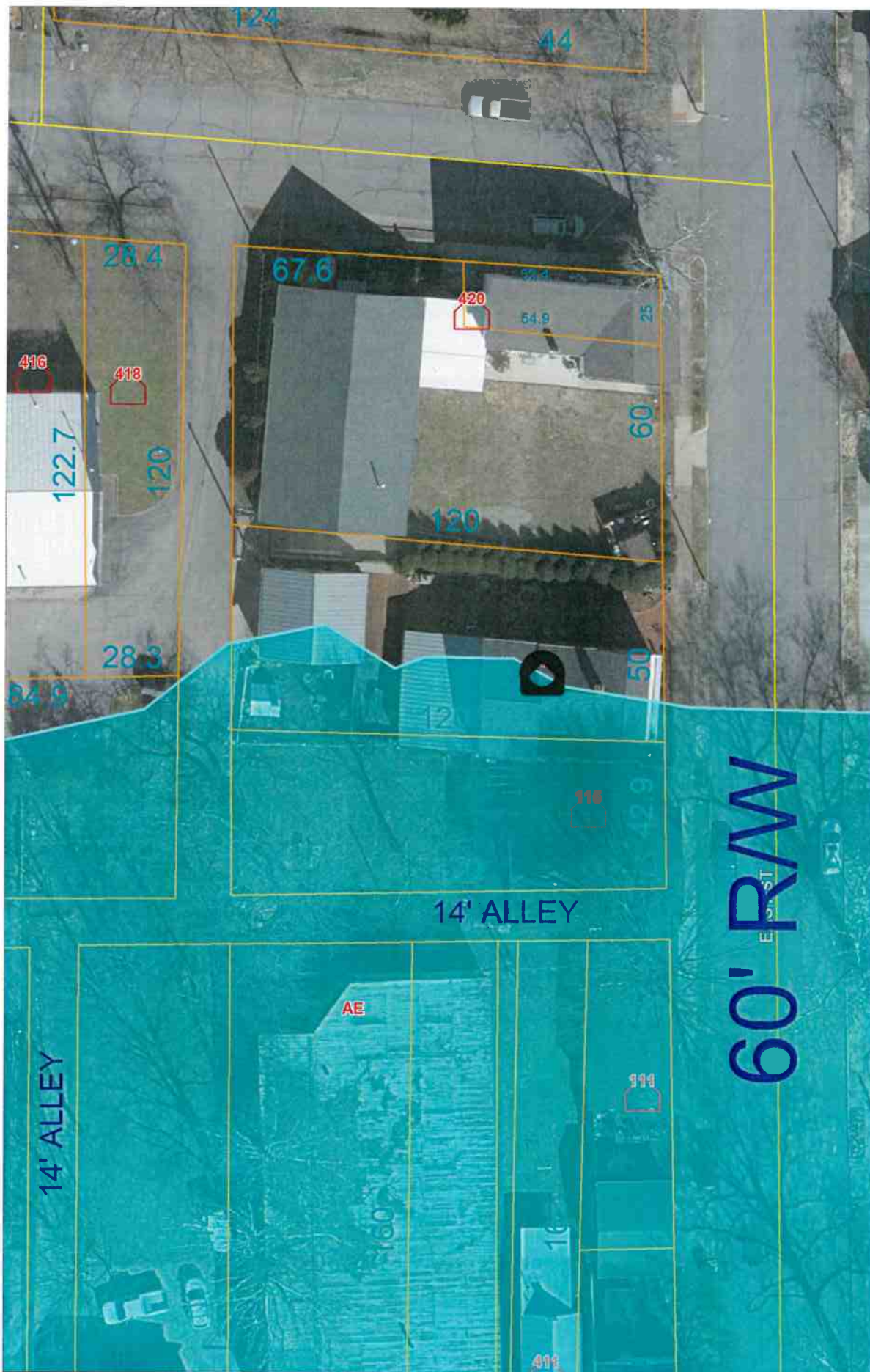
Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 2-story house in the Italianate style built in 1870. The foundation is stone. Exterior walls are brick (common bond). The building has a cross gable roof clad in asphalt shingles with decorative cornice and brackets. Side gable on front section, with a decorative Italianate bracketed cornice with pressed metal details. The rear extension has a rear-facing gable. Windows are original wood, 4/4 double-hung sashes. The first floor windows are full height. Windows have slightly pedimented stone lintels and sills, and shutters. Original wood panel door with ovate upper transom window. The projecting crown over the door has brackets and dentils.

Survey and Recorder

Project: Search for '119 east' in Madison, Indiana (2 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32086, surveyed Oct 04, 2002, Site Number 4-283
Inventoried: 09/20/2021 11:44:03 am Last updated: 07/19/2022 5:37:01 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 Boundary
- Sewer Structures

Addresses

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

THINK



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Ken & Linda Pettit

Property Address: (address) 119 East St.

Proposed Action to: (explain) replace existing wood windows with aluminum clad wood windows of same shape, size, & design

Meeting will be held on: (date) 4/24/2023

POSTING DEADLINE

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

4/09/2023

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