

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 502 E. Second St. to replace front door and deteriorated window frames on the front first floor elevation.

Application Date: April 12, 2023

HDBR Meeting Date: May 22, 2023



Project Description:

Certificate of Appropriateness application to replace front door and deteriorated window frames on the front first floor elevation.

Current Zoning:

Historic District Residential (HDR)

Project Location:

502 E. Second St.

Applicant:

Cheryl Huy
6705 S. State Rd. 129
Versailles, IN 47042

Owner:

Same

Supporting Documents:

COA application
Photo of property
Photo of proposed door & windows
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	1840
Style	Federal
Evaluation	Contributing
Survey Notes	

Alterations:

Replacement windows (on upper floors), shutters, and doors; wood infilled transom and sidelites

Historical Information/Misc. Important Information:

The 1840 structure is a federal style structure. Originally, the home would have had multi-pane windows (typically 6/6) and a solid multi-panel door (typically also 6 panels to repeat the symmetry of the windows). Federal style homes that featured transoms and sidelites typically would have had to narrow glass multi-pane sidelites flanking each side of the door. If this entry did not have sidelites, based on the physical evidence remaining today, it would have had door casings flanking the sides of the entry door.

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 9.0 Doors & Entrances p. 59-61

9.1 Retain and preserve original doors and entrances.

9.2 Maintain and preserve original doors and entrances. Retain historic entrance features including decorative and functional aspects such as original jambs, sills, and headers of openings. Retain original primary doors on the main façade, as they contribute to a building's historic appearance. It is not appropriate to infill or cover historic door openings on primary facades or readily visible elevations.

9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals. Select replacement doors carefully to match the original doors in materials, dimensions, and panel configuration. Appropriate materials may include wood or fiberglass. The new doors should be in keeping with the style and period of the building. Use historic photographs to identify details about original doors if possible.

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

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.

18.4 Replace in kind, using replacement windows that match the existing historic elements as closely as possible. If replacement is necessary, consider first replacing only the deteriorated element, such as a single sash, rather than the entire frame. Any new replacement windows shall match the original in all dimensions, materials, and detailing as closely as possible. Wood windows or alternative materials such as composite or aluminum-clad with a baked enamel finish may be approvable. Some modern windows do not accurately resemble historic windows and may not be approvable by the HDBR. Replacing sash windows with sliding or fixed-light windows may not be approvable by the HDBR.

Conformance with Guidelines, Ordinance & Standards:

The project is *not* in conformance with Guideline 9.1 because the new door, transom, and sidelite/ infill is not compatible architecturally with the style of the structure (e.g., the door is a more modern Craftsman style but the structure is federal – see above historical information section), the transom has been covered, the sidelite infill of glass brick is not compatible architecturally with the style of the structure

and does not replicate the appearance of a multi-pane sidelite; is *not* in conformance with Guideline 9.2 because the alterations have drastically changed the historic character - the transom has been covered, the door installed more to the east than it previously was installed (and appears to be a wider door), thus deleting the eastern sidelite, and the installation of the glass blocks are not compatible (see previous conformance statement); is *not* in conformance with Guideline 9.5 because the replacement door reflects a later architectural style and is not compatible with federal architectural design; is *not* in conformance with Guideline 18.3 because there has been no evidence presented to support the 80% deterioration standard that exists to warrant complete replacement windows; is *not* in conformance with Guideline 18.4 because the replacement windows are vinyl, installed on a highly visible front façade, and do not match original detailing (see historical information regarding windows); is *not* in conformance with the ordinance because the changes greatly interrupt the rhythm of entrance and relationship of materials due to non-compatibility (see conformance statements above).

Ordinance:

151.34 Visual Compatibility Factors

(F) Rhythm of entrance or porch projection. The relationship of entrances and porch projections to sidewalks of buildings, squares, and places shall be visually compatible to the buildings to which it is visually related.

(G) Relationship of materials, and texture. The relationship of materials, and texture of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

Secretary of the Interior Standards:

Standards for Rehabilitation

10. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Preservation Brief:

N/A

Think GIS Map





HDCA-23-45

Certificate of Appropriateness (COA) Application

Status: Active

Date Created: Apr 12, 2023

Applicant

Cheryl Huy
cherylhuy@outlook.com
6705 South State Rd. 129
Versailles, IN 47250
781088801600

Primary Location

502 E SECOND ST
MADISON, IN 47250

Owner:

Huy Cheryl & James
6708 SOUTH STATE ROAD 129 VERSAILLES, IN
47042

Internal Review

General Information

Are you the owner?

Yes

Legal Description of Property

011-03628-00 (PT LOT 1 BLK 4 MCI ADD E) BEING 541/2FT ON 2ND ST & 31 FT ON EAST ST 11-125-60 502 E SECOND ST

Will you be working with a Contractor?

No

Description of Existing Use

Rental Property

Description of Proposed Use

Rental Property

Type of Project

Select which applies to your project.

Restoration, Rehabilitation, or Remodel

Description(s) of Work

Scope of Work

Replace broken and rotted front door with a secure front door, replace rotted window frames that had plexiglass with locking glass windows.

Building Elements

Doors & Entrances



Proposed Material

pressure treated wood, steel, glass and cement

Existing Material

wood, plexiglass

Existing Material

wood and plexiglass

Windows



Proposed Material

wood, glass, vinyl

Acknowledgement

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

Digital Signature

Cheryl Rossi Huy
04/12/2023

- 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



502 E second.jpg

Uploaded by Cheryl Huy on Apr 12, 2023 at 2:28 pm

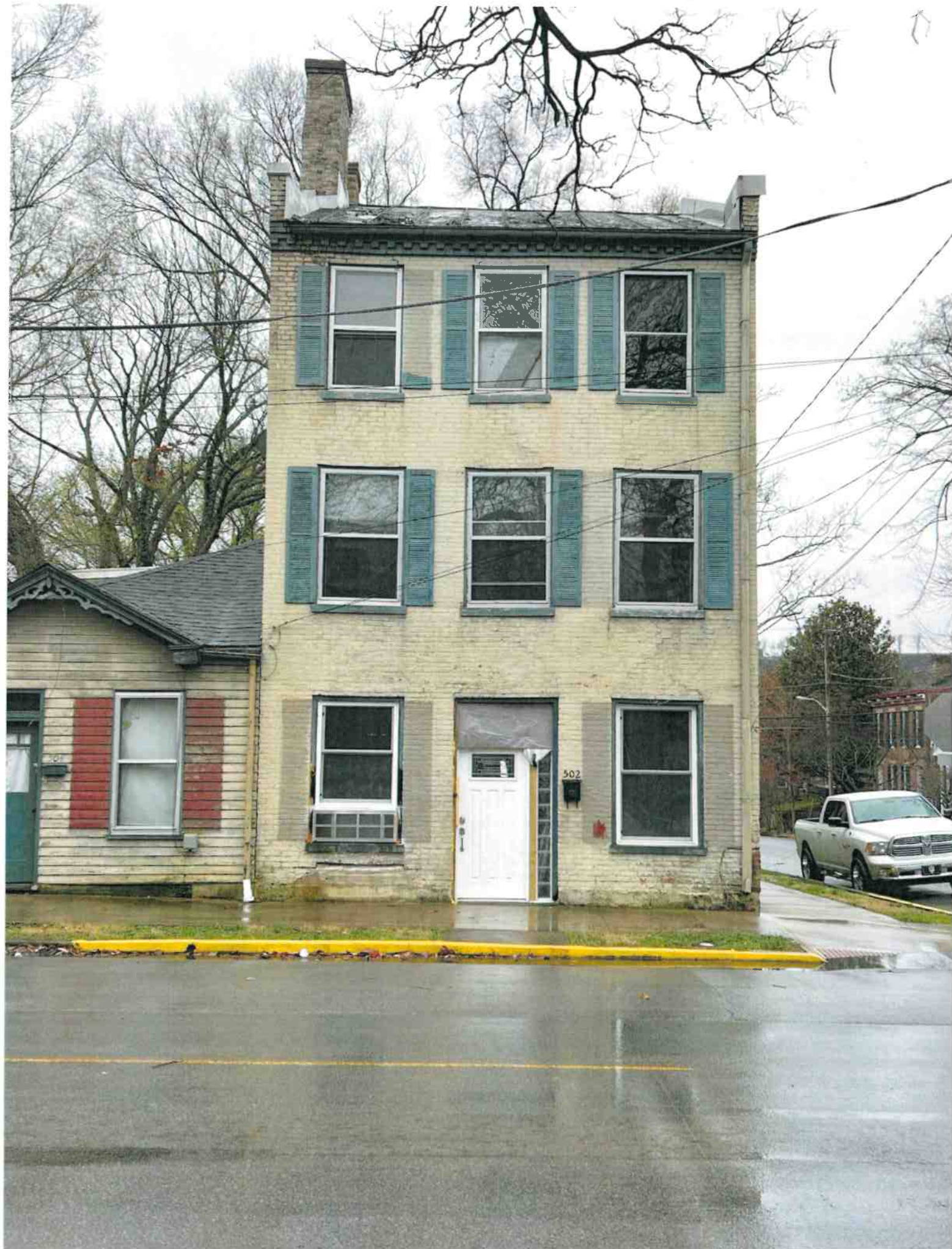


502 e second 1.PNG

Uploaded by Cheryl Huy on Apr 12, 2023 at 2:33 pm



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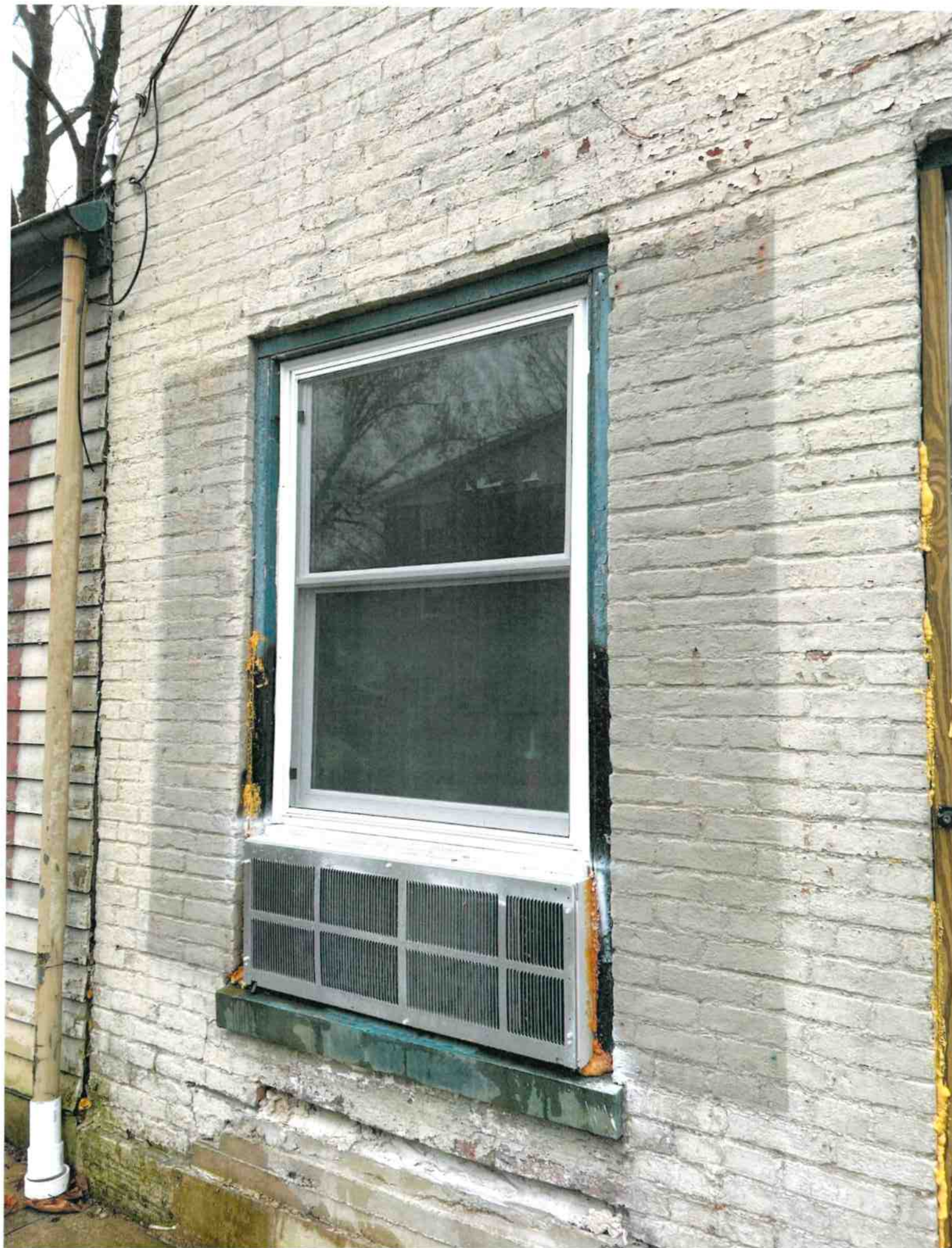


502

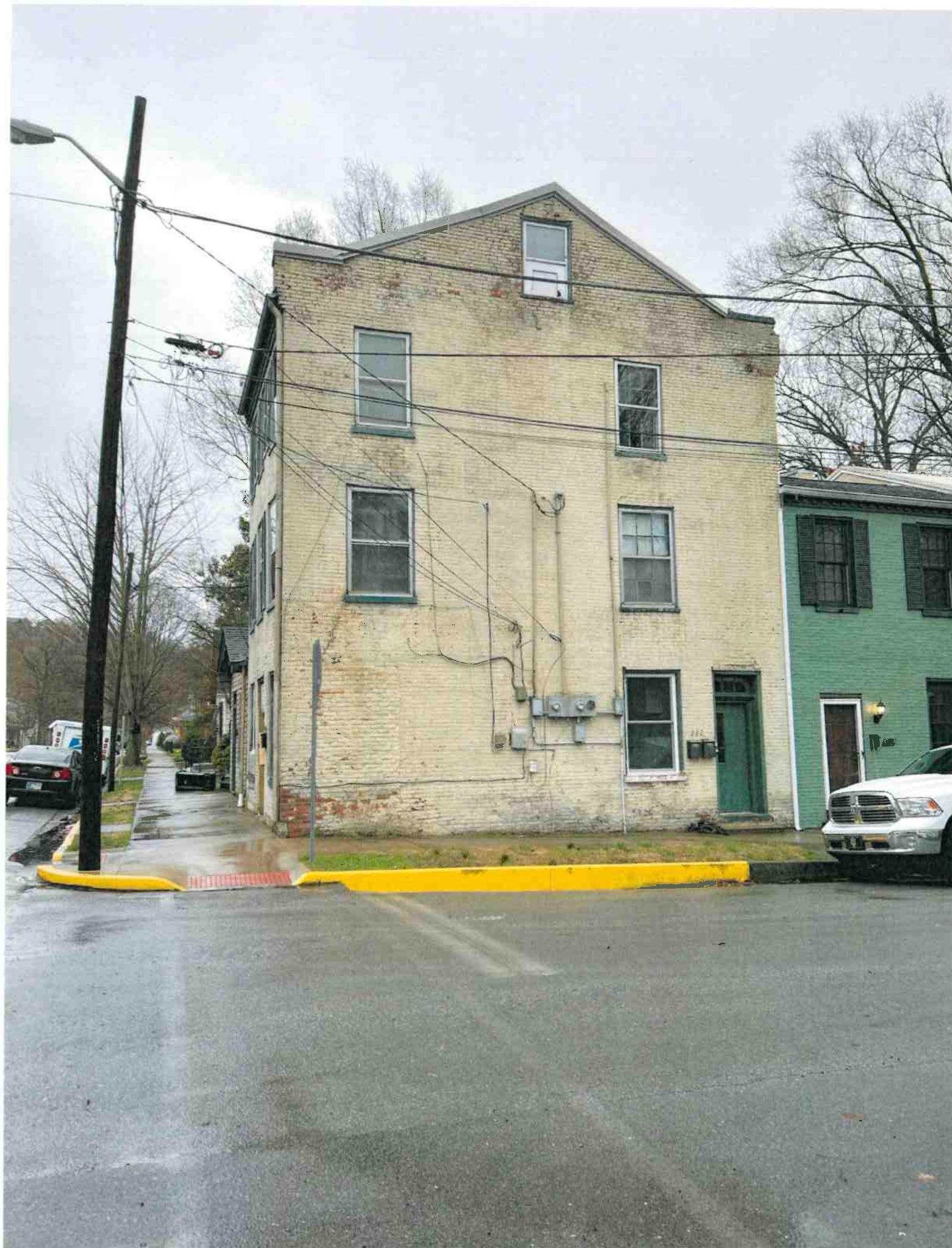




502

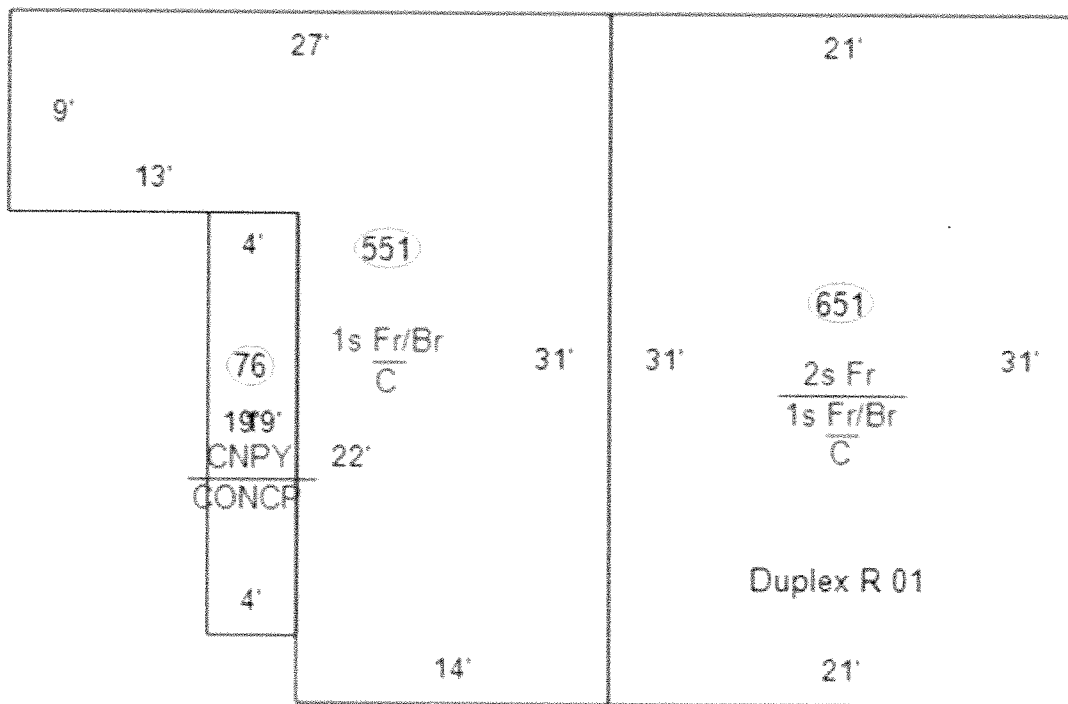












HISTORIC RESOURCE INVENTORY FORM

Resource Address: 502 E 2nd St Madison Indiana 47250 USA
County: Jefferson
Historic name: Pommer House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes slightly to south.



Lat/Long: 38.7349886771149600, -85.3741144809856500 [WGS84]

UTM: Zone 16S, 641316.1106 mE, 4288623.4585 mN

Parcel No. GIS/Ref/ID: 30057

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1840-1849 , circa 1840*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Federal	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick	
Stories: 3, Bays:	Roof Material:	
Form or Plan: , rectangular	Roof Type: Side Gable , Dentils	
Foundation: Stone	Windows: wood 1/1 double-hung sashes	
General condition: Fair	Chimney(s): two brick side left	
Basement:	Porch:	

Historical Summary:

Windle, pg. 72.

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

Eligibility: Applicable NHL Criteria: 1, 4

Landmark potential

☐ National
☐ State
☐ Local



Description/Remarks

This is a 3-story house in the Federal style built in 1840. The building is rectangular in plan. The structural system is masonry. The foundation is stone. Exterior walls are brick. Brick is common bond. The building has a side gable roof and dentils. Side gabled low pitch with double gable end parapet chimneys, brick corbelling and dentils at front cornice. There are two side left, brick chimneys. Windows are wood, 1/1 double-hung sashes. 1/1 replacement windows in openings with dressed stone sills, shutters. Recessed upper-light door with blocked transom.

Survey and Recorder

Project: Search for '502 e 2' in Madison, Indiana (8 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #30057, surveyed Sep 26, 2002, Site Number 4-172
Inventoried: 09/20/2021 11:43:59 am Last updated: 07/05/2022 7:51:17 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
- Sewer Structures

Addresses
Common Addresses

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails



0 40 80

1" = 40ft



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Cheryl Huy

Property Address: (address) 502 E. Second St.

Proposed Action to: (explain) Replace broken and rotted front door with a secure front door, replace rotted window frames that had Plexiglass with locking glass windows.

Meeting will be held on: (date) 5/22/2023

POSTING DEADLINE

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

5/08/2023

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