



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 518 E Second St. to replace 4 awning-over-awning wood windows on the north and south sides with one-over-one aluminum-clad sash windows.

Application Date: December 27, 2023
HDBR Meeting Date: January 22, 2024

Project Description:

Certificate of Appropriateness application to replace 4 awning-over-awning wood windows on the north and south sides with one-over-one aluminum-clad sash windows.



Current Zoning:

Historic District Residential (HDR)

Project Location:

518 E Second St

Applicant:

Judy Staicer and Robert Schartz
518 E Second St
Madison, IN 47250

Owner:

Same

Supporting Documents:

- COA application
- Photo of property
- Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	c. 1910
Style	Craftsman
Evaluation	Contributing
Survey Notes	Windows are historic wood, 3/1 double-hung sashes. Most windows are 3/1 vertical lights, also 4/1. There is a single-story, rear, brick, and frame addition. Rear brick addition with gable roof attached through one-story link.

Alterations:

Addition

Historical Information/Misc. Important Information:

Prior COA Approvals:

16 storm windows approved by staff in December 2023.

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.

18.3 Repair existing historic windows where possible, rather than replacing entire window units.

18.4 Replace in kind, using replacement windows that match the existing historic elements as closely as possible.

18.7 New windows must match the originals in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar between the panes.

18.8 New window openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features.

Ordinance:

151.34 Visual Compatibility Factors

(A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.

(B) Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares, and places to which it is visually related.

(C) Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares, and places to which the building is visually related.

(D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places 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.

(J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

Secretary of the Interior Standards:

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

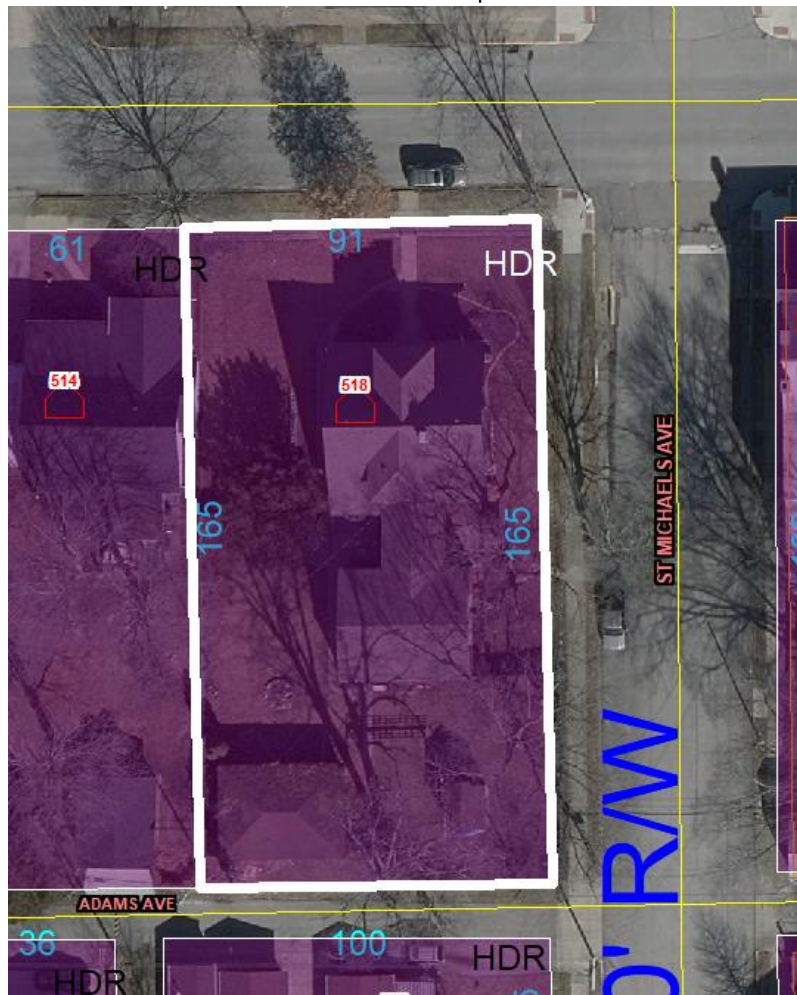
Preservation Brief:

NPS Preservation Brief #09 The Repair of Historic Wooden Windows

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with guidelines. The project maintains the original wood windows and only replaces 4 more modern windows; *is in* conformance with the Ordinance; and *is in* conformance with SOI for Rehabilitation.

Think GIS Map





HDCA-23-137

Certificate of
Appropriateness (COA)
Application
Status: Active
Submitted On: 12/27/2023

Primary Location

518 E SECOND ST
MADISON, IN 47250

Owner

Schwartz Robert and Stacier
Judy
2ND ST 518 MADISON, IN
47250

Applicant

Robert Schwartz
 781-266-8187
 notbob@tessellation.com
 518 E 2nd St
Madison, IN 47250

General Information

Are you the owner?*

Yes

Zoning Classification

HDR

Legal Description of Property

Will you be working with a Contractor?

Yes

Description of Existing Use

Residential

Description of Proposed Use

Residential

Contractor Information

Company Name

Glass Unlimited

Contractor Name

Melissa Prickett

License Number

27

Expiration Date

-

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.*

Define Other 

Restoration, Rehabilitation, or
Remodel

Description(s) of Work

Scope of Work*

Replace 4 awning-over-awning wood windows on the north and south sides with one-over-one aluminum-clad sash windows.

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Demolition

Doors & Entrances

Fences and Walls

Fire Escapes & Staircases

Foundations

Gutters & Downspouts

Historic Garages & Outbuildings

Lighting

New Construction/Addition

Pools, Fountains, Gazebos and Pergolas

Porch Columns & Railings

Porches

Ramps and Lifts

Roofs

Shutters

Siding

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Existing Material*

wood

Proposed Material*

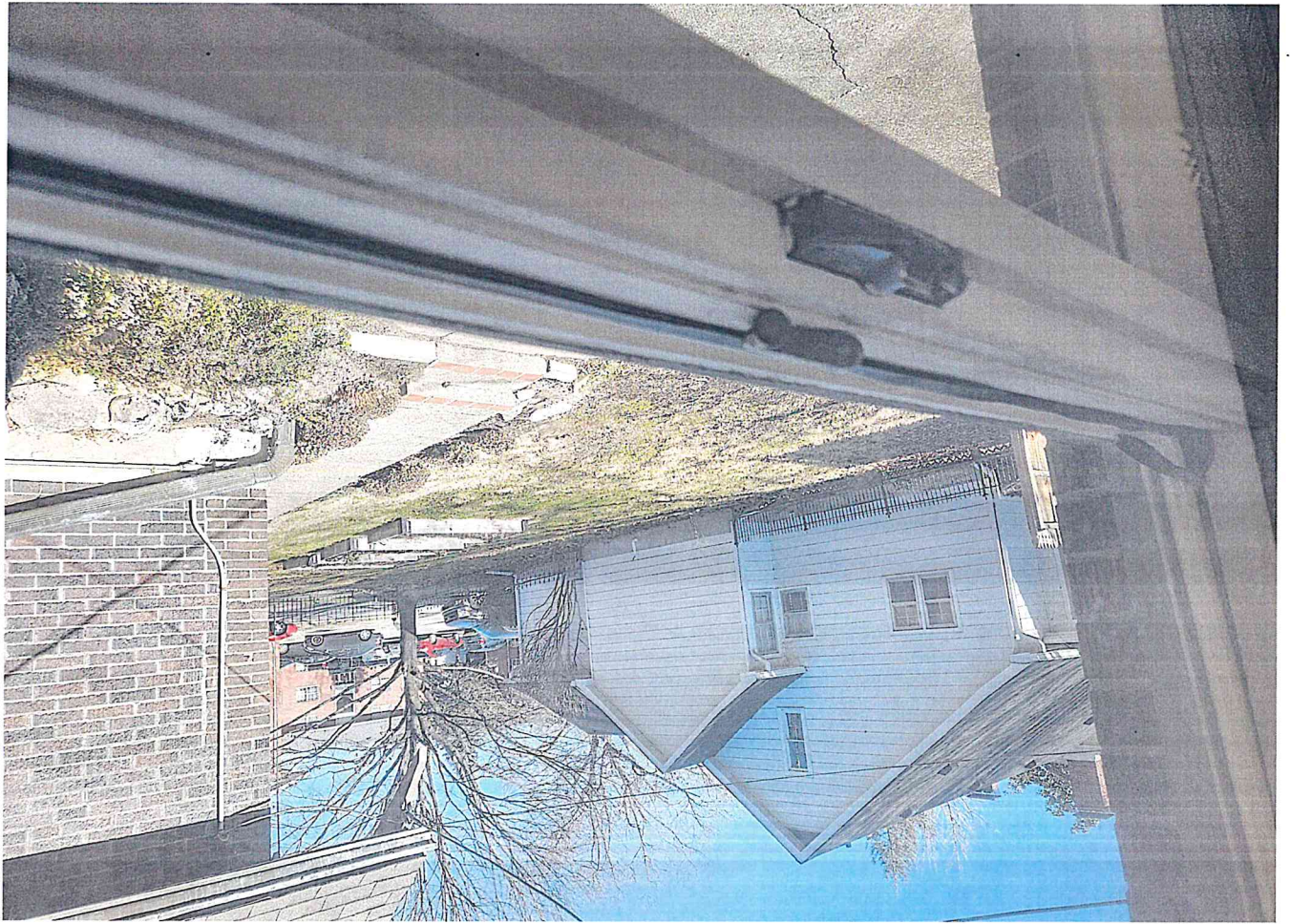
aluminum clad

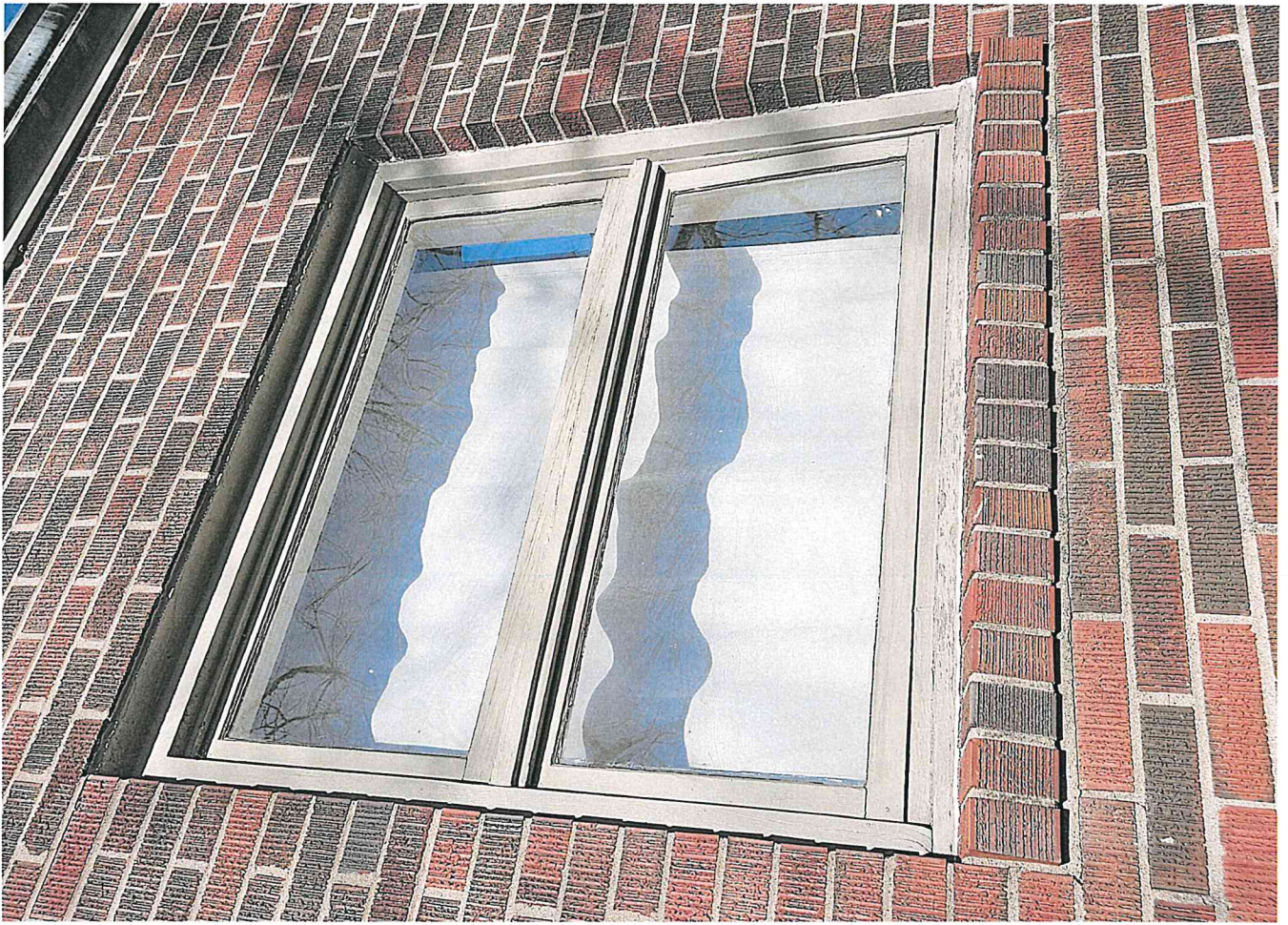
Other





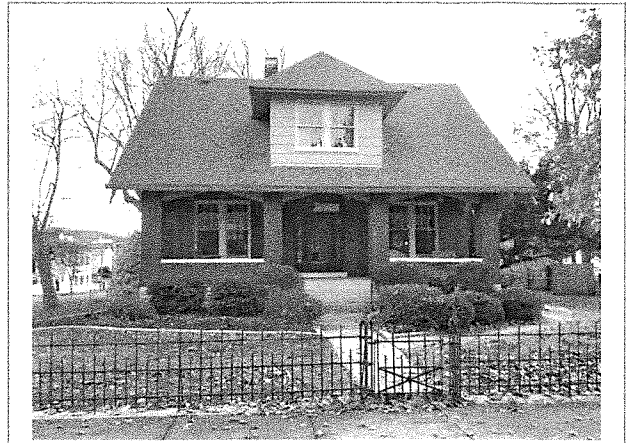






HISTORIC RESOURCE INVENTORY FORM

Resource Address: 518 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 flat ground. Main walk to entry is linear from street. Front hedges. A simple wrought iron fence around front yard. Chain link and wood privacy fences in rear.



Lat/Long: 38.7349143902550700, -85.3732243834323700 [WGS84]

UTM: Zone 16S, 641393.6257 mE, 4288616.5890 mN

Parcel No. GIS/Ref/ID: 30062

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1910-1919, circa 1910*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style: Craftsman	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: masonry	Exterior Material(s): brick (stretcher bond), wood siding	
Stories: 1.5, Bays:	Roof Material: asphalt shingles	
Form or Plan: Bungalow, square	Roof Type: Side Gable, brackets	
Foundation: Stone	Windows: historic wood 3/1 double-hung sashes	
General condition: Excellent	Chimney(s): one brick center	
Basement:	Porch: single-story Full-width open 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

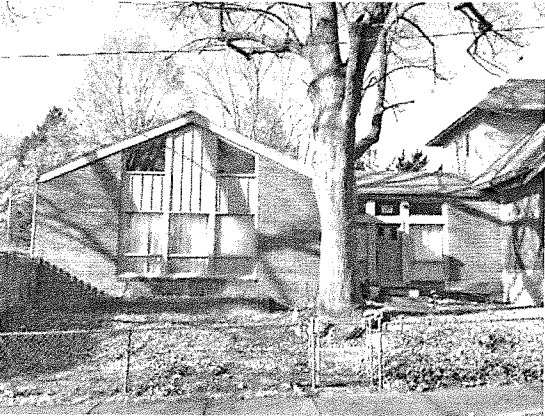
Eligibility: Applicable NHL Criteria: 4

Level of potential eligibility

National
 State
 Local

Landmark potential

National
 State
 Local



Description/Remarks

This is a 1.5-story house in the Craftsman style built in 1910. The structural system is masonry. The foundation is stone. Exterior walls are brick (stretcher bond) and wood siding. Brick is stretcher bond. Siding in gable ends and on dormers. The building has a side gable roof clad in asphalt shingles and brackets and two hipped dormers. High pitched side gable with front and rear hipped roof dormers. Simple board bargeboard with tapered extensions, brackets. There is one center, brick chimney. Windows are historic wood, 3/1 double-hung sashes. Most windows are 3/1 vertical lights, also 4/1. There is a single-story, full-width open porch characterized by an integrated (under the main) roof with square brick posts. Multi-light main entry door with multi-light sidelights and transom. There is a single-story, rear, brick and frame addition. Rear brick addition with gable roof attached through one-story link.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #30062, surveyed Oct 01, 2002, Site Number 4-177
Inventoried: 09/20/2021 11:43:59 am Last updated: 07/05/2022 7:53:56 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Judy Staicer and Robert Schwartz

Property Address: (address) 518 E Second St

Proposed Action to: (explain) Replace 12 wood windows with aluminum clad windows.

Meeting will be held on: (date) January 22, 2024

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

Time of Meeting: **5:30 PM**

POSTING DEADLINE

1/8/2024

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