



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 604 Mulberry St to replace one existing door. Remove one door and replace it with a window.

Application Date: January 24, 2024
HDBR Meeting Date: February 26, 2024



Project Description:

Certificate of Appropriateness application to replace one existing door. Remove one door and replace it with a window.

Current Zoning:

Historic District Residential (HDR)

Project Location:

604 Mulberry St

Applicant:

604 Mulberry LLC
804 E First St
Madison, IN 47250

Owner:

Same

Supporting Documents:

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

Alterations, Historical Information, & Prior Approvals:

Date	c. 1840
Style	Federal
Evaluation	Contributing
Survey Notes	Replacement doors with transom.

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances
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HDBR Guidelines:

Madison Historic District Design Guidelines – 9.0 DOORS AND ENTRANCES p. 59-61

9.1 Retain and preserve original doors and entrances.

9.2 Maintain and preserve original doors and entrances.

9.3 Repair deteriorated or damaged historic doors consistent with historic materials.

9.4 Do not enclose or conceal an original door opening on the primary façade or an elevation readily visible from the public right-of-way.

9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals.

9.6 Never create a new door opening where none existed on a readily visible facade.

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

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.

(E) Rhythm of spacing of buildings on streets. The relationship of the building to open space between it and adjoining buildings shall be visually compatible to the buildings, squares, and places to which it is visually related.

(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.

(H) Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

(I) Walls of continuity. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, and building facades, shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings, squares, and places 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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.

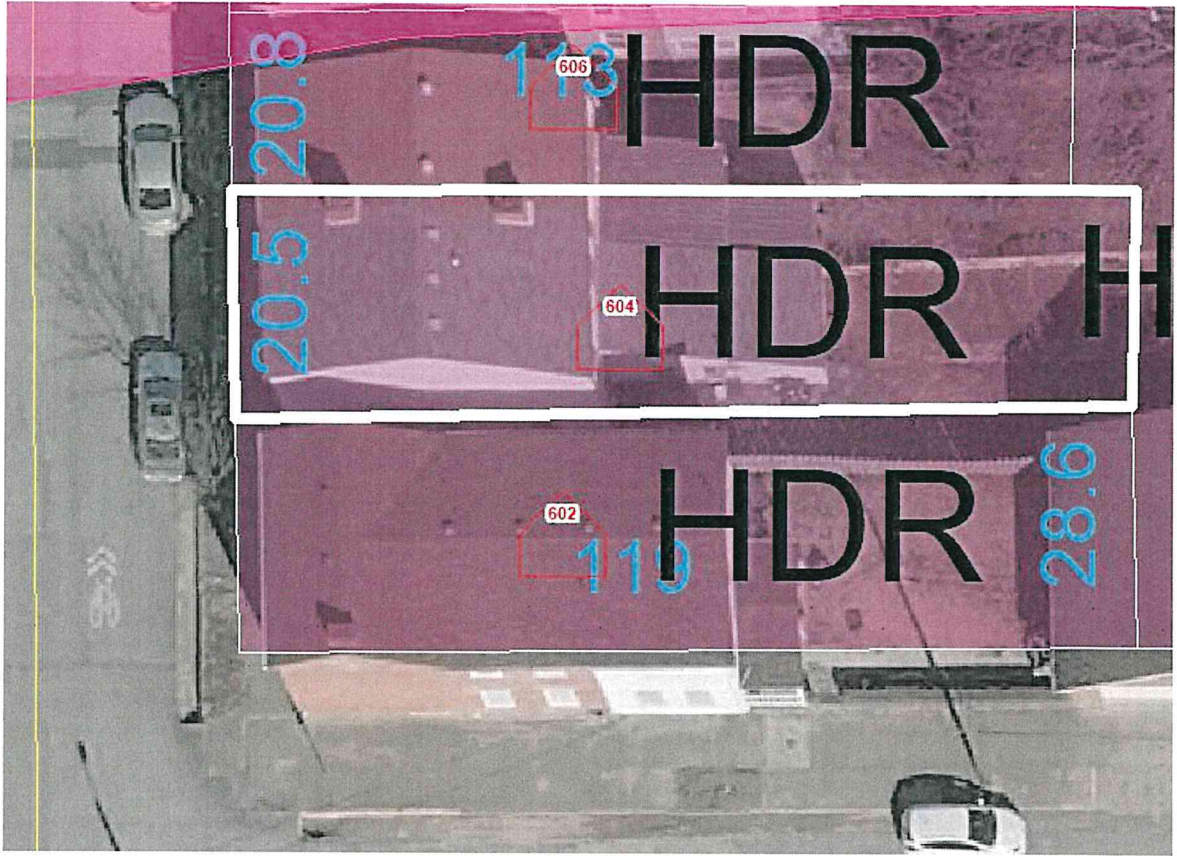
Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

This project *is in* conformance with the guidelines, ordinance, and SOI for Rehabilitation. The alteration from a door to a window is minimally visible as it is located on the side of the structure.

Think GIS Map





Application for Certificate of Appropriateness

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

HDBR Staff Review Fee	\$ 10.00
HDBR Application Fee*	\$ 25.00
HDBR Ad Fee*	\$ 15.00
Sign Fee*	\$ 2.00 per street

* Required for applications being heard before the HDBR.

Purpose: All exterior changes visible from the public right-of-way (streets/alleys) within the Madison Historic District requires a Certificate of Appropriateness (COA). Applications must be complete before the HDBR or Staff can begin the review process. Submit this application form, all supplemental documentation as required, and the required fee(s).

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Kelly Rodgers
Street: 804 E first Street
City: Madison State: In Zip: 47250
Phone (Preferred): 812-818-6772
Phone (Alternate): _____
Email: ryan@pinelaneLLC.com

OWNER INFORMATION (IF DIFFERENT*)

Name: 604 Mulberry LLC / Kelly Rodgers
Street: 604 Mulberry
City: Madison State: in Zip: 47250
Phone (Preferred): 812-818-6772
Phone (Alternate): _____
Email: Ryan@pinelanellc.com

** If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.*

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 604 Mulberry Street

Zoning Classification: HDR

Type of Project (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input type="checkbox"/> Addition to Building | <input type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

Description of Existing Use: Residential

Description of Proposed Use: Residential

Name of Contractor (If applicable): _____

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input type="checkbox"/>	Siding	44	HDBR/STAFF		
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	Fiberglass Front Door, steel slide door, wood slide door	Fiberglass
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input type="checkbox"/>	Windows	82	HDBR/STAFF		
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas	93	STAFF		

include a list of existing and proposed materials for each applicable category.

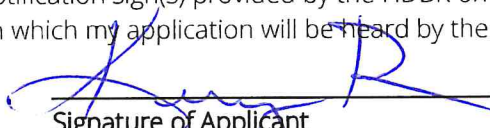
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input type="checkbox"/>	New Construction - Additions	109	HDBR		
<input type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Accessibility	110	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Energy Retrofit	112	HDBR/STAFF		
<input type="checkbox"/>	Relocation	115	HDBR		
<input type="checkbox"/>	Demolition	116	HDBR		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

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 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.

1/24/24

 Date



 Signature of Applicant

COMPLETED BY PLANNING OFFICE	Meeting Information: Historic District Board of Review
Application Accepted on: _____	101 W Main St, Madison, IN 47250 – Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 5:30PM
Application to be Reviewed by:	Action on Application:
<input type="checkbox"/> HDBR <input type="checkbox"/> STAFF	<input type="checkbox"/> HDBR/STAFF COA issued <input type="checkbox"/> HDBR/STAFF COA denied
	<input type="checkbox"/> HDBR Extended <input type="checkbox"/> Sent to HDBR by Staff

Documentation Review (Completed by Planning Office)

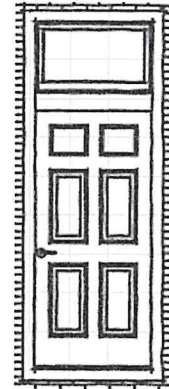
- | | |
|--|---|
| <input type="checkbox"/> Owner Authorization provided (if req'd) | <input type="checkbox"/> Required supporting documents are provided |
| <input type="checkbox"/> Site plan is adequate | <input type="checkbox"/> COA Addendum (if req'd) |
| <input type="checkbox"/> Application is complete | <input type="checkbox"/> Notification Sign given to applicant |



Front Door:

Existing Door is Modern fiberglass

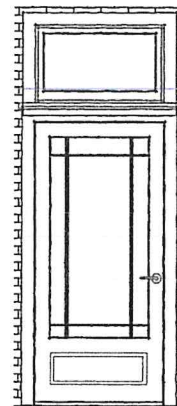
Replacement door to be Fiberglass 6 panel with original transom currently covered.



Side Door

Existing Door is modern steel with grilles between the glass.

Replacement door to be Fiberglass with simulated divided 9 lite $\frac{3}{4}$ glass and new transom.

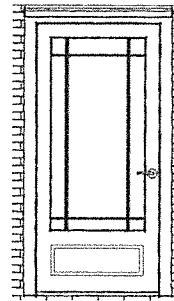




Addition Door

Existing door is wood 3 lite badly damaged by vandalism and poor repairs.

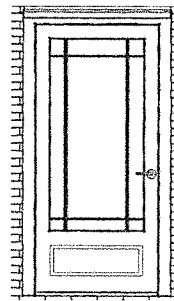
Replacement door to be fiberglass with simulated divided 9 lite $\frac{3}{4}$ glass.



Missing door between old kitchen and porch

Existing Plywood

Replacement door to be fiberglass with simulated divided lite $\frac{3}{4}$ Glass.



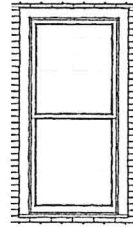


Side door

The existing door is wood 4 lite with transom.

Originally it appears that this was a window that was converted to a door. See photo below. The brick has been altered on the exterior, The head height matches the window on the adjoining wall, the interior brick along both sides has been broken to accommodate the door.

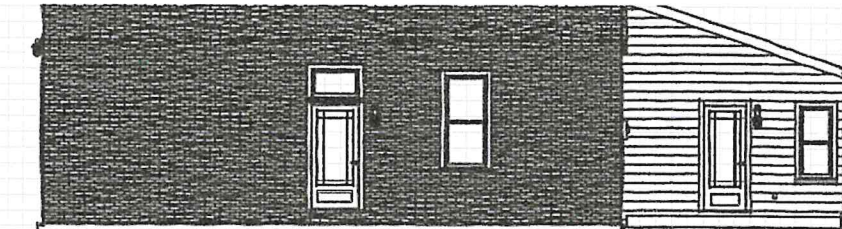
Replacement aluminum clad wood window. Repair brick to original state.



Brick altered opening 24" from bottom.



Existing



Proposed

The head height is different from center original door.



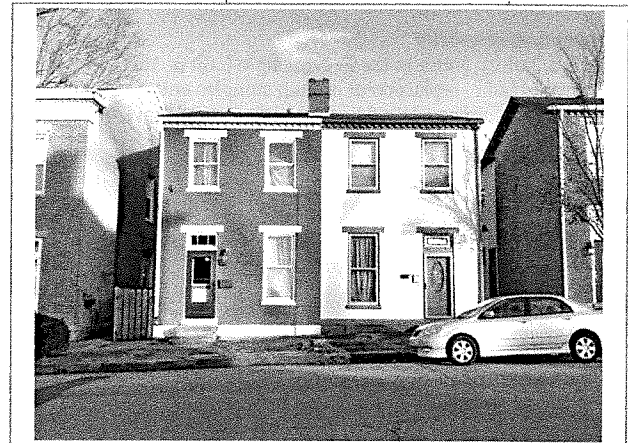
Doors not visible from street
Front Windows to repaired and painted



No alley and fenced yard not visible from street

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 604-606 Mulberry 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: Ground slopes slightly to north. Concrete linear path to south of building.



Lat/Long: 38.7387801382129500, -85.3786075343586000 [WGS84]

UTM: Zone 16S, 640918.1150 mE, 4289037.2922 mN

Parcel No. GIS/Ref/ID: 28230

Historical Information

Historic Function: Domestic: Duplex/Double	Current Function: Domestic: Duplex/Double
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:	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Duplex, rectangular	Roof Type: Side Gable , flush eaves , dentil moulding	
Foundation: stone	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s): one brick center	
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

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 in the Federal style built in 1840. The foundation is stone. Exterior walls are brick. Brick is common bond. The building has a side gable roof clad in replacement asphalt shingles with flush eaves and dentil moulding. Low pitch with brick corbelling and dentils at cornice. There is one center, brick chimney. Windows are replacement vinyl, 1/1 double-hung sashes. Dressed stone lintels and sills. Replacement doors with transom. Mirror images of 1/3 double pile.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: November 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) ID #28230, surveyed Sep 04, 2002, Site Number 3-0745
Inventoried: 09/20/2021 11:43:40 am Last updated: 06/21/2022 11:38:09 am 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

Indiana

Planning, Preservation and Design

**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) 604 Mulberry LLC

Property Address: (address) 604 Mulberry St

Proposed Action to: (explain) replace one existing door. Remove one door and replace with a window.

Meeting will be held on: (date) February 26, 2024

POSTING DEADLINE

2/12/24

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

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 Planning, Preservation, & Design at (812) 265-8324.