



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 602 W Main St to replace a window with a double door on the side of the building. Install gas lights on the building.

Application Date: February 5, 2024
HDBR Meeting Date: February 26, 2024



Project Description:

Certificate of Appropriateness application to replace a window with a double door on the side of the building. Install gas lights on the building.

Current Zoning:

Specialty District (SD)

Project Location:

602 W Main St

Applicant:

Cara Fox
602 W Main 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. 1915
Style	20 th Century Commercial
Evaluation	Contributing
Survey Notes	Windows are modern aluminum, multi-light fixed. Large multi-light windows, 1/1 historic wood windows on east facade. Wood and glass door with sidelights and transom, multiple modern garage doors on front and east side.

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.

9.5 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 – 13.0 LIGHT FIXTURES p. 66-67

13.5 Select simple designs appropriate to the character of the building.

13.7 Do not allow light fixtures to damage or obscure architectural features or other building elements.

13.9 For commercial buildings, gooseneck or similar down-light, building-mounted fixtures above awnings and building elements are appropriate and should provide a soft glow and low level of illumination.

13.10 Light fixtures which direct the illumination down rather than up are recommended to reduce light pollution on neighboring properties.

13.11 Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light.

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.

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:

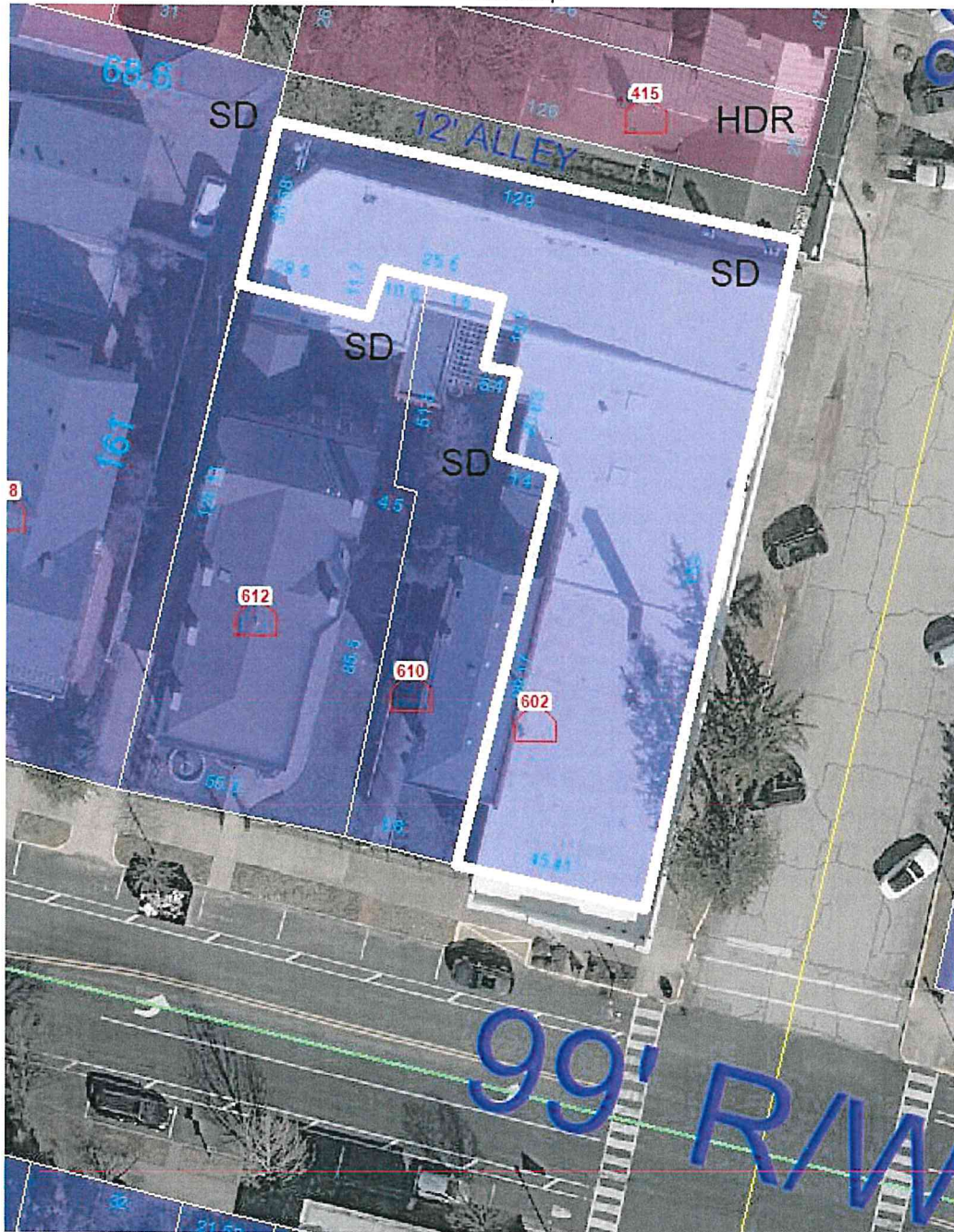
NA

Conformance with Guidelines, Ordinance & Standards:

The lighting portion of this project *is in* conformance with the guidelines, ordinance, and SOI for Rehabilitation. The window to door modification of the project *is not in* conformance. However, this

building has had multiple modifications and staff is unable to determine if the window is original to the structure. Based on the window design, it appears that it may have been previously altered.

Think GIS Map





HDCA-24-18	Primary Location	Applicant
Certificate of	602 West Main Street	Cara Fox
Appropriateness (COA)	Madison, IN 47250	+1 812-599-0356
Application	Owner	cmdavis20@yahoo.com
Status: Active	Cara Fox	315 West Third St
Submitted On: 2/5/2024	602 W Main St 602 W Main St	Madison, IN 47250
	Madison, In 47250	

General Information

Are you the owner?*	Zoning Classification
Yes	commercial

Legal Description of Property
 011-04366-00 PT Lots 102, 103 & 104 3rd ADD W 11-1142-23 602 W Main St

Will you be working with a Contractor?
 Yes

Description of Existing Use
 commercial retail

Description of Proposed Use
 commercial retail

Contractor Information

Company Name	Contractor Name
Combs Construction	Bill Combs
License Number	Expiration Date
286	-

Phone

812-292-4047

Email

NA

Mailing Address

1289 N US 421

City

Madison

State

IN


Zip Code

47250

Type of Project

Select which applies to your project.*


Other

Define Other 

Adding door

Select which applies to your project.*

Other

Define Other 

gas lights

Description(s) of Work

Scope of Work*

adding double door entrance to side of building in place of existing windows and gas lights on both sides of doors

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Demolition

Existing Material*

windows

Fences and Walls

Foundations

Historic Garages & Outbuildings

Existing Material*

na

New Construction/Addition

Porch Columns & Railings

Ramps and Lifts

Shutters

Signage

Doors & Entrances

Proposed Material*

composite doors

Fire Escapes & Staircases

Gutters & Downspouts

Lighting

Proposed Material*

gas lights

Pools, Fountains, Gazebos and Pergolas

Porches

Roofs

Siding

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Other

Acknowledgement

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

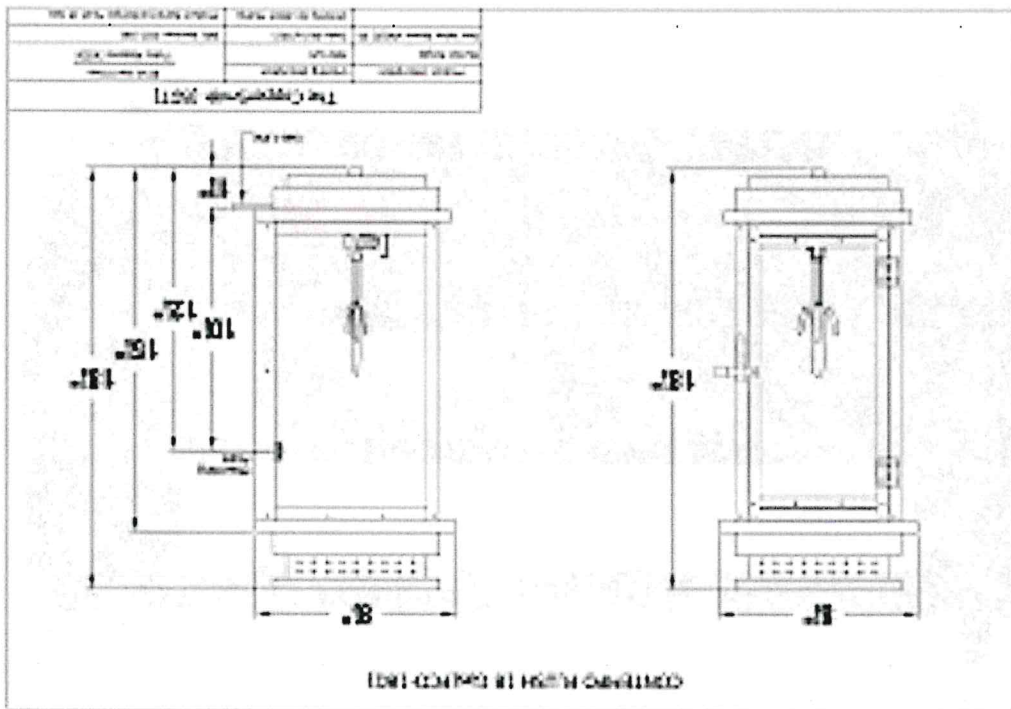
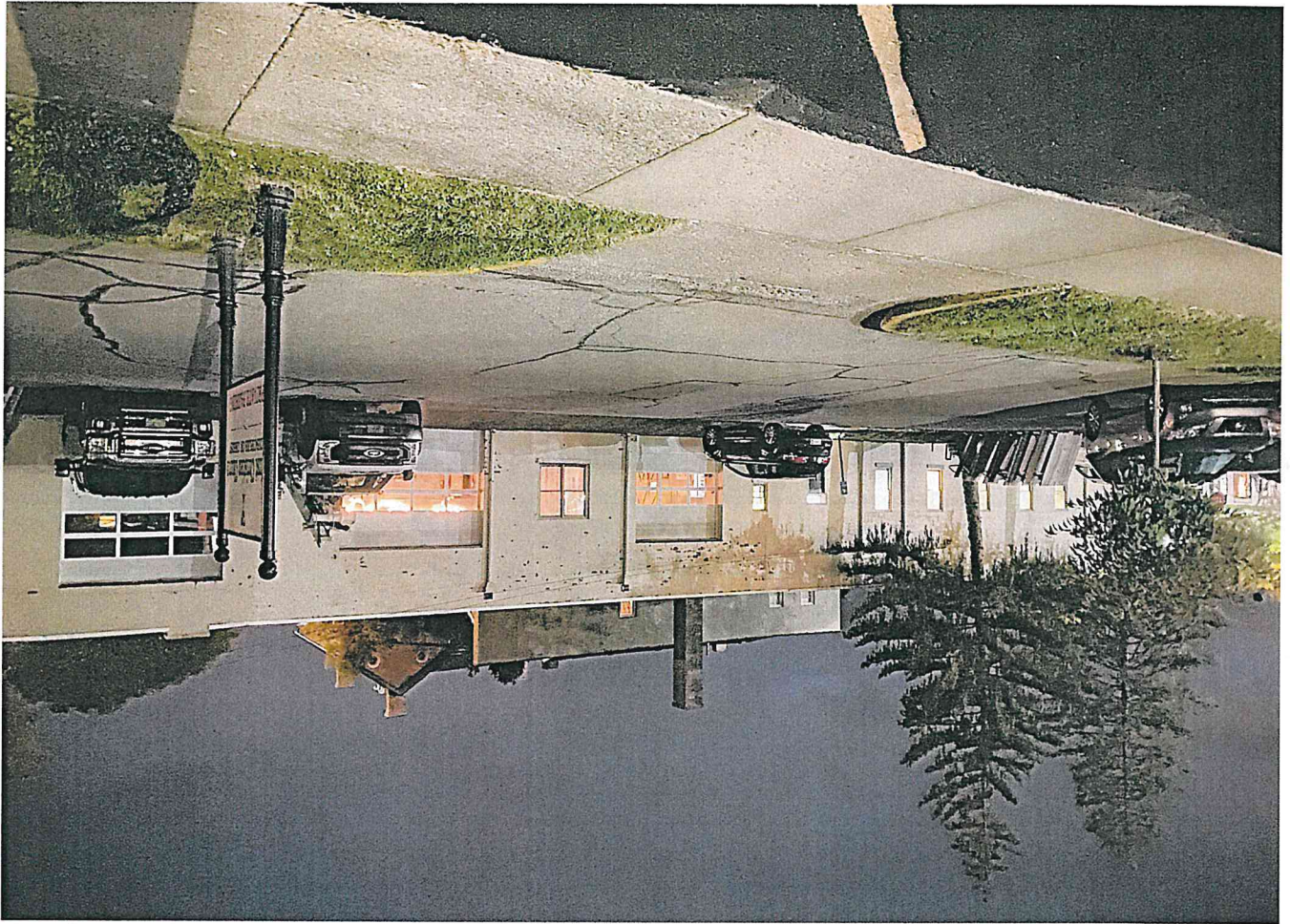
- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application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

Digital Signature*



Cara Fox

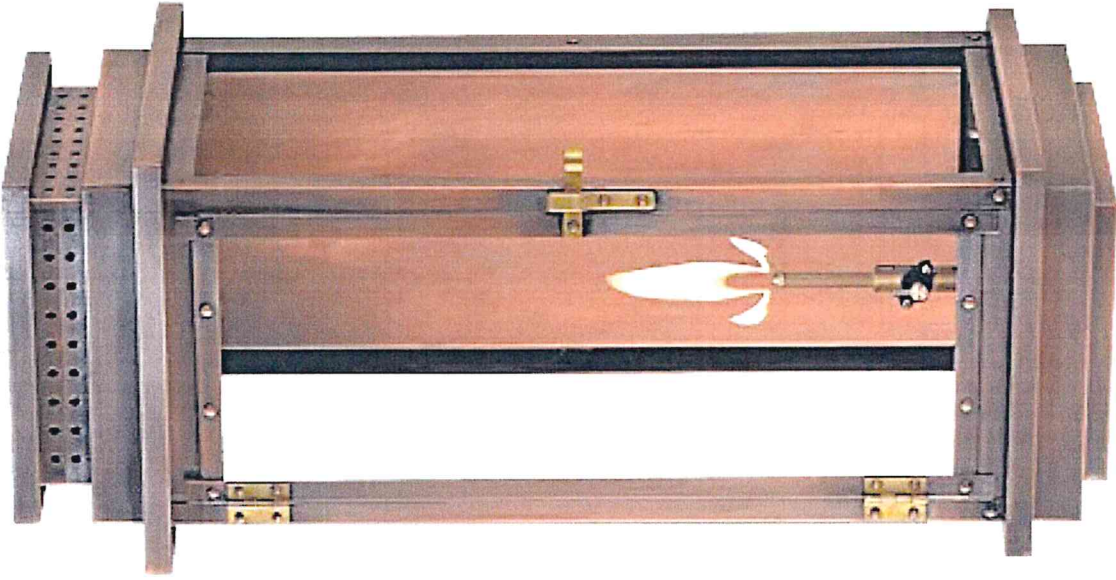
Feb 5, 2024





Classic French Farmhouse 4
Lite Double Doors

Door 170



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 602 W Main St Madison Indiana 47250 USA
County: Jefferson
Historic name: Union Brewery
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Garage doors open to sidewalk.



Lat/Long: 38.7376323017770400, -85.3859718497028100 [WGS84]

UTM: Zone 16S, 640280.2780 mE, 4288898.5980 mN

Parcel No. GIS/Ref/ID: 28123

Historical Information

Historic Function: Industry/Processing/Extraction: Manufacturing Facility	Current Function: Commerce/Trade: Business
Construction Date: ca. 1910-1919 , circa 1915*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, Commercial Building	Style: 20th Century Commercial	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): original brick, stone	
Stories: 1, Bays:	Roof Material:	
Form or Plan: One-Part Commercial Block, irregular	Roof Type: Flat with parapet	
Foundation: rubblestone	Windows: modern aluminum multi fixed	
General condition: Good	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Brewery on 1886 Sanborn, car show room on 1927 Sanborn, "Union Brewery (Peter Weber)1886".

Status (Current Listing or Designation)

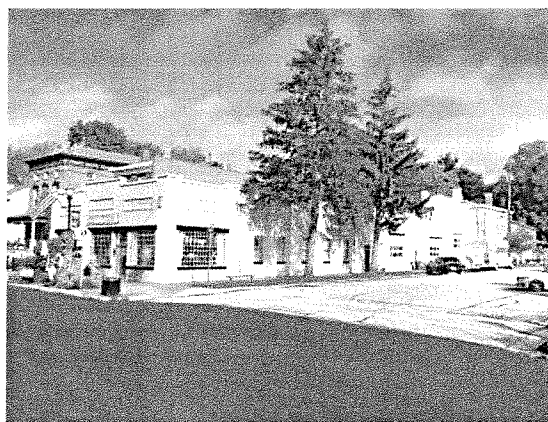
National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.
 2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation	Level of potential eligibility	Landmark potential
<input type="checkbox"/> Individually eligible	<input type="checkbox"/> National	<input type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined		

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 1-story commercial building in the 20th Century Commercial style built in 1915. The structural system is masonry. The foundation is rubblestone. Exterior walls are original brick and stone. Brick is common bond. Rubblestone walls on alley, six over six windows, brick arches on alley. The building has a flat with parapet roof. Raised parapet roof. Windows are modern aluminum, multi-light fixed. Large multi-light windows, 1/1 historic wood windows on east facade. Wood and glass door with sidelights and transom, multiple modern garage doors on front and east side.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: October 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 #28123, surveyed Jul 22, 2002, Site Number 3-0194
Inventoried: 09/20/2021 11:43:19 am Last updated: 07/29/2022 9:16:28 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) Cara Fox

Property Address: (address) 602 W Main St

Proposed Action to: (explain)
Replace a window with a double door on the side of the building. Install gas lights on the building.

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

Place of Meeting: City Hall — 101 W. Main Street, Madison, IN 47250 **2/12/2024**

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.