

Bruning Carriage House
722 W. Main St., rear
(moved to 719 W. Main St., rear)
Madison
Jefferson County
Indiana

HABS No. IN-122

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PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

BRUNING CARRIAGE HOUSE

HABS No. IN-122

Location: In the rear of 722 West Main Street, Madison, Jefferson County, Indiana.

USGS Madison West Quadrangle, Universal Transverse Mercator Coordinates: 16.640070.4288750.

Note: In 1978, but after recording, the building was moved to the rear of 719 W. Main Street.

Present Owner: Bluegrass Realty Corp.

Present Use: Storage.

Significance: The Bruning Carriage House is an unusual example of a post-Civil War suburban carriage house as executed in Madison.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Ca. 1876-78. The carriage house was probably built to accompany the J. F. Bruning House, constructed nearby during 1876-77. The Bruning House was an Italianate building with a mansard-roofed tower, and was demolished in the late 1950s.

2. Architect: Not known.

3. Original and subsequent owners: The legal description of the property is parcel 60 in the Third Addition West to the City of Madison. The following deeds may be located in the Recorder's Office at the Jefferson County Courthouse, Madison, Indiana.

1876 Warranty Deed, dated June 24, 1876; recorded in Deed Book 40, p. 281, August 10, 1876.

Horatio and Nancy E. Stowe to John Frederick Bruning, for \$1,000.

1889 Will dated December 2, 1889; recorded in Will Book 2, p. 303, May 20, 1916.

John F. Bruning to his son William Henry Bruning, all of his real and personal property, "being and intended to be the Homestead and Tenement houses on said lot on

the north side of Main Street and on the south side of Third Street." John F. Bruning died on October 6, 1891, and his estate was not completely settled until May, 1916.

1931 Administrator's Deed, dated September 10, 1931; recorded in Deed Book 99, p. 68, September 19, 1931.

National City Bank, as administrator of the estate of William Henry Bruning, to Sidney A. Haigh, for \$6,666.67, by order of the Vanderburgh Court, Order Book 15, p. 160.

1949 Warranty Deed, dated May 27, 1949; recorded in Deed Book 115, p. 469, May 28, 1949.

Pearl Wells Haigh, widow of Sidney A. Haigh, to Jackson Modisett, et al., doing business as the Ohio Valley Medical Center, for \$1 and other considerations. Sidney A. Haigh died on January 17, 1949, leaving Pearl Wells Haigh as his heir.

1968 Warranty Deed, dated April 1, 1968; recorded in Deed Book 144, p. 579, April 3, 1968.

Jackson Modisett, et al., doing business as the Ohio Valley Medical Center, to the Bluegrass Realty Corporation, for \$1 and other considerations.

4. Original plan and construction: The Bruning Carriage House is an interesting example of a late nineteenth-century suburban outbuilding, combining light associations with Gothic, English, and Romanesque features to compose its design. The principal facade of the Carriage House faces south toward West Main Street, while the outline of a single carriage door can be seen in the brick fabric at center of the northern facade that led to a right-of-way to West Third Street.

The first floor of the structure was of course used to house the horses, carriages, and other tack equipment, while the second floor was probably used to store the hay and other feed for the horses. The interior of the carriage house has been stripped of its original arrangements for the stalls and the like, and has had a garage door opening cut into the northern facade. Coupled with the absence of early photographs of the structure, these alterations make the task of accurately determining the original plan of the building quite difficult.

The horse stalls were probably located in the eastern end of the carriage house, facing the northern wall, as there are two small, arched windows covered with iron grates located in this area. These grated windows were used to aid in ventilating the structure, and were complemented by the slit-vented carriage doors and other grated windows on the front facade.

The western wall of the building was probably either blank or pierced by a single street door, save for the arched window of the second floor. It would seem that the absence of windows in this end of the building would determine its use for the storage of the carriages, cutters, and tack equipment. An original hatchway to the second floor is located at about one-third the length of the building from the western wall. Although it would seem practical to have this hatch placed near the horse stalls to lower hay to the horses, based on available evidence this seems not the case. The hatch is covered by a door identical to the street (or personnel) doors on the front facade, but this was not the original covering for this hatch, if one ever did exist. It is believed that this door must have been taken off of the west side of the carriage house when it was altered to accept the present garage door.

The second floor of the carriage house was probably used to store hay and other feed, as mentioned above. Semicircular arched doorways are in place at center of both the northern and southern facades, and were used as openings to fill the second floor with feed. Light enters the second floor through a round-arched window on the western facade, as well as through the two bullseye windows on the southern facade.

The roof plan of the structure is a truncated or jerkinhead gable roof running east-west, which is bisected by two small gables, decorated with a rake of bargeboard with pendant and finial. At the crossing of the gables is a cupola with a steep pyramidal roof, topped at one time by a ball finial. The cupola was probably covered originally with louvered panels below its roof, which have been removed to expose its four structural posts. The cupola was used as a vent to create a conduction draft to cool the building, but subsequent alterations have covered the roof opening, and ended the cupola's purpose. The roof and cupola are still covered with most of the original ornamental colored slate, which is deteriorating rapidly. Small metal fasteners are also still in existence on the roof, which were connected with horizontal rods to hold ice from dropping off the roof at the slam of a door.

5. Alterations and additions: The conversion of the Bruning Carriage House to an automobile garage was probably accomplished in the 1930s, and caused many alterations to the original fabric of the structure. At this time, the interior arrangements of the carriage house were removed, and a hatch cut in the northeastern corner of the second floor to introduce a ladder as access to the upstairs. It is believed that the present garage door was installed at this time, although it may be a later replacement of the first alteration. This garage door possibly replaced a street door on the western wall at center. The brick removed from the wall to accommodate the garage door opening was then used to fill the carriage door at the center of the northern facade (the doors from this opening have fortunately survived). Also enclosed at this time were the two small window vents on the north side near the eastern corner. These windows, however, were bricked up only on the interior of the structure, so that the original window grates remain in place.

Since examination of this building in July, 1978, the structure has been dismantled and moved across West Main Street from its original location. The load-bearing brick walls are to be replaced by wooden members faced with brick. The detailing of the facade will be faithfully restored according to measured drawings made before its demolition.

B. Historical Context:

When John F. Bruning built his house and carriage house in 1876-77, he was one of the most prosperous established merchants in Madison, having established a wholesale and retail store in coffee, tea and spices shortly after his arrival in Madison in 1843. Bruning was one of Madison's many early German immigrant merchants, among the likes of Otto Heuse, Caleb Schmidlapp, Charles L. Holstein and Alois Bachman.

Bruning was born in Hanover, Germany, on December 29, 1805, and followed the path of many of Madison's early citizens to Baltimore in 1832. Later, Bruning moved to Cincinnati, where he married Catherine Adelaide VonBrocken on April 21, 1843, and moved downriver to Madison shortly afterward. Soon after his arrival in Madison, Bruning established his spice mill, which he maintained as a senior partner with his son, William H. Bruning, as Bruning and Son in both Madison and Evansville, Indiana. His store occupied many locations on Main Street, most prominently at 107 West Main Street, now part of the First National Bank of Madison. Bruning died at age 86 on October 6, 1891.

C. Sources of Information:

Tax Lists and Assessments of Madison, Indiana, 1870-85.

Madison Daily Courier, October 7, 1891.

Prepared by:

John Linn Hopkins
Project Historian
Summer, 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: One of a few remaining nineteenth-century carriage houses.
2. Condition of fabric: Fair.

B. Description of Exterior:

1. Overall dimensions: Approximately 18' x 41', two stories.
2. Foundation: Stone.
3. Wall construction, finish: Common-bond red brick.
4. Structural system, framing: Load-bearing brick walls with wooden floor joists and rafters.
5. Chimneys: There is a brick chimney on the north wall near the west end.
6. Openings:
 - a. Doorways and doors: There are two large double openings in the center of the south facade. The wooden-surrounded doorways have concrete sills, a two-light transom window and segmental-arched head with two rowlock courses. The wooden doors are vertical boards with a wide banding around the perimeter forming a round arch at the top. There are intersecting diagonal bands in the lower panel. In the top panel of each door are three slots cut into the boarding.

A pedestrian doorway on each side of the two double openings has wooden surrounds, a segmental-arch head with two rowlock courses, concrete sill and a two-light transom window. The wooden door is made up of vertical boards banded around the perimeter and intersecting diagonal banding in an upper and lower panel. There is a large overhead garage door on the west end with wooden surrounds, concrete sill and wooden and glass panels in the door.

- b. Windows and shutters: There is a round window on the second floor, above each pedestrian door, on the south facade. The wooden sash has four lights, wooden surrounds and a rowlock course surround on the exterior. At the center of the west end wall on the second floor is wooden casement sash with two lights on each side, wooden surrounds and wooden sill. In the center of the north and south walls at the second floor is a round-arched opening with wooden surrounds, wooden sill and vertical beaded wood panel shutters. Between the passage doors and the large double openings on the south facade is a small segmental-arched cast-iron grill. The opening has two rowlock courses at the head and the grill is in a diamond lattice pattern. There are two similar grills on the north facade, near the east end, side by side, that have been boarded up on the interior.

7. Roof:

- a. Shape, covering: The intersecting gable roof has a jerkinhead on the east and west ends, and is covered with patterned slate shingles. There are metal ridge caps on the ridges.
- b. Cornice, eaves: The overhanging eaves around the perimeter of the building are boxed in and have jigsaw barge boards. There is a gable post on the north-south gable ends with jigsaw barge boards connecting the post and rake. The gable post has a simple wooden finial on top and a pendant below.
- c. Cupolas: There is a square wooden cupola in the center at the intersection of the gables. The four corner posts support a pyramidal roof with flared edges. The roof is covered with slate shingles and there are metal ridge caps and a metal ornament at the apex. The columns sit on a flat base rising from the gables and the base is covered metal.

C. Description of Interior:

1. Floor plans:

- a. First floor: The first floor has a number of entrances and is one large room. There is a bricked-in large arched opening on the north wall in the center.
- b. Second floor: The second floor is reached by a wooden ladder and extends the width and length of the building.

2. Flooring: There is an earthen floor at the first level and wide wooden boards on the second level.

3. Wall and ceiling finish: Brick walls and exposed wooden structure ceilings.

4. Lighting: Modern lighting fixtures.

D. Site: The carriage house faces south, sitting behind the Madison Clinic. There is asphalt paving surrounding the building. There are residential structures to the east and west.

Prepared by: John P. White
Project Supervisor
August, 1978

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with Historic Madison, Inc., and the Indiana Historical Society. Under the direction of John Poppeliers, Chief, HABS, and Kenneth L. Anderson, Jr., Principal Architect, the project was completed during the summer of 1978 at the Historic American Buildings Survey Field Office, Madison, Indiana, by John P. White, Project Supervisor (Associate Professor, Texas Tech University); John Hopkins, Project Historian (Skidmore College); and Student Assistant Architects Richard Berliner (Rhode Island School of Design); Jon Lourie (University of Maryland); Eric Swanson (Rensselaer Polytechnic Institute); and Peter Whitehead (State University of New York at Buffalo). The written data were edited by Alison K. Hoagland, HABS Historian, in December, 1984.

ADDENDUM TO:
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