

MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW

There will be a regularly scheduled meeting of the Historic District Board of Review on Monday, September 28, 2020 at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250 to consider:

New Applications:

1. Michelle and Rich Fletcher – C. of A. to install vinyl fence and portable shed.
Location: **200+ Hentz Ln (314 Poplar St.)** Zoned: Historic District Residential (HDR)
2. Jennifer Wester - C. of A. to demolish accessory building.
Location: **716 E Main St.** Zoned: Historic District Residential (HDR)
3. Robert and Kyleen Center – C. of A. to add a 10-ft x 17-ft 7-inch front porch with three support columns to the front of the home.
Location: **938 W Second St.** Zoned: Historic District Residential (HDR)
4. William Tandy – C. of A. to build a 16-ft x 32-ft 1.5 story single family home.
Location: **1017 Park Ave** Zoned: Historic District Residential (HDR)
5. Dale and Pam Nichols - C. of A. to build a single family dwelling.
Location: **308 Vernon St.** Zoned: Historic District Residential (HDR)
6. Friends of the Ohio Theatre – C. of A. to brick in exhaust vents on North wall of building. Install mail slot in ticket booth wall.
Location: **105 E Main St.** Zoned: Central Business District (CBD)
7. PenniLane Properties LLC (Lynn and Michele Pennington) – C. of A. to demolish southern addition.
Location: **227 W Main St.** Zoned: Central Business District (CBD)

New/Old Business:

For the purpose of hearing those who are for or against said applications, a public hearing will be held on Monday, September 28, 2020 at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.

This agenda is in DRAFT FORM. Open Door Law does not prohibit the public agency from changing or adding to its agenda during the meeting.

As per Title II of the Americans with Disabilities Act, anyone requiring an auxiliary aid or service for affective communication, should contact the Madison City Plan Commission at 812-265-8324 as soon as possible, but no later than 48 hours before the scheduled meeting.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

-----*Nicole M Schell*-----

Nicole M Schell, City Planner – Preservation Coordinator



Meeting: 09/28/2020

COA STAFF REPORT

ADDRESS:

200+ Hentz Ln (314 Poplar St.)

PROPERTY OWNER:

Michelle and Rich Fletcher

ZONING DISTRICT:

Historic District Residential (HDR)

REQUEST:

To install vinyl fence and portable shed.



Executive Summary:

Applicant is requesting to install vinyl fence and portable shed.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	1898
Style	Gable Front
Evaluation	Contributing
Survey Notes	Vacant lot behind Poplar St lot purchased to go with home at 314 Poplar St.

DESIGN STANDARDS

Fences and Walls – Residential Guidelines page 73-74

Historic (pre-1960) fences and walls should be preserved and maintained. The construction of new fences or walls based upon historic designs and materials is also appropriate. Fences were typically constructed of wood, cast iron, brick, stone, or woven wire. Chain-link fencing may be located in back yards or, if not visible from the street, side yards. They should be painted dark green or black, coated with green or black plastic, or screened with plants. Vinyl or plastic-coated fencing is not appropriate.

Infill Buildings – Residential Guidelines page 69-71

Where historic buildings have been lost or where there are vacant lots, new construction is encouraged to add to the streetscape and promote economic development. Infill construction in Madison's residential areas should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings.

Contemporary designs are encouraged but replicas of historic designs may also be acceptable.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of scale and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New garages should be built at the rear of a dwelling or set well back on side elevations.

CONFORMANCE WITH THE DESIGN STANDARDS

It is staff's opinion that the fence project is not in conformance with the design guidelines because of the use of vinyl fence visible from a street/alley. The accessory structure project is in conformance with the guidelines.

NOTES FROM STAFF

Applicant is wanting to match her existing vinyl fence. Staff has no record of a vinyl fence being reviewed/approved at that address but according to the applicant, it was there when she purchased the property.

For Staff Use Only

HDBR Meeting Date: 9/28/2020

- Action: HDBR/Staff COA
 HDBR Extended
 HDBR/Staff Denied
 Sent to HDBR by Staff

Date Received:



Application for Certificate of Appropriateness (COA)

City of Madison, IN
 Historic District Board of Review

Project Information

Address of property for proposed work: 2004 Hentz LN Madison
 (Street Number - Street Name)

Type of Project (Check all that apply):

- New Building Sign
 Addition to Building Relocating a building
 Rebuilding, Restoration, Demolition
 Rehabilitation, Remodel Other _____
 Fence or Wall

Contractor: _____

Application Requirements
 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 (see page 2), and the application fee.

Application Deadline
 Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission
 Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
 Office of Historic Preservation
 101 W. Main St., Madison, IN 47250
 Phone: (812) 274 - 0283
 Fax: (812) 265 - 3349

Email: preservation@madison-in.gov
A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing
 Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.

***Applicant Mailing Address:**

Name(s): Michelle + Rich Fletcher

Mailing Address: 314 Poplar ST Madison IN 47250
 (Street Number - Street Name - City - State - Zip Code)

Phone Number: 912-701-1379 Email Address: muc.lap69@gmail.com

Owner Mailing Address:

Name(s): SAME AS ABOVE

Mailing Address: _____
 (Street Number - Street Name - City - State - Zip Code)

Phone Number: _____ Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

Michelle Fletcher 9-24-2020
 Signature of Applicant/Owner Date

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- Additional Information Sheet

Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

Demolition:

- Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

place vinyl fencing around the nw, ne, and sw side of new property - matching the existing fence that is on the ne side of my house

purchase an 8x10 outdoor building to place ~~on~~ the inside of the ne side of new property after fenced in

Continued on additional sheet

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF		
<input checked="" type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		vinyl vinyl
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input checked="" type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		wood
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	STAFF		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazeboes and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

Additional Information for Certificate of Appropriateness (COA) Application



MADISON HISTORIC DISTRICT BOARD OF REVIEW CITY OF MADISON, IN OFFICE OF HISTORIC PRESERVATION



101 W. Main St., Madison, IN 47250

<http://www.madison-in.gov/Index.aspx?NID=169>

Phone: (812) 274 - 2750

Fax: (812) 265 - 3349

Email: preservation@madison-in.gov

ADDITIONAL INFORMATION SHEET

Sign Information

Sign size: _____

Sign materials: Please list sign materials. _____

Sign letter size: _____

Sign installation:

Dimension of building face: _____

Flat on structure

Above door/window

At right angle

On glass window

Sign message: _____

Beside door

Other

Please explain other: _____

ADDITIONAL INFORMATION SHEET

Fence Information

Fence height: 6' _____

Gate(s) and gate material(s): Please include number of gates and the material for each gate. If there will be no gates please put 0 (zero). 0 _____

Fence length: 40' 10' each end _____

Fence materials: Please list fence materials. vinyl _____

Fence installation:

to match existing _____

On a plinth

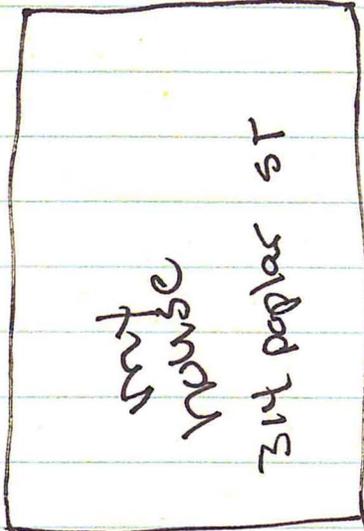
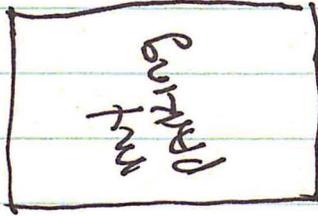
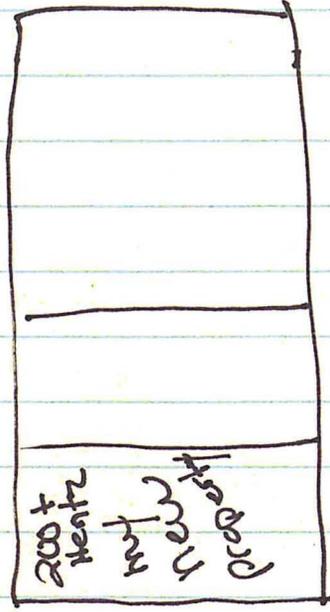
With posts in concrete

In-ground

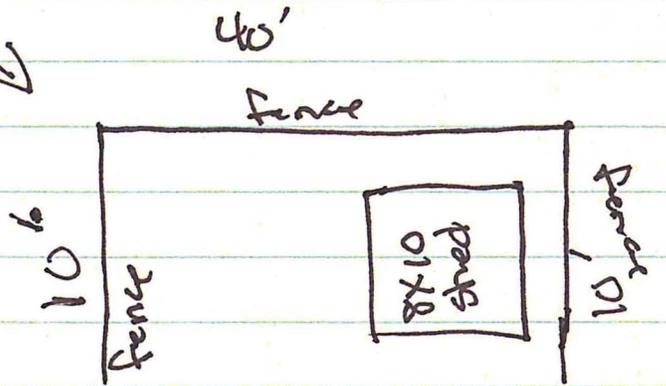
Other

Please explain other: post anchor

Alley



poplar street



Alley

BUILT-RITE EXPRESS, LLC

BUILT-RITE EXPRESS, LLC

PORTABLE BUILDINGS



Building pictured has an optional ramp

Maggie Briley

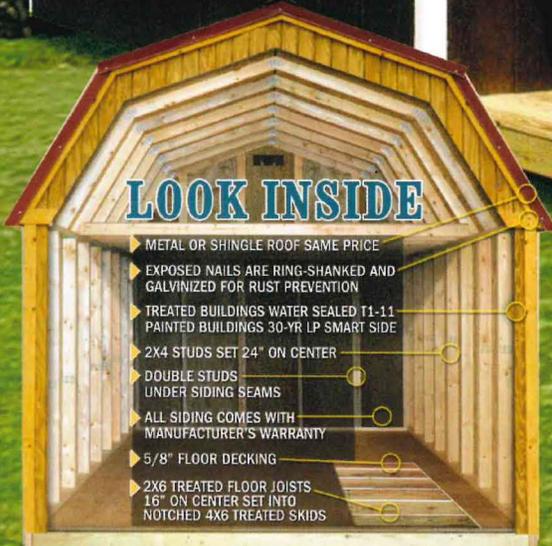
1315 Highland Ave
Carrollton Ky

502-732-6116

513-265-8596

PORTABLE BUILDINGS

FREE DELIVERY & SET-UP



LOOK INSIDE

- ▶ METAL OR SHINGLE ROOF SAME PRICE
- ▶ EXPOSED NAILS ARE RING-SHANKED AND GALVANIZED FOR RUST PREVENTION
- ▶ TREATED BUILDINGS WATER SEALED T1-11 PAINTED BUILDINGS 30-YR LP SMART SIDE
- ▶ 2X4 STUDS SET 24" ON CENTER
- ▶ DOUBLE STUDS UNDER SIDING SEAMS
- ▶ ALL SIDING COMES WITH MANUFACTURER'S WARRANTY
- ▶ 5/8" FLOOR DECKING
- ▶ 2X6 TREATED FLOOR JOISTS 16" ON CENTER SET INTO NOTCHED 4X6 TREATED SKIDS



www.BUILT-RITE.US

SHINGLE COLORS

BLACK

DARK BROWN

WEATHERED WOOD

VINYL WALL COLORS

TAN

FLINT GRAY

WHITE

CLAY



Metal Buildings come with Stone Sidewalls

STONE

You Choose your Metal Roof and Trim Color from Metal Colors list

METAL COLORS

RED

CHARCOAL

BLACK

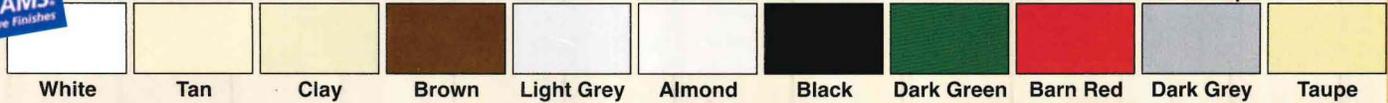
GREEN

BURNISHED SLATE



Exterior Paint Colors

*Please Note That Colors May Vary Due To Printing Process. Please See Dealer For Paint Sample.



Urethane Stain



Honey Gold



Chestnut



Driftwood



Ebony



Red Mahogany



OPTIONS AVAILABLE:

(8' buildings come with 46" single door)



2'x3' Window	\$75.00
2'x3' Window Vinyl Double Pane	150.00
3'x3' Window	\$90.00
3'x3' Window Vinyl Double Pane	\$190.00
3 Ft. Vinyl slab Door	\$125.00
6 Ft. Double Vinyl Slab Door	\$250.00
Single Wood Door	\$85.00
Double Wood Door	\$170.00
Solid Fiberglass Entry Door	\$225.00
Fiberglass Entry Door 9-lite	\$250.00
Heavy Duty Floor (12" OC)	\$150.00

4' Heavy Duty Ramp	\$150.00
6' Heavy Duty Ramp	\$200.00
8' Heavy Duty Ramp	\$250.00
6'x6' Garage roll-up door	\$395.00
7'x9' Garage roll-up door	\$475.00
Loft Door	\$50.00
2' Shelving (per running ft)	\$4.00
4' Shelving (per running ft)	\$6.00
5' Swing	\$300.00
Build On-Site Fee	\$1,000.00

PRICES SUBJECT TO CHANGE WITHOUT NOTIFICATION!

QUALITY Materials QUALITY Workmanship

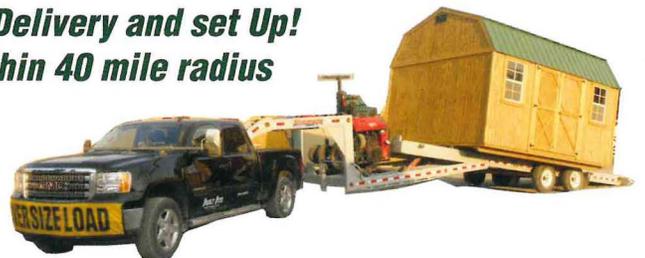
All New Buildings have a 6 Year Workmanship Warranty.
Pre-Owned Buildings are sold "As Is".

Rent to own prices are based on 36 or 48 months
Pay off any time with no penalty

RENT TO OWN was established as an alternative to mini-warehousing. Our no strings plan allows you to have your own storage facility for your backyard or business, when and where you need it. The low monthly rental rates are comparable to mini-warehousing rates per square foot. You are not required to fill out a credit application, nor are you required to keep your building.

ALL 10ft. and Wider BUILDINGS ARE MEASURED EAVE TO EAVE.

**Free Delivery and set Up!
Within 40 mile radius**



Thank you for considering our portable buildings!

We are not responsible for permits or code restraints.
Built-Rite combo © Copyright 2010 all rights reserved

FORM #17 - May 2020

Our compact moving machine to get your building into tight places.

Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 314 Poplar Street

Date: 1898 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Other: Gable front

Current Function: Domestic: Single Dwelling

Style 2:

Additions:

Category: Building Wall Cladding: asbestos siding

Openings: geometric upperlight door, 1/1 paired windows

Roof: front gable with overhanging eaves, small scroll cut brackets support side eaves, decorative truss in gable end, attic vent

Foundation: rubblestone Plan: Rectangular Stories: 2

Outbuildings: n/a

Objects:

Nat'lFeat-Topo: ground slopes south to river

Water Features: n/a

Circulation: concrete path to front porch

Street Furniture

Vegetation: various plants

Spatial Rel: faces west to Poplar St, one of three identical houses

Edges-Fences: n/a Views-Vistas: n/a

Resource Count: Contributing: 1 NonContributing: NR Status: Rating: C

Significance: NHL: C State: Local:

Criterion 1: Criterion 2: Criterion 3:

Criterion 4: X Criterion 5: Criterion 6:

Areas of Significance: Architecture

Theme: 19th and 20th C. Architecture

Notes:

1/6 identical catalogue houses on Poplar and Second St. corner. Mrs. Sauley says that they were ordered from the World's Fair in Chicago

Architectural Description:



Meeting: 09/28/2020

COA STAFF REPORT

ADDRESS:

716 E Main St.

PROPERTY OWNER:

Jennifer Wester

ZONING DISTRICT:

Historic District Residential (HDR)

REQUEST:

To demolish accessory building.



Executive Summary:

Applicant is requesting to demolish accessory building.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1850
Style	Federal
Evaluation	Contributing
Survey Notes	frame carriage barn with standing seam metal roof and vertical board siding, c. 1900 carriage barn marked as contributing

DESIGN STANDARDS

Demolition – Residential Guidelines page 80-81

The buildings that contribute to the historic residential character of the historic district neighborhoods are irreplaceable physical evidence of Madison’s past. The loss of any historic building affects not only the individual building, but the surrounding landscape.

Ordinance:

(A) Whenever a property owner shows that a building is incapable of earning an economic return on its value

(C) Criteria of the Board to consider in the case of proposed demolition:

1. Whether the building is in such a state of deterioration and disrepair or so structurally un-stable as to make preservation, restoration, or rehabilitation impracticable.
2. Whether the removal of such a building would be detrimental to the character of the historic district, balancing the interest of the public with the interest of the owner.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

3. Take into account and apprise the owner of a building of possible alternative to demolition.

CONFORMANCE WITH THE DESIGN STANDARDS

It is staff's opinion that the project is not in conformance with the design guidelines. There is no evidence of deterioration. The owner has not provided if they had considered alternatives to demolition.

NOTES FROM STAFF

The accessory structure is too close to the alley to be used as a garage.

For Staff Use Only

HDBR Meeting Date: 9/28/2020

- Action: HDBR/Staff COA
 HDBR Extended
 HDBR/Staff Denied
 Sent to HDBR by Staff

Date Received:



Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

RECEIVED

AUG 26 2020

Project Information

Address of property for proposed work: 716 E. MAIN ST.
(Street Number - Street Name)

Type of Project (Check all that apply):

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

Contractor: OWNER

***Applicant Mailing Address:**

Name(s): Jennifer Wester

Mailing Address: 722 West 2nd Street
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 205-903-1283 Email Address: jendwester@gmail.com

Owner Mailing Address:

Name(s): same

Mailing Address: _____
(Street Number - Street Name - City - State - Zip Code)

Phone Number: _____ Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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- I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.

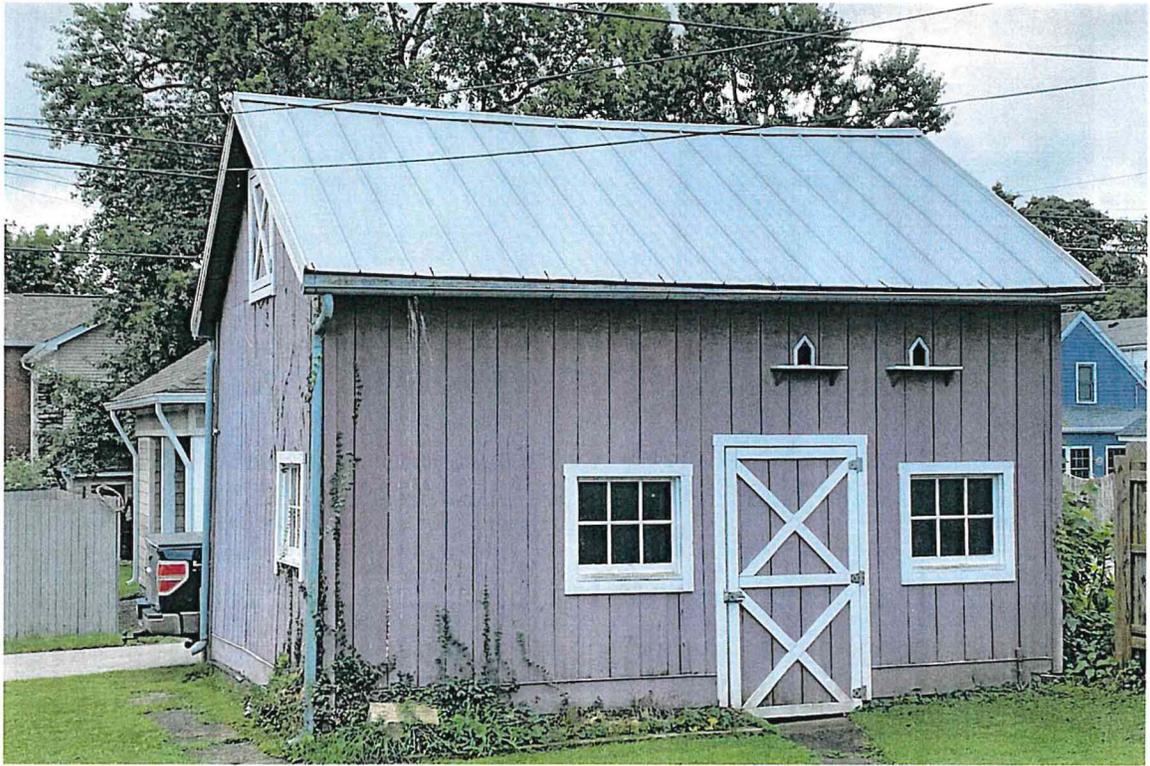
Jennifer D. Wester 8.25.2020
 Signature of Applicant/Owner Date

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
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<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input checked="" type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR	Wood/metal	NA
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input checked="" type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	STAFF		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
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<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		





Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Final Site No. 1690

Site Group: 4

Map: 7

HABS #:

USGS Quad:

Survey# 30029

Surveyor: MB/CF

Survey Date: 9/24/2002

Photo Roll-Fr: 75, 01-04

Site Number: 4-111

Revision Date:

Location Information

Street Address: 716 E. Main Street

Date: c. 1850 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Federal

Current Function: Domestic: Single Dwelling

Style 2:

Additions:

Category: Building Wall Cladding: brick common bond

Openings: geometric upperlight door with upper transom light, gable front portico. 6/6 windows with stone sills and slightly pedimented lintels, shutters.

Roof: side gable with overhanging standing seam metal roof, brick dentilling at front facade

Foundation: parged Plan: Rectangular Stories: 2

Outbuildings: frame carriage barn with standing seam metal roof and vertical board siding, c. 1900

Objects: pertifaction planter

Nat'l Feat-Topo: ground slopes slightly to rear south

Water Features: n/a

Circulation: concrete linear driveway along east side

Street Furniture: modern bench at street

Vegetation: street tree and ivy

Spatial Rel: abuts sidewalk, faces and aligned with Main Street

Edges-Fences: wire fence around side yard Views-Vistas: n/a

Resource Count: Contributing: 2 NonContributing: NR Status: Rating: N

Significance: NHL: C State: Local:

Criterion 1: X Criterion 2: Criterion 3:

Criterion 4: X Criterion 5: Criterion 6:

Areas of Significance: Architecture, Community Planning and Development

Theme: 19th and 20th C. Architecture, Westward Expansion

Notes:

Architectural Description:



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

Meeting: 09/28/2020

COA STAFF REPORT

ADDRESS:

938 W Second St.

PROPERTY OWNER:

Robert and Kyleen Center

ZONING DISTRICT:

Historic District Residential (HDR)

REQUEST:

To add a 10-ft x 17-ft 7-inch front porch with three support columns to the front of the home.



Executive Summary:

Applicant is requesting to add a 10-ft x 17-ft 7-inch front porch with three support columns to the front of the home.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1970
Style	Ranch
Evaluation	Non-Contributing
Survey Notes	

DESIGN STANDARDS

Additions – Residential Guidelines page 68

In planning additions the best approach is to site additions where they will not be visible from the street, or where they will have the least effect on the building's overall form and plan. The rear of buildings is the best locations for the addition of rooms, wings, porches, or decks.

Enlarging a property through adding additional stories is not appropriate except at rear roof lines which are not readily visible.

2. Additions should be secondary (smaller and simpler) than the original building in scale, design, and placement.

3. Additions should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights.

CONFORMANCE WITH THE DESIGN STANDARDS

It is staff's opinion that the project is in conformance with the design guidelines.

NOTES FROM STAFF

Staff cannot review additions.

For Staff Use Only

HDBR Meeting Date: 9/28/2020

- Action: HDBR/Staff COA
- HDBR Extended
- HDBR/Staff Denied
- Sent to HDBR by Staff

Date Received:

RECEIVED

AUG 27 2020

Plan Commission

Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
 Office of Historic Preservation
 101 W. Main St., Madison, IN 47250
 Phone: (812) 274 - 0283
 Fax: (812) 265 - 3349

Email: preservation@madison-in.gov

A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



Application for Certificate of Appropriateness (COA)

City of Madison, IN
 Historic District Board of Review

Project Information

Address of property for proposed work: 938 W 2nd St
 (Street Number - Street Name)

Type of Project (Check all that apply):

- New Building
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other _____

Contractor: _____

***Applicant Mailing Address:**

Name(s): Robert + Kyleen Center

Mailing Address: 938 W. 2nd Street MADISON IN 47250
 (Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-569-8908 Email Address: KRC314@gmail.com

Owner Mailing Address:

Name(s): Robert + Kyleen Center

Mailing Address: 938 W. 2nd Street MADISON IN 47250
 (Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-569-8908 Email Address: KRC314@gmail.com

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

Kyleen Center
 Signature of Applicant/Owner

Aug 27, 2020
 Date

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- Additional Information Sheet

Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

Demolition:

- Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

House
1. South side of Facing 2nd Street
2. Add Front porch 10' x 17'7" with three support wrappers with coil-metal / Facia metal.
3. soffit - inside of porch ceiling is vinyl.
4. coil-metal will also be used on gutter board + Facia Board

Continued on additional sheet

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input checked="" type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR	NA	Shingles, metal
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	STAFF		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

WORKSHEET

1st Choice Construction LLC

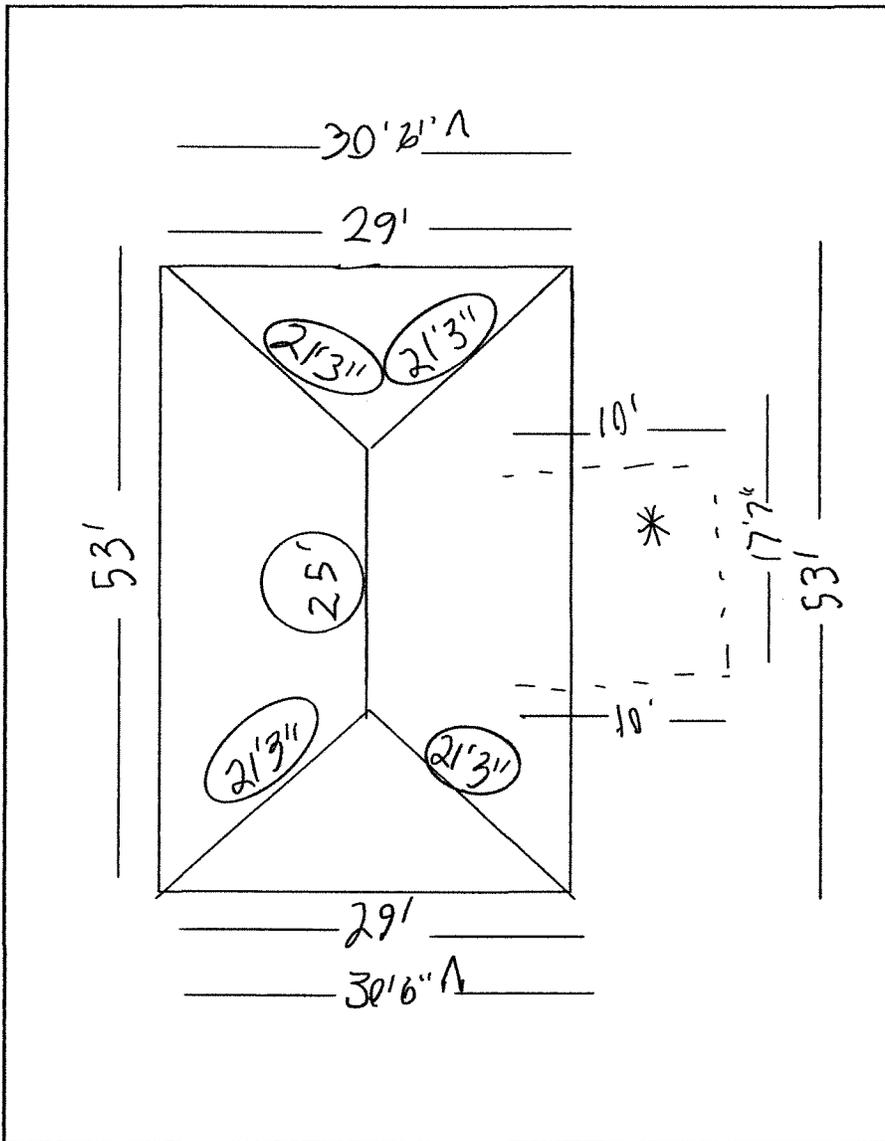
Customer: Kyleen Center

Address: Madison

Phone: _____ Insurance: _____

* New lean-to porch

Remove dish



- Story 1 2 3
- Layers 2 3 4
- Steep Y N
- pitch 4/12
- Vents 5 box - Add 1 on each hip (2 total)
- Ridge Vent _____
- Boots sm 2 lg 1
- Split Boots _____
- Drip # ft. 206.7
- Drip color White
- Gutter Apron _____
- Valley ft. _____
- Ice & water roll
- Step ft. _____
- Ridge cap 110.2
- starter 201.7
- Chimney sm. or lg.
- Skys _____
- Barn _____

$30'6" \times 53' = 16.21$

$17'7" \times 10' = 1.77 \xrightarrow{+15\%} 20.66 \text{ sq.}$

ESTIMATE

1st Choice Construction
P.O. Box 437
North Vernon, IN 47265
(812) 346-7663

Sales Representative
Kaleb Malcom
kmalcom.1stchoice@gmail.com



Bob & Kyleen Center
938 West 2nd street
Madison, IN 47250

Estimate #	4426
Date	7/22/2020

Description

- Remove existing shingles (1 layers) down to deck.
- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$40 per sheet.
- Install (+/- 20.66 sq) Malarkey Vista AR Lifetime Dimensional Shingles.
- Shingle has a Class 3 hail rating and 130 mph wind rating
- Includes 12 year algae resistance

- Install Malarkey Flex Ridge Hip & Ridge Shingles.
- Class 4 Impact Resistance
- 20 Year Algae Resistance

- Install Malarkey Smart Start Starter Shingles along all gutter lines and rake edges.

- Install RhinoRoof Synthetic underlayment to keep the roof dry.

- Install ice and water shield at all vents and low slope porch.

- Install Lomanco 750 Box Vents

- Chemlink F1270 M-1 Universal Adhesive/Sealant to match roof.
- Install around all flashings

- Install new drip edge

- Install new 3-4" Pipe Boot

- Install new 1 1/2-3" Pipe Boot

- 1/4" Coil Roofing Nails (7200 ct.)

- 3/8" Duo Fast Staples

- Install new step flashing as needed where shingle meets wall.

- Deliver all material near house

New Finished Porch Lean-To Addition

- Build structure of lean-to porch (10'x17'7")
- Install beams for support
- Tie lean-to into the existing roof on the house

Description

- Install ceiling consisting of Vinyl Soffit
- Install 40' of custom bent fascia metal on gutter/fascia boards and support beams
- Install siding returns on the sides of lean-to structure

- Color _____ Homeowners Initials _____

- Install 18' of 5" Seamless gutters
Color _____ Homeowner's initials _____

- Install 1 new 2" x 3" Downspout

Sub Total	\$12,042.97
------------------	-------------

Total	\$12,042.97
--------------	-------------

SPECIAL INSTRUCTIONS

This estimate accounts for the shingles/nails, I&W, and drip edge that will be needed for the lean-to.

The remaining materials for building the lean-to, as well as the soffit, fascia, and guttering will be on the other quote

Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 938 W. Second Street

Date: c. 1970 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Modern Movement: Ranch Style

Style 2:

Category: Building Wall Cladding: Brick

Openings: modern windows and doors, shutters, garage door

Roof: hipped

Foundation: concrete

Plan: Rectangular

Stories: 1

Outbuildings:

Objects:

Nat'l Feat-Topo: on a hill

Water Features:

Circulation: linear drive w/ linear walk leading off of it

Street Furniture

Vegetation: small trees and bushes

Spatial Rel: parallel and set back from road

Edges-Fences:

Views-Vistas:

Resource Count:

Contributing: .

NonContributing: 1NIP

NR Status:

Rating: N/C

Significance:

NHL:

N/C

State:

Local:

Criterion 1:

Criterion 2:

Criterion 3:

Criterion 4:

Criterion 5:

Criterion 6:

Areas of Significance:

Theme:

Notes:

Architectural Description:

Final Site No. 391

Site Group: 2

Map: 3

HABS #:

USGS Quad:

Survey# 31078

Surveyor: EKT

Survey Date: 7/22/2002

Photo Roll-Fr: Roll 44 # 30-31

Site Number: 2-357

Revision Date:

Current Function: Domestic: Single Dwelling

Additions:



Meeting: 09/28/2020

COA STAFF REPORT

ADDRESS:

1017 Park Ave

PROPERTY OWNER:

William Tandy

ZONING DISTRICT:

Historic District Residential (HDR)

REQUEST:

To build a 16-ft x 32-ft 1.5 story single family home.



Executive Summary:

Applicant is requesting to build a 16-ft x 32-ft 1.5 story single family home.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	NA
Style	NA
Evaluation	Non-Contributing
Survey Notes	Properties on either side of this lot are listed as contributing

DESIGN STANDARDS

Infill Buildings – Residential Guidelines page 69-71

Where historic buildings have been lost or where there are vacant lots, new construction is encouraged to add to the streetscape and promote economic development. Infill construction in Madison's residential areas should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings.

Contemporary designs are encouraged but replicas of historic designs may also be acceptable.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

4. New buildings should be compatible with adjacent buildings in terms of scale and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New garages should be built at the rear of a dwelling or set well back on side elevations.

**CONFORMANCE WITH THE DESIGN
STANDARDS**

It is staff's opinion that the project **is** in conformance with the design guidelines.

NOTES FROM STAFF

For Staff Use Only

HDBR Meeting Date: 9/28/2020

- Action: HDBR/Staff COA
 HDBR Extended
 HDBR/Staff Denied
 Sent to HDBR by Staff

Date Received: **RECEIVED**
AUG 27 2020
Plan Commission

Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
Office of Historic Preservation
101 W. Main St., Madison, IN 47250
Phone: (812) 274 - 0283
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov

A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, N 47250.



Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

Project Information

Address of property for proposed work: 1017 Park Ave
(Street Number - Street Name)

Type of Project (Check all that apply):

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

Contractor: Owner = GC

*Applicant Mailing Address:

Name(s): William Tandy

Mailing Address: 127 Elm St., Greens Fork, In 47345
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 765-238-1061 Email Address: wmtandy@aol.com

Owner Mailing Address:

Name(s): Same as above

Mailing Address: _____
(Street Number - Street Name - City - State - Zip Code)

Phone Number: _____ Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

William Tandy 08/28/2020
Signature of Applicant/Owner Date

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- Additional Information Sheet

Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

Demolition:

- Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)
1017 Park ave is a 50 x 168 lot. At this time the lot is overgrown with brush and trees extending to and, in some areas over the neighboring properties. The trees also extend over park ave. The present condition is blocking neighbors view when backing out of her drive. Before title closing I did trim some with weed eater. There are some remains of the former structure and trash hidden under the brush. It appears someone has used this location as a campsite.

2020 Plans

- 1 = removal of trees and brush, to a height of 2-3 feet so an excavator can remove stumps.
- 2 = Remove all stumps, clean up lot
- 3 = Cut in 20x50 Driveway on East side of lot add #2 stone base
- 4 = Replace 50 ft wide east - west retaining wall. This is aprox. 50 ft from South (street side) lot line. (this will be behind new structure when built)

2021 Plans

- 1 = Water- Sewer- Electric Utilities
- 2 = Foundation
- 3 = Frame new structure.

The New construction will be a 1.5 story 16x 32 single family home. Built in the 1830-1910 Folk - Victorian- Shotgun style. It will have a Block wall crawl space foundation. The buiding will be of wood construction with a 16/12 gabel end facing Park Ave (see drawing)

This building will be 24' from the center of the road (code requires 20+3) this will place the building in line with the home on the West side. The structure will be aprox. 20' tall to match others in this area. There will be 28' from the East edge of the building to the East lot line. 20' of this area will be used as a gravel driveway.

The Siding will be wood shiplap siding with period correct trim styles including a cathedral-gothic window, Scalloped eave trim. transom window above the door.

The preferd roofing material would be metal. With board approval (many others in this area have this) Asphalt shingles would be second choice

Continued on additional sheet

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input checked="" type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	STAFF HDBR	NA	wood, metal
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

FOLK VICTORIAN - SHOTGUN, 1830 - 1910 pg 1 of 1

WILLIAM AND SHERI TANDY.

1017 PARK AVE., MADISON, INDIANA.

HISTORIC DISTRICT. - PLAN APPROVAL

16' x 36' SINGLE FAMILY 1.5 STORY

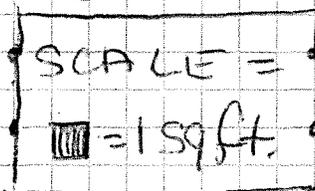
MAIN LEVEL = LIVING ROOM / KITCHEN
1 FULL BATH / 1 BED ROOM

LOFT WITH LADDER ACCESS

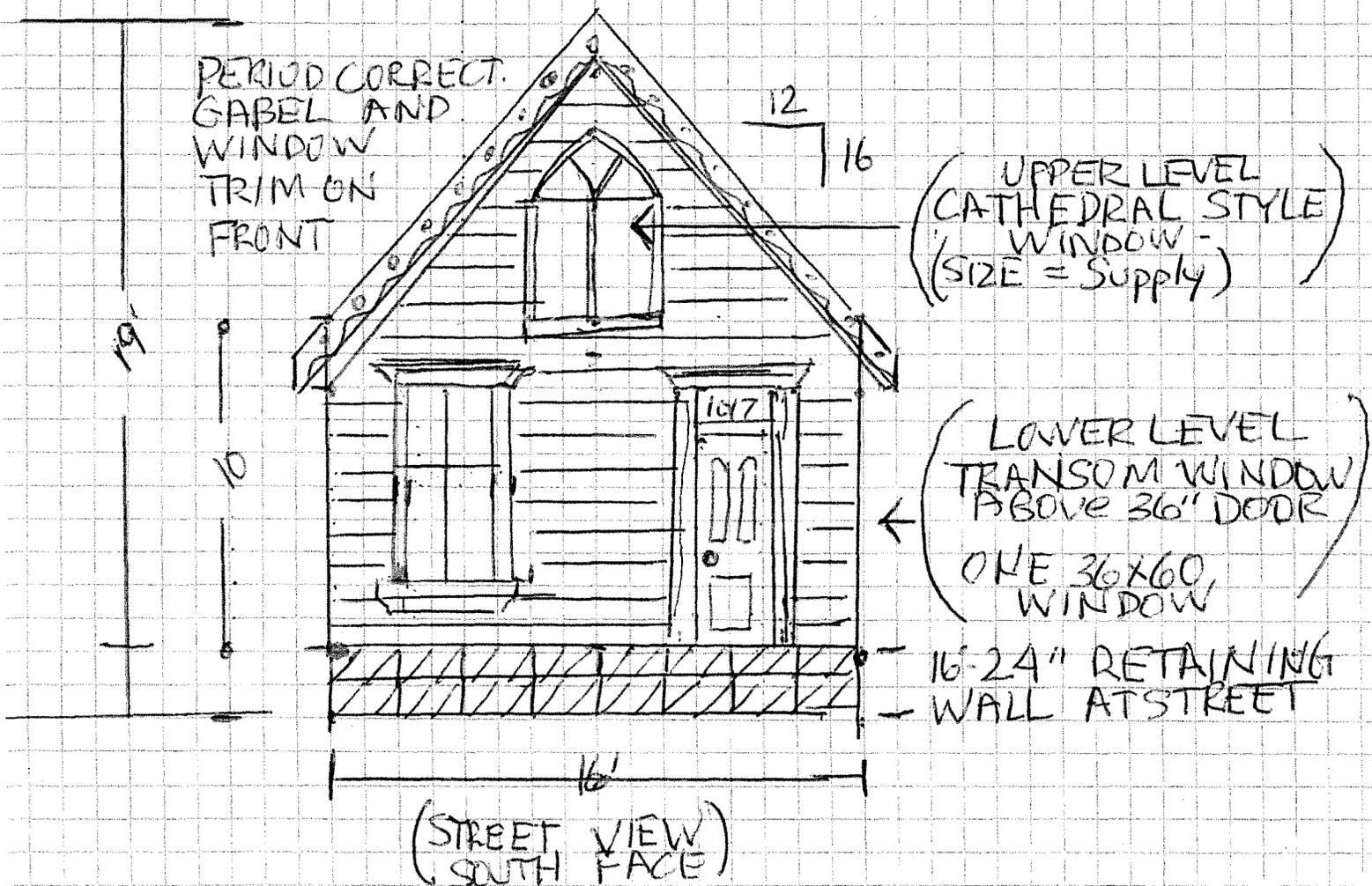
CRAWL SPACE, 36-40"

WOOD SHIPLAP SIDING.

Asphalt shingles or Metal if Approved

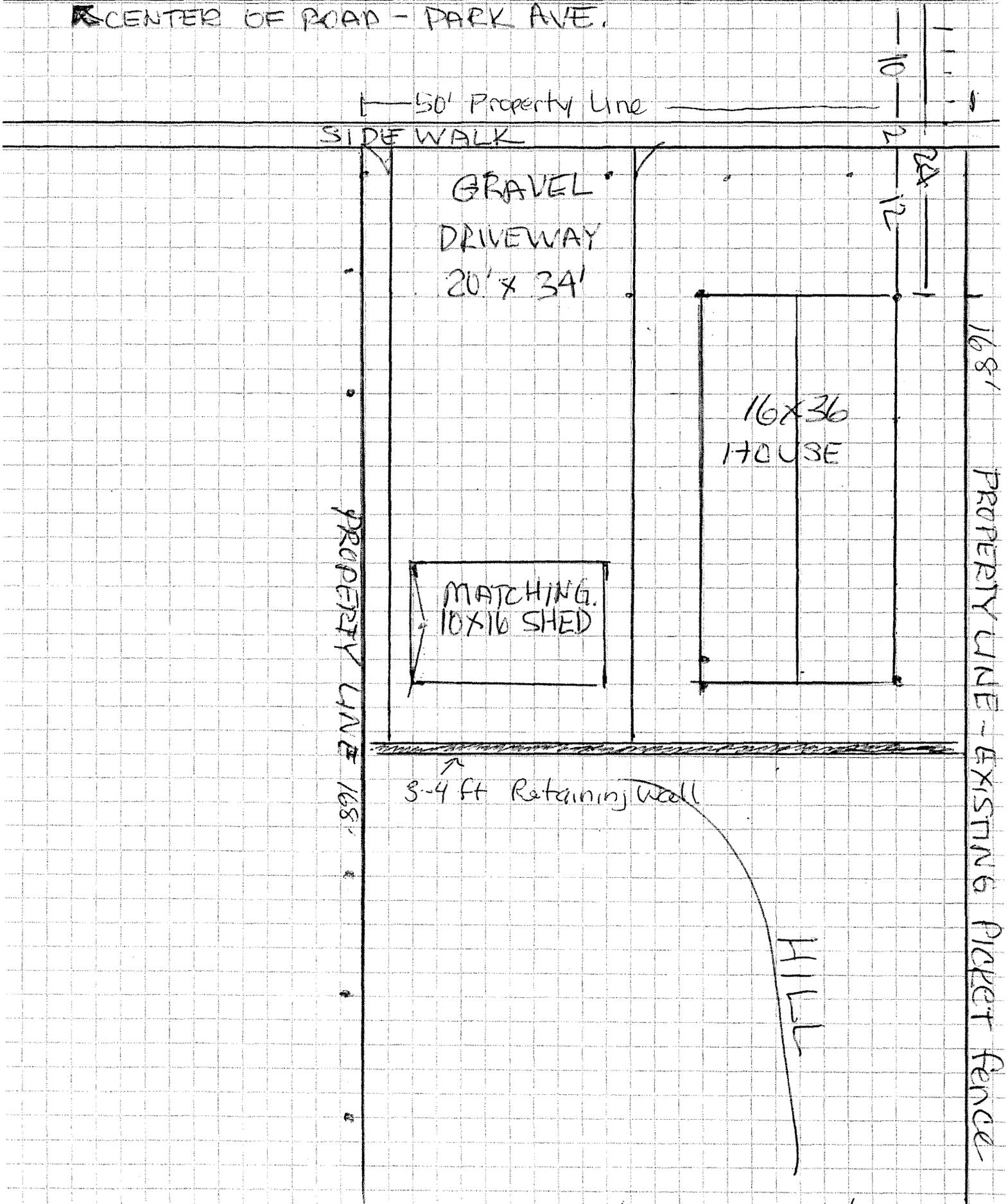


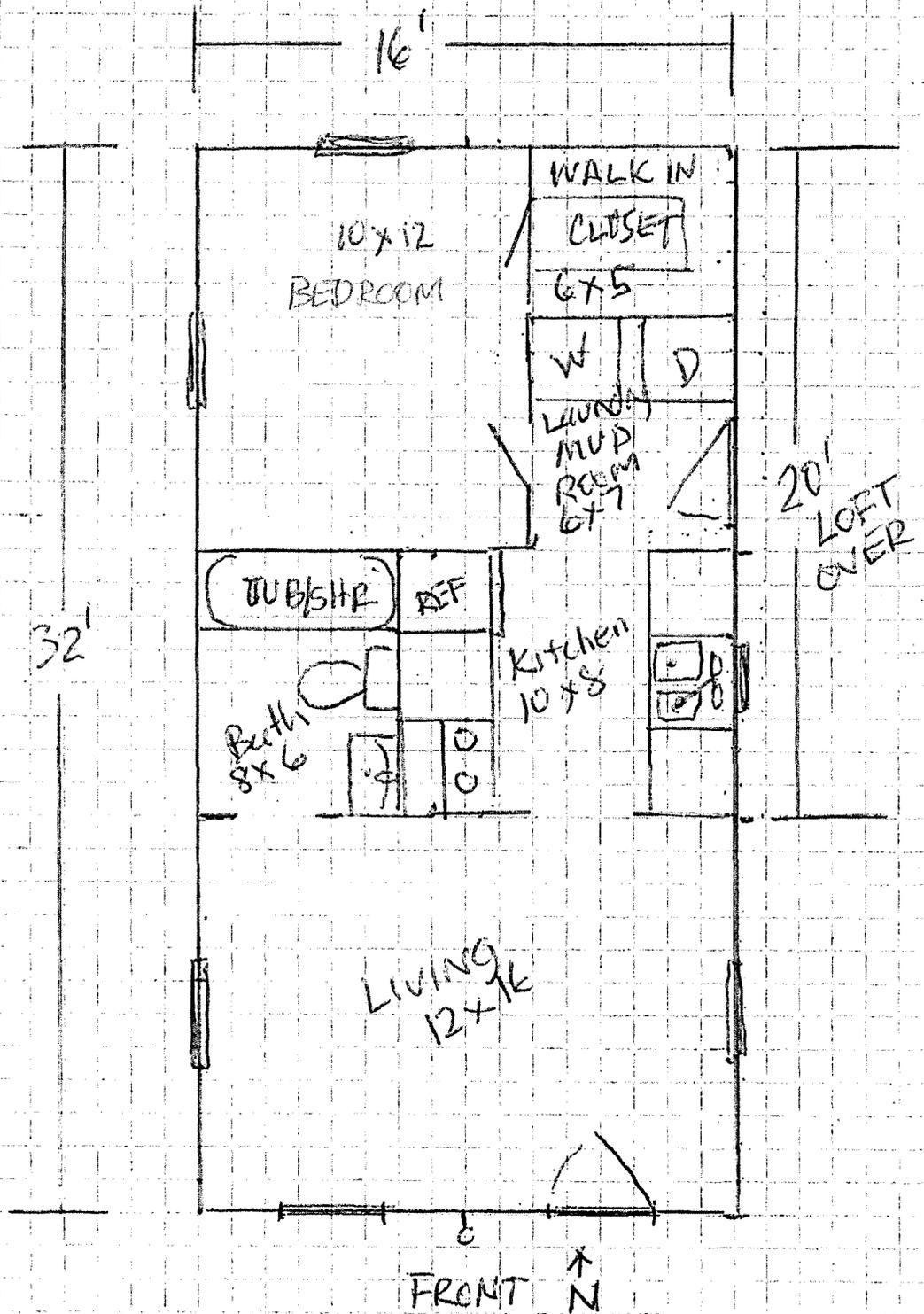
SHIPLAP WOOD SIDING.



LOT PLAN - LOT = 50' x 168' / SCALE = 1" = 25 sq. ft.

CENTER OF ROAD - PARK AVE.







FROM FAST Photo 1



EDAM EAST (MILWAUKEE) ?



ROAD EAST Photo 3



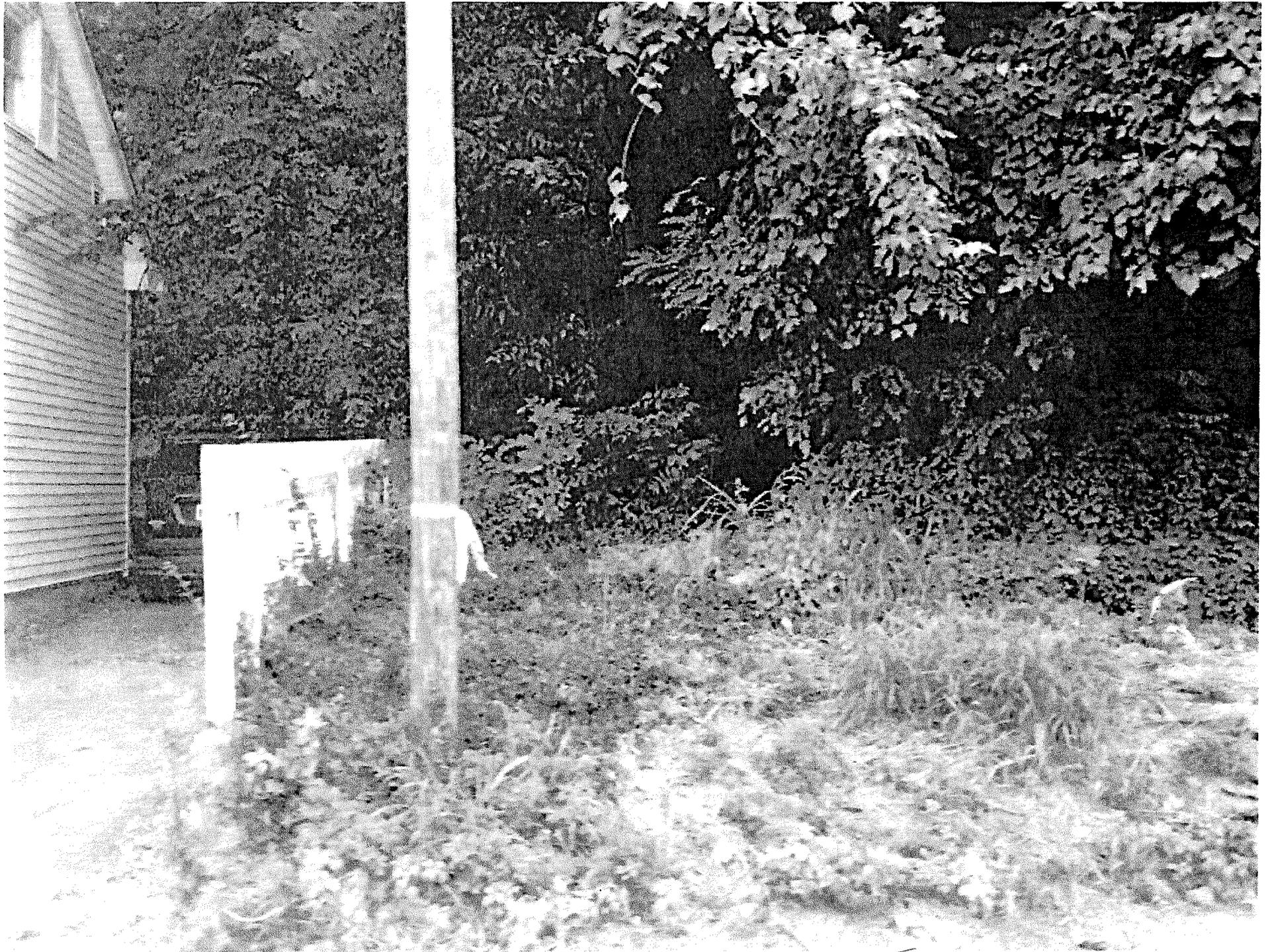
FROM WEST Photo 4



EDAM EAST / SAINT PHOTO 5



with PERMISSION — FROM EAST / NEIGHBORS DRIVEWAY to Street



FROM STREET AT WEST 107th AVE. Photo 7



Meeting: 09/28/2020

COA STAFF REPORT

ADDRESS:

308 Vernon St.

PROPERTY OWNER:

Dale and Pam Nichols

ZONING DISTRICT:

Historic District Residential (HDR)

REQUEST:

To build a single family dwelling.



Executive Summary:

Applicant is requesting to build a single family dwelling.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	NA
Style	NA
Evaluation	Non-Contributing
Survey Notes	Properties on either side of this lot are listed as contributing

DESIGN STANDARDS

Infill Buildings – Residential Guidelines page 69-71

Where historic buildings have been lost or where there are vacant lots, new construction is encouraged to add to the streetscape and promote economic development. Infill construction in Madison's residential areas should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings.

Contemporary designs are encouraged but replicas of historic designs may also be acceptable.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of scale and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New garages should be built at the rear of a dwelling or set well back on side elevations.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

**CONFORMANCE WITH THE DESIGN
STANDARDS**

It is staff's opinion that the project is in conformance with the design guidelines with the exception of roof form garages. The roof form is flat and there is only one other building, which is a commercial building, with a flat roof on that block. The carport is in line with the home rather than setback. The majority of the materials are compatible except the proposed vinyl doors and windows.

NOTES FROM STAFF

Contemporary designs are encouraged according to the guidelines and this application is using shingle and cement board siding.

Staff recommends the board ask the applicant to consider aluminum clad windows and fiberglass or wood doors.

For Staff Use Only

HDBR Meeting Date: 9/28/2020

- Action: HDBR/Staff COA
- HDBR Extended
- HDBR/Staff Denied
- Sent to HDBR by Staff

Date Received:

RECEIVED

SEP 03 2020

Plan Commission

Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
Office of Historic Preservation
101 W. Main St., Madison, IN 47250
Phone: (812) 274 - 0283
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov

A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



Application for Certificate of Appropriateness (COA)

**City of Madison, IN
Historic District Board of Review**

Project Information

Address of property for proposed work: 308 VERNON ST.
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other _____

Contractor: DALE + PAM NICHOLS, KEITH MEFFORD

***Applicant Mailing Address:**

Name(s): DALE & PAM NICHOLS

Mailing Address: 919 W. 2nd St., Madison, IN 47250
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 513-515-1387 Email Address: deltapi2@ymail.com

Owner Mailing Address:

Name(s): SAME

Mailing Address: _____
(Street Number - Street Name - City - State - Zip Code)

Phone Number: _____ Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

Nichols, Pamela Medora
Signature of Applicant/Owner

8/25/20
Date

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- Additional Information Sheet

Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

Demolition:

- Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

NEW HOUSE - GROUND UP

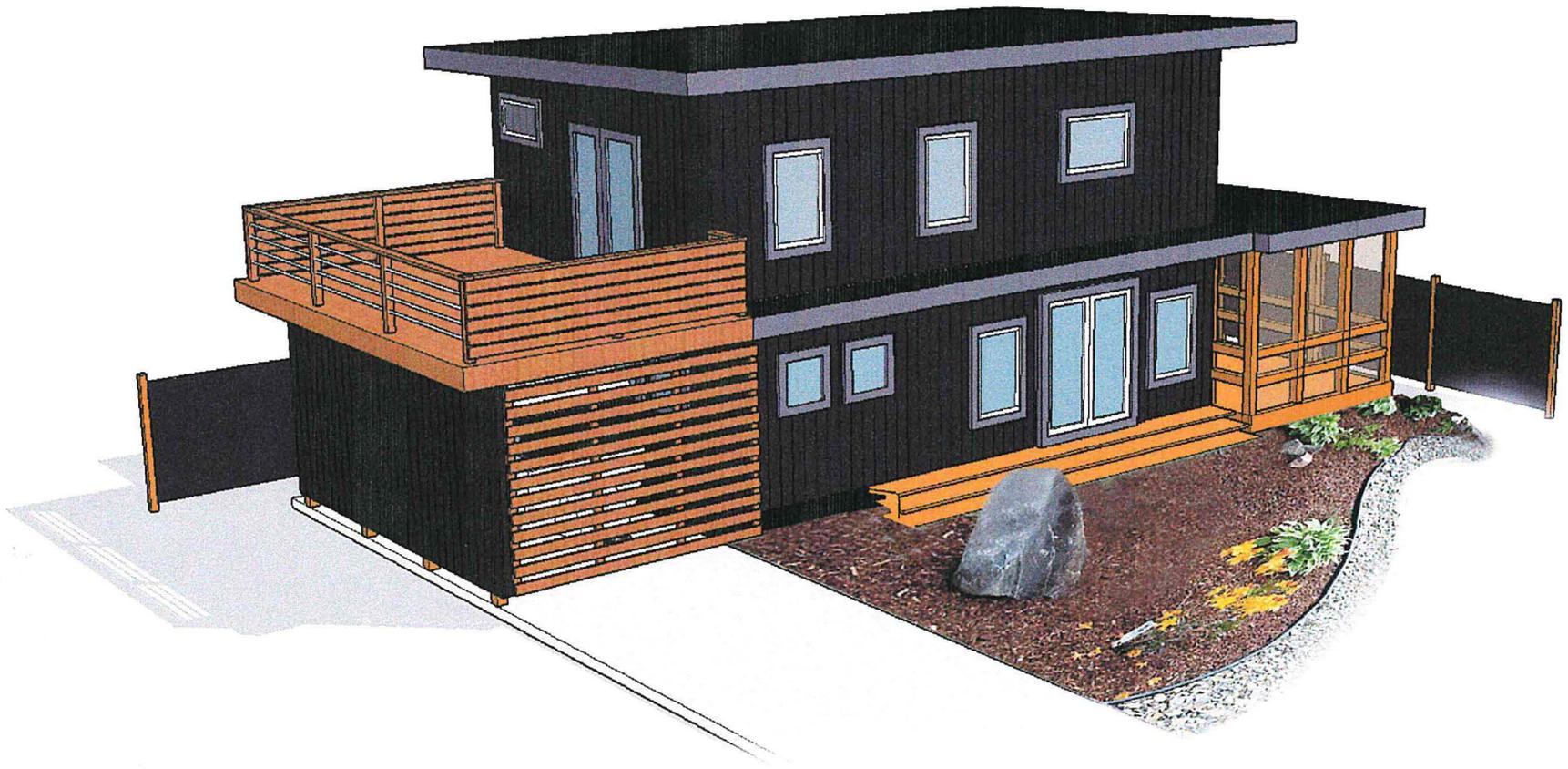
NO DEMOLITION - VACANT LOT

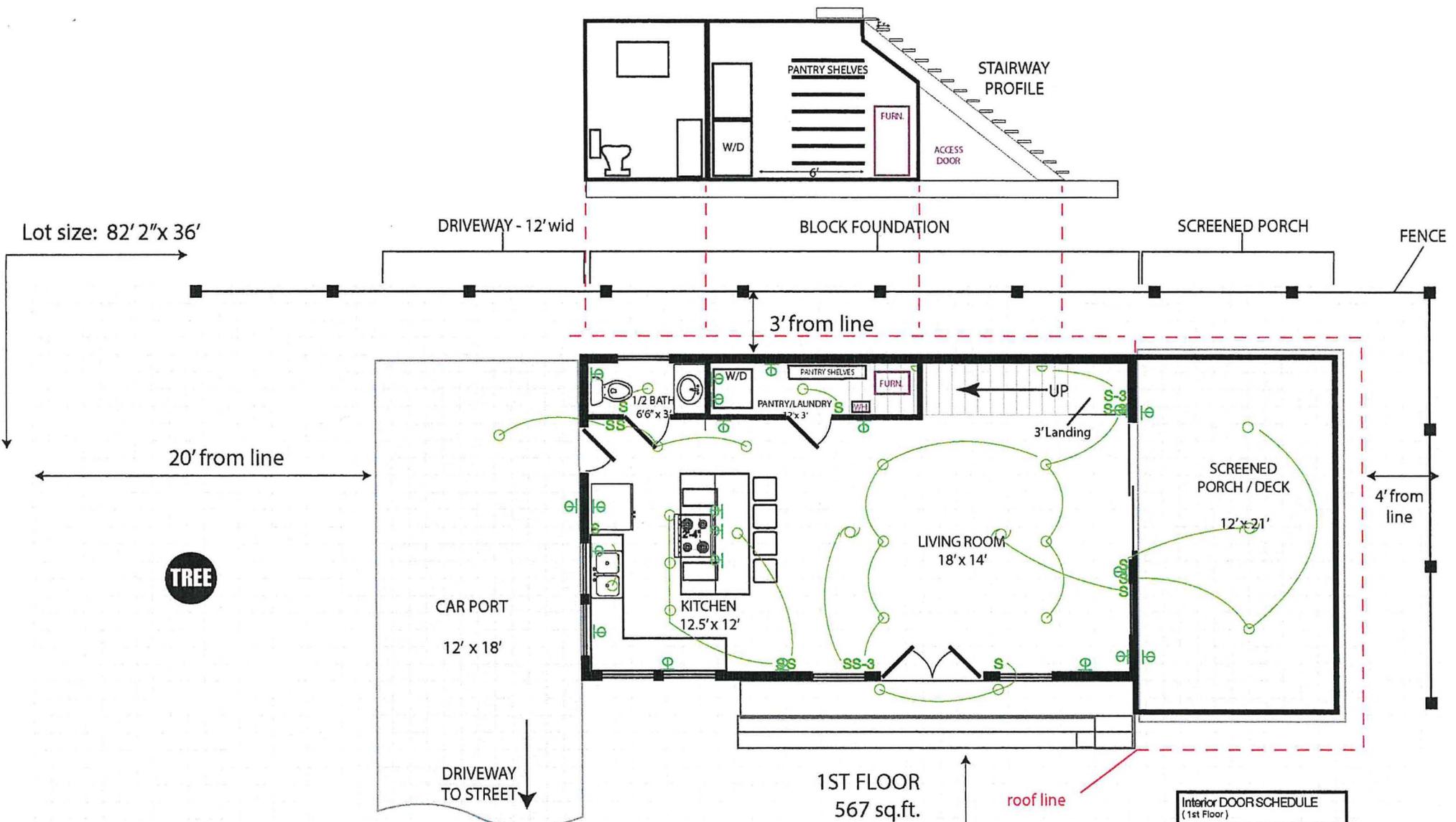
Continued on additional sheet

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input checked="" type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		Block FNDTN
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input checked="" type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		WOOD/COMP.
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input checked="" type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF		VINYL + STEEL
<input checked="" type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		WOOD
<input checked="" type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input checked="" type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		Block
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
<input checked="" type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		METAL
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	STAFF		
<input checked="" type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		C.E.D.
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input checked="" type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		WOOD
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		MEMBRANE
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input checked="" type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		FIBER CEMENT
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input checked="" type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		GAS
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		VINYL
<input type="checkbox"/>	Other: _____		HDBR/STAFF		





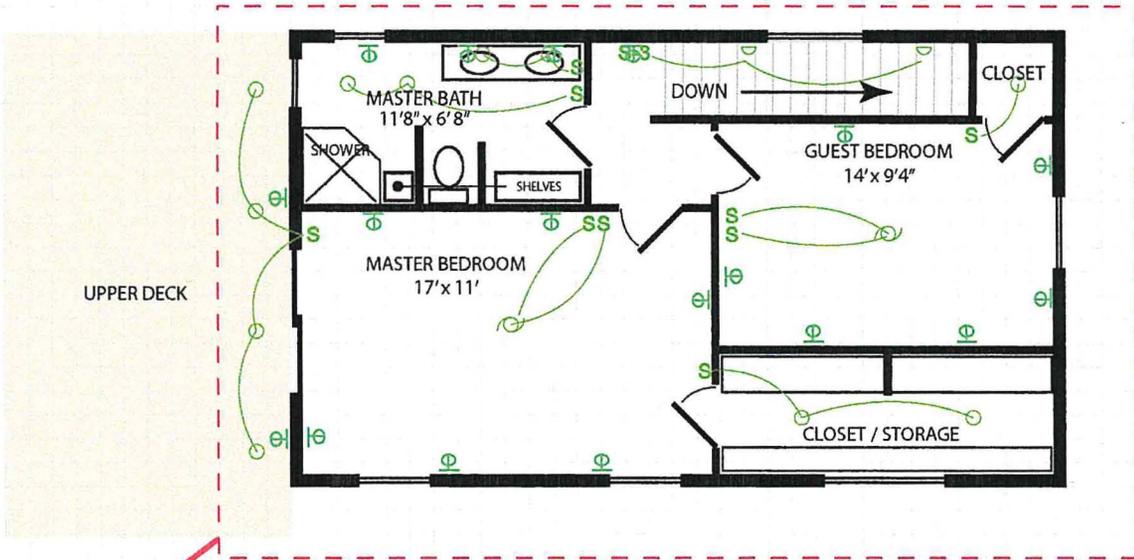
Interior DOOR SCHEDULE (1st Floor)	
2 - 32"	(both right)
1 - 34"	exterior steel door
1 - Sliding	Patio Door

- ⊕ Outlets
- Lights
- Fans
- s Switches

TOTAL SQ. FT. = 1134 SQ. FT.
SCALE: 1/8" = 1'

WATER / SEWAGE / HVAC / SWITCHES / LIGHTS / FANS

Lot size: 82' 2" x 36'



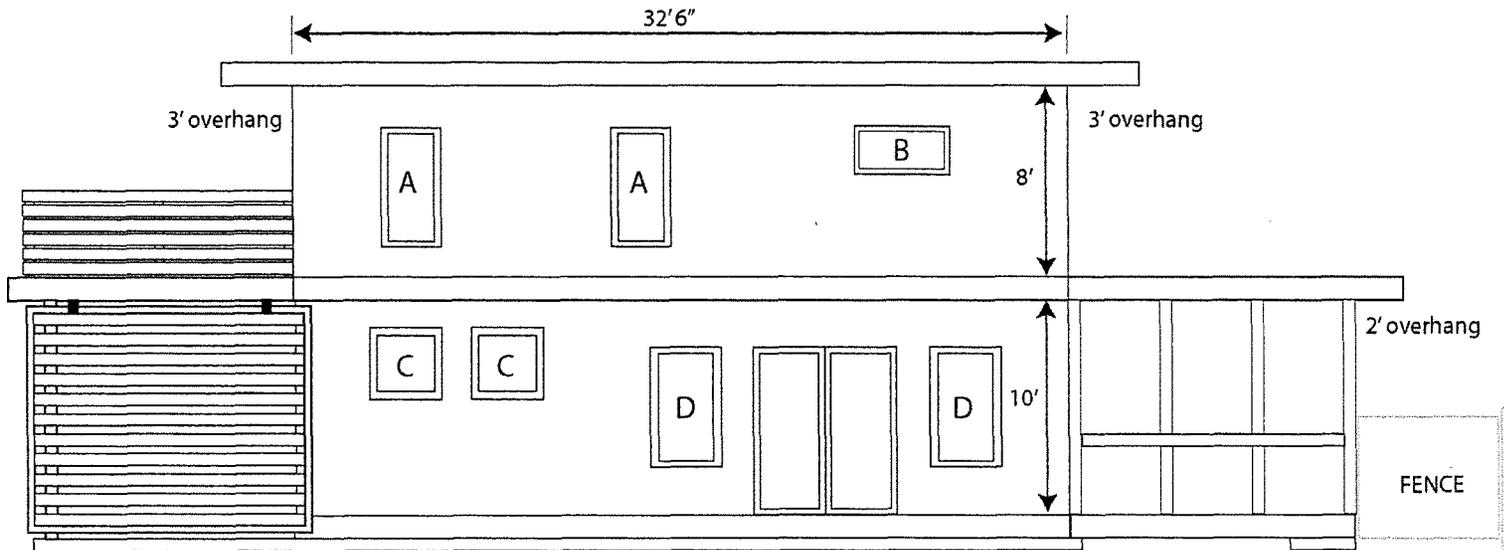
roof line
38' 6" x 23'

2ND FLOOR
567 sq.ft.

Interior DOOR SCHEDULE (2nd Floor)
3 - 32" (left hand)
2 - 30" (left hand)

- ⊖ Outlets
- Lights
- ⊖ Fans
- ⊖ Switches

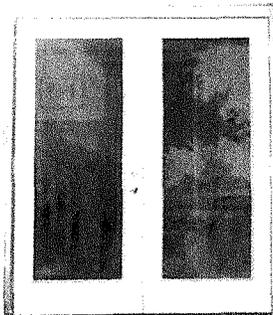
SCALE: 1/8" = 1'



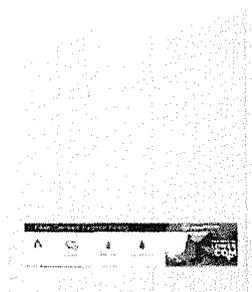
FRONT ELEVATION

WINDOW SCHEDULE (White vinyl)
A - 32" x 60" (casement, 1 left, 1 right)
B - 48" x 24" (awning)
C - 36" x 36" (casement, 1 left, 1 right)
D - 36" x 60" (casement, 1 left, 1 right)

Exterior DOOR SCHEDULE (Steel)
1 - French Door (front)

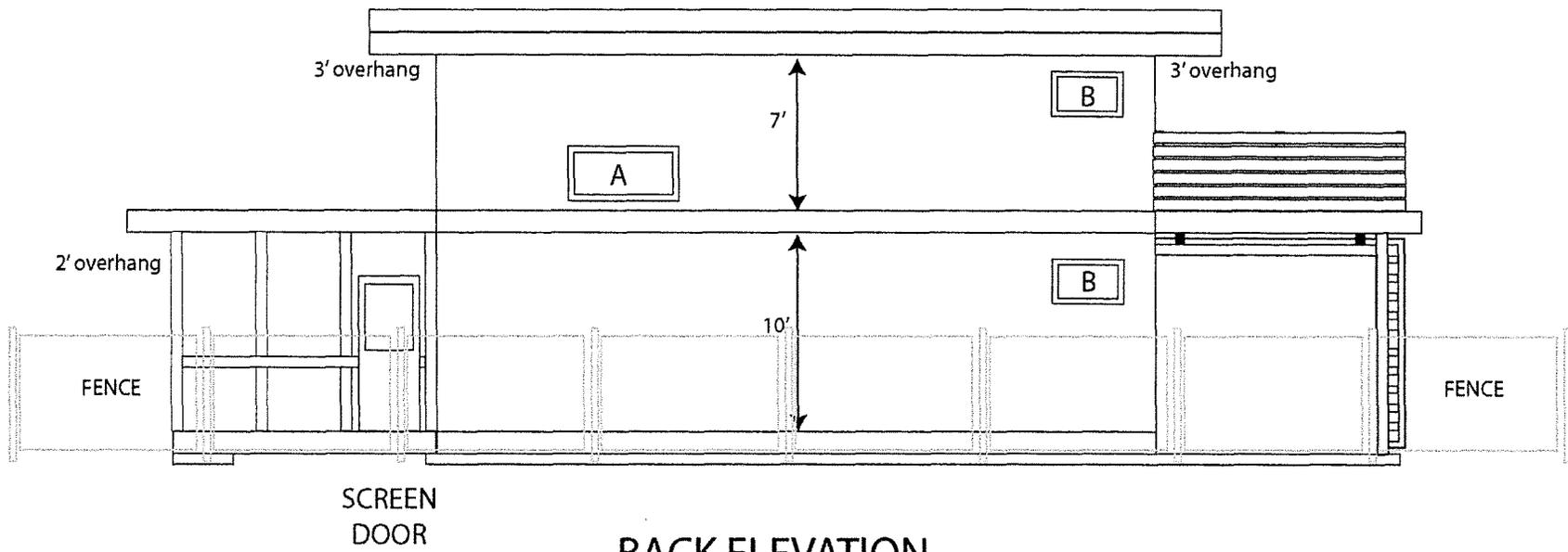


FRONT DOOR



FIBER CEMENT SIDING

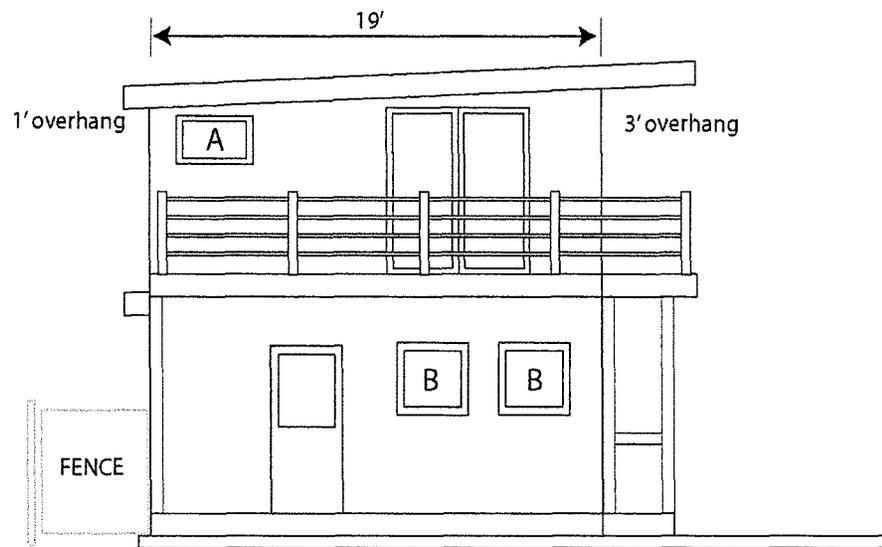
SCALE: 1/8" = 1'



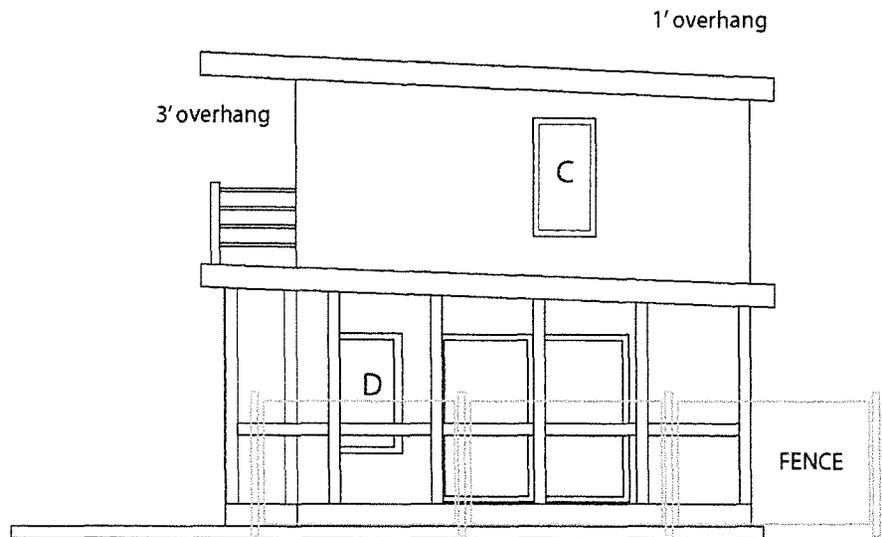
WINDOW SCHEDULE (White vinyl)
A - 1, 60" x 30" (awning)
B - 2, 36" x 24" (awning)

Exterior DOOR SCHEDULE (White vinyl)
1 - 32' Screen Door (screen porch)

SCALE: 1/8" = 1'



MAIN ST. ELEVATION



SECOND ST. ELEVATION

SIDE ELEVATIONS

WINDOW SCHEDULE (White vinyl)
A - Awning 36" x 24"
B- 2, Casement 36" x 36" (L.&R)
C- Casement 32" x 60" (L)
D- Casement 36" x 60" (L)

Exterior DOOR SCHEDULE (White vinyl)
1 - 6' Sliding Patio (master bedroom)
1 - 8' Sliding Patio (living room)
1 - 34" Steel exterior Door



SCALE: 1/8" = 1'



VERNON ST

to MAIN ST.

to 2ND ST.



TO MAIN
← NORTH
VERNON ST



VERNON ST
SOUTH  **TO SECOND ST.**



Meeting: 09/28/2020

COA STAFF REPORT

ADDRESS:

105 E Main St.

PROPERTY OWNER:

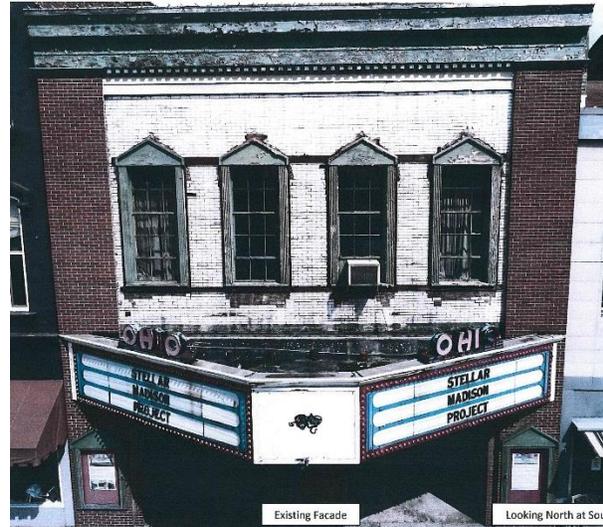
Friends of the Ohio Theatre

ZONING DISTRICT:

Central Business District (CBD)

REQUEST:

To brick in exhaust vents on North wall of building. Install mail slot in ticket booth wall.



Executive Summary:

Applicant is requesting to brick in exhaust vents on North wall of building and install mail slot in ticket booth wall.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1920
Style	Colonial Revival
Evaluation	Contributing
Survey Notes	

DESIGN STANDARDS

Architectural Features– Commercial Guidelines page 31-33

Historic architectural features commonly found in Madison’s commercial downtown include cast -iron, brick, or terra-cotta pilasters, columns, and capitals; brick or metal cornices; brick window surrounds; and decorative tiled entryways. These features are important stylistic elements and should be retained, maintained, and, if needed, repaired to match the original as closely as possible.

1. Historic architectural features should be retained and maintained.
2. Historic architectural features should remain visible and not be concealed.
7. Architectural features should not be added to buildings where none historically existed.
8. Replace missing or severely damaged historic architectural features with examples that replicate the original or other historic examples that appear to be appropriate to the building being worked on, based on physical evidence.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

**CONFORMANCE WITH THE DESIGN
STANDARDS**

It is staff's opinion that the project is in conformance with the design guidelines because the guidelines do not adequately discuss mail slot additions or enclosing exhaust vents.

NOTES FROM STAFF

Staff did not review due to elements not being included within the design guidelines.

For Staff Use Only

HDBR Meeting Date: 9/28/2020

- Action: HDBR/Staff COA
 HDBR Extended
 HDBR/Staff Denied
 Sent to HDBR by Staff

Date Received:



Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

Project Information

Address of property for proposed work: 105 East Main Street
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building Sign
 Addition to Building Relocating a building
 Rebuilding, Restoration, Rehabilitation, Remodel Demolition
 Fence or Wall Other _____

Contractor: TBD

Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
Office of Historic Preservation
101 W. Main St., Madison, IN 47250
Phone: (812) 274 - 0283
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov

A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.

***Applicant Mailing Address:**

Name(s): Friends of the Ohio Theatre (Charles Requet)

Mailing Address: P.O. Box 42 - Madison, IN 47250
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-701-9393 Email Address: friendsoftheohiotheatre@gmail.com

Owner Mailing Address:

Name(s): Same as above

Mailing Address: _____
(Street Number - Street Name - City - State - Zip Code)

Phone Number: _____ Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

[Signature]
Signature of Applicant/Owner

9-4-2020
Date

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- Additional Information Sheet

Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

Demolition:

- Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

Please see attachments.

Continued on additional sheet

Exterior work to be completed on the Ohio Theatre

Walls (West, North East)

- ~~1. Repoint all walls with historic matching mortar~~ *maintenance*
- ~~2. Demo parapet walls to solid construction and rebuild with brick salvaged from the demo. Wall to be 2 courses shorter to salvage bricks to repair other areas of the walls where the brick cannot be salvaged~~ *maintenance*
3. Install new matching brick to fill in where exhaust vents were abandoned on North wall of building
- ~~4. Install new fixed ladder with walk through handrails for access to the roof from the fire escape~~ *Not visible*

Roof

- ~~1. Demo existing EPDM (main roof) and shingle (vent roof) roofing and install closed cell spray foam roof with R20 insulation value (main roof) and shingles (vent roof)~~ *not visible*
- ~~2. Demo abandoned vents and roof access hatch~~ *not visible*
- ~~3. Repair damaged sheathing~~ *not visible*
- ~~4. Replace HVAC unit~~ *not visible*
- ~~5. Replace existing aluminum gutters and downspouts (current system is undersized)~~ *staff*
- ~~6. Remove 2 courses of brick, repoint chimney and cap off~~ *staff*

Front of Building

- ~~1. Demo steel windows/trim and replace with in kind aluminum windows~~ *staff*
- ~~2. Install brick veneer on inset wall to match the porcelain brick and infill areas where the existing brick has been removed or damaged.~~ *staff*
- ~~3. Remove and rehab doors. Swap one door from side to side to create 6 feet opening on one side to move larger objects in and out of the theatre~~ *maintenance / staff*
- ~~4. Remove trim from around the display windows, install new trim and repair brick~~ *maintenance*
5. Add a mail slot to the ticket booth
- ~~6. Add overhead coiling counter door at center window of ticket booth~~ *interior*

↓
Return to historic design

Marquee - *maintenance*

- ~~1. Remove, repair and reinstall "OHIO" signs and associated neon~~
- ~~2. Add neon line under "OHIO" on each side to match original~~
- ~~3. Remove Comedy/Tragedy sign and add neon to match original~~
- ~~4. Remove glass covering the marquee backlight and replace with acrylic~~
- ~~5. Replace all exterior bulbs with LED filament bulbs~~
- ~~6. Replace fluorescent backlight bulbs with color changing LEDs~~

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input checked="" type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF	Historic Brick and Mortar	Like Kind
<input checked="" type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF	Historic Mortar	Like Kind
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input checked="" type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF	Wood	Wood/Steel
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input checked="" type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF	Non-existing	Steel
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
<input checked="" type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF	Modern Aluminum	Like Kind
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	STAFF		
<input checked="" type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF	Incandescent	LED
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF	EPDM/Shingle	Spray on/Shingle
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input checked="" type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF	Historic Glazed Brick	Brick Veneer to Match
<input checked="" type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF	Milk Glass/Poly	Acrylic
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR	Steel	Aluminum
<input type="checkbox"/>	Other: _____		HDBR/STAFF		



Ohio Theatre - 105 East Main Street - Madison, IN
This south façade photo was likely taken in 1960, prior to the installation of aluminum siding to cover the white glazed brick.

Ohio Theatre Marquee Rehabilitation



New Cap to be include with Product / Item B

View under old Wood Facade

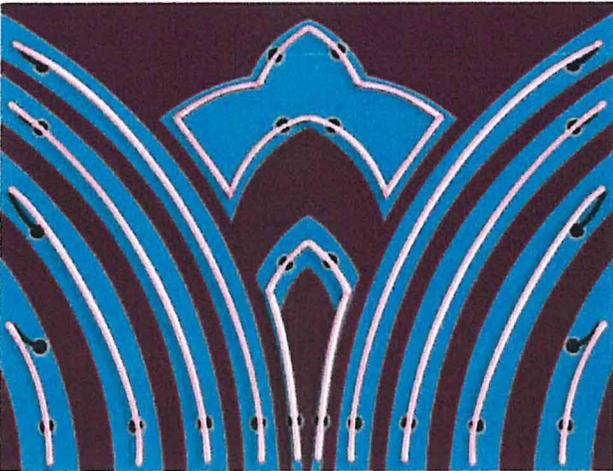


Gut interior and update with new Lighting Option - All electric to be updated with Code - UL Products

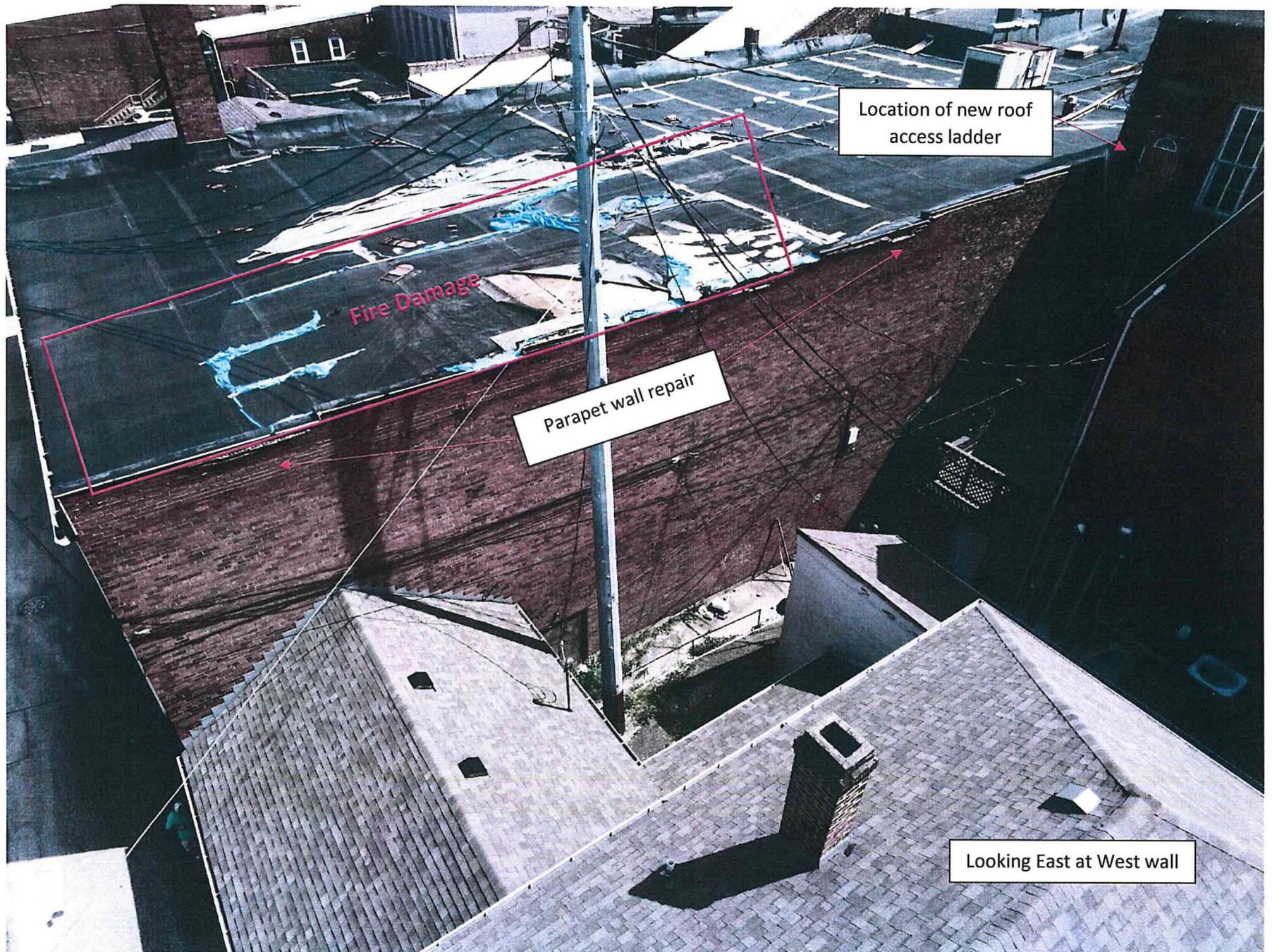
Existing Structure

New Electric as needed to meet code - Provide Electric to all from electrical Products to Clients Breaker Box

Neon Layout on Face



Ohio Theatre Exterior Repairs



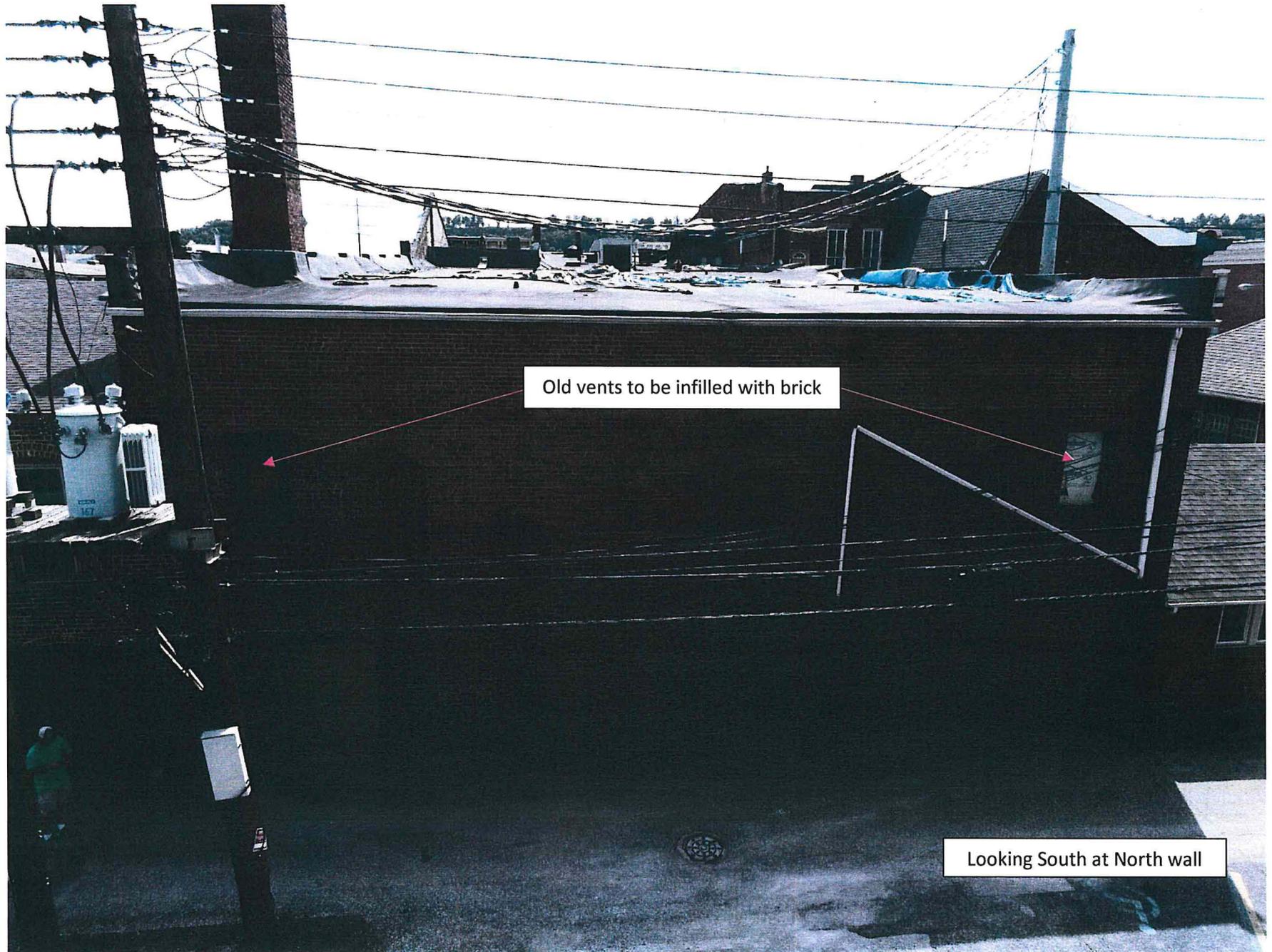
Location of new roof access ladder

Fire Damage

Parapet wall repair

Looking East at West wall

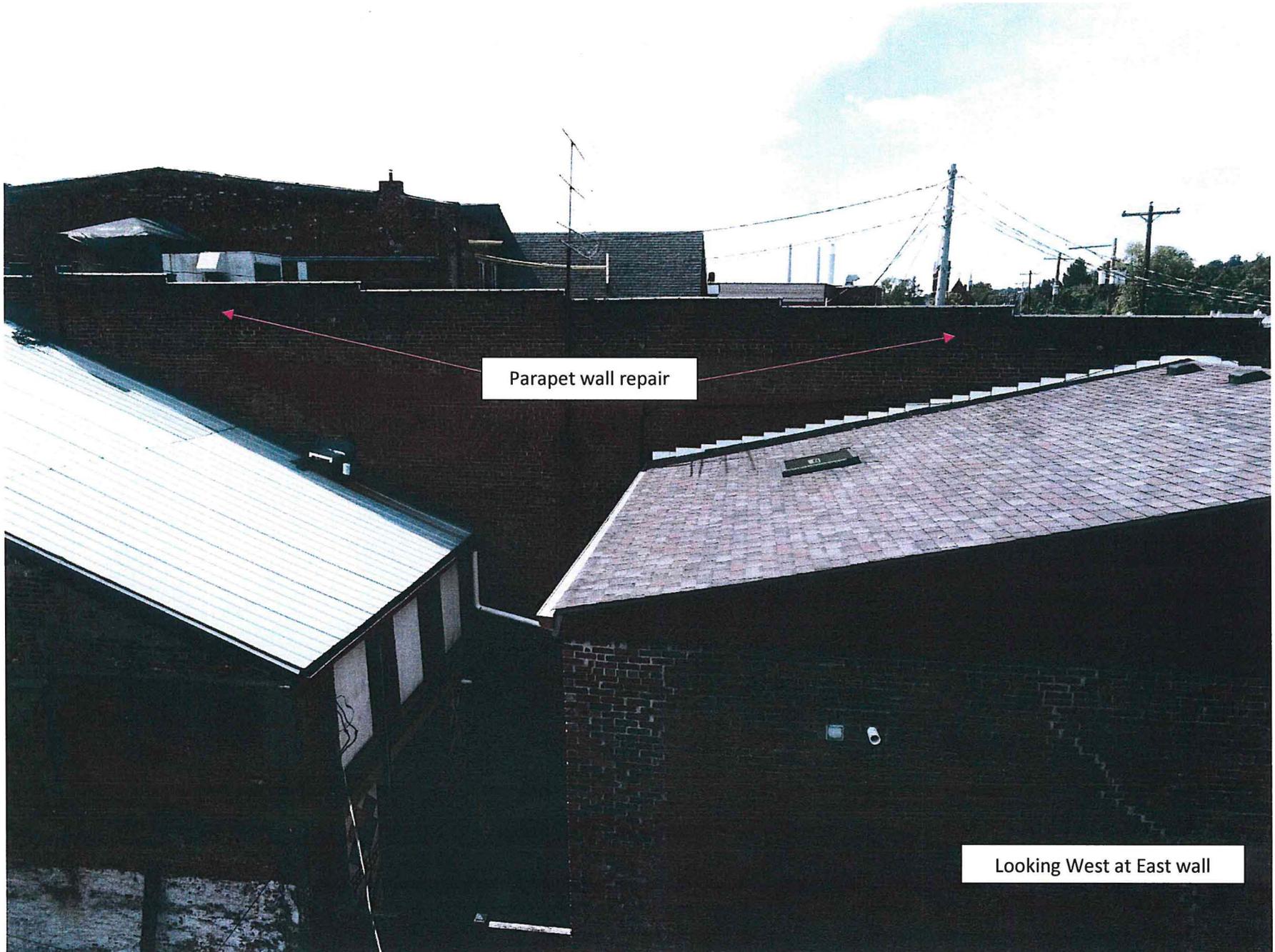
Ohio Theatre Exterior Repairs



Old vents to be infilled with brick

Looking South at North wall

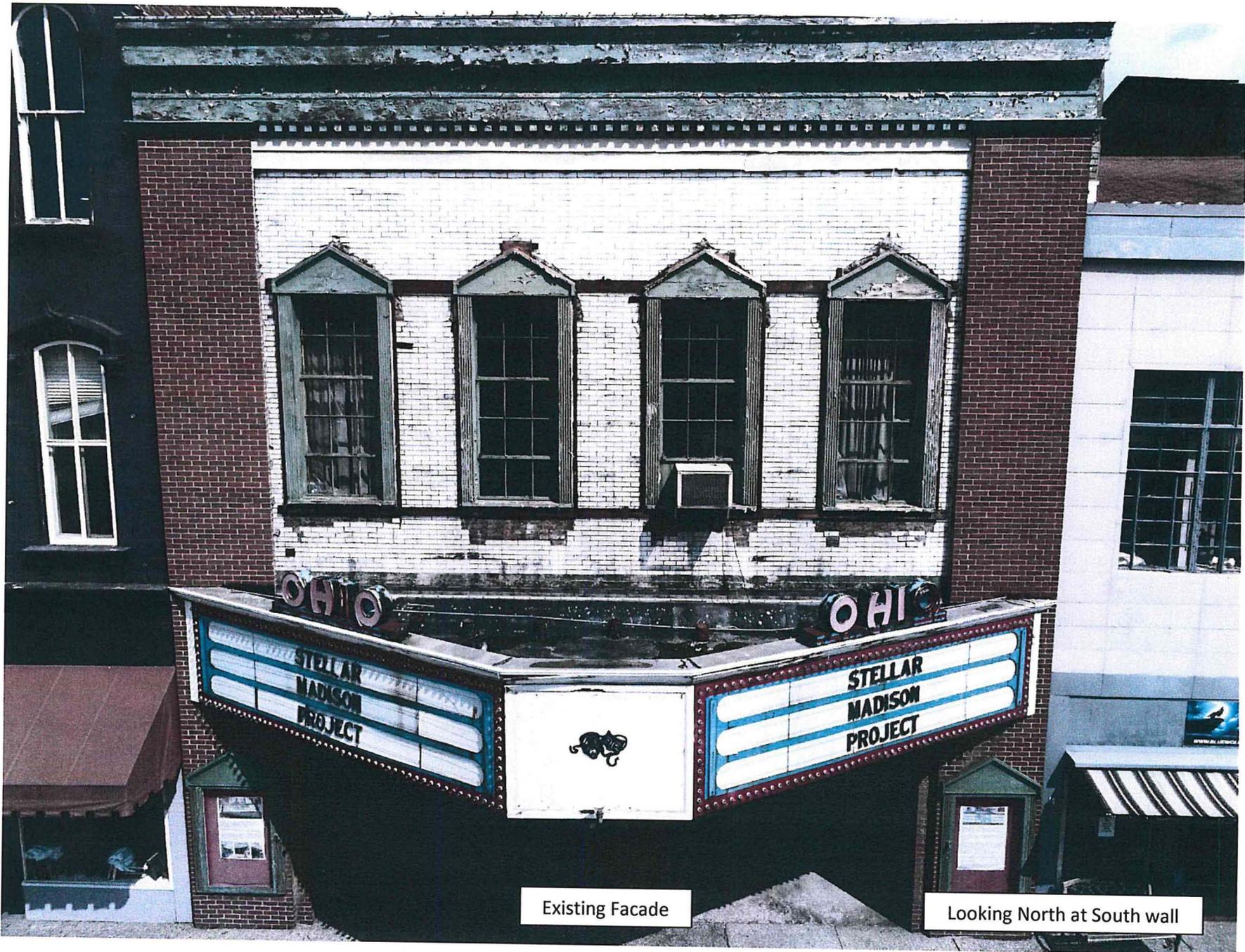
Ohio Theatre Exterior Repairs



Parapet wall repair

Looking West at East wall

Ohio Theatre Exterior Repairs



Existing Facade

Looking North at South wall

Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 105 E. Main Street

Date: c. 1920 Architect:

Historic Name: Commercial Buidng

Historic Function: Recreation: Theater

Common Name: Ohio Theatre

Description

Style: Colonial Revival

Current Function: Recreation and Culture: Theatre

Style 2:

Additions:

Category: Building Wall Cladding: brick and aluminum

Openings: six multipane doors, glass bayed ticket booth, six over ine windows with pedimented hoods and wood surrounds

Roof: low pitch, slightly projecting cornice with wide band of frieze and dentilling

Foundation: not visible

Plan: L-plan

Stories: 2

Outbuildings: n/a

Objects: n/a

Nat'lFeat-Topo: n/a

Water Features: n/a

Circulation: n/a

Street Furniture n/a

Vegetation: n/a

Spatial Rel: abuts sidewalk

Edges-Fences: n/a

Views-Vistas: n/a

Resource Count: Contributing: 1 NonContributing: NR Status: Rating: C

Significance: NHL: C State: Local:

Criterion 1: X Criterion 2: Criterion 3:

Criterion 4: Criterion 5: Criterion 6:

Areas of Significance: Architecture, Community Planning and Development

Theme: 19th and 20th C. Architecture

Notes:

Architectural Description:

Final Site No. 795

Site Group: 3

Map: 6

HABS #:

USGS Quad:

Survey# 26025

Surveyor: MB/CF

Survey Date: 7/23/2002

Photo Roll-Fr: Y 13-16

Site Number: 3-0225

Revision Date:



Meeting: 09/28/2020

COA STAFF REPORT

ADDRESS:

227 W Main St.

PROPERTY OWNER:

PenniLane Properties LLC (Lynn and Michele Pennington)

ZONING DISTRICT:

Central Business District (CBD)

REQUEST:

To demolish southern addition.



Executive Summary:

Applicant is requesting to demolish southern addition.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1875
Style	Italianate
Evaluation	Contributing
Survey Notes	

DESIGN STANDARDS

Demolition – Commercial Guidelines page 71-72

The buildings that contribute to the historic residential character of the historic district neighborhoods are irreplaceable physical evidence of Madison’s past. The loss of any historic building affects not only the individual building, but the surrounding landscape.

Ordinance:

(A) Whenever a property owner shows that a building is incapable of earning an economic return on its value

(C) Criteria of the Board to consider in the case of proposed demolition:

1. Whether the building is in such a state of deterioration and disrepair or so structurally un-stable as to make preservation, restoration, or rehabilitation impracticable.
2. Whether the removal of such a building would be detrimental to the character of the historic district, balancing the interest of the public with the interest of the owner.
3. Take into account and apprise the owner of a building of possible alternative to demolition.



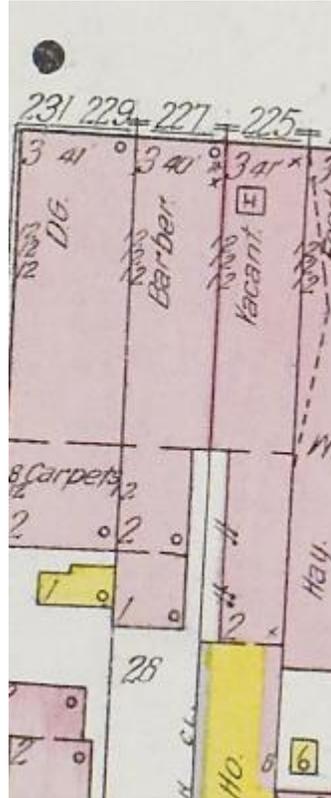
Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

CONFORMANCE WITH THE DESIGN STANDARDS

It is staff's opinion that the project is in conformance with the design guidelines because staff believes the southern metal addition is not contributing to the building.

NOTES FROM STAFF

1911 Sanborn Map, below, does not show southern addition



For Staff Use Only

HDBR Meeting Date: 9/28/2020

- Action: HDBR/Staff COA
 HDBR Extended
 HDBR/Staff Denied
 Sent to HDBR by Staff

Date Received:



Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
Office of Historic Preservation
101 W. Main St., Madison, IN 47250
Phone: (812) 274 - 0283
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov

A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January— November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

Project Information

Address of property for proposed work: 227 W. Main Street

(Street Number - Street Name)

Type of Project (Check all that apply):

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

Contractor: Self

***Applicant Mailing Address:**

Name(s): PenniLane Properties llc

Mailing Address: 180 N 1000 W Lexington, IN 47138

(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-701-0598 Email Address: lpennington44@yahoo.com

Owner Mailing Address:

Name(s): SAME AS ABOVE

Mailing Address: _____

(Street Number - Street Name - City - State - Zip Code)

Phone Number: _____ Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.


Signature of Applicant/Owner

9/8/2020
Date

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- Additional Information Sheet

Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

Demolition:

- Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

Demolition of addition to the South end of the structure. It is an

addition to the structure that is not historic. The existing structure is unsafe, unstable, and has been surveyed by Brian

Martin as well. It is a frame structure with severe termite damage, roof damage beyond repair. plywood sides on the

east and tin/metal on the remainder of the addition. The

structure is covering up the East side of the building which is brick with an exterior window and door and is historically

correct . Once the structure is demolished the area will be used

as patio for the apartment on the lower level.

Continued on additional sheet

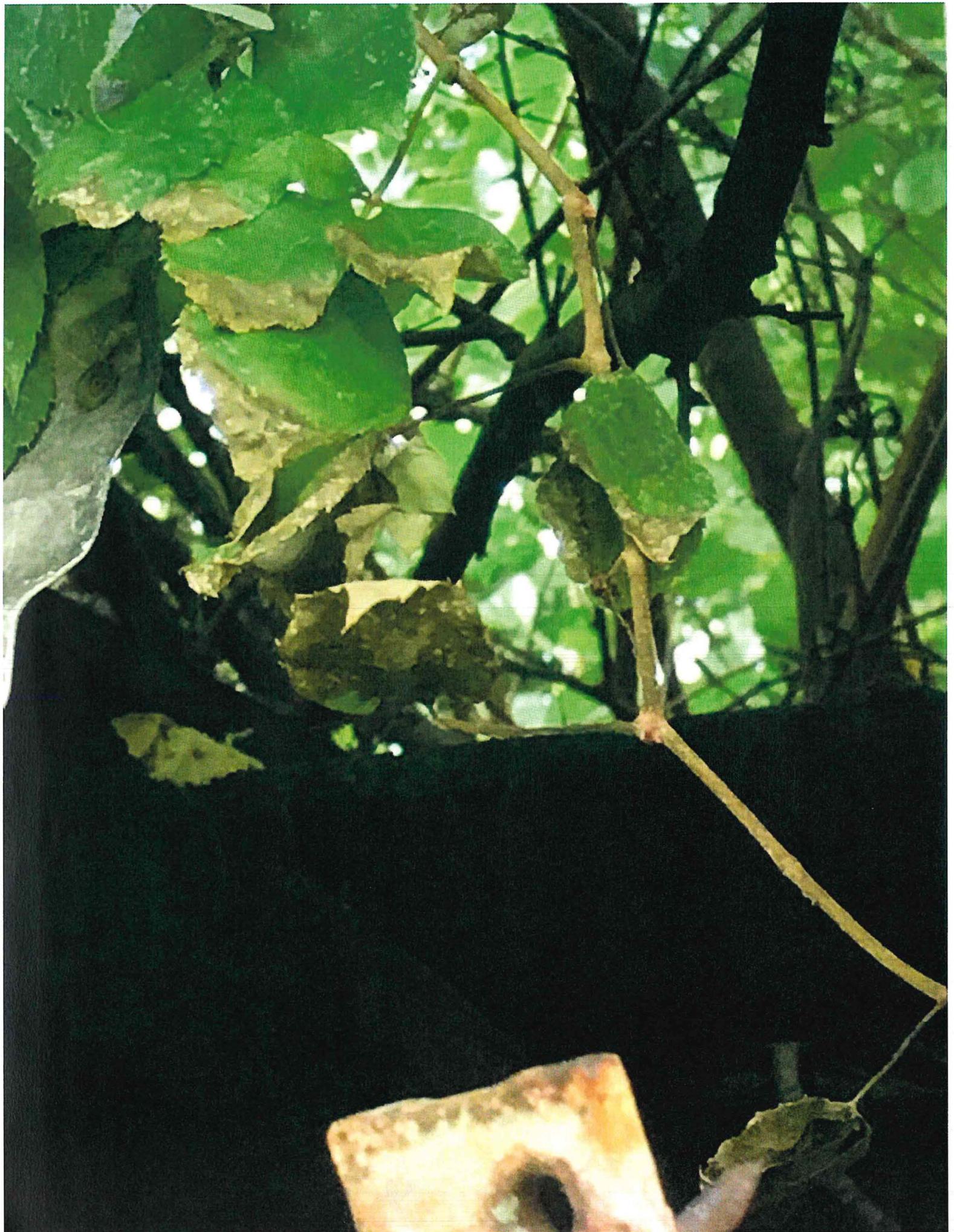
Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input checked="" type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR	wodden frame tin/plywood	none
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	STAFF		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

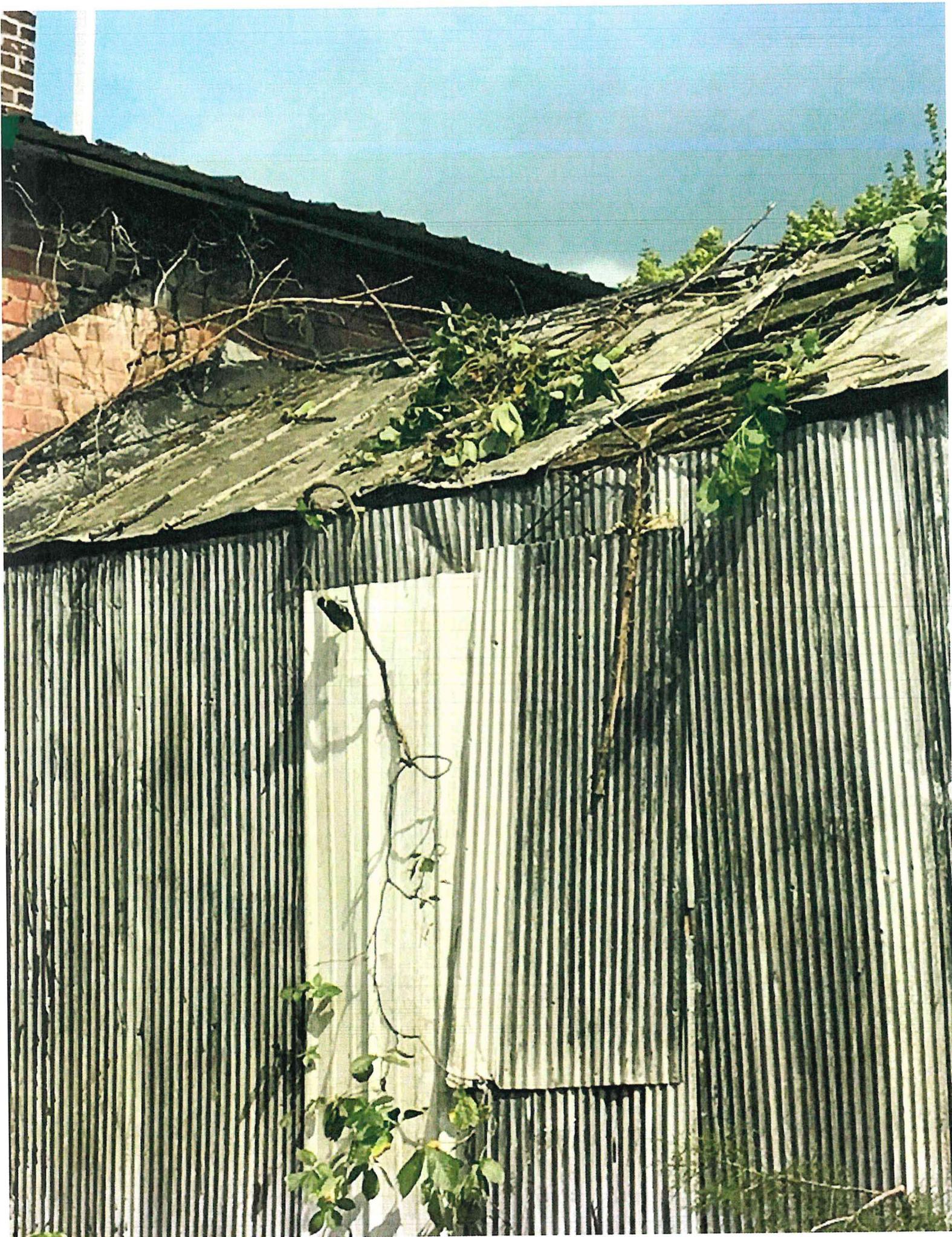






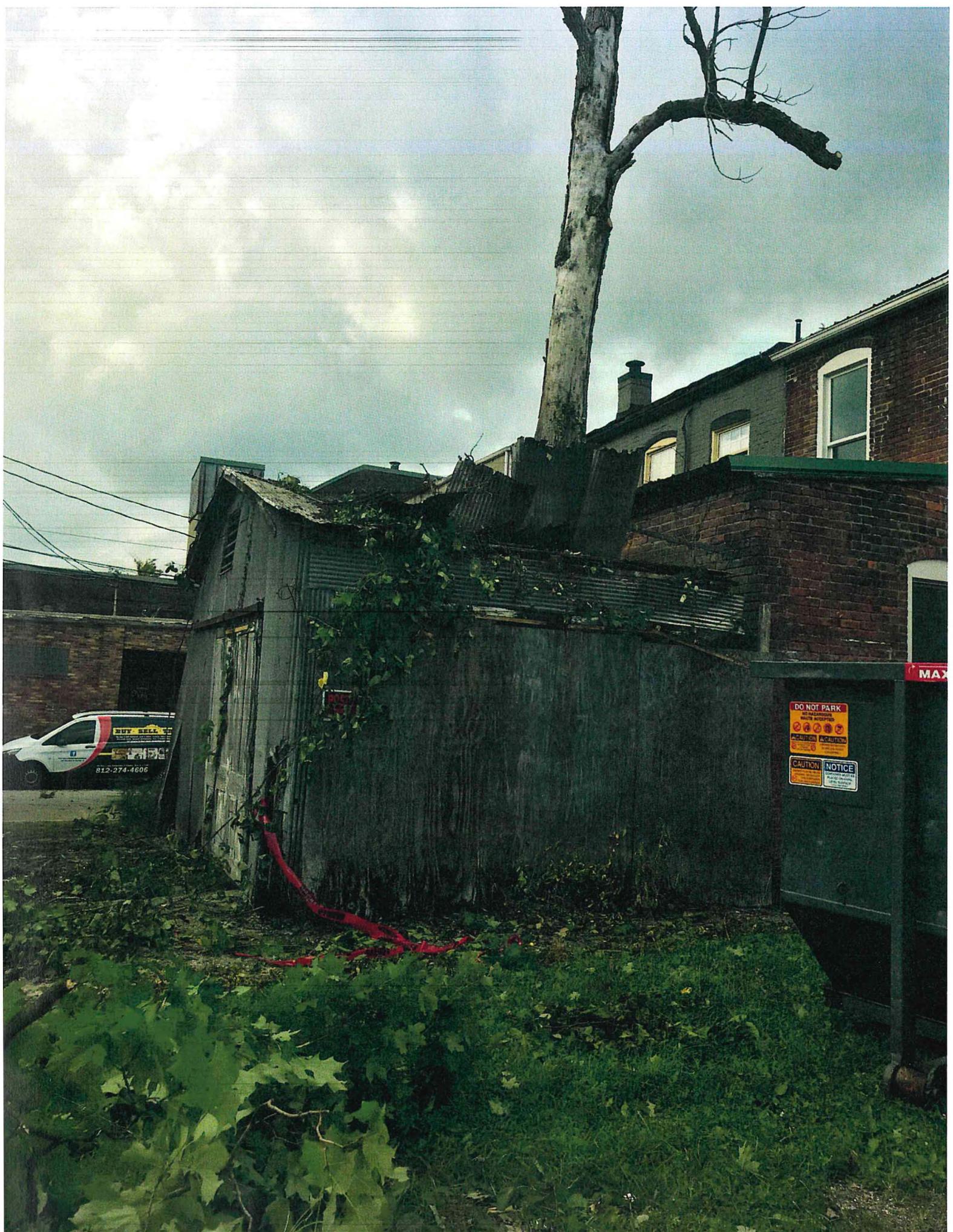












BUY SELL
812-274-4606

DO NOT PARK
IN THIS ZONE
NO STANDING
NO STOPPING
NO U-TURNING
NO REVERSE PARKING

CAUTION NOTICE
Unauthorized use of
this equipment is
strictly prohibited.

MAX

Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Final Site No. 870
Site Group: 3
Map: 4
HABS #:
USGS Quad:
Survey# 26066
Surveyor: CBF
Survey Date: 7/28/2002
Photo Roll-Fr: 102 #3A,4A,5A,6A
Site Number: 3-0299a
Revision Date:

Location Information

Street Address: 227 W. Main Street

Date: c. 1875 Architect:

Historic Name: Commercial Building

Historic Function: Commercial specialty store

Common Name: commercial building

Description

Style: Italianate

Current Function: Work in Progress

Style 2:

Additions: rear: brick 2 story and brick 1 story c.

Category: Building

Wall Cladding: brick; stretcher bond

Openings: 2/2 windows

Roof: low side gable

Foundation: brick

Plan: Rectangular

Stories: 3

Outbuildings:

Objects:

Nat'l Feat-Topo: Flat Ground

Water Features:

Circulation:

Street Furniture: street lamp

Vegetation: tree in rear of lot

Spatial Rel: faces street, no front yard

Edges-Fences: abuts parking lot

Views-Vistas: river view 3rd floor rear

Resource Count: Contributing: 1 NonContributing: NR Status: Rating: C

Significance: NHL: C State: C Local: C

Criterion 1:

Criterion 2:

Criterion 3:

Criterion 4:

Criterion 5:

Criterion 6:

Areas of Significance: Architecture

Theme: Westward Expansion, 19th and 20th C. Architecture

Notes:

Side walls are stuccoed. Upper cornice has brackets and panels in frieze of pressed metal. Ground floor store front has double leaf door. Two full light display windows and brick bulkheads. Metal casements on windows. On east side.

Architectural Description: