



Meeting: 01/27/2020

COA STAFF REPORT

ADDRESS:

721 W First St.

PROPERTY OWNER:

Lumber Mill Antique Mall LLC

ZONING DISTRICT:

Heavy Industry (M-2)

REQUEST:

To replace windows with aluminum clad windows. All windows will match existing configuration but will be single sash windows.



Executive Summary:

Applicant is requesting to replace windows with aluminum clad windows. All the windows will match existing configuration but will be single sash windows.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	1854
Style	19 th C. Functional
Evaluation	Contributing
Survey Notes	6/6 windows with stone sills, recessed windows on 1 st story, 6 paned windows segmental arch

DESIGN STANDARDS

Windows – Commercial Guidelines page 56-59

Many of the commercial buildings in Madison retain their original wood sash windows on the upper floors. Original windows should be preserved, maintained, or repaired. Windows should not be concealed, enclosed or covered. If replacements are necessary, they should match the original in size, materials, and number and arrangement of lights.

1. Historic windows should be retained and maintained.
2. Historic windows should not be covered or painted.
3. Deteriorated or damaged windows should be repaired so that the windows retain their historic appearances, replacing removed sections with in-kind materials. Use epoxy to strengthen deteriorated wood.
4. Replace missing panes or sashes rather than entire windows. If 80% of the window is damaged and/or missing, and windows must be replaced, use designs that replicate the missing historic windows or other historic examples that appear to be appropriate to the building being worked on, based on physical evidence.
5. Replacement windows should be of wood to match the original. Historic shutters should be retained and maintained.



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 not in conformance with the design guidelines because replacement windows should match the original.

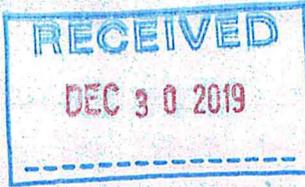
NOTES FROM STAFF

For Staff Use Only

HDBR Meeting Date: 01/27/2020

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
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 (one sign per property line along a street or alley). A fee is not required for Staff review projects.

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: 721 W. 1ST ST MADISON
(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: BRAUNTON DUGLO

***Applicant Mailing Address:**

Name(s): DEAN MILLER

Mailing Address: 721 W 1ST ST MADISON IN
(Street Number - Street Name - City - State - Zip Code)

Phone Number: (812) 273 3090 Email Address: NA

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.

Dean A. Miller
Signature of Applicant/Owner
12-27-19
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)

EVALUATE WINDOWS ON WEST SIDE OF BUILDING. GLAZE AND PAINT WINDOWS AND FRAMES WHERE POSSIBLE, BROKEN AND ROTTED FRAMES & SILLS WILL BE REPLACED WITH NATIVE WOOD. PAINT TO MATCH. BROKEN AND ROTTED ^{WINDOWS} WILL BE REPLACED WITH SUN METAL CLAD WOOD WINDOWS, WINDOWS WILL BE CONFIGURED AS THEY CURRENTLY ARE. (SINGLE PANE, 4 LITE, 12 LITE ETC.) THE DOUBLE HUNG WINDOWS WILL BE REPLACED WITH A SINGLE SASH WITH THE CONFIGURATION KEPT ORIGINAL (EG A 6 OVER 6 DOUBLE HUNG REPLACED WITH A SINGLE 12 PANE SASH).

[] 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
	Additions	Commercial: 62-63 Residential: 68	HDBR		
	Awnings	Commercial: 34-35 Residential: 35	HDBR		
	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
	Chimneys	Commercial: -- Residential: 38	HDBR		
	Deck	Commercial: 60 Residential: 64	HDBR		
	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR		
	Fences and Walls	Commercial: -- Residential: 73	STAFF		
	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
	Signs	Commercial: 48-51 Residential: 59	STAFF		
	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
	Utilities	Commercial: 70 Residential: 78	HDBR/STAFF		
X	Windows	Commercial: 56-59 ✓ Residential: 60-63	HDBR	ROTTEN WOOD	METAL CLAD WOOD
	Other: _____		HDBR		















Sun Windows & Doors Product Guide



Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: **823 W. First Street**

Date: 1854 Architect:

Historic Name: W. H. Miller and Sons

Historic Function: Processing/ Extraction: Facility, Commerce: Speci

Common Name: Planing Mill Office and Lumber yard

Description

Style: Other: 19th C. Functional

Current Function: Commerce: Specialty Store

Style 2:

Additions:

Category: Building Wall Cladding: Brick common bond

Openings: large 6/6 windows w/ stone sills, recessed windows on 1st story, double doors, 6 paned windows segmental arch

Roof: flat roof, shed roof on addition

Foundation: Rubble stone Plan: Rectangular Stories: 2 and 1

Outbuildings:

Objects:

Nat'lFeat-Topo: on a hill

Water Features:

Circulation: parking lot

Street Furniture

Vegetation: small plantings

Spatial Rel: parallel and close to the road, on southeast corner of W. First st and Plum

Edges-Fences: Views-Vistas: Ohio River to south

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

Significance:

	NHL:	C	State:	Local:
Criterion 1:	x			
Criterion 2:				
Criterion 3:				
Criterion 4:	x			
Criterion 5:				
Criterion 6:				x

Areas of Significance: Architecture, Community Planning and Development

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

Notes:

large star anchors, drainage lined w/ "nelsonville block" brick and stone construction date on the front *** 1886 Sanborn maps indicates this site used to be the Madison stove company

Architectural Description:



Meeting: 01/27/2020

COA STAFF REPORT

ADDRESS:

426 Cragmont St.

PROPERTY OWNER:

Marcus and Ashley Gray (MCG LLC)

ZONING DISTRICT:

Local Business (LB)

REQUEST:

To replace windows with vinyl windows. Replace siding with Hardie board siding. Remove and rebuild front porch.



Executive Summary:

Applicant is requesting to replace windows with vinyl windows, replace siding with Hardie board siding, and remove and rebuild front porch.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1870
Style	Shotgun
Evaluation	Contributing
Survey Notes	Replacement windows and doors; vinyl siding

DESIGN STANDARDS

Porches – Residential Guidelines page 49-50

Porches are one of the most defining characteristics of historic houses. In most cases, historic porches should be retained, maintained, and, if needed, repaired. New porches should be consistent with the historic appearance of building to which they are attached.

1. In most cases, historic porches visible from the street should be retained and maintained.
2. Porches on the primary façade should not be enclosed, though screening is appropriate if the structural framework for the screen is minimal. Wood framing is preferred, though anodized or baked aluminum framing is acceptable; raw aluminum framing is not appropriate.
4. Porch details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trimwork, to match the original in design, materials, scale, and placement.
5. Original porches should not be removed. Porches on the rear and sides of dwellings may be enclosed when not visible from the street and if the height and shape of the porch roof is maintained.
6. Wood porches should have wood steps, not brick or concrete



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

steps. Brick, concrete, or tile porches may have similar materials used for rebuilding front steps and stairs if needed. The use of pre-cast concrete steps for front porches is discouraged. The use of composite materials for porch floors may be acceptable.

7. Wood trellis for plants is appropriate. Wood lattice panels may be added between porch piers below the porch in accordance with foundation guidelines.

Siding – Residential Guidelines page 56-59

Exterior siding materials such as weatherboard, clapboard, shingles, and board and batten cladding are essential components defining a building's architectural character. Synthetic sidings do not successfully imitate the original siding dimensions or texture. Use of these materials may not be cost effective compared to continued maintenance and painting of the original siding, especially as there are potential structural problems inherent in their use on historic buildings.

1. Original wood weatherboard, clapboard, shingles, and board and batten should be maintained. These exteriors should be replaced only if necessary.
2. Deteriorated wood siding should be repaired or replaced with wood siding to match the original. Replacement should be with the most rot resistant wood available.
3. Removal of added synthetic siding (aluminum, masonite, and vinyl) that has been added to a building is highly encouraged, followed by restoration of the original wood siding.
8. Cement siding may be appropriate for replacement of highly deteriorated wood.

Windows – Residential Guidelines page 60-63

Windows are prominent building components. Historic windows should be retained, maintained, and, if needed, repaired.

1. Original window should be preserved in their original size, location, and design, with their original materials and number of panes.
 3. Windows should be repaired rather than replaced. If severe deterioration necessitates replacement (80% of the original window is missing or deteriorated), new wood windows should be in-kind to match the original design and materials. Baked enamel or anodized aluminum windows may be appropriate. Vinyl or vinyl clad wood windows should not be installed on the any façade visible from street views.
 5. Snap-on muntins do not effectively replicate the appearance of historic muntins and should not be used.
-



Historic District Board of Review
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**CONFORMANCE WITH THE DESIGN
STANDARDS**

It is staff's opinion that the project is partially in conformance with the design guidelines. The replacement of the vinyl siding with cement siding is in conformance with the guidelines. The replacement of the windows is not in conformance with the guidelines. The removal of the porch and rebuilding of the porch may be in conformance with the guidelines depending on the design of the rebuilt porch. The rebuilt porch should match the original design of the porch in order to be in compliance with the guidelines.

NOTES FROM STAFF

Board should ask about the condition of the existing windows and if the original wood siding is located underneath the vinyl siding. If the original wood siding is under the vinyl siding, the board should ask if it can be repaired. The board should ask about the use of wood or aluminum clad windows instead of the vinyl windows.

For Staff Use Only

HDBR Meeting Date: 01/27/2020

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: 426 Cragmont 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: self

***Applicant Mailing Address:**

Name(s): Chad + Ashley Gray

Mailing Address: 1000 E Dugan Hollow Rd Madison
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-701-3713 Email Address: MCGray2@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.

Application Requirements

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Ashley Gray
Signature of Applicant/Owner

12/16/19
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.

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- 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)

replace windows, siding,
front porch, fencing

• replace current windows
(not original) with vinyl
windows

• replace current siding with
hardie board

• repair front porch

~~• replace chain link fence with
wood fence~~ Staff Review

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
	Additions	Commercial: 62-63 Residential: 68	HDBR		
	Awnings	Commercial: 34-35 Residential: 35	HDBR		
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	Chimneys	Commercial: -- Residential: 38	HDBR		
	Deck	Commercial: 60 Residential: 64	HDBR		
	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR		
✓	Fences and Walls	Commercial: -- Residential: 73	STAFF	chain link	wood
	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
✓	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF	wood, brick screen	same material just repair
	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
✓	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF	vinyl	hardie board
	Signs	Commercial: 48-51 Residential: 59	STAFF		
	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
	Utilities	Commercial: 70 Residential: 78	HDBR/STAFF		
✓	Windows	Commercial: 56-59 Residential: 60-63	HDBR	wood	vinyl
	Other: _____		HDBR		



repair side porch



Porch that faces Craigmont. Take of lattice, keep brick.



Wanting to keep the trim just paint and
repair (decorative)



house across street W. 3rd windows broken
have plywood and blankets hanging in windows



house next door on Craigmont
has vinyl windows



current metal windows



James Hardie 7.25-in x 144-in HZ5 HardiePlank Cedarmill Fiber Cement Lap Siding

5 Ratings

4.6 Average

100%

Recommend this product

Community Q&A

[View Now](#)

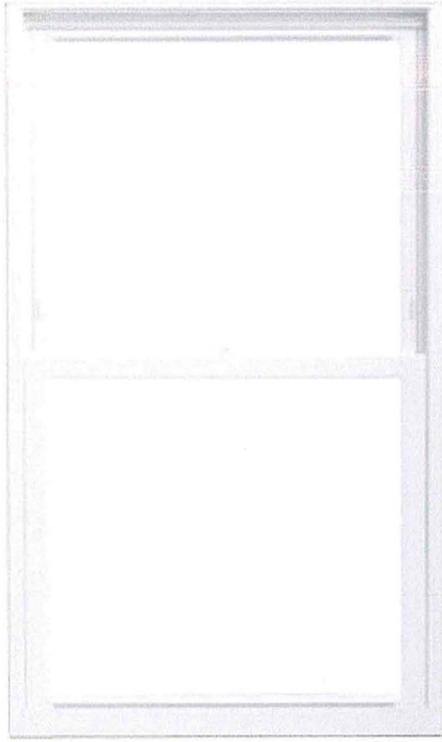


Images depict product family; contact store for color, texture, and size availability

\$8.65

- Engineered specifically for climates with freezing temperatures, extreme...
- Resists cracking, rotting, swelling, and damage from mold
- Fire resistant and non-combustible

Hardie board to replace current vinyl siding.



Vinyl windows to
replace metal windows

Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 426 Cragmont Street

Date: c. 1870 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Other: Shotgun

Style 2:

Category: Building Wall Cladding: Vinyl siding

Openings: replacement windows and doors

Roof: gabled w/ boxed eaves, scrolled barge board

Foundation: not visible

Plan: L-plan

Stories: 1

Outbuildings:

Objects: wishing well

Nat'l Feat-Topo:

Water Features:

Circulation:

Street Furniture

Vegetation: small plantings

Spatial Rel: on SE corner of Cragmont and W. Third, parallel to road

Edges-Fences: brick wall and chain link fence

Views-Vistas:

Resource Count: Contributing: 1

NonContributing: .

NR Status:

Rating: C

Significance:

NHL:

C

State:

Local:

Criterion 1: x

Criterion 2:

Criterion 3:

Criterion 4: x

Criterion 5:

Criterion 6:

Areas of Significance: Architecture

Theme: 19th and 20th C. Architecture, Worker Housing

Notes:

Architectural Description:

Final Site No. 533

Site Group: 2

Map: 2

HABS #:

USGS Quad:

Survey#

Surveyor: EKT

Survey Date: 7/29/2002

Photo Roll-Fr: Roll 59 # 1-4

Site Number: 2-494

Revision Date:

Current Function: Domestic: Single Dwelling

Additions:



Meeting: 01/27/2020

COA STAFF REPORT

ADDRESS:

713-715 W Main St.

PROPERTY OWNER:

Don Lynch

ZONING DISTRICT:

Specialty District (SD)

REQUEST:

To demolish shed.



Executive Summary:

Applicant is requesting to demolish shed.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	1870
Style	Gable Front
Evaluation	Contributing
Survey Notes	Large c. 1890 1.5 stories, wood frame out building with vertical siding, sliding wood door, gable roof (listed 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.
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 may be in conformance with the design guidelines. The state of deterioration of the exterior materials is apparent within the photos provided by the applicant however there is no evidence that the structural elements have been compromised. The removal of this structure would be detrimental to the character of the district.

NOTES FROM STAFF

Board should ask about alternatives to demolition and if this structure could be resided in order to retain it.

For Staff Use Only

HDBR Meeting Date: 01/27/2020

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

Date Received:



Application Requirements

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Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

Project Information

Address of property for proposed work: 713-715 W. Main
(Street Number - Street Name) Street.

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): Don Lynch

Mailing Address: 215 E. Main Street MADISON
(Street Number - Street Name - City - State - Zip Code) IN

Phone Number: 812-701-8810 Email Address: _____

Owner Mailing Address:

Name(s): Don Lynch

Mailing Address: 215 E. Main Street MADISON
(Street Number - Street Name - City - State - Zip Code) IN

Phone Number: 812-701-8810 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:

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

Donald B. Lynch
Signature of Applicant/Owner
1-6-20
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:

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- 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)

demolish shed

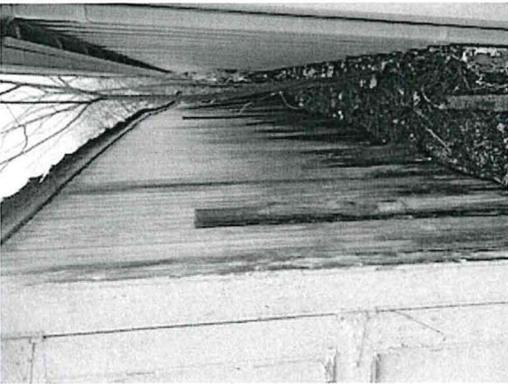
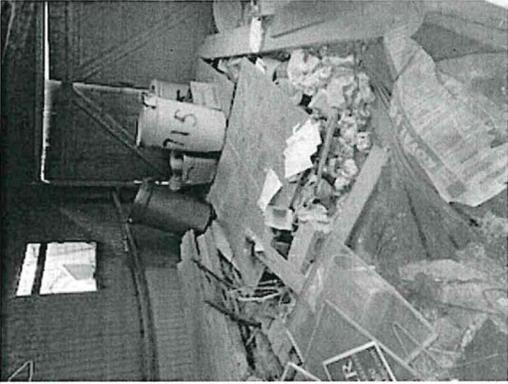
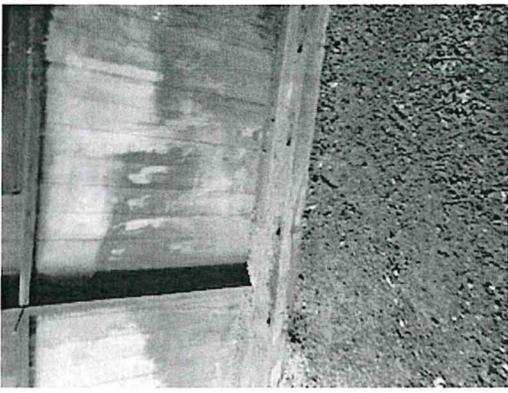
Continued on additional sheet

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	HDBR		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		
<input checked="" type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR	frame structure	NA
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<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		
<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	HDBR/STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR		

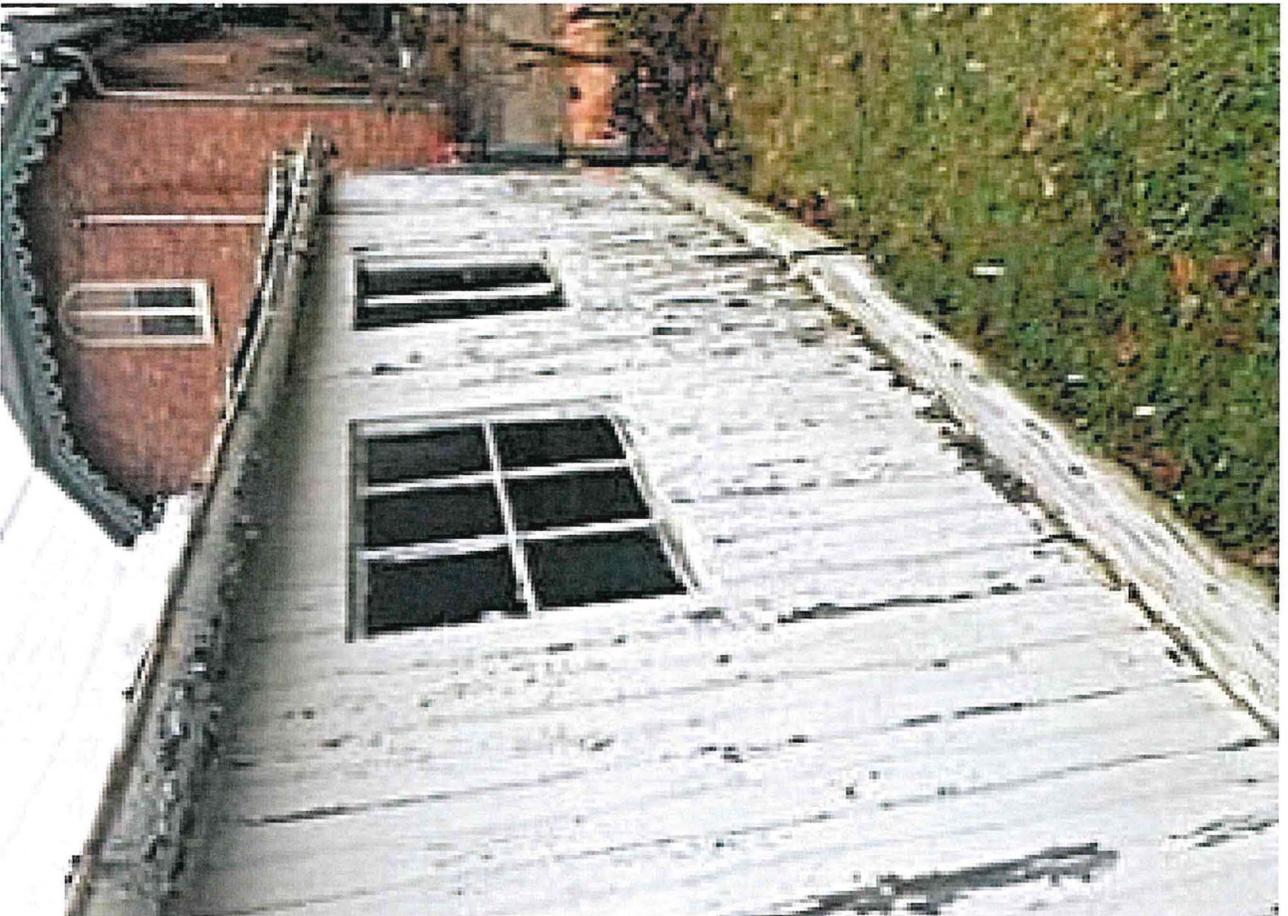




Sent from my iPhone









Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 713-15 W. Main Street

Date: c. 1870 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Other: Gable front

Style 2: Bungalow/ Craftsman

Category: Building Wall Cladding: Aluminum siding

Openings: 2/2 windows w/ wide decorative wood surrounds, fan shaped bargeboard w/ decorative fascia east side has a large dormer added to it, rear add. has a hipped roof

Roof: gable and shed, standing seam metal roof, vertical siding, 2 hinged double doors, one old, one new 1920, 1940

Foundation: not visible Plan: T-plan Stories: 1.5

Outbuildings: large c. 1890 1.5 stories, wood frame, vertical siding, sliding wood door, gable roof ***

Objects:

Nat'lFeat-Topo:

Water Features:

Circulation: 2 linear and curvilinear paths to entrances

Street Furniture

Vegetation: small plantings and shrubs

Spatial Rel: parallel and recessed from road

Edges-Fences: chain link fence

Views-Vistas:

Resource Count: Contributing: 3 NonContributing: . NR Status: Rating: C

Significance: NHL: C State: Local:

Criterion 1: x Criterion 2: Criterion 3:
Criterion 4: x Criterion 5: Criterion 6:

Areas of Significance:

Theme:

Notes:

1886 Sanborn stated that this was a grocery store

Architectural Description:

Final Site No. 351

Site Group: 2

Map: 3

HABS #:

USGS Quad:

Survey# 27015

Surveyor: KS

Survey Date: 7/18/2002

Photo Roll-Fr: Roll 40 # 27-30

Site Number: 2-319

Revision Date:

Current Function: Domestic: Single Dwelling

Additions:



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

Meeting: 01/27/2020

COA STAFF REPORT

ADDRESS:

1122 W Main St.

PROPERTY OWNER:

Judy Sanders

ZONING DISTRICT:

Residential Medium Density (R-8)

REQUEST:

To enclose previously approved carport with aluminum siding to match house and a vinyl window to match rest of the windows on the house.



Executive Summary:

Applicant is requesting to enclose previously approved carport with aluminum siding to match house and a vinyl window to match rest of the windows on the house.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1909
Style	Gabled-ell
Evaluation	Contributing
Survey Notes	Aluminum siding

DESIGN STANDARDS

Siding – Residential Guidelines page 56-58

Exterior siding materials such as weatherboard, clapboard, shingles, and board and batten cladding are essential components defining a building's architectural character. Synthetic sidings do not successfully imitate the original siding dimensions or texture. Use of these materials may not be cost effective compared to continued maintenance and painting of the original siding, especially as there are potential structural problems inherent in their use on historic buildings.

6. To be approved, the application of synthetic sidings must not result in the concealment of, or removal of, original decorative detailing and trim. This includes the concealment of window and door surrounds. Synthetic siding materials should match the dimensions and appearance of the original wood siding as closely as possible. Avoid the use of wood grain textured synthetic sidings. Care should be taken to have the synthetic siding vented to the maximum extent possible. NOTE: The application of synthetic siding materials over original wood siding would not be approved for state or federal rehabilitation tax credits.



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

Windows – Residential Guidelines page 60-63

Windows are prominent building components. Historic windows should be retained, maintained, and, if needed, repaired.

1. Original window should be preserved in their original size, location, and design, with their original materials and number of panes.
3. Windows should be repaired rather than replaced. If severe deterioration necessitates replacement (80% of the original window is missing or deteriorated), new wood windows should be in-kind to match the original design and materials. Baked enamel or anodized aluminum windows may be appropriate. Vinyl or vinyl clad wood windows should not be installed on the any façade visible from street views.
5. Snap-on muntins do not effectively replicate the appearance of historic muntins and should not be used.

CONFORMANCE WITH THE DESIGN STANDARDS

It is staff's opinion that the project is in conformance with the design guidelines due to the minimal visibility of the siding and window. The existing materials of the house include aluminum siding and vinyl windows which are also proposed for this enclosure.

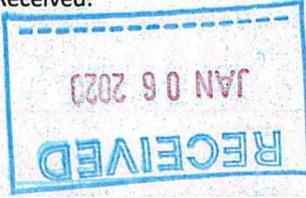
NOTES FROM STAFF

For Staff Use Only

HDBR Meeting Date: 01/27/2020

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
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 (one sign per property line along a street or alley). A fee is not required for Staff review projects.

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: 1122 W. Main 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 ENCLOSE AREA

Contractor: X-TREME HOME IMPROVEMENTS

***Applicant Mailing Address:**

Name(s): JUDY SANDERS
Mailing Address: 0678 E. PO. RD. 2005 VERSAILLES IN 47042
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-871-7067 Email Address: judyas1947@gmail.com

Owner Mailing Address:

Name(s): SAME AS APPLICANT
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:

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

Judy Sanders
Signature of Applicant/Owner
1-2-2020
Date

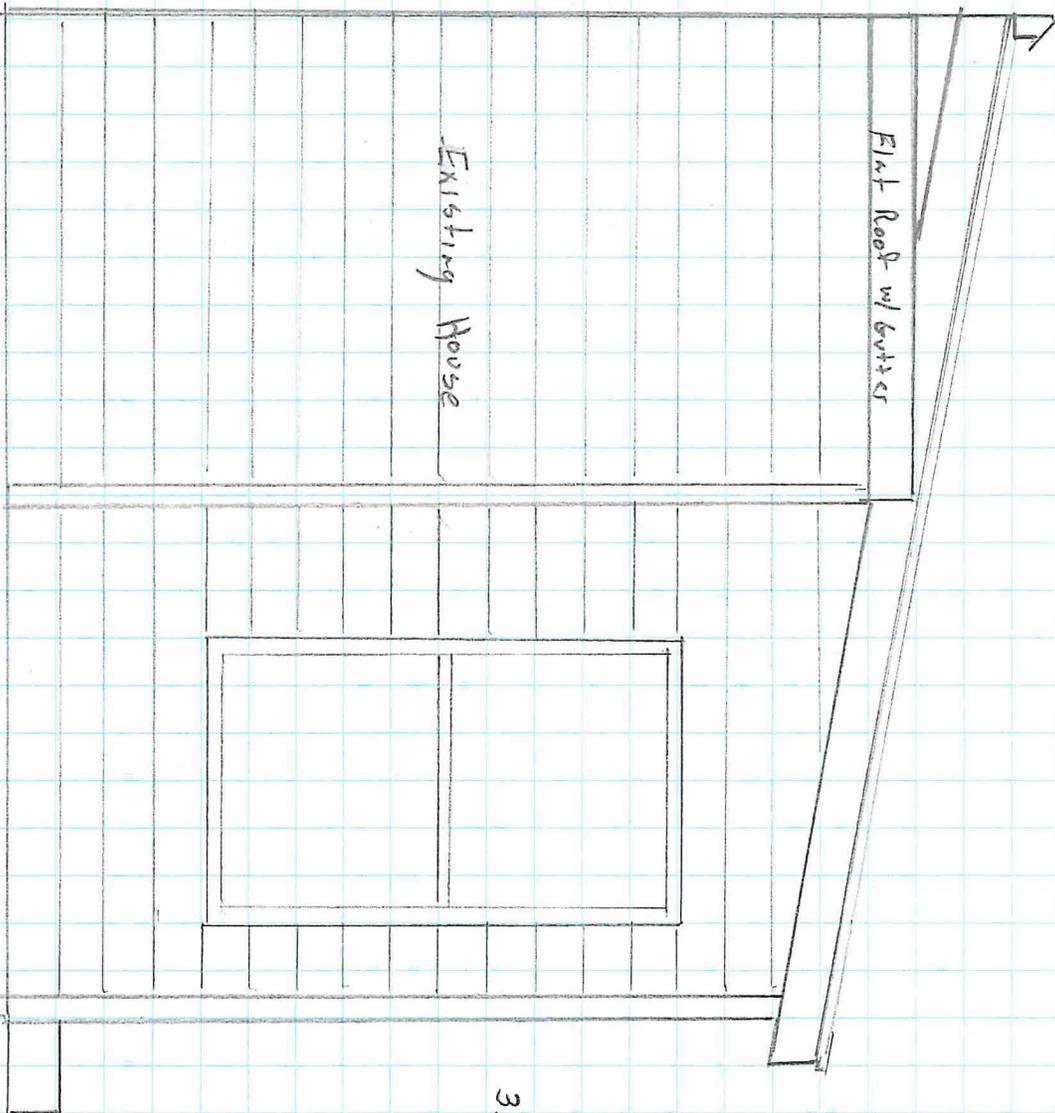
Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
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<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
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<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
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<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input checked="" type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF	NA	aluminum
<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	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR	NA	vinyl
<input type="checkbox"/>	Other: _____		HDBR		



7.0'



Flat Roof w/ gutters

Existing House

3x5
Window

Front Elevation

Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 1122 W. Main Street

Date: c. 1909 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Other: Gabled-ell

Style 2:

Category: Building Wall Cladding: Aluminum siding

Openings: various lights, attic vent, shutters, door w/ large divided window, aluminum screen door

Roof: standing seam metal, chimney

Foundation: concrete

Plan: T-plan

Stories: 1

Outbuildings:

Objects:

Nat'l Feat-Topo:

Water Features:

Circulation: linear drive and walkway

Street Furniture

Vegetation:

Spatial Rel: Slightly canted with Main Street

Edges-Fences: chain link fence

Views-Vistas:

Final Site No. 16

Site Group: 1

Map: 1

HABS #:

USGS Quad:

Survey#

Surveyor: KS

Survey Date: 6/21/2002

Photo Roll-Fr: Roll 3: # 9-11

Site Number: 1-016

Revision Date:

Current Function: Domestic: Single Dwelling

Additions: c. 1960

Resource Count: Contributing: 1

NonContributing: .

NR Status:

Rating: C

Significance:

NHL:

C

State:

Local:

Criterion 1: X

Criterion 2:

Criterion 3:

Criterion 4: X

Criterion 5:

Criterion 6:

Areas of Significance:

Theme: Other: Worker Housing

Notes:

Architectural Description:



Meeting: 01/27/2020

COA STAFF REPORT

ADDRESS:

821 W First St.

PROPERTY OWNER:

Tandy Development Inc. (Betty Sexton)

ZONING DISTRICT:

Historic District Residential (HDR)

REQUEST:

To build three new homes.



Executive Summary:

Applicant is requesting to build three new homes.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	NA
Style	NA
Evaluation	Non-contributing
Survey Notes	

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 setback.
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.

NOTES FROM STAFF

For Staff Use Only

HDBR Meeting Date: 1/27/2020

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

Date Received:



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Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

Project Information

Address of property for proposed work: 821 W. FIRST ST.
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building 3
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other _____

Contractor: BRIAN T. MARTIN

***Applicant Mailing Address:**

Name(s): BRIAN T. MARTIN

Mailing Address: 104 SPRING ST. MADISON
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-591-2695 Email Address: BTMARTIN1@YAHOO.COM

Owner Mailing Address:

Name(s): BETTY SEXTON

Mailing Address: 1607 GOLF HILL DR. JEFFERSONVILLE, IN 47130
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 502-741-2213 Email Address: HSEXTON8700@AOL.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.

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

Signature of Applicant/Owner: [Signature] Date: 1/6/2020

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)

BUILD 3 NEW HOMES
ON INDIVIDUAL SITES

Continued on additional sheet

Application for Certificate of Appropriateness (COA) Page - 3

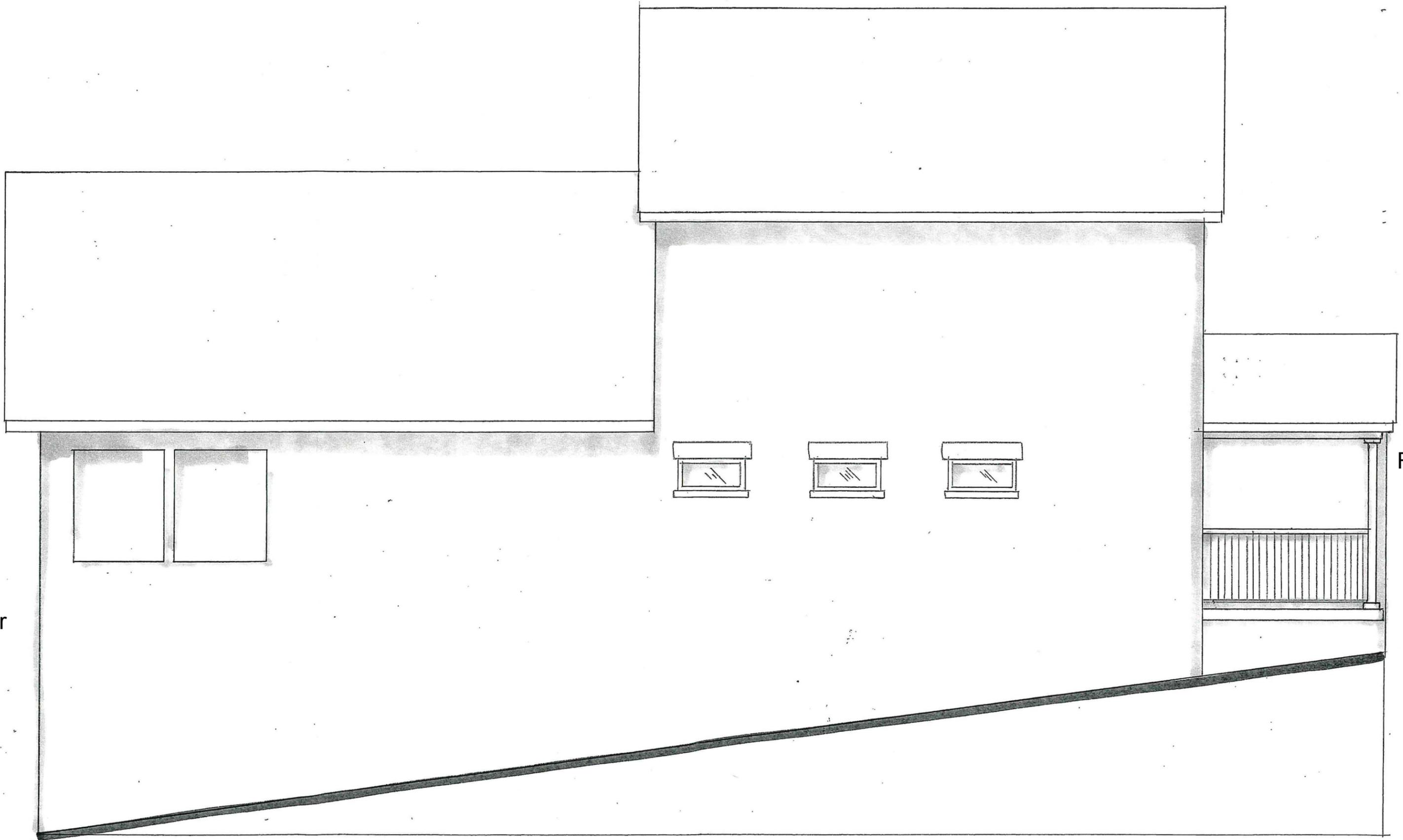
City of Madison, IN
Historic District Board of Review

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	HDBR		
<input checked="" type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input checked="" type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		COMPOSITE
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input checked="" type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR		WOOD
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
<input checked="" type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		CONCRETE
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
<input checked="" type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		ALUM.
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<input checked="" type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		BRICK/LP
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
<input checked="" type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		ASPHALT SHINGLES
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input checked="" type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		LP SMOOTH
<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	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		WOOD w/ ALUM. CLAD
<input type="checkbox"/>	Other: _____		HDBR		



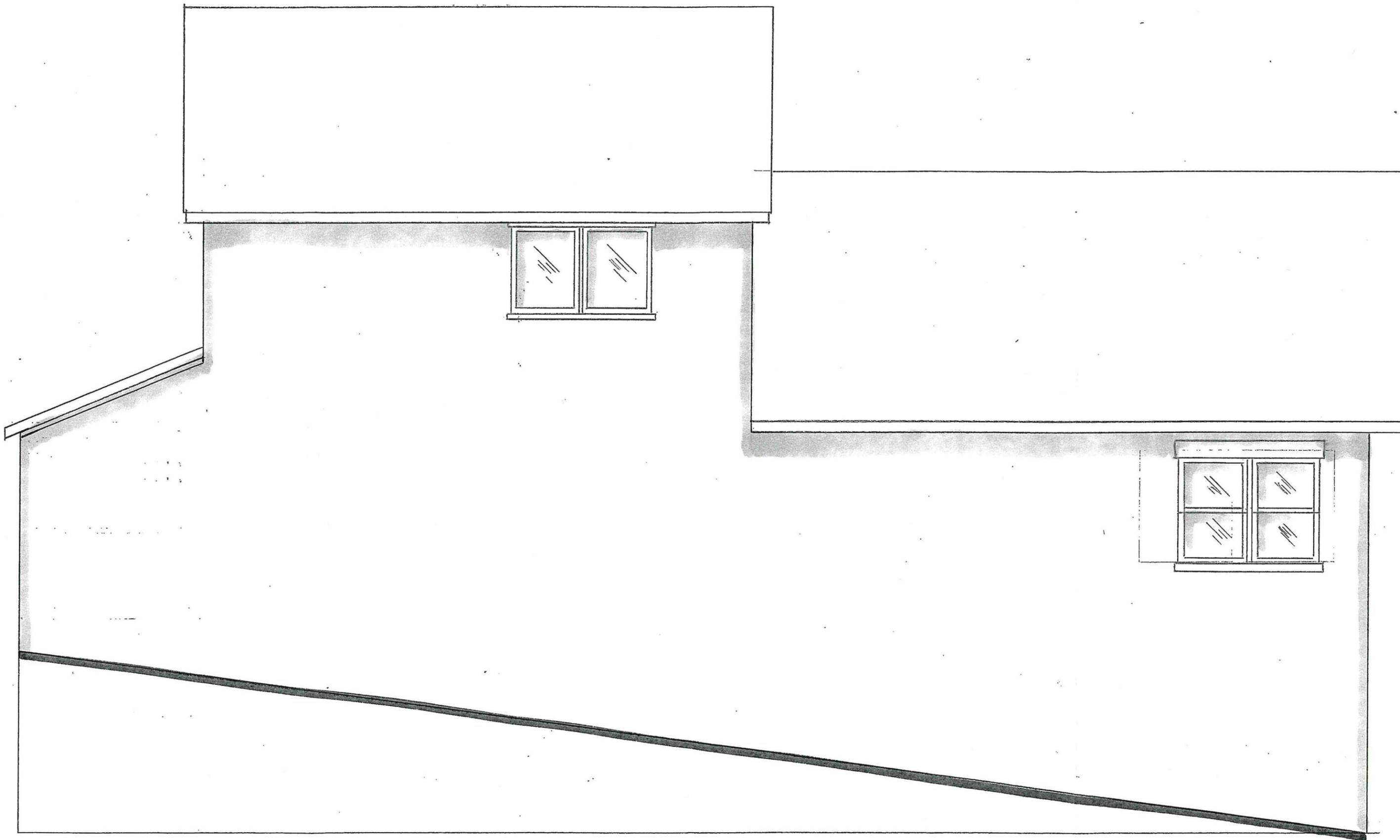


Rear



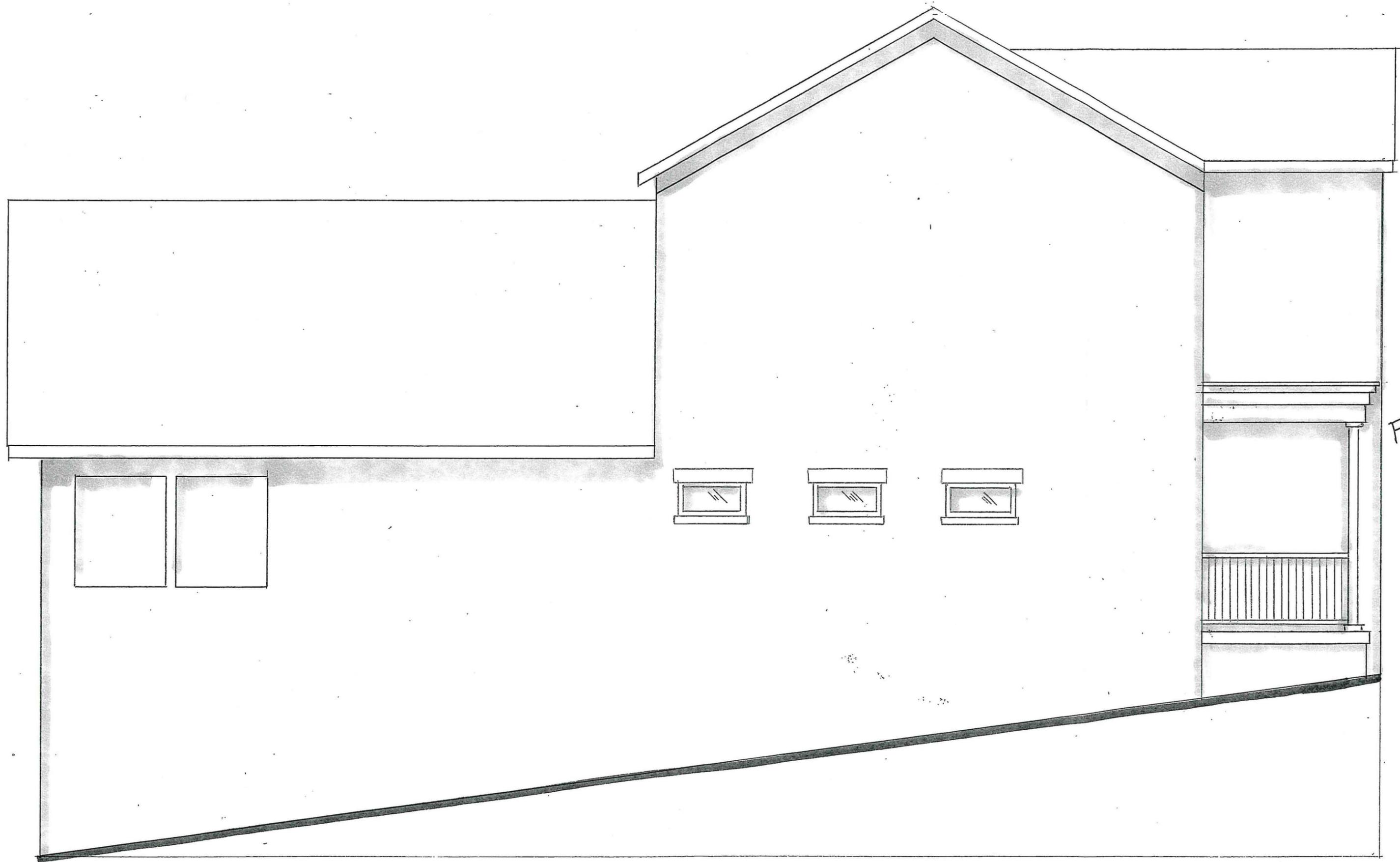
Front

Front





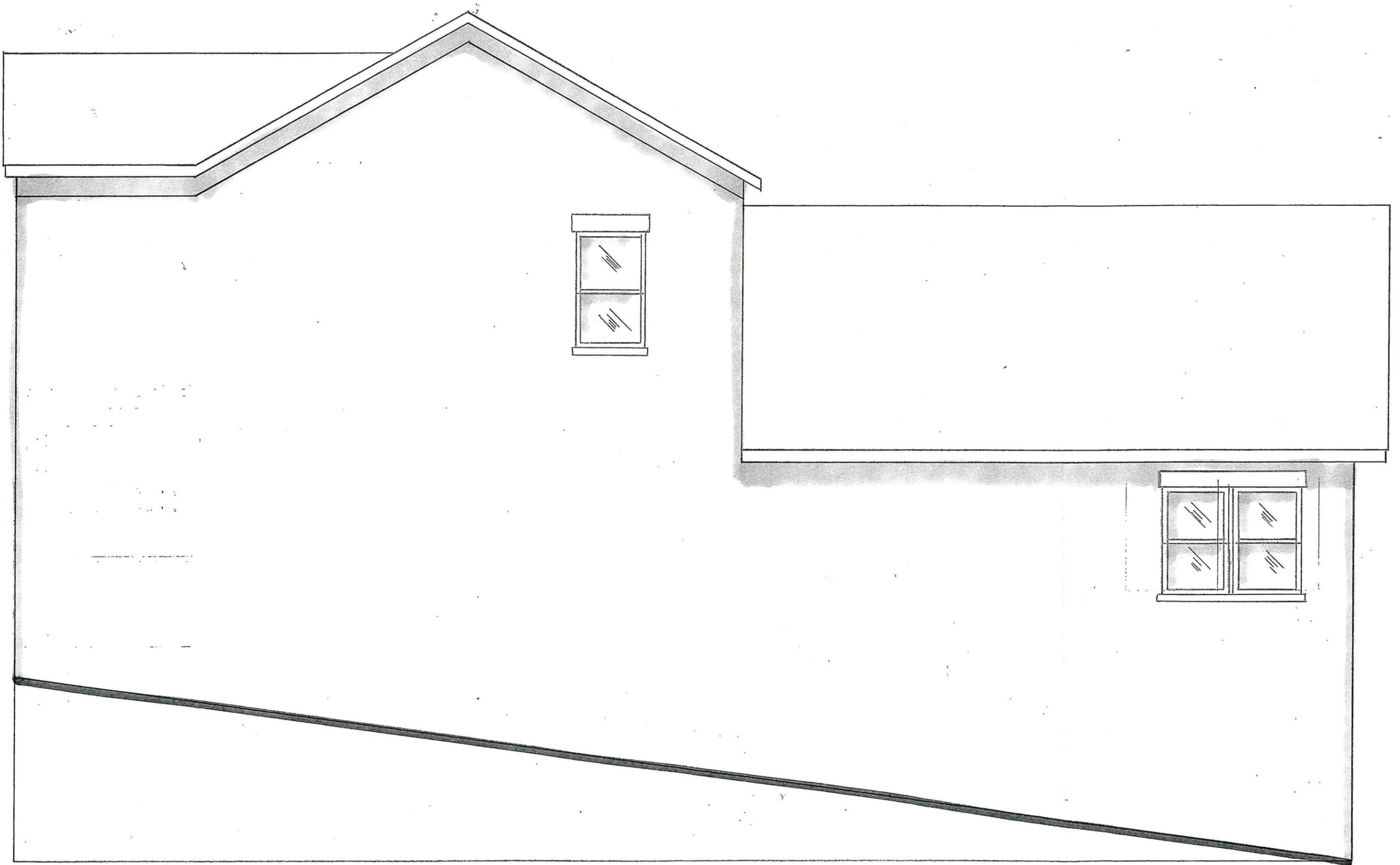




Front

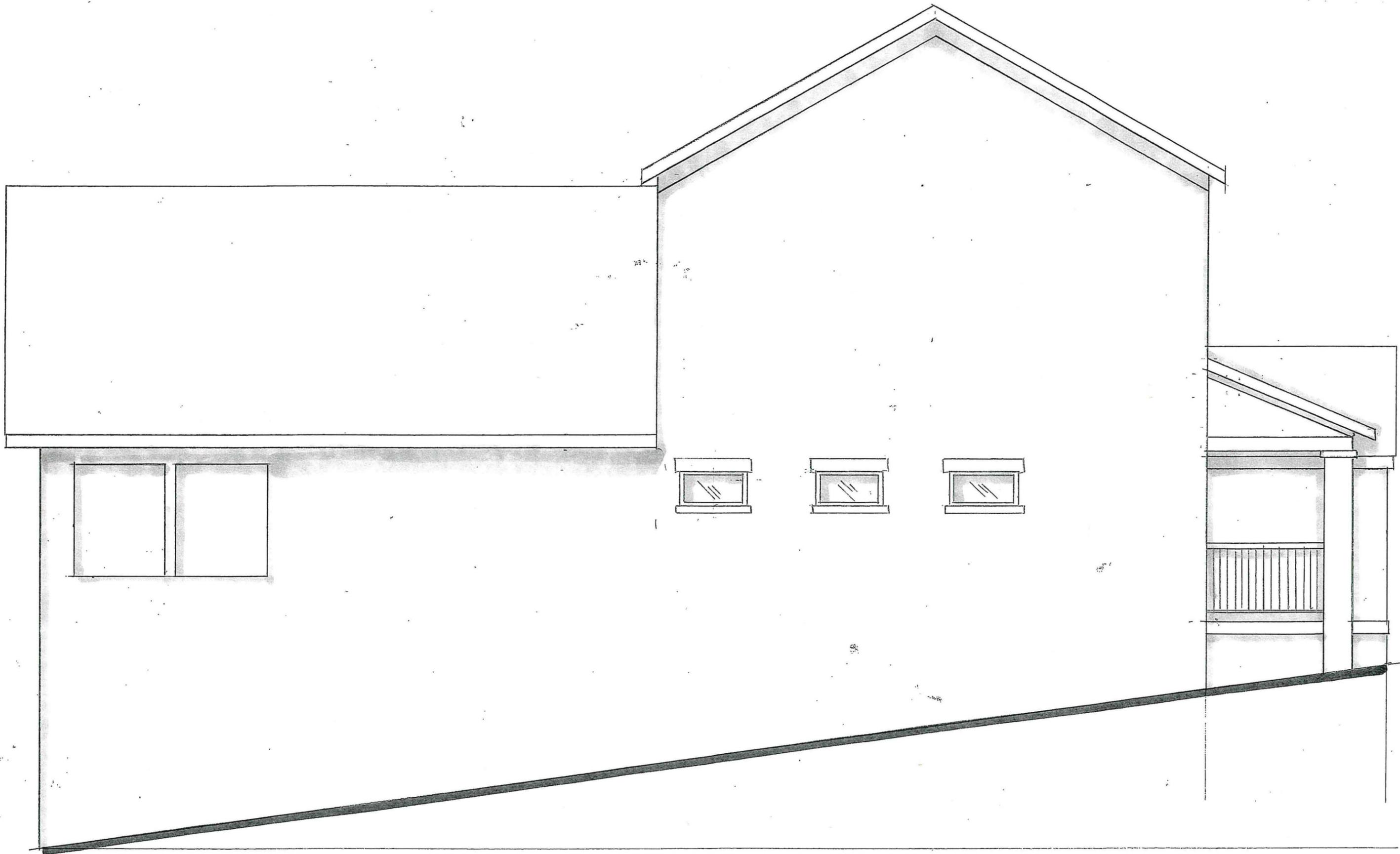
rear

Front









Front

rear

Front

