



Meeting: 2/24/2020

COA STAFF REPORT

ADDRESS:

904 ½ W Third St.

PROPERTY OWNER:

Robert Haase (Heritage Trail Conservancy)

ZONING DISTRICT:

Medium Density Residential (R-8)

REQUEST:

To demolish existing structure to create greenspace.



Executive Summary:

Applicant is requesting to demolish existing structure to create greenspace.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1940
Style	Ranch
Evaluation	Non-contributing
Survey Notes	

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.

CONFORMANCE WITH THE DESIGN STANDARDS

The project is in conformance with the design guidelines if the board finds the demolition appropriate since the building is not contributing to the district.



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

NOTES FROM STAFF

House and shed will be demolished to create greenspace as part of the Heritage Trail.

Certificate of Appropriateness (COA) or Fast-Track Review 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



Applicant Information

Address of property for proposed work: 904 1/2 West Third St. Madison, IN 47250

(Street Number - Street Name)

Existing Use: Vacant House

Proposed Use (N/A if same use): Greenspace

*Applicant's Name(s):

Owner's Name(s):

Bob Greene

The Heritage Trail Conservancy, Inc.

Applicant's Mailing Address:

Owner's Mailing Address:

935 W. 2nd St. Madison, IN 47250

P.O. Box 362 Madison, IN 47250

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

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

Applicant's Phone Number: 317-696-0860

Owner's Phone Number: N/A

Applicant's Email: emailbobgreene@gmail.com

Owner's Email: N/A

*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.

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.

New Buildings and New Additions:	Repair, Replace, or Repair/Replace:	Sign and Fence/Walls:	Moving Buildings:
<input type="checkbox"/> Structure Plan (Elevations)	<input type="checkbox"/> Structure Plan (Elevations)	<input type="checkbox"/> Photograph of Existing	<input type="checkbox"/> Map showing existing location
<input type="checkbox"/> Site Plan MUST have all four (4) setbacks labeled.	<input type="checkbox"/> Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)	<input type="checkbox"/> Sketches/Photo of proposed	<input type="checkbox"/> Map showing proposed location
<input type="checkbox"/> Floor Plan	<input type="checkbox"/> Photographs (current/proposed)	<input type="checkbox"/> Samples/brochures	<input type="checkbox"/> Photographs of structure
<input type="checkbox"/> Photographs of proposed site and adjoining properties	<input type="checkbox"/> Samples/brochures	<input type="checkbox"/> Additional Information Sheet	Demolition:
<input type="checkbox"/> Samples/brochures			<input checked="" type="checkbox"/> Photographs

I certify that I have read the Instructions Page and that all required documents are included in my final application packet.

Bob Greene

Applicant(s) Signature

July 1, 2019

Date

Certificate of Appropriateness (COA) or Fast-Track Review Application - Page 4

New Construction, Demolition, Moving Buildings, and General Project Element and Materials

Please select which project elements you will be changing on the exterior of your structure. Check all that apply. Please list current and proposed materials for each selected project element. For more information on Approval Types, please refer to the Madison Approval Guidelines.

This page is ONLY if you are adding or completely removing materials. If you are repairing/replacing existing materials please complete page 3.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
	Additions	Residential: 68 Commercial: 62-63	HDBR		
	Deck	Residential: 64 Commercial: 60	HDBR		
X	Demolition	Residential: 80-81 Commercial: 71-72	HDBR	Vinyl Siding Asphalt Shingles	Greenspace
	Driveways, Sidewalks and Walkways	Residential: 72 Commercial: --	HDBR		
	Fences and Walls	Residential: 73 Commercial: --	STAFF		
	Garages & Outbuildings	Residential: 45 Commercial: --	HDBR		
	Infill Buildings and New Construction	Residential: 69-71 Commercial: 64-66	HDBR		
	Moving Buildings	Residential: 79 Commercial: 70	HDBR		
	Parking Lots	Residential: 77 Commercial: 68	HDBR		
	Pools, Fountains, Gazebos and Pergolas	Residential: 75 Commercial: --	HDBR		
	Ramps and Lifts	Residential: 65-67 Commercial: 61	HDBR		
	Signs	Residential: 59 Commercial: 48-51	STAFF		
	Streetscape Elements	Residential: -- Commercial: 67	HDBR		
	Utilities	Residential: 78 Commercial: 70	HDBR STAFF		













Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Final Site No. 494
Site Group: 2
Map: 2
HABS #:
USGS Quad:
Survey#
Surveyor: KS
Survey Date: 7/26/2002
Photo Roll-Fr: Roll 55 # 10-11
Site Number: 2-457
Revision Date:

Location Information

Street Address: 904 1/2 W. McIntire Street

Date: c. 1940 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Modern Movement: Ranch Style

Current Function: Domestic: Single Dwelling

Style 2:

Additions:

Category: Building Wall Cladding: Vinyl siding

Openings: modern windows and doors

Roof: gabled roof w/ large shed roof dormer on top

Foundation: concrete block Plan: Rectangular Stories: 1

Outbuildings:

Objects:

Nat'l Feat-Topo: located in a slight valley

Water Features:

Circulation: linear paths to entrances

Street Furniture

Vegetation: many trees and urban forest north of house

Spatial Rel: canted from the road

Edges-Fences: wood board fence Views-Vistas:

Resource Count: Contributing: . NonContributing: 1A 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:



Meeting: 2/24/2020

COA STAFF REPORT

ADDRESS:

508 Jefferson St.

PROPERTY OWNER:

Amy and Steve Hensley

ZONING DISTRICT:

Historic District Residential (HDR)

REQUEST:

To install gas lights on front and side of structure.



Executive Summary:

Applicant is requesting to install gas lights on front and side of structure.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Date	c. 1890
Style	Federal
Evaluation	Contributing
Survey Notes	

DESIGN STANDARDS

Lighting – Residential Guidelines page 47

Many early 20th century dwellings retain original exterior light fixtures at the porch ceiling or adjacent to the main entrance. These light fixtures are part of a building's character and should be preserved and maintained. Replacement light fixtures with simple designs and detailing are preferred to large or ornate fixtures. Many companies now provide light fixtures based upon historic designs and their addition is appropriate and encouraged. When considering extensive exterior lighting plans, planning and zoning codes should be checked for regulations on intensity of brightness.

3. Owners are encouraged to replace missing or severely damaged historic light fixtures with replacements that replicate the originals or other historic examples in appearance and materials.
4. If modern light fixtures are desired as replacements or where light fixtures previously did not exist, they should be unobtrusive and constructed of traditional materials.
5. Light fixtures should not damage or obscure architectural features or other building elements.



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 since there is no existing light and the proposed is appropriate for the historic district.

NOTES FROM STAFF

For Staff Use Only

HDBR Meeting Date: 2/24/2020

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: 508 Jefferson Street
(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 exterior gas lights

Contractor: EJ's Plumbing

***Applicant Mailing Address:**

Name(s): Amy & Steve Hensley

Mailing Address: 508 Jefferson Street
(Street Number - Street Name - City - State - Zip Code)

Phone Number: (513) 702-4859 Email Address: _____

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.

[Signature] _____ 1-30-20
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)

Install gas light by front door facing Jefferson street.

Install gas lights on North side of house.

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 type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<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 checked="" type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF	<i>None</i>	<i>Gas lights</i>
<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		





All ▾

gas lights outdoor



Hello Select your address

Today's Deals

Best Sellers

Customer Service

Tools & Home Improvement

Best Sellers

Deals & Savings

Gift Ideas

Power & Hand Tools

Amazon presents: Your New Year, New You Hul

◀ Back to results



Touch the image to zoom in



Primo Lanterns OL-18G Lantern

by Primo Lanterns

★★★★★ ▾ 5 ratings | 17 ansv

Price: \$244.80 & **FREE Shipping**. De
& **FREE Returns**

Get 3% back on this item with the Ama
Card.

Free Amazon tech support included ▾

- Classic hand Rubbed Copper lantern resistant mounting made from alum coated black
 - Wide variety of accessories available adjustable aluminum moustache, to scrolls, fleur de lis finial, post mount (half yoke & tear drop yoke) and oth
 - Brass CSA approved natural gas burr
 - Finely hand crafted details
- › See more product details

Compare with similar items

New (3) from \$244.80 + **FREE Shipping**

Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 508 Jefferson Street

Date: c. 1890 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Italianate

Current Function: Domestic: Single Dwelling

Style 2: Federal

Additions: c. 1870

Category: Building Wall Cladding: brick flemish variant

Openings: large 2/2 windows on side, large door with double arched upperlights on side door, upperlight carved panel door and 1/1 windows with flat stone lintels and sills

Roof: side gable medium pitch with projecting wide Italianate cornice, returns on gable end, decorated with scrolled brackets

Foundation: limestone casing and wat Plan: Rectangular Stories: 2

Outbuildings: n/a

Objects: n/a

Nat'l Feat-Topo: ground slopes slightly northward

Water Features: n/a

Circulation: concrete path to rear at north side

Street Furniture: n/a

Vegetation: various plants and bushes in side yard

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

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

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

Significance: NHL: C State: Local:

Criterion 1: X Criterion 2: Criterion 3:

Criterion 4: X Criterion 5: Criterion 6:

Areas of Significance: Architecture, Community Development and Planning

Theme: 19th and 20th C. Architecture, Westward Expansion (later period)

Notes:

Architectural Description:

The two-story Federal rowhouse at 508 Jefferson Street is similar to many of its neighbors in retaining its original character. Its foundation has a limestone casing and watertable and its brick walls are in a Flemish bond variant. Along the side to the rear is a bi-level porch with turned wood railings, with only a sandstone stoop on the front. This home has notably large two/over/two windows on its side, along with a large door with double arched upper lights. The front entry is a slightly recessed carved panel upper light door. The windows on the façade are one/over/one with flat dressed stone lintels and sills. It has a side gable roof with a wide projecting Italianate cornice that returns on the gable ends. This cornice features decorative scrolled brackets