

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 206 East St. to: amend previous COA to reconfigure south wall so that basement entry becomes entrance exterior to the structure.

Application Date: February 4, 2023

HDBR Meeting Date: February 27, 2023



Project Description:

Certificate of Appropriateness application to amend previous COA to reconfigure south wall so that basement entry becomes entrance exterior to the structure.

Current Zoning:

Historic District Residential (HDR)

Project Location:

206 East St.

Applicant:

Andrew Chancellor
820 W. Second St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photos of property
Copy of HDBR meeting public sign
NHL survey sheet
GIS map

Date	c. 1870
Style	Gable Ell
Evaluation	Contributing
Survey Notes	

Alterations:

Alterations, Historical Information, & Prior Approvals:

Vinyl windows; siding/wall cladding removed from south wall (wall is currently stud frame without any doors or windows)

Historical Information/Misc. Important Information:

declared unsafe by building inspector

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 9.0 Doors and Entrances p. 59-61

9.1 Retain and preserve original doors and entrances.

9.2 Maintain and preserve original doors and entrances. Retain historic entrance features including decorative and functional aspects such as original jambs, sills, and headers of openings. Retain original primary doors on the main façade, as they contribute to a building's historic appearance. It is not appropriate to infill or cover historic door openings on primary facades or readily visible elevations.

9.4 Do not enclose or conceal an original door opening on the primary façade or an elevation readily visible from the public right-of-way.

9.6 Never create a new door opening where none existed on a readily visible facade. Creating a new opening in a historically solid wall surface compromises the building's architectural integrity and is not appropriate. A new opening may be permitted on a rear or side elevation if it is not readily visible from the public right-of-way. The new entrance should still be compatible in scale, size, proportion, placement, and style to historic openings.

Conformance with Guidelines, Ordinance & Standards:

The project is *not in* conformance with Doors guidelines 9.1 & 9.2 because the proposed relocation of the primary entrance does not retain the historic entrance; *is in* conformance with guidelines 9.4 & 9.6 because the primary entrance is located on the side of the home and it is not visible from any public right of way; *is in* conformance with the ordinance because the proposed change does retain the proper proportion & rhythm of openings; *is in* conformance with SIS for rehabilitation because the proposed change will not impact the primary front facade.

Ordinance:

151.34 Visual Compatibility Factors

(F) Rhythm of entrance or porch projection. The relationship of entrances and porch projections to sidewalks of buildings, squares, and places shall be visually compatible to the buildings to which it is visually related.

Secretary of the Interior Standards:

Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Preservation Brief:
N/A

Think GIS Map





Application for Certificate of Appropriateness

City of Madison
Office of Planning, Preservation, & Design
101 W Main St
Madison, IN 47250
(812) 265-8300

Application Fee* \$ 15.00
Sign Fee \$ 2.00 per street

*Application fee only applicable for HDBR Review. Check with staff before submitting payment.

Purpose: 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, and the application fee if applicable.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Andrew Chancellor
Street: 820 W. Second St.
City: Madison State: IN Zip: 47250
Phone (Preferred): (812) 265-5050
Phone (Alternate): —
Email: —

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

** If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.*

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 206 East St., Madison, IN 47250

Zoning Classification: _____

Type of Project (Check all that apply)

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

Description of Existing Use: historical residential structure

Description of Proposed Use: historical residential structure

Name of Contractor (If applicable): _____

Per the City of Madison Historic District Ordinance, an application must include the following in addition to the usual material required for a building permit at the time of application. 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
- ☐ COA Addendum

Moving Buildings:

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

Demolition:

- ☐ Photographs with captions

Provide a detailed Narrative statement describing the proposed scope of work. If the project includes more than one type of project, please divide the description into sections.

Reconfigure south wall so that basement entry becomes entrance, exterior to the structure. This will allow for more efficient use of the structure's interior floor plan. New placement to the exterior of structure will also allow for greater safety of occupants.

Include a list of existing and proposed materials for each applicable category.

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	STAFF		
	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		
	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
X	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF	wood	wood
	Fences and Walls	Commercial: -- Residential: 73	STAFF		
	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
	Foundations	Commercial: -- Residential: 44	STAFF		
	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
	Lighting	Commercial: 45 Residential: 47	STAFF		
	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
	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/STAFF		
	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
X	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF	wood clapboard	wood clapboard
	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	STAFF		
	Windows	Commercial: 56-59 Residential: 60-63	HDBR/STAFF		
	Other: _____		HDBR/STAFF		

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

- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications.
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application will be deemed incomplete and will be placed on the next month's agenda.
- I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.
- I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

6 February 2023
Date


Signature of Applicant

Documentation Review (Completed by Planning Office)

- ☐ Owner Authorization provided (if req'd)
- ☐ Site plan is adequate
- ☐ Application is complete
- ☐ Required supporting documents are provided
- ☐ COA Addendum (if req'd)
- ☐ Notification Sign given to applicant

Staff Notes

COMPLETED BY PLANNING OFFICE

Application Accepted on: _____

Application Accepted by: _____

Application to be Reviewed by:

- ☐ HDBR
- ☐ STAFF

Meeting Information: Historic District Board of Review

101 W Main St, Madison, IN 47250 – Council Chambers

Meeting Date: _____ Time: 5:30PM

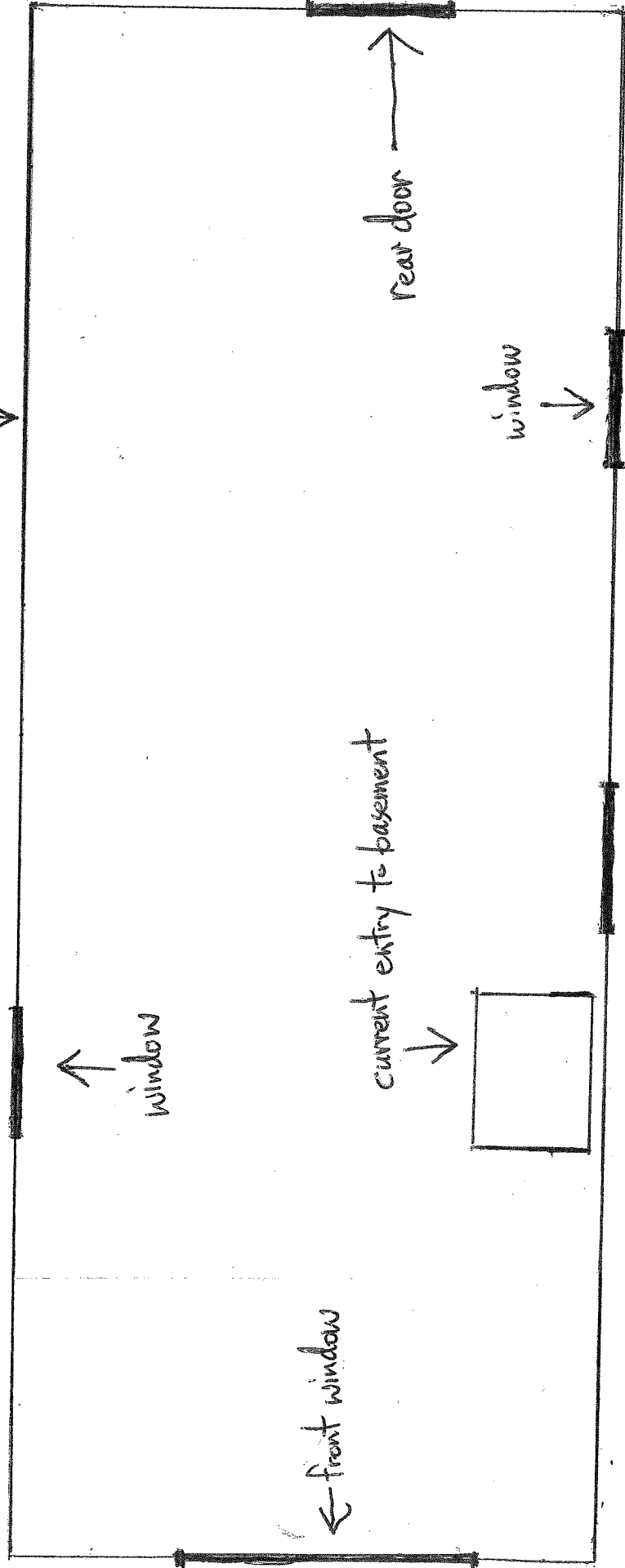
Action on Application:

- ☐ HDBR/STAFF COA issued
- ☐ HDBR Extended
- ☐ HDBR/STAFF COA denied
- ☐ Sent to HDBR by Staff

← East St.

N ↑

5'2"
distance to 248 East St.



← East St.

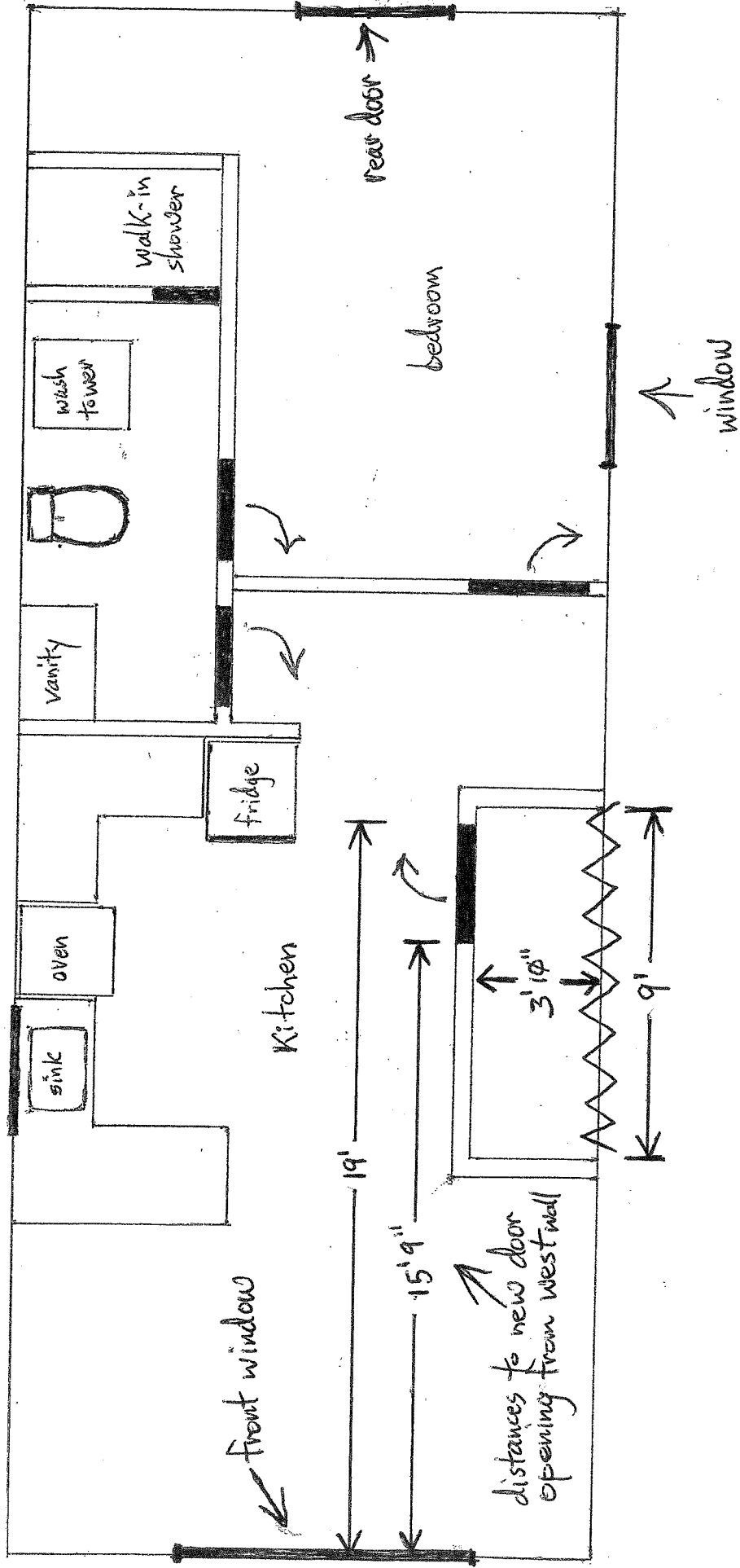
246 East St.
Madison, IN 47258

1/4" = 1 foot

← East St.

N ↑

Proposed Floor plan



← East St.

246 East St.
Madison, IN 47258

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 206 East St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: House sits 5 feet above street level on land and foundation, land slopes south to river. Stone steps up to brick path on south.



Lat/Long: 38.7343375459058300, -85.3740951110450700 [WGS84]

UTM: Zone 16S, 641319.0776 mE, 4288551.2286 mN

Parcel No. GIS/Ref/ID: 30092

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Vacant/Not in Use
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: frame	Exterior Material(s): Wood Clapboard	
Stories: 1, Bays:	Roof Material: standing seam metal	
Form or Plan: Vernacular, rectangular	Roof Type: Gable Front , brackets	
Foundation: Stone	Windows: vinyl 8/8 double-hung sashes	
General condition: Fair	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

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

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

☐ Individually eligible
☒ Eligible as contributing resource
☐ Not eligible / non-contributing
☐ Not determined

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 1-story house built in 1870. The structural system is frame. The foundation is stone. Exterior walls are wood clapboard. Missing siding and open studs on south side. Sheathing on north side. Pierced attic vent. Stone foundation acts as retaining wall along street. The building has a gable front roof clad in standing seam metal and brackets. Front gable low pitch, small eave brackets, pierced attic vent at front gable. South wall is inset under eaves. Windows are vinyl, 8/8 double-hung sashes. Paired 8/8 vinyl windows. Side entry door no longer extant.

Survey and Recorder

Project: Search for '206 east' in Madison , Indiana (5 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #30092, surveyed Oct 09, 2002, Site Number 4-348
Inventoried: 09/20/2021 11:44:06 am Last updated: 06/18/2022 4:54:34 pm by /	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Andrew Chancellor

Property Address: (address) 206 East St.

Proposed Action to: (explain) reconfigure south wall so that basement entry becomes entrance exterior to the structure

Meeting will be held on: (date) 2/27/2023

POSTING DEADLINE

Place of Meeting: City Hall — 101 W. Main Street, Madison, IN 47250

2/12/2023

Time of Meeting: 5:30 PM

All interested persons are welcome to attend this hearing to voice their objections or support for the application.

For further information, Contact the Office of Historic Preservation (812) 274-0253 or Plan Commission (812) 265-8324