



## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 902 E. First St. to build a 24'x24' garage with 2 overhead doors, standard door, & window(s); materials to be finalized but will include either wood or cement siding.*

Application Date: January 11, 2023

HDBR Meeting Date: March 27, 2023



### Project Description:

Certificate of Appropriateness application to build a 24'x24' garage with 2 overhead doors, standard door, & window(s); materials to be finalized but will include either wood or cement siding.

### Current Zoning:

Historic District Residential (HDR)

### Project Location:

902 E. First St.

### Applicant:

Robb & Marci Smith  
902 E. First St.  
Madison, IN 47250

### Owner:

Same

### Supporting Documents:

- COA application
- Photo of property
- Drawing of proposed garage
- Copy of HDBR meeting public sign
- GIS map

### Alterations, Historical Information, & Prior Approvals:

|              |              |
|--------------|--------------|
| Date         | c. 1880      |
| Style        | Gabled Ell   |
| Evaluation   | Contributing |
| Survey Notes |              |

**Alterations:**

Replacement windows, shutters, & siding

**Historical Information/Misc. Important Information:**

N/A

**Prior COA Approvals:**

N/A

|                                                |
|------------------------------------------------|
| <b>Guidelines, Standards, &amp; Ordinances</b> |
|------------------------------------------------|

**HDBR Guidelines:**

*Madison Historic District Design Guidelines* – 24.0 New Construction p. 101-102

The construction of new outbuildings such as pool houses, garages, sheds, gatehouses, and secondary living quarters can have either a beneficial or negative effect on the historic character of the main house and its surroundings. New outbuildings generally should adhere to the principle that they are secondary structures and should never overwhelm the main building. New outbuildings should generally be located to the rear of the main building or at a less conspicuous location.

**24.1** The design of new garages and other accessory buildings should be compatible with dwellings in the historic district. New outbuildings should respect and blend with the architectural style and scale of the associated dwelling.

**24.2** Site new garages and accessory buildings appropriately on the lot. Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.

**24.4** The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

**24.5** Materials used for new garages and outbuildings should reflect the historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding, plywood and oriented strand board (OSB) are not sufficiently durable for exterior use and are not appropriate.

**24.6** Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

**24.7** Windows which are readily visible from the public right-of-way should be appropriate to the style of the house. Visible pedestrian doors should either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. **24.8** Metal garage doors with a paneled design may be appropriate. These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible

from a public street or located on a corner lot, solid wood or wood garage doors with a paneled design are more appropriate.

#### Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines 24.1-24.2 & 24.4-24.7 because the proposed garage will be located at the side/rear of the primary structure, the materials & design are compatible with both the surrounding neighborhood and the primary structure, & the height/massing/size is also compatible with the site and neighborhood; and *is in* conformance with the ordinance because the proposed garage is compatible in terms of visual factors.

#### Ordinance:

##### 151.34 Visual Compatibility Factors

(G) Relationship of materials, and texture. The relationship of materials, and texture of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

#### Secretary of the Interior Standards:

N/A

#### Preservation Brief:

N/A

Think GIS Map





## HDCA-23-2

### Certificate of Appropriateness (COA) Application

**Status:** Active

**Date Created:** Jan 11, 2023

#### Applicant

Marci Smith  
marcismith.1111@gmail.com  
902 E. First St.  
Madison, IN 47250  
812-599-2217

#### Primary Location

902 FIRST ST  
MADISON, IN 47250

#### Owner:

ADAMS MARK AND ADAMS DEBORAH  
653 275 E IN 47203-9392

#### Internal Review

##### Notification Sign

1

##### Send for HDBR review



##### Approval/Denial Date

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#### Work Type

build a 24'x24' garage with 2 overhead doors, standard door, & window(s); materials to be finalized  
- wood or cement siding, metal or shingle roof, etc.

#### General Information

##### Are you the owner?

Yes

##### Zoning Classification

HDR

##### Will you be working with a Contractor?

Yes

#### Contractor Information

**Company Name**

Turtle Island

**Type of Project****New Building****Type of Project**

**Select which applies to your project.**

New Building

**Description(s) of Work****Scope of Work - New Building**

build a 24'x24' garage with 2 overhead doors, standard door, & window(s); materials to be finalized  
- wood or cement siding, metal or shingle roof, etc.

**Building Information****Please List All Building Materials**

wood or cement siding, metal or shingle roof, etc.

**Acknowledgement**

**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

**Digital Signature**

Marci Smith

01/11/2023

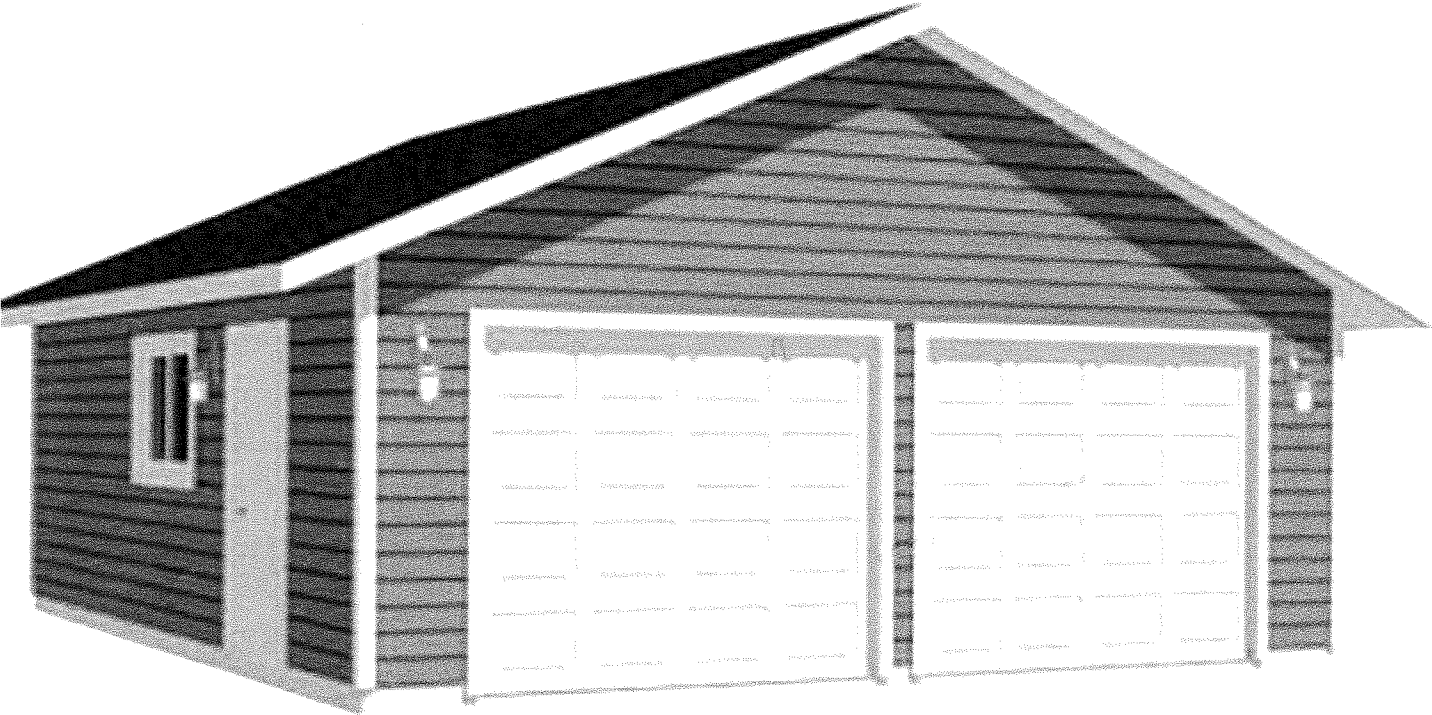
- I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.
- I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

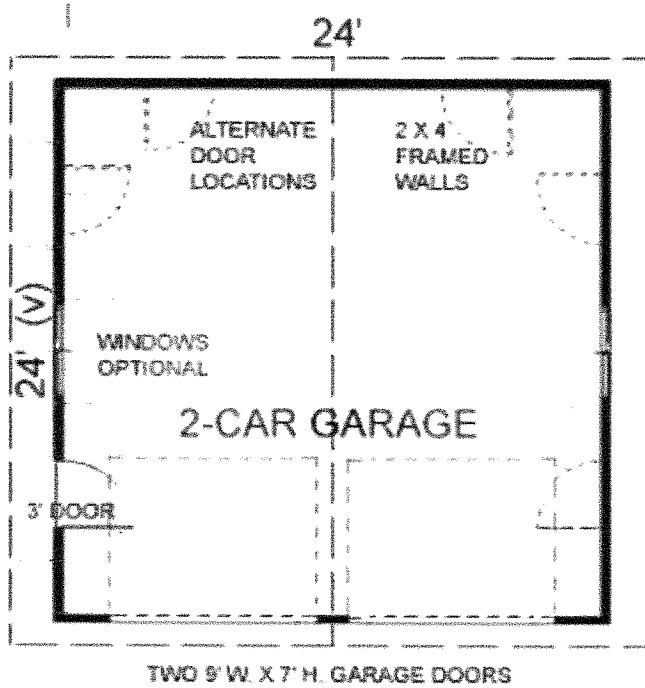
## Attachments

-  902 E. First St. 3.tif  
Uploaded by Brooke Peach on Jan 11, 2023 at 10:22 am
-  902 E. First St. 1.tif  
Uploaded by Brooke Peach on Jan 11, 2023 at 10:22 am
-  902 E. First St. 2.tif  
Uploaded by Brooke Peach on Jan 11, 2023 at 10:22 am

## History

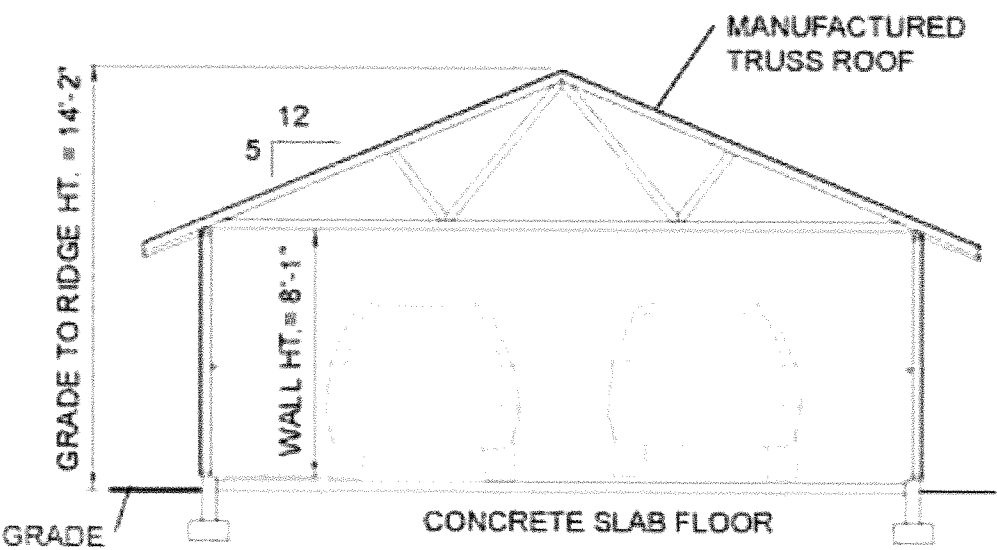
| Date                     | Activity                                                                                                |
|--------------------------|---------------------------------------------------------------------------------------------------------|
| Jan 11, 2023 at 9:44 am  | Brooke Peach started a draft of Record HDCA-23-2                                                        |
| Jan 11, 2023 at 10:23 am | Brooke Peach submitted Record HDCA-23-2                                                                 |
| Jan 11, 2023 at 10:23 am | approval step Application Review was assigned to Brooke Peach on Record HDCA-23-2                       |
| Jan 11, 2023 at 11:06 am | Brooke Peach assigned approval step Historic Preservationist Review to Brooke Peach on Record HDCA-23-2 |
| Jan 11, 2023 at 11:07 am | Brooke Peach assigned approval step Director of Planning Review to Nicole Schell on Record HDCA-23-2    |
| Jan 11, 2023 at 11:07 am | Brooke Peach assigned approval step Zoning Review to Joe Patterson on Record HDCA-23-2                  |
| Feb 7, 2023 at 12:29 pm  | Nicole Schell added multi-entry field Define Other to Record HDCA-23-2                                  |
| Feb 7, 2023 at 12:29 pm  | Nicole Schell added multi-entry field Select which applies to your project. to Record HDCA-23-2         |





# 2-CAR GARAGE

TRUSSED ROOF VERSION OF THE  
POPULAR 24' WIDE, 2-CAR GARAGE  
FEATURES TWO GARAGE DOORS



# HISTORIC RESOURCE INVENTORY FORM

|                                                                                               |
|-----------------------------------------------------------------------------------------------|
| Resource Address:<br><b>902 E 1st St<br/>Madison Indiana 47250 USA</b>                        |
| 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: On flat ground. Linear concrete driveway and path. Wood privacy fence on sides. |



Lat/Long: 38.7338614908954900, -85.3691636318771300 [WGS84]

UTM: Zone 16S, 641748.6744 mE, 4288506.0228 mN

Parcel No.

## Historical Information

|                                                                        |                                             |
|------------------------------------------------------------------------|---------------------------------------------|
| Historic Function: Domestic: Single Dwelling                           | Current Function: Domestic: Single Dwelling |
| Construction Date: ca. 1880-1889 , circa 1880*                         | 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<br><input checked="" type="checkbox"/> Alterations<br><input type="checkbox"/> Moved<br><input type="checkbox"/> Other<br>Ancillary structures: |
| Structural: frame           | Exterior Material(s): aluminum siding             |                                                                                                                                                                                    |
| Stories: 1, Bays:           | Roof Material: replacement asphalt shingles       |                                                                                                                                                                                    |
| Form or Plan: Gabled Ell, L | Roof Type: Cross gable , box cornice              |                                                                                                                                                                                    |
| Foundation: parged          | Windows: replacement vinyl 1/1 double-hung sashes |                                                                                                                                                                                    |
| General condition: Good     | Chimney(s): one brick center                      |                                                                                                                                                                                    |
| Basement:                   | Porch: single-story single-bay corner porch       |                                                                                                                                                                                    |

## Historical Summary:

### Status (Current Listing or Designation)

National: ☐ indiv. ☐ district ☐ landmrk.  
State/Province: ☐ indiv. ☐ district ☐ landmrk.  
Local: ☐ indiv. ☒ district ☐ landmrk.

### 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

1982, Madison Local Historic District

Eligibility: Applicable NHL Criteria: 1, 4



### Description/Remarks

This is a 1-story house built in 1880. The structural system is frame. The foundation is parged. Exterior walls are aluminum siding. The building has a cross gable roof clad in replacement asphalt shingles with box cornice. Medium pitch, modern boxed eaves. There is one center, brick chimney. Windows are replacement vinyl, 1/1 double-hung sashes. Fixed shutters. There is a single-story, single-bay corner porch characterized by a flat roof with square wood posts. Wood screen door on porch.

### Survey and Recorder

|                                                                                 |                                                                                                           |                                                                                                       |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Project: Search for '902 e 1' in Madison, Indiana (15 results)                  | Sequence/Key no.:                                                                                         | Survey Date: December 2021                                                                            |
| Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect        | Report Title/Name: Madison Local Historic District Update                                                 | Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Oct 03, 2002, Site Number 4-247 |
| Inventoried: 09/20/2021 11:44:02 am<br>Last updated: 05/10/2022 7:02:13 pm by / | Level of Survey:<br><input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive | Additional Research Recommended?<br><input type="checkbox"/> Yes <input type="checkbox"/> No          |



2015 Flood Map

FLD\_ZONE:

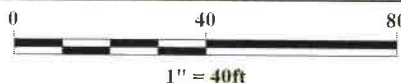
AE

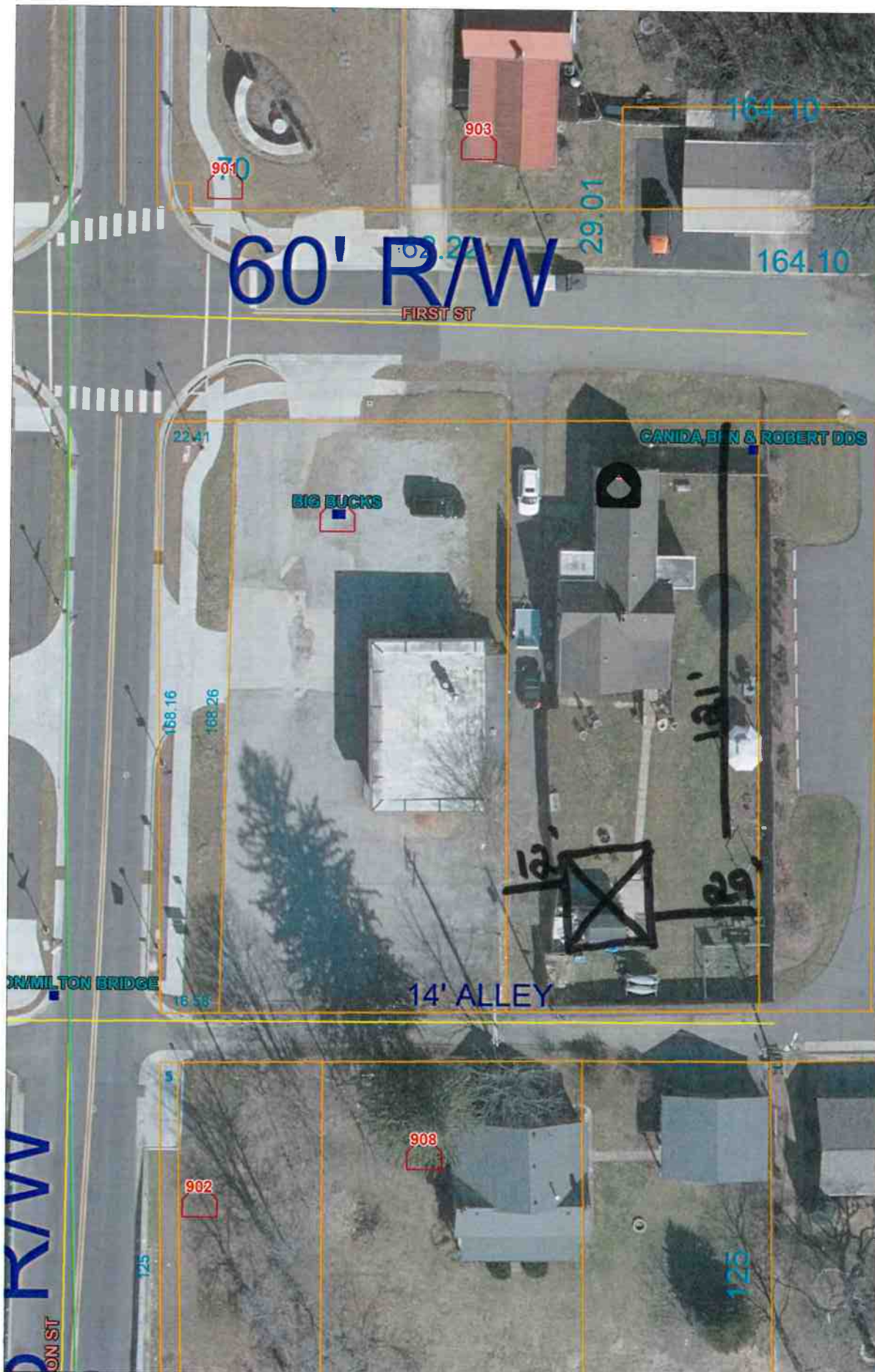
- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundary

- Addresses
- Common Addresses

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Roads
- Highways

THINK





2015 Flood Map

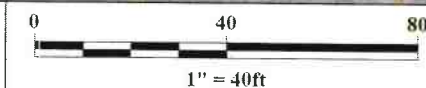
FLD\_ZONE:

AE

- Regional Counties
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- Highways



# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) Robb & Marci Smith

Property Address: (address) 902 E. First St.

Proposed Action to: (explain) build a 24'x24' garage with 2 overhead doors, standard door, & window(s); materials to be finalized build a 24'x24' wood or cement siding, metal or shingle roof, etc.

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