

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1016 E. First St. to build new 3BR/2.5BA home with 1 car garage & basement.

Application Date: March 6, 2023
HDBR Meeting Date: March 27, 2023



Project Description:
Certificate of Appropriateness application to build new 3BR/2.5BA home with 1 car garage & basement.

Current Zoning: Historic District Residential (HDR) Project Location: 1016 E. First St.

Applicant: Riverside Group
919 W. Main St.
Madison, IN 47250 Owner: Bernard Johnson & Anthony Hammock

- Supporting Documents:
- COA application
 - Photos of property
 - Site plan
 - House plan
 - Owner consent form
 - Copy of HDBR meeting public sign
 - GIS map

Alterations, Historical Information, & Prior Approvals:

Date	N/A
Style	Vacant lot
Evaluation	
Survey Notes	

Alterations:
N/A

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances
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HDBR Guidelines:

Madison Historic District Design Guidelines – 23.0 New Construction - Dwellings p. 94-100

23.1 Maintain a similar front, side, and rear yard setback to other historic buildings on the block and/or side of the street.

23.2 Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

23.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources. If an artifact dating prior to December 31, 1870 is discovered, follow the guidance for archaeology set forth in Appendix E.

23.5 New construction should have heights consistent with neighboring dwellings along the block. 23.6 Make the scale of the proposed building compatible with the scale of contributing structures along the block or side of street.

23.7 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

23.8 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

23.9 Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

23.10 The use of substitute products such as vinyl, aluminum and pressed board siding may be appropriate. Use of fiber-cement siding may be approved for use on new structures. If this type of siding is used, it should have a smooth exterior finish and not grained to resemble wood. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Madison Historic District.

23.11 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

23.12 Vinyl clad and vinyl frame windows may be used in new construction provided that the surrounding window trim and the muntin pattern are appropriate to the architectural style and period of the structure. If the windows have divided lights they shall be either true divided lights (TDL) or simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar. Snap-in grilles or grilles between the glass are not appropriate.

23.13 Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

23.14 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

23.15 Create in new construction a similar degree of texture as that found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding and decorative fish-scale shingles are examples of architectural elements that have different physical and visual qualities and contribute to the "texture" of a building surface.

23.16 Design new construction that reflects the basic shapes and forms on the block and in the historic district.

23.17 Maintain consistency with style of buildings and contributing structures found on the block and/or side of the street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater and hipped roofs.

23.18 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will have a disruptive effect on the desired streetscape harmony.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines 23.1-23.18 because the building placement is appropriate and compatible with the neighboring structures, the height/scale is compatible, and the materials, details, texture, and form/rhythm are appropriate and compatible; *is in* conformance with the ordinance §151.34 because the proposed structure is visually compatible with both new building styles and the surrounding streetscape;

Ordinance:

§151.34 Visual Compatibility Factors

Within the primary area, new construction and existing buildings and structures and appurtenances thereof which are moved, reconstructed, materially altered, or repaired shall be visually compatible with buildings, squares, and places to which they are visually related generally in terms of the following factors:

- (A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.
- (B) Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares, and places to which it is visually related.
- (C) Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares, and places to which the building is visually related.
- (D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.
- (E) Rhythm of spacing of buildings on streets. The relationship of the building to open space between it and adjoining buildings shall be visually compatible to the buildings, squares, and places to which it is visually related.
- (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.

(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.

(H) Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

(I) Walls of continuity. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, and building facades, shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings, squares, and places to which it is visually related.

(J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

Secretary of the Interior Standards:

N/A

Preservation Brief:

N/A

Think GIS Map





HDCA-23-26

Certificate of Appropriateness (COA) Application

Status: Active

Date Created: Mar 6, 2023

Applicant

Alexandra Hammock
alexandrahammock@gmail.com
919 W Main Street
Madison, IN 47250
812-599-7406

Primary Location

1016 East 1st Street
Madison, IN 47250

Owner:

Bernard Johnson and Anthony Hammock

Internal Review

Notification Sign

1

Send for HDBR review



General Information

Are you the owner?

No

Zoning Classification

Residential

Legal Description of Property

Lot 55 & 56 Vacant Platted Lots

Will you be working with a Contractor?

Yes

Description of Existing Use

Vacant Platted Lot

Description of Proposed Use

Single Family Residence

Property Owner Information

Phone (Preferred)

812-599-7406

Phone (Alternate)

812-599-2008

Email

alexandrahammock@gmail.com

Contractor Information**Company Name**

Riverside Group, LLC

Contractor Name

Lisa Hammock

License Number

1302

Phone

812-273-8785

Email

lhammock@riversidecontractingllc.com

Mailing Address

PO Box 57

City

Milton

State

KY

Zip Code

40045-0057

Type of Project**Select which applies to your project.**

New Building

Description(s) of Work**Scope of Work**

3 Bedroom, 2 1/2 Bath, 1 Car Garage with walk out basement.

Acknowledgement

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

Digital SignatureAlexandra Hammock
03/06/2023

- 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.

Attachments

 1016 E First Platted Lots 55 56.pdf

Uploaded by Alexandra Hammock on Mar 6, 2023 at 4:24 pm

 PROPERTY OWNER AUTHORIZATION FORM 2.pdf

Uploaded by Alexandra Hammock on Mar 6, 2023 at 2:09 pm

 1016 E First 3 - Back.png

Uploaded by Alexandra Hammock on Mar 6, 2023 at 4:03 pm

 1016 E First Street 3 - Back View.HEIC

Uploaded by Alexandra Hammock on Mar 6, 2023 at 4:06 pm

 1016 E First 3 - Basement.pdf

Uploaded by Alexandra Hammock on Mar 6, 2023 at 4:03 pm

 Vaughn Drive View.HEIC

Uploaded by Alexandra Hammock on Mar 6, 2023 at 4:12 pm

 1016 E First Platted Lots 55 56.pdf

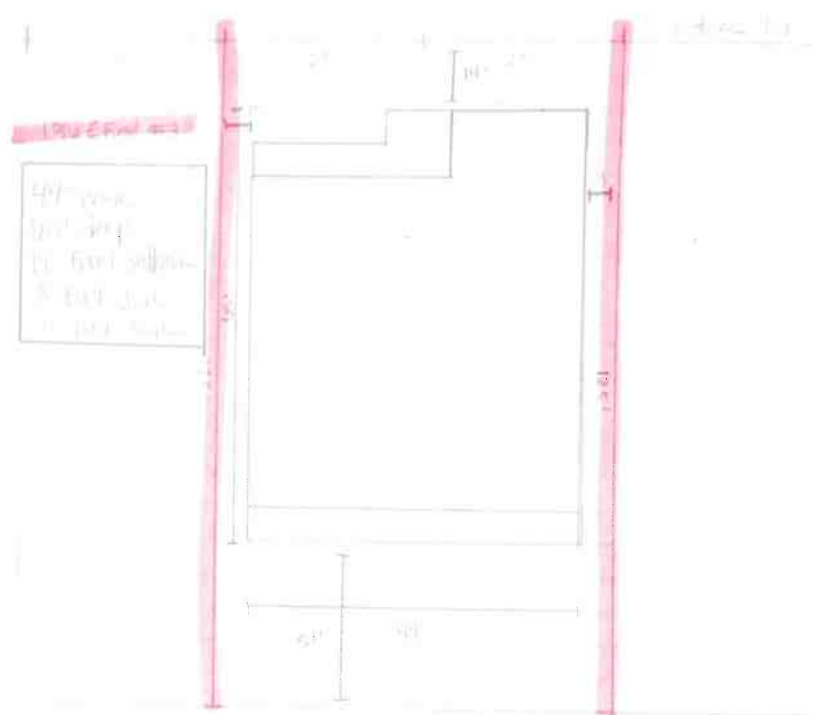
Uploaded by Alexandra Hammock on Mar 6, 2023 at 4:24 pm

Side 1 (p. 10)



Side 2 (p. 11)

Side 3 (p. 12)



Side 4 (p. 13)





Drummond House Plans • Find your plan • House plan detail • Urban Valley 3 3288-V2

Urban Valley 3(3288-V2)

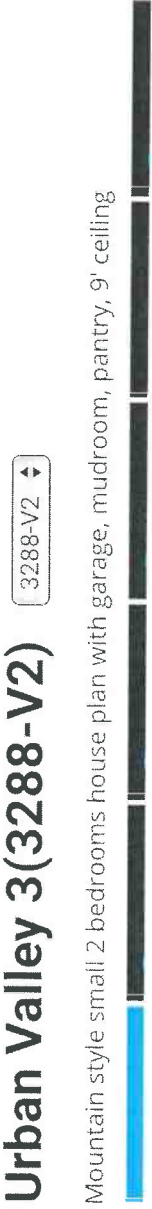
3288-V2

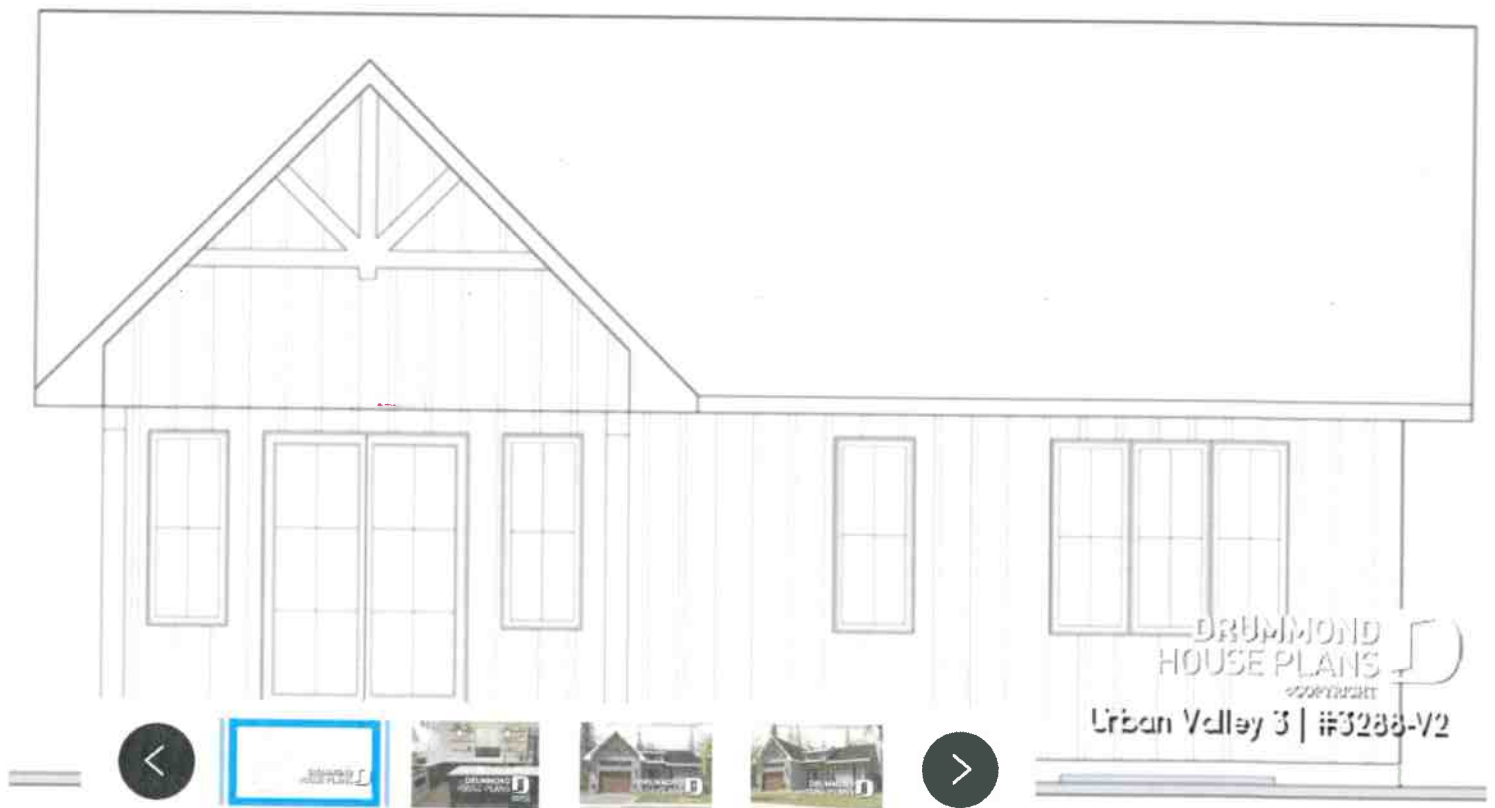
Mountain style small 2 bedrooms house plan with garage, mudroom, pantry, 9' ceiling

LIVING AREA	1339 sq.ft
BEDROOM(S)	2
FULL BATHS	1
HALF BATHS	-
COSTS \$ (EST.)	-
GARAGE	One-car garage
WIDTH	38'0"
DEPTH	50'0"

Buy this plan
From 1300\$

See prices and options





Drummond House Plans ▸ Find your plan ▸ House plan detail - Urban Valley 3 3288-V2

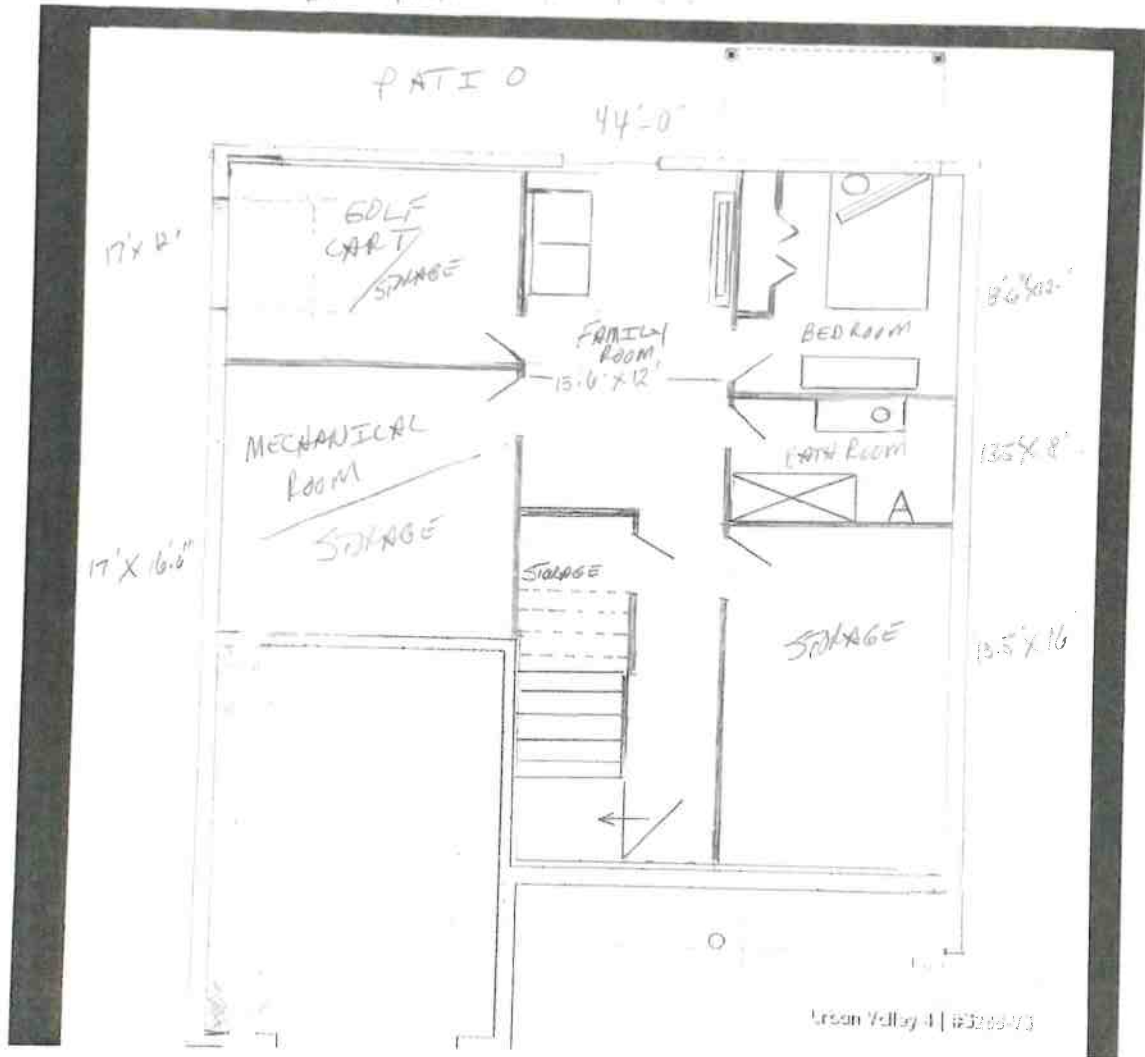
Urban Valley 3(3288-V2)

3288-V2 ▾

Mountain style small 2 bedrooms house plan with garage, mudroom, pantry, 9' ceiling

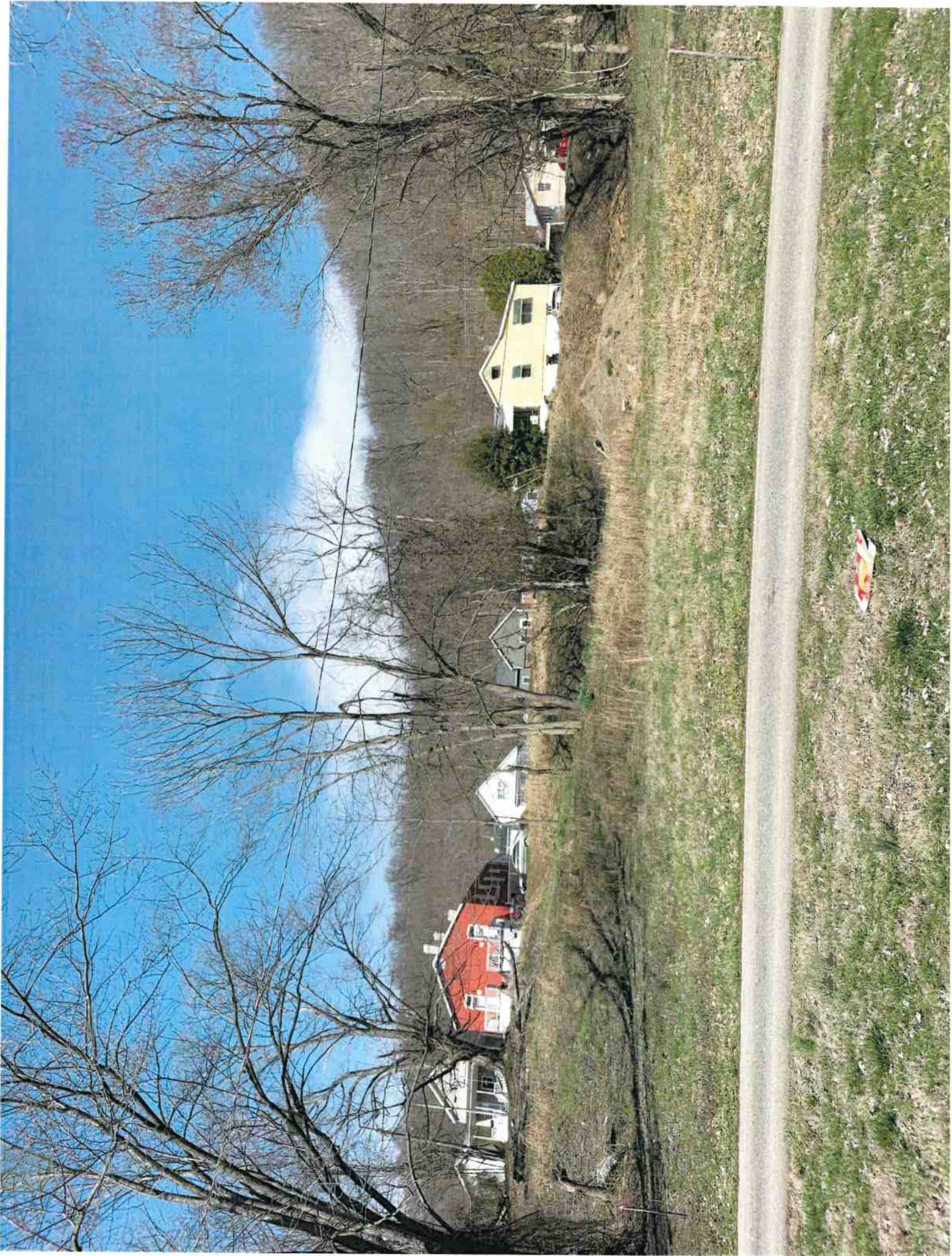


BASEMENT 432 sq. ft.











PROPERTY OWNER AUTHORIZATION FORM

I/We, Anthony Hammock hereby authorize

(Property Owner(s) – Please Print)
Alexandra Hammock, representative for Riverside Group
(Applicant's Name) (Company, Firm, Organization)

to make application for a New Construction to
(Type of Permit)
Single Family Home at
(Description of Proposed Work)

1016 E First Street (Lot 53 & 54)
(Property Address)
Madison IN 47250
(City, State, Zip Code)


(Property Owner Signature)

3/6/23
(Date)

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Riverside Group

Property Address: (address) 1016 E. First St.

Proposed Action to: (explain) build a new 3BR/2.5BA home with 1 car garage and basement

Meeting will be held on: (date) 3/27/2023

POSTING DEADLINE

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

3/12/2023

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