

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 718 W. Main St. to add window on rear second story of home in new bathroom; window will be same size, shape, design as other window on same wall.

Application Date: March 29, 2023
HDBR Meeting Date: April 24, 2023



Project Description:

Certificate of Appropriateness application to add window on rear second story of home in new bathroom; window will be same size, shape, design as other window on same wall.

Current Zoning:

Specialty District (SD)

Project Location:

718 W. Main St.

Applicant:

Devon Sharpe
718 W. Main St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photos of property
Photo of proposed window location
Floor plans
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:	
Date	c. 1840
Style	Greek Revival
Evaluation	Contributing
Survey Notes	

Alterations:

N/A

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 18.0 Windows p. 82-86

18.7 New windows must match the originals in overall size and opening area and should have three dimensional muntins with 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 between the panes. Snap-in grilles or grilles between glass are not appropriate for windows.

18.8 New window openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. New window openings shall not be added to the primary façade or elevations readily visible from the public right-of-way. New window openings may be added at rear or side elevations not readily visible.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guideline 18.7 because the proposed new window will match the existing windows in size and opening area and will have three dimensional muntins; *is in* conformance with Guideline 18.8 because the new window opening will not alter the historic character of the building or other significant architectural features and will not be located on a primary facade; *is in* conformance with the ordinance because the proposed new window will be visually compatible; *is in* conformance with SIS for Rehabilitation because .

Ordinance:

§151.34 Visual Compatibility Factors

(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.

(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:

Standards for Rehabilitation

6. 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





MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for Certificate of Appropriateness

HDBR Staff Review Fee	\$ 10.00
HDBR Application Fee*	\$ 25.00
HDBR Ad Fee*	\$ 15.00
Sign Fee*	\$ 2.00 per street

* Required for applications being heard before the HDBR.

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 required fee(s).

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: Devon Sharpe
Street: 718 W. Main Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 317-508-2257
Phone (Alternate): _____
Email: dsharpe48@gmail.com

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: 718 W. Main Street.

Zoning Classification: HDR

Type of Project (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> New Building | <input 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 checked="" type="checkbox"/> Other: <u>adding a window</u> |

Description of Existing Use: n/a

Description of Proposed Use: adding a window

Name of Contractor (If applicable): Glass Unlimited

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.

adding a window at the rear of the home. upstairs.
the window will be in a newly laid out bathroom that is upstairs.
the new window will be same size, shape etc. as the other window on the same wall. see pictures

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input type="checkbox"/>	Siding	44	HDBR/STAFF		
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	n/a	aluminum clad wood
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas	93	STAFF		

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
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction – Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction – Commercial	103	HDBR		
<input type="checkbox"/>	New Construction – Additions	109	HDBR		
<input type="checkbox"/>	New Construction – Decks	109	HDBR/STAFF		
<input type="checkbox"/>	New Construction –Accessibility	110	HDBR/STAFF		
<input type="checkbox"/>	New Construction –Energy Retrofit	112	HDBR/STAFF		
<input type="checkbox"/>	Relocation	115	HDBR		
<input type="checkbox"/>	Demolition	116	HDBR		
<input type="checkbox"/>	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.

Date _____

Signature of Applicant _____

COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 – Council Chambers	
Application Accepted by: _____		Meeting Date: _____ Time: 5:30PM	
Application to be Reviewed by:		Action on Application:	
<input type="checkbox"/> HDBR	<input type="checkbox"/> STAFF	<input type="checkbox"/> HDBR/STAFF COA issued	<input type="checkbox"/> HDBR/STAFF COA denied
		<input type="checkbox"/> HDBR Extended	<input type="checkbox"/> Sent to HDBR by Staff

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)

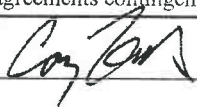
____ Notification Sign given to applicant

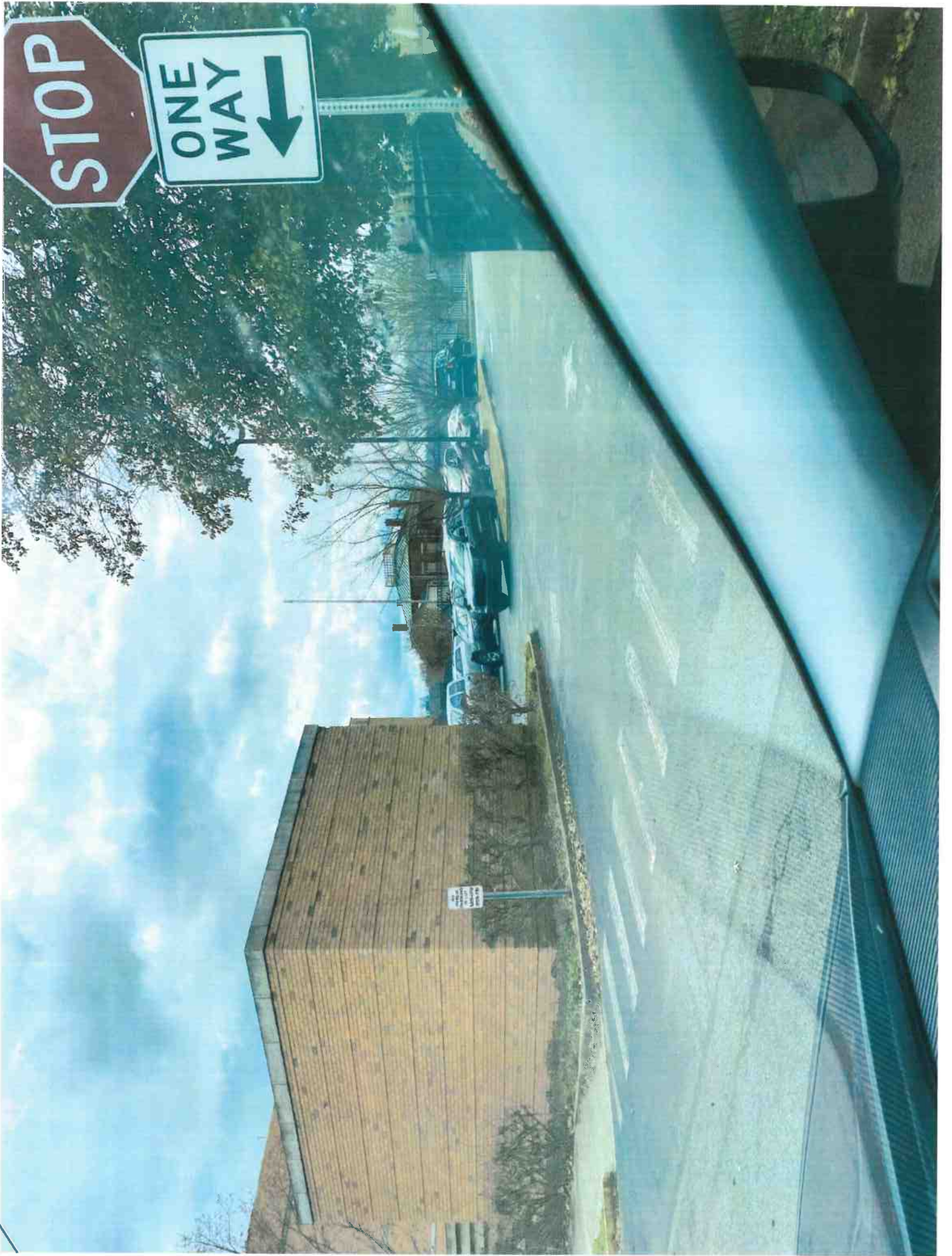
Glass Unlimited, Inc.
807 Lanier Drive
Madison, IN 47250
(812) 273-3622 phone

QUOTE

Date	Estimate #
3/27/2023	Sharpe3/27

Name / Address
Devon Sharpe 2528 Pleasure Ridge Lane Madison, IN 47250

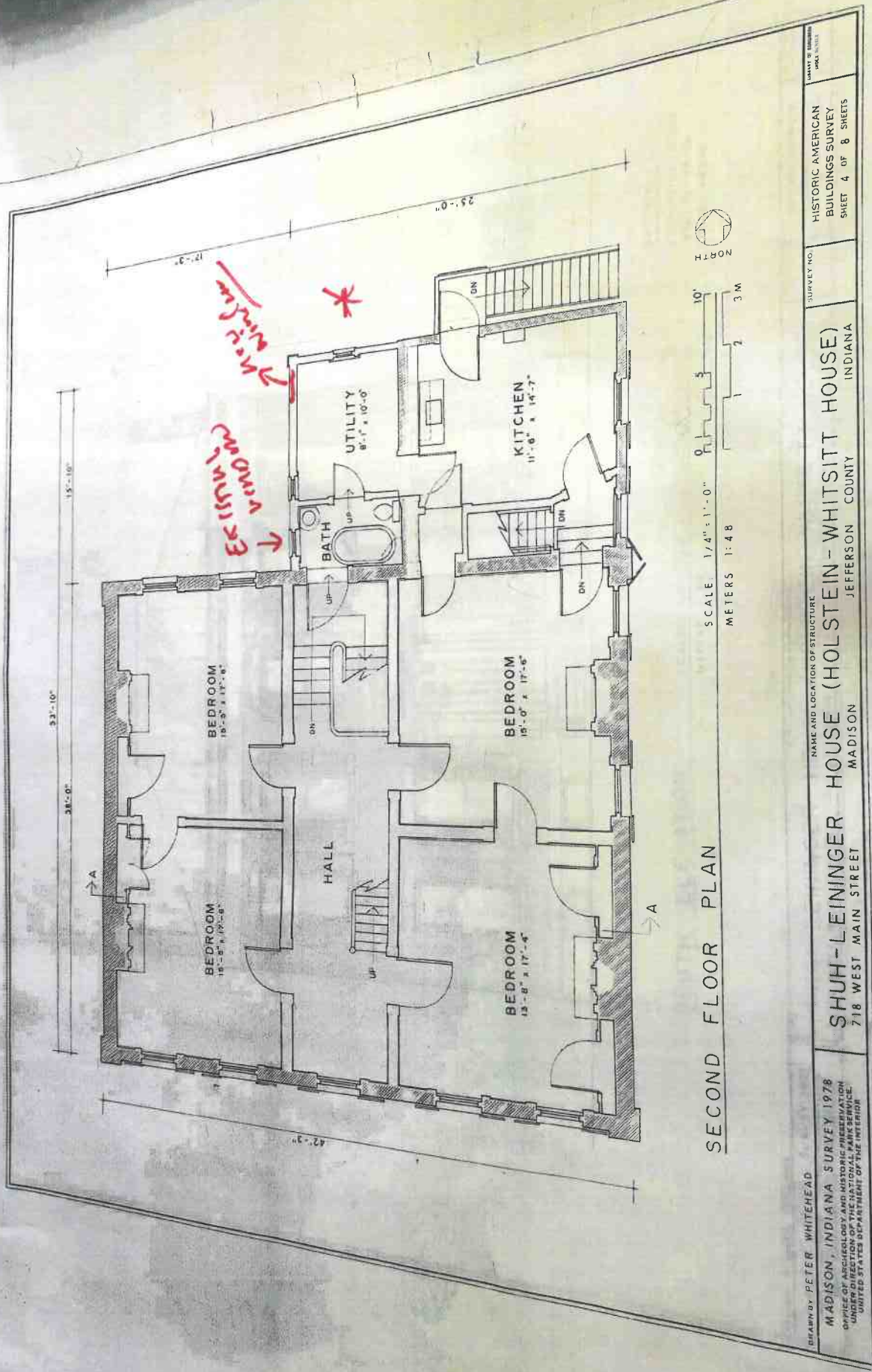
Description		
<p>Materials to Furnish and Install:</p> <p>-- (1) Sun USA Clad Architectural Double Hung Window. Ivory Interior/Ivory Exterior. Consisting of Sash Locks W/ Standard Keeper, Dual Glazed Sun Advantage 366 Glass, and an Extruded Full Screen.</p> <p>Hole to be cut in wall to accept installation of new window. Window exterior will be finished with color-matched aluminum trim coil and trim will be installed on interior. -- Glass Unlimited Inc. is not responsible for relocating any plumbing or electrical lines found when hole is cut.</p> <p>Price includes labor, all necessary sealants, caulking, fasteners, special equipment rental, and the proper disposal of any debris.</p> <p>*OPTIONAL: Removal of existing mirrors: ADD \$200.00*</p>		
<p>All materials is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.</p>		
Authorized signature: 	Total	\$3,970.08
PAYMENT TERMS: Fifty (50) percent deposit - Balance upon completion		
<p>ACCEPTANCE OF ESTIMATE - The prices, specifications and conditions are satisfactory and are hereby approved. You are authorized to execute the work as specified. Payment will be made as outlined above.</p> <p>Signature _____ Date _____</p>		











DESIGNED BY PETER WHITEHEAD	NAME AND LOCATION OF STRUCTURE	SURVEY NO.	HISTORIC AMERICAN BUILDINGS SURVEY
MADISON, INDIANA SURVEY 1978	SHUH-LEININGER HOUSE (HOLSTEIN-WHITSITT HOUSE)		SHEET 4 OF 8 SHEETS
OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION UNDER DIRECTION OF THE NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	718 WEST MAIN STREET MADISON JEFFERSON COUNTY INDIANA		

Layout 4

* THIS IS AN OLD PLAN BEFORE PREVIOUS OWNER RENOVATIONS.

* WE ARE TAKING HOUSE BACK TO ORIGINAL

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 718 W Main St Madison Indiana 47250 USA
County: Jefferson
Historic name: Jacob Shuh House
Present name: None
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On a slight hill. Linear path to front. Large deciduous trees, plantings and bushes. Low concrete retaining wall.



Lat/Long: 38.7381627696002100, -85.3883616165676100 [WGS84]

UTM: Zone 16S, 640071.5274 mE, 4288953.8073 mN

Parcel No. GIS/Ref/ID: 28108

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1840-1849 , circa 1840*	Architect: Francis Costigan
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style: Greek Revival	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: Metal	
Form or Plan: , rectangular	Roof Type: Hipped	
Foundation: Stone	Windows: wood 1/1 double-hung sashes	
General condition: Excellent	Chimney(s): two brick side right and two brick side left	
Basement:	Porch:	

Historical Summary:

Architect Francis Costigan built the home at 718 W. Main Street for Jacob Shuh around 1840, and it may well be the first of his Madison works. Windle and Taylor, p. 79.

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 2-story house in the Greek Revival style built in 1840. The structural system is masonry. The foundation is stone. Exterior walls are brick. Brick is running bond. Rubblestone foundation with a limestone water table. The brick walls feature pilasters at each corner. Star-shaped anchors. The building has a hipped roof clad in metal. Metal hipped roof with flat center, wide overhanging eaves, decorative cornice, dentils, balustrade on top, 4 brick chimneys. There are two side right, brick chimneys and two side left, brick chimneys. Windows are wood, 1/1 double-hung sashes. 1/1 wood windows with triangular stone lintels and sills, shutters, aluminum storm windows. Recessed entry with Classical surround and pilasters, dentils, wood panel door with sidelights. The cubic Greek Revival home has a balanced 5-bay façade.

Other sources: HABS IN-92

Survey and Recorder

Project: Search for '718 w main' in Madison, Indiana (2 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 #28108, HABS IN-92, surveyed Jul 15, 2002, Site Number 2-236
Inventoried: 09/20/2021 11:42:59 am Last updated: 07/29/2022 10:23:17 am by /	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



2015 Flood Map

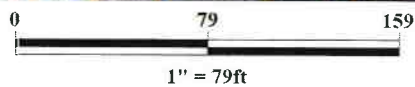
FLD_ZONE:

AE

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

- Addresses
- Common Addresses

- Regional County
- Regional Roads
- Regional Highway
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Devon Sharpe

Property Address: (address) 718 W. Main St.

Proposed Action to: (explain) add window on rear second story of home in new bathroom; window will be same size, shape, design as other window on same wall

Meeting will be held on: (date) 4/24/2023

POSTING DEADLINE

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

4/09/2023

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