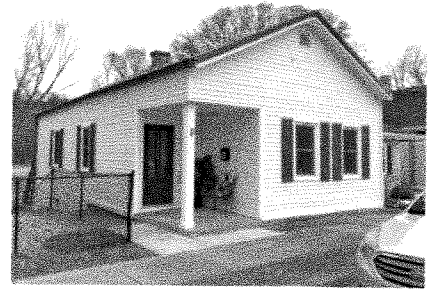


PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 921 W. First St. to add a roof addition to rear deck, siding to match existing, shingles to match existing, trim to match existing.



Application Date: March 31, 2023

HDBR Meeting Date: April 24, 2023

Project Description:

Certificate of Appropriateness application to add a roof addition to rear deck, siding to match existing, shingles to match existing, trim to match existing.

Current Zoning:

Historic District Residential (HDR)

Project Location:

921 W. First St.

Applicant:

Ryan Rogers
804 E. First St.
Madison, IN 47250

Owner:

River Roost LLC (Randy Holt)
921 W. First St.
Madison, IN 47250

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	c. 1880
Style	Vernacular
Evaluation	Contributing
Survey Notes	

Alterations:

Vinyl siding; vinyl windows, replacement door

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances
--

HDBR Guidelines:

Madison Historic District Design Guidelines – 26.0 New Construction - Additions p. 106-108

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

26.3 The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

26.7 Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines because the proposed roof addition will match the existing roofline, materials, and will have minimal impact on the primary elevation; *is in* conformance with the ordinance §151.34 because the proposed structure is visually compatible with both new building styles and the surrounding streetscape; *is in* conformance with SIS for

Ordinance:

§151.34 Visual Compatibility Factors

(A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.

(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:

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

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: Ryan Rodgers
Street: 804 E First Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-818- 6772
Phone (Alternate): 703-244-9626
Email: ryan@pinelanellc.com

OWNER INFORMATION (IF DIFFERENT*)

Name: River Roost LLC (Randy Holt)
Street: 921 W First
City: Madison State: IN Zip: 47250
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: 921 W First Street Madison IN 47250

Zoning Classification: HRD

Type of Project (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input checked="" 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: Residential

Description of Proposed Use: Residential

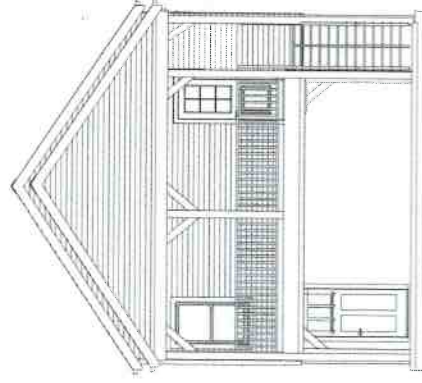
Name of Contractor (If applicable): Prickett Properties

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

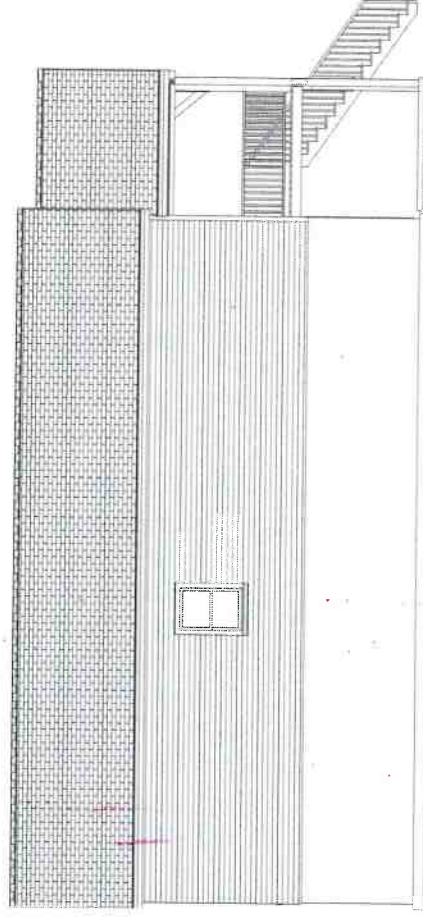
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	Vinyl	Vinyl
<input type="checkbox"/>	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 checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	Asphalt	Asphalt
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input type="checkbox"/>	Windows	82	HDBR/STAFF		
<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		



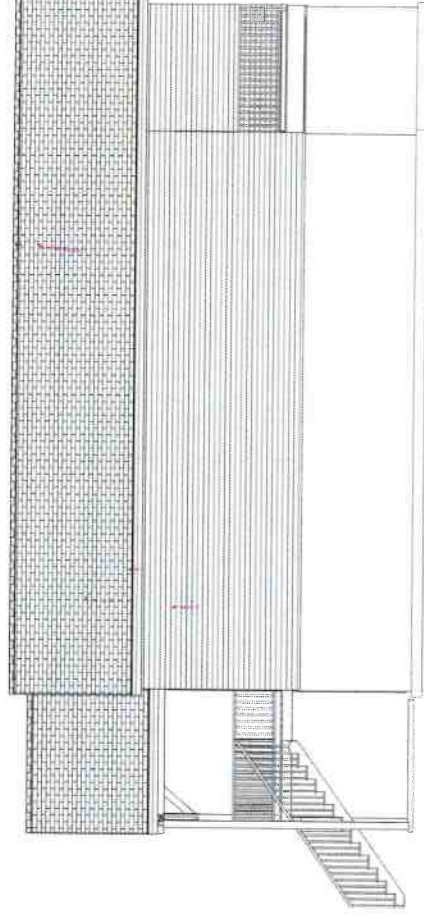
Drawings by: Ryan Rodgers



South



West



East

Randy Holt (River Roost LLC) 921 W First St MADISON, IN 47250

Addition roof to existing Deck ,Siding to match existing, Shingles to match existing, Trim to match existing



Drawings by: Ryan Rodgers

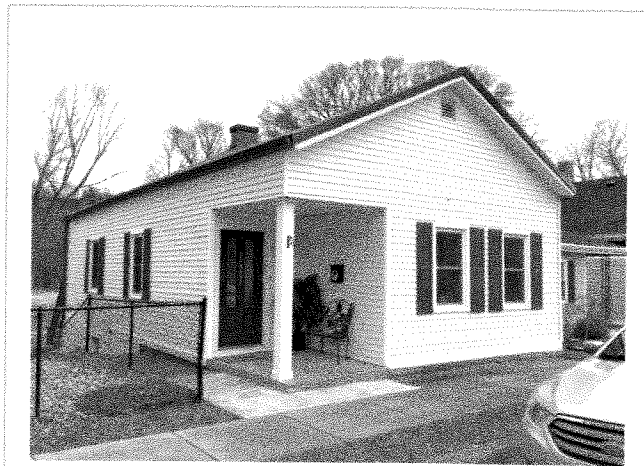


Randy Holt (River Roost LLC) 921 W First St MADISON, IN 47250

Addition roof to existing Deck ,Siding to match existing, Shingles to match existing, Trim to match existing

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 921 W 1st 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: Located on a ridge north of, and oriented parallel to, the river. Behind the house, the grade drops significantly and parkland extends to the river's edge.



Lat/Long: 38.7366699790905140, -85.3922357116393900 [WGS84]

UTM: Zone 16S, 639737.7104 mE, 4288782.2225 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	

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:	Exterior Material(s): vinyl siding	
Stories: 1, Bays:	Roof Material: replacement standing seam metal	
Form or Plan: Vernacular, rectangular	Roof Type: Front gable	
Foundation: not visible	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s): one brick Rear side slope	
Basement:	Porch: single-story recessed corner open 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 1880. The foundation is not visible. Exterior walls are vinyl siding. The building has a front gable roof clad in replacement standing seam metal. Gabled standing seam metal with 1 chimney. There is one rear, side slope, brick chimney. Windows are replacement vinyl, 1/1 double-hung sashes. Windows have shutters. There is a single-story, recessed corner open porch characterized by an integrated under main roof roof with square posts. New door.

Survey and Recorder

Project: Search for '921 w 1' in Madison, Indiana (13 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect.	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Jul 25, 2002, Site Number 2-443
Inventoried: 09/20/2021 11:43:07 am Last updated: 07/05/2022 7:36:10 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



- 2015 Flood Map
FLD_ZONE:
AE
- Regional Counties
 - County Boundary
 - Townships
 - Water
 - Parcels
 - Corporate Boundary
 - Sewer Structures
 - Addresses
- Regional Count
 - Regional Roads
 - Regional Highw
 - Water
 - Railroad
 - Dimensions
 - Roads
 - Highways
 - Trails

