



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 835 W. Main St. to replace existing rear door on non-historic addition with a new glass & metal double door.

Application Date: March 23, 2023

HDBR Meeting Date: April 24, 2023



Project Description:

Certificate of Appropriateness application to replace existing rear door on non-historic addition with a new glass & metal double door.

Current Zoning:

Local Business (LB)

Project Location:

835 W. Main St.

Applicant:

Devin Scudder
323 Ferry St.
Vevay, IN 47043

Owner:

Same

Supporting Documents:

COA application
Photo of property
Photo of proposed door
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1860
Style	Italianate
Evaluation	Contributing
Survey Notes	

Alterations:

Modern wood pilasters on storefront; modern vinyl windows; modern rear addition; modern storefront windows; modern doors (front & rear)

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 – 9.0 Doors & Entrances p. 59-61

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 in* conformance with Guideline 9.6 because the proposed new double door will be located on a rear non-historic addition that faces the alley and will replace a single modern door of the same type and design; *is in* conformance with the ordinance because the proposed new double door opening will not significantly interrupt the rhythm of entrances and will be compatible to the building to which it is visually related.

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:

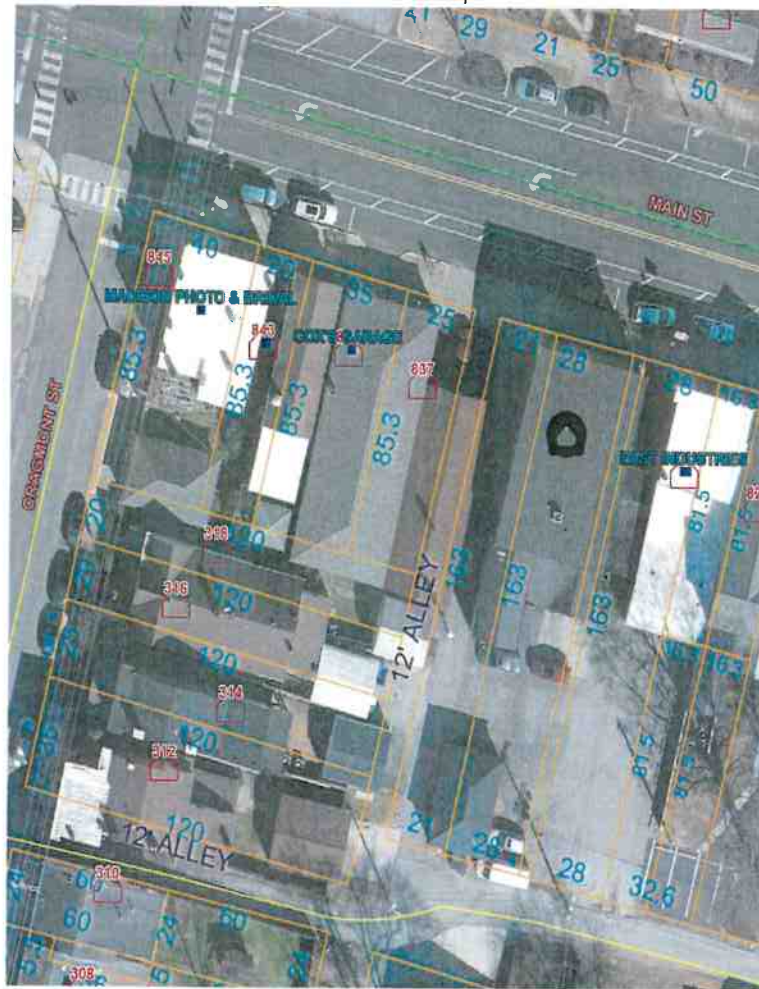
Standards for Rehabilitation

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





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: Devin Scudder
Street: 323 Perry St
City: Uvan State: IN Zip: 47543
Phone (Preferred): 812-599-1664
Phone (Alternate): _____
Email: scudcoPRO@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Dave & Billie Erlewein
Street: 1331 N Lela Ln
City: Greenfield State: IN Zip: 46140
Phone (Preferred): 317-753-1476
Phone (Alternate): _____
Email: bj@erleweinmortuary.com

*** 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: 835 W Main St.

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: VACANT

Description of Proposed Use: Store Front Rental

Name of Contractor (If applicable): Devin Scudder

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.

Replacing a commercial glass back door.

It's currently a single door. Need to install a double door (commercial glass) so tenants can bring in stuff bigger or wider than the restricted 33 inches

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 checked="" type="checkbox"/>	Doors & Entrances <i>Back door</i>	59	HDBR/STAFF	<i>Glass door</i>	<i>Glass door</i>
<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 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		

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.

3-23-23

Date

Signature of Applicant

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/STAFF COA denied
☐ HDBR Extended ☐ 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

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 835 W Main 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: Sidewalk in front. Brick wall and wrought iron gate on east side.



Lat/Long: 38.7384190038313900, -85.3925235177909800 [WGS84]

UTM: Zone 16S, 639709.2859 mE, 4288975.8823 mN

Parcel No. GIS/Ref/ID: 31049

Historical Information

Historic Function: Commerce/Trade: Specialty Store	Current Function: Commerce/Trade: Specialty Store
Construction Date: ca. 1860-1869 , circa 1860*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, Commercial Building	Style: Italianate	<input checked="" type="checkbox"/> Additions (c. 2015) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: masonry	Exterior Material(s): historic brick	
Stories: 2, Bays:	Roof Material:	
Form or Plan: Two-Part Commercial Block, rectangular	Roof Type: Shed , Decorative cornice , brackets	
Foundation: parged	Windows: modern vinyl 2/2 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	Porch:	

Historical Summary:

1886 Sanborn indicates that this was a drug store and a grocery store. Charles Heberhart worked as a druggist and store owner in Madison during the late 1800's. He operated the family owned drugstore of Heberhart & Son at 835 West Main Street, selling items such as drugs, paints, oils, and glass (Indiana Historical Society).

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 commercial building in the Italianate style built in 1860. The structural system is masonry. The foundation is parged. Exterior walls are historic brick. Brick is common bond. Modern wood pilasters on storefront. Metal staircase and small porch on east side. The building has a shed roof with decorative cornice and brackets. Wide overhanging boxed eaves with decorative scrolled brackets and large decorative frieze, first floor has a copper awning. Windows are modern vinyl, 2/2 double-hung sashes. 1st floor has modern store front windows, 2nd story has stone hoods and stone sills. Modern glass door and transom. There is a two-story, rear, frame addition.

Survey and Recorder

Project: Search for '835 w main' in Madison, Indiana (4 results)	Sequence/Key no.:	Survey Date: October 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 #31049, surveyed Jul 17, 2002, Site Number 2-294
Inventoried: 09/20/2021 11:43:01 am Last updated: 07/29/2022 11:40:02 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



Image capture: Sep 2012 © 2023 Google



835 W Main St

All

Street View & 360°



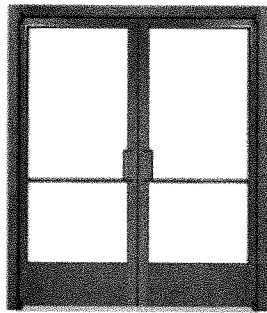
Image capture: Sep 2013 © 2023 Google



835 W Main St

All

Street View & 360°



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Devin Scudder

Property Address: (address) 835 W. Main St.

Proposed Action to: (explain) replace existing rear door on non-historic addition with a new glass & metal double door

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