

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1014 W. First St. to build new 16'x48' residential structure.

Application Date: March 20, 2023
HDBR Meeting Date: April 24, 2023

Project Description:
Certificate of Appropriateness application to build new 16'x48' residential structure.



Current Zoning: Historic District Residential (HDR) Project Location: 910 (912+) W. First St.

Applicant: Steve McCue
911 W. Second St.
Madison, IN 47250 Owner: Donna McCue

- Supporting Documents:
- COA application
 - Photos of property
 - Photo of inspiration structures
 - Floor plans
 - Drawing of front elevation
 - Copy of HDBR meeting public sign
 - GIS map

Alterations, Historical Information, & Prior Approvals:

Date	N/A
Style	N/A – vacant lot
Evaluation	N/A
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-

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.

23.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building's prominent architectural or significant site features.

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 23.01-23.18 because the proposed infill structure will maintain visual compatibility with other gable-roof structures in the immediate area (with the exception of the front-facing garage, but due to lot size constraints, the design is warranted); *is in* conformance with the ordinance because the proposed project as a whole will be compatible with neighboring structures in terms of height, proportion of building's front façade, openings, rhythm of solids to voids, spacing, entrance or porch projections, roof shapes, materials and textures, and walls of continuity.

Ordinance:

§151.34 Visual Compatibility 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 ensure visual compatibility of the building to the buildings, squares, and places to which it is visually related.

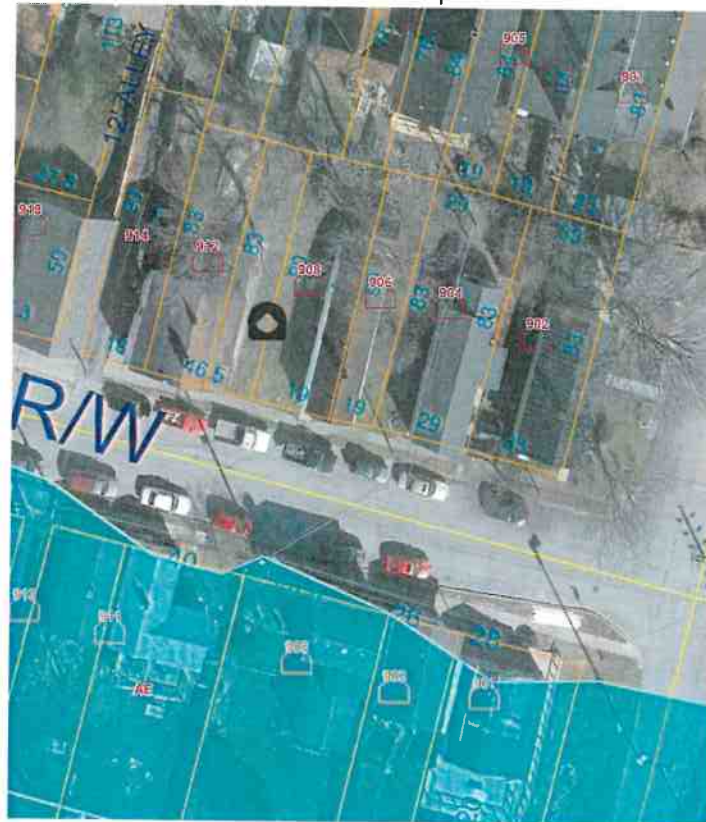
Secretary of the Interior Standards:

N/A

Preservation Brief:

N/A

Think GIS Map





City of Madison, Indiana

04/20/2023

HDCA-23-48

Certificate of Appropriateness (COA) Application

Status: Active

Date Created: Apr 20, 2023

Applicant

Steve McCue
samccue82@gmail.com
911 W. Second St.
Madison, IN 47250
812-350-9715

Primary Location

910 W FIRST ST
MADISON, IN 47250

Owner:

McCue Donna L
911 SECOND ST MADISON, IN 47250

Internal Review

Notification Sign

1

Send for HDBR review



General Information

Are you the owner?

Yes

Zoning Classification

HDR

Will you be working with a Contractor?

No

Description of Existing Use

vacant lot

Description of Proposed Use

residential structure

Type of Project

Select which applies to your project.

New Building

Description(s) of Work

Scope of Work

build a new residential structure to be 16'x48', two-story, with a garage on the first level

Building Elements

New Construction/Addition



Building Information

Please List All Building Materials

brick/stone, cementous siding, aluminum clad wood windows, shingle roof

Acknowledgement


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

Digital Signature

Steve McCue
04/20/2023

- 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 Distrcit 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

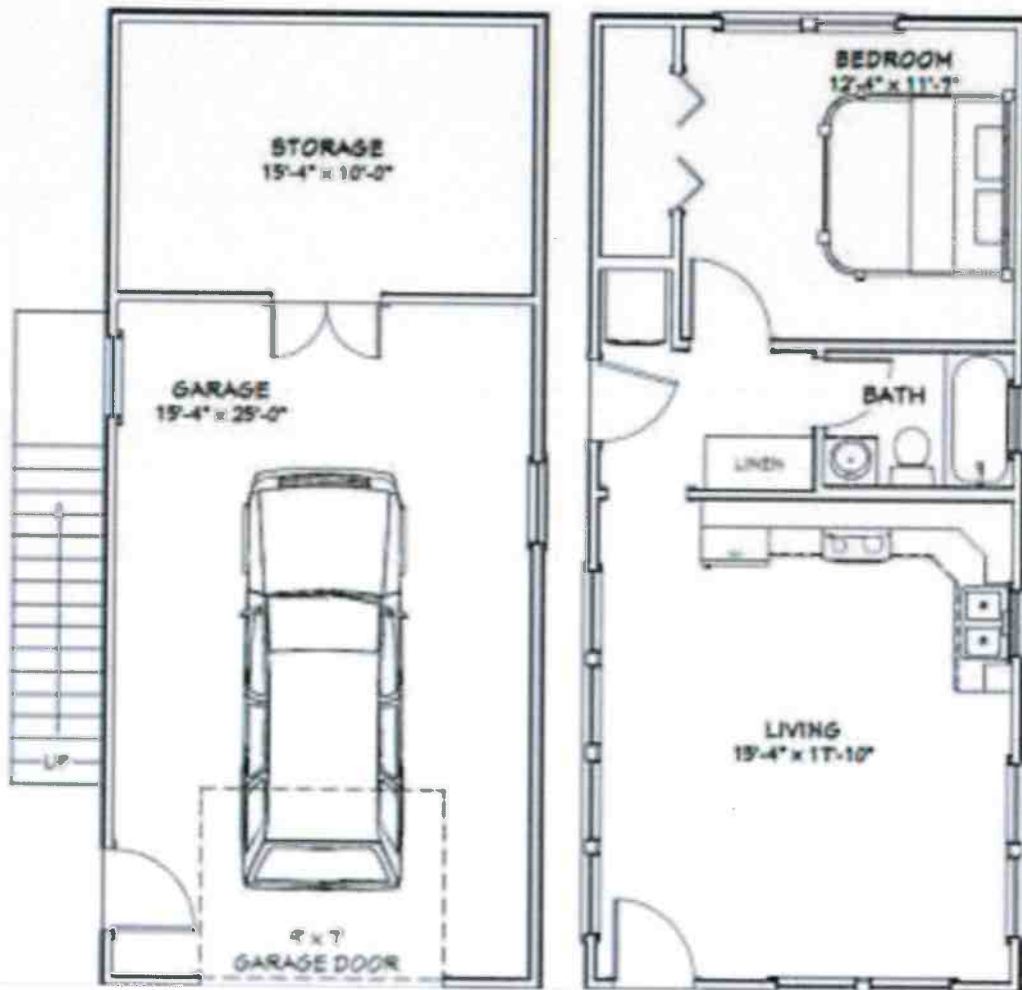
 912+ Lot dimensions with new house.xlsx
Uploaded by Brooke Peach on Apr 20, 2023 at 8:26 am



Carriage House Concept 1.jpg
Uploaded by Brooke Peach on Apr 20, 2023 at 8:26 am



Carriage House Concept 2.png
Uploaded by Brooke Peach on Apr 20, 2023 at 8:27 am

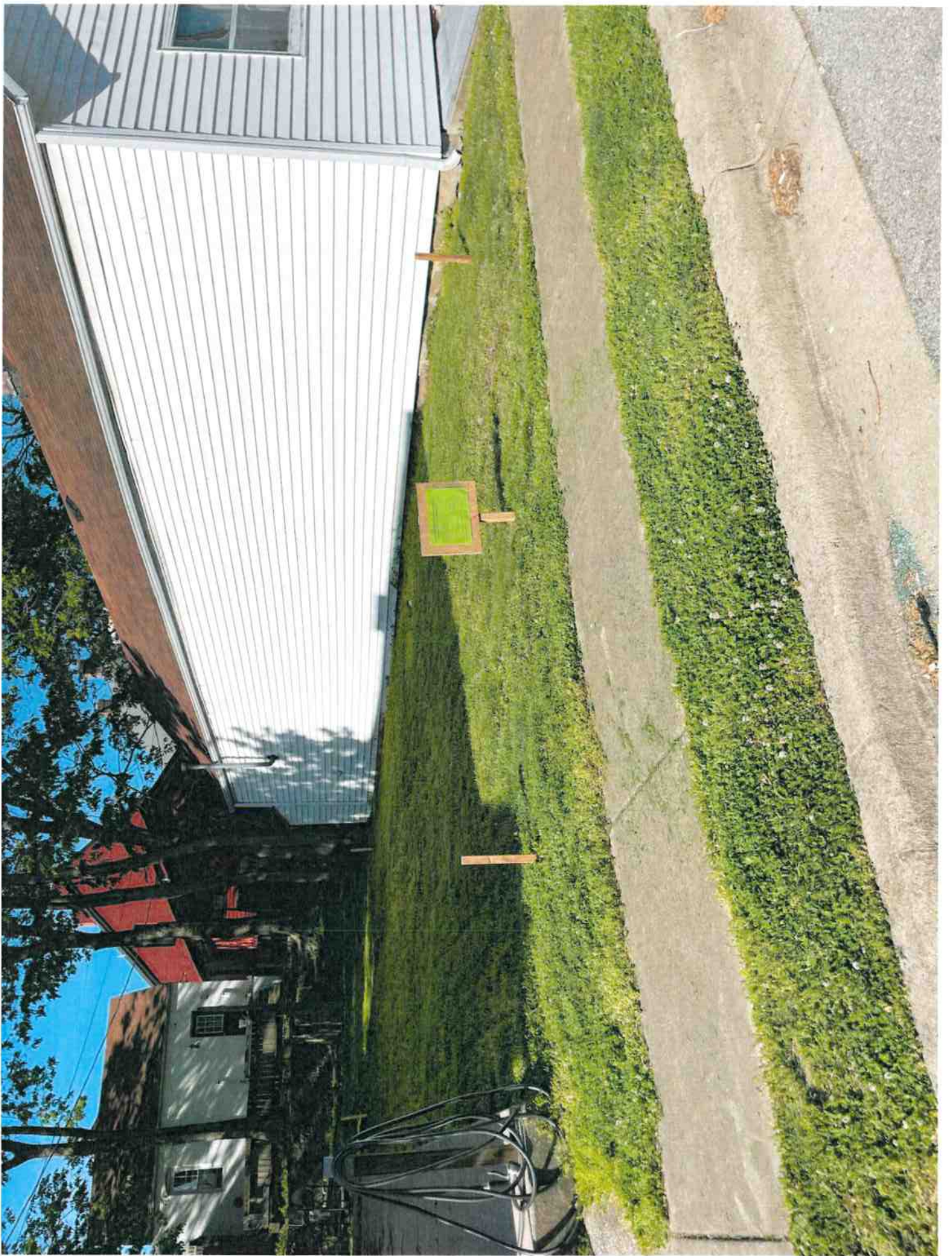


AA

 ebay.com



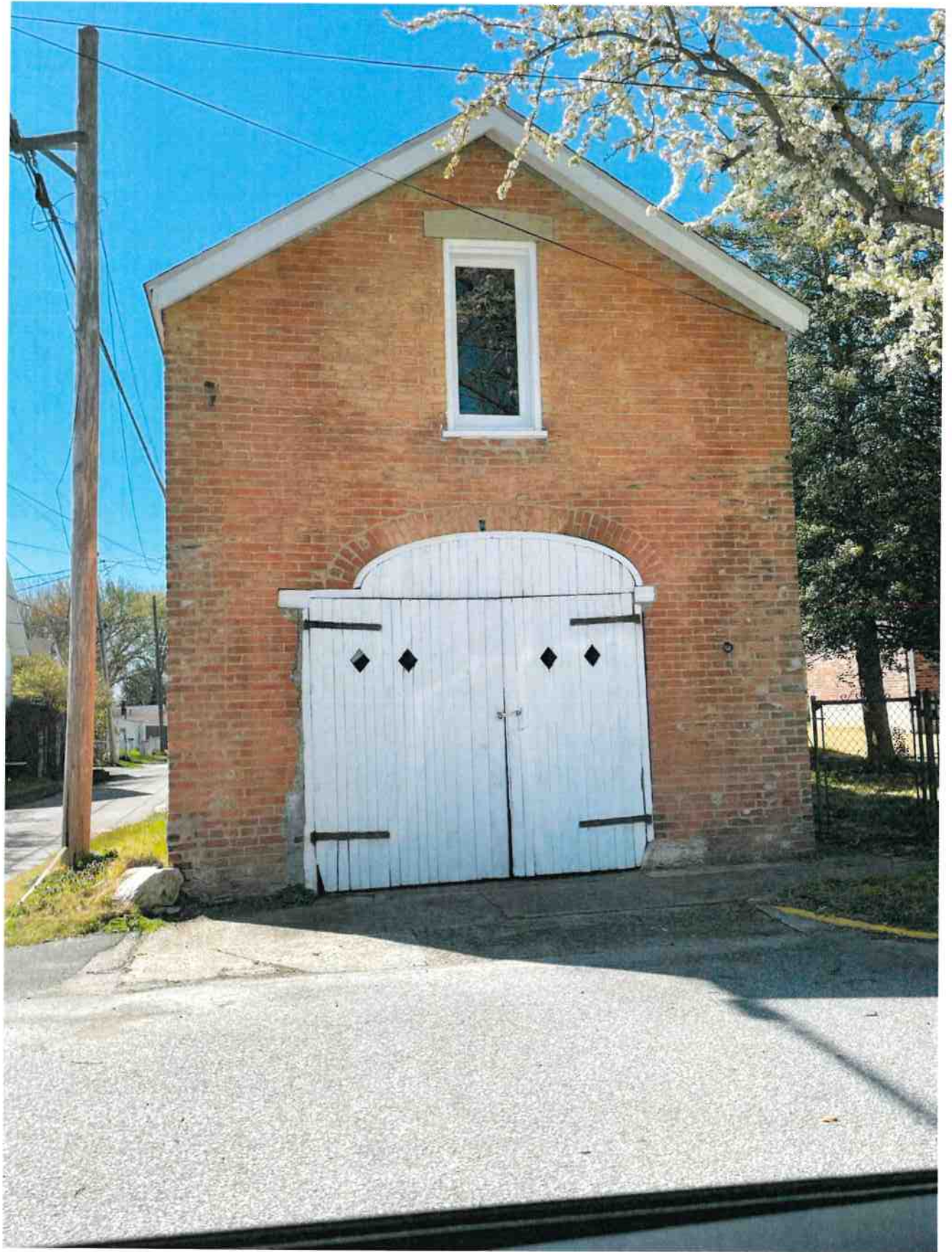




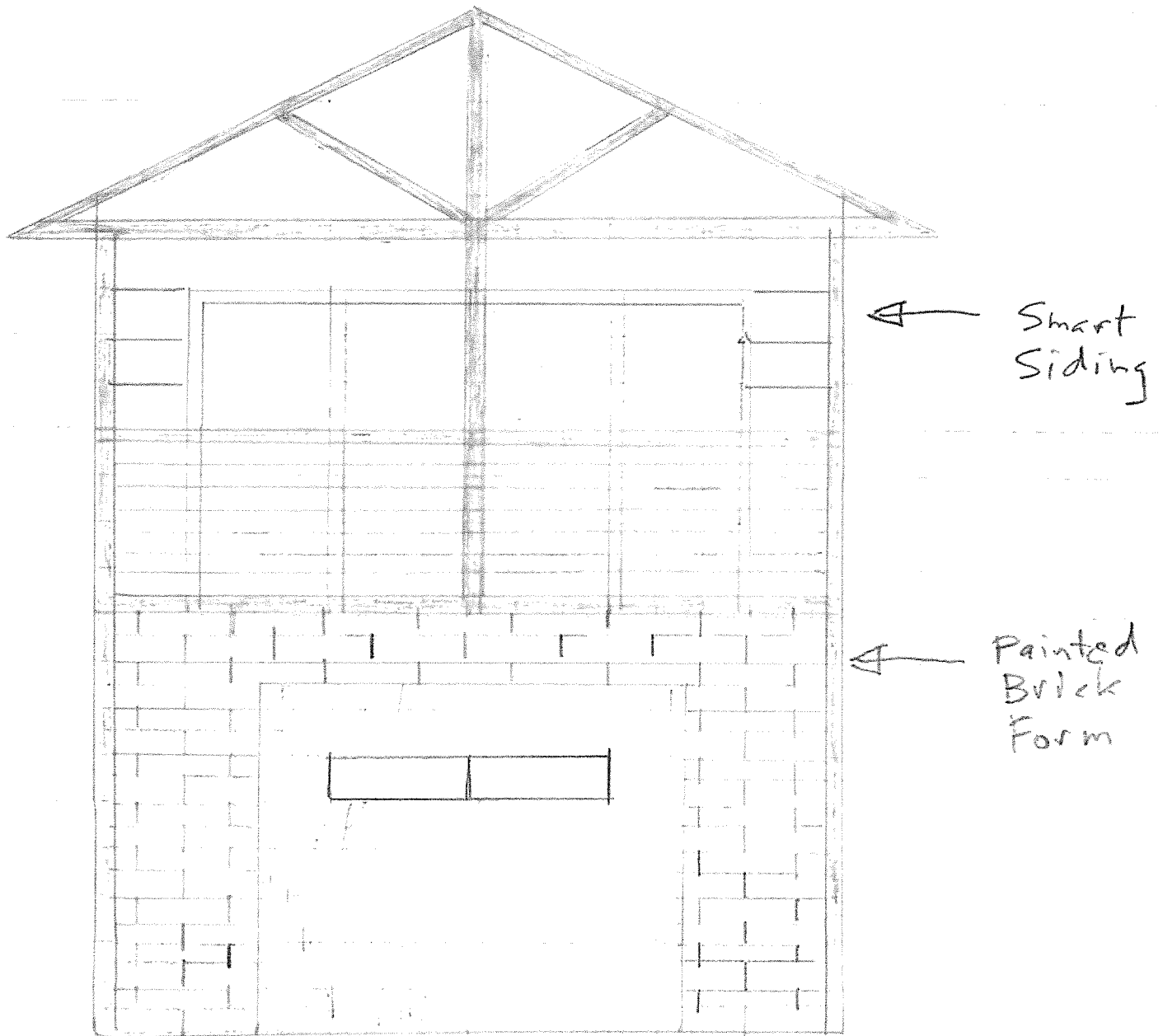


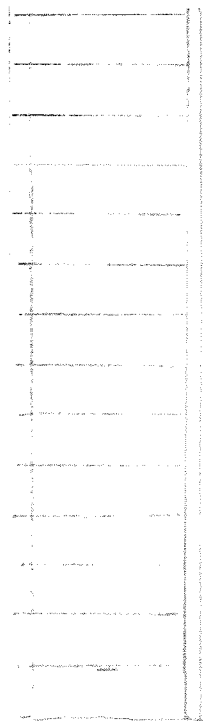
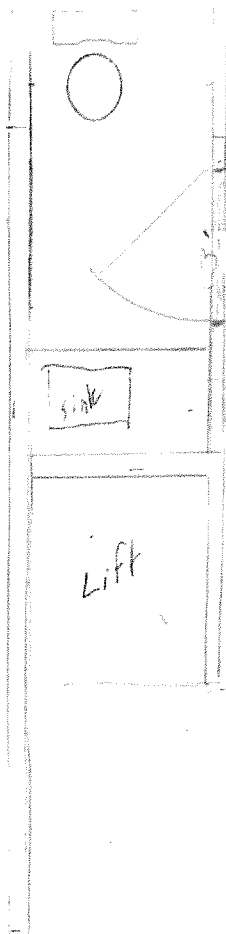
PRIVATE
DRIVE
NO THRU
STREET





Front Side

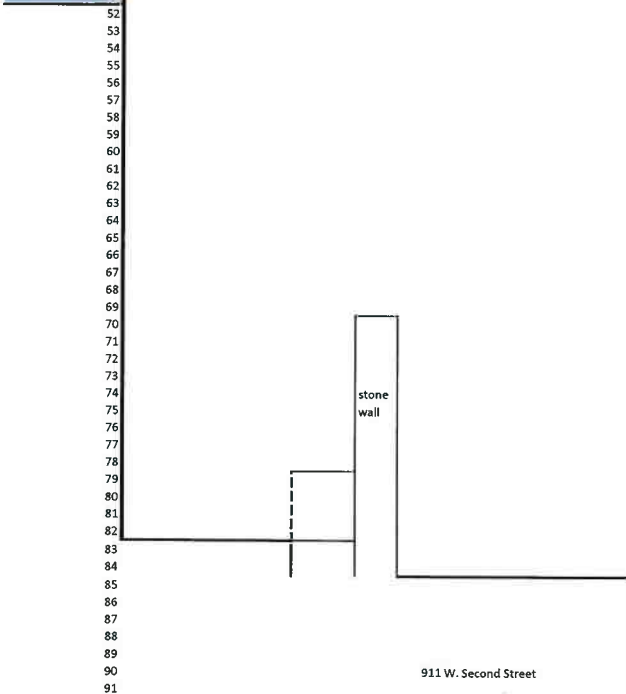
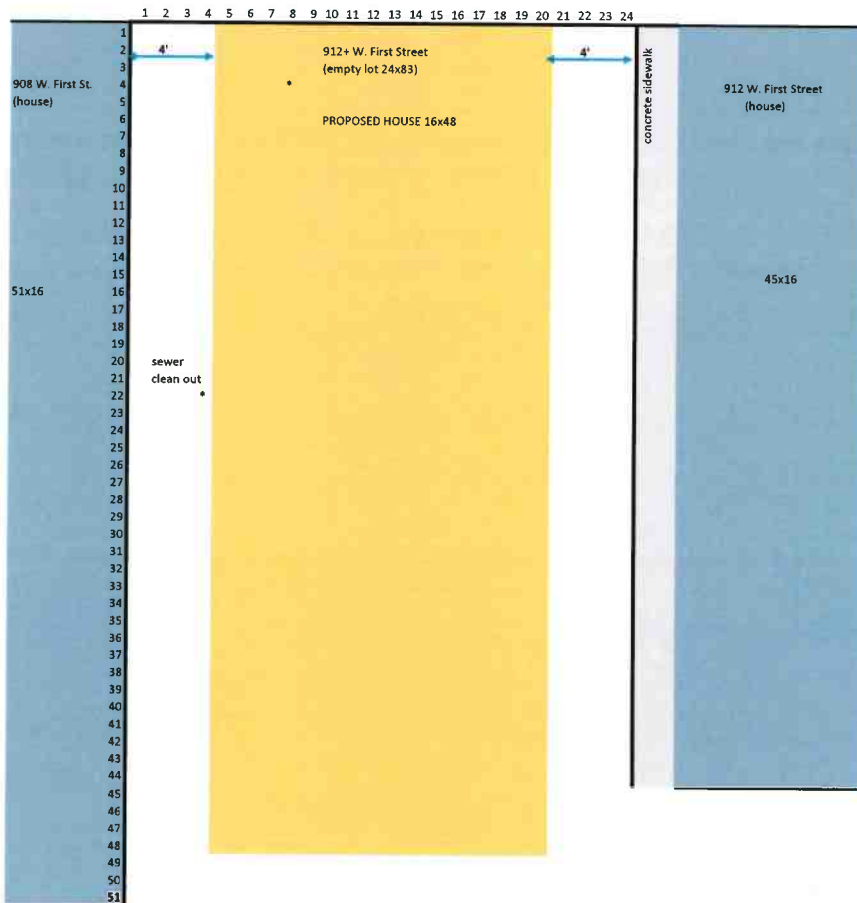
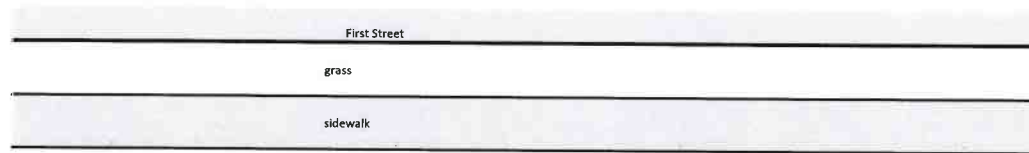




Furnace

40'







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: Steven McCue
Street: 911 W. Second St
City: Madison State: IN Zip: 47250
Phone (Preferred): 812.350.9715
Phone (Alternate): _____
Email: samccue82@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Donna McCue
Street: 911 W. Second St.
City: Madison State: IN Zip: 47250
Phone (Preferred): 812.343.2132
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: 912+ W. First St, Madison IN parcel 39-13-03-121-070,001-007, 011-04485-01 Pt S 1/2 Lot 11 Hendricks & Grovers Add W

Zoning Classification: Madison Historic District 3

Type of Project (Check all that apply)

- ☒ New Building
- ☐ Addition to Building
- ☐ Relocating a Building
- ☐ Demolition

- ☐ Restoration, Rehabilitation, or Remodel
- ☐ Fence or Wall
- ☐ Sign
- ☐ Other: _____

Description of Existing Use: empty (vacant) lot

Description of Proposed Use: site of new home

Name of Contractor (If applicable): TBD

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.

Plan is to build a new "Carriage House" or "Coach House"- style"16x48 house (living space above garage) to maximize the use of the very small 24 x 83 lot.

Lower level to be of poured concrete, with the exterior of painted brick form. Poured concrete is selected to minimize the potential damage of flood water. Stairway, as well as a wheelchair platform lift, both inside the building, provide access to the living quarters upstairs. 1/2 bath on lower level.

Upper level consists of 640 square feet of living space, with a single bedroom and bathroom. Exterior of upstairs is covered in painted LP SmartSide engineered wood or similar cement board (horizontal 8 inch lap siding).

Roof extends 8 feet over the porch on the front of the building. Porch supported by two posts.

Front of house (front of porch) to align with the front of adjoining houses.

Roof to be painted standing seam steel.

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 checked="" type="checkbox"/>	Concrete & Stucco	42	STAFF		Poured concrete walls
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF		LP Smart Side horizontal lap
<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		Standing Seam steel
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" 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 checked="" type="checkbox"/>	Mechanical Units	91	STAFF		A/C compressor located at the rear (north side)
<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 checked="" 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.

April 30, 2023

Date

Signature of Applicant

COMPLETED BY PLANNING OFFICE Application Accepted on: _____ Application Accepted by: _____ Application to be Reviewed by: <input type="checkbox"/> HDBR <input type="checkbox"/> 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: <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
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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

Owner Authorization

For the purposes of developing and improving property owned by me as Owner, at 911 W. Second Street and 912+ W. First Street, Madison, Indiana, I hereby authorize Steven A. McCue, PE to serve as my representative and agent, in matters related to these properties.

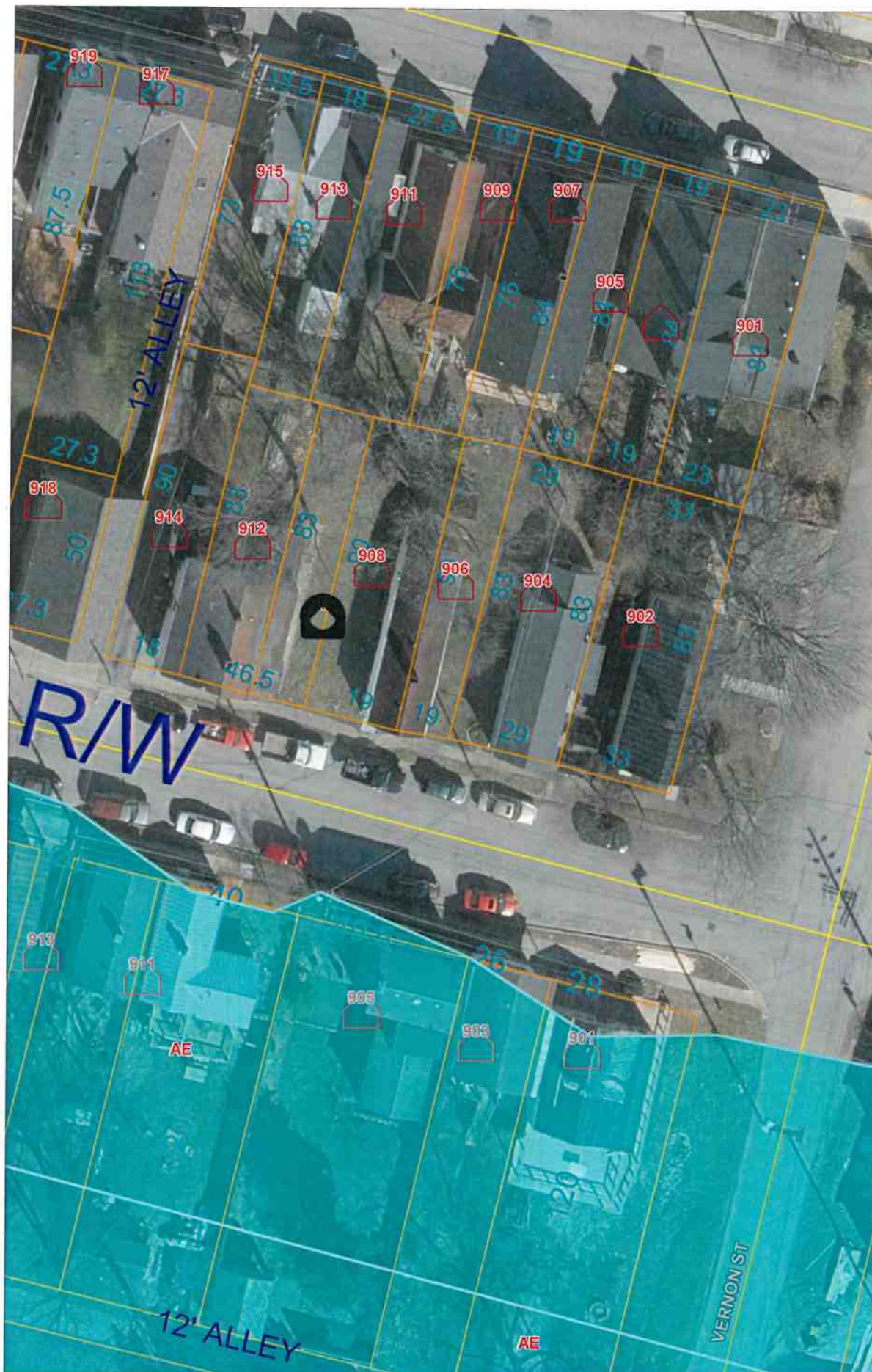
This authorization is to be in effect for calendar years 2023 and 2024, and may be extended at my discretion.

A handwritten signature in cursive script, reading "Donna L. McCue", written over a horizontal line.

Donna L. McCue, Property Owner

A handwritten date "04-20-2023" written over a horizontal line.

Date



2015 Flood Map
FLD_ZONE:

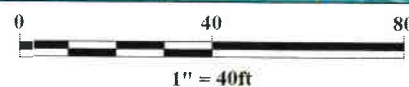
AE

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

Addresses

- Regional Count
- Regional Roads
- Regional Highw
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails

THINK



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Steve & Donna McCue

Property Address: (address) 910 W. First St. (also recorded as 912+ W. First St.)

Proposed Action to: (explain) build a new residential structure to be 16'x48', two-story, with a garage on the first level

Meeting will be held on: (date) 5/22/2023

POSTING DEADLINE

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

5/08/2023

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