

## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 721 W. First St. to install an accessory building.*

Application Date: April 24, 2023

HDBR Meeting Date: May 22, 2023



Project Description:

Certificate of Appropriateness application to install an accessory building.

Current Zoning:

Heavy Manufacturing (M-2)

Project Location:

721 W. First St.

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Applicant:

Dean Miller  
721 W. First St.  
Madison, IN 47250

Owner:

Same

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Supporting Documents:

COA application  
Photos of property  
Site plan  
Drawing of proposed building  
Copy of HDBR meeting public sign  
GIS map

### Alterations, Historical Information, & Prior Approvals:

Date	1854
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* – 24.0 New Construction - Outbuildings p. 101-102

24.1 The design of new garages and other accessory buildings should be compatible with dwellings in the historic district. New outbuildings should respect and blend with the architectural style and scale of the associated dwelling.

24.2 Site new garages and accessory buildings appropriately on the lot. Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.

24.4 The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

24.5 Materials used for new garages and outbuildings should reflect the historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding, plywood and oriented strand board (OSB) are not sufficiently durable for exterior use and are not appropriate.

24.6 Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

### Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines 24.1-24.6 because the proposed new outbuilding will be constructed on the rear/side of the primary structure, is proportional in size to the primary structure, will be made of compatible materials, and will not have an eave or roof ridge higher than that of the primary structure; *is in* conformance with the ordinance because the proposed new outbuilding will be visually compatible; *is in* conformance with SIS for Rehabilitation because .

### 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.

(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-23-51

### Certificate of Appropriateness (COA) Application

**Status:** Active

**Date Created:** Apr 24, 2023

#### Applicant

Dean Miller  
jnmiller@roadrunner.com  
721 W 1st St  
Madison, In 47250  
(812)273-3040

#### Primary Location

721 W FIRST ST  
MADISON, IN 47250

#### Owner:

Lumber Mill Antique Mall LLC  
4101 STATE ROAD 56 HANOVER, IN 47243

#### Internal Review

##### Notification Sign

2

##### Send for HDBR review



#### General Information

##### Are you the owner?

Yes

##### Zoning Classification

M-2

##### Will you be working with a Contractor?

No

##### Description of Existing Use

commercial

##### Description of Proposed Use

commercial

#### Type of Project

Select which applies to your project.

New Building

## Description(s) of Work

### Scope of Work

install an accessory building

## Building Elements

### New Construction/Addition



## Building Information

### Please List All Building Materials

to be determined

## Acknowledgement

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

### Digital Signature

Dean Miller

04/24/2023


- 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

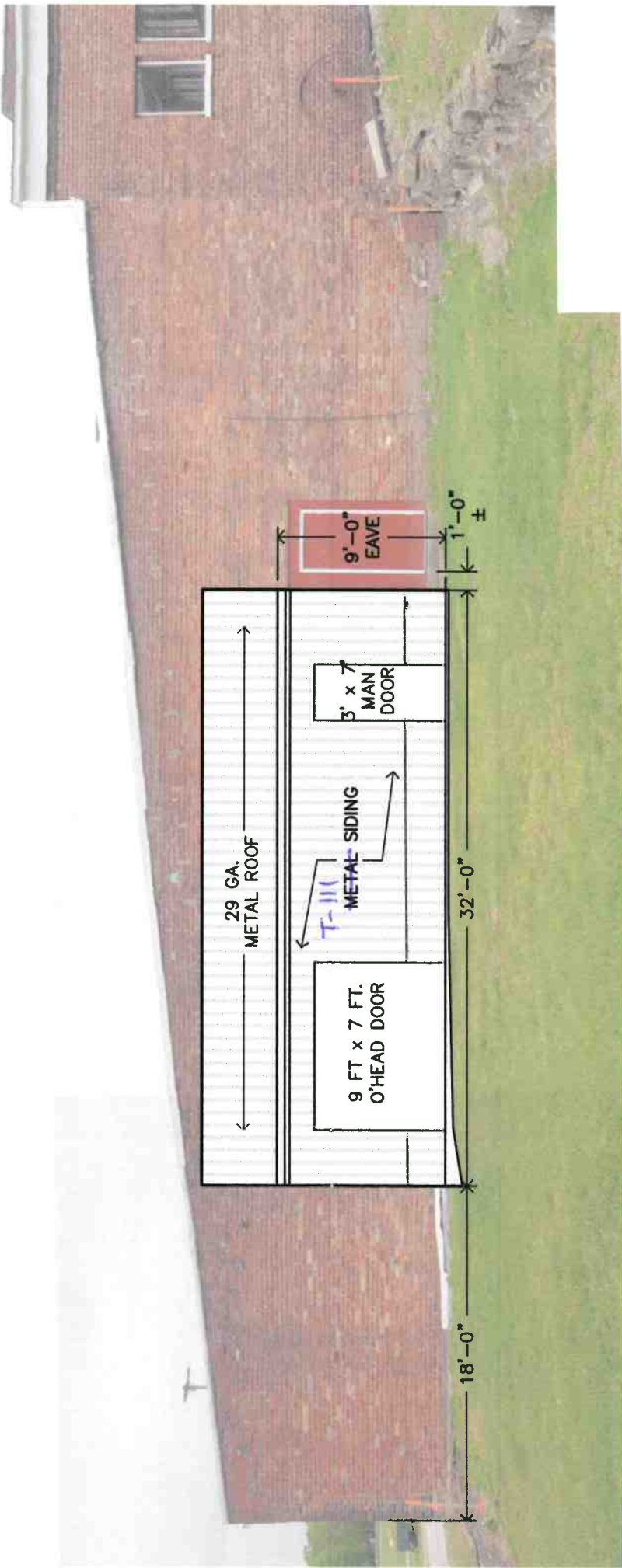


33028\_\_(721-W-1st-St)\_\_image1\_\_33028\_\_(721-W-1st-St)\_\_image2\_\_image.jpg

Uploaded by Brooke Peach on Apr 24, 2023 at 3:09 pm

 33028\_\_INDIANA\_JEFFERSON\_\_(721-W-1st-St).pdf

Uploaded by Brooke Peach on Apr 24, 2023 at 3:10 pm

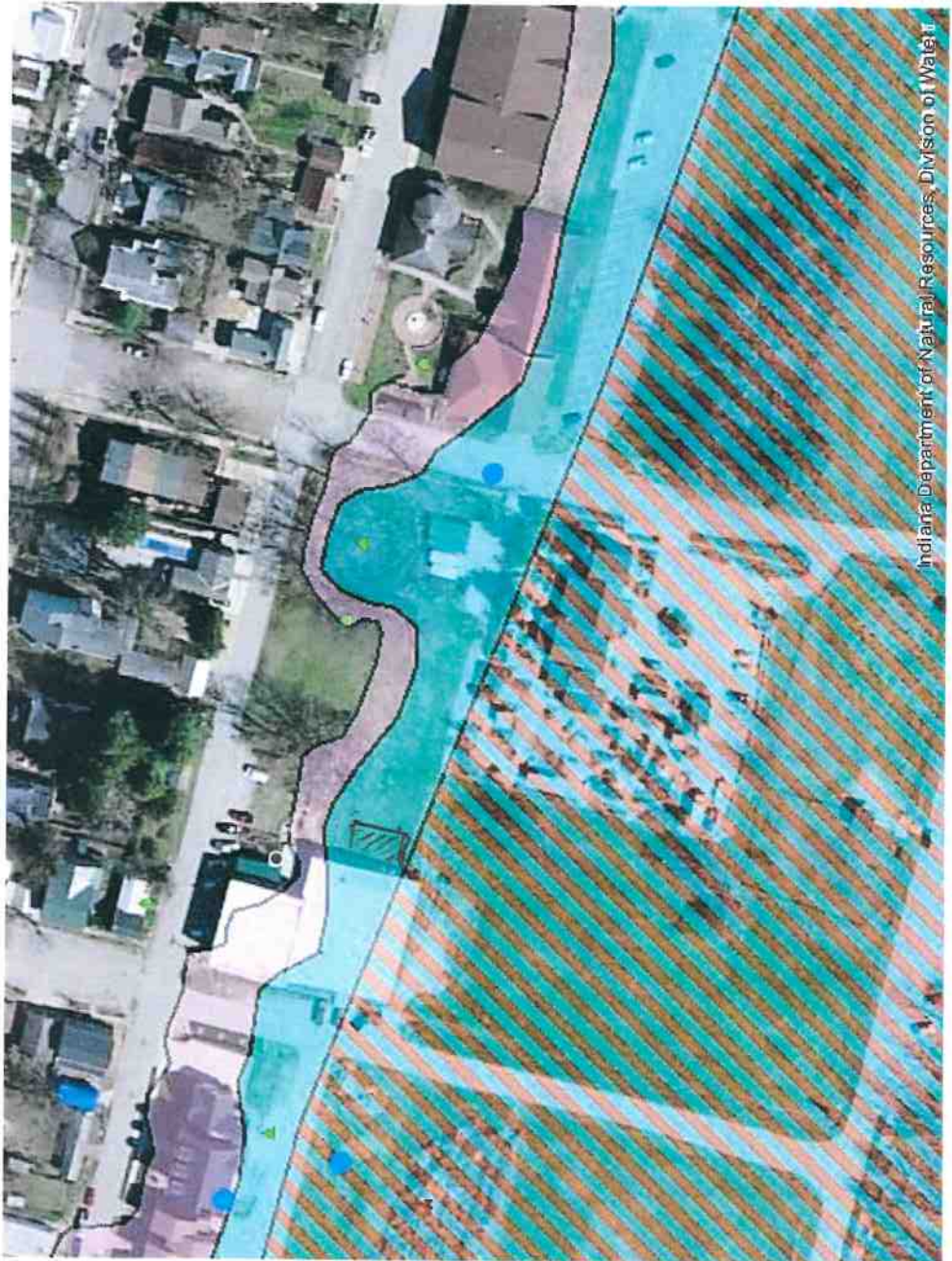


**EAST ELEVATION**

SCALE: 1" = 8 FT.

DEAN MILLER – LUMBER MILL ANTIQUE MALL  
12 FT X 32 FT ADDITION





Indiana Department of Natural Resources, Division of Water





# SOUTH ELEVATION

SCALE: 1" = 8 FT.

DEAN MILLER – LUMBER MILL ANTIQUE MALL  
 12 FT X 32 FT ADDITION

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>721 W 1st St Madison Indiana 47250 USA</b>
County: Jefferson
Historic name: W. H. Miller and Sons
Present name: Lumber Mill Antique Mall
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes south to river. Parking in front and gravel lot in rear. Drainage lined with "Nelsonville Block" brick.



Lat/Long: 38.7360494069530000, -85.3893563269836400 [WGS84]

UTM: Zone 16S, 639989.1962 mE, 4288717.7537 mN

Parcel No.

## Historical Information

Historic Function: Industry/Processing/Extraction: Mill	Current Function: Commerce/Trade: Business
Construction Date: ca. 1850-1859 , documented 1854*	Architect:
Original or Significant Owners:	Builder: W. W. Page
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

## Architectural Information

Category: building, Warehouse	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): original brick	
Stories: 2 and 1, Bays:	Roof Material:	
Form or Plan: Vernacular, rectangular	Roof Type: Flat with parapet	
Foundation: rubblestone	Windows: original wood 6/6 double-hung sashes	
General condition: Good	Chimney(s): one brick Front exterior	
Basement:	Porch:	

## Historical Summary:

Planing mill office and lumber yard. 1886 Sanborn maps indicates this site used to be the Madison Stove Company.

## Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.  
State/Province: ☐ indiv. ☐ district ☐ landmrk.  
Local: ☐ indiv. ☒ district ☐ landmrk.  
2006, Madison National Historic Landmark 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

1982, Madison Local Historic District



#### Description/Remarks

This is a 2 and 1-story warehouse built in 1854. The building is rectangular in plan. The foundation is rubblestone. Exterior walls are original brick. Brick is common bond. Large star anchors. The building has a flat with parapet roof. Shed roof on rear section. There is one front, exterior, brick chimney. Windows are original wood, 6/6 double-hung sashes. Stone sills, recessed windows on first floor, segmental arch window openings in rear section. Double doors, wood paneled with divided lights in the upper half. Canvas awning above.

Date source: Building cornice plaque

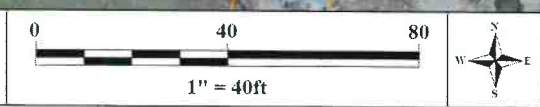
#### Survey and Recorder

Project: Search for '721 w 1' in Madison, Indiana (4 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) ID #32121, surveyed July 25, 2002, Site Number 2-492
Inventoried: 12/14/2021 5:17:38 pm Last updated: 07/18/2022 3:40:33 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





- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundary
- Sewer Structures
- Addresses
  - Common Addresses
- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails



# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) Dean Miller

Property Address: (address) 721 W. First St.

Proposed Action to: (explain) install an accessory building

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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