

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 117 Ferry St. to replace primary entrance door; install black chain link fencing along metal railings; install black chain link gates at entrance to elevated balcony.

Application Date: July 26, 2023  
HDBR Meeting Date: August 28, 2023



Project Description:  
Certificate of Appropriateness application to replace primary entrance door; install black chain link fencing along metal railings; install black chain link gates at entrance to elevated balcony.

Current Zoning: Historic District Residential (HDR)      Project Location: 117 Ferry St.

Applicant: Johnny Russell  
117 Ferry St.  
Madison, IN 47250      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. 1890
Style	Vernacular
Evaluation	Contributing
Survey Notes	

Alterations:  
Replacement windows & doors; partial chain link installed on southern railing; addition on south

Historical Information/Misc. Important Information:

Structure will be used as a private residence

Prior COA Approvals:

N/A

<b>Guidelines, Standards, &amp; Ordinances</b>
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HDBR Guidelines:

*Madison Historic District Design Guidelines – 9.0 Doors & Entrances p. 88-90*

9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals. Select replacement doors carefully to match the original doors in materials, dimensions, and panel configuration. Appropriate materials may include wood or fiberglass. The new doors should be in keeping with the style and period of the building. Use historic photographs to identify details about original doors if possible.

*Madison Historic District Design Guidelines – 20.0 Fences p. 59-61*

20.9 Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain-link, and wire. The use of these materials may be appropriate for rear yards and side yards not visible from the public view. If chain-link fencing is introduced it is recommended to be vinyl coated (dark green or black) to be as unobtrusive as possible. Use plantings such as ivy or other vines to screen metal fences.

Conformance with Guidelines, Ordinance & Standards:

The project is *not* in conformance with Guideline 9.5 because the proposed door is in the Craftsman style which is not appropriate for the architectural style or age of the structure; is *not* in conformance with Guideline 20.9 because chain link fencing or gates are not appropriate in the historic district & is not an appropriate railing or gate material; is *not* in conformance with the Ordinance because the proposed materials will not be visually compatible; and is *not* in conformance with SOI for Rehabilitation because the proposed alterations involve more than minimal exterior visual change.

Ordinance:

151.34 Visual Compatibility Factors

(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*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

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: JOHNNY & DEBBIE RUSSELL  
Street: 117 FERRY STREET  
City: MADISON State: IN Zip: 47250  
Phone (Preferred): 317-339-7004 Debbie  
Phone (Alternate): 317-339-6647 RUSTY  
Email: DEBBIE@ETLINDY.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: SAME

Zoning Classification: HISTORICAL

### 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: REPLACING MISSING FENCE TO MATCH THE EXISTING FENCE THAT IS THERE

Description of Existing Use: VACATION HOME

Description of Proposed Use: VACATION HOME

Name of Contractor (If applicable): ROOSTER LANDSCAPING & CONSTRUCTION

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.

1. PRIMARY ENTRANCE DOOR NEEDS TO BE REPLACED WITH THE SAME SIZE DOOR. PICTURES SUBMITTED
  2. BLACK CHAIN LINK FENCE NEEDS TO BE REPAIRED IN ON SECTION. PICTURES SUBMITTED
  3. NO WINDOWS WILL BE REPLACED AT THIS TIME
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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 checked="" type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF	CHAIN LINK FENCE	CHAIN LINK FENCE
<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.

07-25-2023

Date

Signature of Applicant

<b>COMPLETED BY PLANNING OFFICE</b>		<b>Meeting Information:</b> 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

Re-wire Fireplace Electrical & Replace Gas to Hide

New Windows

(Main Room) Refinish Flooring Replace Electrical

Re-wire Fireplace  
Paint  
Concrete  
Flooring

[3]

Replace Kitchen  
all  
Cabinet  
Flooring

[3]

[3]

Remove 3 Phase  
Kitchen  
Electrical Rewire  
to Code

[3]

Bathroom  
Replace  
Flooring  
Re-wire  
Re-plumbing

Closet

Entry  
Refinish Floors

Office Floors  
Refinish

Remove 3 phase  
wired direct

New Door

3

New Door



Outside Replace rotten Boards + Lights all around + Windows that need it

Paint White + Trim out in Tri Corn Black w/ Cedar Beams  
at the front  
Awning

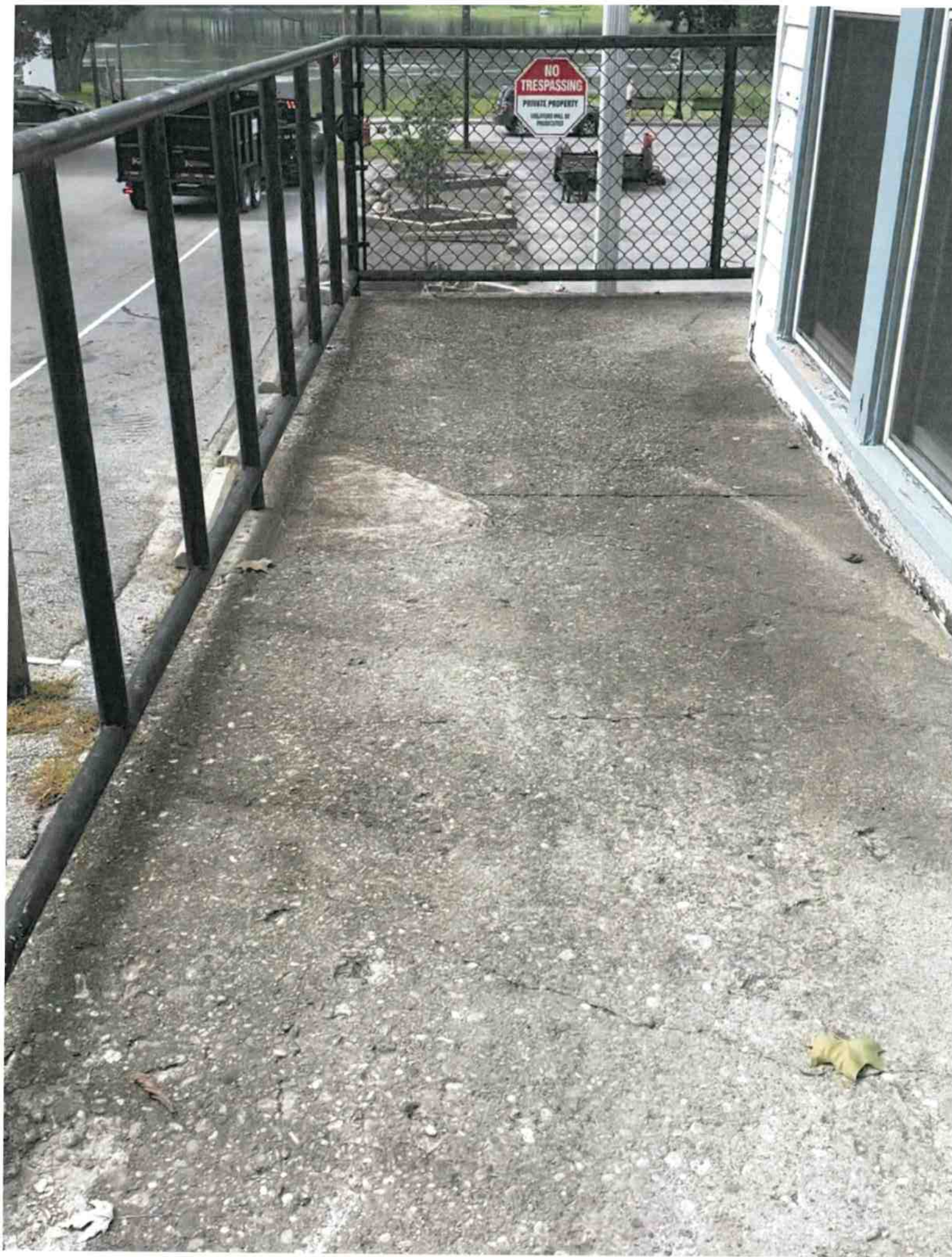
Fix broken Fencing

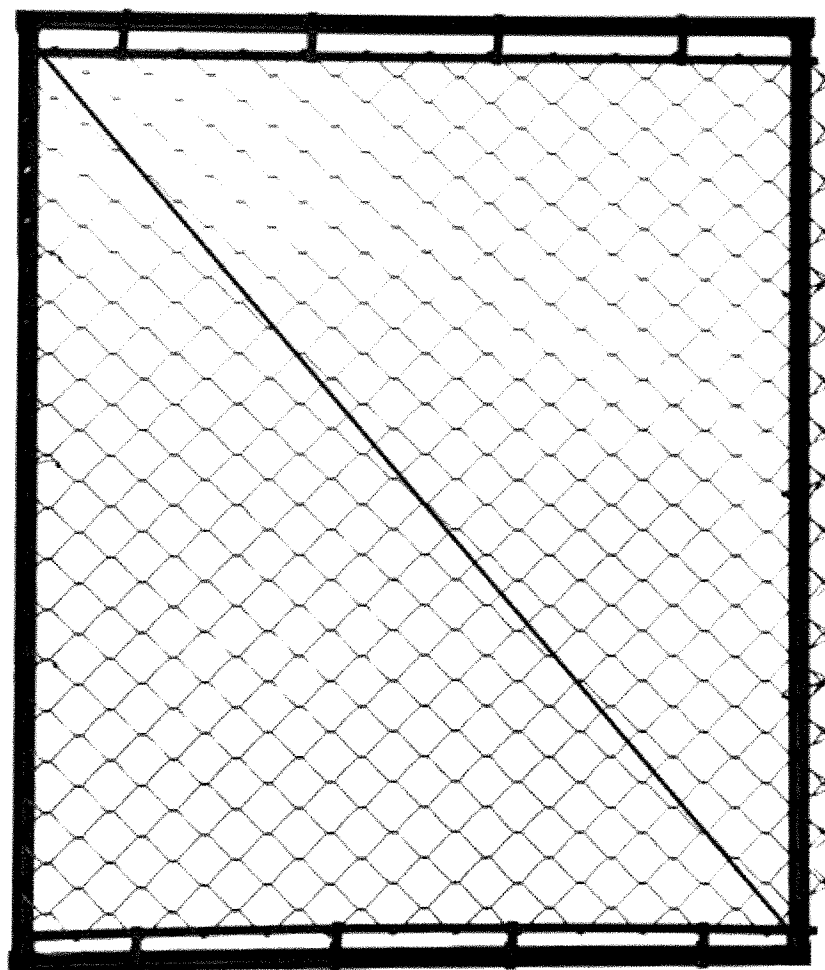
Add gates x2





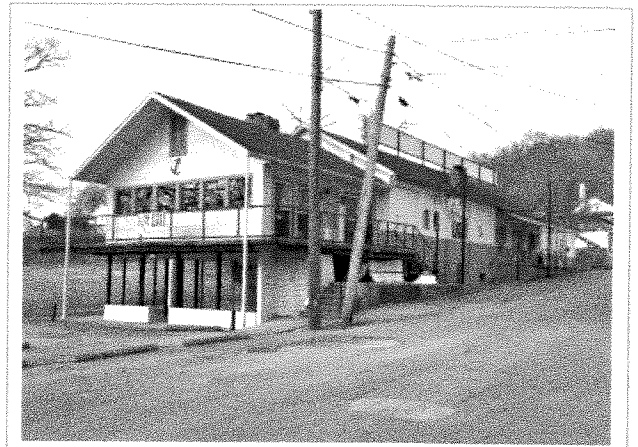






# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>105 Ferry St Madison Indiana 47250 USA</b>
County: Jefferson
Historic name:
Present name: Key West Shrimp House
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes south toward river, creates split-level. Concrete steps up, concrete sidewalks around, paved parking lot.



Lat/Long: 38.7331965483429700, -85.3668336546310400 [WGS84]

UTM: Zone 16S, 641952.5193 mE, 4288435.8408 mN

Parcel No.

## Historical Information

Historic Function: Commerce/Trade: Warehouse	Current Function: Commerce/Trade: Restaurant
Construction Date: ca. 1890-1899 , circa 1890s*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, Commercial Building	Style:	<input checked="" type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): brick, wood siding	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Side Gable	
Foundation: concrete with stone cladding	Windows:	
General condition: Good	Chimney(s): one brick Front and one brick Rear	
Basement:	Porch: platform/stoop	

## Historical Summary:

Listed as a spoke and carriage warehouse on 1904 Sanborn map. Was a pearl button manufactory from 1913-19.

## Status (Current Listing or Designation)

National: ☐ indiv. ☐ district ☐ landmrk.  
State/Province: ☐ indiv. ☐ district ☐ landmrk.  
Local: ☐ indiv. ☒ district ☐ landmrk.

## 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

*Eligibility:* This has reasonable integrity and should contribute.



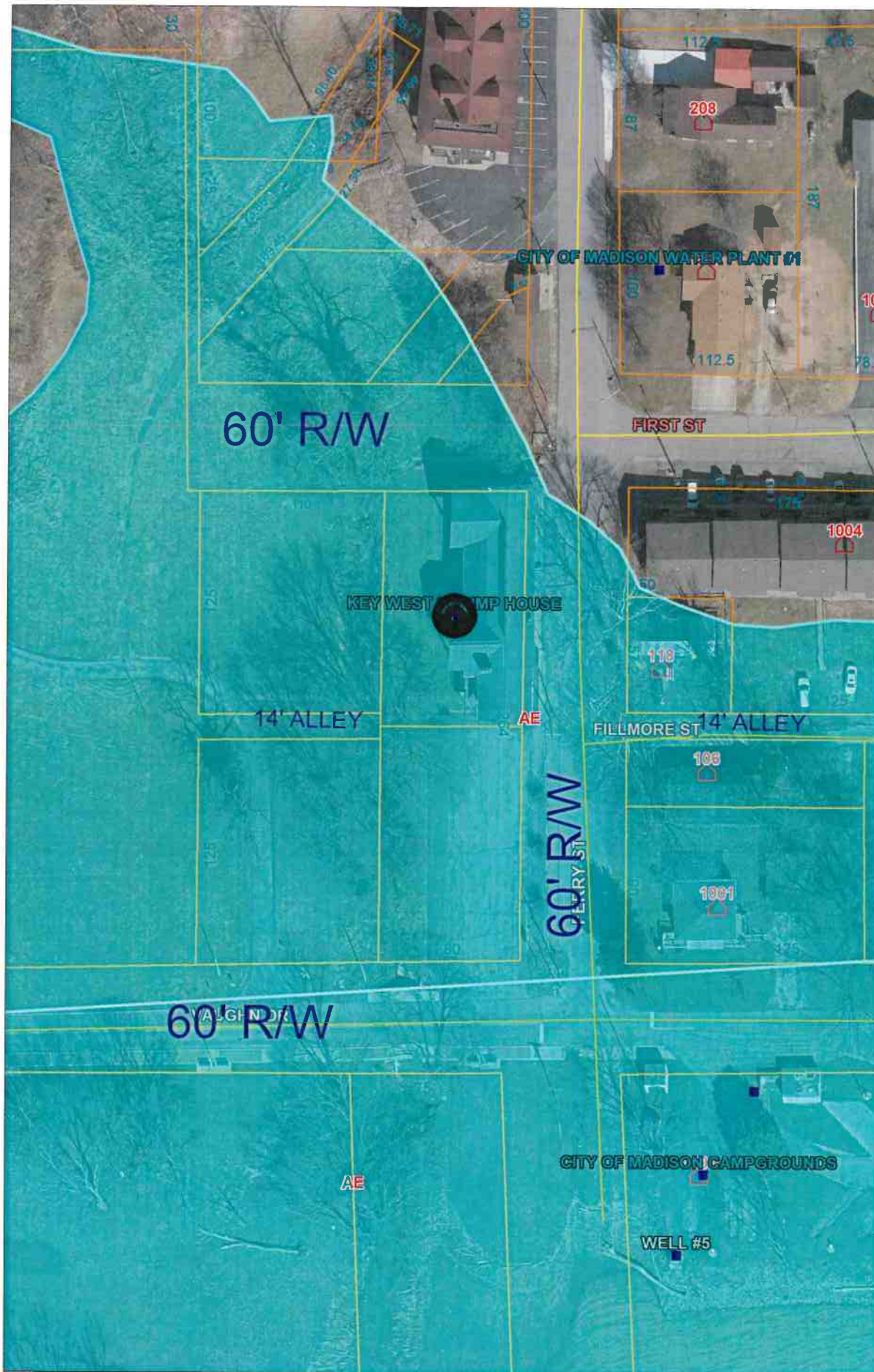


### Description/Remarks

This is a 2-story commercial building built in 1890s. The building is rectangular in plan. The foundation is concrete with stone cladding. Exterior walls are brick and wood siding. Brick is stretcher bond. The building has a side gable roof clad in replacement asphalt shingles. Side gable with overhanging eaves. There is one front, brick chimney and one rear, brick chimney. Picture windows on addition, stone sills and fixed shutters on original. There is a platform/stoop. Modern commercial entry. There is an addition. Addition at south end.

### Survey and Recorder

Project: Search for 'ferry' in Madison, Indiana (8 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Oct 16, 2002, Site Number 4-467
Inventoried: 09/20/2021 11:44:12 am Last updated: 06/18/2022 8:32:13 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:

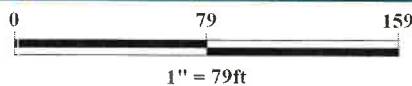
AE

- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundaries

- Addresses
- Common Addresses
- Water Wells

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Roads
- Highways

THINK



# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) Johnny Russell

Property Address: (address) 117 Ferry St.

Proposed Action to: (explain) replace primary entrance door; install black chain link fencing along metal railings; install black chain link gates at entrance to elevated balcony

Meeting will be held on: (date) 8/28/2023

POSTING DEADLINE

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

8/13/2023

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) 274-2750 or Plan Commission (812) 265-8324