



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 805 E Second St. to remove the existing enclosed back porch and replace it with a larger addition. Construct an 18-ft x 18-ft open-sided carport located on the north side of the property.



Application Date: November 15, 2023

HDBR Meeting Date: December 18, 2023

Project Description:

Certificate of Appropriateness application to remove the existing enclosed back porch and replace it with a larger addition. Construct an 18-ft x 18-ft open-sided carport located on the north side of the property.

Current Zoning:

Historic District Residential (HDR)

Project Location:

805 E Second St

Applicant:

Brian Guetig
1739 Michigan Rd.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photo of property
Drawings of proposed addition and carport
Site Plan
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	C. 1880s
Style	Shotgun L
Evaluation	Contributing
Survey Notes	Asbestos siding; replacement shingles

Alterations:

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

Replacement of windows with new 1/1 wood windows.

Guidelines, Standards, & Ordinances
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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.

24.2 Site new garages and accessory buildings appropriately on the lot.

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.

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

24.10 New carports should be located at the rear of dwellings and not visible.

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.

26.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower it visually.

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.

26.4 Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features.

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

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 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:

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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

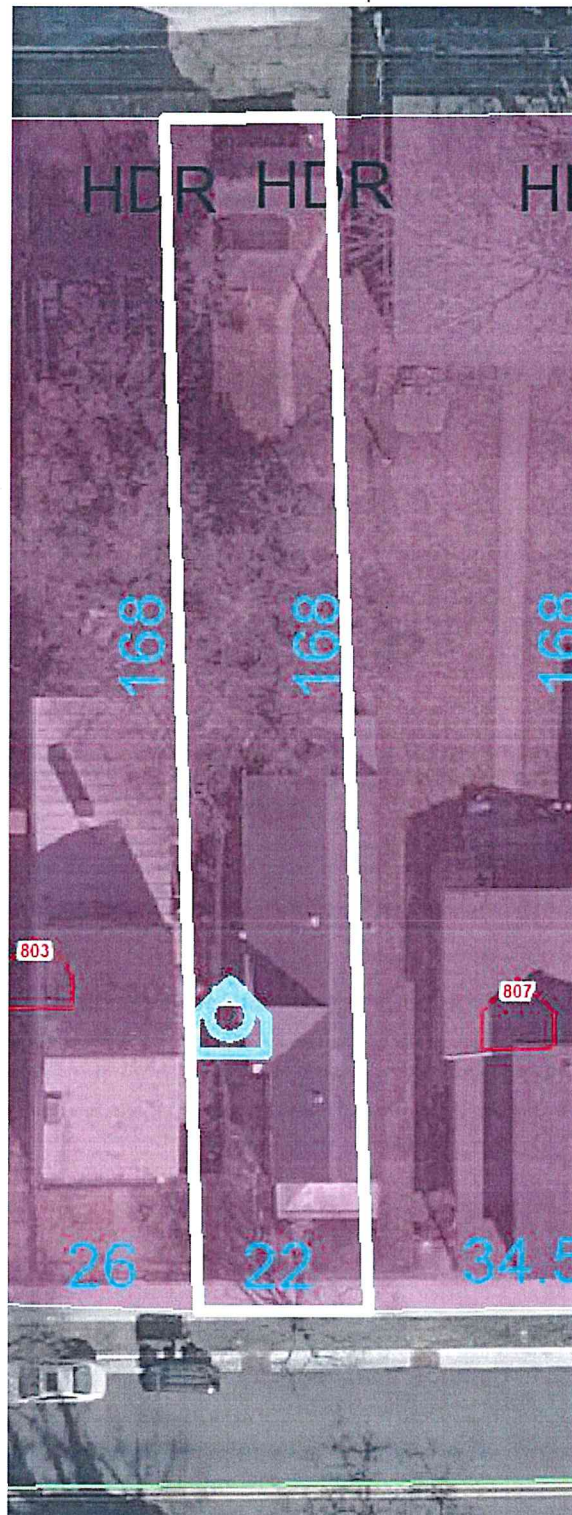
Preservation Brief:

NPS Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines; *is in* conformance with the Ordinance because the proposed materials and addition will be visually compatible with the existing structure; and *is in* conformance with SOI for Rehabilitation because the addition and new construction do not destroy the historic fabric of the property.

Think GIS Map






HDCA-23-123


Certificate of Appropriateness (COA) Application


Status: Active


Submitted On: 11/15/2023

Applicant

 Brian Guetig

 812-844-7198

 bpguetig7@hotmail.com

 1739 Michigan Rd.
Madison, IN 47250

General Information

Are you the owner?*

Yes

Zoning Classification

Legal Description of Property

Will you be working with a Contractor?

Yes

Description of Existing Use

Residential

Description of Proposed Use

Residential

Contractor Information

Company Name

Rooster Landscaping

Contractor Name

Salvador Rios

License Number

982

Expiration Date

—

Phone

812-571-3345

Email

NA

Mailing Address

4280 SR 62

City

Hanover

State

IN


Zip Code

47243

Type of Project


Select which applies to your project.*

Restoration, Rehabilitation, or
Remodel

Define Other 


Select which applies to your project.*

Addition to Building

Define Other 

Select which applies to your project.*

New Building

Define Other 

Description(s) of Work

Scope of Work*

Proposed comprehensive remodel of an existing residential structure, which includes several key components:

1. **Roof Replacement:** A complete removal and replacement of the current roofing system.
2. **Interior Remodel:** This will involve demolition of the existing interior followed by a detailed remodel as per the new design specifications.
3. **Back Porch Modification:** The existing enclosed back porch, measuring 10'x17', will be removed and subsequently replaced.
4. **Carport Construction:** We plan to construct an 18'x18' open-sided carport. This addition will be located on the north side of the property, accessible via Hentz Lane.

These renovations and additions are designed to enhance the functionality and aesthetic appeal (within the Madison Historic District Design Guidelines) of the property.

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☐

Deck

☐

Demolition

☐

Doors & Entrances

☐

Fences and Walls

☐

Fire Escapes & Staircases

☐

Foundations

☐

Gutters & Downspouts

☐

Historic Garages & Outbuildings

☐

Lighting

☐

New Construction/Addition

☒

Pools, Fountains, Gazebos and Pergolas

☐

Porch Columns & Railings

☐

Porches

☒

Existing Material*

Enclosed porch, vinyl siding

Proposed Material*

On addition siding will be complete with cementitious (fiber cement)

Ramps and Lifts

☐

Roofs

☒

Existing Material*

Asphalt Shingles

Proposed Material*

Asphalt Shingles

Shutters☐**Siding**☒**Existing Material***

Transite Asbestos Siding

Proposed Material*

On addition siding will be complete with cementitious (fiber cement)

Signage☐**Storefronts**☐**Storm Doors and Storm Windows**☐**Utilities**☐**Windows**☒**Existing Material***

Single pane wood frame

Proposed Material*

Wood encased (within guidelines) replacement windows.

Other☐

Building Information

Please List All Building Materials* 🌐

Carport: pressure-treated lumber, wrapped in rough-cut pine, and stained or painted to match the home. The roof will be constructed with asphalt shingles that will match the replacement of the existing asphalt shingle roof on the home.


Addition: cement board siding.

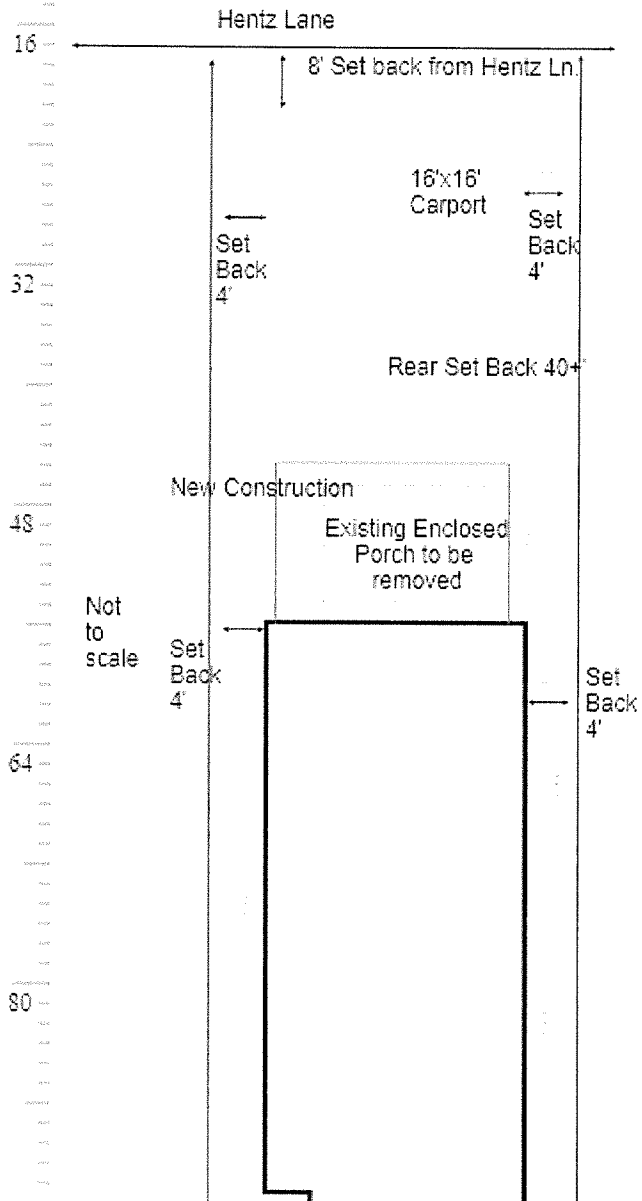
Acknowledgement

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.

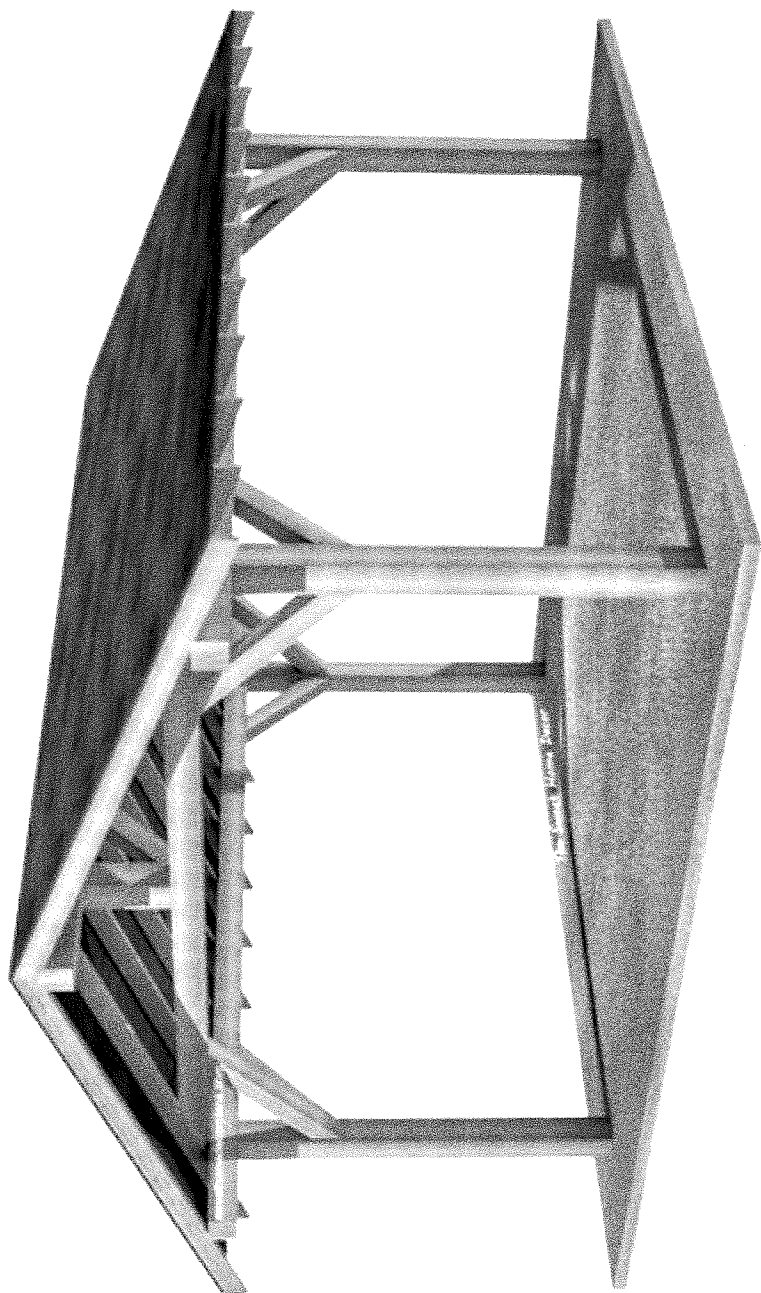
Digital Signature*

 Brian Guetig
Nov 15, 2023



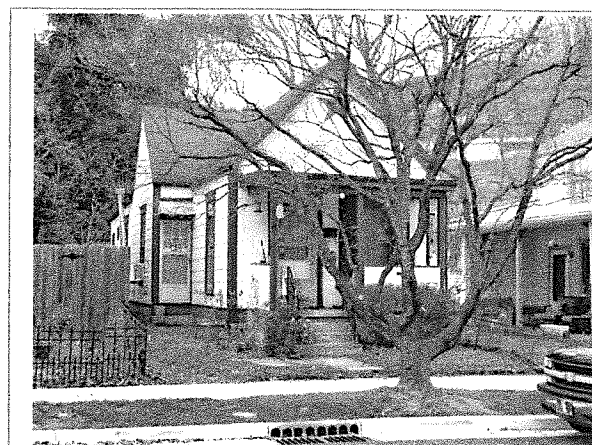


Listing Broker of SIRA-MLS®



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 805 E 2nd 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: On flat ground. Linear concrete path to front entry. Low street tree, small bushes and plants. Wire fence.



Lat/Long: 38.7353086857463500, -85.3704789134918200 [WGS84]

UTM: Zone 16S, 641631.4875 mE, 4288664.5907 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1880-1889 , circa 1880s*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: frame	Exterior Material(s): asbestos siding	
Stories: 1, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Shotgun, L	Roof Type: Gable Front	
Foundation: not visible	Windows: 1/1 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story full-span 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

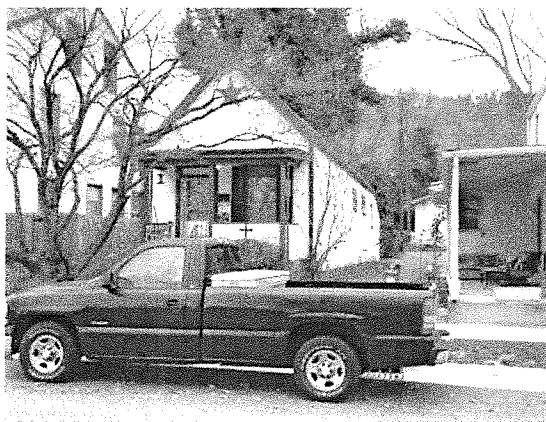
Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 1-story house built in 1880s. The structural system is frame. The foundation is not visible. Exterior walls are asbestos siding. The building has a gable front roof clad in replacement asphalt shingles. High pitch with overhanging eaves. Windows are , 1/1 double-hung sashes. Simple wood surrounds. There is a single-story, full-span open porch characterized by a hip roof clad in standing seam metal with square wood posts. Wood and glass door.

Survey and Recorder

Project: Madison, Indiana	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 Sep 26, 2002, Site Number 4-162
Inventoried: 09/20/2021 11:43:58 am Last updated: 06/01/2022 7:09:36 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Brian Guetig

Property Address: (address) 805 E Second St

Proposed Action to: (explain) Remove the existing enclosed back porch and replace with a larger addition.

Construct an 18'x18' open-sided carport located on the north side of the property.

Meeting will be held on: (date) December 18, 2023

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

Time of Meeting: 5:30 PM

POSTING DEADLINE

12/4/2023

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