



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 601 Walnut St. to replace the round columns with square columns.

Application Date: December 1, 2023

HDBR Meeting Date: December 18, 2023

Project Description:

Certificate of Appropriateness application to replace the round columns with square columns.



Current Zoning:

Historic District Residential (HDR)

Project Location:

723-725 W Third St

Applicant:

Rodney Pettit
3818 N Papermill Rd
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photo of property
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

| | |
|--------------|--|
| Date | c. 1850 |
| Style | Duplex |
| Evaluation | Contributing |
| Survey Notes | 1/1 vinyl windows; replacement doors; vinyl siding |

Alterations:

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

Siding from vinyl to LP Smart Siding

| |
|--|
| Guidelines, Standards, & Ordinances |
|--|

HDBR Guidelines:

Madison Historic District Design Guidelines – 14.0 PORCHES p. 68-70

14.1 Retain and preserve historic porches, entrances, and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.

14.2 Maintain historic porch features and components.

14.3 Repair, rather than replace, historic porch and entrance elements, wherever feasible.

14.4 Replace in-kind using appropriate materials.

14.8 The creation of a false historical appearance, such as adding Victorian ornament to a plain early twentieth-century porch, is not appropriate.

14.9 Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure.

14.10 Removing a porch that is not repairable and not replacing it, or replacing it with a new porch that does not convey the same visual appearance on contributing historical properties is not appropriate.

14.13 When replacing a missing or nonhistoric porch railing keep the height as consistent as possible with adjacent dwellings.

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 facade. 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

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.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

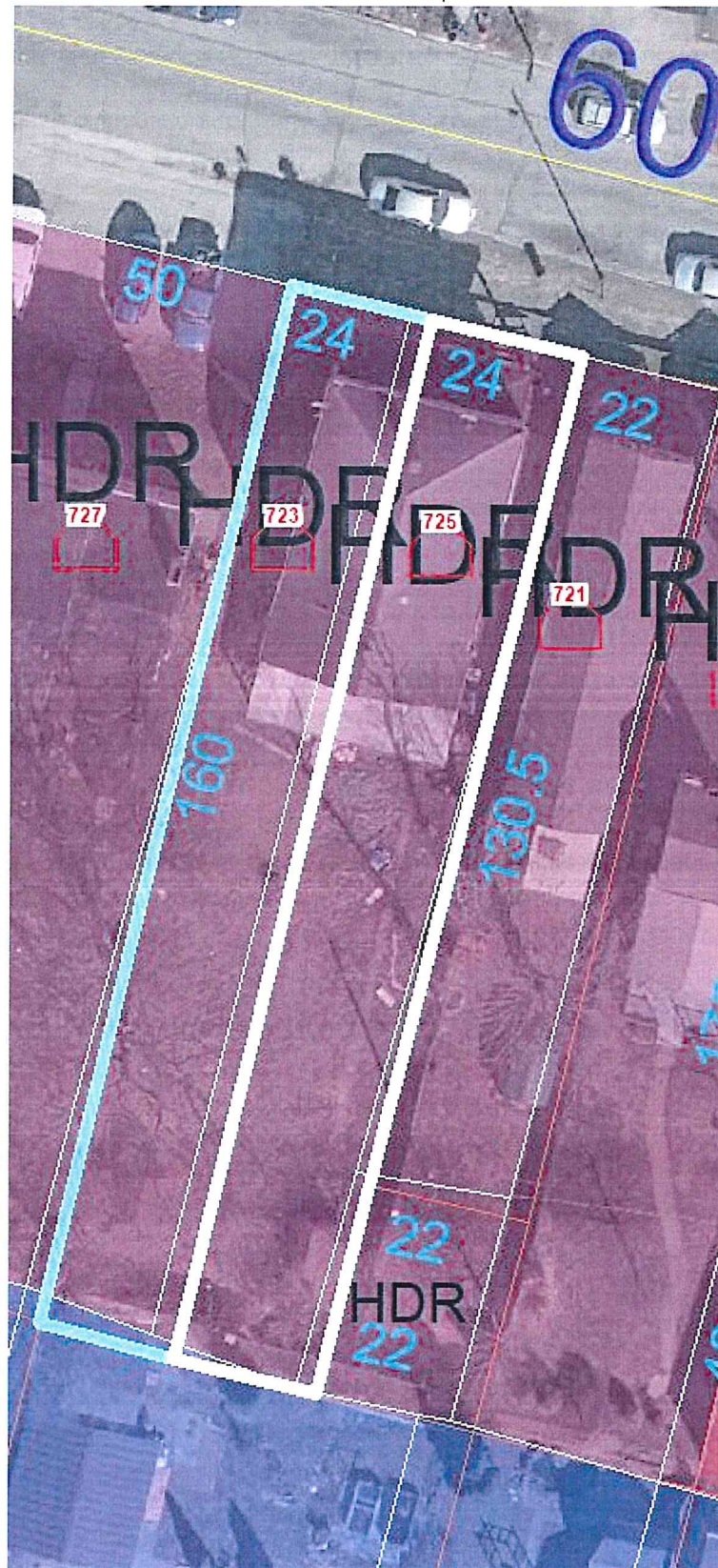
Preservation Brief:

Preservation Brief 45: Preserving Historic Wood Porches

Conformance with Guidelines, Ordinance & Standards:

The project *is not in* conformance with guidelines because the proposed design of the columns does not match the time period of the structure; *is in* conformance with the Ordinance because the proposed materials will be visually compatible with the existing structure; and *is not in* conformance with SOI for Rehabilitation because the proposed alterations involve more than minimal exterior visual change.

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: Pettit Properties - Rodney Pettit
Street: 3818 N Papawmill
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-701-8785
Phone (Alternate): _____
Email: rodney@pettitcontracting.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: 723 W 3rd St Madison, IN 47250

Zoning Classification: HOR

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: Rental

Description of Proposed Use: _____

Name of Contractor (If applicable): Pettit Group, Inc

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 checked="" type="checkbox"/> | Siding | 44 | HDBR/STAFF | vinyl | Smart siding |
| <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 checked="" type="checkbox"/> | Porches | 68 | HDBR/STAFF | wood | wood |
| <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 | | |

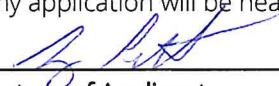
Include a list of existing and proposed materials for each applicable category.

| 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.

12-1-23
Date


Signature of Applicant

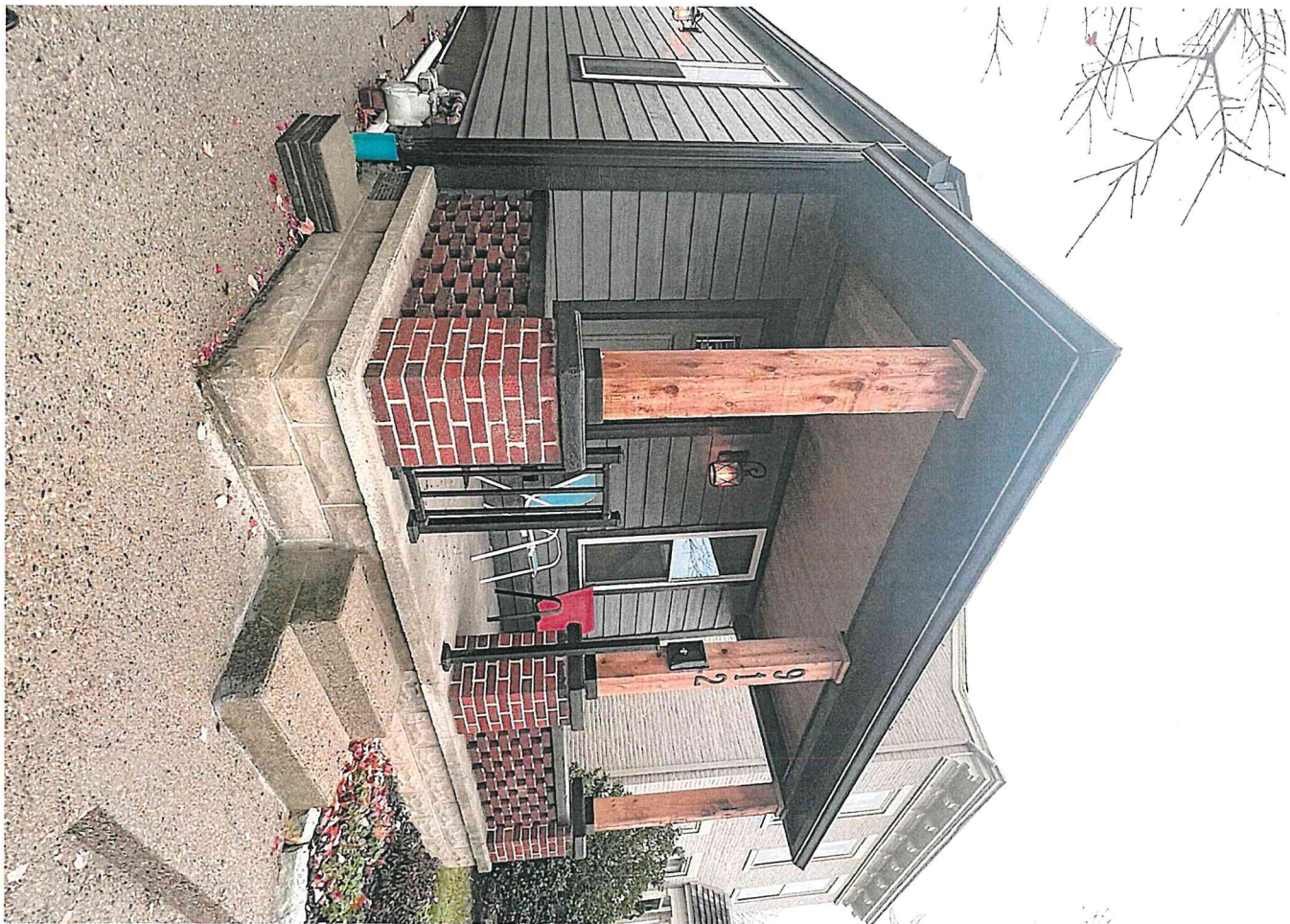
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|---|---|
| COMPLETED BY PLANNING OFFICE Application Accepted on: _____ Application Accepted by: _____ Application to be Reviewed by: <input type="checkbox"/> HDBR <input type="checkbox"/> STAFF | Meeting Information: Historic District Board of Review 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 |
|---|---|

Documentation Review (Completed by Planning Office)

| | |
|--|---|
| ____ Owner Authorization provided (if req'd) | ____ Required supporting documents are provided |
| ____ Site plan is adequate | ____ COA Addendum (if req'd) |
| ____ Application is complete | ____ Notification Sign given to applicant |

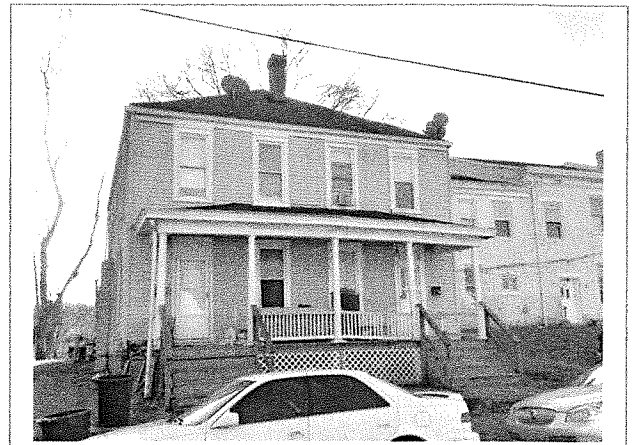
Map
on for your map.

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HISTORIC RESOURCE INVENTORY FORM

| |
|---|
| Resource Address: 723-725 W 3rd 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: Located on a slight rise. Low concrete retaining wall at the front, stone at the side. concrete retaining wall. |



Lat/Long: 38.7391796428283400, -85.3901038098217100 [WGS84]

UTM: Zone 16S, 639918.1155 mE, 4289063.9909 mN

Parcel No.

Historical Information

| | |
|--|---|
| Historic Function: Domestic: Multiple Dwelling | Current Function: Domestic: Multiple Dwelling |
| Construction Date: ca. 1850-1859 , circa 1850* | Architect: |
| Original or Significant Owners: | Builder: |
| Significant Date/Period: | Developer: |
| Areas of Significance: Architecture | |

Architectural Information

| | | |
|-----------------------------------|---|---|
| Category: building, Duplex | Style: | <input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: |
| Structural: | Exterior Material(s): vinyl siding | |
| Stories: 2, Bays: | Roof Material: asphalt shingles | |
| Form or Plan: Duplex, rectangular | Roof Type: Hipped | |
| Foundation: Stone | Windows: replacement vinyl 1/1 double-hung sashes | |
| General condition: | Chimney(s): | |
| Basement: | 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

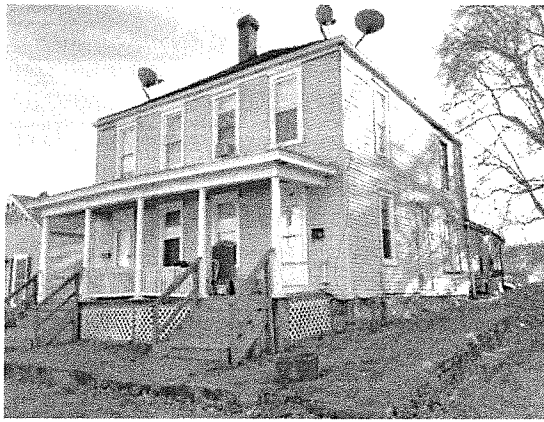
Eligibility: Applicable NHL Criteria: 1, 4

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local



Description/Remarks

This is a 2-story duplex built in 1850. The foundation is stone. Exterior walls are vinyl siding. The building has a hipped roof clad in asphalt shingles. Windows are replacement vinyl, 1/1 double-hung sashes. Replacement windows. Front doors have been replaced; transoms above remain.

Survey and Recorder

| | | |
|--|---|---|
| Project: Madison, Indiana | 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), surveyed Jul 10, 2002, Site Number 2-162 |
| Inventoried: 09/20/2021 11:42:56 am Last updated: 07/19/2022 1:06:00 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) Rodney Pettit

Property Address: (address) 723-725 W Third St

Proposed Action to: (explain) Replace the round columns with square columns.

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

POSTING DEADLINE

12/4/2023

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

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