



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 121 Central Ave. to add 9' addition to the north of the existing structure and convert to living space.

Application Date: June 19, 2024

HDBR Meeting Date: August 26, 2024

Project Description:

Certificate of Appropriateness application to add 9' addition to the north of the existing structure and convert to living space.



Current Zoning:

Historic District Residential (HDR)

Project Location:

121 Central Ave.

Applicant:

Billy Cline
121 Central Ave.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Renderings
Photographs
Site Plan
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	C. 1990
Style	
Evaluation	Non-Contributing
Survey Notes	House has vinyl windows, vinyl siding, and an asphalt shingle roof.

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

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. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

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. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

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. Additions should be set in at least one foot (1') to show a break between the original structure and the new addition.

26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding or trim may be allowed. SEE SIDING GUIDELINES.

26.6 Wood windows are most appropriate for new additions within the historic district; however, substitute window materials may also be acceptable for new additions. SEE WINDOWS GUIDELINES.

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

26.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

26.9 Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

26.10 Additions which are appropriately sized and scaled may be added at the rear of commercial buildings.

26.11 Rooftop additions for commercial buildings may be approved under certain conditions. Rooftop additions for additional living space or decks may be appropriate if the addition is stepped back from the main façade of the building by at least thirty (30) feet. On corner lots, the addition should be stepped back at least twenty (20) feet on the side street. With the zoning height restriction of forty-five feet, only a small number of commercial buildings would have the potential for a rooftop addition.

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:

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.

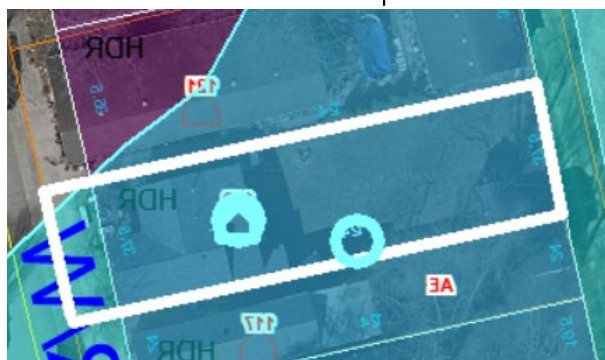
Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

The project is in conformance with the guidelines or ordinance.

Think GIS Map



HDCA-24-63

Certificate of
Appropriateness (COA)
Application
Status: Active
Submitted On: 6/19/2024





Primary Location

121 Central Avenue
Madison, IN 47250

Owner

Billy Joe Cline
Central Ave 121 Madison, IN
47250


Applicant

 Billy Cline
 812-292-6414
 bjcline70@yahoo.com
 121 Central Ave
Madison, IN 47250

Internal Review

 Staff Completing Online Form


☐

 is applicant paying by credit card?



☐

 Send for HDBR review


☒

 Notification Sign


2

 Incomplete application 


☐

 incomplete signs paid by credit card?

☐


 Approval/Denial Date

—

 Approved/Denied

—

 Name and Title of Reviewer

 Additional Comments

General Information

Are you the owner?*

Yes

Zoning Classification

Legal Description of Property

Will you be working with a Contractor?

Yes

Building Elements

Architectural Details



Existing Material*

Wood frame structure

Proposed Material*

Wood frame structure

Awnings & Canopies



Chimneys



Deck



Existing Material*

N/A

Proposed Material*

Rooftop rolled rubber with wood floor and rail over

Demolition



Existing Material*

Garage roof and north wall

Proposed Material*

N/A

Doors & Entrances



Existing Material*

Double garage door, steel entry doors

Proposed Material*

Single garage door, steel entry doors

Fences and Walls



Existing Material*

None

Proposed Material*

Decorative concrete clock

Fire Escapes & Staircases



Foundations



Existing Material*

Block and poured

Proposed Material*

Block and poured

Gutters & Downspouts



Existing Material*

Aluminum

Proposed Material*

Aluminum

Building Information

Please List All Building Materials* 

Concrete, concrete block, wood framing, stone veneer siding (bottom), fiber cement horizontal siding, shingle roof.

Fence Information

Fence Height*

3

Fence Length*

32

Please List Fence Materials*

Decorative concrete block

Gate(s) and Gate Material(s) 

N/A

Fence Installation:

On a plinth

☐

With posts in concrete

☐

In-ground

☒

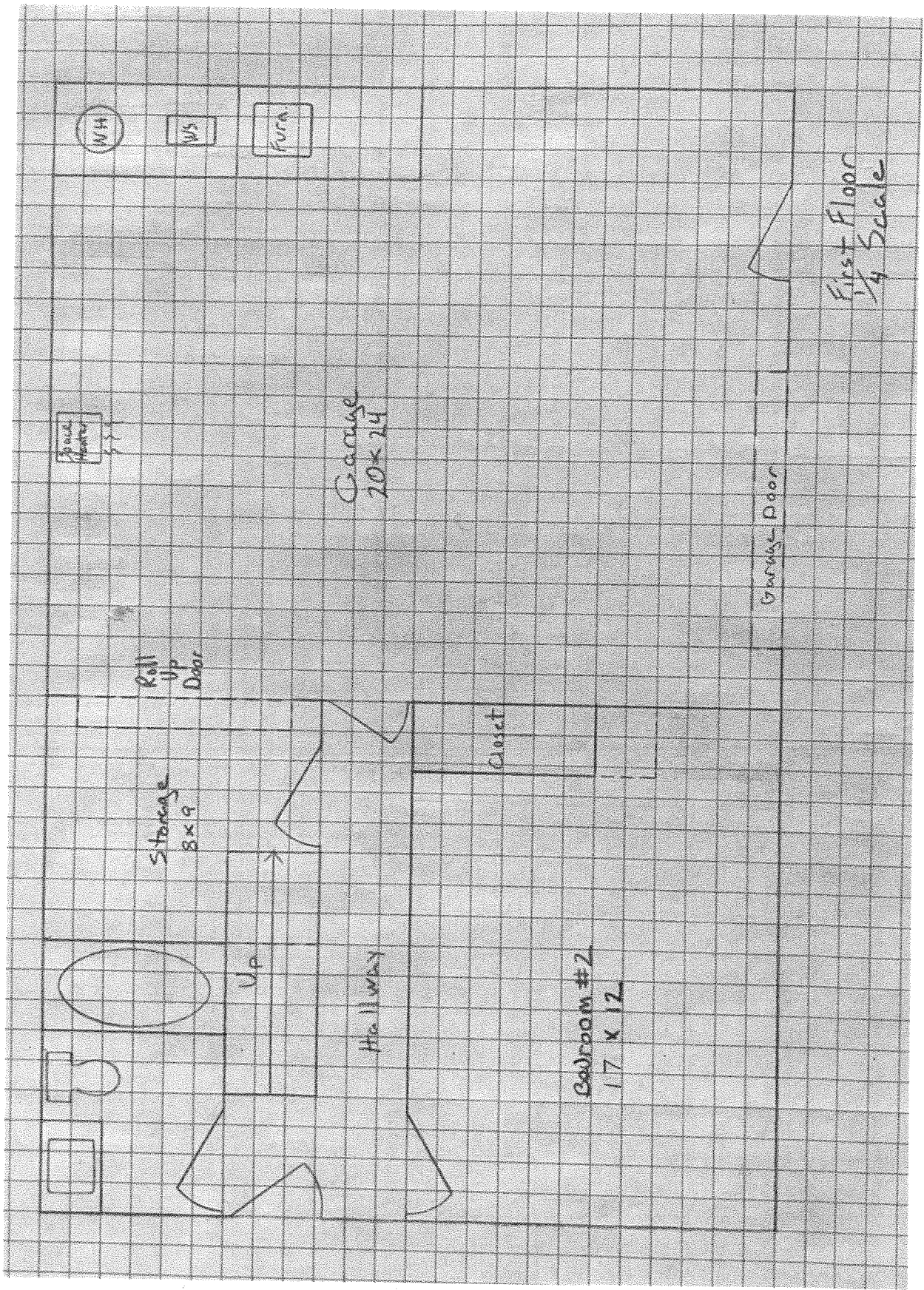
Other

☐

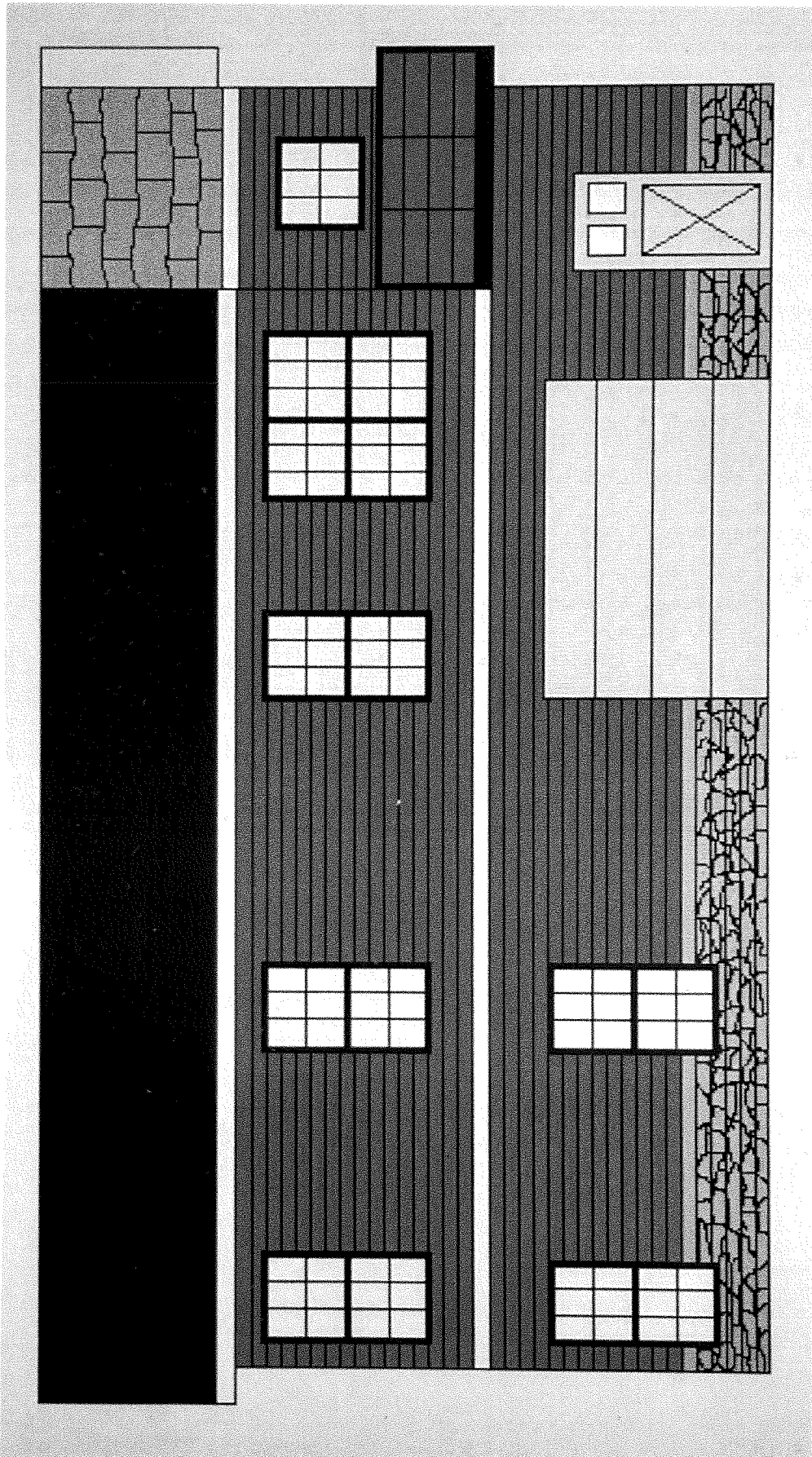
Fence Installation*

In-ground





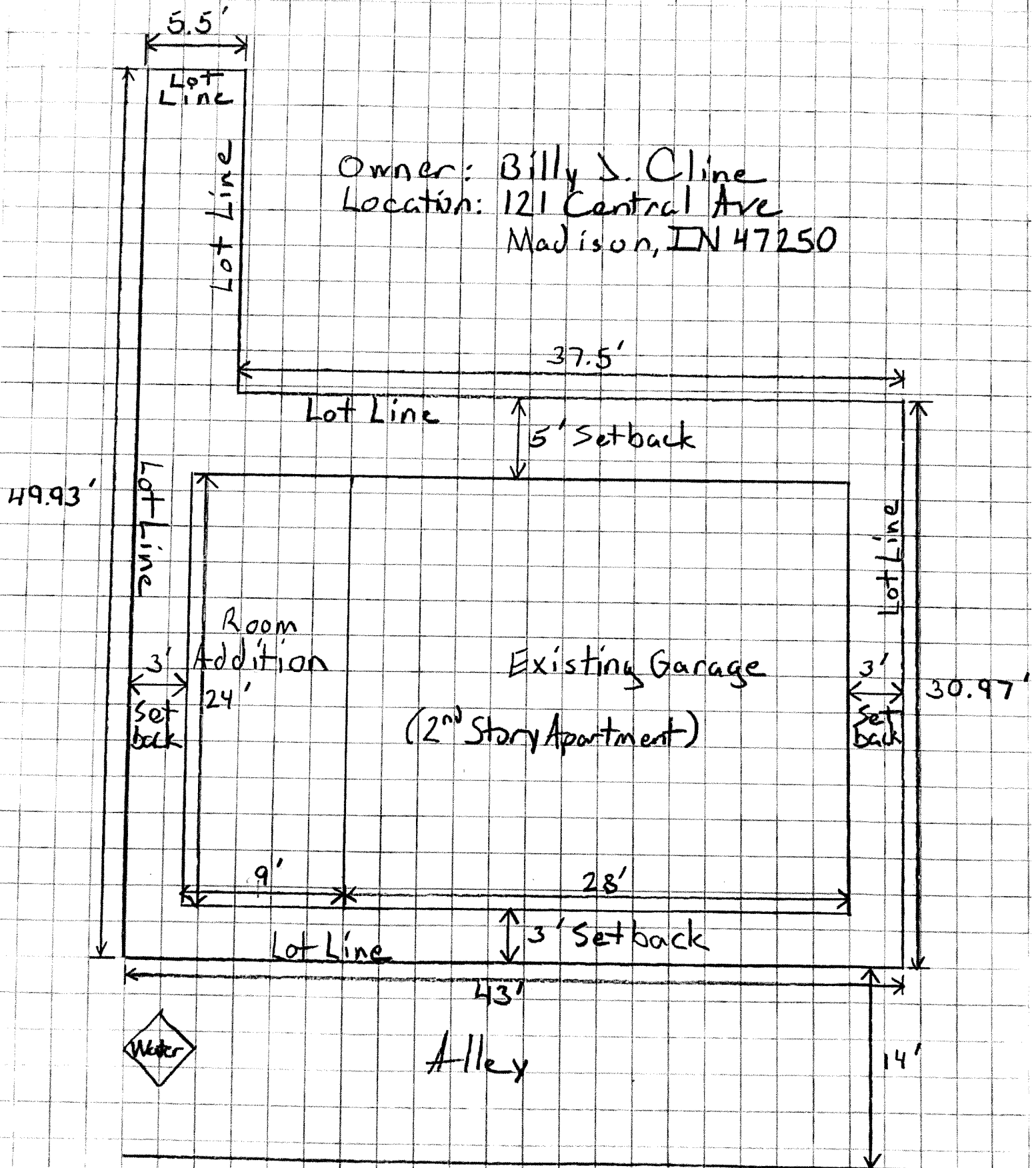
First Floor
1/4 Scale



Central Avenue 

Site Plan

Owner: Billy S. Cline
Location: 121 Central Ave
Madison, IN 47250





MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Billy Cline

Property Address: (address) 121 Central Avenue, Madison, IN 47250

Proposed Action to: (explain) _____

Add 9' 1st floor addition and 2nd floor living space to the existing garage structure.

Meeting will be held on: (date) July 22, 2024

POSTING DEADLINE

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

07-07-24

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 Planning, Preservation, & Design at (812) 265-8324.