



# MADISON

Indiana  
Planning, Preservation and Design

**PROJECT BRIEF** – *Historic District Board of Review Application for Certificate of Appropriateness at 901 W. First St. to cover the existing deck with a wood framed, shingle roofed cover.*



Current Zoning: Historic District Residential (HDR)	Project Location: 901 W. First St.
Applicant: Tom McPherson	Owner: same

Preliminary Staff Recommendation: **Approve**

**Conditions:**

1. N/A

**Reasoning:**

Project is in conformance with the guidelines.

**History, Relevant Information, & Prior Approvals:**

**History:**

N/A

**Relevant Information:**

N/A

**Prior Approvals:**

N/A



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

Date	c. 1880
Style	
Evaluation	Non-Contributing
Survey Notes	

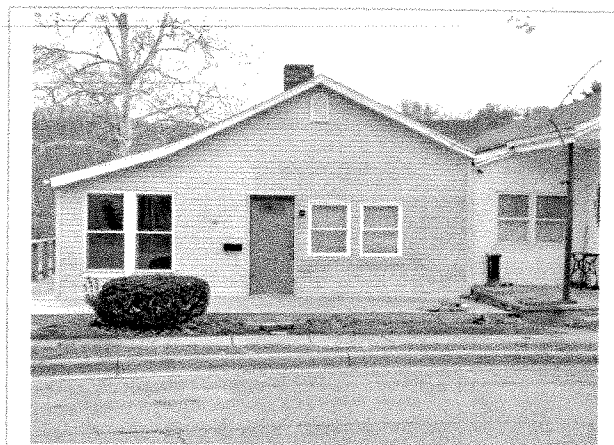
**Guidelines, Standards, & Ordinances**

HDBR Guidelines: *Madison Historic District Design Guidelines* – 14.0 Porches p. 68-70

Ordinance: 151.34 Visual Compatibility Factors

# HISTORIC RESOURCE INVENTORY FORM

Resource Address:
<b>901 W 1st St</b>
<b>Madison Indiana 47250 USA</b>
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 ridge north of, and oriented parallel to, the river. Behind the house, the grade drops significantly and parkland extends to the river's edge.



Lat/Long: 38.7364625000000000, -85.3913686865081900 [WGS84]

UTM: Zone 16S, 639813.4762 mE, 4288760.5213 mN

Parcel No.

## Historical Information

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

## Architectural Information

Category: building, House	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: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Front gable	
Foundation: parged	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s): one brick center straddle ridge	
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

#### Level of potential eligibility

- ☐ National  
☐ State  
☐ Local

#### Landmark potential

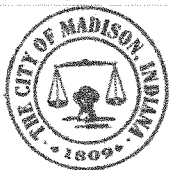
- ☐ National  
☐ State  
☐ Local

**Description/Remarks**

This is a 1-story house built in 1880. The foundation is parged. Exterior walls are vinyl siding. The building has a front gable roof clad in asphalt shingles. Gabled with a brick chimney. There is one center, straddle ridge, brick chimney. Windows are replacement vinyl, 1/1 double-hung sashes. Modern windows. Open deck, new, surrounds house on 3 sides. New door.

**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 25, 2002, Site Number 2-451
Inventoried: 09/20/2021 11:43:08 am Last updated: 07/05/2022 7:20:48 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

Indiana  
Planning, Preservation and Design

101 W Main St  
Madison, IN 47250  
(812) 265-8324

## Application for Certificate of Appropriateness

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at [www.madison-in.gov/reporting](http://www.madison-in.gov/reporting).

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: THOMAS D. & BARBARA A. MCPHERSON

Street: 2529 CORAL WAY W.

City: DAYTONA BEACH State: FL Zip: 32118

Phone (Preferred): 812-756-8861 (TOM)

Phone (Alternate): 812-756-8862 (BARB)

Email: TOMMCPHERSON2001@HOTMAIL.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: 901 W. 13<sup>TH</sup> STREET

Zoning Classification: \_\_\_\_\_

### 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: ROOF OVER EXISTING DECKING

Description of Existing Use: SINGLE FAMILY RESIDENCE

Description of Proposed Use: SAME

Name of Contractor (If applicable): BEN CHRISTNER

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.

HOME CURRENTLY HAS DECKING ON FRONT AND BACK WITH 4' WALKWAY  
ON THE SIDE. ALL ARE TO BE ROOF COVERED PER DONALD BALL ENGINEERED  
SPECIFICATIONS.

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
	Brickwork & Masonry	40	STAFF		
	Concrete & Stucco	42	STAFF		
	Siding	44	HDBR/STAFF		
	Metal	49	STAFF		
	Architectural Details	52	HDBR/STAFF		
	Awnings & Canopies	54	STAFF		
	Cornices	56	HDBR/STAFF		
	Chimneys	57	HDBR/STAFF		
	Doors & Entrances	59	HDBR/STAFF		
	Fire Escapes & Staircases	62	HDBR/STAFF		
	Foundations	63	STAFF		
	Historic Garages & Outbuildings	64	HDBR/STAFF		
	Light Fixtures	66	STAFF		
	Porches	68	HDBR/STAFF		
	Roofs	71	HDBR/STAFF		
	Signs	74	STAFF		
	Storefronts	78	HDBR/STAFF		
	Windows	82	HDBR/STAFF		
	Window Shutters and Screens	87	HDBR/STAFF		
	Fences and Walls	88	STAFF		
	Mechanical Units	91	STAFF		
	Pools, Fountains, Gazebos & Pergolas (existing)	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
	New Construction - Residential	94	HDBR		
	New Construction - Outbuildings	101	HDBR		
	New Construction - Commercial	103	HDBR		
	New Construction - Additions	109	HDBR		
	New Construction - Decks	109	HDBR/STAFF		
	New Construction - Accessibility	110	HDBR/STAFF		
	New Construction - Energy Retrofit	112	HDBR/STAFF		
	Relocation	115	HDBR		
	Demolition	116	HDBR		
✓	Other: <u>ROOF OVER EXISTING DECKING</u>		HDBR/STAFF	NONE	WOOD FRAMED SINGLE ROOF

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.

MARCH 20<sup>TH</sup>, 2025  
Date

  
Signature of Applicant

**COMPLETED BY PLANNING OFFICE**

Application Accepted on: \_\_\_\_\_

Application Accepted by: \_\_\_\_\_

Application to be Reviewed by:

☐ HDBR

☐ 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:

☐ HDBR/STAFF COA issued

☐ HDBR/STAFF COA denied

☐ HDBR Extended

☐ Sent to HDBR by Staff

**Documentation Review (Completed by Planning Office)**

\_\_\_\_ Owner Authorization provided (if req'd)

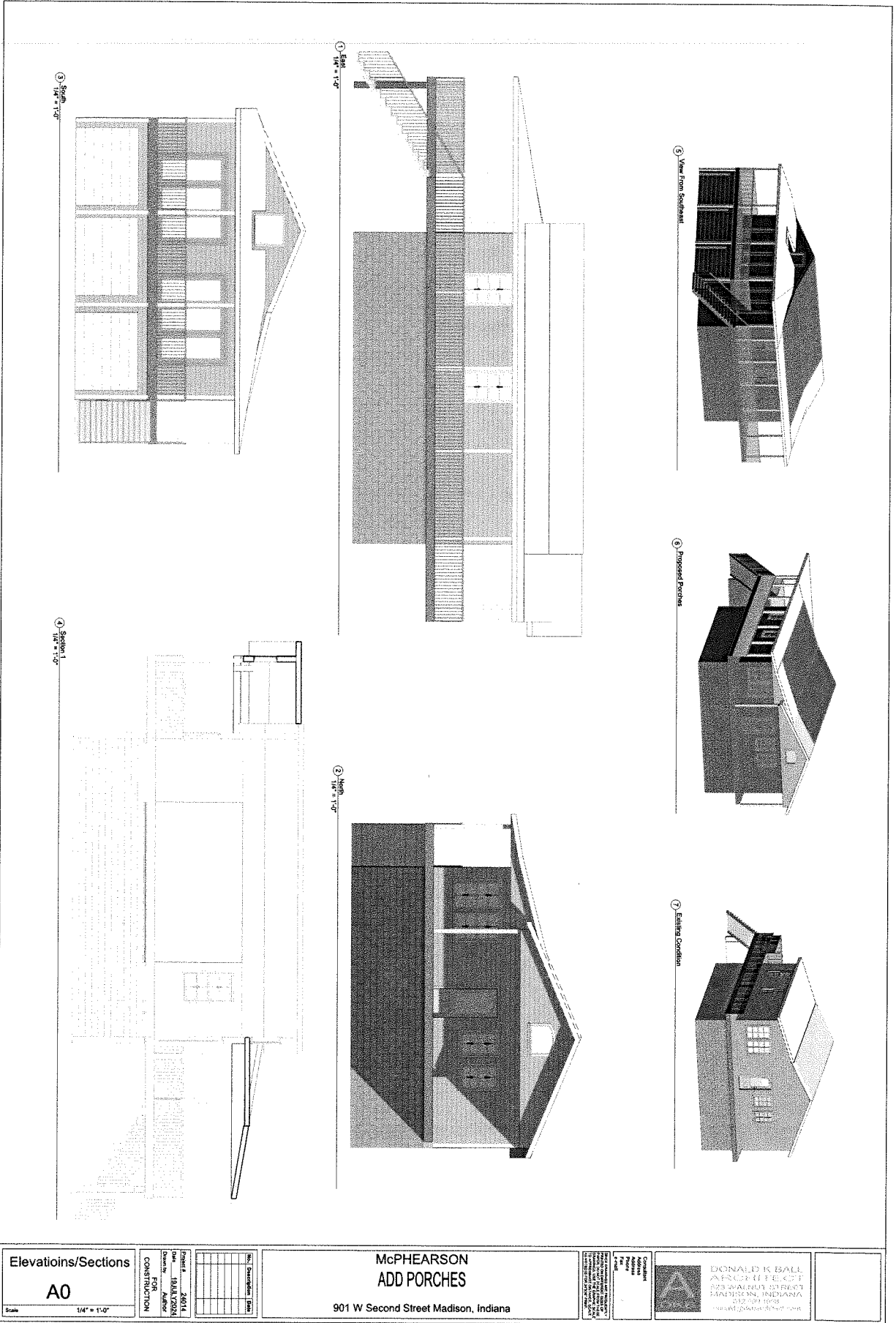
\_\_\_\_ Site plan is adequate

\_\_\_\_ Application is complete

\_\_\_\_ Required supporting documents are provided

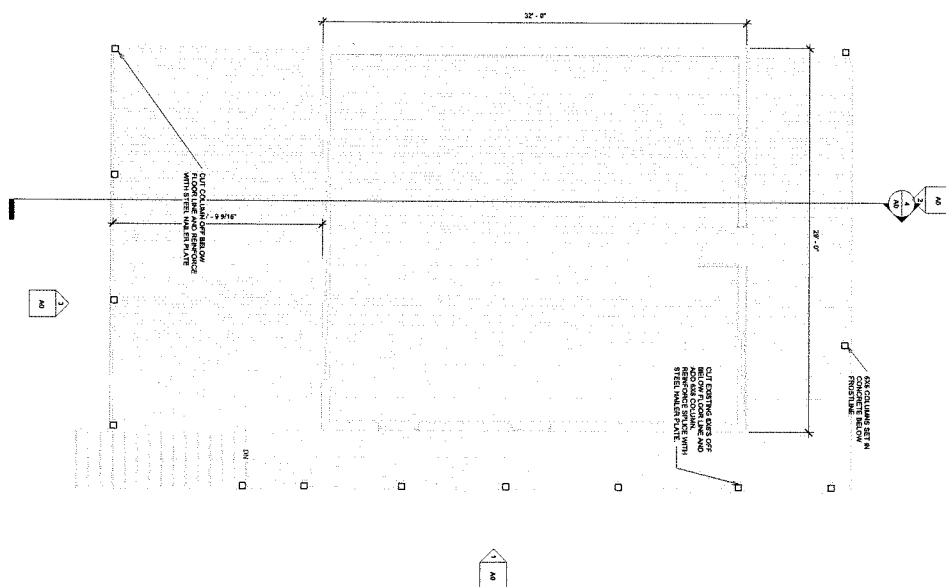
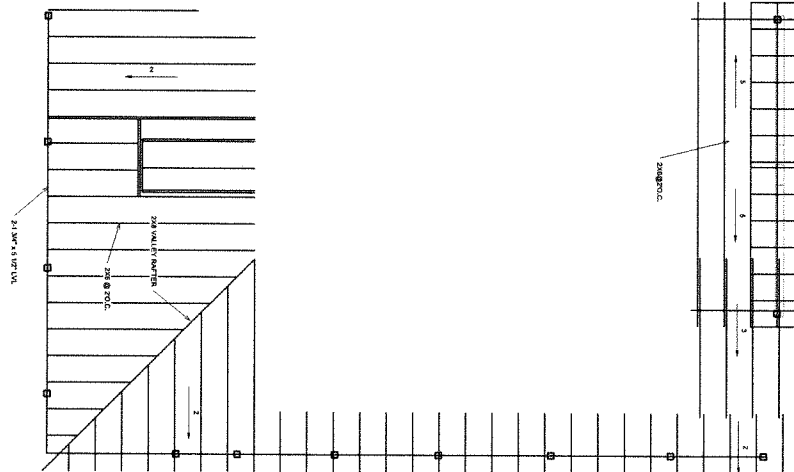
\_\_\_\_ COA Addendum (if req'd)

\_\_\_\_ Notification Sign given to applicant



<b>Elevations/Sections</b>  <b>A0</b>  Scale 1/4" = 1'-0"	Project # 28014 Date 10/11/2024 Drawn By ACB Checked By	Title Description Date	<b>McPHEARSON ADD PORCHES</b>  901 W Second Street Madison, Indiana	Project # Date Drawn By Checked By	 DONALD K. BALL ARCHITECT, INC. 423 WALNUT STREET MADISON, INDIANA 47402-2010 Phone 317.264.8100 Email dkball@dkb.com	
	CONSTRUCTION					







**MADISON**  
*Indiana*  
Planning, Preservation and Design

# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness

Application has been made by: (name) Tom McPherson

Property Address: (address) 901 W. First St.

Proposed Action to: (explain) covering porch with roof (wood frame, shingles)

Meeting will be held on: (date) April 27, 2025

**POSTING DEADLINE**

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

04-13-2025

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.