



PROJECT BRIEF – *Historic District Board of Review
Application for Certificate of Appropriateness at 1030
Park Ave. to build a garage on the vacant lot adjacent to
the house and to replace and enclose rear second and
third floor decks together.*



Current Zoning: Historic District Residential (HDR)	Project Location: 1030 Park Ave.
Applicant: Robin Mingione	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning:

Project is in conformance with the guidelines.

History, Relevant Information, & Prior Approvals:

History:

Likely built by Benjamin and Martha Brushfield, who immigrated to Madison from England in 1832. It does not appear in the 1854 Madison map and may have been built soon after. (All new interior, nine fireplaces, recreated poplar woodwork interior. Post and beam construction. 2002)

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1855
Style	Federal
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines: *Madison Historic District Design Guidelines* – 24.0 New Construction - Additions p. 106-108

Ordinance: 151.34 Visual Compatibility Factors

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1030 Park Ave Madison Indiana 47250 USA
County: Jefferson
Historic name: Brushfield House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground drops sharply to south, creating split level. Broken pavement in front. Mature trees.



Lat/Long: 38.7336725300638850, -85.3643711221248800 [WGS84]

UTM: Zone 16S, 642165.6282 mE, 4288492.4848 mN

Parcel No. GIS/Ref/ID: 32064

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Vacant/Not in Use
Construction Date: ca. 1850-1859 , circa 1855*	Architect:
Original or Significant Owners: Benjamin & Martha Brushfield	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Federal	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including domestic building
Structural: masonry	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: I-House, rectangular	Roof Type: Side Gable , flush eaves , corbelling	
Foundation: rubblestone	Windows: replacement vinyl 6/6 double-hung sashes	
General condition: Poor	Chimney(s): two brick Sides	
Basement:	Porch:	

Historical Summary:

Likely built by Benjamin and Martha Brushfield, who immigrated to Madison from England in 1832. It does not appear in the 1854 Madison map and may have been built soon after. (All new interior, nine fireplaces, recreated poplar woodwork interior. Post and beam construction. 2002)

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

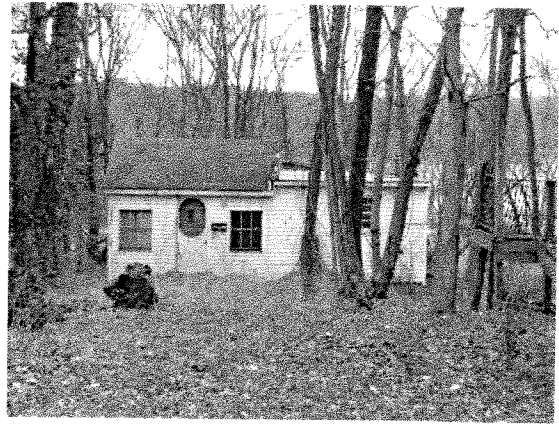
☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

1982, Madison Local Historic District

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 2-story house in the Federal style built in 1855. The structural system is masonry. The foundation is rubblestone. Exterior walls are brick. Brick is common bond. The building has a side gable roof clad in replacement asphalt shingles with flush eaves and corbelling. Side gabled low pitch, brick corbelling and dentils at front facade. There are two sides, brick chimneys. Chimneys covered in tarp. Windows are replacement vinyl, 6/6 double-hung sashes. 6/6 replacement windows with flat dressed slightly pedimented stone lintels and sills. Historic wood paneled door with partially missing surround (bracketed cornice with dentils 2002).

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) ID #32064, surveyed Sep 25, 2002, Site Number 4-134
Inventoried: 09/20/2021 11:43:57 am Last updated: 06/24/2022 11:57:04 am 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



HDCA-25-23

Certificate of Appropriateness (COA) Application

Status: Active

Submitted On: 3/4/2025

Primary Location

1030 PARK AVE
MADISON, IN 47250

Owner

Prickett Mark
STATE ST 424 MADISON, IN 47250

Applicant

Robin Mingione
 812-493-3707
 robin.mingione@exprealty.com
 47 Country Manor
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

HDR

Legal Description of Property

1030 Park Ave., Madison, IN 47250

Will you be working with a Contractor?

—

Description of Existing Use


single family residence (dilapidated/vacant)

Description of Proposed Use

single family residence


Type of Project

Select which applies to your project.*

Define Other 

Restoration, Rehabilitation, or Remodel

Select which applies to your project.*

Define Other 

New Building

Description(s) of Work

Scope of Work*

building a garage on the vacant lot adjacent to the house, replace and enclose rear second and third floor decks together (board)

restoration of front stoop, replacement of windows, replacement of doors (staff)

Building Elements

Architectural Details



Existing Material*

NA

Proposed Material*

wood/steel

Awnings & Canopies



Chimneys



Deck



Demolition



Doors & Entrances



Existing Material*

metal

Proposed Material*

wood

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

☐

Ramps and Lifts

☐

Roofs

☐

Shutters

☐

Siding

☐

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

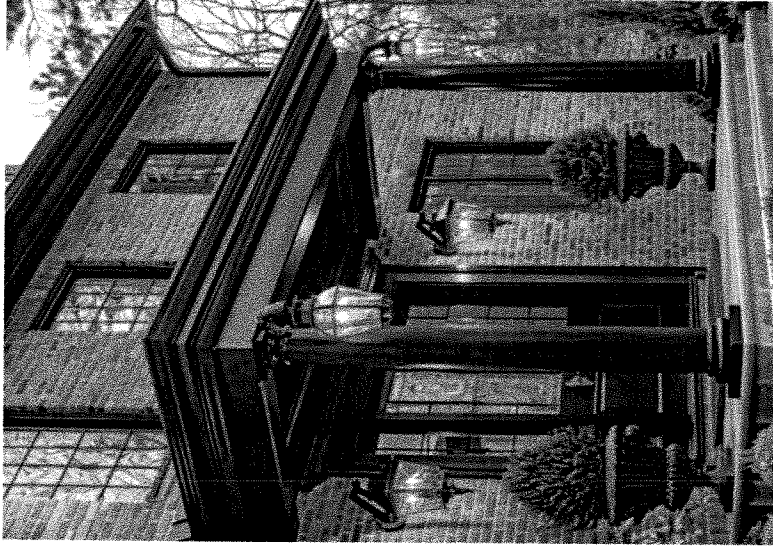
☐

Other

☐



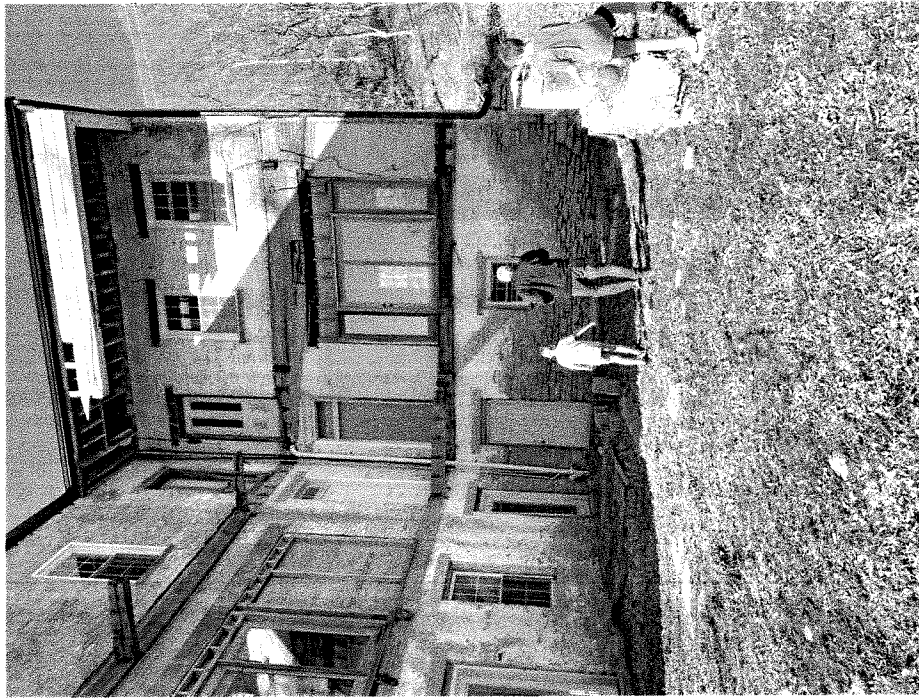
Current Front Elevation



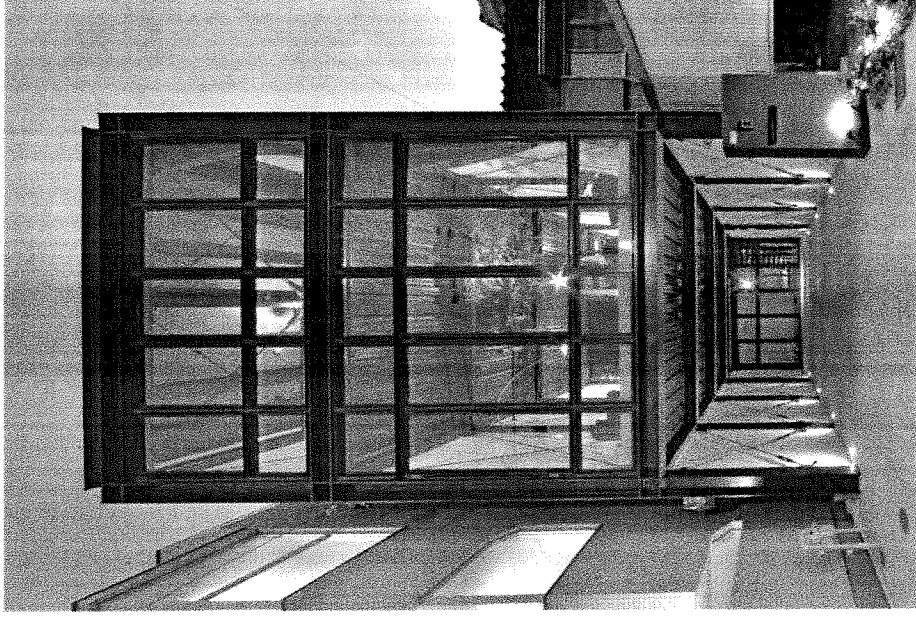
Front Portico Conceptual Addition



House on Main St similar design



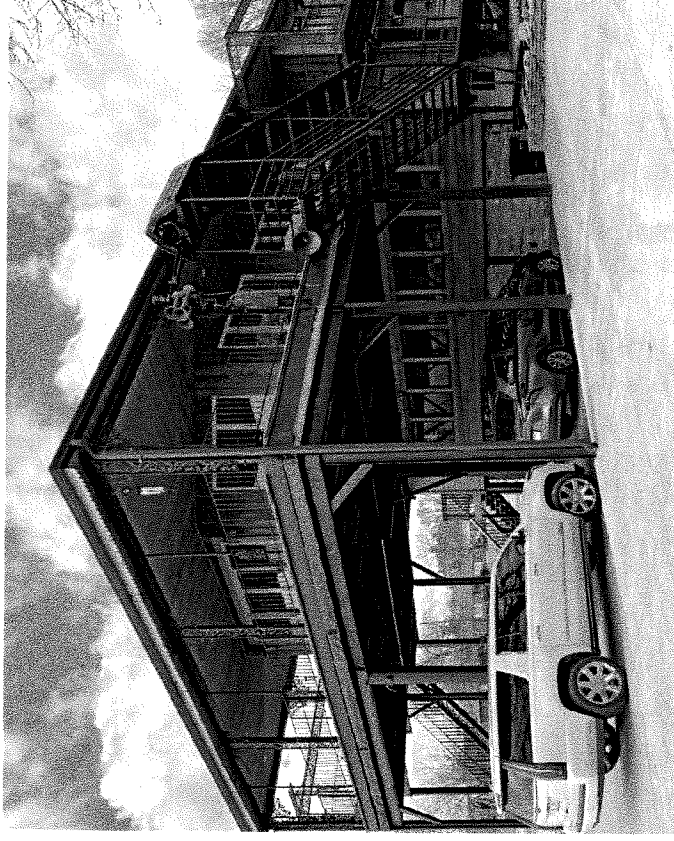
Current Rear Elevation



Future Conceptual Design- lower level open patio
Story 1 & 2 closed in glass rear with metal roof, steel/wood
structure

Another conceptual

Rear elevation – lower level will not be enclosed

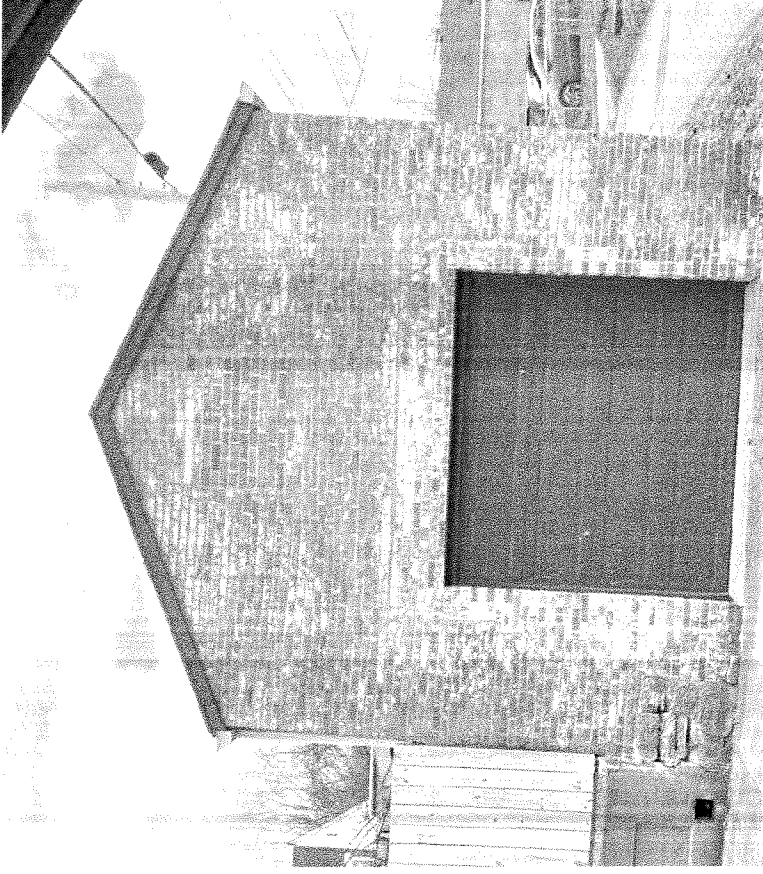


Similar design in downtown Madison on Main Street

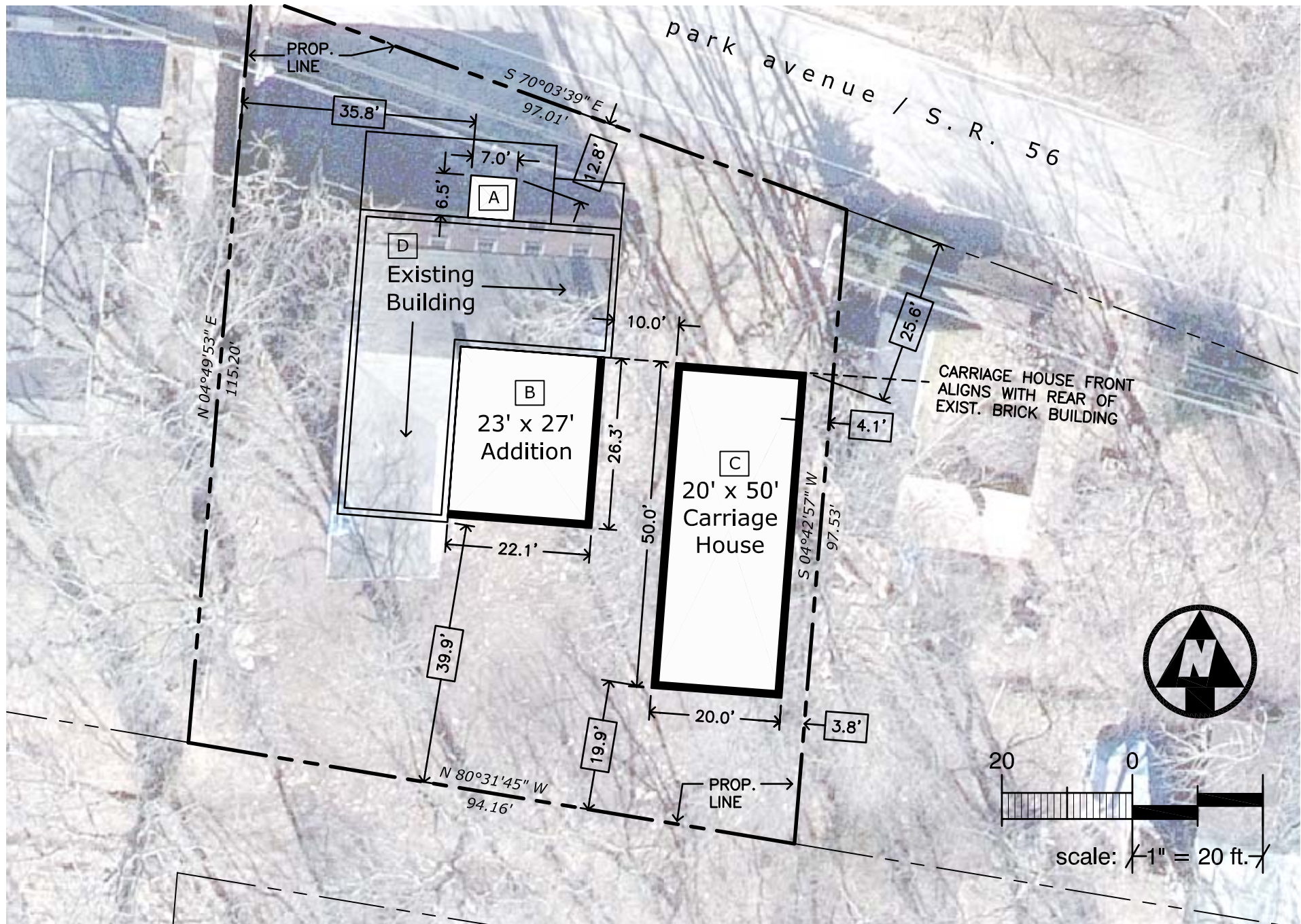




Front Wall/fence conceptual



Carriage House Conceptual in Downtown- New construction
Similar size street view to new construction garage
prefer hard siding walls and metal roof. – May add brick/stone accent
To be built after house is complete.



Application for Certificate of Appropriateness

SITE PLAN
Stephen & Robin Mingione
 1030 Park Ave.

Legend:

- | | | | |
|---|--------------------------------|---|--------------------------------------|
| A | 8 ft. x 6' 6"
ENTRY PORTICO | C | 20 ft x 50 ft
CARRIAGE HOUSE |
| B | 23' x 27' ADDITION | D | Existing two-story brick
building |



Application for Certificate of Appropriateness

DETAIL - Entry Portico
Stephen & Robin Mingione
1030 Park Ave.

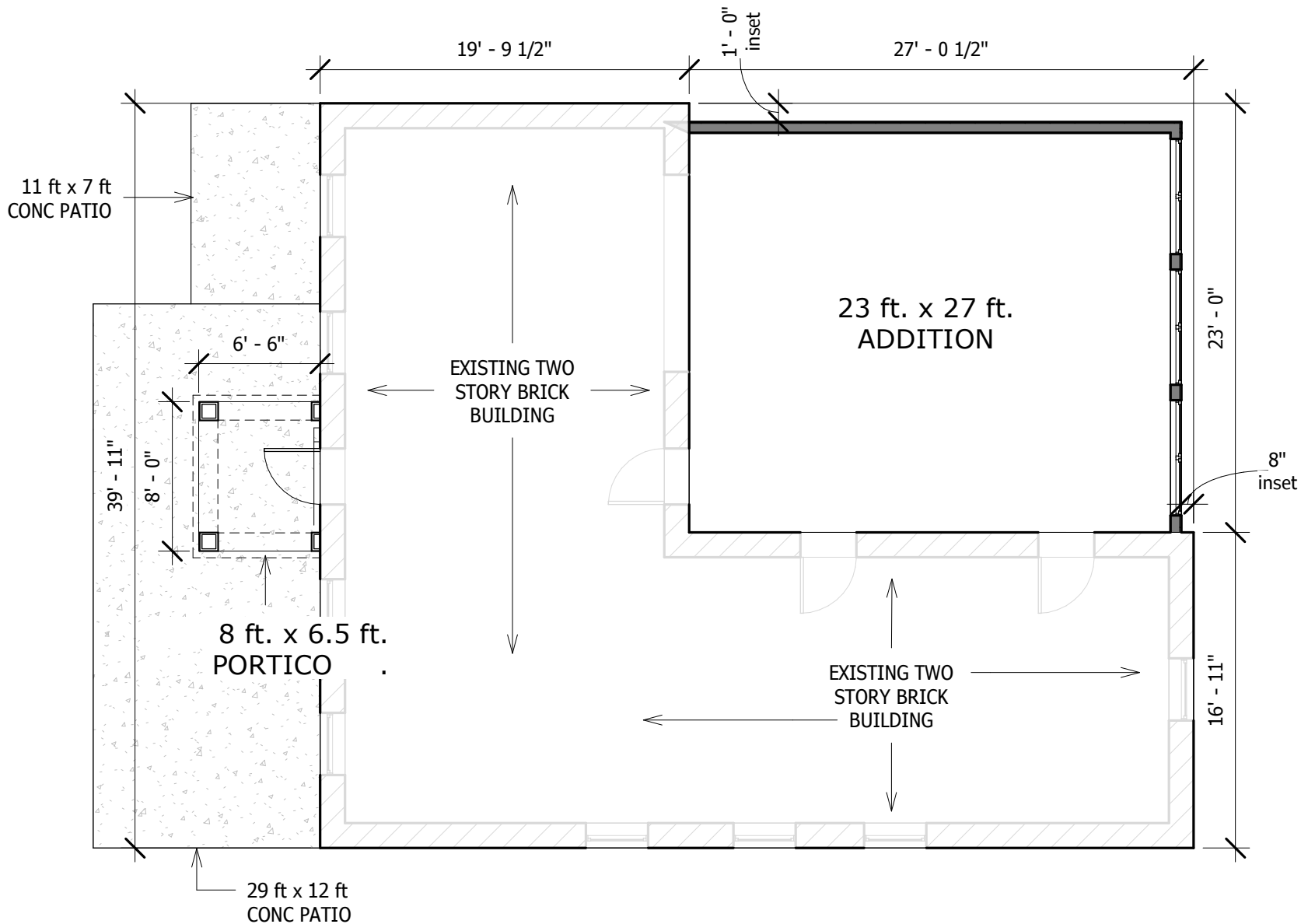
View from Northwest



Application for Certificate of Appropriateness

DETAIL - Entry Portico
Stephen & Robin Mingione
1030 Park Ave.

View from Southeast



Application for Certificate of Appropriateness

PLAN - First Floor
Stephen & Robin Mingione
 1030 Park Ave.

Legend:

A	'In-kind' replacement of existing vinyl windows with new vinyl windows	C	New Front Portico
B	Existing Brick	D	Gutter



Application for Certificate of Appropriateness

FRONT Elevation - New Portico/Entry
Stephen & Robin Mingione
 1030 Park Ave.

Legend:



'In-kind' replacement of existing vinyl windows with new vinyl windows



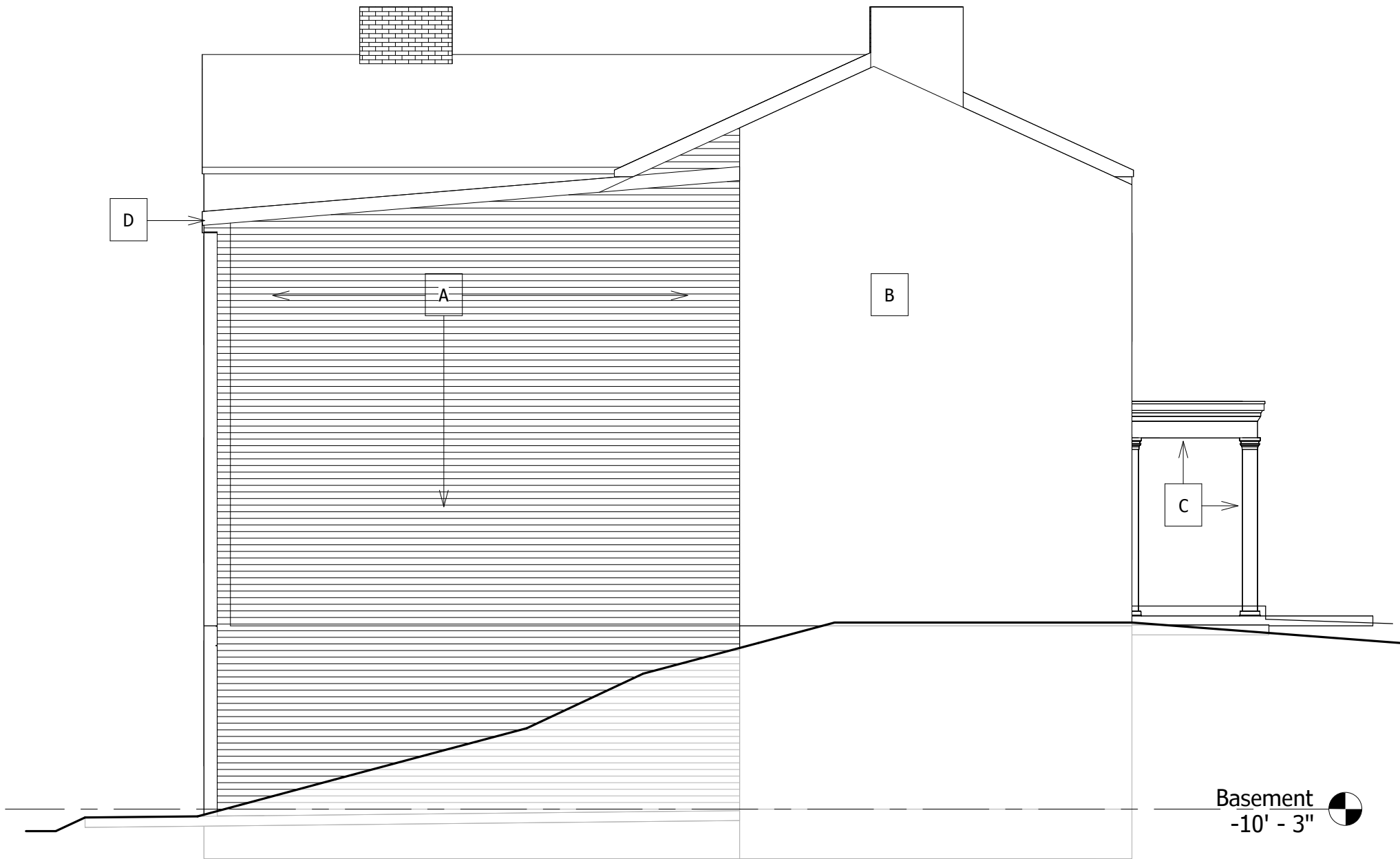
Existing Brick



New Front Portico



Existing Front Door, Protect during construction, Paint and Repair



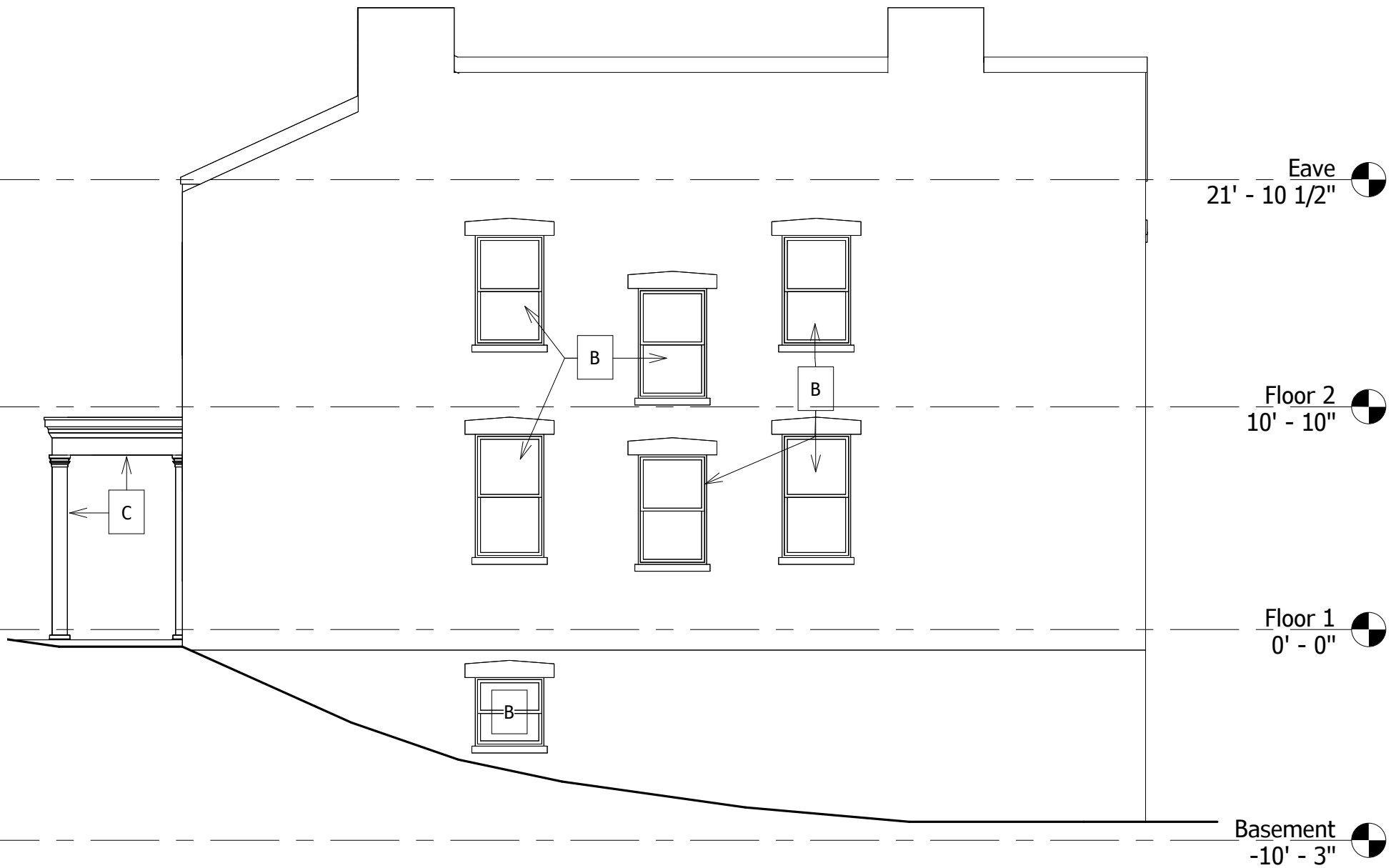
Application for Certificate of Appropriateness

East Elevation
Stephen & Robin Mingione
 1030 Park Ave.

Legend:

- | | |
|---|---|
| A | REAR ADDITION:
'Hardiboard' clapboard siding |
| B | Existing Brick |

- | | |
|---|-------------------|
| C | New Front Portico |
| D | Gutter |



Application for Certificate of Appropriateness

West Elevation
Stephen & Robin Mingione
 1030 Park Ave.

Legend:

A

'In-kind' replacement of existing vinyl windows with new vinyl windows

B

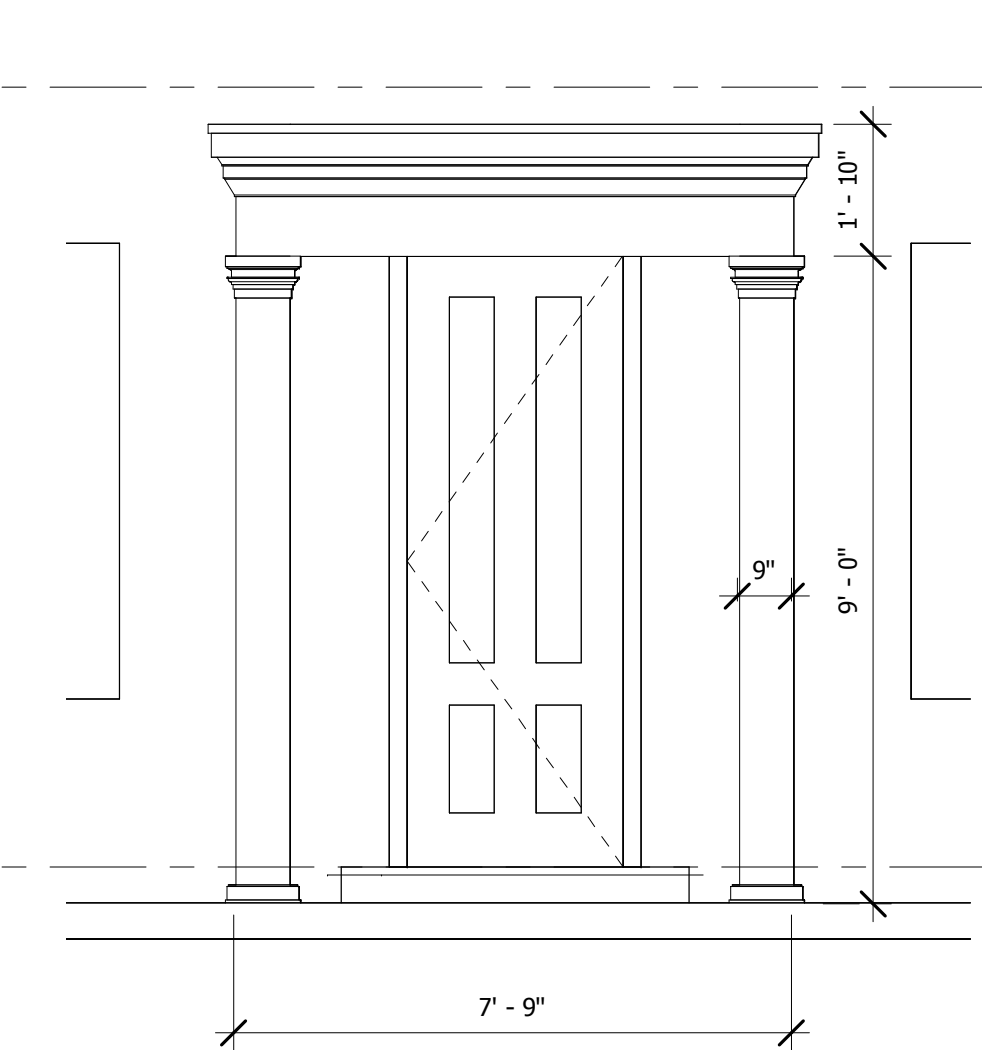
Existing Brick

C

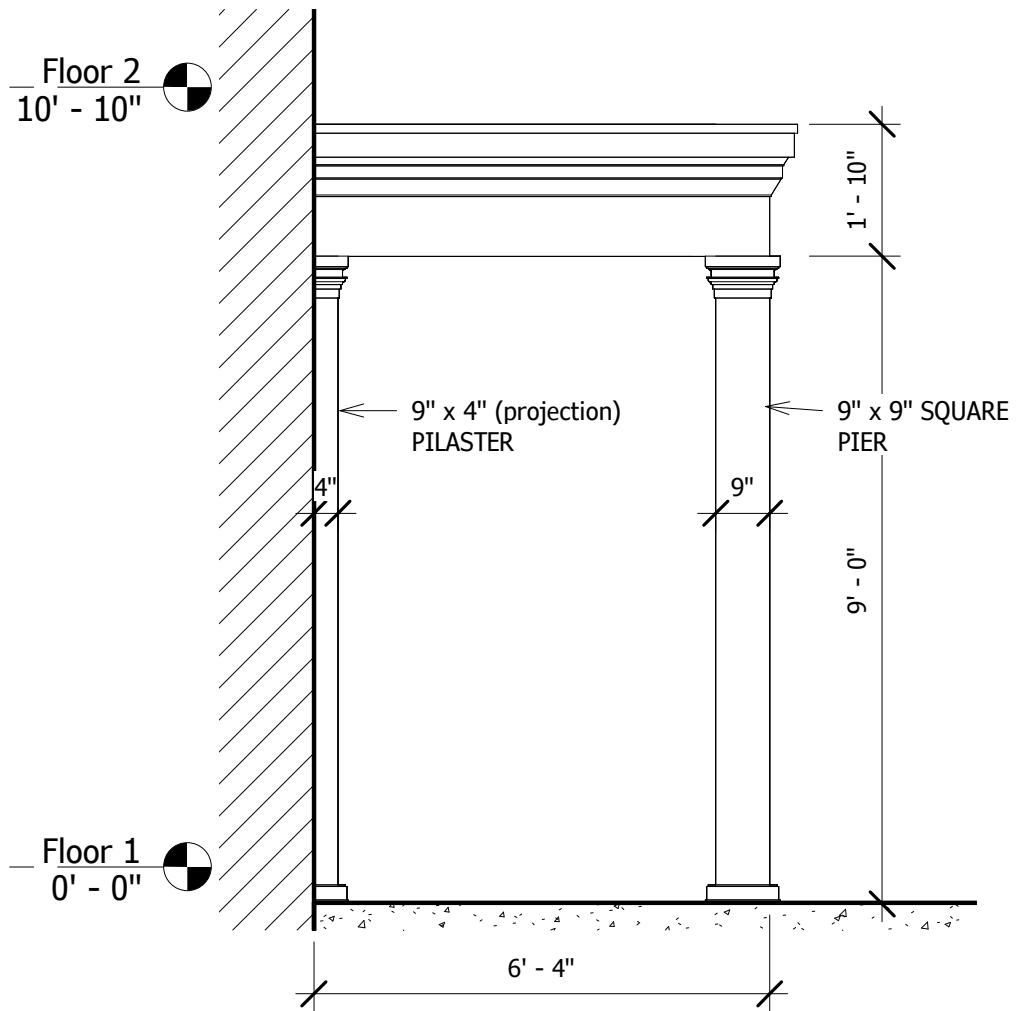
New Front Portico

D

Gutter



Entry Portico - FRONT ELEVATION
scale: 3/8" = 1'-0"



Entry Portico - LEFT SIDE ELEVATION
scale: 3/8" = 1'-0"

Application for Certificate of Appropriateness

DETAIL - Entry Portico
Stephen & Robin Mingione
1030 Park Ave.