



PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 123 Jefferson St. to remove rear addition and replace with deck, extending porch, moving stairs, removing siding to evaluate what is underneath.*



Current Zoning: Central Business District (CBD)	Project Location: 123 Jefferson St.
Applicant: Tom McPherson	Owner: same

Preliminary Staff Recommendation: **Approve with Conditions**

Conditions:

1. No work can start on the front porch until approval is granted from BZA.

Reasoning:

Project is in the process of getting necessary approvals from BZA but has not yet finished.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1900
Style	
Evaluation	Non-Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines: *Madison Historic District Design Guidelines* – 26.0 New Construction - Additions p. 106-108

Ordinance: 151.34 Visual Compatibility Factors

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 123 Jefferson 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: Grade slopes south toward Ohio River. Concrete linear path.



Lat/Long: 38.7338231000000000, -85.3774504000000000 [WGS84]

UTM: Zone 16S, 641028.4401 mE, 4288488.9630 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1900-1909 , circa 1900*	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): aluminum siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Shotgun, rectangular	Roof Type: Front gable	
Foundation: parged concrete	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 1900. The foundation is parged concrete. Exterior walls are aluminum siding. The building has a front gable roof clad in asphalt shingles. Front gable with brick chimney. There is one center, straddle ridge, brick chimney. Windows are replacement vinyl, 1/1 double-hung sashes. Aluminum awnings over the front window and door. Modern 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 Sep 05, 2002, Site Number 3-0760
Inventoried: 09/20/2021 11:43:41 am Last updated: 07/19/2022 6:27:06 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.

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): 812-756-8862 (BARR)
Phone (Alternate): 812-756-8861 (TOM)
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: 123 JEFFERSON ST.

Zoning Classification: _____

Type of Project (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input type="checkbox"/> Addition to Building | <input type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

Description of Existing Use: SINGLE FAMILY RENTAL

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.

- 1) REMOVAL OF ATTACHMENT AT REAR OF BUILDING
- 2) BUILD 8'X16' DECK WHERE ATTACHMENT WAS
- 3) FRONT PORCH ACROSS ENTIRE FRONT OF BUILDING (STEPS ON THE SIDE)
- 4) ROOF TO BE CONTINUOUS OVER FRONT PORCH THROUGH BACK DECK
- 5) ADDING 2 SETS OF 4' FRENCH DOORS (1) ON SIDE TO SIDEWALK (1) ON REAR OF HOUSE TO ACCESS BACK DECK (PURPOSE TO EASE HANDICAP ACCESSABILITY)
- 6) DOOR & WINDOW PLACEMENT TO BE SUBSTANTIALLY SAME LOCATIONS WITH FRENCH DOORS AND LARGER FRONT WINDOW (FOR RIVER VIEW) ONLY EXCEPTIONS
- 7) NEARLY COMPLETE REMODEL OF INTERIOR INCLUDING, PLUMBING, ELECTRICAL, AND MECHANICAL.

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	ALUMINUM	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 checked="" type="checkbox"/>	Chimneys	57	HDBR/STAFF	2 BRICK CHIMNEYS	REMOVAL OF BOTH CHIMNEYS
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	STEEL	STEEL
<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 type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	SHINGLE OVER HOUSE NOT ADDITION	CONTINUOUS SHINGLE ROOF OVER FRONT PORCH — BACK DECK
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	WOOD VINYL	ALUMINUM CLAD
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input checked="" type="checkbox"/>	Mechanical Units	91	STAFF	VENT FREE WALL HEATERS	CENTRAL HEAT & AIR
<input type="checkbox"/>	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
<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 checked="" type="checkbox"/>	New Construction - Additions	109	HDBR	FRONT DOOR CONCRETE STOOP	FRONT PORCH WOODEN OR CONCRETE
<input checked="" type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF	ADDITION ON BACK OF HOUSE	WOODEN DECK ON BACK OF HOUSE
<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.

MARCH 18TH, 2025

Date

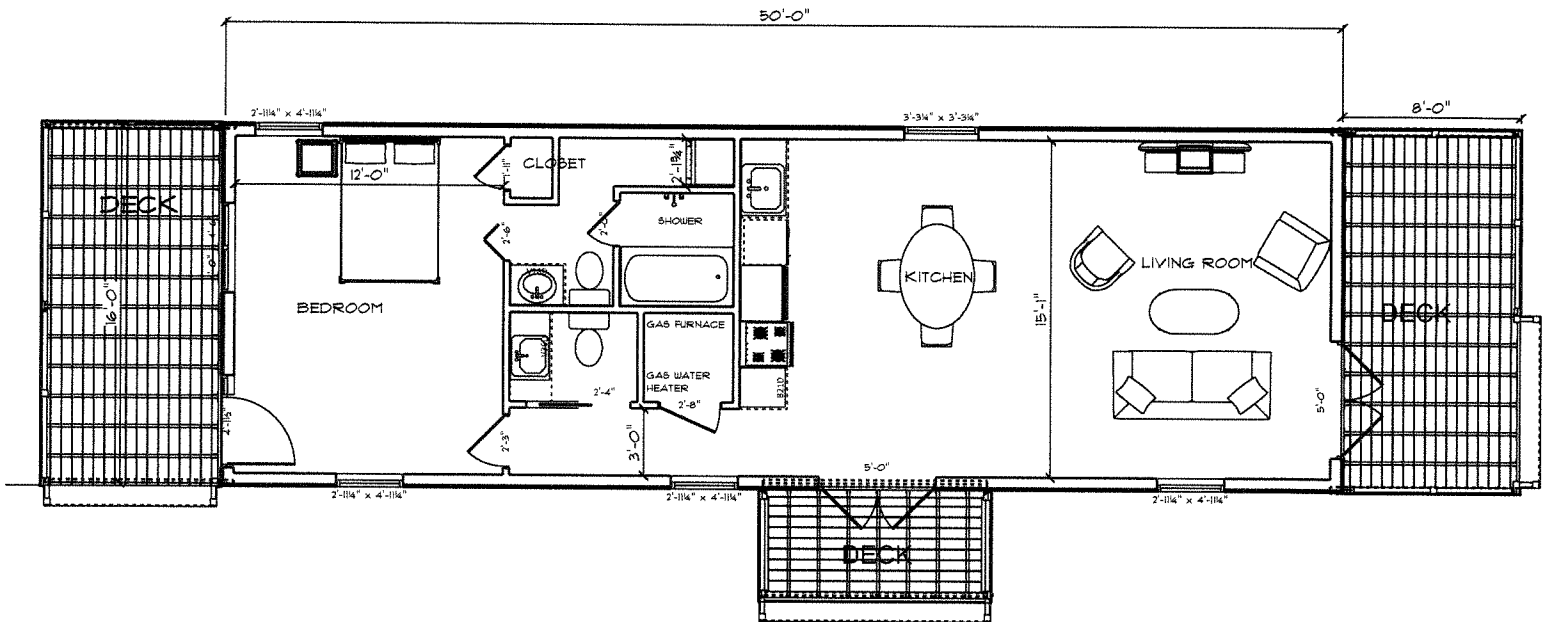
Signature of Applicant

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
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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 |

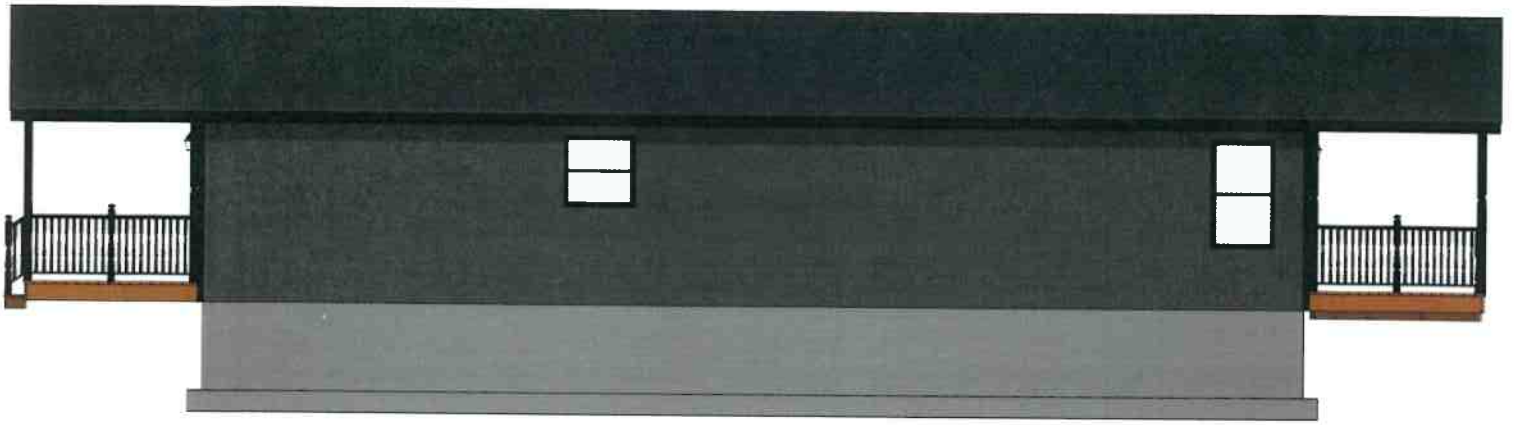




no deck here →

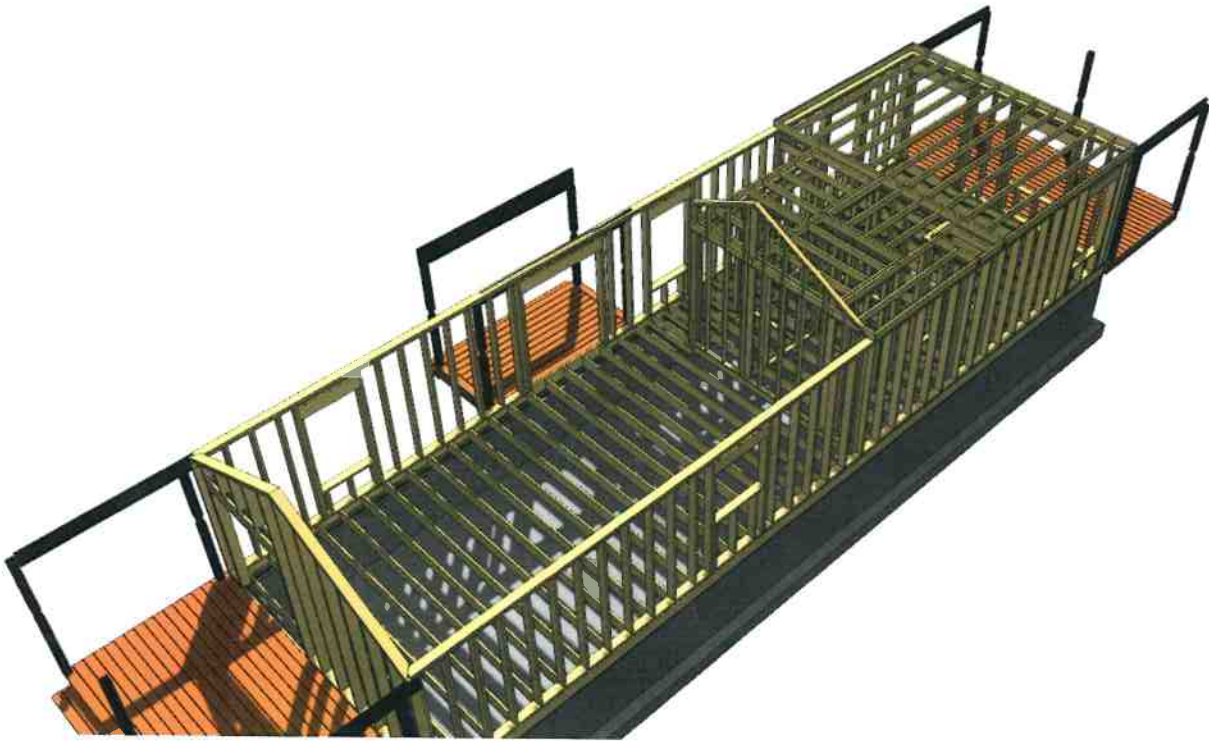




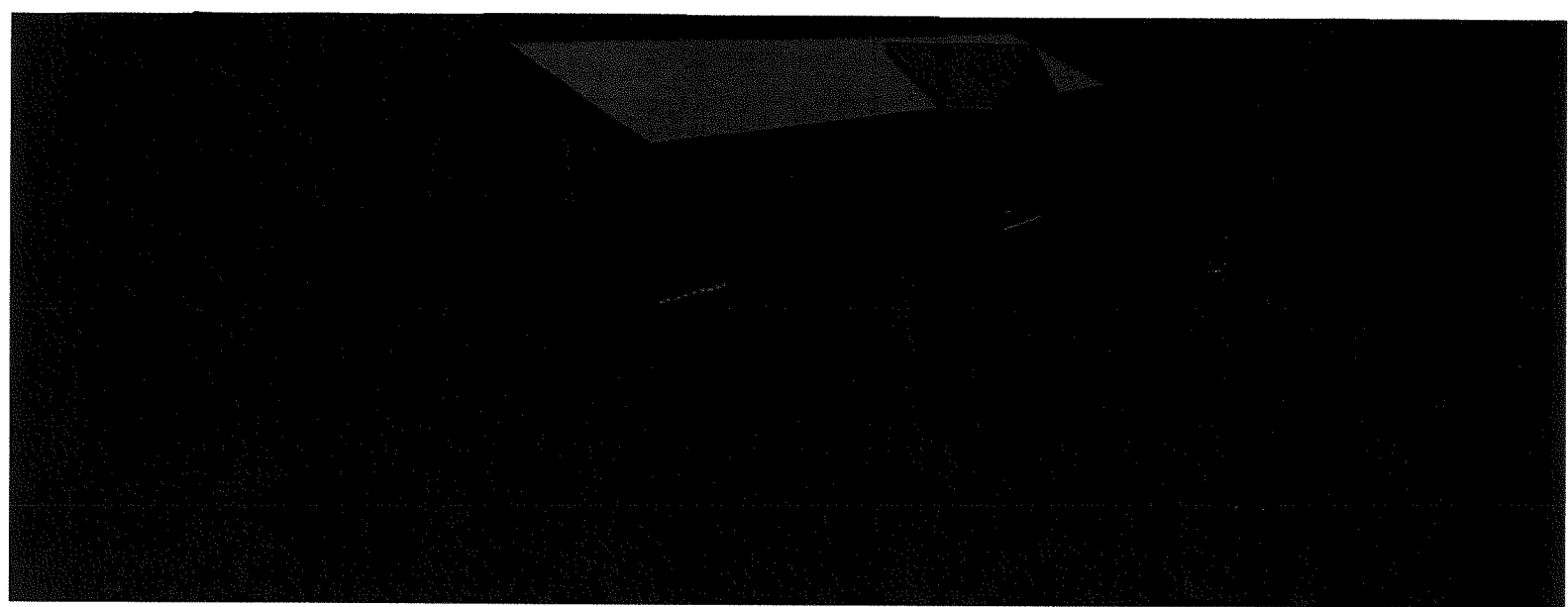




foundation not visible

















cover not necessary



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) 123 Central Ave.

Proposed Action to: (explain) remove rear addition and replace with deck, extending porch, moving stairs

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.