



MADISON

Indiana
Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review*
Application for Certificate of Appropriateness at 518 E.
Second St. to replace the garage with a two-story
garage.



Current Zoning: Historic District Residential (HDR)	Project Location: 518 E. Second St.
Applicant: Judy Stacier	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. 1910
Style	
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines: *Madison Historic District Design Guidelines – 24.0 New Construction - Outbuildings p. 101-102*

Ordinance: 151.34 Visual Compatibility Factors

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 518 E 2nd 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: On flat ground. Main walk to entry is linear from street. Front hedges. A simple wrought iron fence around front yard. Chain link and wood privacy fences in rear.



Lat/Long: 38.7349143902550700, -85.3732243834323700 [WGS84]

UTM: Zone 16S, 641393.6257 mE, 4288616.5890 mN

Parcel No. GIS/Ref/ID: 30062

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1910-1919 , circa 1910*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style: Craftsman	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: masonry	Exterior Material(s): brick (stretcher bond), wood siding	
Stories: 1.5, Bays:	Roof Material: asphalt shingles	
Form or Plan: Bungalow, square	Roof Type: Side Gable , brackets	
Foundation: Stone	Windows: historic wood 3/1 double-hung sashes	
General condition: Excellent	Chimney(s): one brick center	
Basement:	Porch: single-story Full-width open 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: 4

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local



Description/Remarks

This is a 1.5-story house in the Craftsman style built in 1910. The structural system is masonry. The foundation is stone. Exterior walls are brick (stretcher bond) and wood siding. Brick is stretcher bond. Siding in gable ends and on dormers. The building has a side gable roof clad in asphalt shingles and brackets and two hipped dormers. High pitched side gable with front and rear hipped roof dormers. Simple board bargeboard with tapered extensions, brackets. There is one center, brick chimney. Windows are historic wood, 3/1 double-hung sashes. Most windows are 3/1 vertical lights, also 4/1. There is a single-story, full-width open porch characterized by an integrated (under the main) roof with square brick posts. Multi-light main entry door with multi-light sidelights and transom. There is a single-story, rear, brick and frame addition. Rear brick addition with gable roof attached through one-story link.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #30062, surveyed Oct 01, 2002, Site Number 4-177
Inventoried: 09/20/2021 11:43:59 am Last updated: 07/05/2022 7:53:56 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

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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: JUDY STAIKER + ROBERT SCHWARTZ
Street: 518 E 2nd St
City: Madison State: IN Zip: 47250
Phone (Preferred): 781 267 3780 (Judy)
Phone (Alternate): 781 266 8187 (Robert)
Email: judystaiker@gmail.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: 518 E. 2nd St

Zoning Classification: residential

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: 2 car garage

Description of Proposed Use: 2 car garage with art studio on 2nd level

Name of Contractor (If applicable): Mike Romozzi

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.

The existing garage is very old and decaying. Portions are rotted and shingles are falling off the roof. The building ~~needs to~~ has mismatched garage doors, and one of them can't be opened due to the ground being lifted by a tree that no longer exists. The building needs to be demolished and rebuilt.

We plan to add a 2nd story for an art studio. This will be an open room which will be insulated, heated + cooled for year round use. There will be no plumbing.

The existing slab is usable, so there will be no change to the location or footprint of the building.

The new garage doors will be 9 feet wide to allow for a comfortable turn from alley to garage. (the existing 8 foot door is barely wide enough to get in at an angle). There will be an exterior staircase on the North (and St) side, leading to a ~~new~~ cantilevered deck entrance. Siding will be composite. The garage will have a traditional look (horizontal siding, mullioned windows) to blend with existing neighborhood.

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		
<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 checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<input checked="" type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		
<input checked="" type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input checked="" type="checkbox"/>	Light Fixtures	66	STAFF		
<input checked="" type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	New Construction - Residential	94	HDBR		
<input checked="" type="checkbox"/>	New Construction - Outbuildings	101	HDBR		Composite siding, metal garage door shingle roof
<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 checked="" 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.

4/9/2025

Date

Judy Staiser
Signature of Applicant

COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 – Council Chambers	
Application Accepted by: _____		Meeting Date: _____ Time: 5:30PM	
Application to be Reviewed by:		Action on Application:	
<input type="checkbox"/> HDBR	<input type="checkbox"/> STAFF	<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

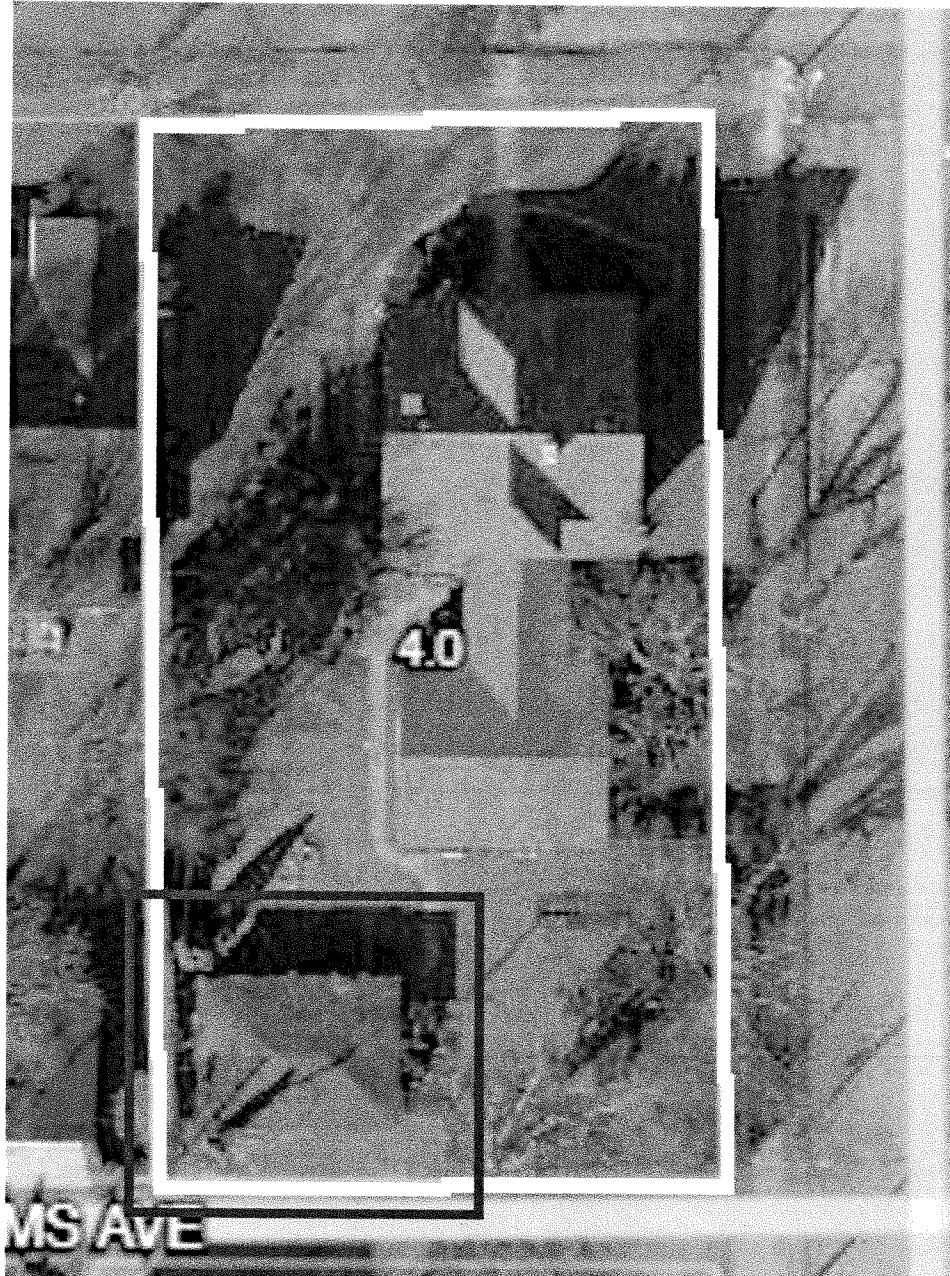
Documentation Review (Completed by Planning Office)

____ Owner Authorization provided (if req'd)
 ____ Site plan is adequate
 ____ Application is complete

____ Required supporting documents are provided
 ____ COA Addendum (if req'd)
 ____ Notification Sign given to applicant

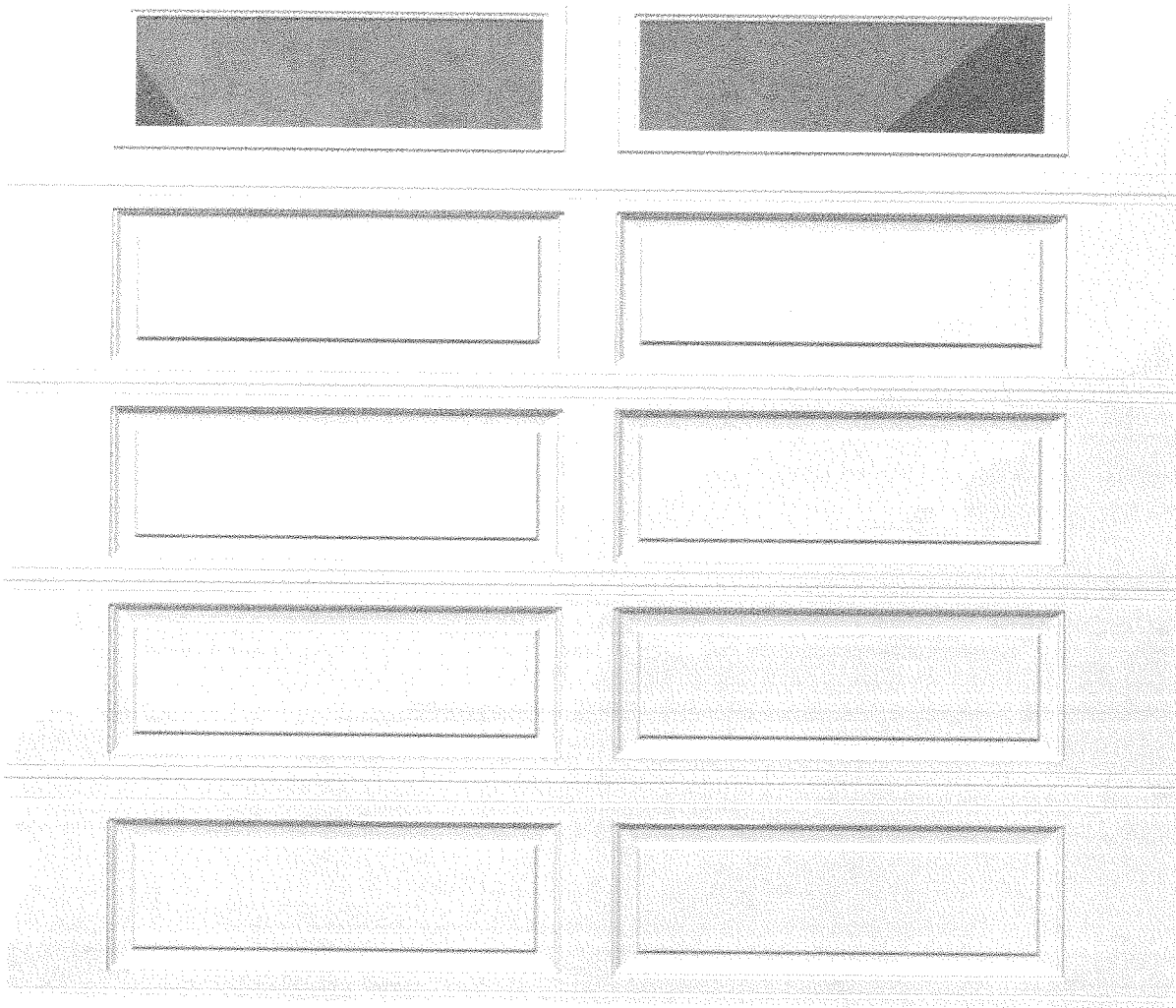
SITE PLAN SHOWING EXISTING GARAGE

The new garage will be built on the same slab as the existing garage. The existing garage will be completely demolished and an entirely new structure will be built in the same location.

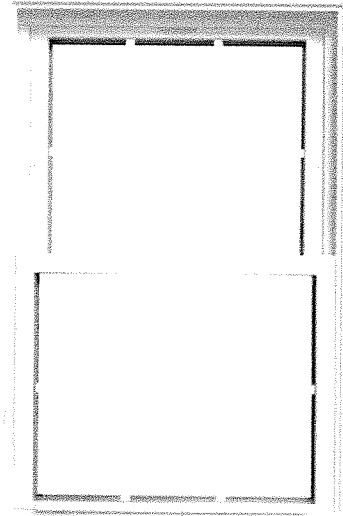


PHOTOS OF BUILDING COMPONENTS for 518 East 2nd St garage

Garage doors to have windows




Windows




Doors





Siding (Hardee board or similar composite material)

**JamesHardie**

[Our Products](#)[Project Resources](#)[Design Guidance](#)[About James Hardie](#)








Hardie® Plank

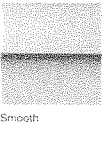
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.


Select your texture



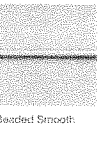
Select Cedar®




Smooth




Beaded Select Cedar®



Beaded Smooth



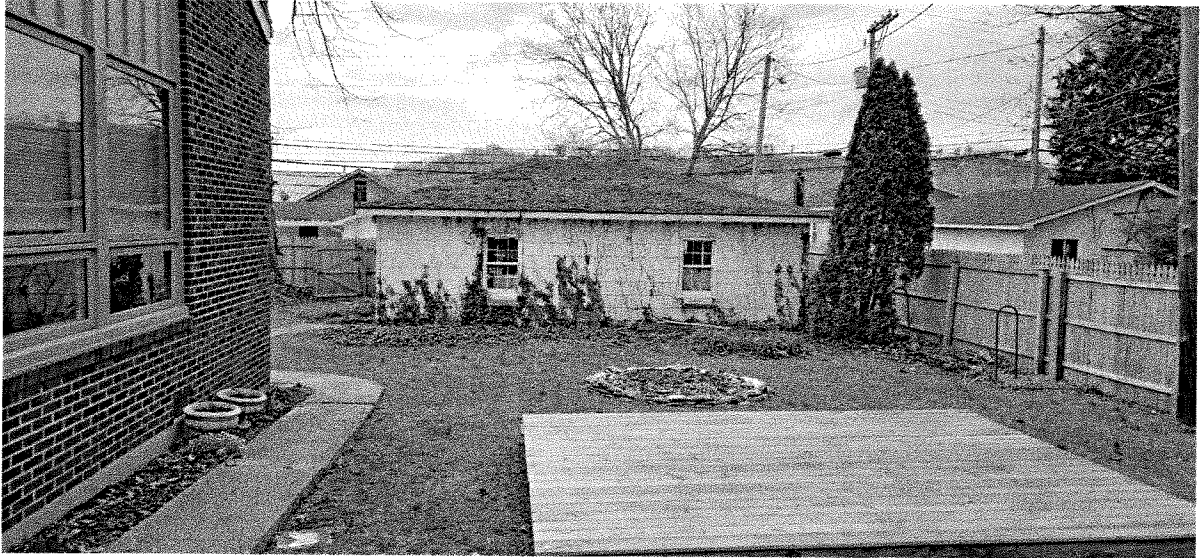
Unavailable in your area
Darkwood Colonial®
Reynolds



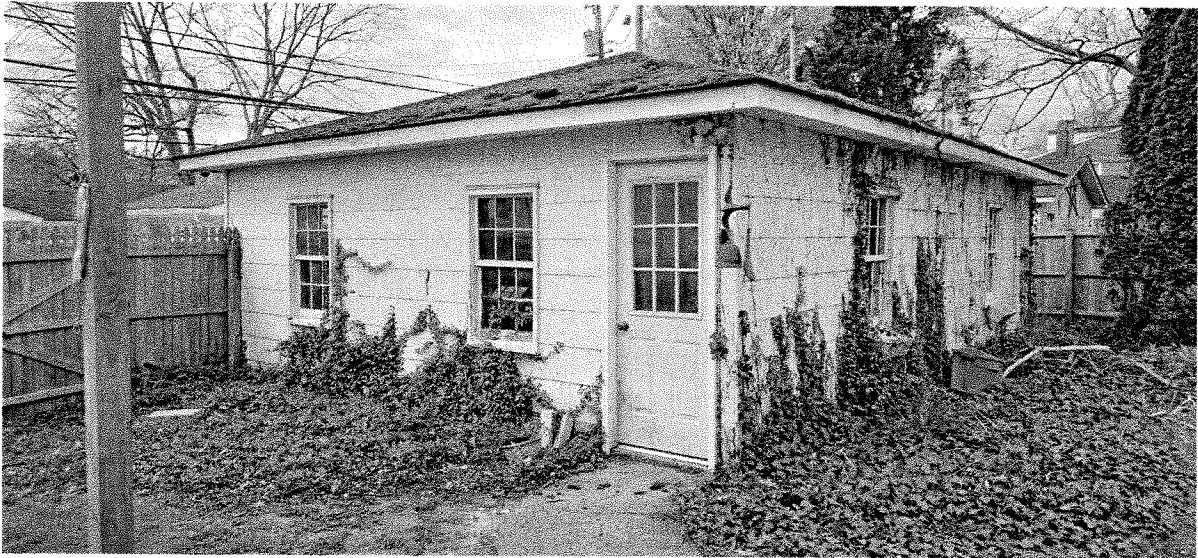
Unavailable in your area
Slate Gray Colonial®
Slaters

PHOTOS OF EXISTING GARAGE AND ADJOINING PROPERTIES

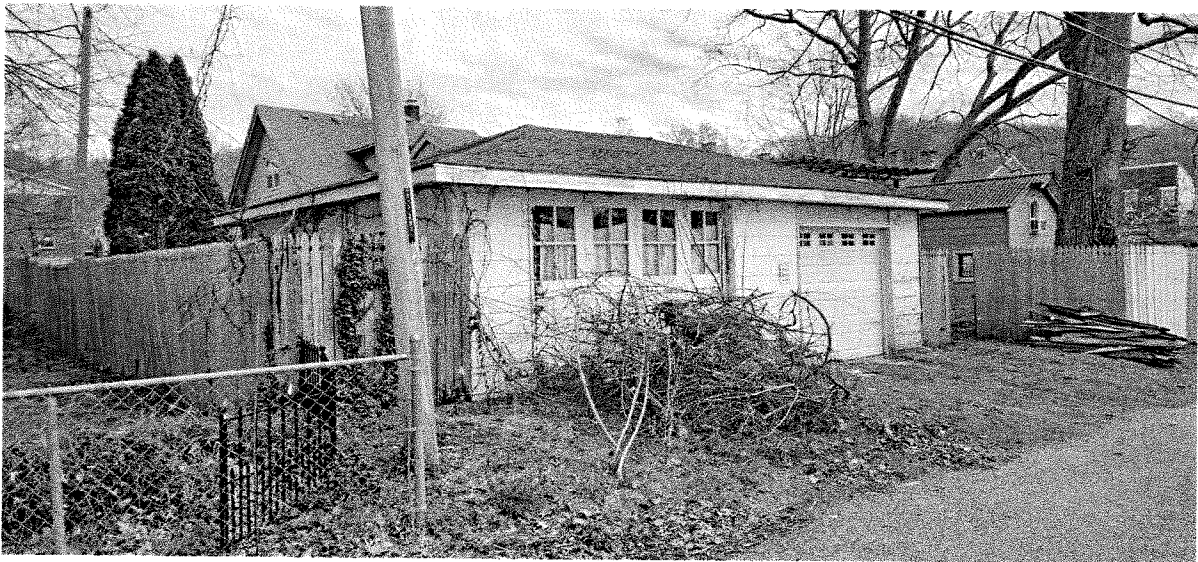
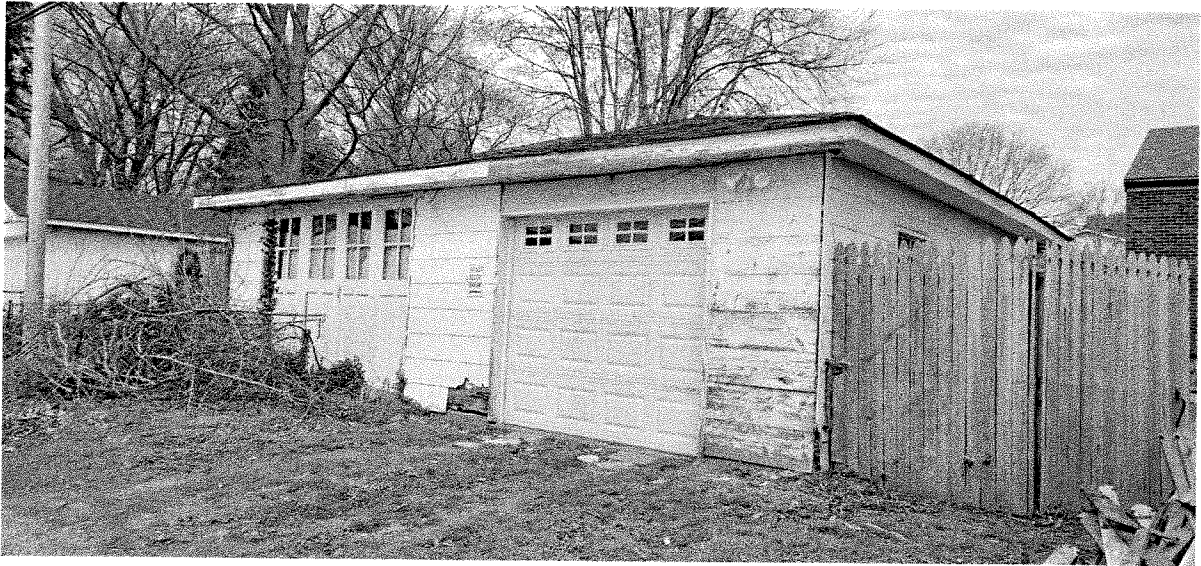
North side, facing 2nd St.



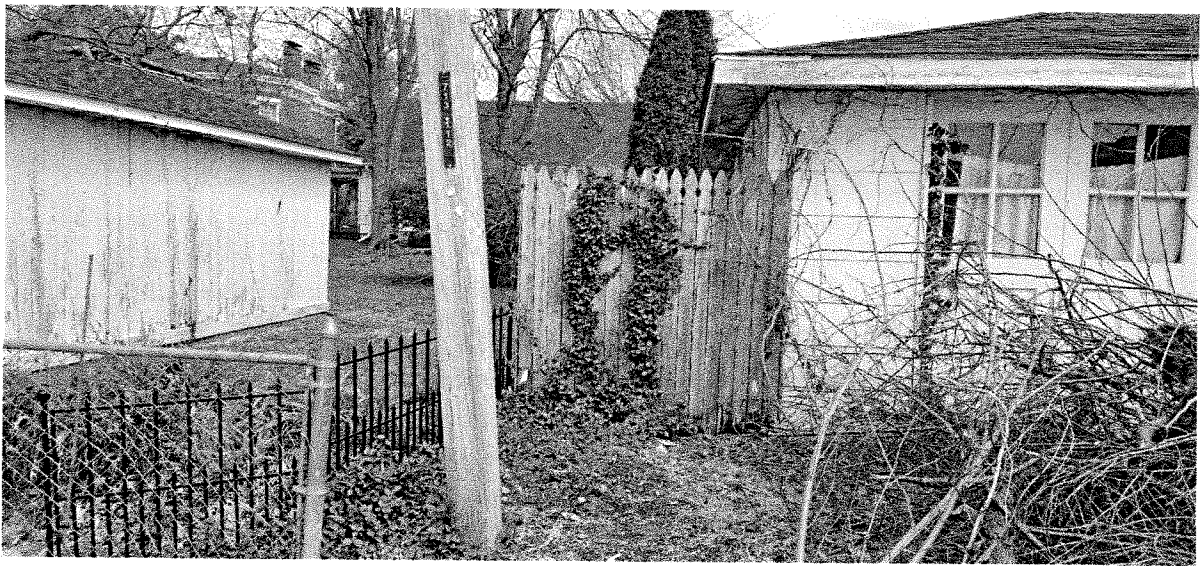
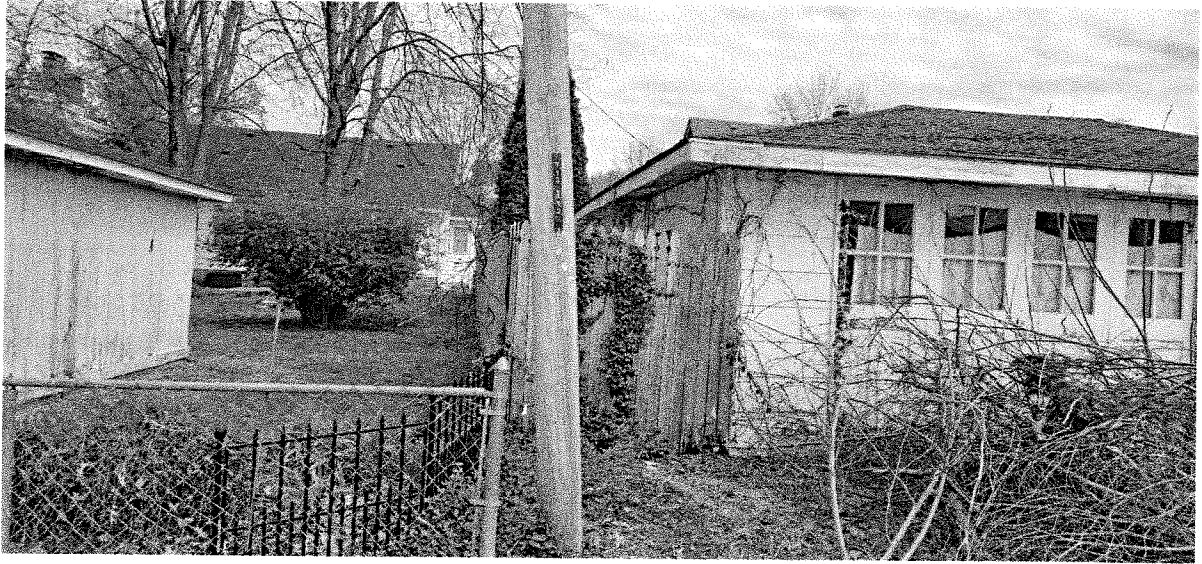
East side of building



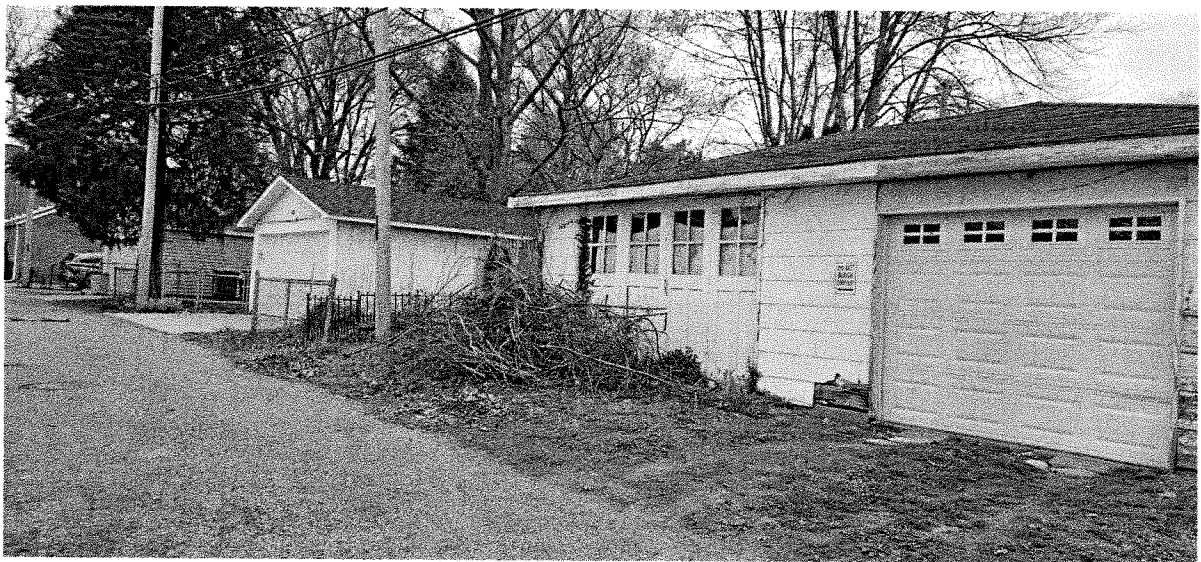
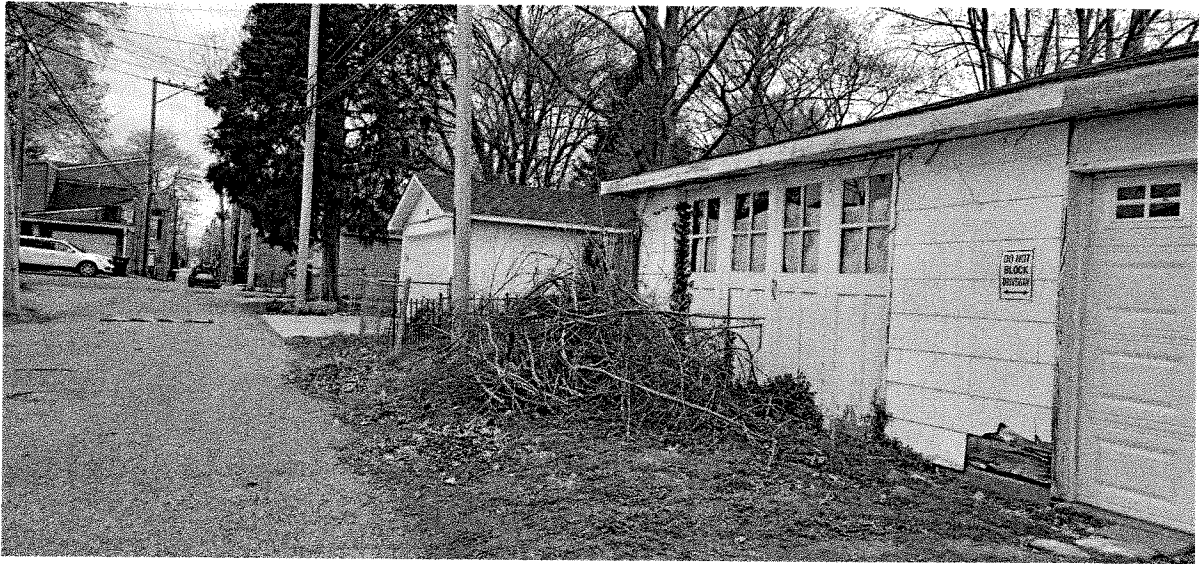
South side facing alley

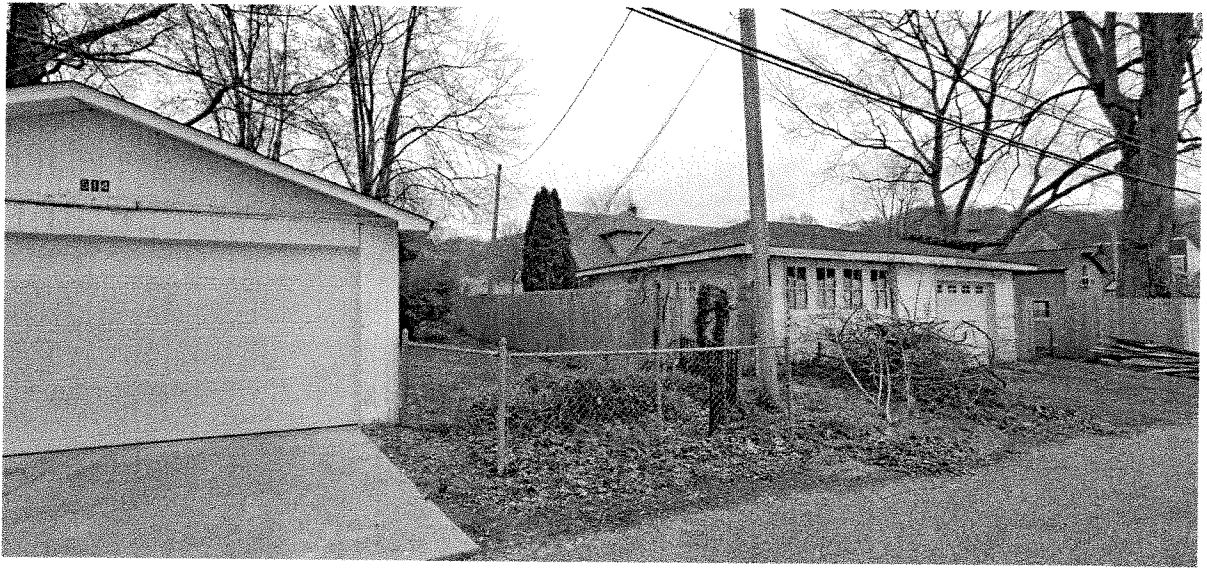


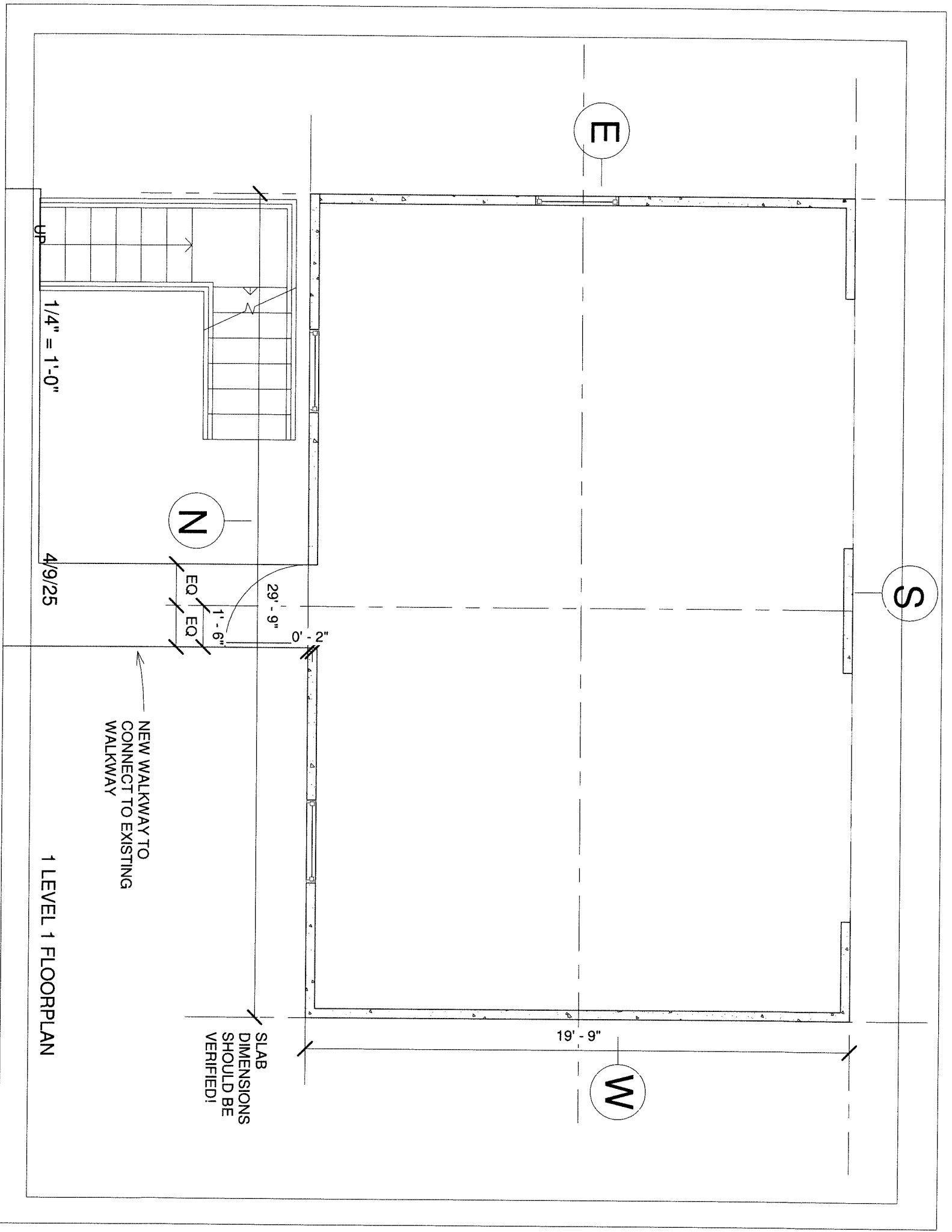
Adjoining property



Views along alley







E

S

W

N

UP

1/4" = 1'-0"

4/9/25

29' - 9"

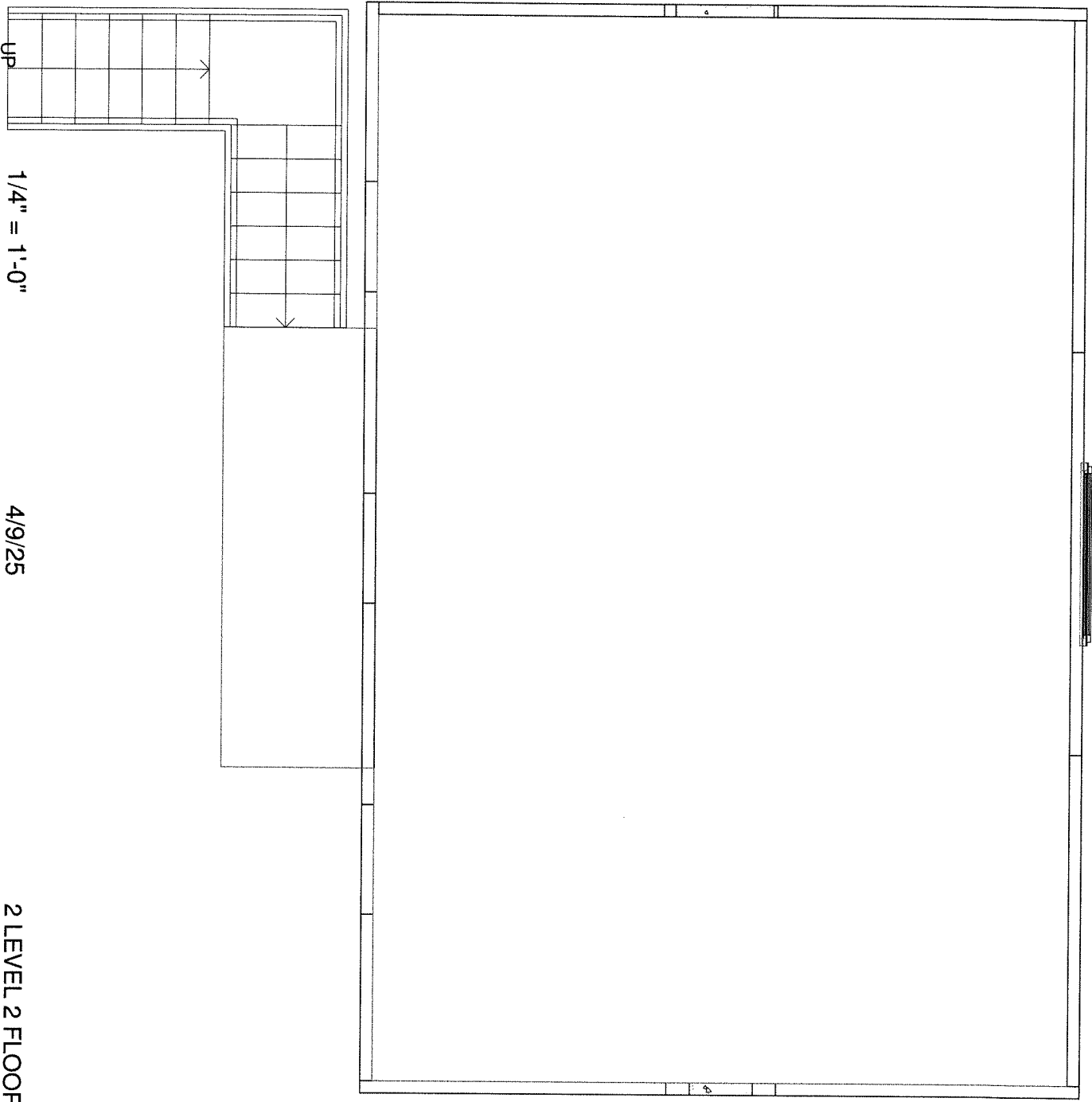
0' - 2"

19' - 9"

SLAB
DIMENSIONS
SHOULD BE
VERIFIED!

NEW WALKWAY TO
CONNECT TO EXISTING
WALKWAY

1 LEVEL 1 FLOORPLAN

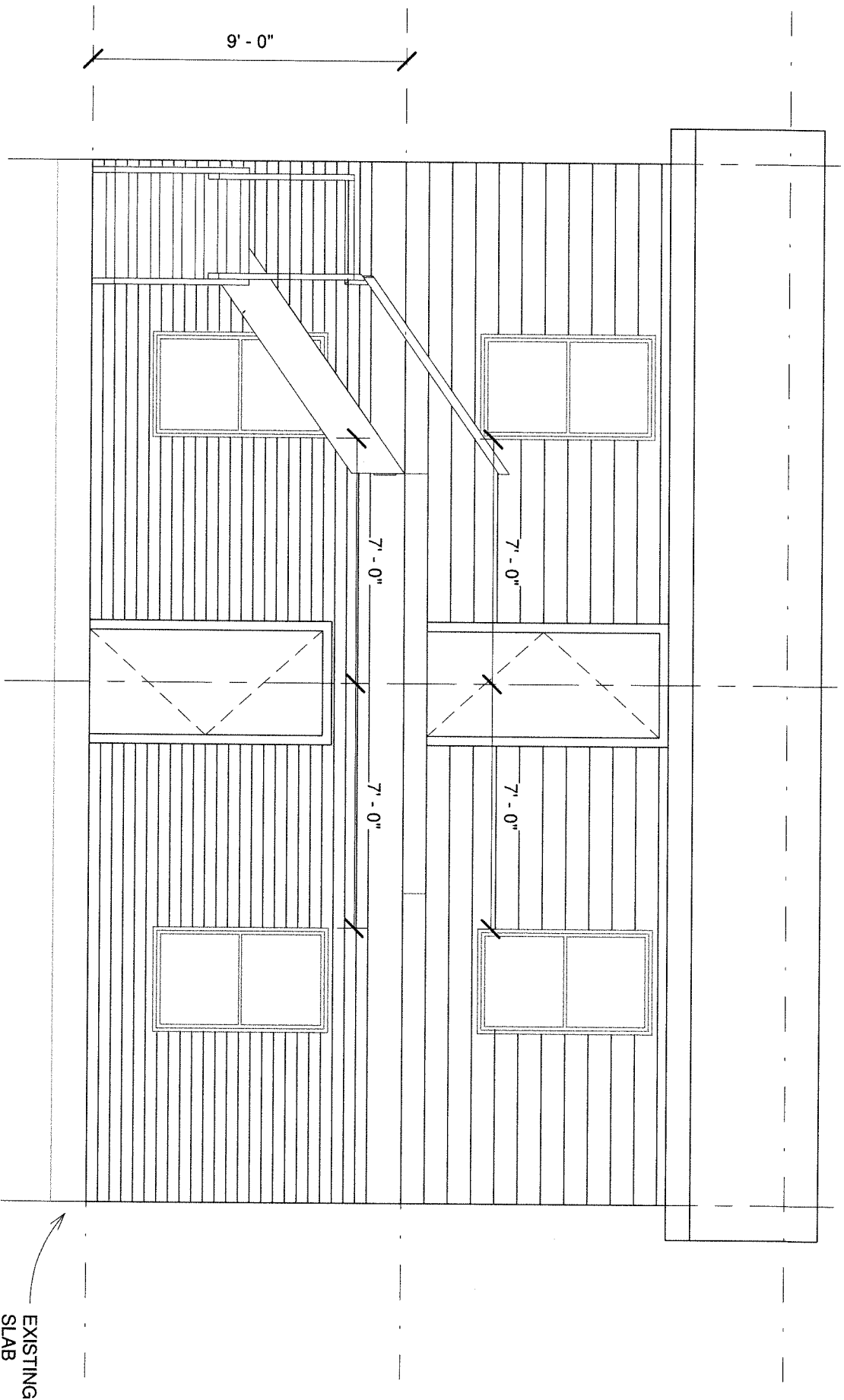


UP

1/4" = 1'-0"

4/9/25

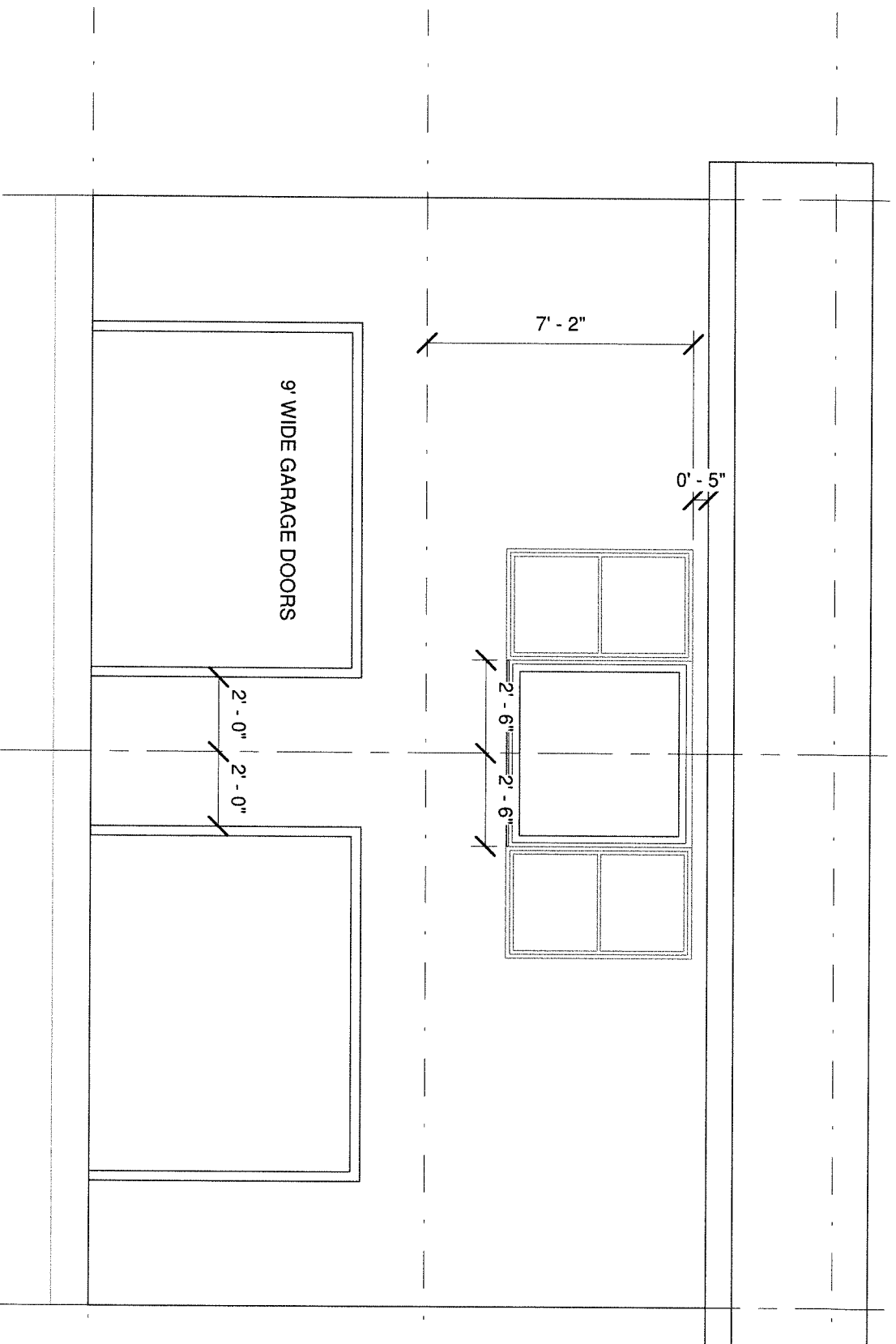
2 LEVEL 2 FLOORPLAN



1/4" = 1'-0"

4/9/25

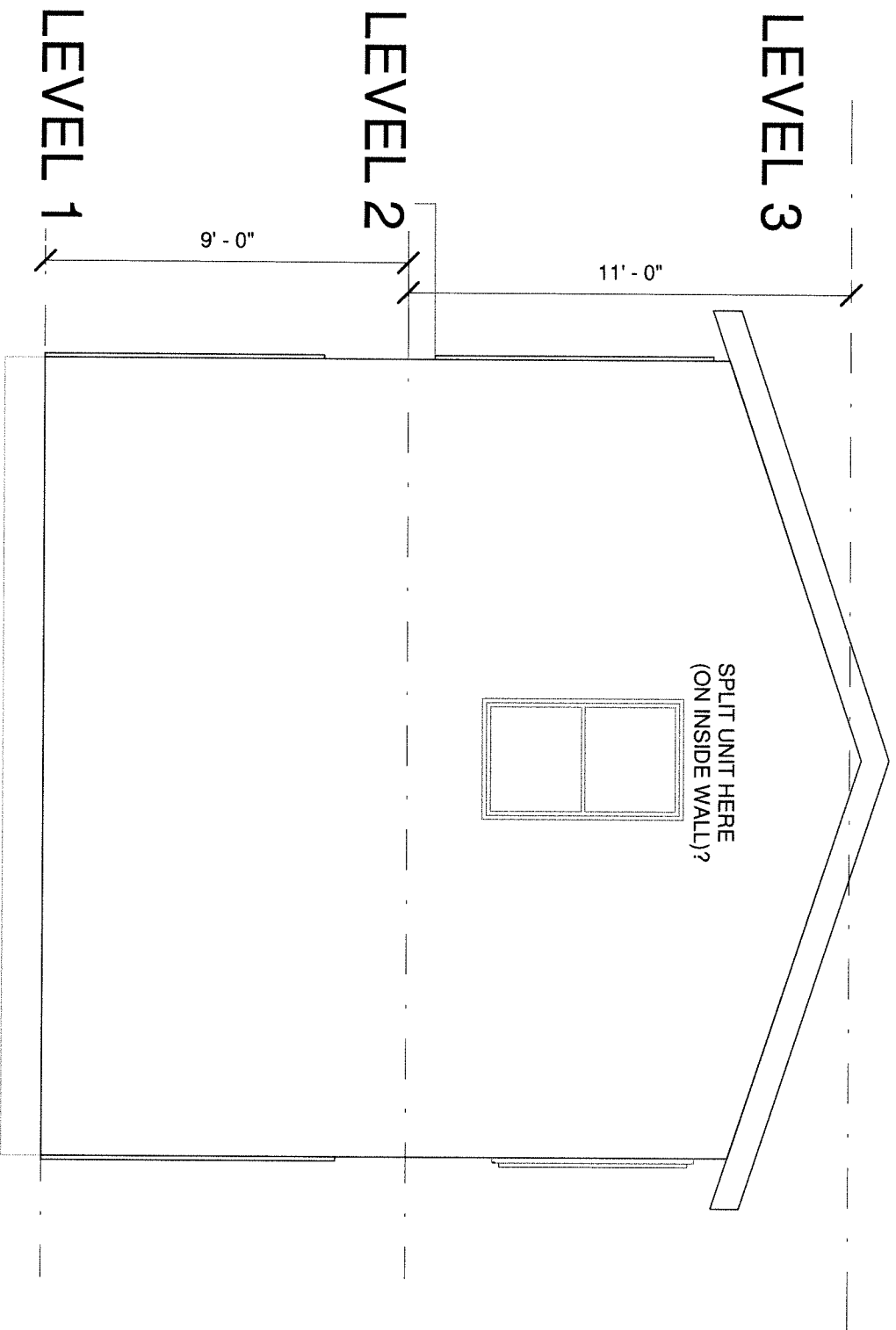
3 NORTH ELEVATION



1/4" = 1'-0"

4/9/25

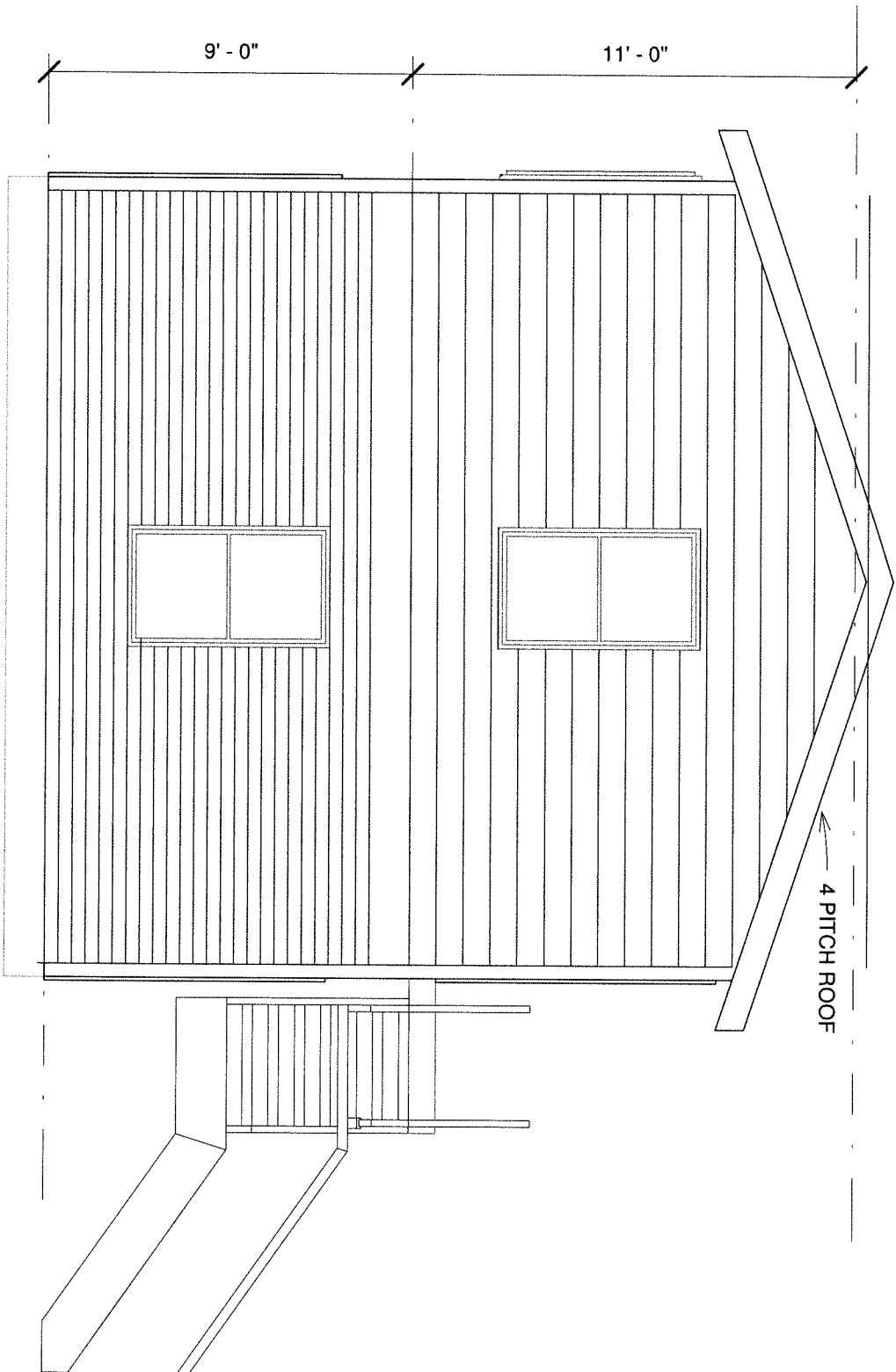
4 SOUTH ELEVATION



1/4" = 1'-0"

4/9/25

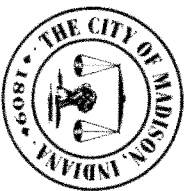
5 WEST ELEVATION



1/4" = 1'-0"

4/9/25

6 EAST ELEVATION



MADISON
Indiana
Planning, Preservation and Design

**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) Judy Staicer

Property Address: (address) 518 E. Second St.

Proposed Action to: (explain) _____
demolishing current garage and replacing with two-story garage on the same footprint

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

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

POSTING DEADLINE

05-12-2025