



**PROJECT BRIEF** – *Historic District Board of Review  
Application for Certificate of Appropriateness at 502 W.  
Second St. to change pitch of roof over front porch.*



Current Zoning: R-8 Medium Density Residential	Project Location: 502 W. Second St.
Applicant: Patrick Heitz	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. 1875
Style	Second Empire
Evaluation	Contributing
Survey Notes	There is a single-story, full-width open porch characterized by a flat roof with square brick posts.

**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:  
**502-504 W 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: Iron fence in rear yard facing Elm Street.



Lat/Long: 38.7362294071924040, -85.3851250000000200 [WGS84]

UTM: Zone 16S, 640356.6312 mE, 4288744.2090 mN

Parcel No. GIS/Ref/ID: 27071

## Historical Information

Historic Function: Domestic: Single Dwelling

Current Function: Domestic: Single Dwelling

Construction Date: ca. 1870-1879 , circa 1875\*

Architect:

Original or Significant Owners:

Builder:

Significant Date/Period:

Developer:

Areas of Significance: Architecture Community Planning and Development

## Architectural Information

Category: building, Duplex

Style: Second Empire

Structural: masonry

Exterior Material(s): brick

Stories: 2, Bays:

Roof Material: asphalt shingles

Form or Plan: , rectangular

Roof Type: Mansard , Decorative cornice , brackets

Foundation: parged

Windows: wood 2/2 double-hung sashes

General condition: Excellent

Chimney(s): three brick

Basement:

Porch: single-story Full-width open porch

☐ Additions

☐ Alterations

☐ Moved

☐ Other

Ancillary structures:

## 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

Eligibility: Applicable NHL Criteria: 1, 4



### Description/Remarks

This is a 2-story duplex in the Second Empire style built in 1875. The structural system is masonry. The foundation is parged. Exterior walls are brick. Brick is common bond. The building has a mansard roof clad in asphalt shingles with decorative cornice and brackets and 12 gabled dormers. High steep mansard with multiple dormers of double windows with slightly flared surrounds, projecting cornice with brackets, frieze of pierced sawtooth edged decorative molding. Decorative woodwork in gable ends. There are three brick chimneys. Windows are wood, 2/2 double-hung sashes. 2/2 windows with dressed stone lintels, segmental arch windows on side, shutters. There is a single-story, full-width open porch characterized by a flat roof with square brick posts. Panel doors with transoms and dressed stone lintel, segmental arch door on side.

### 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 #27071, surveyed Aug 01, 2002, Site Number 3-0362
Inventoried: 09/20/2021 11:43:25 am Last updated: 07/11/2022 9:48:19 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



## HDCA-25-67

### Certificate of Appropriateness (COA) Application

Status: Active

Submitted On: 6/4/2025

### Primary Location

502 W SECOND ST  
MADISON, IN 47250

### Owner

Heitz Patrick H  
INDUSTRIAL DR 905 MADISON,  
IN 47250

### Applicant

 Patrick Heitz  
 812-701-2007  
 pat@heitzsign.com  
 900 Michigan Rd  
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

502 W. Second St., Madison, IN 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

flat roof

Description of Proposed Use

pitched roof

## Contractor Information

Company Name

Zanabria-Vanegas, Omar

Contractor Name

Omar Vanegas

License Number

600

Expiration Date

—

Phone

812-599-0543

Email

dlriddle@yahoo.com

Mailing Address

754 Cragmont St.

City

Madison

State

IN


Zip Code

47250

## Type of Project

Select which applies to your project.\*

Restoration, Rehabilitation, or  
Remodel

Define Other 

## Description(s) of Work

### Scope of Work\*

changing the flat roof over porch to slight pitch to address water damage and structural concerns

## Building Elements

Architectural Details

☐

Awnings & Canopies

☐

**Chimneys**

☐

**Deck**

☐

**Demolition**

☐

**Doors & Entrances**

☐

**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**

☒

**Existing Material\***

wood

**Proposed Material\***

wood/shingle

**Shutters**

☐

**Siding**

☐

**Signage**

☐

**Storefronts**

☐

**Storm Doors and Storm Windows**

☐

**Utilities**

☐

**Windows**

☐

**Other**

☐









