



PROJECT BRIEF – *Historic District Board of Review
Application for Certificate of Appropriateness at 111 E.
Fourth St. to demolish the current house and rebuild in the
same design with an addition.*



Current Zoning: Historic District Residential (HD)	Project Location: 111 E. Fourth St.
Applicant: Findley Properties LLC	Owner: same

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

- Any salvageable parts of the original structure should be saved and either reused or donated.

Reasoning:

Demolition by neglect. Structure is open to elements on rear and side and is considered a threat to public safety. Deemed dangerous by building inspector.

History, Relevant Information, & Prior Approvals:

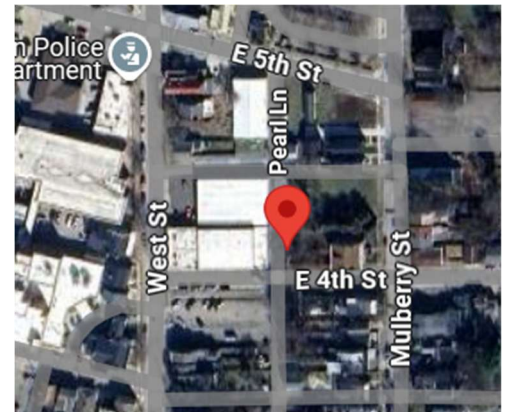
History:

Also known as the Custer House. House was moved in 1999 from 715 Poplar Street. Situated at rear of 601 Mulberry Street lot.

Relevant Information:

Deemed unsafe by building inspector 7/3/2025. Demolition approval not required.

Prior Approvals:



Alterations, Historical Information, & Prior Approvals:

Date	c. 1844
Style	
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines: *Madison Historic District Design Guidelines* – 23.0 New Construction - Dwellings p. 94-100

Ordinance: 151.34 Visual Compatibility Factors

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 111 E 4th St Madison Indiana 47250 USA
County: Jefferson
Historic name: Custer House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Abuts sidewalk, wood gate on east, alley to west, mature trees in rear, bushes in parkway.



Lat/Long: 38.7386892130814300, -85.3794214765823400 [WGS84]

UTM: Zone 16S, 640847.5483 mE, 4289025.9489 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1840-1849 , documented 1844*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style: Federal	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): Wood Clapboard, aluminum siding	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: 2/3 Single Pile, rectangular	Roof Type: Side Gable	
Foundation: concrete block	Windows: historic wood 6/9 double-hung sashes	
General condition: Poor	Chimney(s):	
Basement:	Porch:	

Historical Summary:

House was moved in 1999 from 715 Poplar Street. Situated at rear of 601 Mulberry Street lot.

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

Integrity: Good integrity.

Description/Remarks

This is a 2-story house in the Federal style built in 1844. The foundation is concrete block. Exterior walls are wood clapboard and aluminum siding. Aluminum siding on west side. Rear wing covered in tarp. The building has a side gable roof clad in asphalt shingles. Stepped frieze. Windows are historic wood, 6/9 double-hung sashes. Upper windows 6/6, wood sills. Wood door and transom.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: November 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys:
Inventoried: 06/28/2022 12:23:59 pm Last updated: 06/28/2022 12:27:35 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-25-74

Certificate of
Appropriateness (COA)
Application

Status: Active
Submitted On: 7/3/2025

Primary Location

111 E FOURTH ST
MADISON, IN 47250

Owner

Findley Properties LLC
BELL FORD DRIVE SOUTH 1681
SEYMOUR, IN 47274

Applicant

 Findley Properties LLC
 812-216-5623
 mistifindley@gmail.com
 1681 Bell Ford Dr S
Seymour, IN 47274

Internal Review

 **Staff Completing Online Form**

☒

 **is applicant paying by credit card?**



☐

 **Send for HDBR review**


☒

 **Notification Sign**

1

 **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

111 E. Fourth St., Madison, IN 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

house

Description of Proposed Use

rebuilt house

Contractor Information

Company Name

Findley Spray Foam Insulation LLC

Contractor Name

Matt Findley

License Number

C-233

Expiration Date

—

Phone

812-216-3114

Email

findleyfoam@gmail.com

Mailing Address

1681 Bell Ford Dr S

City

Seymour

State

IN

Zip Code

47274

Type of Project

Select which applies to your project.*

Demolition

Define Other ?

Description(s) of Work

Scope of Work*

Demolition of current house and rebuilt to look identical as current house

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☐

Deck

☐

Demolition

☒

Existing Material*

wood, brick

Proposed Material*

wood

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

☐

Shutters

☐

Siding

☐

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☐

Other

☐



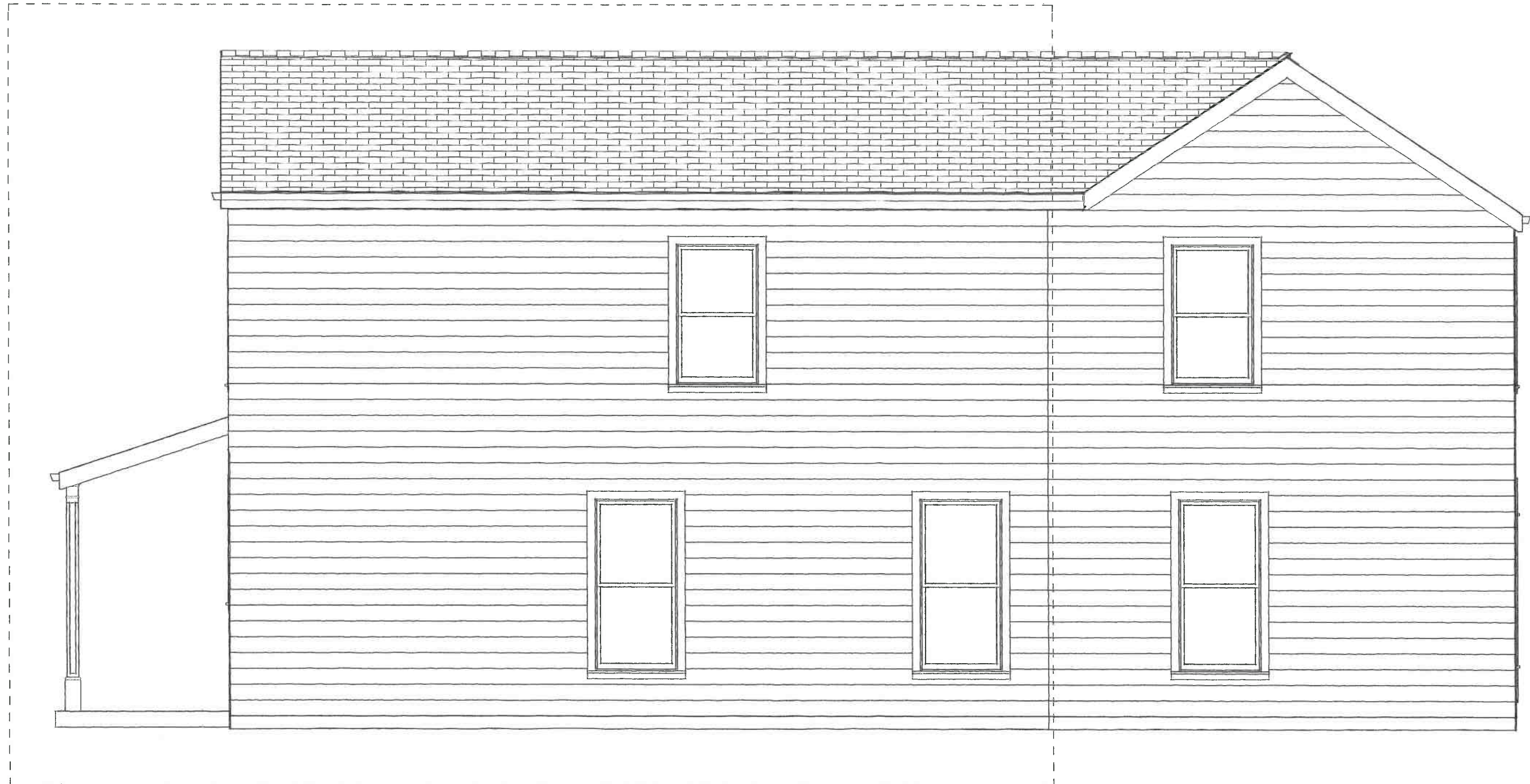
Matt & Misti Findley
111 E 4th Street 812-216-3114



Drawings Provided By:
Pine Lane LLC of Madison
Ryan Rodgers 812-818-6772 ryan@pinelanellc.com

West Elevation

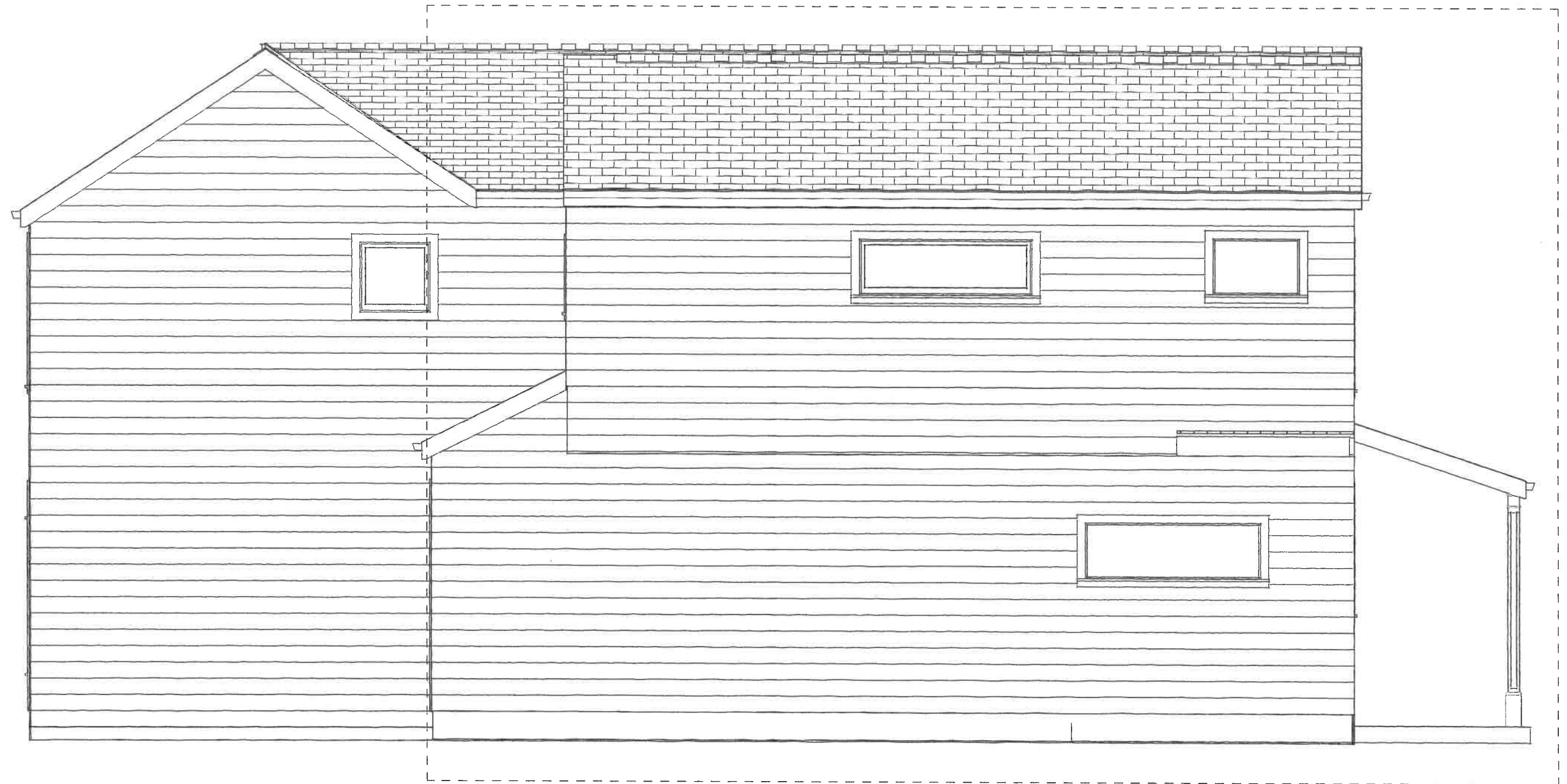
Matt & Misti Findley
111 E 4th Street 812-216-3114



Addition

East Elevation

Matt & Misti Findley
111 E 4th Street 812-216-3114



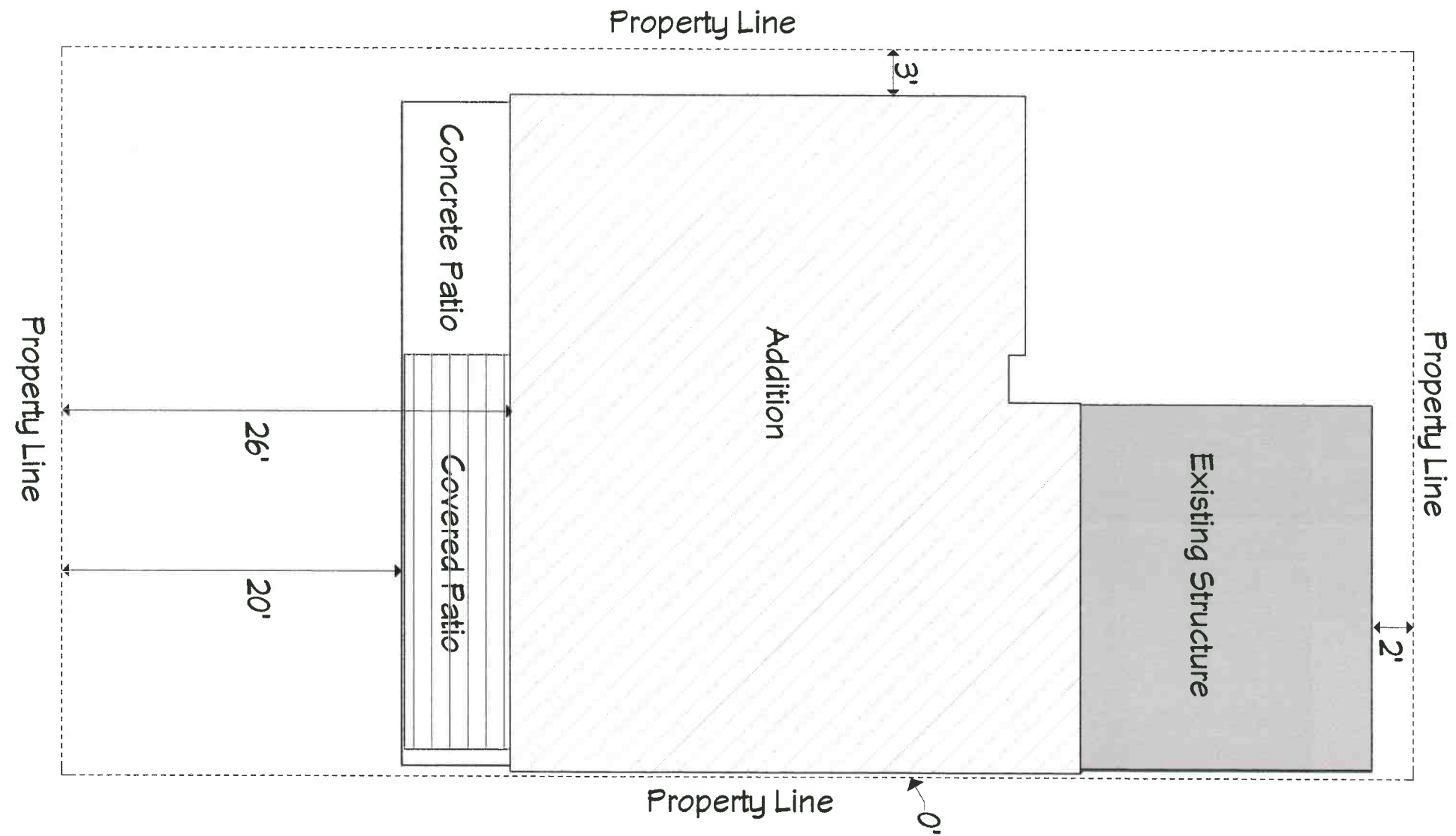
Addition

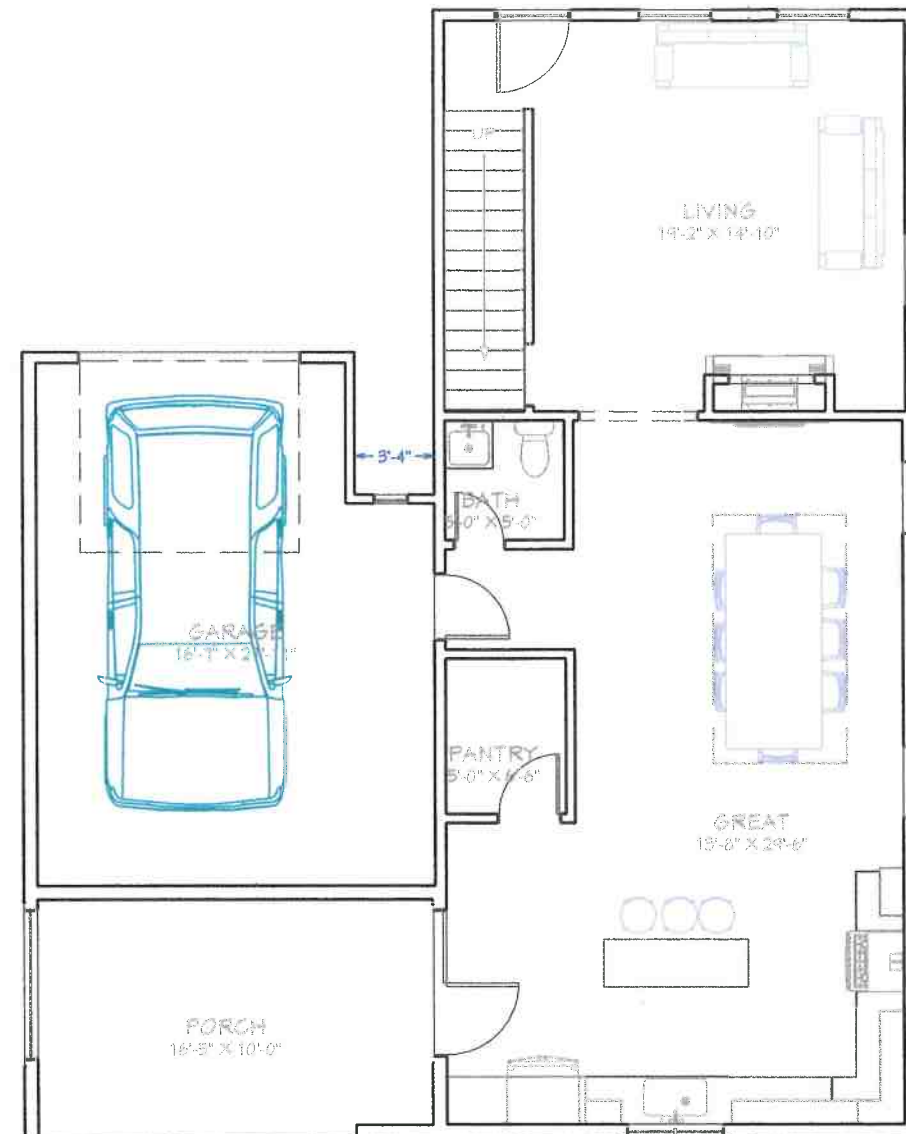
Rear Elevation

Matt & Misti Findley
111 E 4th Street 812-216-3114

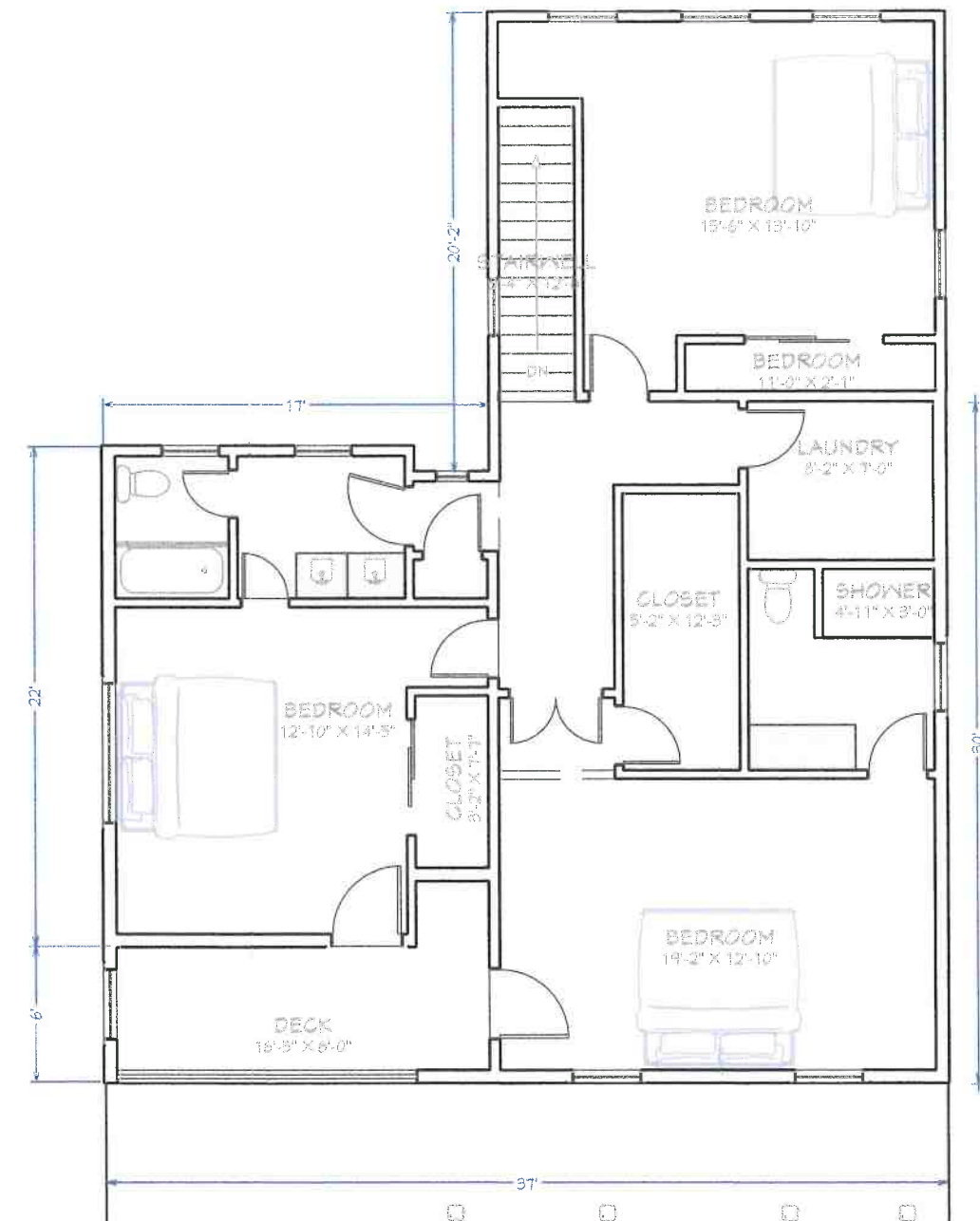


Addition





LIVING AREA
941 SQ FT



LIVING AREA
1234 SQ FT



Unsafe Structure Determination

**Issued
to:**

Findley Properties LLC
1681 BELL FORD DRIVE SOUTH
SEYMOUR, IN 47274

Date Issued: July 3, 2025

Project Location: 111 E FOURTH ST , MADISON IN 47250

Structure Type: Primary Residential Structure

There was an inspection completed at the property on 111 E FOURTH ST . The intent of this letter is to state that I, (City of Madison Building Inspector) made a site visit to said property on July 3, 2025, to verify the location, external, and Internal condition of the building in disrepair.

Based upon my site visit and the observations made, there are

Unsafe Building Chapter 154.03:

- ☒ (A) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- ☒ (B) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
- ☒ (C) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☒ (D) Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.
- ☒ (E) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.
- ☐ (F) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- ☒ (G) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay, or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse.
- ☒ (H) Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.



MADISON

Planning, Preservation and Design

Page 2 of 2

Unsafe Structure Determination

Issued to: Findley Properties LLC

Date Issued: July 3, 2025

1681 BELL FORD DRIVE SOUTH

SEYMOUR, IN 47274

- ☐ (I) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☒ (J) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.
- ☐ (K) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; or freely accessible to persons for the purpose of committing unlawful acts.
- ☒ (L) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.
- ☐ (M) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any fire-resisting qualities of characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- ☐ (N) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the city to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- ☐ (O) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the city to be a fire hazard.
- ☐ (P) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

As such, the City of Madison Office of Planning, Preservation, and Design requests you contact this office within five (5) business days to set up a date and time to discuss plans for remediation. Our goal is to work with all property owners toward keeping our community safe for all residents. If we are unable to come to a resolution, I will be forced to request action before the City of Madison Board of Public Works and Safety. We hope that we have your cooperation in this matter. Please contact me at 812-265-8324.

Issued By:

Bryan Shaw, Building Inspector

City of Madison, Indiana

812-265-8324

101 W Main Street, Madison IN 47250

madison-in.gov