



PROJECT BRIEF – Historic District Board of Review

Application for Certificate of Appropriateness at 723-725 W. Third St. to remove chimney.



Current Zoning: Historic District Residential (HDR)	Project Location: 723-725 W. Third St.
Applicant: Rodney Pettit	Owner: same

Preliminary Staff Recommendation: **Deny**

Conditions:

1. A faux chimney installed to match the original chimney.

Reasoning:

The removal of the chimney was inappropriate and does not meet the guidelines.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

Structure received a PACE grant for exterior renovations. Grant did not include removal of the chimney.

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1850
Style	
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

Madison Historic District Design Guidelines – 8.0 Chimneys p. 57-58

8.1 Retain original chimneys on the primary façade or locations readily visible from the public right-of-way. Even a nonfunctioning chimney should be preserved as an important architectural feature. Do not apply stucco or paint to chimney masonry. Concrete, slate, unglazed terra cotta, and stone may be used as chimney caps. Removing non-functioning chimneys or flues at locations not readily visible from the public right-of-way may be appropriate.

8.3 Repair chimneys to match the original as closely as possible. Chimneys may be rebuilt or otherwise supported if they become unstable or damaged. Physical structural support may include metal straps or brackets anchored to the roof framing. Match repairs to historic materials, shapes, mortar, material color, and brick patterns.

Ordinance Points Not Met:

151.34 Visual Compatibility Factors

(H) Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

Conformance with Guidelines, Ordinance & Standards:

This project is not in conformance with the guideline sections 8.1 and 8.3 and ordinance section 151.34(H).

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 723-725 W 3rd 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: Located on a slight rise. Low concrete retaining wall at the front, stone at the side.concrete retaining wall.



Lat/Long: 38.7391796428283400, -85.3901038098217100 [WGS84]

UTM: Zone 16S, 639918.1155 mE, 4289063.9909 mN

Parcel No.

Historical Information

Historic Function: Domestic: Multiple Dwelling	Current Function: Domestic: Multiple Dwelling
Construction Date: ca. 1850-1859 , circa 1850*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, Duplex	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): vinyl siding	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: Duplex, rectangular	Roof Type: Hipped	
Foundation: Stone	Windows: replacement vinyl 1/1 double-hung sashes	
General condition:	Chimney(s):	
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

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 2-story duplex built in 1850. The foundation is stone. Exterior walls are vinyl siding. The building has a hipped roof clad in asphalt shingles. Windows are replacement vinyl, 1/1 double-hung sashes. Replacement windows. Front doors have been replaced; transoms above remain.

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 Jul 10, 2002, Site Number 2-162
Inventoried: 09/20/2021 11:42:56 am Last updated: 07/19/2022 1:06:00 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-25-79

Certificate of
Appropriateness (COA)
Application

Status: Active
Submitted On: 7/31/2025

Primary Location

723 W THIRD ST
MADISON, IN 47250

Owner

Pettit Properties LLC
PAPER MILL RD 3818 MADISON, IN
47250

Applicant

 Rodney Pettit
 812-701-8785
 rodney@pettitcontracting.com
 3818 N Papermill Rd
Madison, IN 47250

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

723 W. Third St., Madison, IN 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

duplex

Description of Proposed Use

duplex

Contractor Information

Company Name

Pettit Group, LLC/RJ Plumbing

Contractor Name

Rodney Pettit

License Number

1306

Expiration Date

—

Phone

812-701-8785

Email

rodney@pettitcontracting.com

Mailing Address

3818 N Papermill Rd

City

Madison

State

IN

Zip Code

47250

Type of Project

Select which applies to your project.*

Define Other ⓘ

Restoration, Rehabilitation, or Remodel

Description(s) of Work

Scope of Work*

removal of chimney (work already completed)

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☒

Existing Material*

brick

Proposed Material*

NA

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

☐

Shutters

☐

Siding

☐

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☐

Other

☐





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Thomas Brown - Carpenter >



iMessage











MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Rodney Pettit

Property Address: (address) 723-725 W. Third St.

Proposed Action to: (explain) remove the chimney

Meeting will be held on: (date) August 25, 2025

POSTING DEADLINE

Place of Meeting: **City Hall** — **101 W. Main Street, Madison, IN 47250**

08-10-2025

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.