

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: Denv



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		V AND	
County: Jefferson			7907
Historic name:			
Present name:			
Local place name:			THE RESERVE
Visible from public right of way: Yes			
Ownership: Private			国际 社會主席 安全
Owner/Address:			
Land unit size:			
Site/Setting: Located on a slight rise. Low co stone at the side.concrete retaining wall.	oncrete retaining wall at the front,	- L	- 60
0		Lat/Long: 39 73017064393934	00, -85.3901038098217100 [WGS84]
		UTM: Zone 16S, 639918.1155	
		Parcel No.	FEODOGRADUS IIII
Historical Information			
Historica Information Historic Function: Domestic: Multiple Dwel	ing	Comment Francisco Description 1	fale l B III
Construction Date: ca. 1850-1859, circa 185		Current Function: Domestic: M. Architect:	Tulupie Dwelling
Original or Significant Owners:	0		
Significant Date/Period:	- V	Builder:	
		Developer:	
Areas of Significance: Architecture			
Architectural Information			
Category: building, Duplex	Style:		Additions
Structural:	Exterior Material(s):	vinyl siding	Alterations
Stories: 2, Bays:	Roof Material: aspha	lt shingles	☐ Moved ☐ Other
Form or Plan: Duplex, rectangular	Roof Type: Hipped		Ancillary structures:
Foundation: Stone	Windows: replaceme	nt vinyl 1/1 double-hung sashes	
General condition:	Chimney(s):		
Basement:	Porch:		
Historical Summary:			
Status (Current Listing or Designation) National: indiv. of district inlandmrk. State/Province: indiv. of district inlandmrk. Local: indiv. of district inlandmrk. 2006, Madison National Historic Landmark District	Evaluation (Preparer's Assessment Recommendation Individually eligible Eligible as contributing resource Not eligible / non-contributing Not determined	ent of Eligibility) Level of potential eligibility National State Local	Landmark potential National State Local

Eligibility: Applicable NHL Criteria: 1, 4

1982, Madison Local Historic District



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	t. 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: Reconnaissance Intensive	Additional Research Recommended? Yes 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 **3** 812-701-8785

@ rodney@pettitcontracting.com

3818 N Papermill Rd Madison, IN 47250

Internal Review

	is applicant paying by credit card?
Send for HDBR review	Notification Sign 1
	incomplete signs paid by credit card?
♣ Approval/Denial Date−	Approved/Denied —
Mame and Title of Reviewer ■ Compare the second of the	
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	Contractor Name
	Pettit Group, LLC/RJ Plumbing	Rodney Pettit
	License Number	Expiration Date
	1306	_
	Phone	Email
	812-701-8785	rodney@pettitcontracting.com
	Mailing Address	City
	3818 N Papermill Rd	Madison
	State	Zip Code
*	IN	47250
	Type of Project	
	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Select which applies to your project.*	Define Other @
	Restoration, Rehabilitation, or Remodel	
	Description(s) of Work	
	Description(s) of Work	
	Scope of Work*	
	removal of chimney (work already completed)	
	Building Elements	
	Architectural Details	Awnings & Canopies

Chimneys	Existing Material*
	brick
Down and Makerial*	Dools
Proposed Material*	Deck
NA	The state of the s
Demolition	Doors & Entrances
Control of the Contro	
**************************************	Socialism
	5. 5. 0.01.
Fences and Walls	Fire Escapes & Staircases

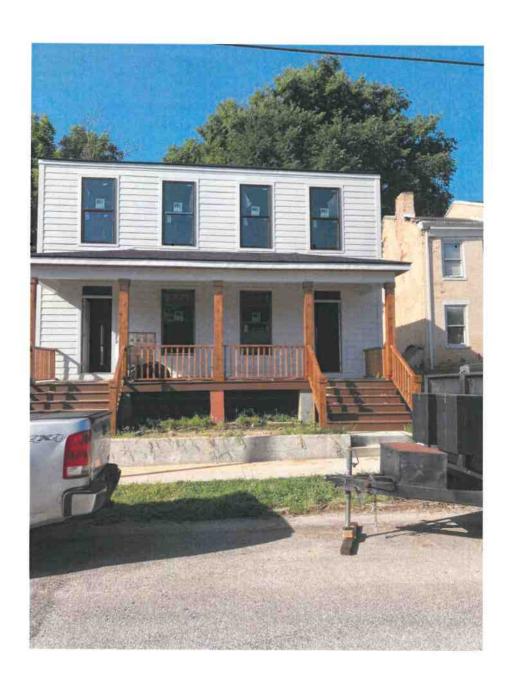
	,
Foundations .	Gutters & Downspouts
NAMES OF THE PROPERTY OF THE P	
History Comment of Catheritations	Linkking
Historic Garages & Outbuildings	Lighting
- Control of the Cont	
New Construction/Addition	Pools, Fountains, Gazebos and Pergolas
Porch Columns & Railings	Porches
Forci Columns & Railings	roicies
	<u></u> J
Ramps and Lifts	Roofs
Shutters	Siding
New years and the second secon	

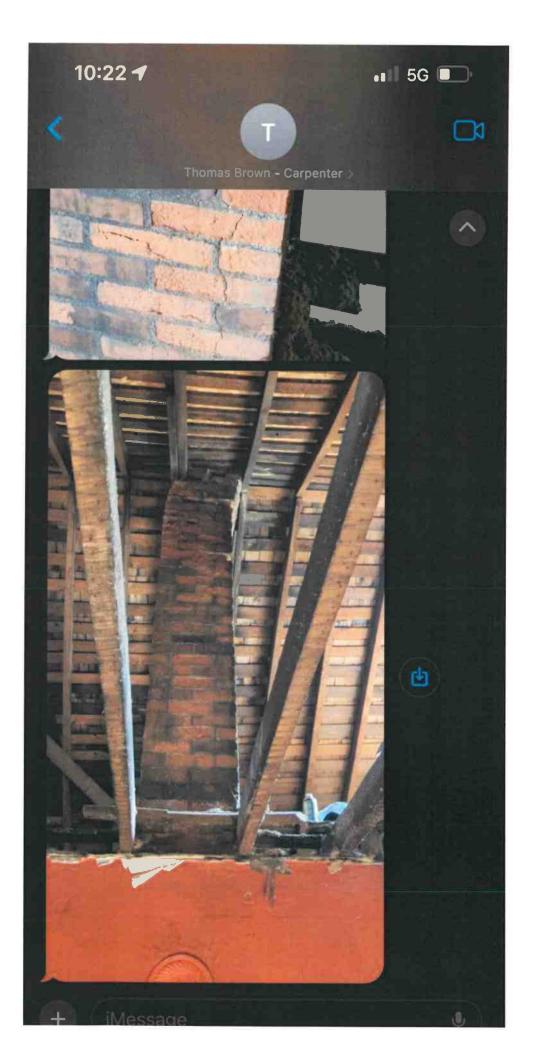
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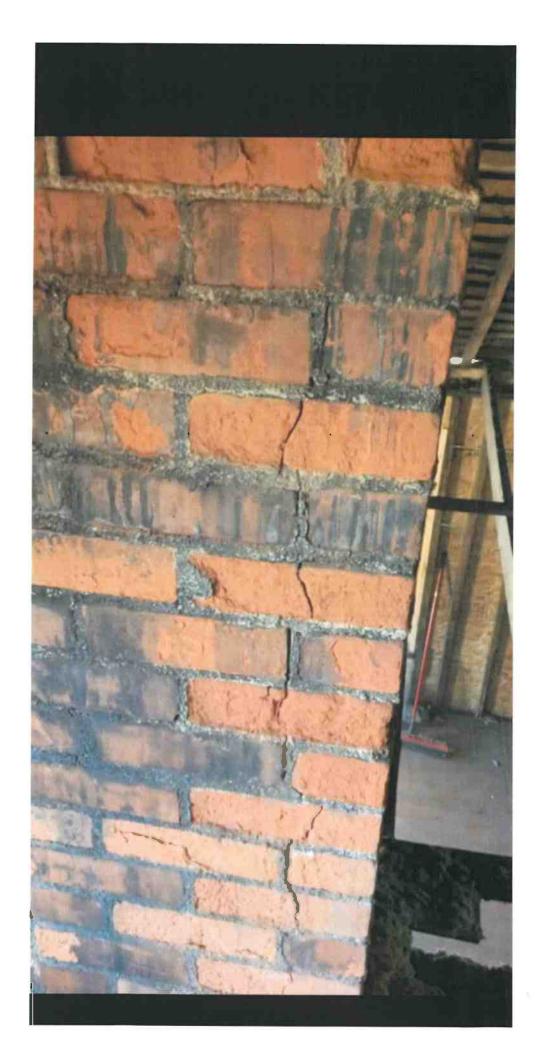
Signage	Storefronts
Storm Doors and Storm Windows	Utilities
Windows	Other
	Constant Constant

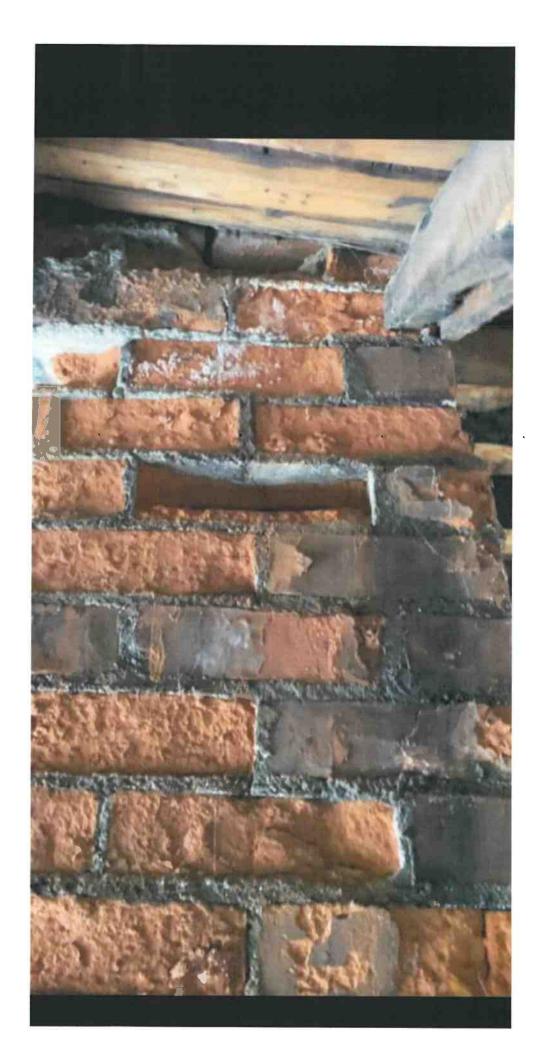
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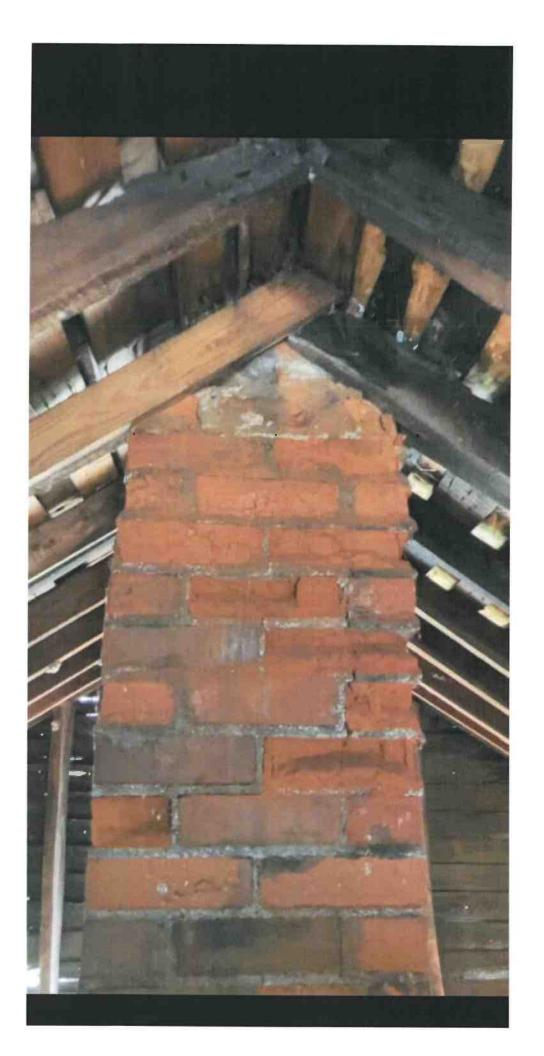














MADISON HISTORIC DISTRICT **BOARD OF REVIEW**

Request for Certificate of Appropriateness

Rodney Petti
lication has been made by: (name)
by: (
made
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has
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Applic
a

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

Proposed Action to: (explain)

remove the chimney

POSTING DEADLINE

08-10-2025

Place of Meeting:

5:30 PM

Time of Meeting:

application.

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

City Hall — 101 W. Main Street, Madison, IN 47250

All interested persons are welcome to attend this hearing to voice their objections or support for the

For further information, Contact the Office of Planning, Preservation, & Design at (812) 265-8324.