



PROJECT BRIEF – *Historic District Board of Review*
Application for Certificate of Appropriateness at 307 E. Fourth St. to remove non-original, unattached chimney on the side of the house alone Gerry Lane.



Current Zoning: Historic District Residential (HDR)	Project Location: 307 E. Fourth St.
Applicant: Rebecca Brown	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning:

History, Relevant Information, & Prior Approvals:

History:

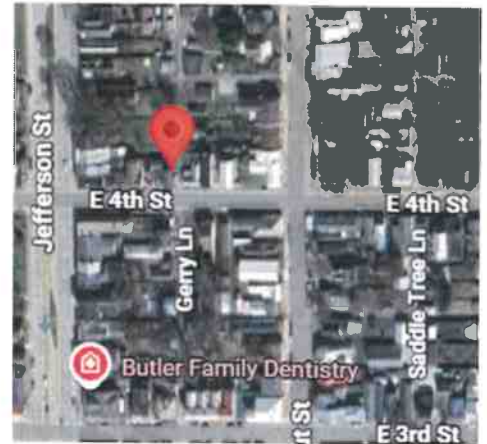
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	Italianate
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

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

Ordinance Points Not Met: 151.34 Visual Compatibility Factors

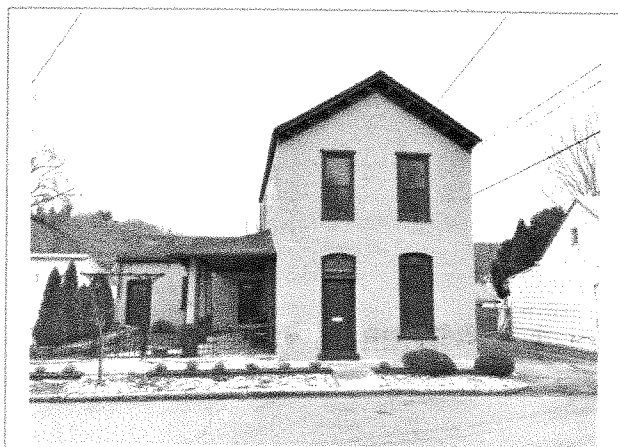
N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 307 E 4th 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. Walk leading to side entrance on west side of house. Ornamentals in garden and side. Some small modern rock planters at front and side rock wall on west.



Lat/Long: 38.7386994953414200, -85.3765420545963300 [WGS84]

UTM: Zone 16S, 641097.7987 mE, 4289031.5248 mN

Parcel No. GIS/Ref/ID: 29005

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: and Italianate	<input checked="" type="checkbox"/> Additions (c. 1920) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total
Structural: masonry	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, T	Roof Type: Front gable , Decorative cornice , brackets	
Foundation: rubblestone	Windows: wood 1/1 double-hung sashes	
General condition: Good	Chimney(s): one brick Rear straddle ridge	
Basement:	Porch: single-story full-span 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: 1,

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Description/Remarks

This is a 2-story house with Italianate influences built in 1870. The structural system is masonry. The foundation is rubblestone. Exterior walls are brick. The building has a front gable roof clad in asphalt shingles with decorative cornice and brackets. High pitched front facing roof with brackets in cornice. There is one rear, straddle ridge, brick chimney. Windows are wood, 1/1 double-hung sashes. Most windows have segmental arched openings and stone sills. There is a single-story, full-span open porch characterized by a hip roof clad in asphalt shingles with battered wood posts on square brick piers. Replacement doors with upper-lights and transoms above. There is an addition.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #29005, surveyed Jul 10, 2002, Site Number 3-0062
Inventoried: 09/20/2021 11:43:13 am Last updated: 08/08/2022 1:48:12 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-25-88

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 8/12/2025




Primary Location

307 E FOURTH ST
MADISON, IN 47250

Owner

Brown Rebecca & Jason
Cattail Rd 1013 Otisco, IN
47163

Applicant

 Rebecca Brown
 678-427-1548
 rjcbrown@gmail.com
 1013 Cattail Rd
Otisco, IN 47163

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

307 E 4th St, Madison, IN 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

Short term rental

Description of Proposed Use

No change - Short term rental

Contractor Information

Company Name

Rock Solid Custom Masonry

Contractor Name

David Troutman

License Number

Expiration Date

—

Phone

812-697-8306

Email

rocksolidcustommasonry@gmail.com

Mailing Address

1506 Byron Dr #B3

City

Clarksville

State

IN

Zip Code

47129

Type of Project

Select which applies to your project.*

Demolition

Define Other 

Description(s) of Work

Scope of Work*

A non-original, non-contributing chimney located on the side of the house, on Gerry Lane, was added when a basement furnace was added to the house.

This chimney was not attached to the two story home, other than with caulk or mortar. It is separating from the house, causing moisture issues on the interior. The previous owners attempted to address this by adding copious amounts of spray foam in the gap. The bricks are also deteriorating, which they tried to address by adding metal angle iron to the corners of the chimney. This chimney will be removed.

One original chimney remains on the house. The original chimney will be inspected and repaired and recapped as needed.

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☒

Existing Material*

brick and mortar

Proposed Material*

Any repairs done on original chimney will be with period appropriate materials (mortar and brick)

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


☐

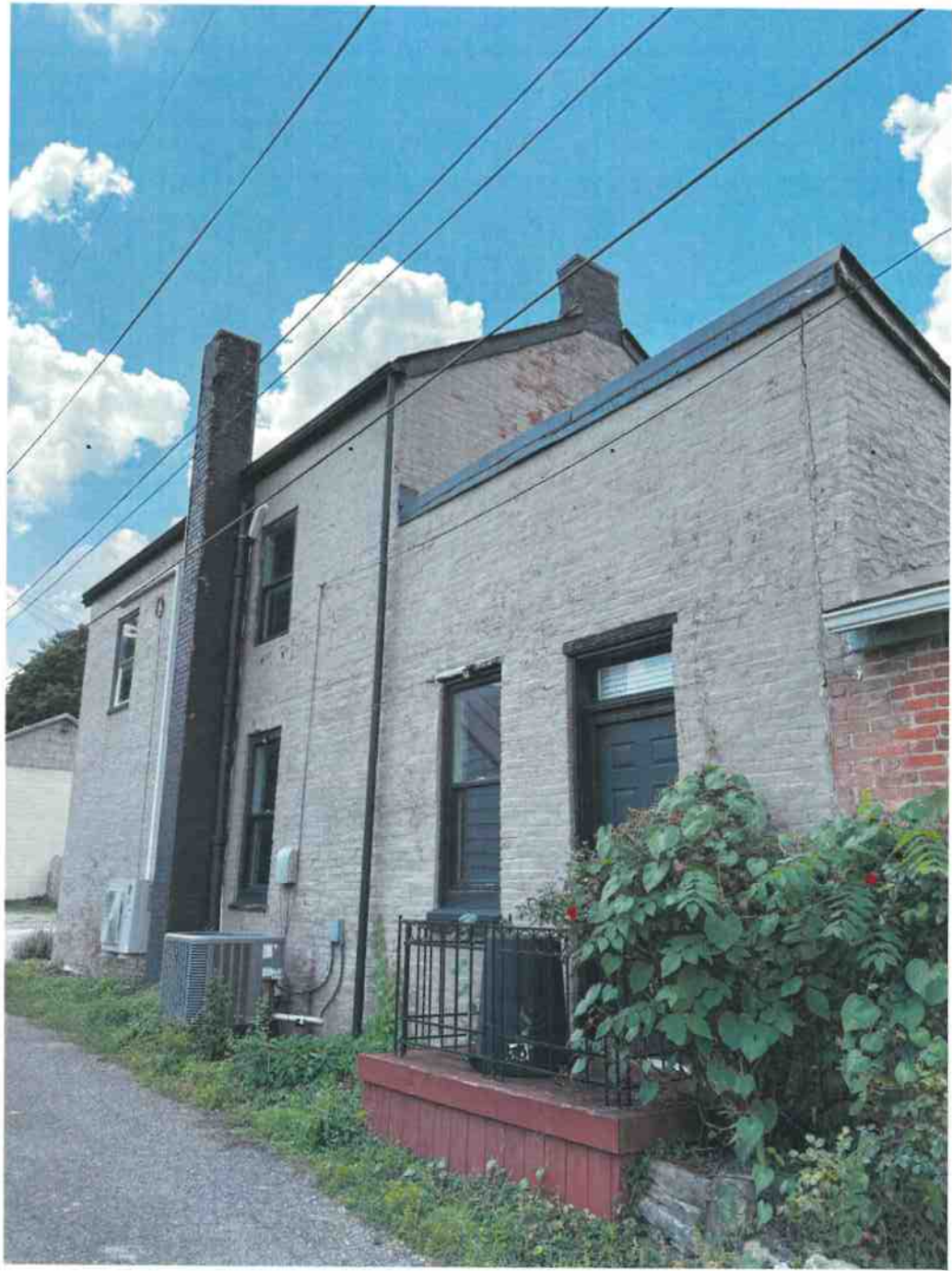
Acknowledgement

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.

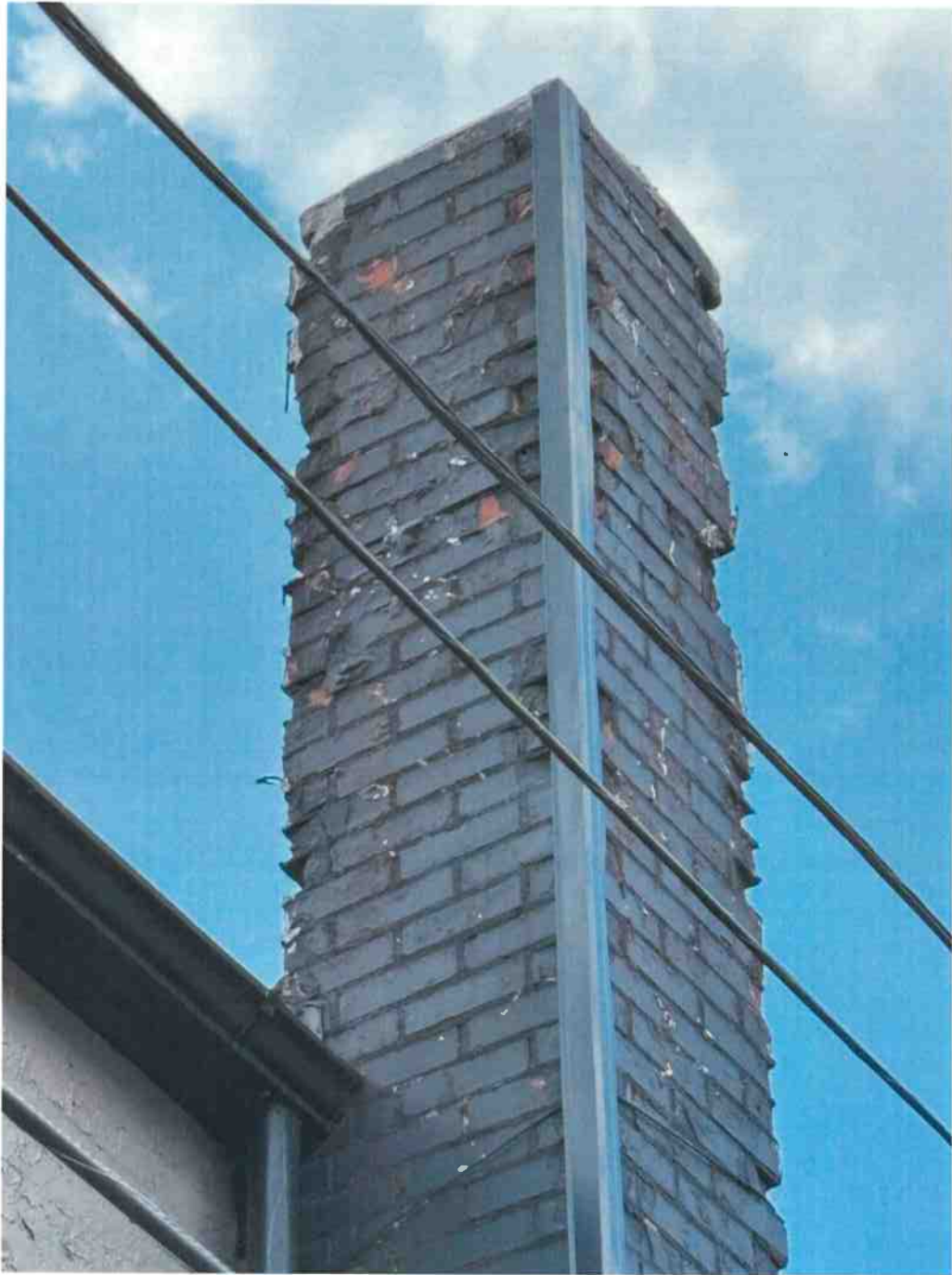
Digital Signature*

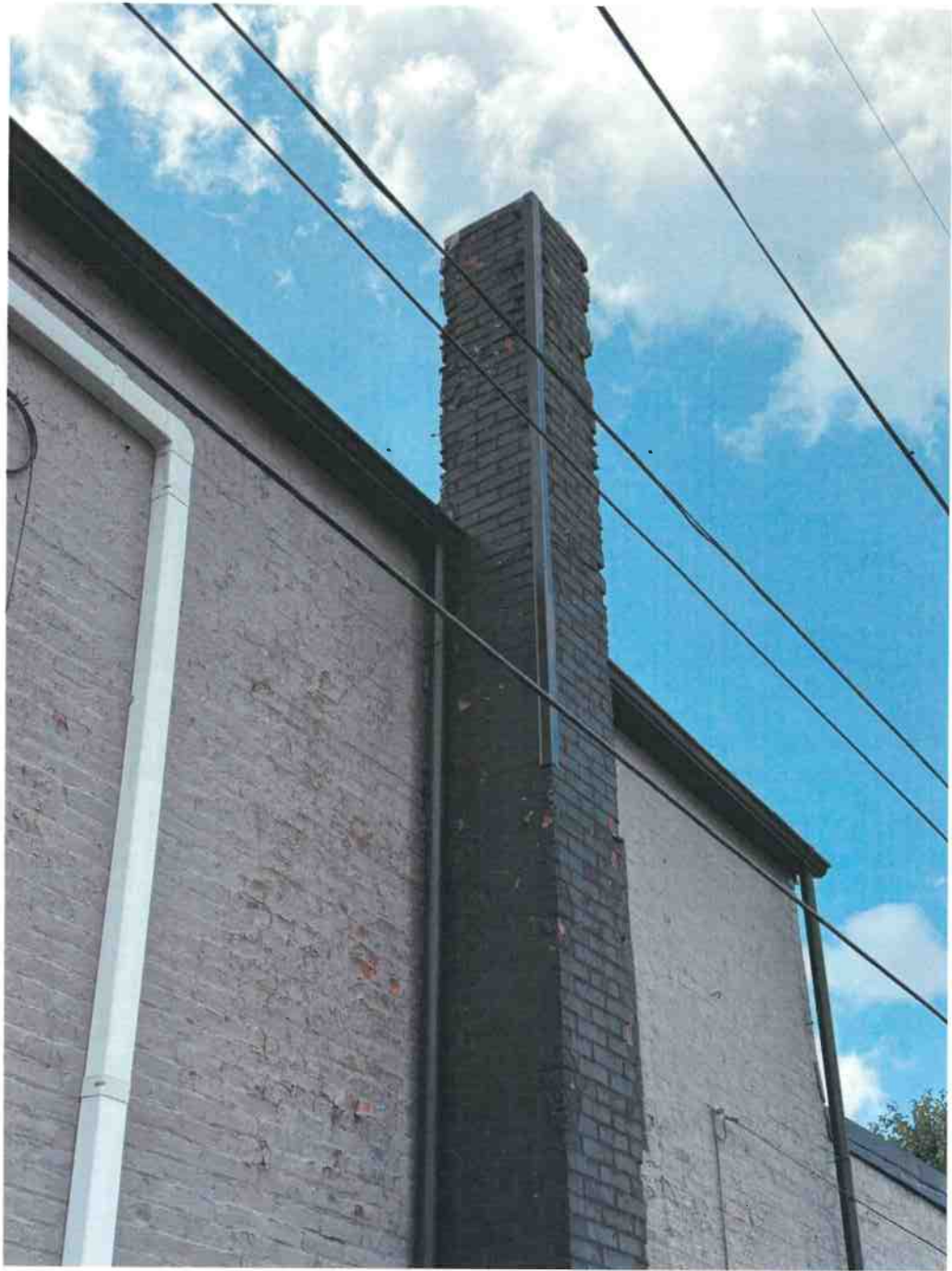
 Rebecca Jean Covert Brown
Aug 12, 2025













MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Rebecca Brown

Property Address: (address) 307 E Fourth St

Proposed Action to: (explain) _____
remove non-original, unattached chimney on the side of the house along Gerry Lane

Meeting will be held on: (date) September 22, 2025

POSTING DEADLINE

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

09-07-2025

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.