



# MADISON

Indiana  
Planning, Preservation and Design

**PROJECT BRIEF** – *Historic District Board of Review*  
*Application for Certificate of Appropriateness at 1145 W. Second St. to enlarge front porch to 6'x21' and extend roof to cover, add a 30'x16' carport to the NE side of the house, and extend the south side deck from 6' to 14'.*



Current Zoning: R-8 Medium Density Residential (R-8)	Project Location: 1145 W. Second St.
Applicant: Joe Craig	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. 1950
Style	Minimal Traditional
Evaluation	Non-contributing
Survey Notes	

## Guidelines, Standards, & Ordinances

### HDBR Guidelines Not Met:

*Madison Historic District Design Guidelines – 15.0 Roofs p. 71-73*

*Madison Historic District Design Guidelines – 26.0 New Construction - Additions p. 106-108*

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

Ordinance Points Not Met: 151.34 Visual Compatibility Factors

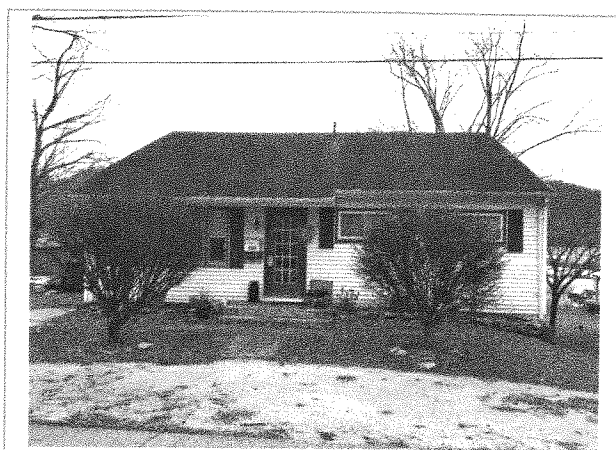
N/A

### Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>1145 W 2nd St Madison Indiana 47250 USA</b>
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 second terrace above river, ground slopes steeply south. Concrete paths to front and east entrances, wood ramp to side deck. Small plantings, mature trees. Concrete retaining wall along east yard.



Lat/Long: 38.7386977664623500, -85.3995218588954800 [WGS84]

UTM: Zone 16S, 639100.4692 mE, 4288996.1595 mN

Parcel No.

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1950-1959, circa 1950*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, House	Style: Minimal Traditional	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: frame	Exterior Material(s): vinyl siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Ranch, rectangular	Roof Type: Side Gable	
Foundation: concrete block	Windows: vinyl 1/1 double-hung sashes	
General condition: Excellent	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

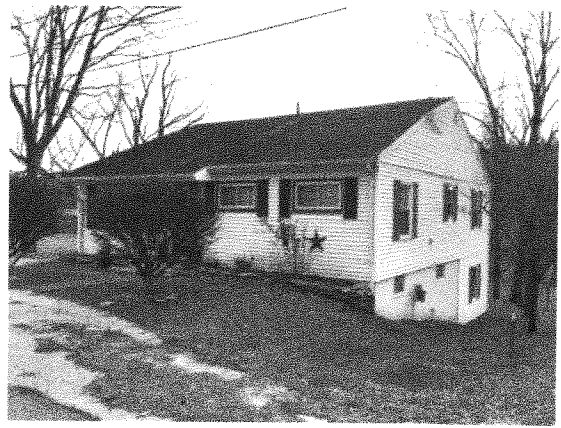
- ☐ Individually eligible  
☐ Eligible as contributing resource  
☒ Not eligible / non-contributing  
☐ Not determined

#### Level of potential eligibility

- ☐ National  
☐ State  
☐ Local

#### Landmark potential

- ☐ National  
☐ State  
☐ Local



#### Description/Remarks

This is a 1-story house in the Minimal Traditional style built in 1950. The structural system is frame. The foundation is concrete block. Exterior walls are vinyl siding. Concrete block foundation exposed as full-height wall along steep hill. The building has a side gable roof clad in asphalt shingles. Vents in gables. Windows are vinyl, 1/1 double-hung sashes. Also vinyl sliding windows, shutters. Full-light door with concrete landing and step.

#### 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), surveyed Jul 23, 2002, Site Number 2-381
Inventoried: 09/20/2021 11:43:05 am Last updated: 07/11/2022 7:34:15 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-25-97

Certificate of  
Appropriateness (COA)  
Application  
Status: Active  
Submitted On: 8/27/2025




## Primary Location

1145 W SECOND ST  
MADISON, IN 47250

## Owner

Craig Susan A & David J  
BRENTWOOD DRIVE 494  
MADISON, IN 47250

## Applicant

 David Joe Craig  
 812-599-1678  
 djoecraig@gmail.com  
 494 Brentwood Dr  
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

R-8

Legal Description of Property

Will you be working with a Contractor?

Yes

Description of Existing Use

Residential

Description of Proposed Use

Residential

## 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.\*

Define Other 

Restoration, Rehabilitation, or Remodel

## Description(s) of Work

### Scope of Work\*

#### Front porch

Removing the wood small front porch and pouring a concrete 6'X21' Pad. The north edge will have a porch railing. The roof will be slightly extended to cover the porch area. (to 6ft)

#### Car Port

A car port will be added on the North East side of the home where a graveled area is now. The size will be 30'X16'.

#### Deck

The south side of the deck behind the house will be extended from 6' to 14'.

## Building Elements

### Architectural Details

☐

### Awnings & Canopies

☐

### Chimneys

☐

### Deck

☒

### Existing Material\*

Wood

### Proposed Material\*

Wood

### 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**

☒

**Existing Material\***

none

**Proposed Material\***

Wood

**Porches**

☒

**Existing Material\***

wood

**Proposed Material\***

Concrete

**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.

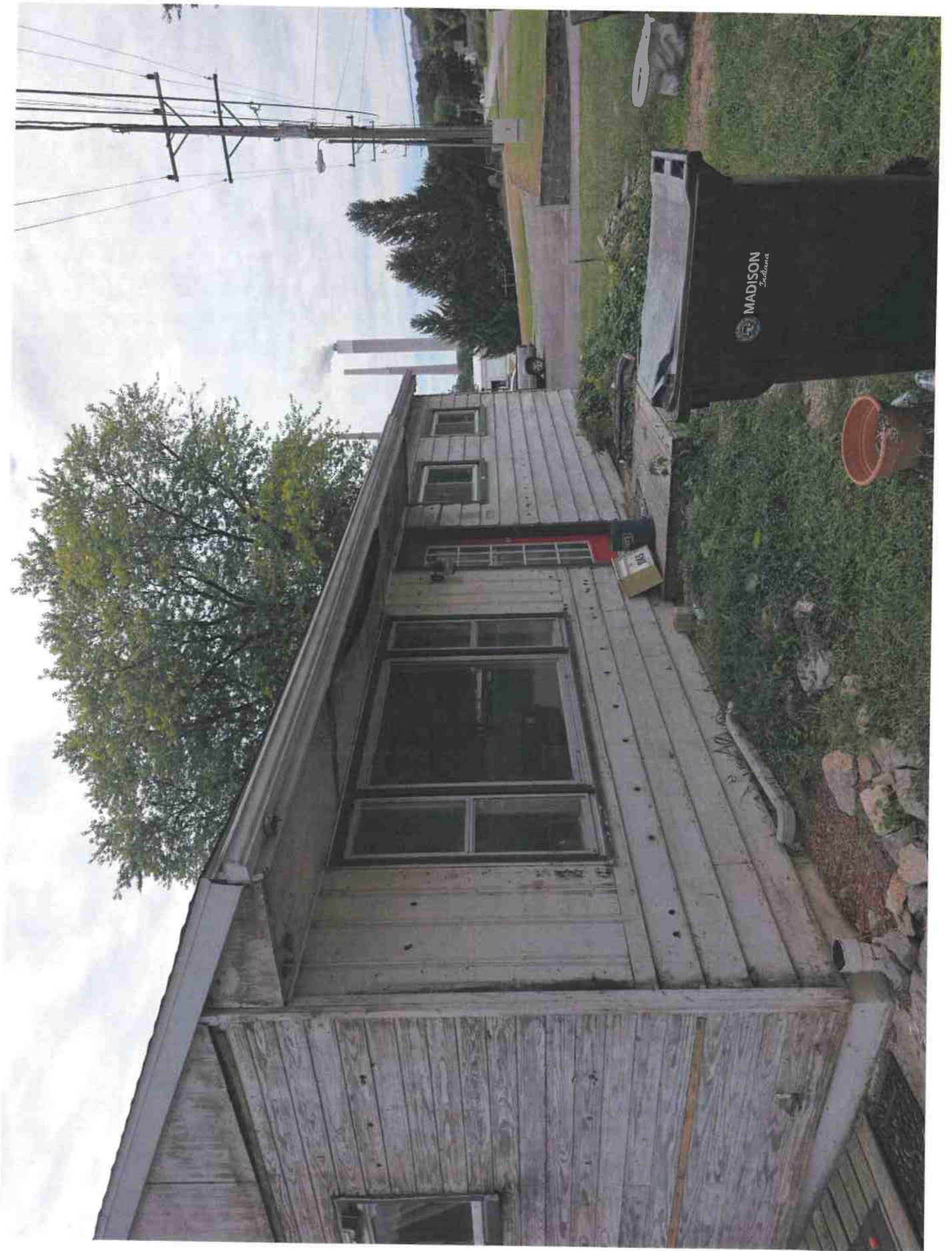
**Digital Signature\***



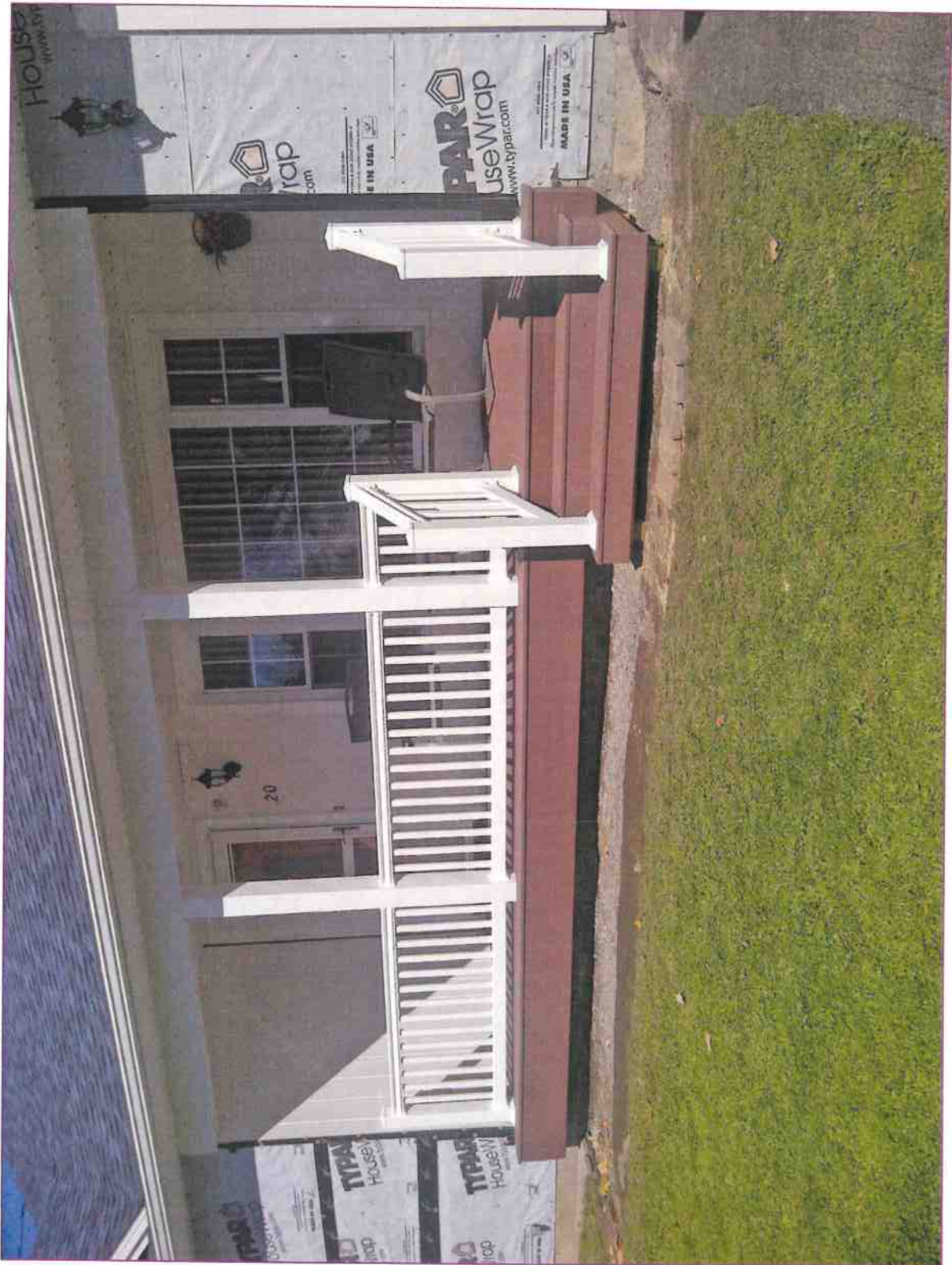
David J Craig

Aug 27, 2025

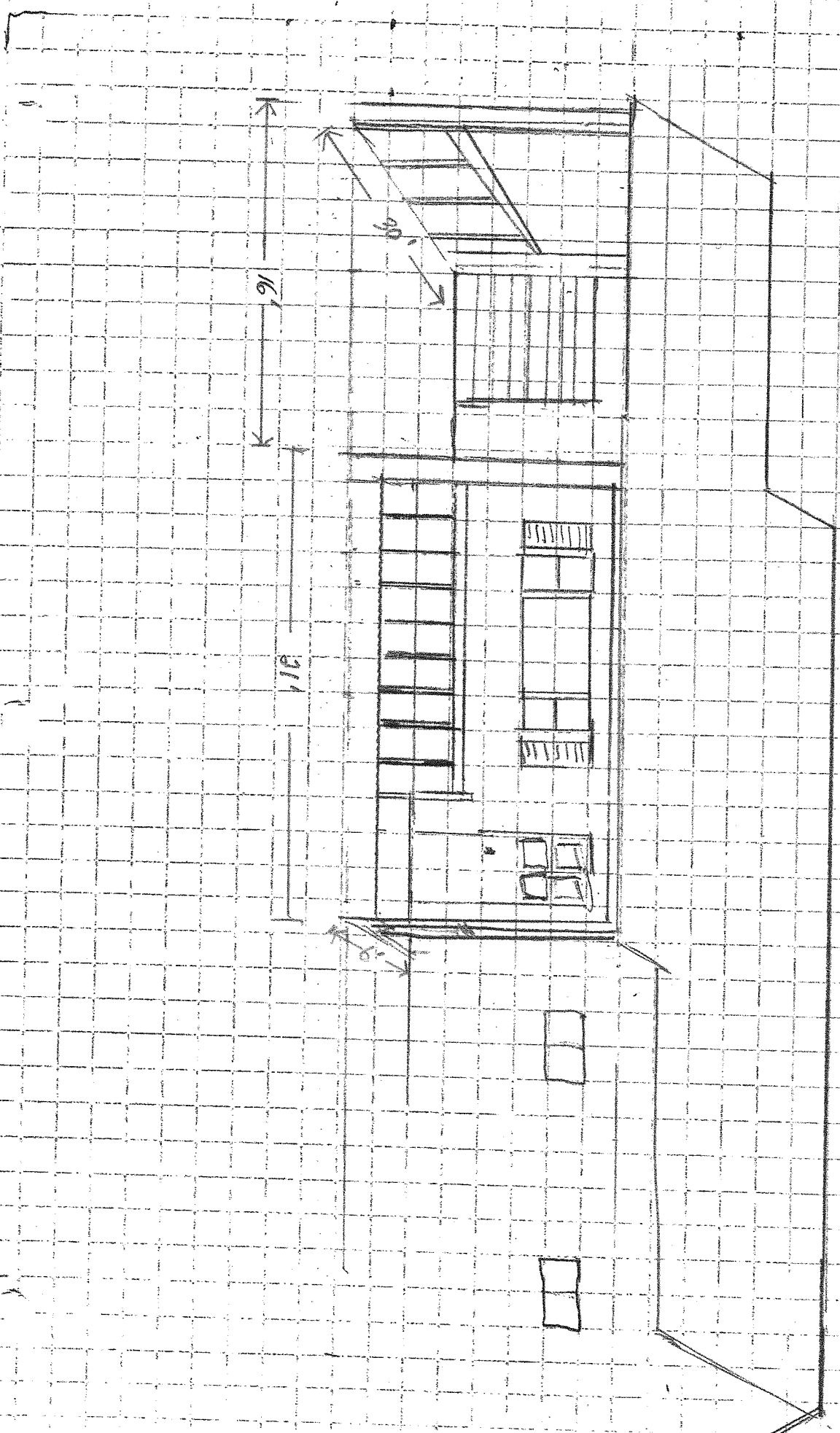






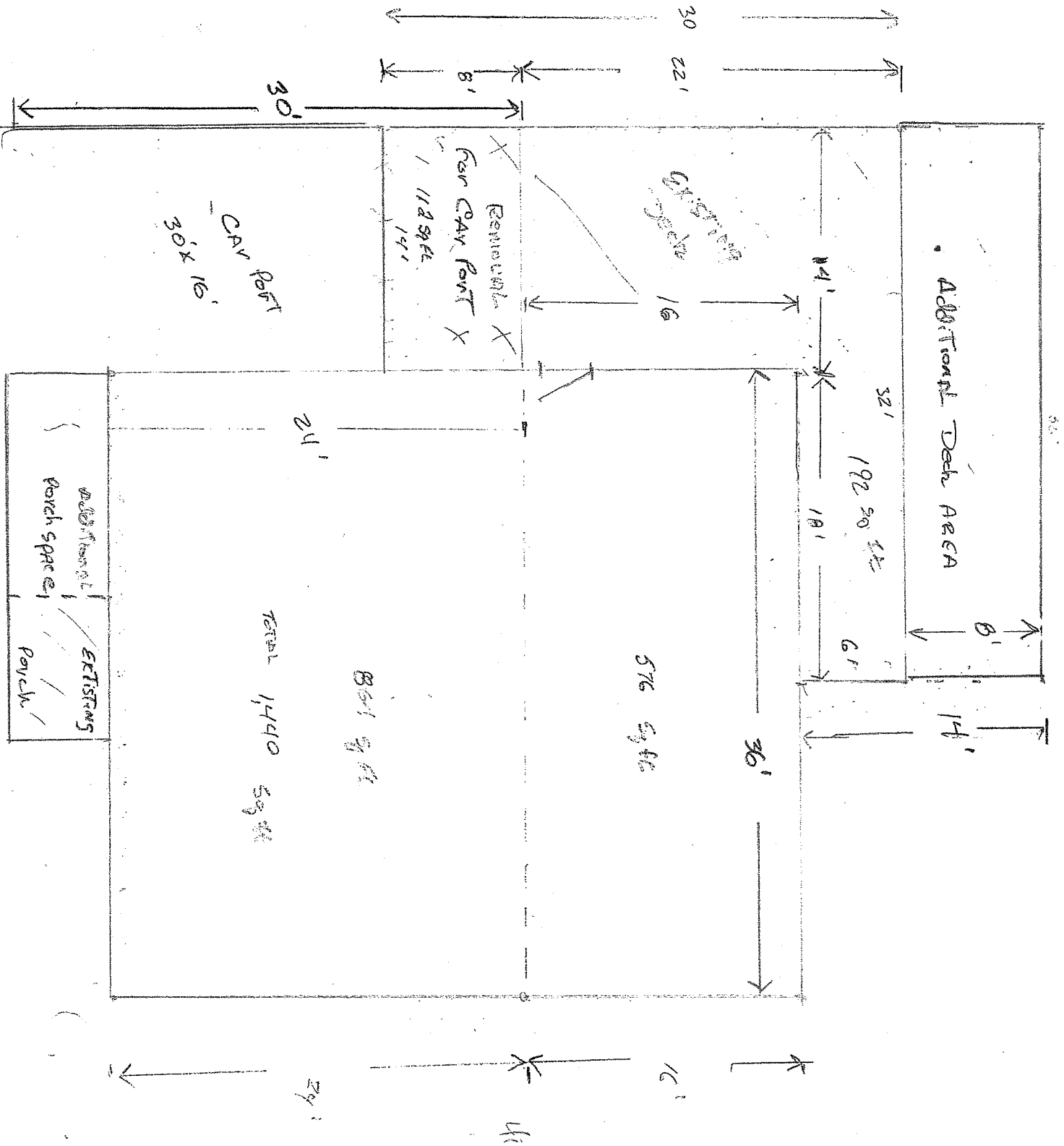


1145 West Second Street



1 block = 2'

1145 W. 2nd ST











**MADISON**  
*Indiana*  
Planning, Preservation and Design

# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness

Application has been made by: (name) Joe Craig

Property Address: (address) 1145 W Second St

Proposed Action to: (explain) \_\_\_\_\_  
enlarge front porch to 6'x21' and extend the roof to cover it, add a 30'x16' carport to the NE side of home,  
and extend the south side deck from 6' to 14'

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.