MADISON Indiana
Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 111 E. Fourth St. to put an addition onto the back of the house.*

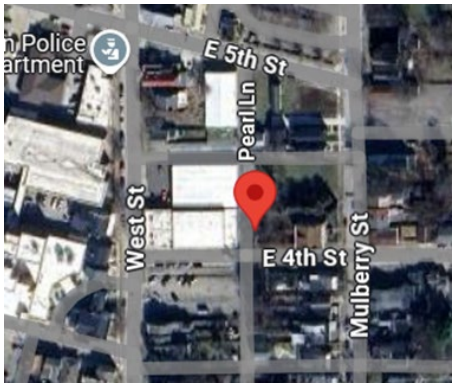
Current Zoning: Historic District Residential (HDR)	Project Location: 111 E. Fourth St.
Applicant: Indiana Landmarks	Owner: same

Preliminary Staff Recommendation: Approve

Conditions:

1. N/A

Reasoning:



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.

Prior Approvals:

Alterations, Historical Information, & Prior Approvals:

Date	c. 1844
Style	
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance

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	☐ Additions
Structural:	Exterior Material(s): Wood Clapboard, aluminum siding	☐ Alterations
Stories: 2, Bays:	Roof Material: asphalt shingles	☐ Moved
Form or Plan: 2/3 Single Pile, rectangular	Roof Type: Side Gable	☐ Other
Foundation: concrete block	Windows: historic wood 6/9 double-hung sashes	Ancillary structures:
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	*Level of potential eligibility*	*Landmark potential*
☐ Individually eligible	☐ National	☐ National
☑ Eligible as contributing resource	☐ State	☐ State
☐ Not eligible / non-contributing	☐ Local	☐ Local
☐ Not determined		

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: ☑ Reconnaissance ☐ Intensive	Additional Research Recommended? ☐ Yes ☐ No

MADISON Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for Certificate of Appropriateness

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

HDBR Staff Review Fee	$ 10.00
HDBR Application Fee*	$ 25.00
HDBR Ad Fee*	$ 15.00
Sign Fee*	$ 2.00 per street

* Required for applications being heard before the HDBR.

Purpose: All exterior changes visible from the public right-of-way (streets/alleys) within the Madison Historic District requires a Certificate of Appropriateness (COA). Applications must be complete before the HDBR or Staff can begin the review process. Submit this application form, all supplemental documentation as required, and the required fee(s).

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Indiana Landmarks c/o Greg Sekula, Director

Street: 911 State Street

City: New Albany State: IN Zip: 47150

Phone (Preferred): 502-216-8998

Phone (Alternate): 812-284-4534

Email: gsekula@indianalandmarks.org

OWNER INFORMATION (IF DIFFERENT*)

Name: _____

Street: _____

City: _____ State: _____ Zip: _____

Phone (Preferred): _____

Phone (Alternate): _____

Email: _____

**** If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.***

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 111 E. 4th Street, Madison

Zoning Classification: Historic District Residential

Type of Project (Check all that apply)

- New Building
- X Addition to Building
- Relocating a Building
- Demolition
- X Restoration, Rehabilitation, or Remodel
- Fence or Wall
- Sign
- Other: _____

Description of Existing Use: Residential, Single-family

Description of Proposed Use: Residential, Single-Family

Name of Contractor (If applicable): Dennis Webster/ Proper Restorations

Per the City of Madison Historic District Ordinance, an application must include the following in addition to the usual material required for a building permit at the time of application. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
Photographs (current/proposed) with captions
Samples/brochures

New Buildings and New Additions:

Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
Site Plan MUST have all four (4) setbacks labeled.
Floor Plan
Photographs of proposed site and adjoining properties with captions
Samples/brochures

Sign and Fence/Walls:

Photograph of Existing with captions
Sketches/Photo of proposed
Samples/brochures
COA Addendum

Moving Buildings:

Map showing existing location
Map showing proposed location
Photographs of structure with captions

Demolition:

Photographs with captions

Provide a detailed Narrative statement describing the proposed scope of work. If the project includes more than one type of project, please divide the description into sections.

This project will involve rehabilitation of the exterior shell of the remaining section of the 1844 Cosby-Custer house and the construction of a new 2-story frame addition roughly 20.10' W X 27.5' L. The intent is to create a shell structure that would accommodate a three-bedroom, three-bath house. Work will involve the following:

1) Repair or replace in-kind existing wood clapboard siding/trim/ soffits/fascia on the original section of the house. This will occur after wooden sill plates/beams are repaired or replaced, as needed.
2) Retain and repair existing second story 6/6 front windows; first floor front windows were 6/9 and one set remains and will be repaired, and the other window will require the duplication of the 9 sash window.
3) First and second floor windows on the west alley side of the house will be replaced with 6/6 wooden sashes.
4) A new two-story frame addition with gable roof measuring 20'-10" W X 27.5-3/8" L will be constructed to the north of the existing house and will be sheathed in new wood clapboard siding to match the profile of the original house. Window openings, as per the drawings, will incorporate salvaged 6/6 wooden window sash units as well as 2-light fixed transom windows in bathroom locations.
5) A salvaged wooden Greek Revival style 2-panel door with salvaged wooden sidelights will be incorporated on the east side of the addition for entry onto a proposed one-story shed roof porch supported by chamfered square

posts. (A footer for the porch will be poured at this time, but, due to budgetary considerations, the porch may not be constructed as part of this initial project.) Approval of the porch design is sought at this time.

6) Rear door will be a salvaged wooden door with 6 lights on top and two panels below. A small shed roof door hood will be incorporated above the back door.
7) The house and addition will receive a new dimensional shingle roof and aluminum K-style guttering system.
8) Addition foundation will be either poured concrete or concrete block with a parged coat finish to match existing construction.
9) Small wooden stoop to be placed at front entry door and rear entrance on back of addition. Back stoop/porch to have simple square newels and square picket handrail.
10) Repair and repoint existing chimney above roof line.

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
	Brickwork & Masonry	40	STAFF		
	Concrete & Stucco	42	STAFF	Concrete block	Concrete block
	Siding	44	HDBR/STAFF	Wood	Wood
	Metal	49	STAFF		
	Architectural Details	52	HDBR/STAFF	Wood	Wood
	Awnings & Canopies	54	STAFF		
	Cornices	56	HDBR/STAFF		
	Chimneys	57	HDBR/STAFF	Brick	Brick
	Doors & Entrances	59	HDBR/STAFF	Wood	Wood
	Fire Escapes & Staircases	62	HDBR/STAFF		
	Foundations	63	STAFF	Concrete Block	Parged Concrete Block
	Historic Garages & Outbuildings	64	HDBR/STAFF		
	Light Fixtures	66	STAFF		
	Porches	68	HDBR/STAFF	None	Wood
	Roofs	71	HDBR/STAFF	Dimensional Shingle	Dimensional Shingle

	Signs	74	STAFF		
	Storefronts	78	HDBR/STAFF		
	Windows	82	HDBR/STAFF	Wood 6/6; 6/9; 1/1	Wood 6/6, 6/9, and 2-light transom fixed
	Window Shutters and Screens	87	HDBR/STAFF		
	Fences and Walls	88	STAFF		
	Mechanical Units	91	STAFF		
	Pools, Fountains, Gazebos & Pergolas (existing)	93	STAFF		

Include a list of **existing** and **proposed materials** for each applicable category.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
	New Construction - Residential	94	HDBR		
	New Construction – Outbuildings	101	HDBR		
	New Construction – Commercial	103	HDBR		
	New Construction – Additions	109	HDBR	Stick built frame	Stick built frame
	New Construction – Decks	109	HDBR/STAFF		
	New Construction –Accessibility	110	HDBR/STAFF		
	New Construction –Energy Retrofit	112	HDBR/STAFF		
	Relocation	115	HDBR		
	Demolition	116	HDBR		
	Other: _____		HDBR/STAFF		

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.

9/29/25 — Date

Gregory A. Lehl, SRD Director, Indiana Landmarks — Signature of Applicant

COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 – Council Chambers	
Application Accepted by: _____		Meeting Date: _____	Time: 5:30PM
Application to be Reviewed by:		Action on Application:	
HDBR	STAFF	HDBR/STAFF COA issued HDBR Extended	HDBR/STAFF COA denied Sent to HDBR by Staff

Documentation Review (Completed by Planning Office)

____ Owner Authorization provided (if req'd)
____ Site plan is adequate
____ Application is complete
____ Required supporting documents are provided
____ COA Addendum (if req'd)
____ Notification Sign given to applicant

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:

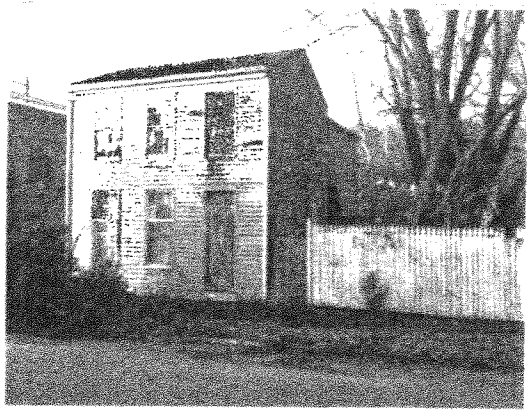
Visible from public right of way: Yes

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	☐ Additions
Structural:	Exterior Material(s): Wood Clapboard, aluminum siding	☐ Alterations
Stories: 2, Bays:	Roof Material: asphalt shingles	☐ Moved
Form or Plan: 2/3 Single Pile, rectangular	Roof Type: Side Gable	☐ Other
Foundation: concrete block	Windows: historic wood 6/9 double-hung sashes	Ancillary structures:
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.
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Local:	☐ indiv.	☑ district	☐ landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation	*Level of potential eligibility*	*Landmark potential*
☐ Individually eligible	☐ National	☐ National
☑ Eligible as contributing resource	☐ State	☐ State
☐ Not eligible / non-contributing	☐ Local	☐ Local
☐ Not determined		

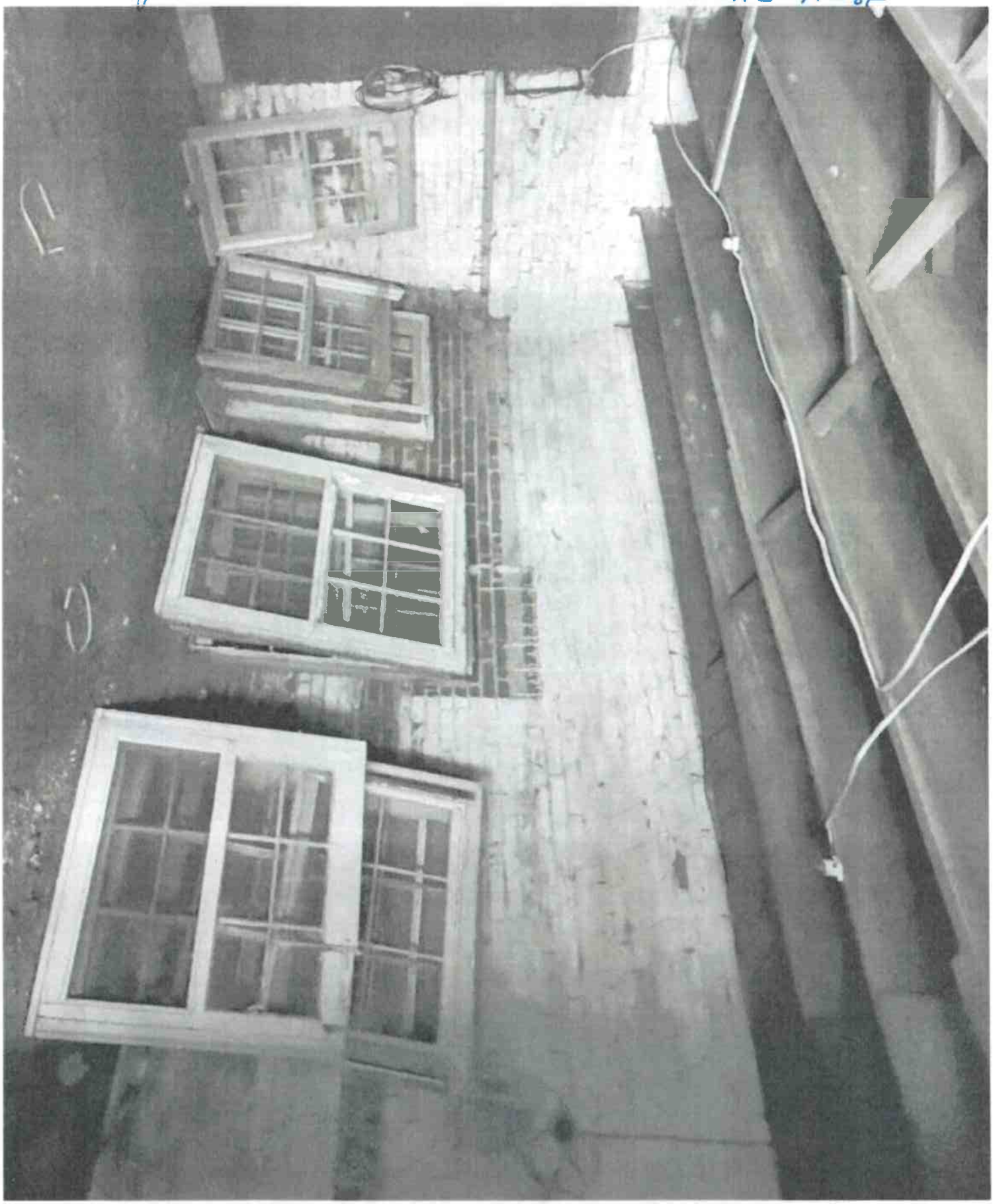
Integrity: Good integrity.

Custer-Cosby House, 111 E. 4th Street, Madison, IN

Custer-Cosby House, 111 E. 4th Street, Madison, IN

Interior Conditions

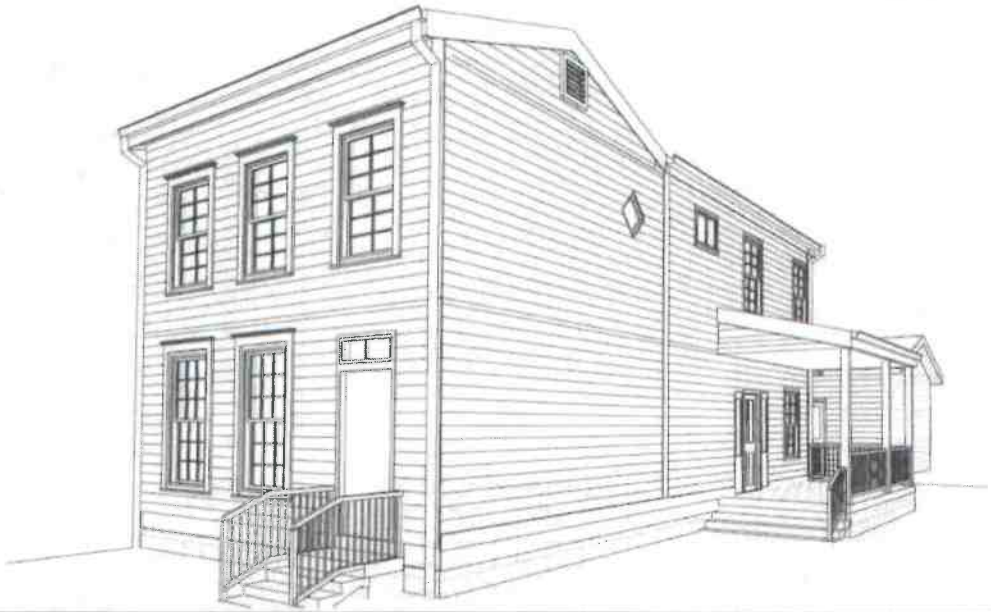
Salvaged windows to be used in new addition
at 111 E. 4th St



True divided light 6/6 Sash units

SHEET LIST

Sheet List	
Sheet Number	Sheet Name
A-000	COVER SHEET
A-001	GENERAL NOTES
A-002	SITE PLAN
A-100	FOOTING/FOUNDATION PLAN
A-101	2ND FLOOR & ROOF FRAMING PLAN
A-102	FLOOR PLAN
A-300	ELEVATIONS
C-000	COVER SHEET
C-200	FORCE MAIN PLAN
C-500	UNSEWERED AREA MAP
C-800	FORCE MAIN DETAILS
C-801	FORCE MAIN DETAILS
C-802	FORCE MAIN DETAILS
C-803	FORCE MAIN DETAILS
C-804	FORCE MAIN DETAILS & SPECS



111 EAST 4TH STREET, MADISON, INDIANA 47250

GENERAL NOTES

1. THE PURPOSE OF THE CONSTRUCTION DOCUMENTS IS TO INSTRUCT THE CONTRACTOR AS TO THE INTENT OF THE WORK REQUIRED.
2. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES OF THE PLACE (CITY, COUNTY, DISTRICT AND STATE) WHERE THE PROJECT IS LOCATED.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR THE CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
4. PROVIDE WOOD BLOCKING FOR ALL EQUIPMENT REQUIRING ANCHORAGE. PROVIDE ALL WOOD BLOCKING REQUIRED FOR FIRE STOPS AND STRUCTURAL REINFORCEMENTS.
5. LAYOUT STUD WORKING AS AT TO AVOID CONFLICTS WITH PLUMBING LINES. BUT DO NOT EXCEED 16" ON CENTER SPACING FOR STUDS.
6. NON-CONTAMINATING CAULKING AND/OR SEALANTS MUST BE USED TO LIMIT INFILTRATION IN THE BUILDING ENVELOPE AT THE FOLLOWING LOCATIONS: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, AT EXTERIOR WALLS OR BETWEEN CONDITIONED AND NON CONDITIONED SPACES, PENETRATIONS IN WALLS, CEILINGS AND FLOORS FOR PLUMBING, ELECTRICAL, TELEPHONE AND GAS LINES, AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
7. ALL LUMBER IN CONTACT WITH CONCRETE MASONRY OR SOIL SHALL BE WATER RESISTANT PRESSURE TREATED.
8. PROVIDE FLASHING AND DIRECT PROPERLY VENTS ALL PLUMBING, VENTS AND VENTS PASS THROUGH PLATES AS PER CODE REQUIREMENTS.
9. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF WOOD STUD TO FACE OF WOOD STUD UNLESS NOTED OTHERWISE.
10. WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
11. ALL INTERIOR PLUMBING WALLS TO BE INSULATED FOR SOUND PROOFING.
12. PROVIDE SOUND BATT INSULATION IN ALL BATHROOM & LAUNDRY ROOMS OR AS MAY BE NOTED ON PLANS.
13. FRAMING AT DOORS TO BE 4 1/2" MIN. OR 4" IF SPACE ALLOWS.
14. DRYWALL CEILINGS ARE TO BE SMOOTH.

CODE SUMMARY

CODE SUMMARY

2003 INDIANA RESIDENTIAL CODE

DESIGN WIND SPEED	90
SEISMIC ZONE	B

LAND TOPPER

D4

TABLE FOR LIVE LOADS

ATTICS - NON-ACCESSIBLE	0 PSF
BALCONIES - EXTERIOR	60 PSF
DECKS	60 PSF
DRIVEWAYS	50 PSF
ROOMS - OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
GUARDS & HANDRAILS	200 LF
CONCENTRATED LOAD STAIRS	40 PSF
WOOD PSF CONCENTRATED LOAD	

EMERGENCY ESCAPE AND RESCUE OPENINGS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING.

SMOKE ALARMS

REQUIRED SMOKE ALARM LOCATIONS:
LIVING AREA
ALL BEDROOMS OR SLEEPING AREAS
ON THE CEILING OF THE UPPER
LEVEL NEAR THE TOP OR ABOVE EACH STAIRWAY

BUILDING GROSS S.F.

EXISTING 1ST FLOOR	406 S.F
EXISTING 2ND FLOOR	406 S.F
ADDITION 1ST FLOOR	570 S.F
ADDITION 2ND FLOOR	570 S.F
TOTAL LIVEABLE SPACE	1,948 S.F

STATE OF INDAINA

CITY MAP

pH Design Studio

HEEK GROUP, INC.

INDIANA LANDMARKS

111 EAST 4TH STREET

GREG SEKULA

GREG SEKULA

111 EAST 4TH STREET
MADISON, INDIANA 46051

Issue Date / Project Status

PROJECT NUMBER	2007-1000
DATE	00-00-2005
DRAWN BY	MB
CHECKED BY	Chandler

No.	Description	Date

COVER SHEET

A-000

GENERAL FRAMING NOTES

[illegible]

GENERAL HVAC NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. THE HVAC SYSTEM SHALL CONSIST OF AN AIR TO AIR HEAT PUMP SYSTEM WITH CONVENTIONAL FORCED AIR SHEET METAL DUCTWORK SUPPLY AND RETURN DISTRIBUTION.

2. BATHROOM EXHAUST UNDER NO CIRCUMSTANCES SHALL TERMINATE IN THE ATTIC. EXHAUST DUCT LINES SHALL TERMINATE OUTSIDE THE EXTERIOR BUILDING ENVELOPE.

GENERAL ROOF PLAN NOTES

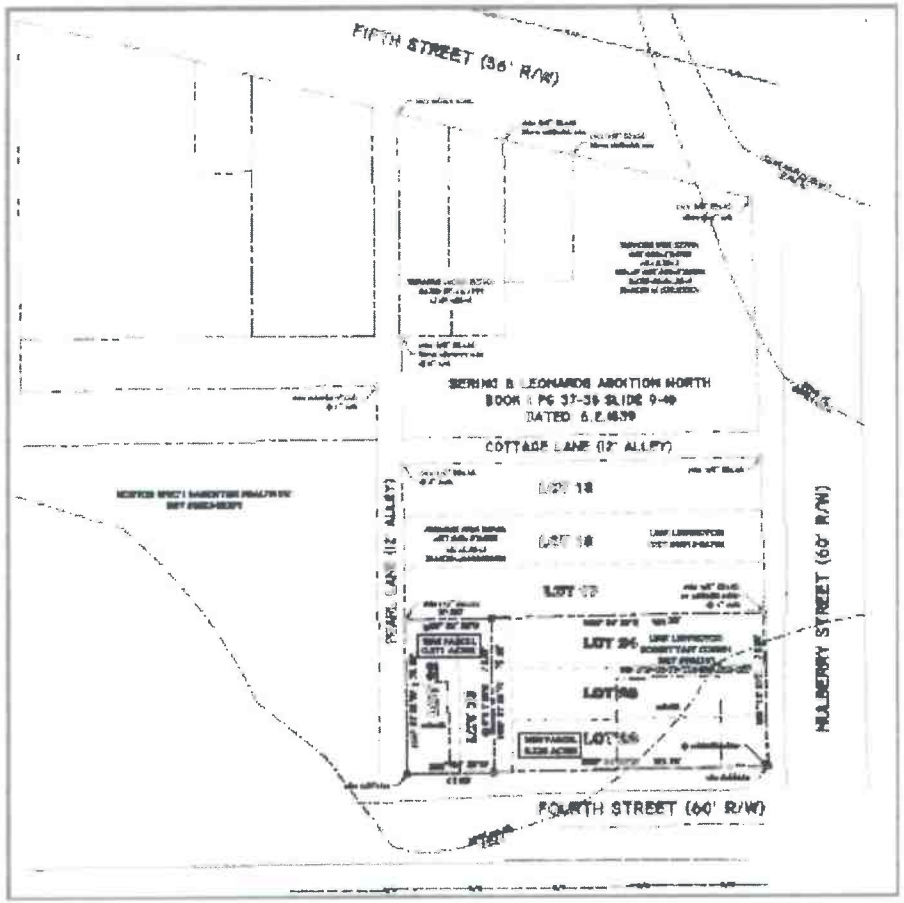
1. WHERE USED, TAPERED INSULATION SHALL BE INSTALLED TO ACHIEVE POSITIVE DRAINAGE WITH A MINIMUM RISE RATE OF 1/4" PER FOOT UNLESS NOTED OTHERWISE.

2. LOW-SLOPE ROOF AREAS SHALL HAVE A MINIMUM OF 2" RIGID INSULATION OVER THE METAL ROOF DECK. GABLES, DORMERS, AND SLOPE PORTIONS OF FLAT ROOF DECK SHALL BE FORMED BY TAPERED INSULATION. AREAS WHERE TAPERED INSULATION IS ANTICIPATED HAVE BEEN INDICATED ON PLAN. SHALL NOT BE CONSIDERED ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SLOPED SURFACES TO ACHIEVE PROPER DRAINAGE.

3. ROOF PENETRATIONS AND EQUIPMENT SHOWN SHALL NOT BE CONSIDERED ALL-INCLUSIVE. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DISCIPLINES TO CONFIRM PENETRATIONS AND EQUIPMENT LOCATIONS. FLASH ALL ROOF PENETRATIONS IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS. PROVIDE CURBS TO ALLOW FOR PROPER DRAINAGE AROUND UNITS.

4. ROOF WALKWAY PADS OR BLOCKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATION WHERE INDICATED AND AROUND THE ENTIRE PERIMETER OF ROOFTOP EQUIPMENT.

SITE LOCATION



GENERAL FLOOR PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

A. NOTHING OUTLINED IN THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, MATERIALS, ANCHORAGE, AND COORDINATION WITH ALL OTHER SUBCONTRACTORS AND TRADES. OR RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS

B. FROM THE REQUIREMENTS OF THESE DOCUMENTS. OR RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN.

C. THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY OR RELATED TO SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OR CAUSED BY ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.

D. ALL FLOOR PLAN DIMENSIONS SHOWN ON THE NEW FLOOR PLANS ARE FROM THE FACE OF STRUCTURAL INSULATED PANELS OR FACE OF STUD FRAMED UNITS INDICATED OTHERWISE BY THE DESIGNATIONS "CLR", "CLEAR", "FRM", OR "MIN" - COORDINATE WITH APPLICABLE NEW WALL TYPES AND WITH APPLICABLE SPECIFIED NOTES.

E. ALL NEW DOOR FRAMES ARE LOCATED 3" FROM THE ADJACENT WALL FACE TO THE OUTER EDGE OF THE FRAME. NOT TRIM UNLESS DIMENSIONED OR DETAILED OTHERWISE.

F. AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC, PROVIDE A GLASS MAT INTERIOR GYPSUM WALLBOARD FOR THE STANDARD GYPSUM WALLBOARD INDICATED IN THE WALL TYPES. REFER TO THE ROOM FINISH SCHEDULE FOR LOCATIONS OF CERAMIC TILE.

G. PROVIDE CEMENT TRACKER LOAD #1 NATURAL SLATE TILE. REFER TO THE ROOM FINISH SCHEDULE FOR LOCATIONS OF SLATE.

H. CONFIRM TUB SURROUND WITH G.C.

I. CLOSET SHELVES (5) 16" DEEP SPACED EVENLY UP TO 5'-6" ON 1X2 PAINTED CLEATS

J. ALL INTERIOR WALLS TO RECEIVE ACOUSTIC BATT INSULATION.

K. ALL FIRE BLOCKING TO BE PROVIDED BY G.C.

L. ALL WALLS TO BE 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE

M. REPLACE OR REINFORCE ANY AREAS IN FOUNDATION, EXTERIOR INTERIOR WALLS, ROOF AND FLOOR SYSTEM WHICH HAVE BEEN DEFINED BY CONTRACTOR, OWNER OR INSPECTOR

GENERAL ELECTRICAL NOTES

A. CONFIRM LOCATIONS OF ALL ELECTRICAL ITEMS WITH OWNER PRIOR TO ROUGH IN. ITEMS INCLUDE: LIGHT SWITCHES, OUTLETS, POWER DATA, AND PANEL LOCATIONS.

B. REVIEW ALL PLANS & INTERIOR ELEVATIONS FOR SPECIFIC MOUNTING HEIGHTS, INSTRUCTIONS, DESIGN INTENT, ETC.

C. ALL OUTLETS RECEPTACLE ROUGH-INS TO BE INSTALLED 12" TO THE CENTER OF THE BOX ABOVE FLOOR, U.O.O. COORDINATE WITH OWNER SELECTED BASE TRIM.

D. ALL SWITCH RECEPTACLE ROUGH-INS TO BE INSTALLED 48" TO THE CENTER OF THE BOX ABOVE FLOOR U.O.O.

E. ALL SWITCHES TO BE DIMMABLE, U.O.O.

F. COORDINATE WITH FRAMING AND OTHER TRADES AS REQUIRED FOR LOCATION OF DEVICES

G. CONFIRM WITH OWNER THAT SWITCHES AND RECEPTACLES ARE TO BE "DECORATOR" STYLE.

H. ELECTRICAL CONTRACTOR SHALL PROVIDE FOR COMPLETE OPERATIONAL AND CODE-COMPLIANT SYSTEM.

I. COORDINATION POWER WITH ALL APPLIANCES.

J. COORDINATE WITH SECURITY REPRESENTATIVE FOR AN CURITY SYSTEM ELECTRICAL REQUIREMENTS.

GENERAL PLUMBING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. WATER SUPPLY PLUMBING SHALL USE BY A MANIFOLD DISTRIBUTION SYSTEM CONTAINING SHUT-OFF VALVES AND INDIVIDUAL PEX TUBING LINE TO EACH FIXTURE.
2. INCOMING SERVICE LINE TO THE MANIFOLD SHALL BE SIZED TO ACCOMMODATE THE REQUIRED GPM FLOW RATE FOR THE NUMBER OF FIXTURES AT THE MINIMUM STREET PRESSURE.

3. LOCATE THE MANIFOLD AS CLOSE AS PRACTICAL TO THE WATER HEATER TO MINIMIZE HOT WATER DELIVERY TIME.

4. USE THE SMALLEST DISTRIBUTION TUBE SIZE THAT MEETS EACH FIXTURE'S DEMAND. I.E., RECOMMENDED SIZE TO LAVATORIES AND SINKS IS 3/8" AND 1/2" TUBE, & SHOWERS.

5. TERMINATE PEX TUBING AT ROUGH-OUT LOCATIONS WITH COPPER STUB-OUT RISER WITH MALE THREADED ADAPTER CONNECTION AND THREADED CAP.

6. NATURAL GAS SUPPLY PLUMBING SHALL UTILIZE A MANIFOLD DISTRIBUTION SYSTEM CONTAINING SHUT-OFF VALVES AND INDIVIDUAL LINES TO EACH APPLIANCE.

7. THE SANITARY VENT LINES TOGETHER IN THE ATTIC WHERE PRACTICAL TO MINIMIZE THROUGH-THE-ROOF PLUMBING VENT PENETRATIONS.

ARCHITECTURAL GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

2. DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE

3. WALL CONSTRUCTION SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE

A. EXTERIOR WALL FRAMING SHALL BE 2X4 STUDS @ 16" O.C.

B. INTERIOR LOAD BEARING WALLS SHALL BE 2X4 STUDS @ 16" O.C.

C. INTERIOR PARTITION WALLS SHALL BE 2X4 STUDS @ 16" O.C.

4. CONTRACTOR SHALL VERIFY ALL ACCESSORY, EQUIPMENT, CABINETWORK MOUNTING HEIGHTS AND PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ITEMS THAT REQUIRE ANCHORAGE. COORDINATE WITH MANUFACTURER, OR WHERE INDICATED THE ARCHITECT.

5. PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.

6. FLOOR FINISH TRANSITIONS AT DOORS SHALL BLEND WITH STOP SIDE OF DOOR AND CONTINUE UNDER DOOR SO THAT ALL TRANSITION MATERIALS ARE COVERED BY DOOR WHEN IN CLOSED POSITION. ALL FINISH FLOOR TRANSITION AND REDUCER STRIPS SHALL BE PROVIDED BY FLOORING CONTRACTOR.

pH Design Studio

HEEK GROUP, INC.

INDIANA LANDMARKS

111 EAST 4TH STREET

GREG SEKULA

GREG SEKULA

111 EAST 4TH STREET
MADISON, INDIANA 46051

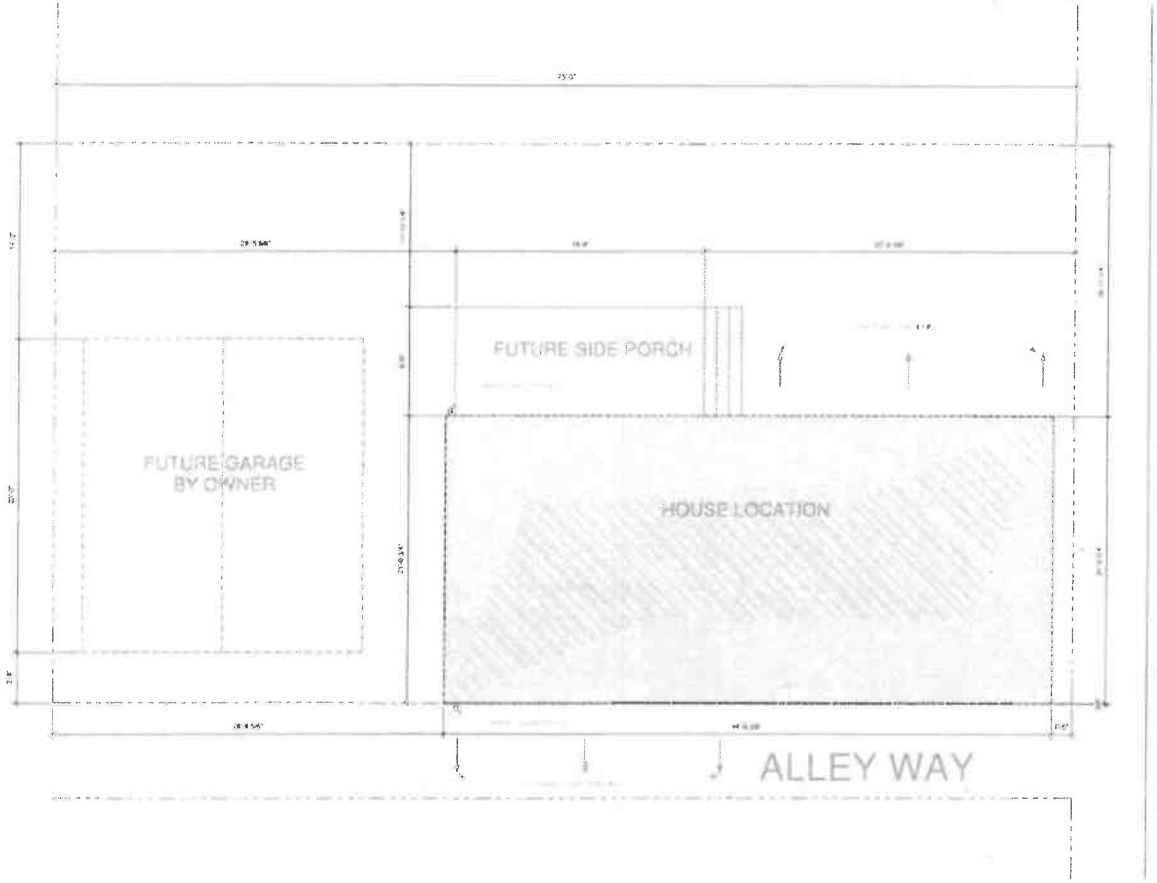
Issue Date / Project Status

PROJECT NUMBER	20071500
DATE	04-24-2025
DRAWN BY	HG
CHECKED BY	Checker

No.	Description	Date

GENERAL NOTES

A-001



1 SITE PLAN
1/8" = 1'-0"

GENERAL ROOF PLAN NOTES

1. WHERE UTILIZED, TAPERED INSULATION SHALL BE INSTALLED TO ACHIEVE POSITIVE DRAINAGE WITH A MINIMUM RESULTANT SLOPE OF 1/4" PER FOOT UNLESS NOTED OTHERWISE.

2. LOW-SLOPE ROOF AREAS SHALL HAVE A MINIMUM OF 4" REGID INSULATION OVER THE METAL ROOF DECK. SADDLES, CRICKETS, AND SLOPE PORTIONS OF FLAT ROOF DECK SHALL BE FORMED BY TAPERED INSULATION. AREAS WHERE TAPERED INSULATION IS [illegible] MAY BEEN OMITTED BUT STILL MUST BE CONSIDERED ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SLOPED SURFACES TO ACHIEVE PROPER DRAINAGE.

3. ROOF PENETRATIONS AND EQUIPMENT SHOWN SHALL NOT BE CONSIDERED ALL-INCLUSIVE. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS TO CONFIRM PENETRATIONS AND EQUIPMENT LOCATIONS. FLASH ALL ROOF PENETRATIONS IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS. PROVIDE CRICKETS TO ALLOW FOR PROPER DRAINAGE AROUND UNITS.

4. ROOF WALKWAY PADS OR BLOCKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATION WHERE INDICATED AND AROUND THE ENTIRE PERIMETER OF ROOFTOP EQUIPMENT.

pH Design Studio

HEEK GROUP, INC.

INDIANA LANDMARKS
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Issue Date / Project Status

PROJECT NUMBER	20071500
DATE	09-29-2025
DRAWN BY	NG
CHECKED BY	Chandler

No.	Description	Date

SITE PLAN

A-002

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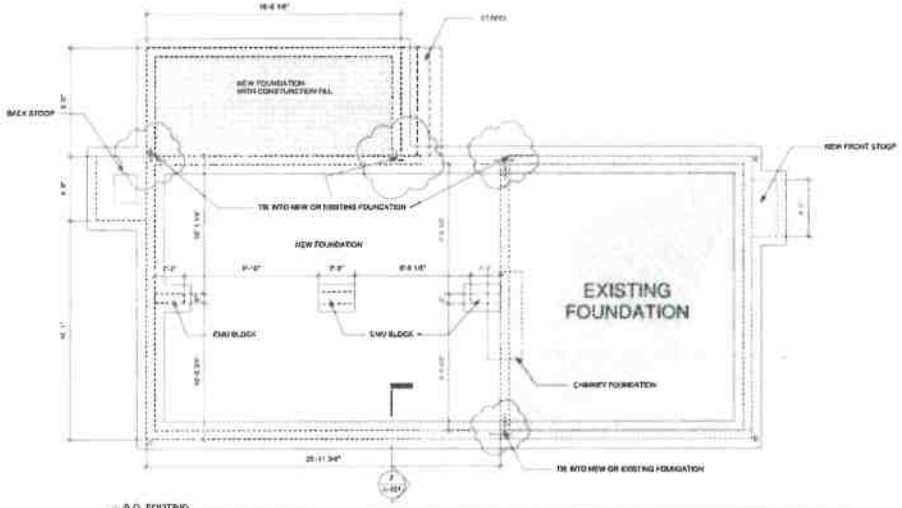
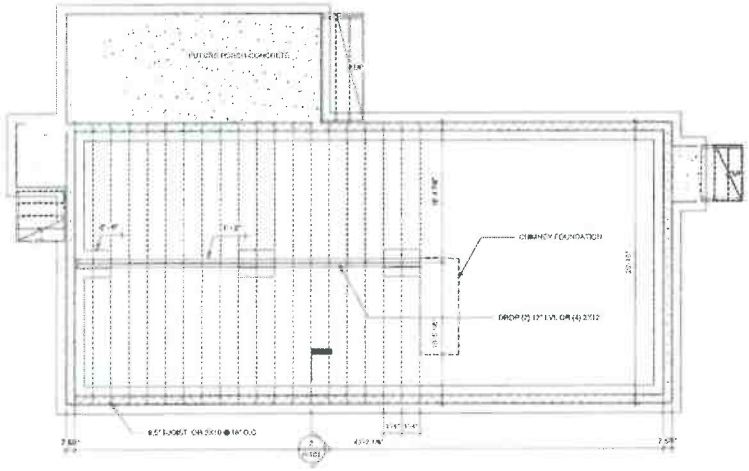


1 B.O. FOOTING
1/4" = 1'-0"



2 T.O. FOUNDATION WALL
1/4" = 1'-0"

FOUNDATION NOTES

A. CONTRACTOR TO VERIFY AND APPROVE ALL FOUNDATION DETAILS PRIOR TO CONSTRUCTION. COORDINATE DETAILS AND SPECIFICATIONS WITH ALL APPLICABLE CODES AND REQUIREMENTS.

B. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL, OR ENGINEERED SOIL.

C. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY. SOIL TO HAVE A MINIMUM BEARING CAPACITY OF 2000 PSF. CONTRACTOR TO VERIFY SOILS CONDITIONS AND COORDINATE ANY CONDITIONS CONTRARY TO ASSUMED SOIL CONDITIONS.

D. FOOTING SIZES ARE TYPICAL FOR ASSUMED SOIL CONDITIONS ONLY. CONTRACTOR TO VERIFY FOOTING SIZES WITH ACTUAL SOIL CONDITIONS AND LOCAL REQUIREMENTS.

E. CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.

F. FOUNDATION DRAINAGE (2009 IRC, 301, R405.1):
- DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES BELOW GRADE.

- FOOTING DRAIN TILE SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE.

- DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED AT A MINIMUM OF 2" OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND BE COVERED WITH NOT LESS THAN 6" OF THE SAME MATERIAL.

- THE TOP OF OPEN JOINTS OF THE DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDER PAPER.

G. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ADJOINING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED AREAS.

H. PLACE 1/2" DIAMETER X 12" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR OR AT 4'-0" O.C. WHICHEVER IS LESS. AN AT EACH CORNER AND BOTH SIDES OF OPENINGS.

I. PROVIDE TERMITE PROTECTION AT TOP OF ALL FOUNDATION WALLS AS REQUIRED BY LOCAL CODES.

J. REPLACE HEAVY WEEDING AREAS IN FOUNDATION THAT IDENTIFIED BY ARCHITECT, CONTRACTOR, OWNER OR INSPECTOR.

FOUNDATION NOTES

1. [illegible]
   A. [illegible]
   B. [illegible]
   C. [illegible]
2. [illegible]
   A. [illegible]
   B. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]

GENERAL FRAMING NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]

ROOF STRAPPING SHOULD BE [illegible]

WOOD STRAPPING SHOULD BE [illegible]

FLOOR FRAMING	[illegible]
FOUNDATIONS	[illegible]
WALL STUDS	[illegible]
ROOF FRAMING	[illegible]
BOTTOM CHORD	[illegible]

pH Design Studio

HEEK GROUP, INC.

INDIANA LANDMARKS

111 EAST 4TH STREET

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MADISON, INDIANA 46051

Issue Date / Project Status

PROJECT NUMBER	20071040
DATE	09-26-2025
DRAWN BY	MB
CHECKED BY	Chevalier

No.	Description	Date
1	Revision 1	Date 1

FOOTING/FOUNDATION PLAN

A-100

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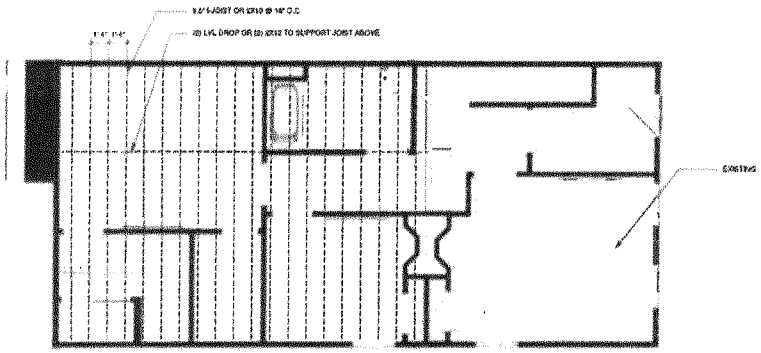
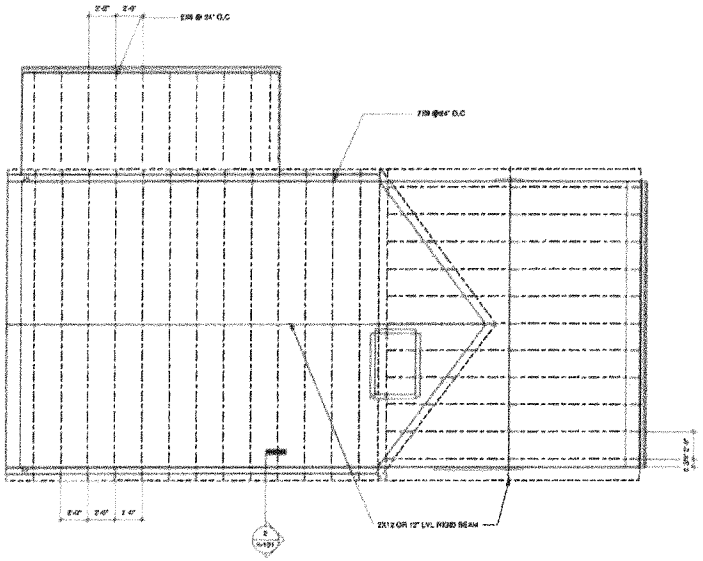
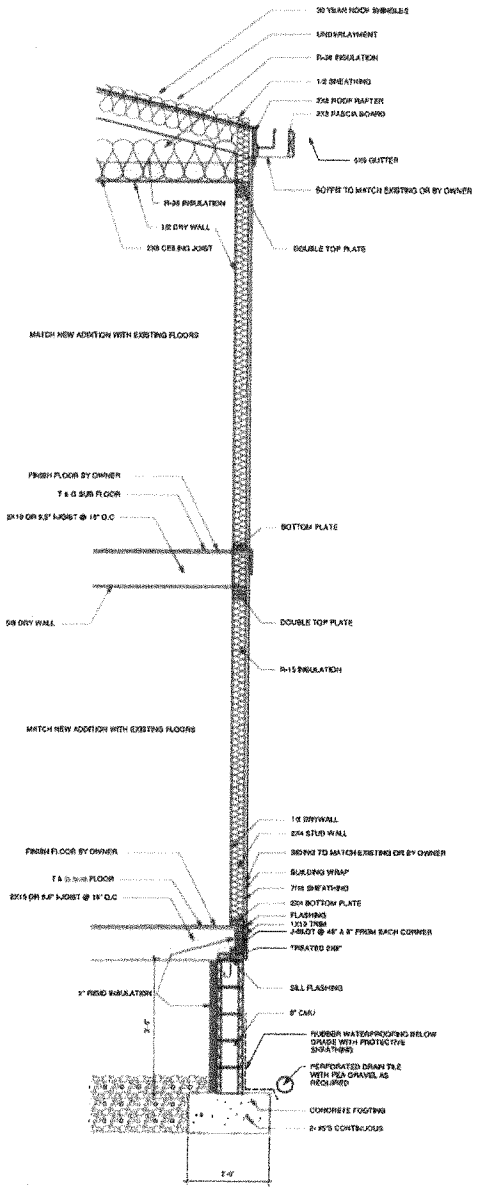


1 2ND FLOOR
1/4" = 1'-0"



3 T.O. ROOF
1/4" = 1'-0"



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HEEK GROUP, INC.

INDIANA LANDMARKS

111 EAST 4TH STREET

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MADISON, INDIANA 46051

Issue Date / Project Status

PROJECT NUMBER	2507 1500
DATE	09-30-2025
DRAWN BY	Author
CHECKED BY	Checker

No.	Description	Date

2ND FLOOR & ROOF FRAMING PLAN

A-101

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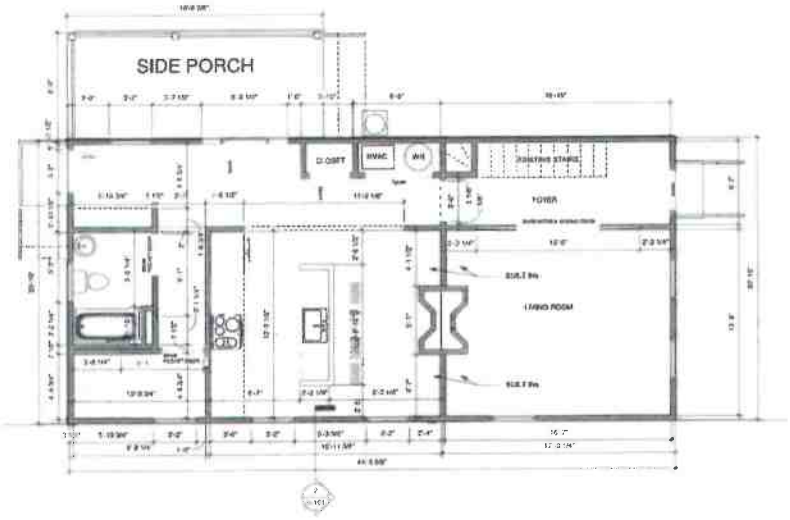
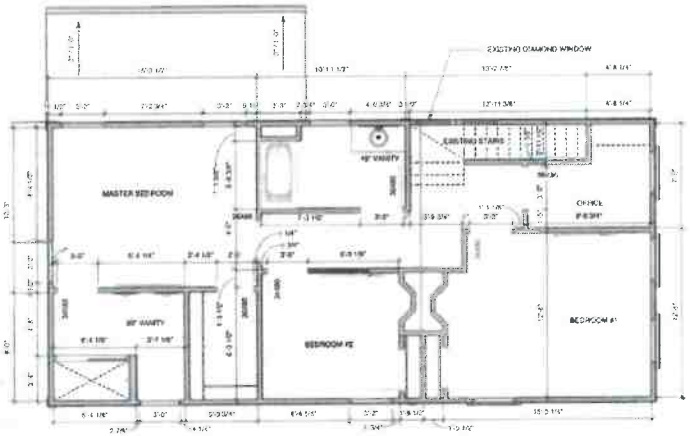


1 1ST FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

PLAN NOTES

DOORS: INSTALL ALL DOOR ROUGH OPENINGS 4" FROM ADJACENT WALL U.N.O. INTERIOR DOORS SHALL MATCH EXISTING IN COLOR, SIZE AND QUALITY AND SHALL BE SOLID CORE WOOD. COORDINATE WITH OWNER.

DRYWALL: THE DRYWALL SYSTEM IS BASED ON DETAILS OF THE U.S. GYPSUM COMPANY. ALL GYPSUM BOARD AND TILE OTHER OTHER MATERIALS, IS TO BE FINISHED WITH METAL EDGES OR FINE STUDDING AS REQUIRED. ALL PARTITIONS SHALL BE FINISHED WITH DRYWALL, FINISHED SMOOTH AND EVEN, WITH NO SEAMS OR PATCHES VISIBLE, READY FOR PAINTING OR WALL COVERING. PROVIDE LEVEL 5 OR 4 FINISH TO MATCH ADJACENT FINISH LEVEL, WHERE A NEW WALL ALIGNS WITH AN EXISTING WALL. THE JOINT BETWEEN THE TWO SHALL BE FLUSH AND SMOOTH, WHERE STRUCTURAL BEAMS, DUCTWORK ETC. PENETRATES RATED PARTITIONS, GYP. WALL BOARD SHALL BE SCRIBED TO FIT TIGHT AND CAULKED TO MAINTAIN THE REQUIRED RATING OF THE ASSEMBLY. INSULATION: INSTALL INSULATION WHERE REQUIRED AND AS INDICATED BY THE DRAWINGS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND GOOD PRACTICE AND PER INDIANA RESIDENTIAL CODE.

INTERIOR WALLS TO HAVE MIN R-15 BATT INSULATION, U.N.O.
ROOF: R-38
EXTERIOR WALLS: R-21 (2X4 WALLS)
USE R-19 WITH 1-1/2" RIGID
INSULATION EXTERIOR.

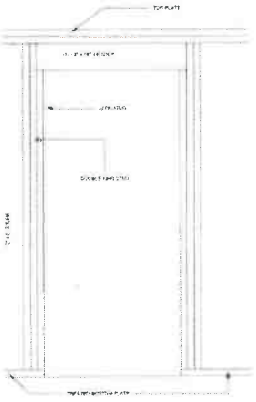
CRAWL SPACE EXTERIOR WALLS: R-10 (2" RIGID EXTERIOR)
AT BAND JOIST: R-19

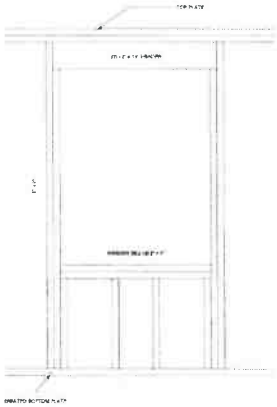
SOUND INSULATION: PROVIDE 3-1/2" SOUND ATTENUATION BLANKET IN ALL WALLS OF ALL TOILETS OR AS NOTED ON THE DRAWINGS.
CAULK & SEALANT: ALL CAULKING SHALL BE COORDINATED BY THE CONTRACTOR. ITEMS THAT ABUT TO WALL SHALL HAVE FINISH CAULK AND SHALL INCLUDE, BUT NOT LIMITED TO: DOOR FRAMES, WINDOW FRAMES, TOILETS, SINKS, & CABINWORK. CAULK COLOR SHALL MATCH ADJ. WALL OR CABINWORK UNLESS SPECIFIED OTHERWISE.

FASTENINGS AND ANCHORAGE: ALL NAILS, SCREWS, ATTACHMENTS, ETC SHALL BE FULLY CONCEALED FROM VIEW AND OF SAME TYPE MATERIAL AND FINISH SUITED TO APPLICATION SHOWN.

BLOCKING: CONTRACTOR SHALL PROVIDE FULLY CONCEALED SOLID WOOD BLOCKING IN PARTITIONS WHERE REQUIRED TO SUPPORT WALL HUNG MATERIALS AND SYSTEMS. PROVIDE WHERE WALLS REQUIRE, THIS INCLUDES CABINWORK, TOILET ACCESSORIES, COAT HOOKS/COAT RACK PANELS, BEARING WALL MOUNTED TVS/EQUIPMENT HARDWARE HANDRAILS, AND POSSIBLY OTHER MATERIALS. COORDINATE WITH INTERIOR ELEVATIONS.

COMMUNICATION, ELECTRICAL & DATA OUTLETS: ELECTRICAL OUTLETS ARE NOT SHOWN ON FLOOR PLAN. COORDINATE NEW WITH OWNER. ELECTRICAL OUTLETS AT WET WALLS IN RESTROOMS, HEAR PLUMBING FIXTURES OR AT COUNTERTOPS NEAR SINKS SHALL BE GFCI. COORDINATE ALL NEW AND PATCHED/REPAIRED FINISHES WITH OWNER.





pH Design Studio

HEEK GROUP, INC.

INDIANA LANDMARKS
111 EAST 4TH STREET
GREG SEKULA

GREG SEKULA

111 EAST 4TH STREET
MADISON, INDIANA 46051
Issue Date / Project Status

PROJECT NUMBER	23071500
DATE	09-26-2025
DRAWN BY	NG
CHECKED BY	Checker

No.	Description	Date

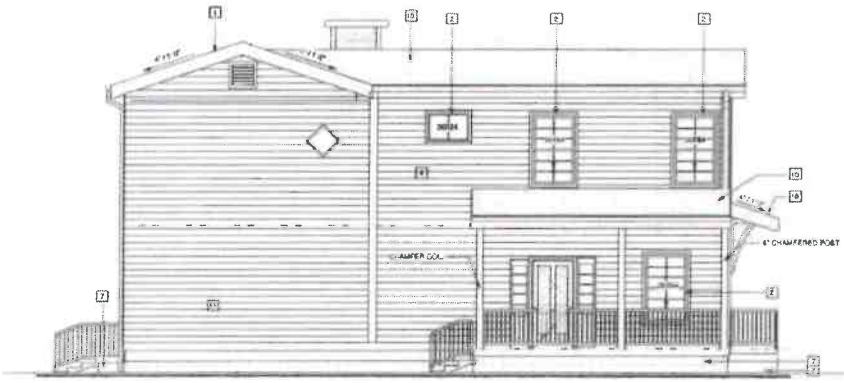
FLOOR PLAN

A-102

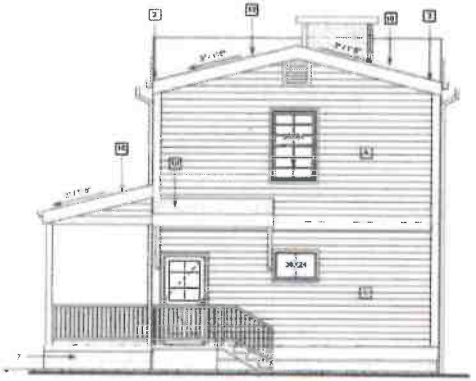
1 EAST ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"

1. EXISTING ROOF TO REMAIN.
2. NEW WINDOWS.
3. [illegible] WOOD VENEER OR SIMILAR CONCRETE FASCIA, 12" SIZE. PAINTED. (TO MATCH EXISTING DESIGN)
4. HORIZONTAL SOLID WOOD SIDING (CEDAR OR SIMILAR), SMOOTH AND PAINTED TO MATCH EXISTING.
5. EXISTING SOLID WOOD SIDING TO REMAIN - PATCH AND REPAIR AS NEEDED
6. NEW WINDOWS TO MATCH EXISTING, WITH WOOD TRIM TO MATCH EXISTING PROFILES AND OVERHEAD MATCH EXISTING SILL HEIGHT.
7. POURED SOLID CONCRETE FOUNDATION.
8. REPLACE/PAINT SIDING WHERE WALLS REPAIRED AND/OR WHERE NEW WINDOWS/DOORS INSTALLED.
9. EXISTING STAIRS TO REMAIN.
10. NEW DOOR - [illegible] TO WALL ADDITION
11. REPLACE/PAINT SIDING WHERE WALLS REPAIRED AND/OR WHERE NEW WINDOWS/DOORS INSTALLED. EXISTING WINDOWS TO REMAIN.
12. PREFINISHED CONTINUOUS ALUMINUM GUTTER TO MATCH EXISTING
13. EXISTING PORCH TO REMAIN - REPAIR COLUMNS/RAILINGS AS NEEDED
14. REPLACING EXISTING DOOR WITH 2 PANEL DOOR



2 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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HEEK GROUP, INC.

INDIANA LANDMARKS

111 EAST 4TH STREET

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GREG **SEKULA**

111 EAST 4TH STREET
MADISON, INDIANA 46051

Issue Date / Project Status

PROJECT NUMBER	20071506
DATE	09-29-2025
DRAWN BY	HB
CHECKED BY	Gardner

No.	Description	Date

ELEVATIONS

A-300

MADISON Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Indiana Landmark

Property Address: (address) 111 E. Fourth St.

Proposed Action to: (explain)
put an addition onto the back of the house

Meeting will be held on: (date) October 27, 2025

POSTING DEADLINE
10-12-2025

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

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.