



PROJECT BRIEF – Historic District Board of Review

Application for Certificate of Appropriateness at 515 East St.
to build a new 22'x24' garage.



Current Zoning: Historic District Residential (HDR)	Project Location: 515 East St.
Applicant: Sharon Hampton	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. 1840
Style	Federal and Italianate
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:
515 East 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: Ground slopes slightly north to Telegraph Hill. Linear concrete path to south of building.



Lat/Long: 38.7381650078400950, -85.3744590736106700 [WGS84]
UTM: Zone 16S, 641279.8985 mE, 4288975.4226 mN
Parcel No. GIS/Ref/ID: 29217

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Multiple Dwelling
Construction Date: ca. 1840-1849 , circa 1840*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Federal and Italianate	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures: 1 total
Structural:	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: replacement corrugated metal	
Form or Plan: 2/3 Double Pile, rectangular	Roof Type: Side Gable , Decorative cornice , Brackets and Dentils	
Foundation: not visible	Windows: historic wood 2/2 double-hung sashes	
General condition: Good	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 house in the Federal style with Italianate influences built in 1840. The foundation is not visible. Exterior walls are brick. Brick is common and Flemish bond. The building has a side gable roof clad in replacement corrugated metal with decorative cornice and brackets and dentils. Medium pitch, projecting Italianate cornice with brackets and sawtooth band, wide board trim at gable end friezes. Windows are historic wood, 2/2 double-hung sashes. Stone lintels and sills, wood surrounds. Door with transom. Italianate cornice

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 #29217, surveyed Oct 07, 2002, Site Number 4-304
Inventoried: 09/20/2021 11:44:04 am Last updated: 06/21/2022 4:18:23 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: Sharon Hampton
Street: 515 East St.
City: Madison State: IN Zip: 47250
Phone (Preferred): (651) 324-1547
Phone (Alternate): _____
Email: Sharon@BradyHampton.com

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: 515 East St. Madison, IN 47250

Zoning Classification: Residential

Type of Project (Check all that apply)

- ☒ New Building
☐ Addition to Building
☐ Relocating a Building
☐ Demolition

- ☐ Restoration, Rehabilitation, or Remodel
☐ Fence or Wall
☐ Sign
☐ Other: _____

Description of Existing Use: N/A

Description of Proposed Use: New Garage

Name of Contractor (If applicable): B.E. Dream Homes, LLC

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.

*New Garage - 22x24' . 10' walls . 8/12 pitch roof
Dimensional Shingles . Vinyl Siding . 2 small windows, 1 man door,
and 1 16' Garage door .*

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		
☐	Siding	44	HDBR/STAFF		
☐	Metal	49	STAFF		
☐	Architectural Details	52	HDBR/STAFF		
☐	Awnings & Canopies	54	STAFF		
☐	Cornices	56	HDBR/STAFF		
☐	Chimneys	57	HDBR/STAFF		
☐	Doors & Entrances	59	HDBR/STAFF		
☐	Fire Escapes & Staircases	62	HDBR/STAFF		
☐	Foundations	63	STAFF		
☐	Historic Garages & Outbuildings	64	HDBR/STAFF		
☐	Light Fixtures	66	STAFF		
☐	Porches	68	HDBR/STAFF		
☐	Roofs	71	HDBR/STAFF		
☐	Signs	74	STAFF		
☐	Storefronts	78	HDBR/STAFF		
☐	Windows	82	HDBR/STAFF		
☐	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		
☐	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.

9/22/2025
Date

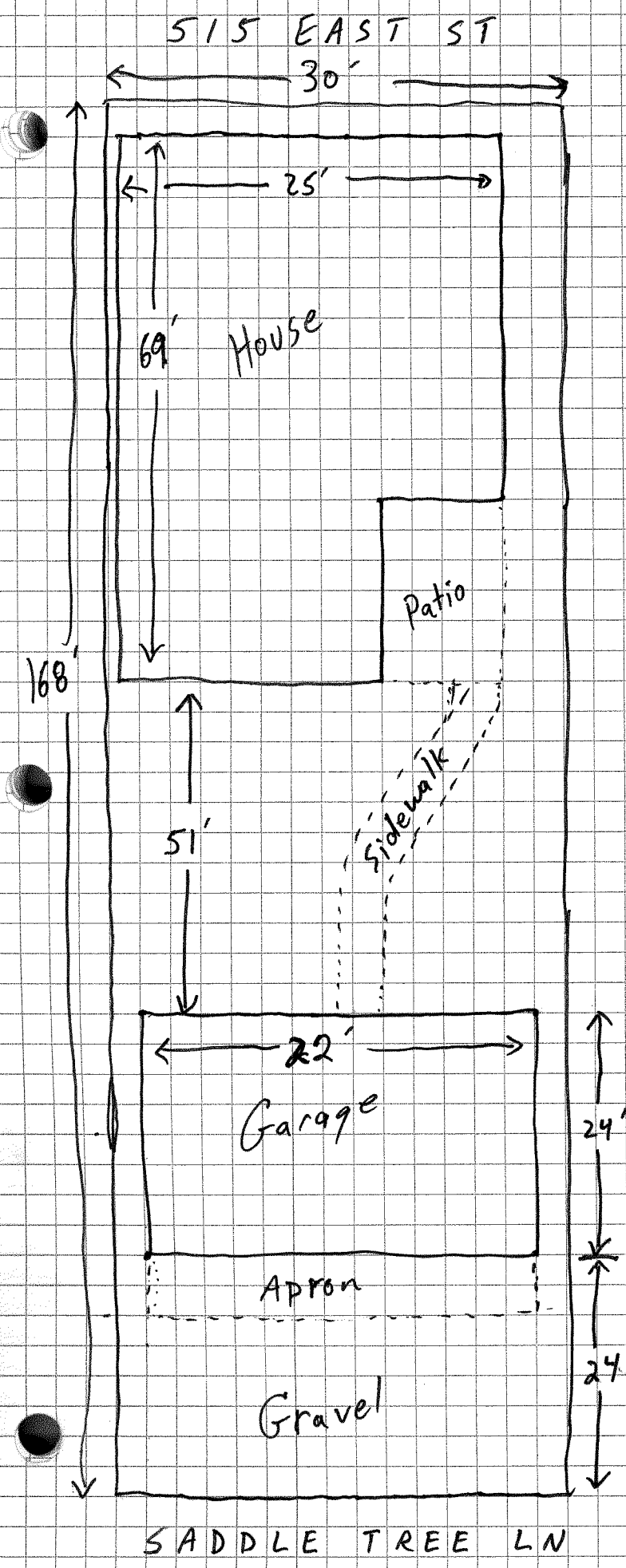
Signature of Applicant

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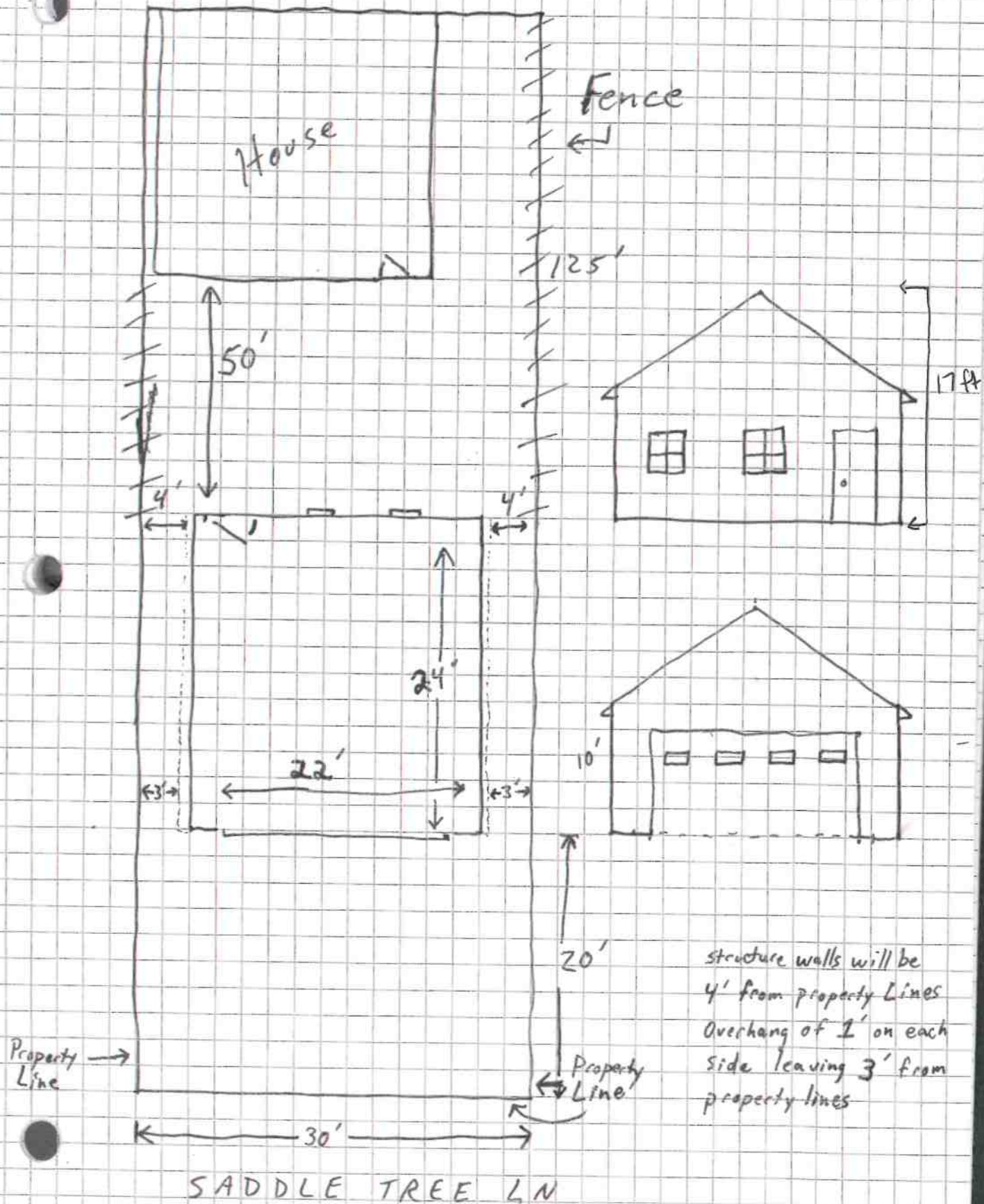
Documentation Review (Completed by Planning Office)

____ 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

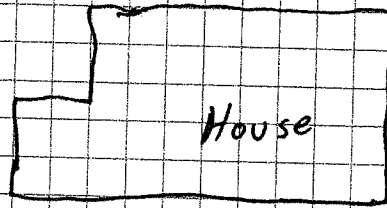


515 EAST ST



515 EAST ST - ELEVATIONS

Saddle Tree Ln



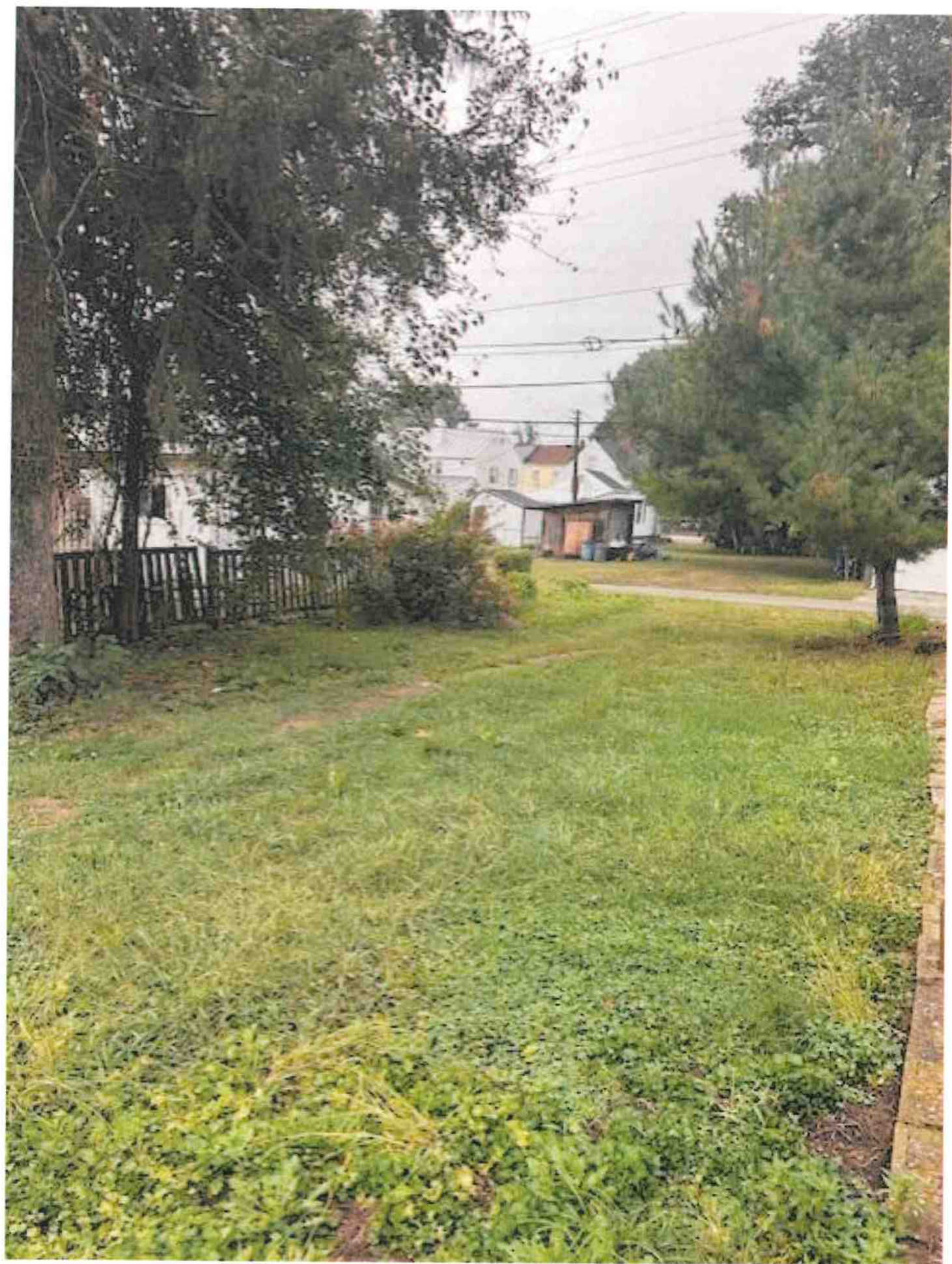
EAST ST

Saddle Tree
Ln

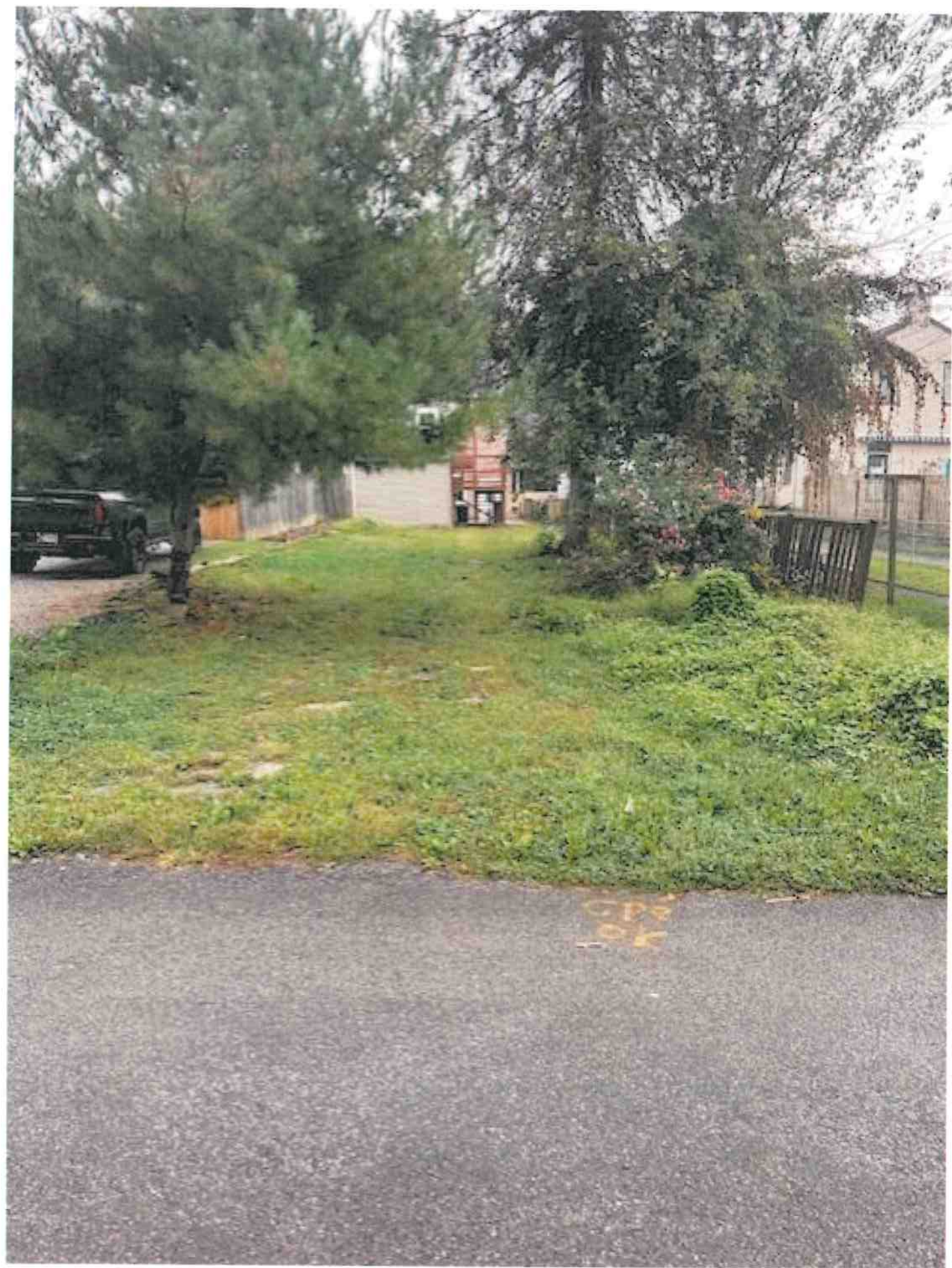
1-2' Drop

East St

Garage Finished Floor will be 6-8" Above Ground Level









MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Sharon Brady Hampton

Property Address: (address) 515 East St

Proposed Action to: (explain) construct a new 22'x24' garage with 10' walls, 8/12 pitch roof, dimensional shingles, vinyl siding, 2 small windows, 1 man door, and 1 16' garage door

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

POSTING DEADLINE

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

10-12-2025

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.