



PROJECT BRIEF – *Historic District Board of Review
Application for Certificate of Appropriateness at 1009
Park Ave. to build a new house on the lot.*



Current Zoning: Historic District Residential	Project Location: 1009 Park Ave.
Applicant: Austin Ketcham	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	
Style	
Evaluation	
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: 1009 Park Ave 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 a slight hill rising sharply in the rear. Close to the road. Forest to the north. Concrete retaining wall.



Lat/Long: 38.7344443847904800, -85.3660202300594500 [WGS84]

UTM: Zone 16S, 642020.7536 mE, 4288575.5822 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1850-1859, circa 1850*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style:	☐ Additions ☒ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural: frame	Exterior Material(s): vinyl siding	
Stories: 1, Bays:	Roof Material: historic standing seam metal	
Form or Plan: Hall and Parlor, rectangular	Roof Type: Side Gable, box cornice	
Foundation: irregular coursed, rough cut stone	Windows: replacement vinyl 6/6 double-hung sashes	
General condition: Fair	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

Eligibility: Applicable NHL Criteria: 1, 4

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

Description/Remarks

This is a 1-story house built in 1850. The structural system is frame. The foundation is irregular coursed, rough cut stone. Exterior walls are vinyl siding. The building has a side gable roof clad in historic standing seam metal with box cornice. Windows are replacement vinyl, 6/6 double-hung sashes. Wood shutters. Wood paneled door.

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), surveyed Aug 07, 2002, Site Number 4-080
Inventoried: 09/20/2021 11:43:55 am Last updated: 06/24/2022 11:42:47 am by Doug Kaarre / 312.467.5445 x 220	Level of Survey: ☒ Reconnaissance ☐ Intensive	Additional Research Recommended? ☐ Yes ☐ No



HDCA-25-116

Certificate of
Appropriateness (COA)
Application
Status: Active
Submitted On: 10/7/2025

Primary Location

1009 PARK AVE
MADISON, IN 47250

Owner

Jeffrey Cleon Knox LLC
WEST ST 628 MADISON,
IN 47250

Applicant

 Kenneth Ketcham
 812-592-4986
 austin.ketcham@exprealty.com
 248 Hendricks St
Madison, IN 47250

Internal Review

 Staff Completing Online Form



 Send for HDBR review



 Notification Sign

1

 Incomplete application 



 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

1009 Park Ave., Madison, IN 47250

Will you be working with a Contractor?

—

Description of Existing Use

empty lot

Description of Proposed Use

new house

Type of Project

Select which applies to your project.*

Define Other 

New Building

Description(s) of Work

Scope of Work*

new house built on the empty lot, residence above garage to accommodate flood plain regulations

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☐

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

☐

Building Information

Please List All Building Materials* ?

wood, metal

1007 & 1009 Park Ave — Historic Board Submittal

Site Map, Elevation Profile, and Exterior Materials Outline

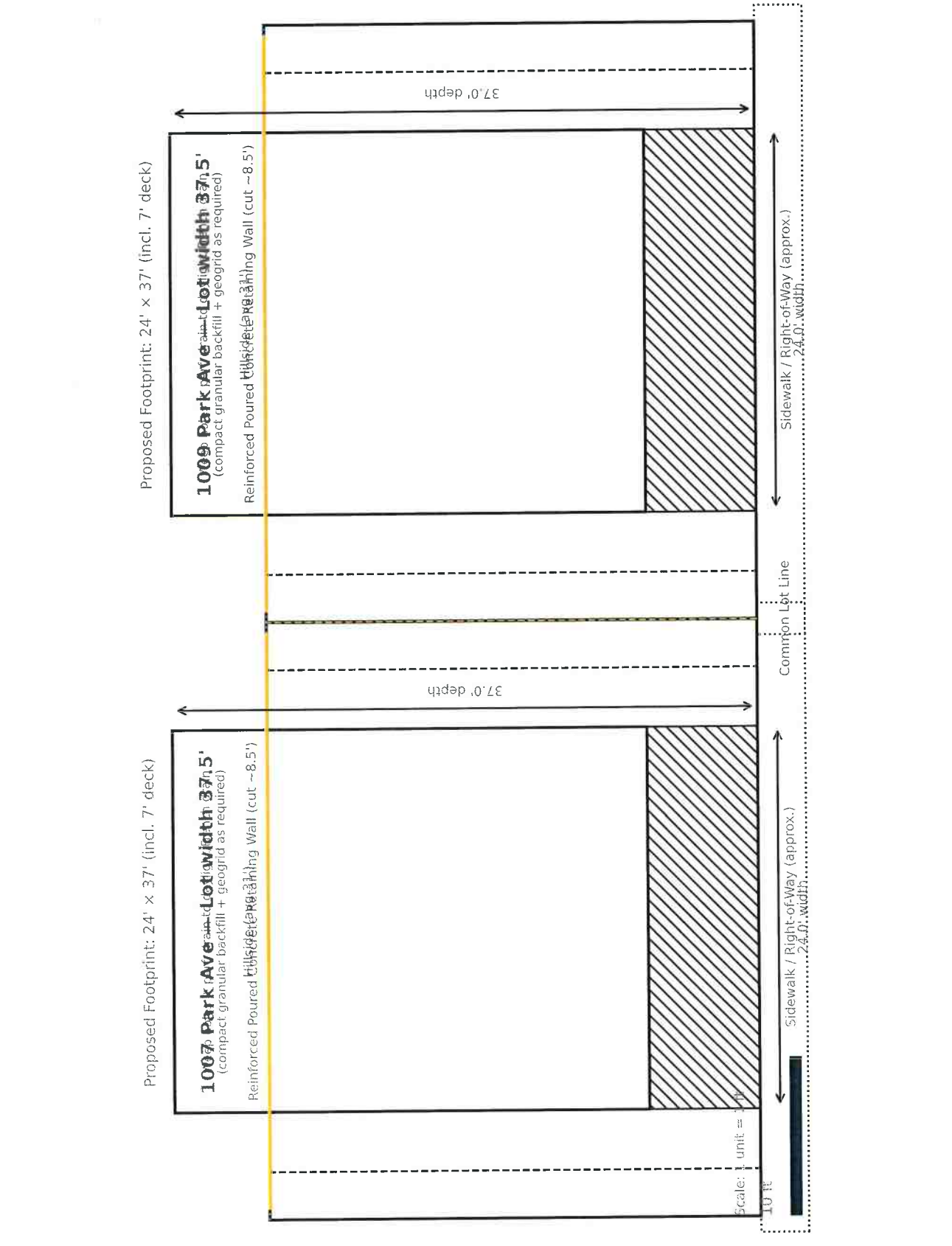
Prepared for: Austin Ketcham
Location: Madison, Indiana

Contents

1. Site Map (Plan View)
2. Elevation Profile (Section)
- 3-4. Exterior Materials & Design Outline

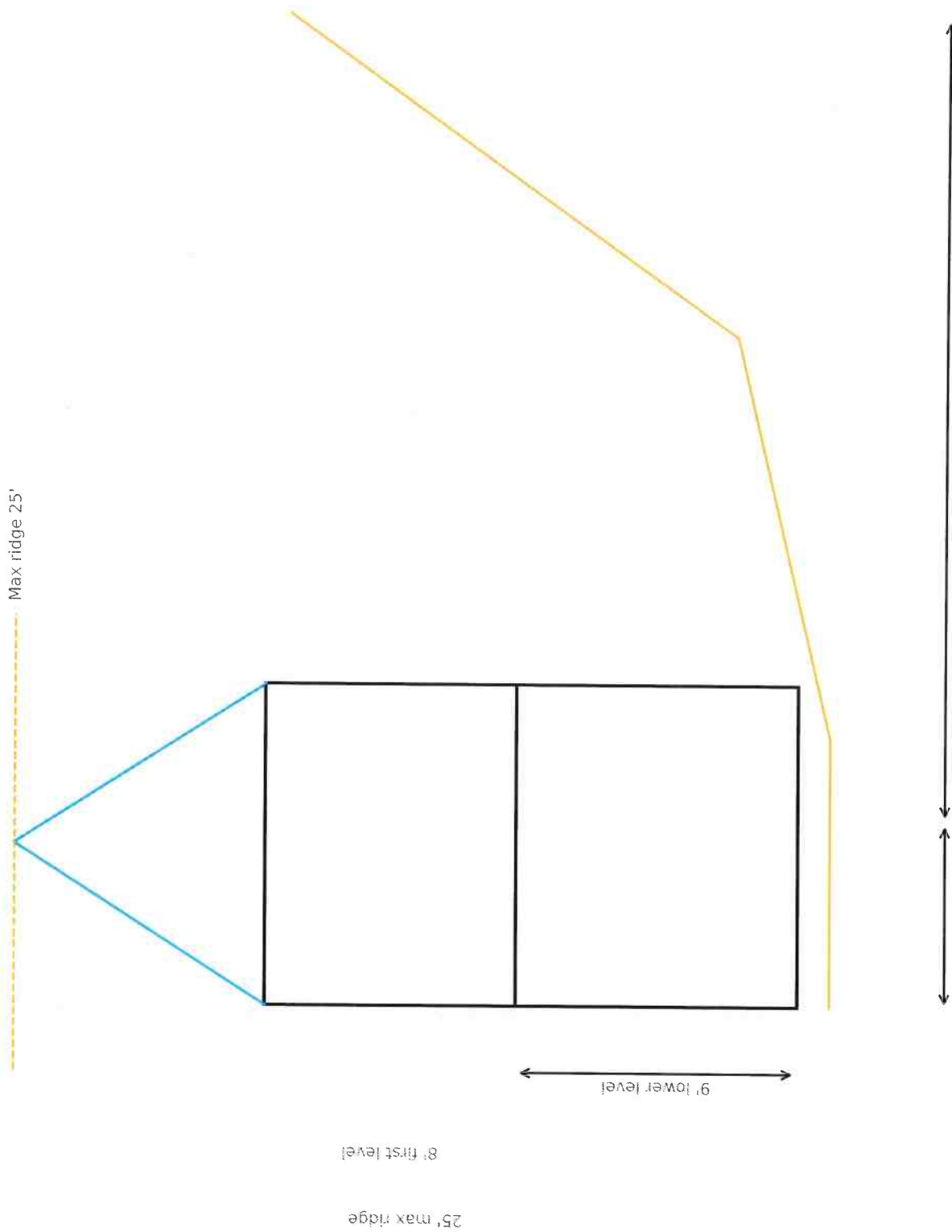
Date: October 08, 2025

Schematic Site Map — 1007 & 1009 Park Ave (Madison, IN)
Proposed Twin Footprints, Setbacks, Hillside Cut & Retaining Wall



- Notes:
- Dimensions based on owner-provided info: each lot 37.5' wide; 3' side setbacks; 0' front setback; sidewalk-to-hillside ~30-32'.
 - Proposed footprint per lot: 24' x 37' (includes 7' front deck). Retaining wall located ~8-9' behind building.
 - Final locations and elevations to be verified against stamped boundary/topo survey before permit issuance.

Schematic Elevation Profile — 1007 & 1009 Park Ave (Section View)
Heights, Deck, Retaining Wall, and Hillside Cut



- Notes:
- Deck 7'
 - Elevations are schematic for board review. Final grading, wall design, and drainage to be engineered.
 - Finished floor shown ~1' above sidewalk grade for reference.
 - Wall design to include weep holes, perforated drain to daylight, granular backfill, and geogrid as required.

Reinforced Poured Concrete Retaining Wall

Perf. di
granul
geogri

& 1009 Park Ave — Exterior Materials & Design Outline (Historic Board Subm

1) Project Summary

- Two new residential structures on 37.5' x ~31' deep lots (average depth from small sidewalk

to hillside). Per plan, each footprint is 24' (W) x 37' (D), including a 7' front deck. Max

ridge height not to exceed 25'. Lower-level ceiling 9', first level 8'.

- A reinforced poured concrete retaining wall will be installed near the rear, with hillside

Details, Compliance Notes, and Preliminary Spec Schedule

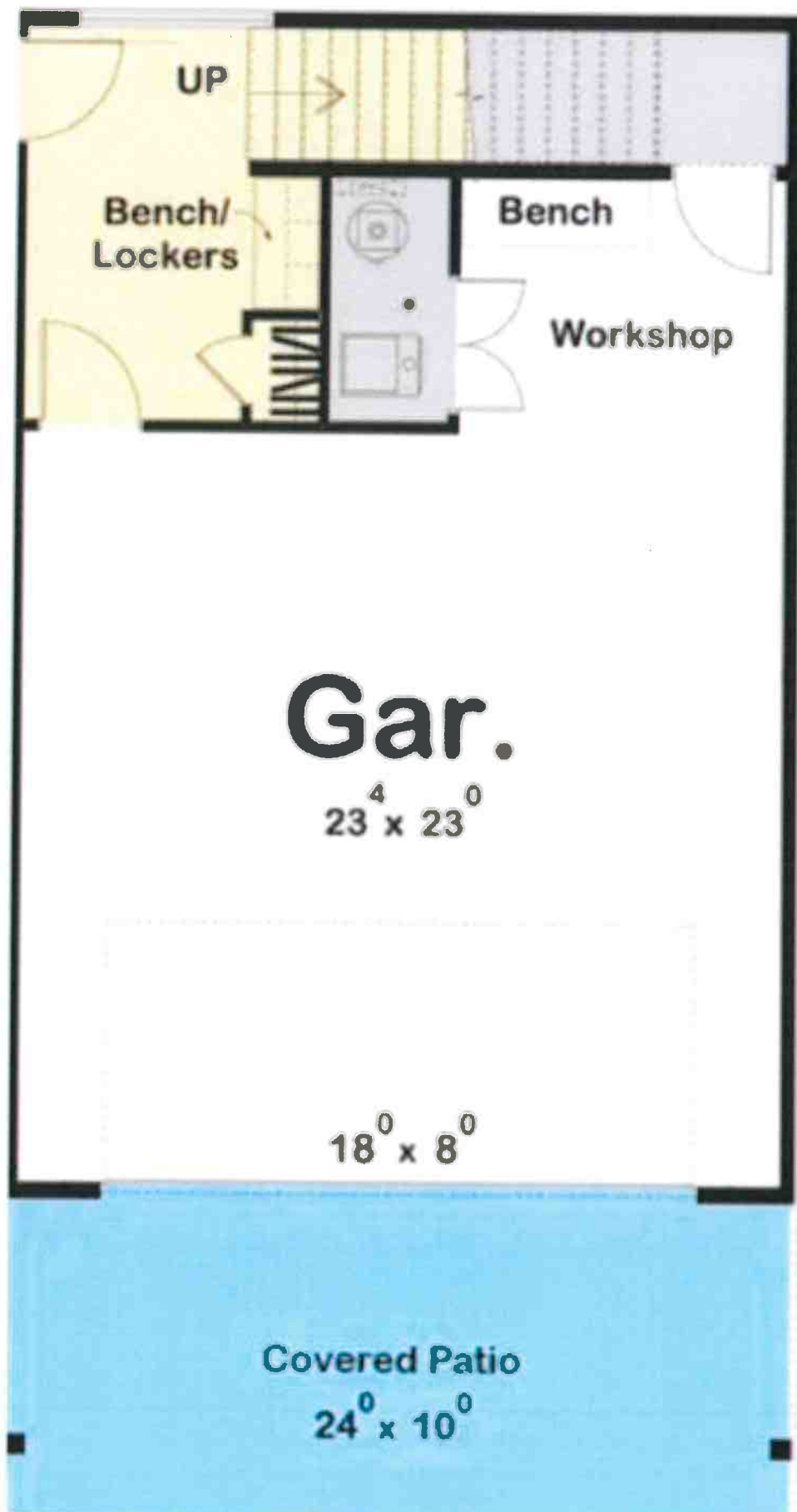
6) Roof, Eaves & Lighting (For Board Context)

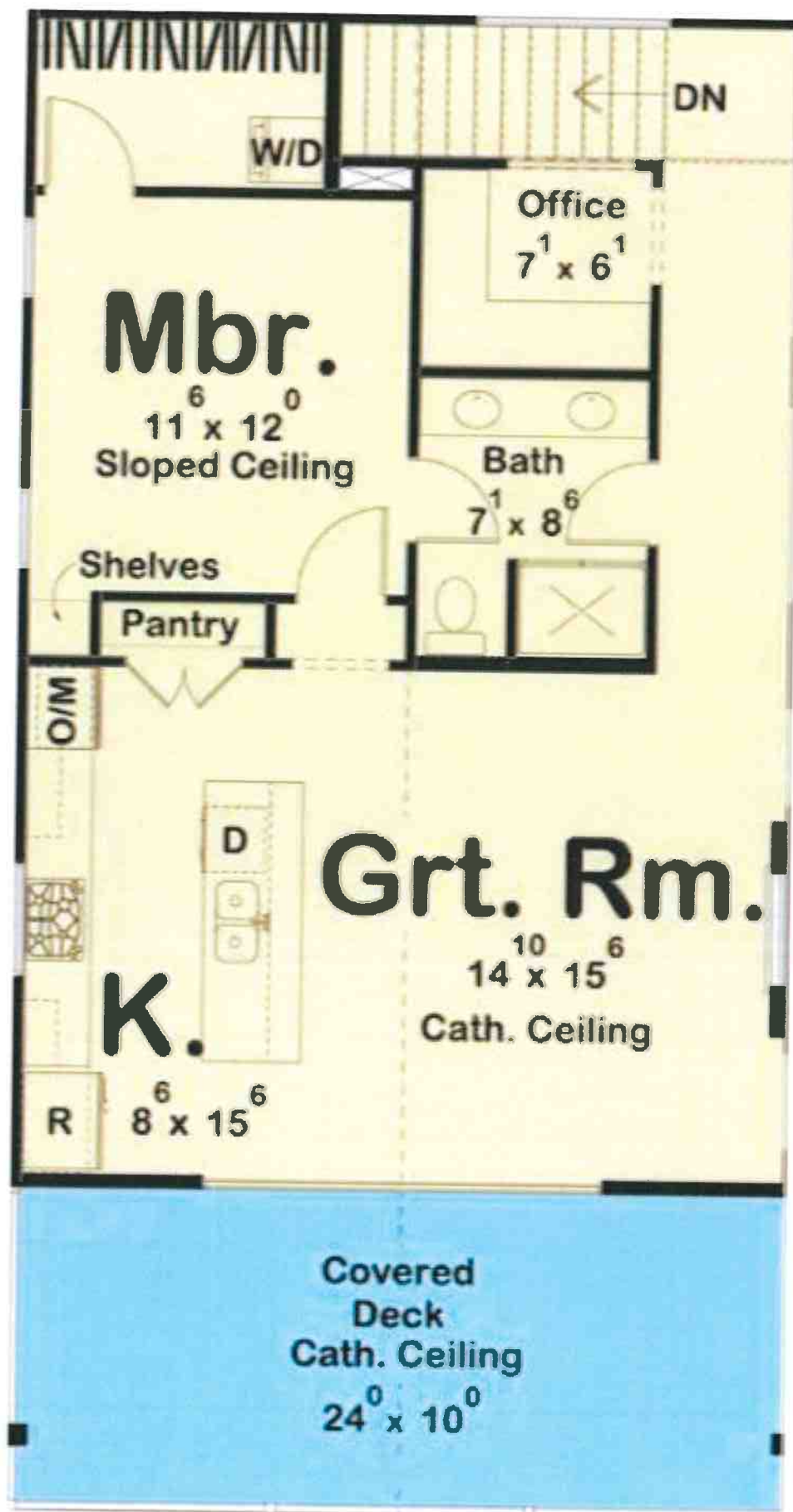
- Roofing: Architectural asphalt shingles, dark gray/charcoal (final color by board). Simple

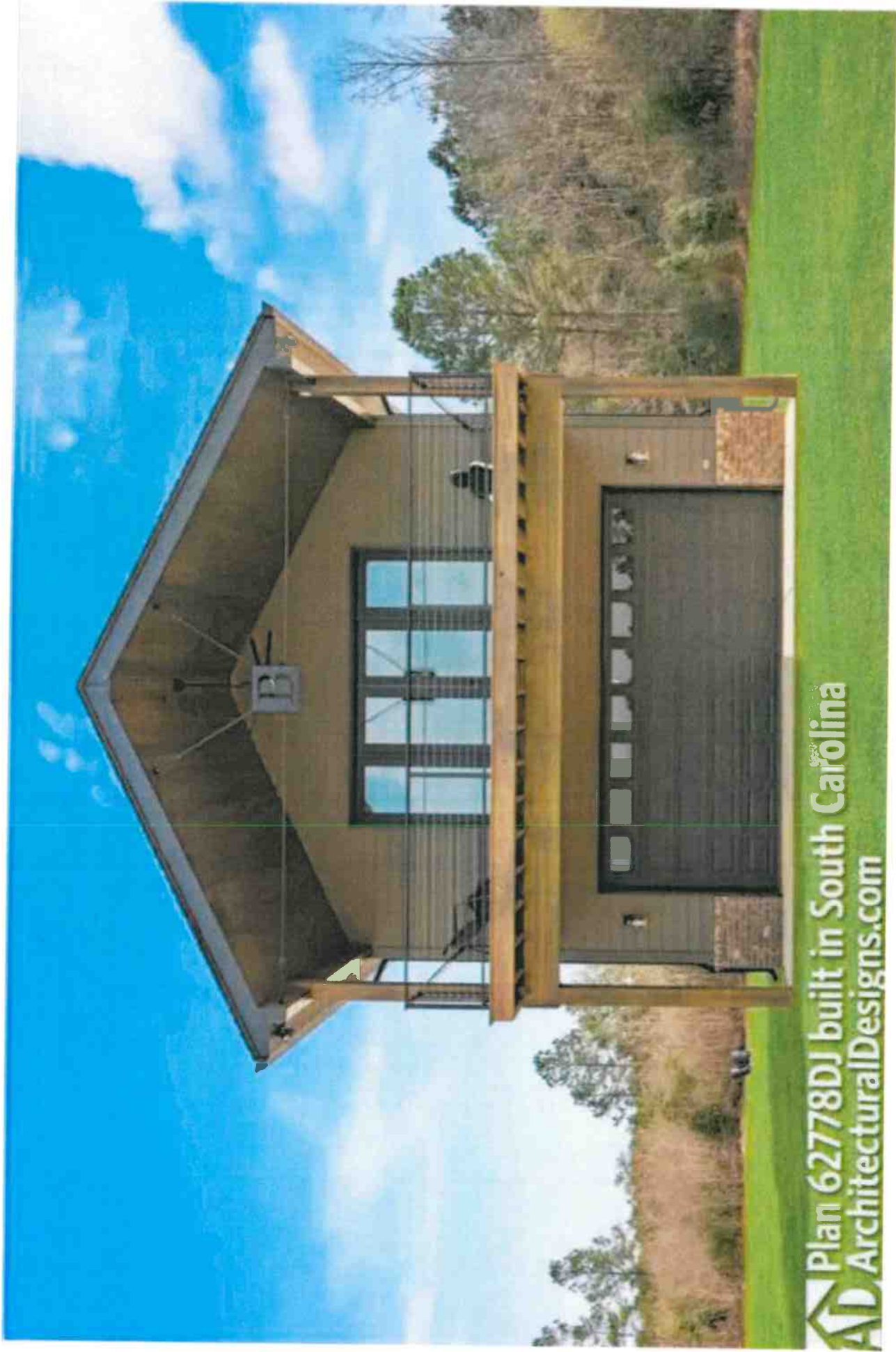
drip edge and gutters. Eave/soffit minimal with frieze board; optional exposed rafter tails

only if board prefers.

- Lighting: Full-cutoff, downward-facing fixtures to reduce glare; warm 2700K-3000K; matte
All products/finishes subject to Historic Board review and final engineering. Dimensions per schematic; verify in field.

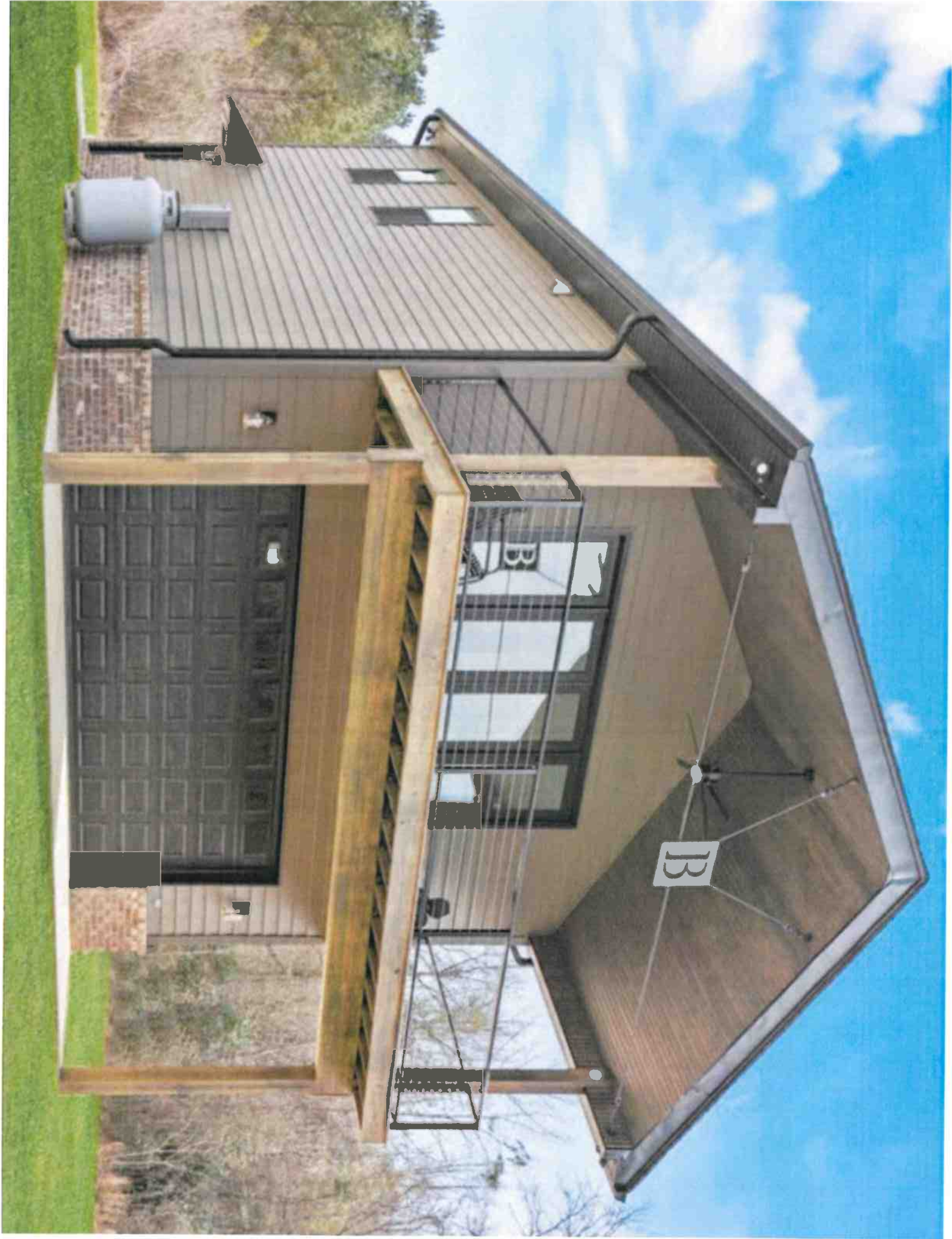






AD Plan 62778DJ built in South Carolina
ArchitecturalDesigns.com







MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Austin Ketcham

Property Address: (address) 1009 Park Ave.

Proposed Action to: (explain) _____
build a new home on the lot

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.