



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: Privacy Fence

Description of Proposed Use: Privacy Fence

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		

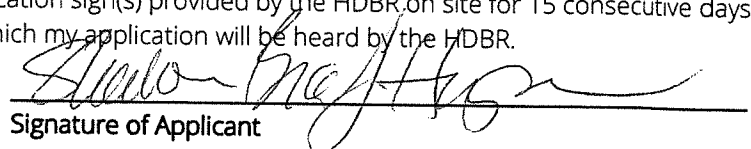
Include a list of existing and proposed materials for each applicable category.

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		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/STAFF COA denied
		☐ HDBR Extended	☐ 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



COA Addendum – Fence/Wall or Signage

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.

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). Fees can be found on the Certificate of Appropriateness (COA) application form.

This COA addendum must be filed with an application for a Certificate of Appropriateness (COA) for projects which include a fence/wall or sign.

FENCE/WALL

Fence height: 6' Fence length: 125'

Fence materials: Please list fence materials.

Treated Wood - Dog ear - Shadow box

Gate(s) and gate material(s): Please include number of gates and the material for each gate. If there will be no gates please put 0 (zero).

3 Treated wood

Fence installation:

- ☐ On a plinth
- ☐ In-ground

- ☒ With posts in concrete
- ☐ Other: _____

SIGN

Sign size: _____

Sign message:

Sign letter size: _____

Dimension of building face: _____

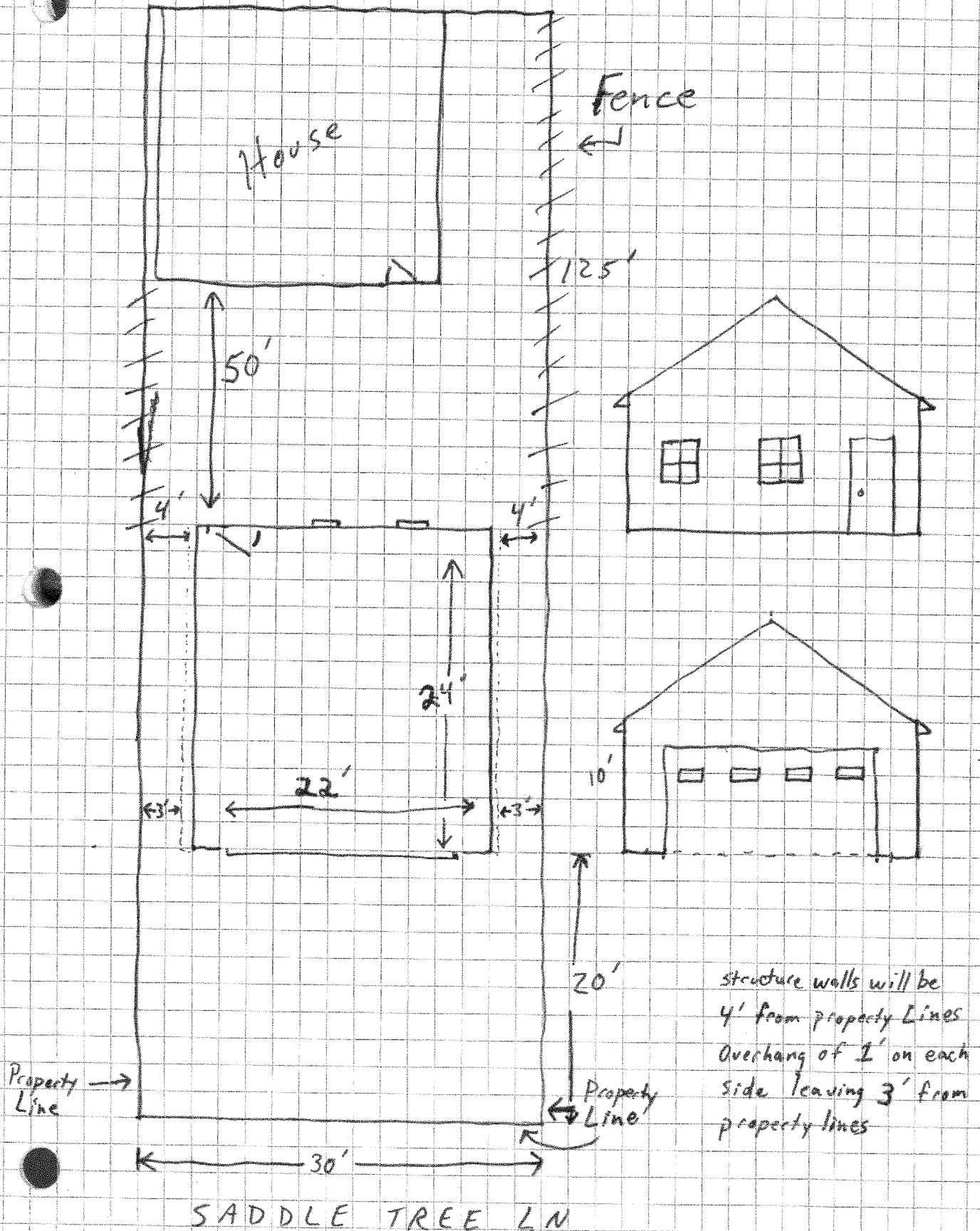
Please list sign materials:

Sign installation:

- ☐ Flat on structure
- ☐ At right angle
- ☐ Beside door

- ☐ Above door/window
- ☐ On glass window
- ☐ Other: _____

515 EAST ST







MADISON

Indiana
Planning, Preservation and Design

Historic District Board of
Review

CERTIFICATE OF APPROPRIATENESS

HDBR Members:

Chris Cody
Happy Smith
Jared Anderson
Ryan Rodgers
Ken McWilliams
Jed Skillman
Bill Jewell

The Historic District Board of Review of Madison, Indiana or Historic District Board of Review Staff has Approved the following work:

- 6'x175' wooden dog ear shadow box privacy fence

Conditions:

•

Findings of Fact:

•

20.0 Fences and Walls

City of Madison HDBR Staff:

Nicole M Schell, AICP

Director of Planning

Phone: 812-265-8324

Email: nschell@madison-in.gov

The issuance of this certificate does NOT in any manner release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of Madison, the County of Jefferson, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance is effective from the date entered herein. Plans are on file and open for public inspection at the Office of Planning, Preservation, and Design, 101 W. Main St. during normal business hours.

Brenna Haley

Historic Preservationist

Phone: 812-265-8324

Email: bhaley@madison-in.gov

Applicant: Sharon Hampton

Location: 515 EAST ST , Madison, IN 47250

Application No.: HDCA-25-110

Certificate Issued: September 23, 2025

Issued By: Brenna Haley, Historic Preservationist

Ordinance 151.23 – Expiration of Permit – A Certificate of Appropriateness permit shall be deemed to authorize the particular changes reflected on the permit. Such permit will expire if, for any reason, the change has not commenced within one (1) year.

CERTIFICATE OF APPROPRIATENESS

HDCA-25-110

This is an e-permit. To learn more, scan this barcode or visit madisonin.viewpointcloud.com/#/records/8967



SITE ADDRESS

515 EAST ST , Madison, IN 47250
6'x175' wooden dog ear shadow box privacy fence

PROJECT

**APPLICANT
APPROVED
ISSUED**

Sharon Hampton
September 23, 2025
October 23, 2025

Expires: October 23, 2026

Office of Planning, Preservation, & Design

Nicole M Schell, AICP
Director of Planning
812-265-8324

Brenna Haley
Historic Preservationist
812-265-8324



MADISON
Indiana
Planning, Preservation and Design



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: Gary W. Taylor
Street: 205 ST. MICHAELS AVE
City: MADISON State: IN Zip: 47250
Phone (Preferred): 502-663-1467
Phone (Alternate): _____
Email: gtaylor5724@gmail.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: _____

Zoning Classification: HDR

Type of Project (Check all that apply)

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

Description of Existing Use: Torn old Fence down to Remove Tree STUMP

Description of Proposed Use: Replace wire fence with wood fence

Name of Contractor (If applicable): _____

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.

* TORN DOWN 3 SECTIONS OF OLD FENCE TO REMOVE TREE STUMPS

* LIKE TO REPLACE ^{OLD} BOARD FENCE & WILD FENCE WITH NEW WOODEN FENCE

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	old wire & wood fence	Replace with New wooden Fence
☐	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: <u>old fence</u>		HDBR/STAFF	<u>wood & wire fence</u>	<u>New wooden fence</u>

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.

10-14-25

Date

Oliver W. Taylor

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
---	---

Documentation Review (Completed by Planning Office)

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



COA Addendum – Fence/Wall or Signage

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.

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). Fees can be found on the Certificate of Appropriateness (COA) application form.

This COA addendum must be filed with an application for a Certificate of Appropriateness (COA) for projects which include a fence/wall or sign.

FENCE/WALL

Fence height: 50 FT. 4 ft high

Fence length: 95 FT

Fence materials: Please list fence materials.

TRIPLE WOOD

Gate(s) and gate material(s): Please include number of gates and the material for each gate. If there will be no gates please put 0 (zero).

NO GATE

Fence installation:

- ☐ On a plinth
☒ In-ground

- ☐ With posts in concrete
☐ Other: _____

SIGN

Sign size: _____

Sign message:

Sign letter size: _____

Dimension of building face: _____

Please list sign materials:

Sign installation:

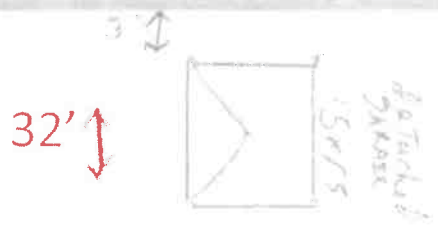
- ☐ Flat on structure
☐ At right angle
☐ Beside door

- ☐ Above door/window
☐ On glass window
☐ Other: _____



E 1st St

201



207

20'
Drive

St Michaels Ave

St Mi

E 1st St



MADISON

Indiana

Planning, Preservation and Design

Historic District Board of
Review

CERTIFICATE OF APPROPRIATENESS

HDBR Members:

Chris Cody

Happy Smith

Jared Anderson

Ryan Rodgers

Ken McWilliams

Jed Skillman
Bill Jewell

The Historic District Board of Review of Madison, Indiana or Historic District Board of Review Staff has Approved the following work:

- new 4-6ftx95ft wood privacy fence to replace wire fence

Conditions:

Findings of Fact:

- 20.0 Fences and Walls

City of Madison HDBR Staff:

Nicole M Schell, AICP

Director of Planning

Phone: 812-265-8324

Email: nschell@madison-in.gov

The issuance of this certificate does NOT in any manner release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of Madison, the County of Jefferson, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance is effective from the date entered herein. Plans are on file and open for public inspection at the Office of Planning, Preservation, and Design, 101 W. Main St. during normal business hours.

Brenna Haley

Historic Preservationist

Phone: 812-265-8324

Email: bhaley@madison-in.gov

Applicant: Gary Taylor

Location: 205 ST MICHAELS AVE , Madison, IN 47250

Application No.: HDCA-25-118

Certificate Issued: October 14, 2025

Issued By: Brenna Haley, Historic Preservationist

Ordinance 151.23 – Expiration of Permit – A Certificate of Appropriateness permit shall be deemed to authorize the particular changes reflected on the permit. Such permit will expire if, for any reason, the change has not commenced within one (1) year.

CERTIFICATE OF APPROPRIATENESS

HDCA-25-118

This is an e-permit. To learn more, scan this barcode or visit madisonin.viewpointcloud.com/#/records/9089



SITE ADDRESS

205 ST MICHAELS AVE , Madison, IN 47250
new 4-6ftx95ft wood privacy fence to replace wire fence

PROJECT

**APPLICANT
APPROVED
ISSUED**

Gary Taylor
October 14, 2025
October 23, 2025

Expires: October 23, 2026

Office of Planning, Preservation, & Design

Nicole M Schell, AICP
Director of Planning
812-265-8324

Brenna Haley
Historic Preservationist
812-265-8324



MADISON
Indiana
Planning, Preservation and Design



HDCA-25-119

Certificate of
Appropriateness (COA)
Application
Status: Complete
Submitted On: 10/14/2025

Primary Location

111 E MAIN ST
MADISON, IN 47250

Owner

Chad and Alison Fife
301 Westwood Ln Madison,
IN 47250

Applicant

 Chad Fife
317-345-3088
 chadlyfife@gmail.com
 301 Westwood Ln
Madison, IN 47250

Internal Review

 Staff Completing Online Form

☐

 Send for HDBR review

☐

 Notification Sign

—

 Incomplete application ?

☐

 Approval/Denial Date

10/15/2025

 Approved/Denied

Approved

 Name and Title of Reviewer

Brenna Haley, Historic Preservationist

 Additional Comments

Document

 **Work Approved/Denied** 

Removal of shutters

 **Conditions** 

 **Finding of Fact** 

19.0 Window Shutters and Screens

General Information

Are you the owner?*

Yes

Zoning Classification

Legal Description of Property

Will you be working with a Contractor?

Yes

Description of Existing Use

Currently only the 1st floor retail space is occupied (The Floating Cow)

Description of Proposed Use

Our vision is a "Shop, Stay, & Play" retail and creative space for book lovers and crafters called Book

Haven! Once complete in the spring of 2026, we plan to offer:

- A refurbished retail space on the 1st floor (The Floating Cow will exit sometime in 2026 and we will open our shop to "create your own book haven at home" - books, lighting, end tables, etc)
- A rentable book club "lounge" and Airbnb space on the 2nd floor
- A creative space for crafters & professionals to create and work on the 3rd floor
- Our existing short-term rental on 3rd Street will be renamed the Book Haven "rowhouse & garden"

Contractor Information

Company Name

Timber Development, LLC

Contractor Name

Brian Martin

License Number

1463

Expiration Date

—

Phone

812-599-2695

Email

btmartin1@yahoo.com

Mailing Address

104 Sering 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*

Brian Martin and I were excited to find the property's 9 original windows in 90% great working condition! So instead of replacing all the windows and frames, we want approval to remove the exterior shutters, inspect the frames, and clean up/refurbish the existing wood frames and replace just a few broken glass pieces. Many of the windows have perfect glass and all frames are refurbishable. We would leave the interior wood unpainted (just clean, sand, and stain), and we would pain the exterior the exact same slate blue color.

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

☒

Existing Material*

We want to remove the existing shutters

Proposed Material*

We want to remove the existing shutters

Siding

☐

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☒

Existing Material*

Wood shutters

Proposed Material*

After removing the shutters, we want to restore the windows to 100% original condition

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*

✓ Chad Fife
Oct 14, 2025







MADISON

Indiana
Planning, Preservation and Design

Historic District Board of
Review

CERTIFICATE OF APPROPRIATENESS

HDBR Members:

Chris Cody
Happy Smith
Jared Anderson
Ryan Rodgers
Ken McWilliams
Jed Skillman
Bill Jewell

The Historic District Board of Review of Madison, Indiana or Historic District Board of Review Staff has Approved the following work:

- Removal of shutters

Conditions:

Findings of Fact:

- 19.0 Window Shutters and Screens

City of Madison HDBR Staff:

Nicole M Schell, AICP
Director of Planning
Phone: 812-265-8324
Email: nschell@madison-in.gov

The issuance of this certificate does NOT in any manner release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of Madison, the County of Jefferson, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance is effective from the date entered herein. Plans are on file and open for public inspection at the Office of Planning, Preservation, and Design, 101 W. Main St. during normal business hours.

Brenna Haley

Historic Preservationist

Phone: 812-265-8324

Email: bhaley@madison-in.gov

Applicant: Chad Fife

Location: 111 E MAIN ST , Madison, IN 47250

Application No.: HDCA-25-119

Certificate Issued: October 15, 2025

Issued By: Brenna Haley, Historic Preservationist

Ordinance 151.23 – Expiration of Permit – A Certificate of Appropriateness permit shall be deemed to authorize the particular changes reflected on the permit. Such permit will expire if, for any reason, the change has not commenced within one (1) year.

CERTIFICATE OF APPROPRIATENESS

HDCA-25-119

This is an e-permit. To learn more, scan this barcode or visit madisonin.viewpointcloud.com/#/records/9096



SITE ADDRESS

111 E MAIN ST , Madison, IN 47250
Removal of shutters

PROJECT

**APPLICANT
APPROVED
ISSUED**

Chad Fife
October 15, 2025
October 16, 2025

Expires: October 16, 2026

Office of Planning, Preservation, & Design

Nicole M Schell, AICP
Director of Planning
812-265-8324

Brenna Haley
Historic Preservationist
812-265-8324



MADISON
Indiana
Planning, Preservation and Design



HDCA-25-120

Certificate of
Appropriateness (COA)
Application
Status: Complete
Submitted On: 10/16/2025

Primary Location

527 W THIRD ST
MADISON, IN 47250

Owner

Hertz David A & Angela M
3RD ST 527 MADISON, IN
47250

Applicant

 David Hertz
 812-292-0538
 dhertz@fbmilton.com
 527 W 3rd Street
Madison, IN 47250

Internal Review

 Staff Completing Online Form

☐

 Send for HDBR review

☐

 Notification Sign

—

 Incomplete application 

☐

 Approval/Denial Date

10/23/2025

 Approved/Denied

Approved

 Name and Title of Reviewer

Brenna Haley, Historic Preservationist

 Additional Comments

Document

Work Approved/Denied

replacement of horizontal lap vinyl siding with horizontal lap LP smart siding (currently no wood siding underneath)

Conditions

Finding of Fact

3.0 Wood Siding and Shingles

General Information

Are you the owner?*

Yes

Zoning Classification

Residential

Legal Description of Property

527 W. 3rd Street, Madison, IN 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

Single-family dwelling

Description of Proposed Use

Single-family dwelling

Contractor Information**Company Name**

Binzer Contracting

Contractor Name

Matthew Binzer

License Number

1786

Expiration Date

—

Phone

8123135398

Email

mattbinzerhouse@gmail.com

Mailing Address

1213 W Main 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*

It is our desire to remove and replace the existing vinyl siding that is on the back addition to our house with LP Smartside Horizontal Lap and pine trim.

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

☒

Existing Material*

vinyl siding

Proposed Material*

LP Smartside horizontal lap and pine trim

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.

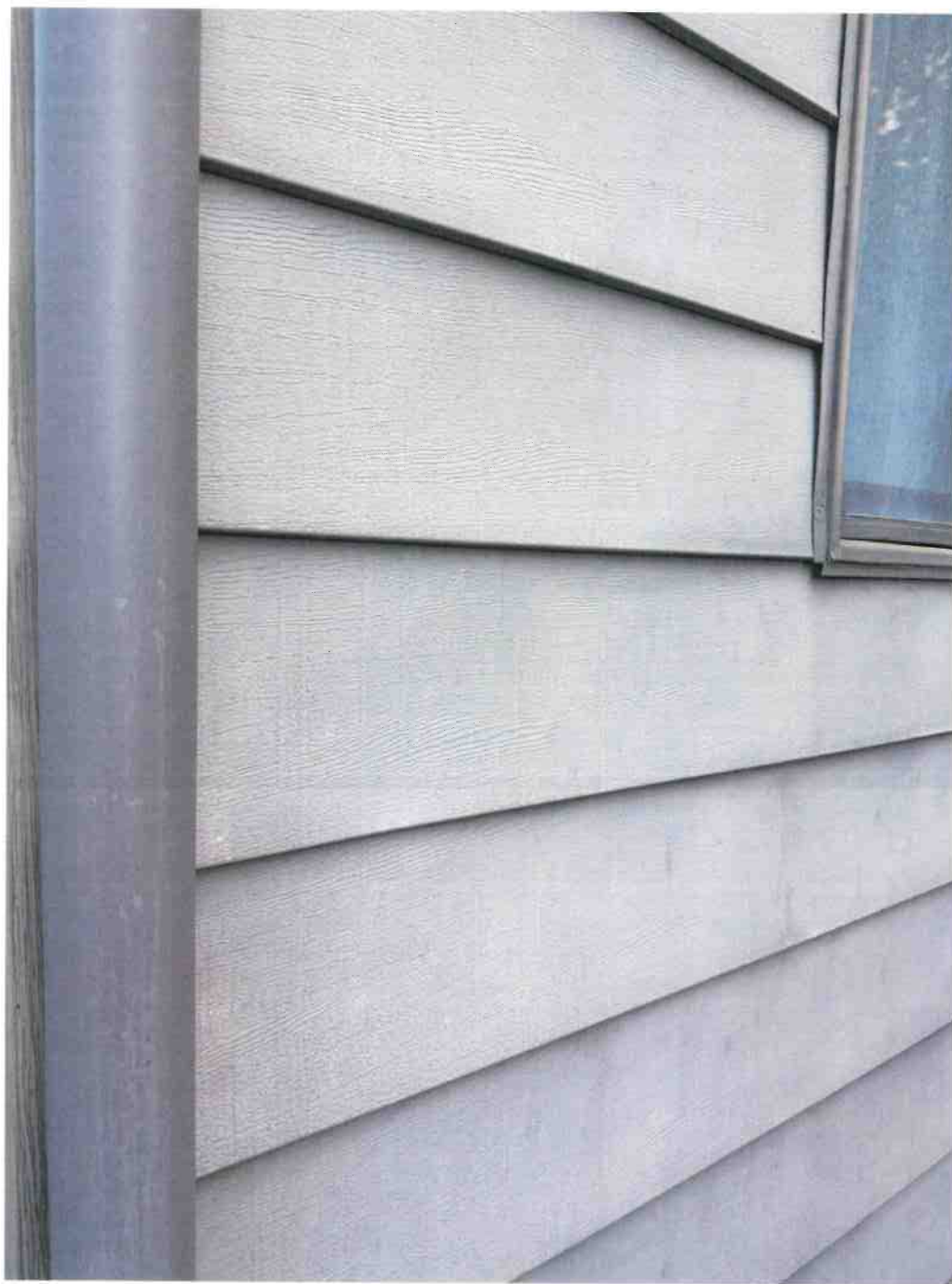
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

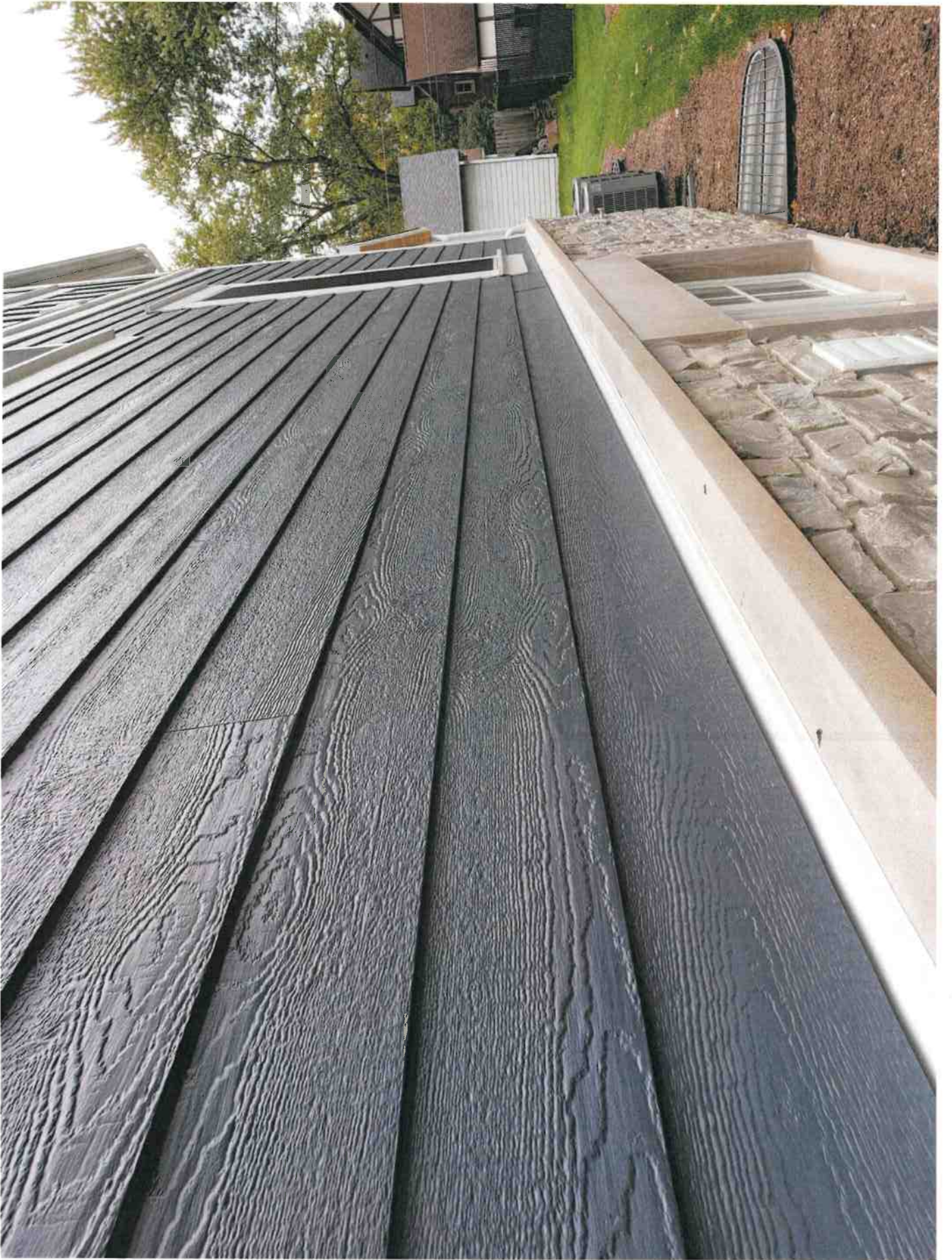
Digital Signature*

 David A. Hertz

Oct 16, 2025









MADISON

Indiana
Planning, Preservation and Design

Historic District Board of
Review

CERTIFICATE OF APPROPRIATENESS

HDBR Members:

Chris Cody
Happy Smith
Jared Anderson
Ryan Rodgers
Ken McWilliams
Jed Skillman
Bill Jewell

The Historic District Board of Review of Madison, Indiana or Historic District Board of Review Staff has Approved the following work:

- replacement of horizontal lap vinyl siding with horizontal lap LP smart siding (currently no wood siding underneath)

Conditions:

- Findings of Fact:

- 3.0 Wood Siding and Shingles

City of Madison HDBR Staff:

Nicole M Schell, AICP
Director of Planning
Phone: 812-265-8324
Email: nschell@madison-in.gov

The issuance of this certificate does NOT in any manner release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of Madison, the County of Jefferson, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance is effective from the date entered herein. Plans are on file and open for public inspection at the Office of Planning, Preservation, and Design, 101 W. Main St. during normal business hours.

Brenna Haley
Historic Preservationist
Phone: 812-265-8324
Email: bhaley@madison-in.gov

Applicant: David Hertz

Location: 527 W THIRD ST , Madison, IN 47250

Application No.: HDCA-25-120

Certificate Issued: October 23, 2025

Issued By: Brenna Haley, Historic Preservationist

Ordinance 151.23 – Expiration of Permit – A Certificate of Appropriateness permit shall be deemed to authorize the particular changes reflected on the permit. Such permit will expire if, for any reason, the change has not commenced within one (1) year.

CERTIFICATE OF APPROPRIATENESS

HDCA-25-120

This is an e-permit. To learn more, scan this barcode or visit madisonin.viewpointcloud.com/#/records/9133



SITE ADDRESS

527 W THIRD ST , Madison, IN 47250
replacement of horizontal lap vinyl siding with horizontal lap LP smart siding (currently no wood siding underneath)

PROJECT

**APPLICANT
APPROVED
ISSUED**

David Hertz
October 23, 2025
October 23, 2025

Expires: October 23, 2026

Office of Planning, Preservation, & Design

Nicole M Schell, AICP
Director of Planning
812-265-8324

Brenna Haley
Historic Preservationist
812-265-8324



MADISON
Indiana
Planning, Preservation and Design



HDCA-25-123

Certificate of
Appropriateness (COA)
Application
Status: Complete
Submitted On: 10/22/2025

Primary Location

812 WALNUT ST
MADISON, IN 47250

Owner

Stewart Cynthia
BARCELONA AVE 1524 FORT
MYERS, FL 33901

Applicant

 Cindy Stewart
 239-826-5611
 midwife0117@gmail.com
 812 Walnut St
Madison , Indiana 47250

Internal Review

 Staff Completing Online Form



 Send for HDBR review



 Notification Sign

—

 Incomplete application ?



 Approval/Denial Date

10/23/2025

 Approved/Denied

Approved

 Name and Title of Reviewer

Brenna Haley, Historic Preservationist

 Additional Comments

Document

 **Work Approved/Denied** 

new 7.5'Hx13'L fence

 **Conditions** 

 **Finding of Fact** 

20.0 Fences and Walls

General Information

Are you the owner?*

Yes

Zoning Classification

HDR

Legal Description of Property

812 Walnut St

Will you be working with a Contractor?

No

Description of Existing Use

Border of neighboring home

Description of Proposed Use

Fence

Type of Project

Select which applies to your project.*

Define Other ?

Fence or Wall

Description(s) of Work

Scope of Work*

Adding fence 7 1/2 ft

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☐

Deck

☐

Demolition

☐

Doors & Entrances

☐

Fences and Walls

☒

Existing Material*

none

Proposed Material*

Treated Lumber

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

☐

Fence Information

Fence Height*

7.5

Fence Length*

13

Please List Fence Materials*

Treated lumber

Gate(s) and Gate Material(s) 🌐

None

Fence Installation:

On a plinth

☐

With posts in concrete

☒

In-ground



Other



Fence Installation*

With posts in concrete







MADISON

Indiana
Planning, Preservation and Design

Historic District Board of
Review

CERTIFICATE OF APPROPRIATENESS

HDBR Members:

Chris Cody
Happy Smith
Jared Anderson
Ryan Rodgers
Ken McWilliams
Jed Skillman
Bill Jewell

The Historic District Board of Review of Madison, Indiana or Historic District Board of Review Staff has Approved the following work:

- new 7.5'Hx13'L fence
- Conditions:
- Findings of Fact:
- 20.0 Fences and Walls

City of Madison HDBR Staff:

Nicole M Schell, AICP
Director of Planning
Phone: 812-265-8324
Email: nschell@madison-in.gov

The issuance of this certificate does NOT in any manner release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of Madison, the County of Jefferson, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance is effective from the date entered herein. Plans are on file and open for public inspection at the Office of Planning, Preservation, and Design, 101 W. Main St. during normal business hours.

Brenna Haley
Historic Preservationist
Phone: 812-265-8324
Email: bhaley@madison-in.gov

Applicant: Cindy Stewart

Location: 812 WALNUT ST , Madison, IN 47250

Application No.: HDCA-25-123

Certificate Issued: October 23, 2025

Issued By: Brenna Haley, Historic Preservationist

Ordinance 151.23 – Expiration of Permit – A Certificate of Appropriateness permit shall be deemed to authorize the particular changes reflected on the permit. Such permit will expire if, for any reason, the change has not commenced within one (1) year.

CERTIFICATE OF APPROPRIATENESS

HDCA-25-123

This is an e-permit. To learn more, scan this barcode or visit madisonin.viewpointcloud.com/#/records/9186



SITE ADDRESS

812 WALNUT ST , Madison, IN 47250
new 7.5'Hx13'L fence

PROJECT

**APPLICANT
APPROVED
ISSUED**

Cindy Stewart
October 23, 2025
October 23, 2025

Expires: October 23, 2026

Office of Planning, Preservation, & Design

Nicole M Schell, AICP
Director of Planning
812-265-8324

Brenna Haley
Historic Preservationist
812-265-8324



MADISON
Indiana
Planning, Preservation and Design



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: David + Carol Stonecipher
Street: 201 St. Michael's Ave
City: Madison State: IN Zip: 47250
Phone (Preferred): 512-557-7854
Phone (Alternate): _____
Email: daca3477399@yahoo.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: 201 St. Michael's Ave

Zoning Classification: _____

Type of Project (Check all that apply)

- | | |
|--|--|
| ☐ New Building | ☐ Restoration, Rehabilitation, or Remodel |
| ☐ Addition to Building | ☐ Fence or Wall |
| ☐ Relocating a Building | ☐ Sign |
| ☐ Demolition | ☒ Other: <u>Steps</u> |

Description of Existing Use: _____

Description of Proposed Use: _____

Name of Contractor (If applicable): Tim Boldery

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.

Replacing existing concrete steps with wooden steps on south side of house.

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	Concrete	Wood
☐	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.

10-3-25

Date

David Blonczyk

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
---	---

Documentation Review (Completed by Planning Office)

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

Bryan Shaw
Director of Building and Design



City of Madison
Office of Building and Design

(812) 265-8324
Email: bshaw@madison-in.gov

101 W Main Street
Madison, Indiana 47250-3775

201 Saint Michaels
Madison IN 47250

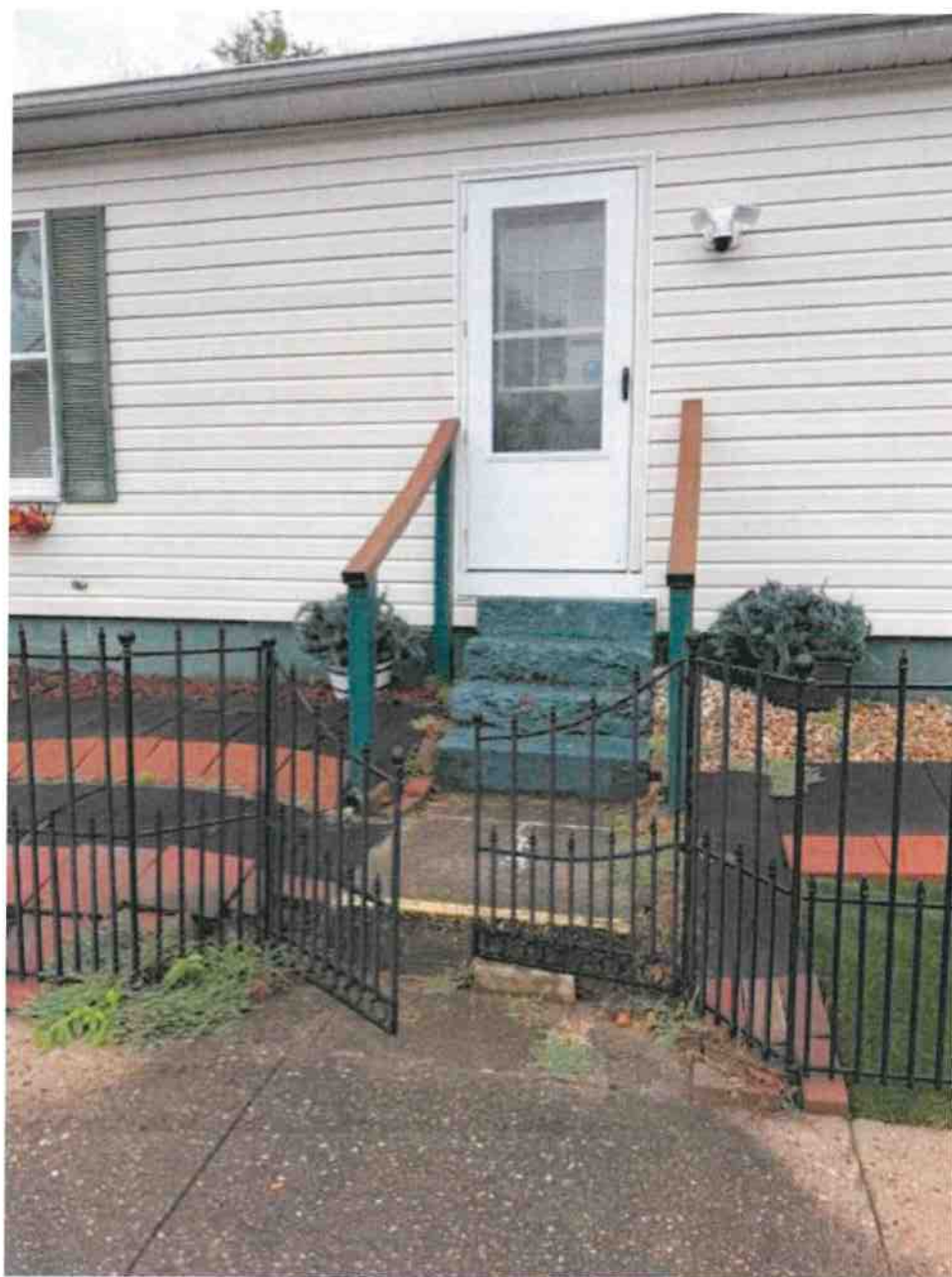
I inspected the stairs on the south side and have determined that the steps need to be brought to code.

- 1) Risers and treads are not proper height or length
- 2) Railing is also not to code
- 3) Due to occupants being handicap I deem this to be abated as soon as possible

Respectfully,
Bryan Shaw

Building Inspector City of Madison

Date 10/27/2025





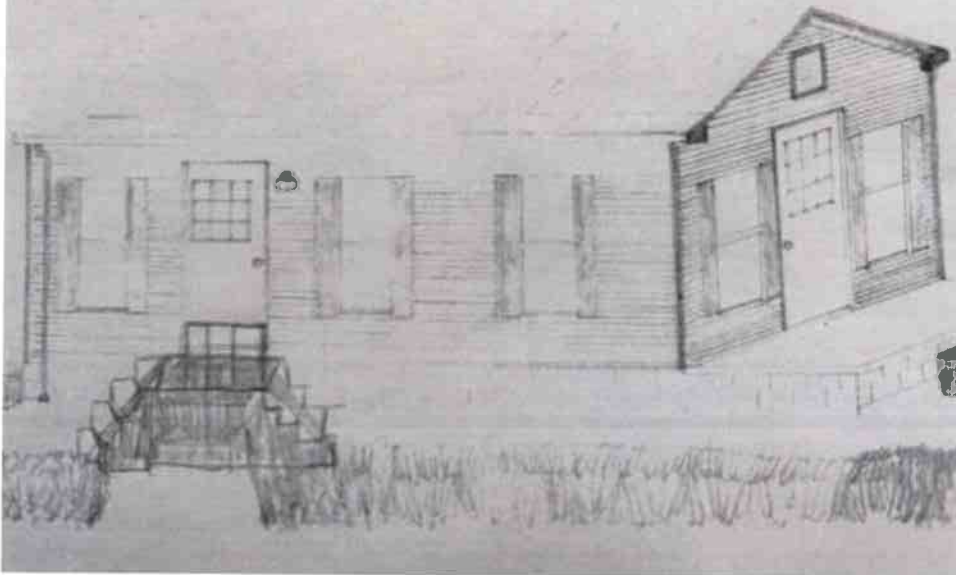
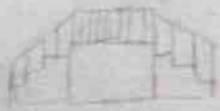


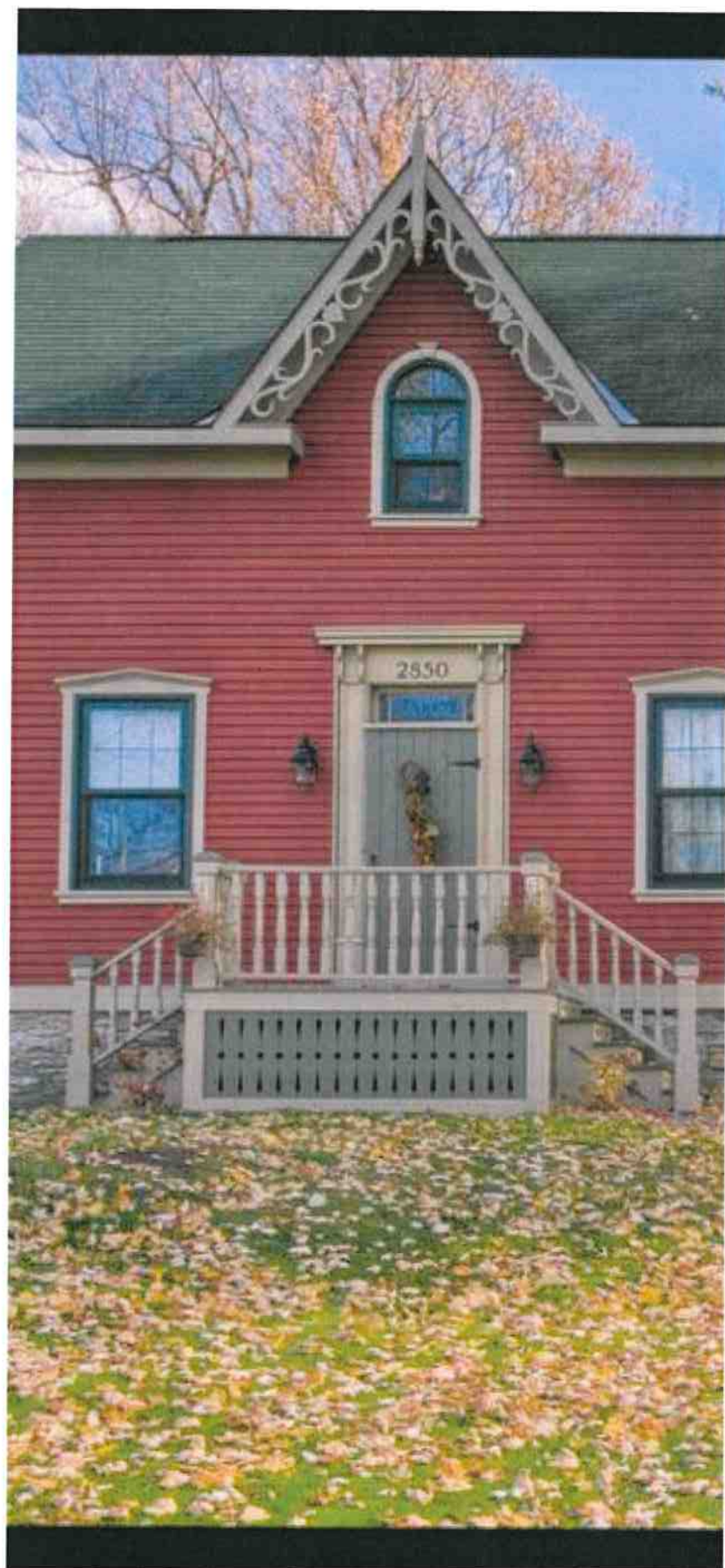






THE STONE STEPS RETURN IS THE CONCRETE
RAMP WILL BE WOOD MASTER ON BOTH SIDES
AND WILL BE BUILT OVER OLD STEPS







MADISON

Indiana
Planning, Preservation and Design

Historic District Board of
Review

CERTIFICATE OF APPROPRIATENESS

HDBR Members:

Chris Cody
Happy Smith
Jared Anderson
Ryan Rodgers
Ken McWilliams
Jed Skillman
Bill Jewell

The Historic District Board of Review of Madison, Indiana or Historic District Board of Review Staff has Approved the following work:

- replacement of stairs at side entrance, changing directions to add a platform, replacing concrete with wood

Conditions:

Findings of Fact:

- 10.0 Fire Escapes and Exterior Stairs

City of Madison HDBR Staff:

Nicole M Schell, AICP
Director of Planning
Phone: 812-265-8324
Email: nschell@madison-in.gov

The issuance of this certificate does NOT in any manner release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of Madison, the County of Jefferson, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance is effective from the date entered herein. Plans are on file and open for public inspection at the Office of Planning, Preservation, and Design, 101 W. Main St. during normal business hours.

Brenna Haley
Historic Preservationist
Phone: 812-265-8324
Email: bhaley@madison-in.gov

Applicant: David Stonecipher

Location: 201 ST MICHAELS AVE , Madison, IN 47250

Application No.: HDCA-25-125

Certificate Issued: October 23, 2025

Issued By: Brenna Haley, Historic Preservationist

Ordinance 151.23 – Expiration of Permit – A Certificate of Appropriateness permit shall be deemed to authorize the particular changes reflected on the permit. Such permit will expire if, for any reason, the change has not commenced within one (1) year.

CERTIFICATE OF APPROPRIATENESS

HDCA-25-125

This is an e-permit. To learn more, scan this barcode or visit madisonin.viewpointcloud.com/#/records/9193



SITE ADDRESS

201 ST MICHAELS AVE , Madison, IN 47250
replacement of stairs at side entrance, changing directions to add a platform, replacing concrete with wood

PROJECT

**APPLICANT
APPROVED
ISSUED**

David Stonecipher
October 23, 2025
October 24, 2025

Expires: October 24, 2026

Office of Planning, Preservation, & Design

Nicole M Schell, AICP
Director of Planning
812-265-8324

Brenna Haley
Historic Preservationist
812-265-8324



MADISON
Indiana
Planning, Preservation and Design