



MADISON *Indiana*

Historic District Board of Review Legal Notice

MEETING DATE: November 24, 2025, at 5:30 PM

MEETING PLACE: Madison City Hall, 101 W. Main Street Madison, IN 47250

STREAMING LINK: www.youtube.com/@CityofMadisonIndianaGovernment

- A. Roll Call
- B. Approval of Minutes
- C. Tabled Applications
 - Tom McPherson – C. of A. to remove rear addition and replace with deck, extending porch along front of structure, enlarging window on southside wall in front room.
Location: 123 Jefferson St.
Zoned: Central Business District (CBD)
 - Annette Fultz – C. of A. to replace rotting wood windows with aluminum clad windows and demolish garage at rear of property.
Location: 421 Mill St.
Zoned: Historic District Residential (HDR)
 - Carolina and Ken Mackinlay – C. of A. to replace windows.
Location: 1229 W. Main St.
Zoned: Historic District Residential (HDR)
 - Orbin Ash – C. of A. to build a 20'x30' pole barn.
Location: 608 W. Third St.
Zoned: Historic District Residential (HDR)
- D. New Applications
 - Gary Taylor – C. of A. to build a new one-story house on the lot.
Location: 205 St. Michaels Ave.
Zoned: Historic District Residential (HDR)
 - John Schuring – C. of A. to replace non-original wood windows with wood aluminum-clad windows.
Location: 1063 W. Main St.
Zoned: Residential Medium Density (R-8)
 - Brenda Cooper – C. of A. to remove historic stucco to expose brick.
Location: 307 West St.
Zoned: Central Business District (CBD)
- E. New/Old Business
- F. Staff Report
- G. Adjournment
- H. Next Meeting: December 16, 2025, at 5:30 PM

For the purpose of hearing those who are for or against said applications, a public hearing will be held on Monday, November 24, 2025, at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.

This agenda is in DRAFT FORM. Open Door Law does not prohibit the public agency from changing or adding to its agenda during the meeting.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW
Brenna Haley, Historic Preservationist

Board Members

Appointing Authority

Term of Appointment

City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact ADA Coordinator at 812-265-8300.



MADISON

Indiana

Chris Cody	Mayor	04/08/2025-12/31/2025
Happy Smith	Mayor	12/26/2023-12/31/2026
Jed Skillman	Mayor	01/23/2024-12/31/2026
Jared Anderson	Mayor	02/05/2025-12/31/2025
Ryan Rodgers	Mayor	02/05/2025-12/31/2027
Ken McWilliams	Mayor	01/04/2024-12/31/2026
William Jewell	Mayor	04/22/2024-12/31/2025

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HISTORIC DISTRICT BOARD OF REVIEW

Minutes

October 27, 2025

The Madison City Historic District Board of Review held the regularly scheduled meeting on Monday, October 27, 2025, at 5:30 p.m. at 101 W. Main Street. William Jewell presided over the meeting with the following members present: Ken McWilliams, Ryan Rodgers, Chris Cody, Happy Smith, Jared Anderson., and Jed Skillman. Also present was Brenna Haley – Historic Preservationist and Bryan Shaw – Building Inspector.

W. Jewell gave an overview of what to expect for those who have never been to a Historic District Board of Review meeting. Once the application is announced the applicant or representative will come up to the microphone to answer any questions. B. Haley will present the particulars on the project. The board will then go through a list of items to see if they meet the guidelines. W. Jewell added that at the end of each application, the board will vote.

09/22/2025 Minutes:

W. Jewell asked if everyone had a chance to read the minutes for the meeting on September 22, 2025, and had any corrections or additions.

K. McWilliams moved to approve the minutes. Seconded by C. Cody.

Roll Call:

K. McWilliams	Approved
W. Jewell	Approved
J. Skillman	Approved
R. Rodgers	Approved
C. Cody	Approved
H. Smith	Abstained
J. Anderson	Abstained

Minutes stand approved.

Applications:

1. Tom McPherson – C. of A. to remove the rear addition and replace with a 8'x16' deck, extend the front porch across entire building front with steps on the side, extend roof to cover the deck, add French doors on side and back of building, and enlarge the front window.
Location: 123 Jefferson St. Zoned: Central Business District (CBD)

B. Haley explained that the applicants requested to table to application until after the next BZA meeting to discuss the apartments, as there were concerns that the proposed riverfront apartments would affect the view that would be attained with the additions proposed.

W. Jewell asked for a motion to table the application. K. McWilliams made the following motion, "I move we table the project at 123 Jefferson St. until the next meeting."

Seconded J. Anderson.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved

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Historic District Board of Review
October 27, 2025

W. Jewell	Approved
R. Rodgers	Approved
C. Cody	Approved
H. Smith	Approved
J. Anderson	Approved

The motion to table the application was approved.

2. Indiana Landmarks – C. of A. to put an addition onto the back of the house.
Location: 111 E. Fourth St. Zoned: Historic District Residential (HDR)
- B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Greg Sekula, Director of Indiana Landmarks’ Southern Regional Office was present on behalf of Indiana Landmarks.
- G. Sekula explained that most changes to the house would be done in kind. The proposed two-story rear addition would match the rest of the house with its wood siding, and the windows on this addition would be 6/6 windows salvaged from a demolished historic home in Hanover. The intent is to fix the shell of the house and leave the inside for the next buyer to finish. If the home does not sell as a shell, they will go back to work on the inside, but the preference is to sell it with the inside unfinished.
- K. McWilliams asked if the foundation in the back would be stone. G. Sekula said it would likely be a parged concrete block foundation, to match much of the rest of the house. All of the foundation will be repaired or replaced.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
26.0 New Construction - Additions	p. 104-108	<i>Madison Historic District Design Guidelines – 26.0 New Construction - Additions</i> <i>K. McWilliams</i> – This meets the guidelines and should be approved. <i>C. Cody</i> – I agree. <i>J. Anderson</i> – I agree. <i>J. Skillman</i> – I agree. <i>R. Rodgers</i> – I agree. <i>H. Smith</i> – I agree. <i>W. Jewell</i> – I agree.

C. Cody made the following motion, “Based on the preceding findings of fact, I move that the Madison Historic District Board of Review grant a Certificate of Appropriateness for 111 E. Fourth St.”

Seconded by J. Skillman.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved
W. Jewell	Approved

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R. Rodgers	Approved
C. Cody	Approved
H. Smith	Approved
J. Anderson	Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

- 3. Brent Eyster – C. of A. to put a pole in backyard to support antenna, attached to brick/eaves.
Location: 808 E. Second St. Zoned: Historic District Residential (HDR)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Brent Eyster was present.

B. Eyster said that the pole would support an antenna for TV signal. It would be attached to either the brick by the roof, or the eaves for support.

J. Anderson asked B. Haley if the board could move straight to a vote.

J. Anderson made the following motion, “I move to approve the application for 808 E. Second St.”

Seconded by K. McWilliams.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved
W. Jewell	Approved
R. Rodgers	Approved
C. Cody	Approved
H. Smith	Approved
J. Anderson	Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

- 4. Annette Fultz – C. of A. to replace rotting wood windows with aluminum clad windows and demolish garage at rear of property.
Location: 421 Mill St. Zoned: Historic District Residential

B. Haley explained that, after discussion with the applicant, it was decided that the application should be tabled.

C. Cody asked if any other applications that are going to be tabled could be voted on and approved at the same time. B. Haley said that would be fine.

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C. Cody made the following motion, “I move to table the applications for 421 Mill St., 608 W. Third St., and 1229 W. Main St.”

Seconded by J. Anderson.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved
W. Jewell	Approved
R. Rodgers	Approved
C. Cody	Approved
H. Smith	Approved
J. Anderson	Approved

The motion to table the applications was approved.

- 5. Sharon Hampton – C. of A. to build a new 22’x24’ garage.
Location: 515 East St. Zoned: Historic District Residential (HDR)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Bill Eckles was present on behalf of Sharon Hampton.

K. McWilliams asked B. Haley if the fence drawn onto the site plan had been approved already. B. Haley confirmed that it had been.

B. Eckles described the size and look of the proposed shed structure. K. McWilliams asked if S. Hampton was aware that vinyl is not appropriate downtown. B. Eckles said that she was preferring the vinyl for cost factors. B. Eckles asked why new construction couldn’t use vinyl, especially when neighboring properties on that street use vinyl. The board did agree that B. Eckles was correct in that it can be allowed on new construction. J. Anderson said he would not traditionally support the usage of vinyl, since the garage is on the alley and the structure across the street is also vinyl, so he would be willing to make an exception. C. Cody agreed with J. Anderson.

R. Rodgers asked what kind of windows were planned. B. Eckles said they were looking at using vinyl windows, since they will not be visible from the street or the neighbors. R. Rodgers said that the materials were the part of the project he had issues with, as they do not agree with the guidelines. He asked if B. Eckles might want to table the application to speak with the homeowner. B. Eckles said he didn’t believe that the homeowner was wanting to wait any longer.

C. Cody said that he believes that the guidelines are contradictory, as some places say vinyl is allowable on new builds and in others it says it is never appropriate for downtown. These inconsistencies make it hard to make a decision. He said that for a minimally visible structure surrounded by other vinyl sided structures, vinyl can be allowable.

Bryan Shaw, Building Inspector, said that he thought it was nice to see investment in that area of town, and that he supported the new construction.

H. Smith said that she is anti-vinyl and that she didn’t feel it would be fair to make some people adhere to the no vinyl guidelines and not others. B. Eckles said he didn’t know how to make sense of that, since they had already discussed how the guidelines are inconsistent.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
24.0 New Construction - Outbuildings	p. 101-102	<i>Madison Historic District Design Guidelines – 24.0 New Construction - Outbuildings</i> <i>J. Anderson</i> – I believe you meet the guidelines. The materials used, again, in part of the guidelines say no vinyl, but in others say it's okay. <i>C. Cody</i> – I'll just add that we are really looking at 24.5: Materials used for new construction and outbuildings should reflect the historic development of the property. <i>J. Skillman</i> – I disagree. <i>K. McWilliams</i> – I agree [with Jared]. <i>R. Rodgers</i> – I don't believe [the materials are] appropriate for the historic district. <i>H. Smith</i> – I feel it does not meet the guidelines. <i>W. Jewell</i> – I think it does meet [the guidelines].

W. Jewell asked for a motion. K. McWilliams made the following motion, “Based on the preceding Findings of Fact, I move that the Madison Historic District Board of Review grant a Certificate of Appropriateness to the project at 515 East St.”

Seconded by C. Cody.

Roll Call:

K. McWilliams	Approved
J. Skillman	Denied
W. Jewell	Approved
R. Rodgers	Denied
C. Cody	Approved
H. Smith	Denied
J. Anderson	Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

6. Victoria Howard – C. of A. to build a 22'x22' garage on existing concrete pad on rear of lot.
Location: 510 W. Main St. Zoned: Specialty District (SD)
- B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Victoria Howard was present.
- V. Howard said that the concrete pad was already there, and the garage will be in line with the house and will not stick out. She intends to use some vintage windows that she already owns in the structure. The alley side of the structure will be historic brick, and the rest will be LP Smart Siding. The roof will be

standing seam metal to match the house. She said that the roofline (proposed to be asymmetrical) would look similar to the roofline on the old part of the house (closest to the proposed structure).

H. Smith asked how much of the concrete pad would be covered by the garage. V. Howard said almost all of it would be covered.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
24.0 New Construction – Outbuildings	p. 101-102	<i>Madison Historic District Design Guidelines – 24.0 New Construction - Guidelines</i> <i>C. Cody – I find that this meets all design guidelines.</i> <i>J. Anderson – I agree.</i> <i>K. McWilliams – I agree.</i> <i>J. Skillman – I agree.</i> <i>R. Rodgers – I agree.</i> <i>H. Smith – I agree.</i> <i>W. Jewell – I agree.</i>

W. Jewell asked for a motion. C. Cody made the following motion, “Based on the preceding Findings of Fact, I move that the Madison District Board of Review grant a Certificate of Appropriateness for 510 W. Main St.”

Seconded by J. Anderson.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved
W. Jewell	Approved
R. Rodgers	Approved
C. Cody	Approved
H. Smith	Approved
J. Anderson	Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

7. Caleb Denton – C. of A. to build a 12’x30’ shed in side yard.
Location: 751 Jefferson St. Zoned: Residential Medium Density (R-8)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Caleb Denton’s mother was present on his behalf.

His mother explained that he wants to put a garage on the side of the house, sided with metal, with a metal roof and color matched to the house. R. Rodgers asked if C. Denton had mentioned anything about exposed fasteners. His mother said he had not.

W. Jewell said that the concrete pad on the drawing does not match the pad that is actually there. C. Denton’s mother explained that the 12’x12’ box on the drawing is not actually there, but that it was marking the path that has been driven up to the pad.

H. Smith said that the HDBR is often stricter with houses that are deemed contributing to the district, but since this house is not contributing and is a bit newer than other houses in the district, the board does not need to be as strict.

C. Cody said that he struggled with guideline 24.2, which states that any detached garage should be situated in the rear of the main structure, but that the area the house is located is at the bottom of a steep hill, which would make it impossible to properly situate the garage.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
24.0 New Construction – Outbuildings	p. 101-102	<i>Madison Historic District Design Guidelines – 24.0 New Construction – Outbuildings p. 101-102</i> <i>K. McWilliams – I believe this project meets the guidelines for outbuildings.</i> <i>J. Skillman – I agree.</i> <i>C. Cody – I don’t agree.</i> <i>R. Rodgers – I agree.</i> <i>J. Anderson – I agree.</i> <i>H. Smith – I agree.</i> <i>W. Jewell – I agree.</i>

W. Jewell asked for a motion. K. McWilliams made the following motion, “Based on the preceding findings of fact, I move that the Madison Historic District Board of Review grant a Certificate of Appropriateness to the project at 751 Jefferson St.”

Seconded by J. Anderson.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved
W. Jewell	Approved
R. Rodgers	Approved
C. Cody	Approved
H. Smith	Approved
J. Anderson	Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

8. Carolina and Ken Mackinlay – C. of A. to replace windows.
Location: 1229 W. Main St. Zoned: Historic District Residential (HDR)

Application tabled in previous motion.

9. Orbin Ash – C. of A. to build a 20'x30' pole barn.
Location: 608 W. Third St. Zoned: Historic District Residential (HDR)

Application tabled in previous motion.

10. Austin Ketcham – C. of A. to replace rotten wood windows with aluminum clad windows.
Location: 211 E. Main St. Zoned: Central Business District (CBD)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Austin Ketcham was present.

A. Ketcham said that he had had the windows evaluated by a couple contractors for restoration, and they had agreed that the windows are in bad shape. He said he was requesting to replace the windows with new wood aluminum clad windows.

W. Jewell asked what he planned to do with the window on the main level. A. Ketcham said that all street-level windows will be maintained, along with the front door. H. Smith asked who he had do the window evaluations. He said he had some general contractors and Glass Unlimited come to look at them. H. Smith said that Glass Unlimited does great work in town, but they are more in the business of window replacement. Clinton Tolbert, the owner of Glass Unlimited, came to the microphone to provide some context for the board about what Glass Unlimited does in town. He said that a couple of his technicians came to A. Ketcham's property to evaluate the windows, and they do agree the windows need to be replaced. He also said that Glass Unlimited is a window restoration company, and they have restored many windows in town. R. Rodgers asked if C. Tolbert had seen the windows in question. C. Tolbert said he had seen pictures, but his lead technician who does all of the repairs is the one who performed the site visit. R. Rodgers asked if the windows were deteriorated or rotten. C. Tolbert said he believed the windows would classify as both deteriorated and rotten.

K. McWilliams asked about A. Ketcham's PACE grant for 211 E. Main St. A. Ketcham said that B. Haley had found in his PACE application that he said the windows would be replaced with wood windows. He said he actually meant wood aluminum clad windows. K. McWilliams asked why the proposed windows were 1/1s instead of the 2/2s the building has currently. C. Tolbert said that the windows would be 2/2.

R. Rodgers said that he would trust C. Tolbert's technicians' opinions on the state of the windows, since the pictures show more deterioration on the insides of the windows than the outsides. He asked if A. Ketcham would consider using the wood exterior windows by the same company his proposed windows would be coming from. A. Ketcham said he would prefer to use the aluminum clad as submitted and to switch them if the application is voted down. R. Rodgers said the board could vote on the application as submitted, but once the vote is completed, any new change to the application would have to be submitted as a new application.

C. Cody said that the windows R. Rodgers was talking about are essentially the same as the windows A. Ketcham is proposing, except they have a wooden case instead of an aluminum one. He said that the cost increase would be significant if A. Ketcham were replacing 20 windows, but since it was only 2 windows, it shouldn't be too bad. C. Cody thanked A. Ketcham for taking the project on. A. Ketcham said he was agreeable to changing the windows to the wood clad version.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
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18.0 Windows	p. 82-86	<i>Madison Historic District Design Guidelines</i> – 18.0 Windows p. 82-86 <i>R. Rodgers</i> – This meets the guidelines. <i>C. Cody</i> – I agree. <i>K. McWilliams</i> – I agree. <i>J. Anderson</i> – I agree. <i>J. Skillman</i> – I agree. <i>H. Smith</i> – I agree. <i>W. Jewell</i> – I agree.
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W. Jewell asked for a motion. R. Rodgers made the following motion, “Based on the preceding Findings of Fact, I move that the Madison Historic District Board of Review grant a Certificate of Appropriateness for to Austin Ketcham at 211 E. St. for wood replacement windows, wood exterior with an inch and a quarter muntin bar 2/2s.”

Seconded by J. Skillman.

Roll Call:

- | | |
|---------------|----------|
| K. McWilliams | Approved |
| J. Skillman | Approved |
| W. Jewell | Approved |
| R. Rodgers | Approved |
| C. Cody | Approved |
| H. Smith | Approved |
| J. Anderson | Approved |

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

- 11. Austin Ketcham – C. of A. to build a new house on the lot.
Location: 1007 Park Ave. Zoned: Historic District Residential (HDR)
- 12. Austin Ketcham – C. of A. to build a new house on the lot.
Location: 1009 Park Ave. Zoned: Historic District Residential (HDR)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Both projects, since identical, were considered at once. Austin Ketcham was present.

A. Ketcham said that the two houses would be identical in design but would be different colors. He said that from the street to the hillside is about 28 feet, so he will need to cut into the hillside roughly 7 to 8 feet and install a retaining wall.

R. Rodgers asked what materials would be used on the outsides of each home. A. Ketcham said he was looking to use either Hardie Board or LP Smart Siding, and some kind of stone around the bottom if the budget allows. He plans to use vinyl windows, which matches what the surrounding homes use. The door would a metal door, and the roof would be asphalt shingle.

C. Cody asked if the garage door would be exactly as it is depicted in the drawing. A. Ketcham said he had been looking at doors like what was shown but is open to something else. C. Cody said he didn't feel

the board was in a place to decide exactly what is used there, but that the doors are important since they are going to be a defining feature of the buildings.

W. Jewell asked B. Shaw how this house would compare to other houses in that area in terms of setbacks from the street. B. Shaw said that it would be pretty even with the other houses, as he estimates roughly 90% of the houses in that area have 3-foot setbacks or less.

R. Rodgers suggested that A. Ketcham be mindful of how a car would pull into and out of the garage, as the area is on a busy state highway. H. Smith presented a few examples of similar style elevated homes to show how A. Ketcham might incorporate some historic elements into the design. A. Ketcham asked if he would be able to make changes to specific elements after the approval is given, or if they would need to come back before the board for approval. The board agreed to a conditional approval for some elements to change.

W. Jewell asked for a motion. C. Cody made the following motion, “Based on the preceding findings of fact, I move that the Madison Historic District Board of Review grant a Certificate of Appropriateness to for 1007 and 1009 Park Ave. with the additional condition that the applicant is free to change the railing on the balcony to a more traditional railing with pickets and also has the discretion to choose another siding with staff approval.”

Seconded by J. Anderson.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved
W. Jewell	Approved
R. Rodgers	Approved
C. Cody	Approved
H. Smith	Approved
J. Anderson	Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

New/Old Business:

K. McWilliams introduced his written request to introduce time limits for public comment. It reads as follows:

Resolution to change Historic District Board of Review meeting procedures.

PRIVILEGES OF CITIZENS

The presiding officer shall require speakers to sign-in, in advance, if they intend to speak during public comment regarding any project that is requesting a COA. The presiding officer shall impose a 4 minute

time limit for any speaker. Either the presiding officer or the majority of present and voting Board members may waive the 4-minute limit.

It was amended during board discussion to read as follows:

Resolution to change Historic District Board of Review meeting procedures.

PRIVILEGES OF CITIZENS

The presiding officer shall require speakers to sign-in, in advance, if they intend to speak during public comment regarding any project that is requesting a COA. The presiding officer shall impose a 4-minute time limit for any speaker. Either the presiding officer or the majority of present and voting Board members may waive the 4-minute limit and the sign in requirement.

The amendment will be voted on during the second reading.

Karen Skillman asked for an update on the suggestion to remove contractor registrations from those who do work without permits. K. McWilliams explained that this suggestion will not move forward because it would result in taking away someone’s livelihood.

Staff Report:

October 2025 Fast-Track Applications

Applicant	Address	COA
Sharon Hampton	515 East St.	Fence
Gary Taylor	205 St. Michaels Ave.	fence
Chad Fife	111 E. Main St.	Shutter removal
David Hertz	527 W. Third St.	siding
Cindy Stewart	812 Walnut St.	7 ½ tall privacy fence in rear
David Stonecipher	201 St. Michaels Ave.	Exterior stairs
Lance Hancock	205 St. Michaels Ave.	Replacing chain link fence with privacy fence

October 2024 COA Review

Applicant	Address	COA	Completed
Dean Hornberger	1032 W 2nd St	siding	yes
Dave Patterson	118 W. Fifth St.	windows, siding, doors, gutters	In progress
Kayla Rodenberg	1054 W. Second St	sign	yes
Tina Stambaugh	116 Jefferson St.	storm doors	yes
Rachael Headley	815 W Second St	patio, front steps, HVAC	yes
Ashley Swick	128 E Main St	sign	yes
Equestrian Group LLC	113 W Main St	sign	yes

J. Skillman made a motion to adjourn the meeting – seconded by J. Anderson.

Meeting adjourned at 7.21 p.m.

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Historic District Board of Review
October 27, 2025

BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW

William Jewell, Chairman

Brenna Haley, Historic Preservationist



MADISON

Indiana
Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 123 Jefferson St. for the removal of the rear attachment to build an 8'x16' deck replacement, enlarge south-facing window, and extend front porch across entire building with steps moved to the side.*



Current Zoning: Central Business District (CBD)	Project Location: 123 Jefferson St.
Applicant: Tom McPherson	Owner: same

Preliminary Staff Recommendation: **Approve with Conditions**

Conditions:

1. Window enlargement should be denied.

Reasoning: The porch extension is partially for safety, by also adding a small landing outside of the door, and the rear deck will not be visible from the street. Window is still visible from the street, and enlarging it would be inappropriate.

History, Relevant Information, & Prior Approvals:

History:

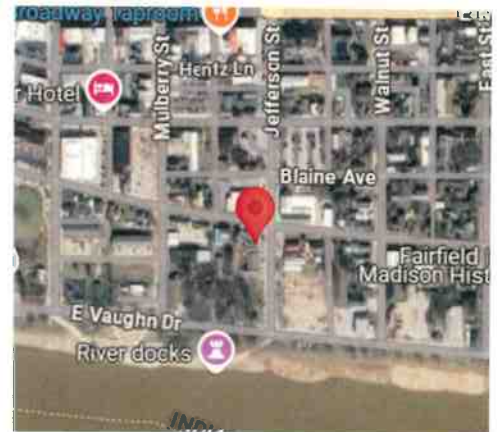
N/A

Relevant Information:

Windows are replacement vinyl.

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1900
Style	
Evaluation	Non-Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

Madison Historic District Design Guidelines – 18.0 Windows p. 82-86

18.7 New windows must match the originals in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar between the panes. Snap-in grilles or grilles between glass are not appropriate for windows.

Ordinance Points Not Met:

151.34c Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares, and places to which the building is visually related.

Conformance with Guidelines, Ordinance & Standards:

This project is partially in conformance with the guidelines and ordinance

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 123 Jefferson 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: Grade slopes south toward Ohio River. Concrete linear path.



Lat/Long: 38.7338231000000000, -85.3774504000000000 [WGS84]

UTM: Zone 16S, 641028.4401 mE, 4288488.9630 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1900-1909 , circa 1900*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style:	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural:	Exterior Material(s): aluminum siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Shotgun, rectangular	Roof Type: Front gable	
Foundation: parged concrete	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s): one brick center straddle ridge	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.

State/Province: ☐ indiv. ☐ district ☐ landmrk.

Local: ☐ indiv. ☒ district ☐ landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Description/Remarks

This is a 1-story house built in 1900. The foundation is parged concrete. Exterior walls are aluminum siding. The building has a front gable roof clad in asphalt shingles. Front gable with brick chimney. There is one center, straddle ridge, brick chimney. Windows are replacement vinyl, 1/1 double-hung sashes. Aluminum awnings over the front window and door. Modern door.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Sep 05, 2002, Site Number 3-0760
Inventoried: 09/20/2021 11:43:41 am Last updated: 07/19/2022 6:27:06 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: THOMAS D. & BARBARA A. MCPHERSON
Street: 2529 CORAL WAY W.
City: DAYTONA BEACH State: FL Zip: 32118
Phone (Preferred): 812-756-8862 (BARB)
Phone (Alternate): 812-756-8861 (Tom)
Email: TOMMCPHERSON2001@HOTMAIL.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: 123 JEFFERSON ST.

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: _____ |

Description of Existing Use: SINGLE FAMILY RENTAL

Description of Proposed Use: SAME

Name of Contractor (If applicable): BEN CHRISTNER

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.

- 1) REMOVAL OF ATTACHMENT AT REAR OF BUILDING
- 2) BUILD 8'X16' DECK WHERE ATTACHMENT WAS
- 3) FRONT PORCH ACROSS ENTIRE FRONT OF BUILDING (STEPS ON THE SIDE)
- 4) ROOF TO BE CONTINUOUS OVER FRONT PORCH THROUGH BACK DECK
- 5) ADDING 2 SETS OF 4' FRENCH DOORS (1) ON SIDE TO SIDEWALK (1) ON REAR OF HOUSE TO ACCESS BACK DECK (PURPOSE TO EASE HANDICAP ACCESSABILITY)
- 6) DOOR & WINDOW PLACEMENT TO BE SUBSTANTIALLY SAME LOCATIONS WITH FRENCH DOORS AND LARGER FRONT WINDOW (FOR RIVER VIEW) ONLY EXCEPTIONS
- 7) NEARLY COMPLETE REMODEL OF INTERIOR INCLUDING, PLUMBING, ELECTRICAL, AND MECHANICAL.

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	ALUMINUM	SMART SIDING
☐	Metal	49	STAFF		
☐	Architectural Details	52	HDBR/STAFF		
☐	Awnings & Canopies	54	STAFF		
☐	Cornices	56	HDBR/STAFF		
☒	Chimneys	57	HDBR/STAFF	2 BRICK CHIMNEYS	REMOVAL OF BOTH CHIMNEYS
☒	Doors & Entrances	59	HDBR/STAFF	STEEL	STEEL
☐	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	SHINGLE OVER HOUSE NOT ADDITION	CONTINUOUS SHINGLE ROOF OVER FRONT PORCH — BACK DECK
☐	Signs	74	STAFF		
☐	Storefronts	78	HDBR/STAFF		
☒	Windows	82	HDBR/STAFF	WOOD VINYL	ALUMINUM CLAD
☐	Window Shutters and Screens	87	HDBR/STAFF		
☐	Fences and Walls	88	STAFF		
☒	Mechanical Units	91	STAFF	VENT FREE WALL HEATERS	CENTRAL HEAT & AIR
☐	Pools, Fountains, Gazebos & Pergolas (existing)	93	STAFF		

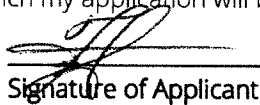
Include a list of existing and proposed materials for each applicable category.

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	FRONT DOOR CONCRETE STOOP	FRONT PORCH WOODEN OR CONCRETE
☒	New Construction - Decks	109	HDBR/STAFF	ADDITION ON BACK OF HOUSE	WOODEN DECK ON BACK OF HOUSE
☐	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.

MARCH, 18TH, 2025
Date

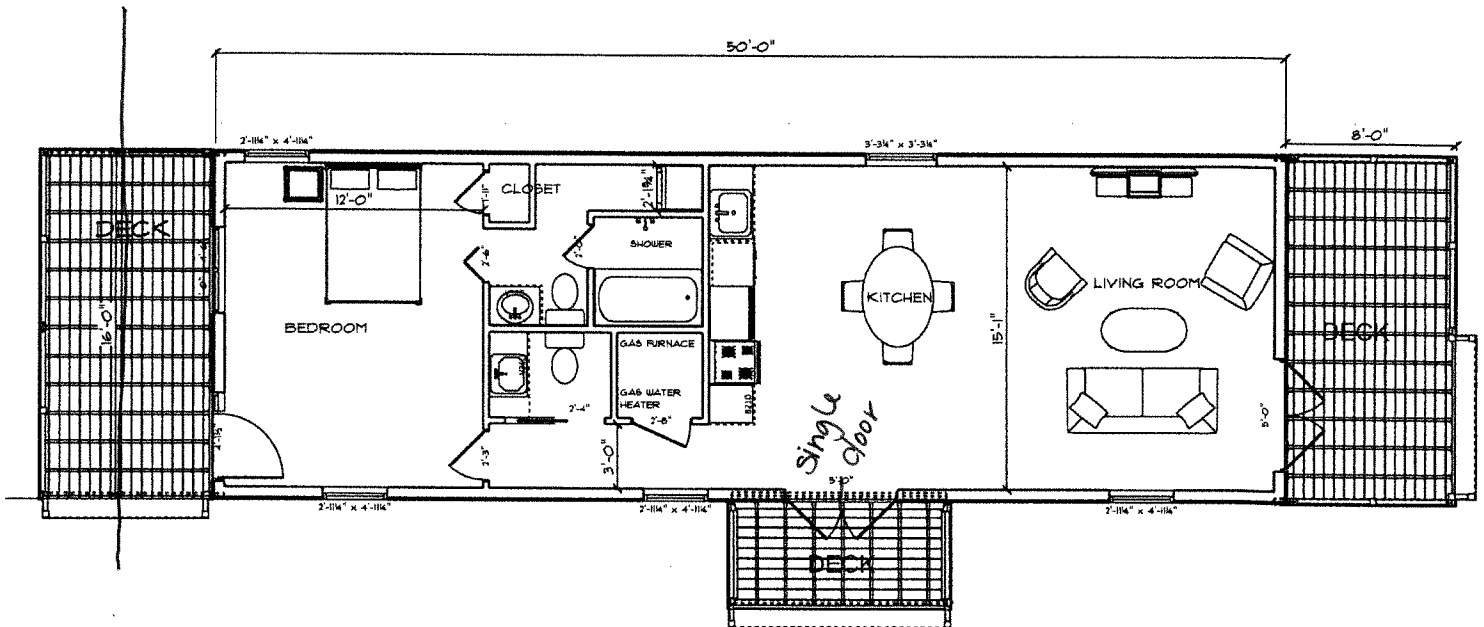

Signature of Applicant

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)

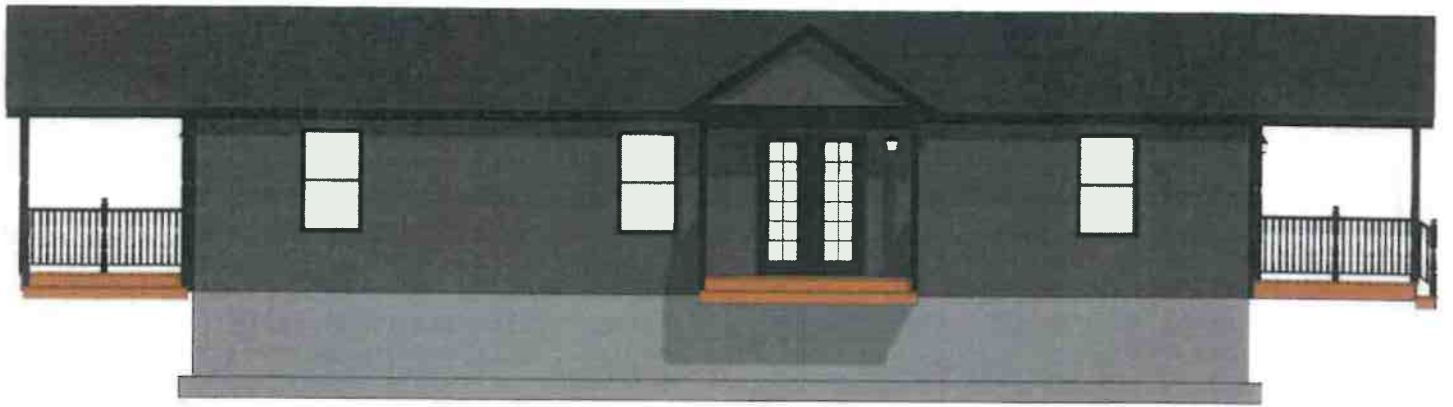
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|--|---|
| ____ Owner Authorization provided (if req'd) | ____ Required supporting documents are provided |
| ____ Site plan is adequate | ____ COA Addendum (if req'd) |
| ____ Application is complete | ____ Notification Sign given to applicant |

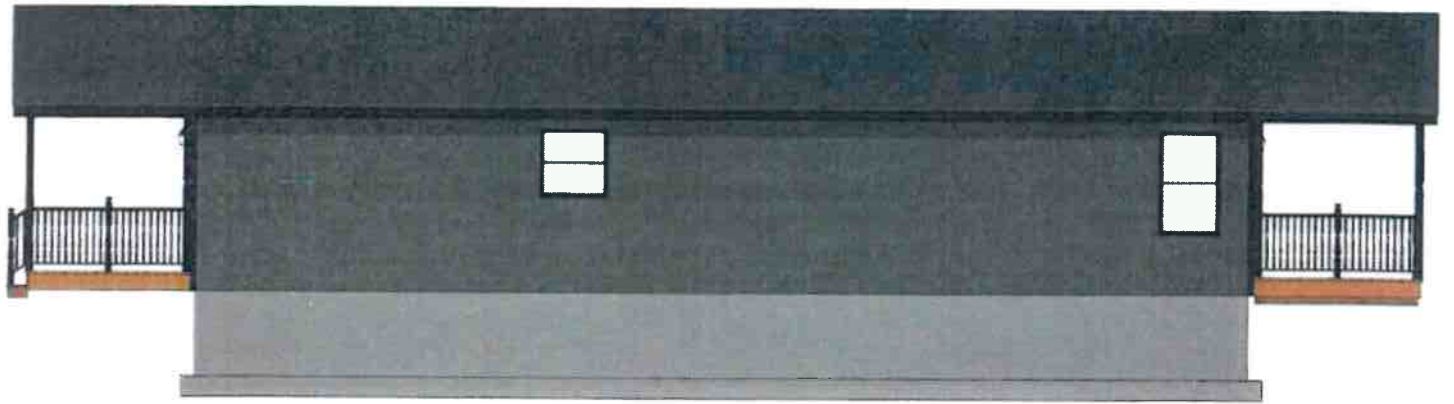




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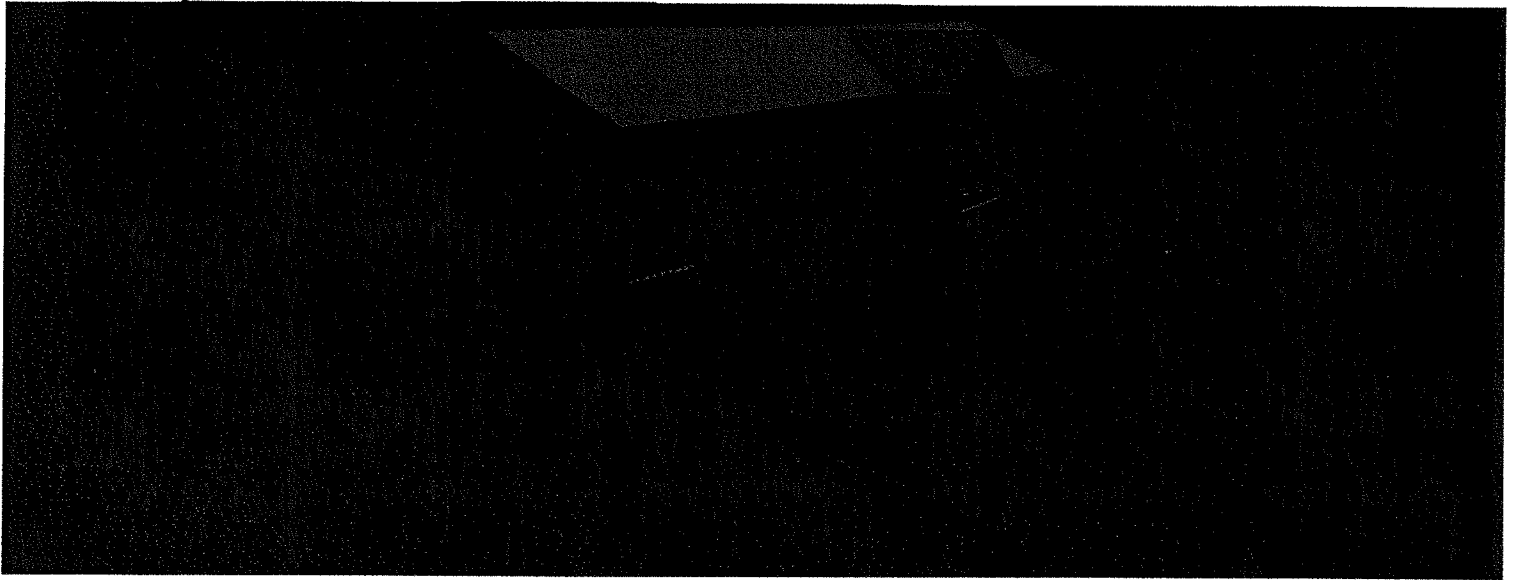


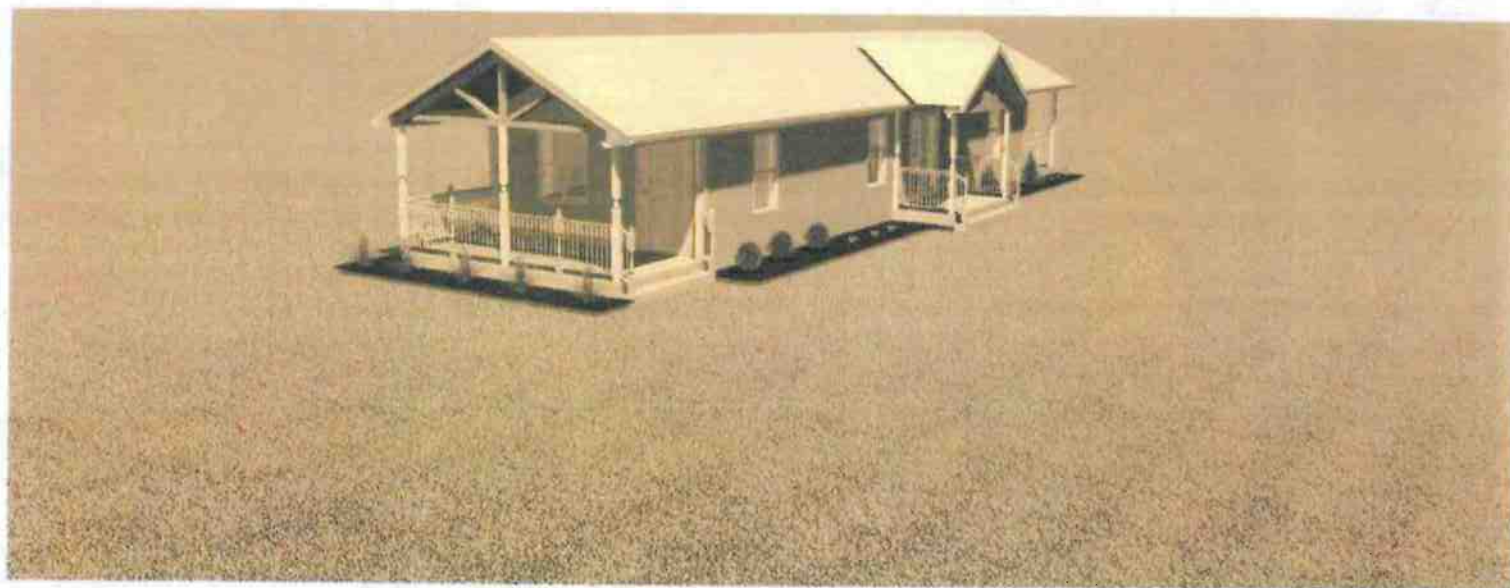


foundation not visible





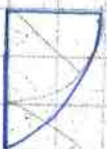




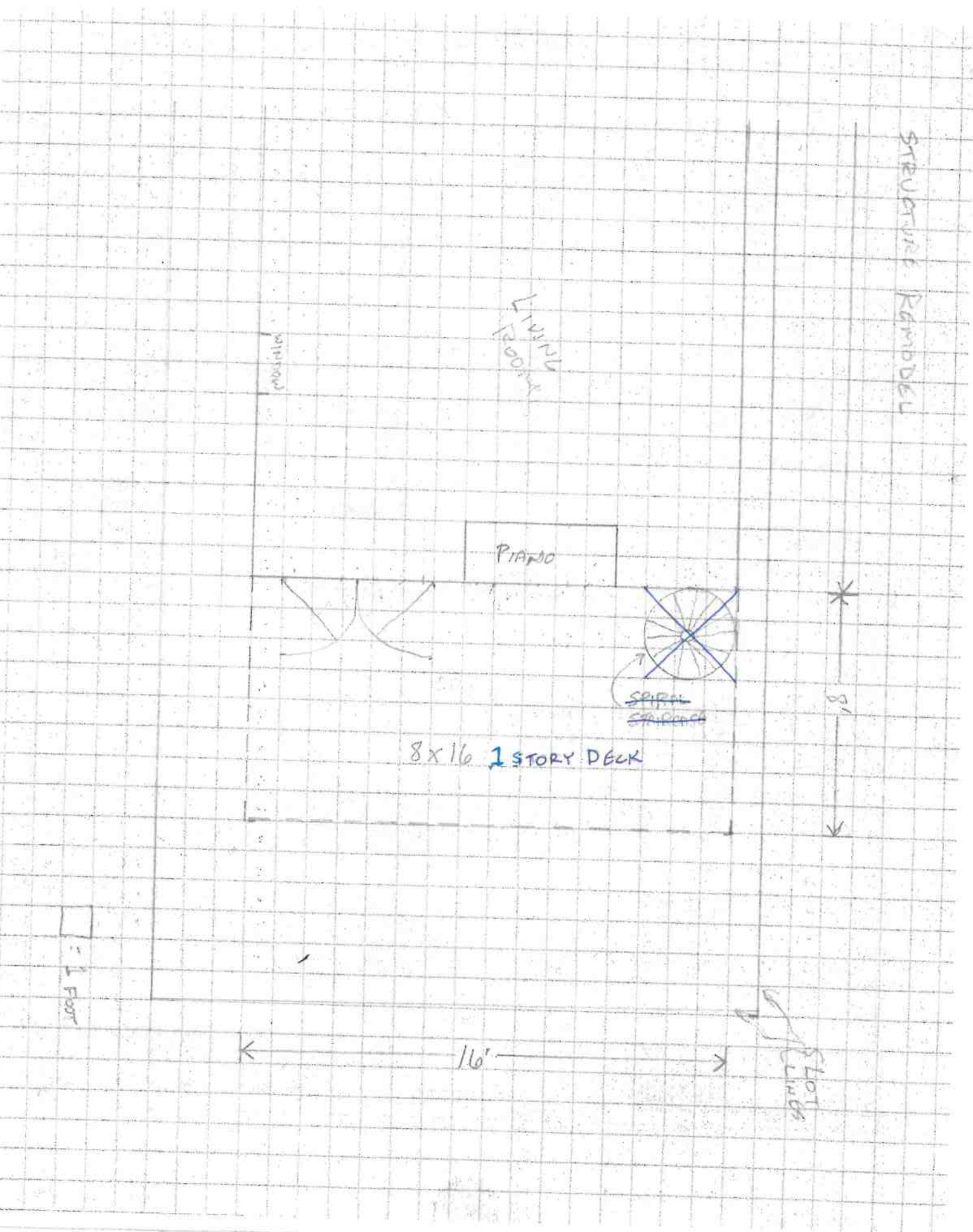


- proposed
- current

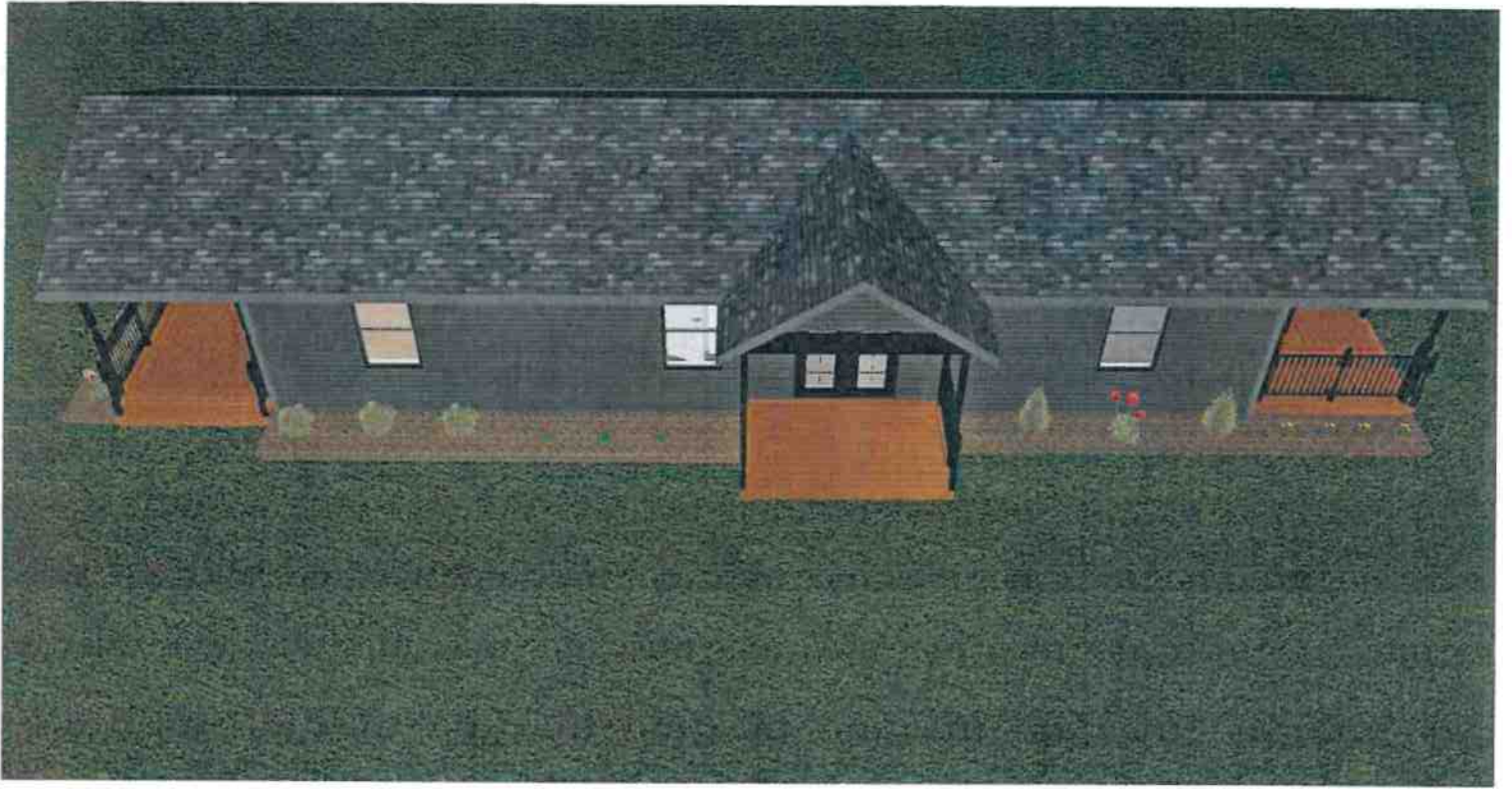
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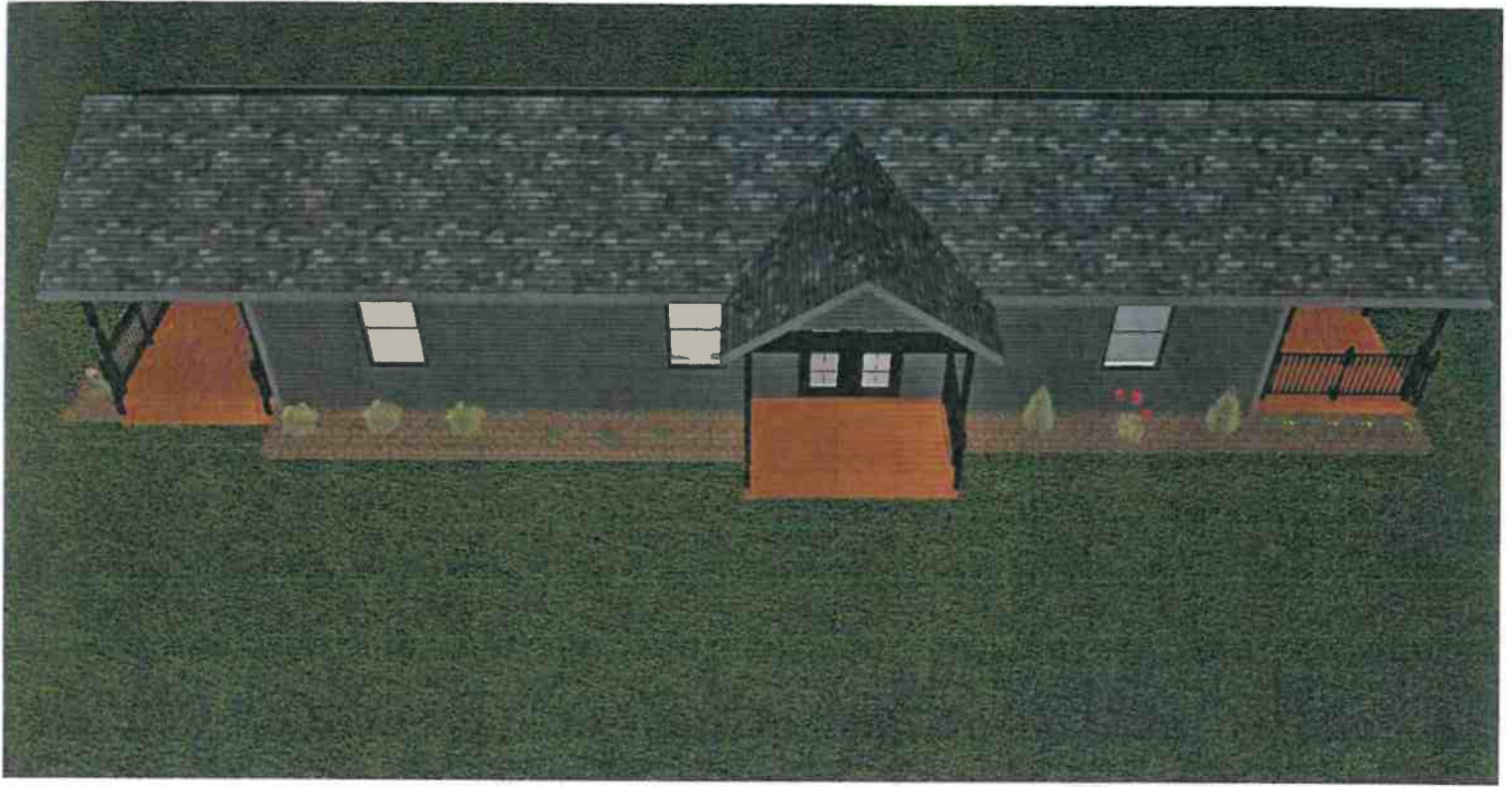


REAR ATTACHMENT REMOVED AND REPAIRED BY 2 STORY DECK









cover not necessary



MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Tom McPherson

Property Address: (address) 123 Jefferson St.

Proposed Action to: (explain) remove rear addition and replace with deck, extending porch, moving stairs

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

POSTING DEADLINE

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.



MADISON

Indiana

Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review*
Application for Certificate of Appropriateness at 421
Mill St. to replace rotting wood windows with
aluminum clad windows and demolish garage at rear
of property.



Current Zoning: Historic District Residential (HDR)	Project Location: 421 Mill St.
Applicant: Annette Fultz	Owner: same

Preliminary Staff Recommendation: **Approve with Conditions**

Conditions:

1. Shed approved, windows denied.

Reasoning: Window condition is not poor enough to make replacement necessary. Shed is not visible from main right-of-way and is not original to the site.

History, Relevant Information, & Prior Approvals:

History:

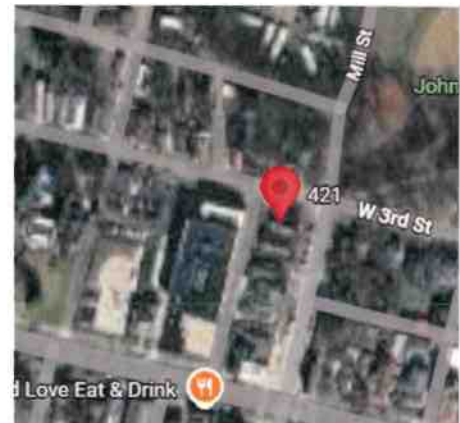
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1875
Style	
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

Madison Historic District Design Guidelines – 18.0 Windows p.82-86

18.1 Retain and preserve historic windows including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim, and moldings.

18.2 Maintain existing historic windows where possible.

18.3 Repair existing historic windows where possible, rather than replacing entire window units.

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is partially in conformance with the guidelines and ordinance.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 421-423 Mill St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: On a slight hill sloping to the north with linear paths to the entrances and a chain link fence in the rear yard.



Lat/Long: 38.7386740921450540, -85.3873212539673000 [WGS84]
UTM: Zone 16S, 640160.9534 mE, 4289012.1443 mN
Parcel No. GIS/Ref/ID: 28138

Historical Information

Historic Function: Domestic: Multiple Dwelling	Current Function: Domestic: Multiple Dwelling
Construction Date: ca. 1870-1879 , circa 1875*	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: 1 total including garage
Structural:	Exterior Material(s): clapboard	
Stories: 1.5, Bays:	Roof Material: asphalt shingles	
Form or Plan: Duplex, rectangular	Roof Type: Front gable , Decorative cornice , decorative bargeboard	
Foundation: concrete	Windows: original wood 6/6 double-hung sashes	
General condition: Good	Chimney(s): one brick center straddle ridge and one brick side right side slope	
Basement:	Porch: single-story full-span open 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 1.5-story house built in 1875. The foundation is concrete. Exterior walls are clapboard. The building has a front gable roof clad in asphalt shingles with decorative cornice and decorative bargeboard. Gabled roof with one central chimney, decorative scroll sawn bargeboard, wall dormer with a shed roof on the south side of the house. There is one center, straddle ridge, brick chimney and one side right, side slope, brick chimney. Windows are original wood, 6/6 double-hung sashes. Windows are 6/6 windows and with various others throughout. There is a single-story, full-span open porch characterized by a hipped roof clad in asphalt shingles with doric wood posts. Door at 423 is a modern replacement; door at 421 is wood with multi-light panels.

Survey and Recorder

Project: Madison, Indiana

Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect, Report Title/Name: Madison Local Historic District Update

Inventoried: 09/20/2021 11:43:11 am

Last updated: 07/29/2022 12:21:12 pm by Doug Kaarre / 312,467,5445 x 220

Sequence/Key no.:

Level of Survey:

☒ Reconnaissance ☐ Intensive

Survey Date: December 2021

Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #28138, surveyed Jul 30, 2002, Site Number 2-524

Additional Research Recommended?

☐ Yes ☐ No



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
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(812) 265-8324

Application for Certificate of Appropriateness

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APPLICANT INFORMATION

Name: Annette Foltz
Street: 421 Mill Street
City: Madison State: IN Zip: 47251
Phone (Preferred): 812-797-5512
Phone (Alternate): _____
Email: anniefoltz11a@icloud.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Annette Foltz / Annes Rentals LLC
Street: 12012 Tunnerton Road
City: Bedsford State: IN Zip: 47421
Phone (Preferred): 212 797-5512
Phone (Alternate): _____
Email: anniefoltz11a@icloud.com

*** 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: 421 Mill Street

Zoning Classification: _____

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: Empty

Description of Proposed Use: Annes Rentals LLC Airbnb

Name of Contractor (If applicable): ? possibly Rodney Petit

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	Remove	
☐	Porches	68	HDBR/STAFF	Change	
☐	Roofs	71	HDBR/STAFF		
☐	Signs	74	STAFF		
☐	Storefronts	78	HDBR/STAFF		
☒	Windows	82	HDBR/STAFF	wood	wood/Alum.
☐	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.

09-04-25

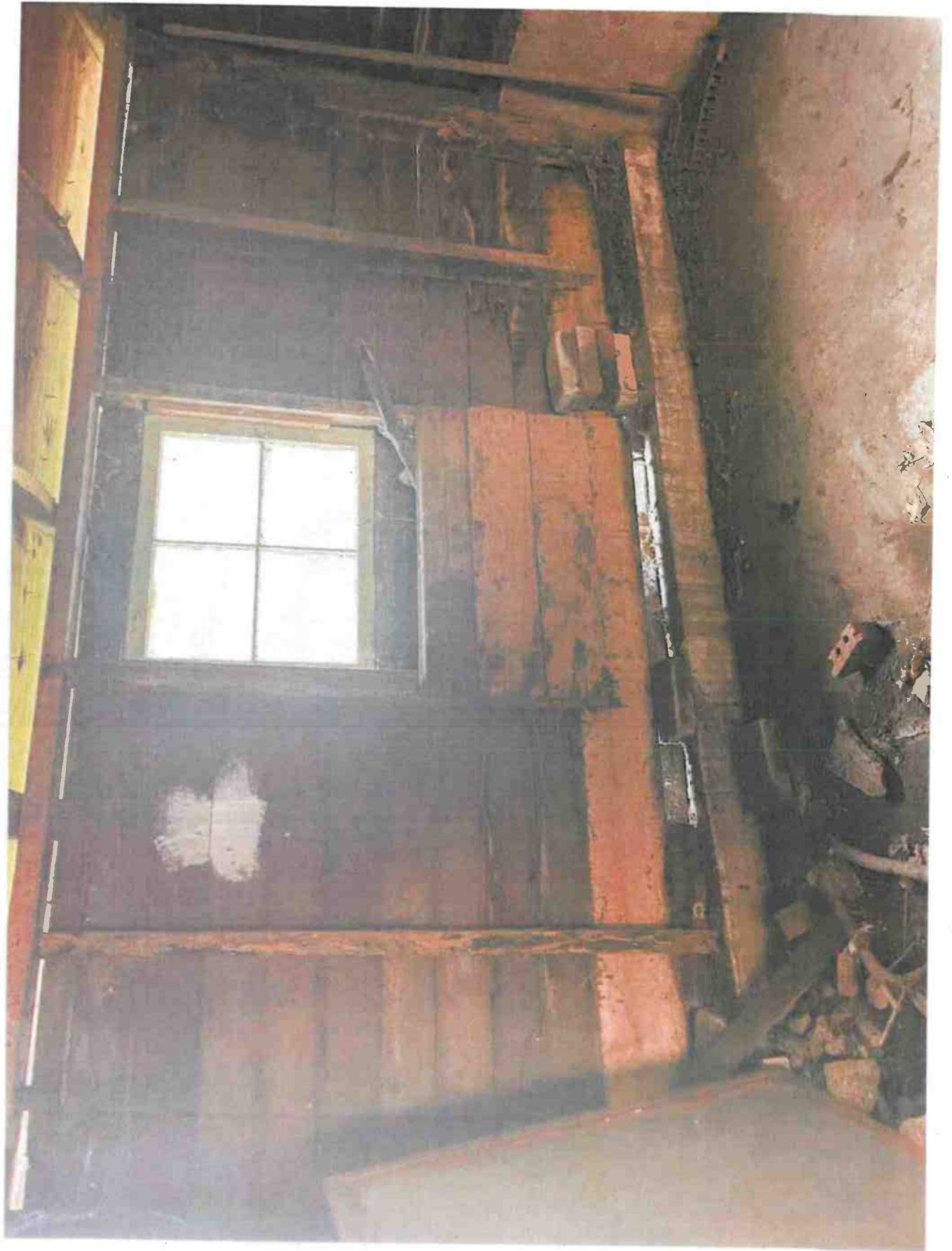
Date

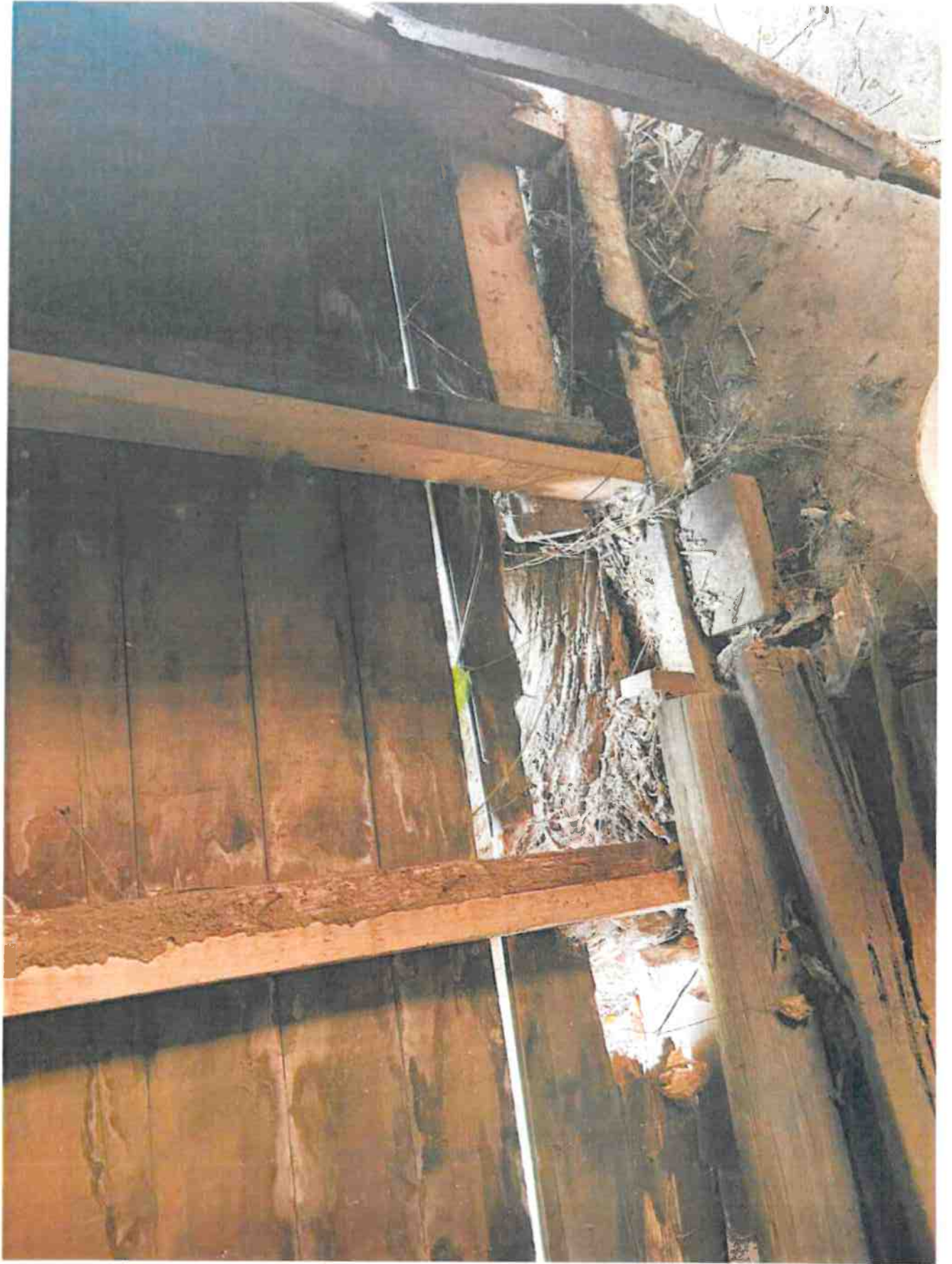
Signature of Applicant

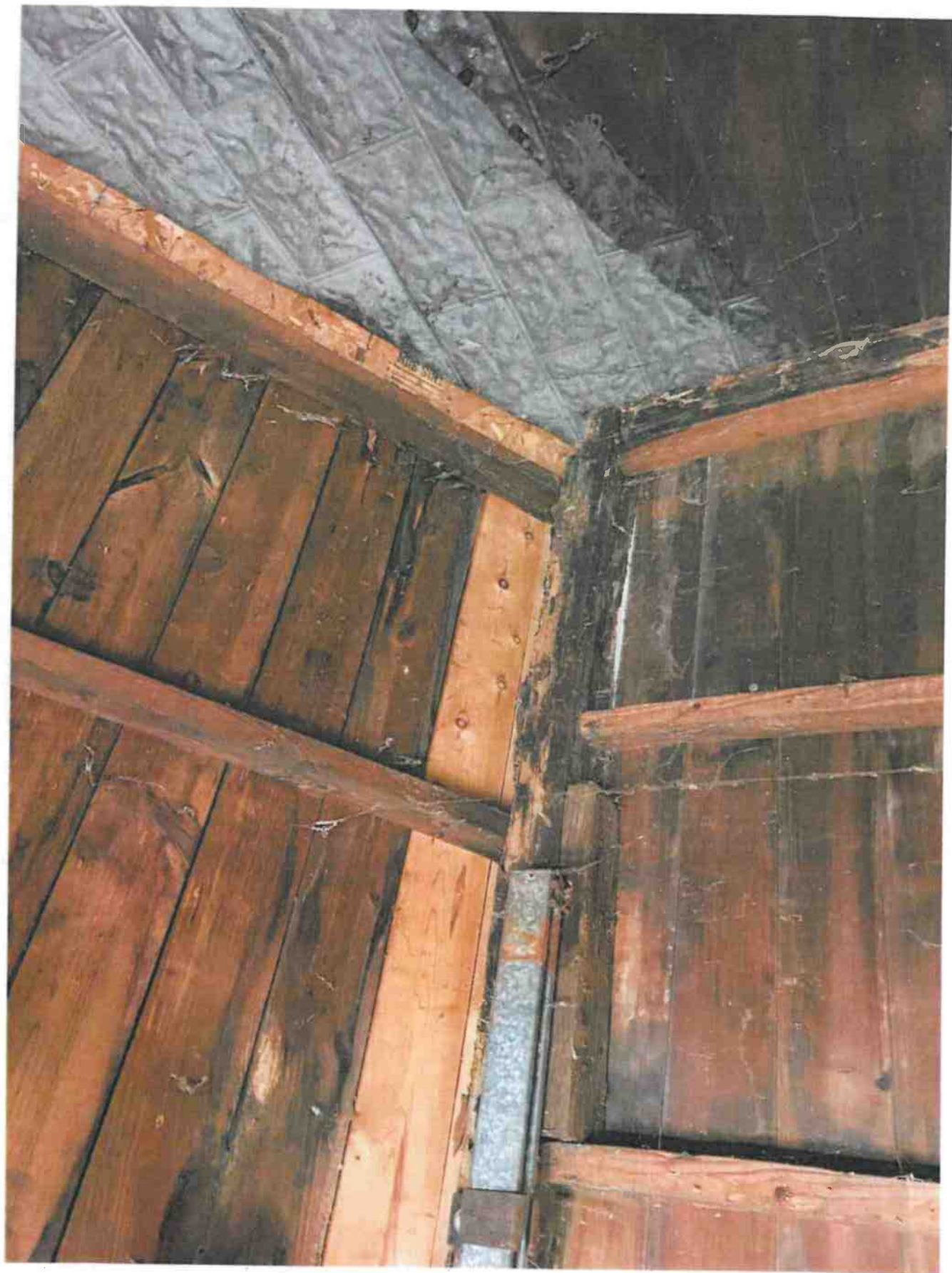
COMPLETED BY PLANNING OFFICE Application Accepted on: _____ Application Accepted by: _____ Application to be Reviewed by: ☐ HDBR ☐ STAFF	Meeting Information: Historic District Board of Review 101 W Main St, Madison, IN 47250 - Council Chambers Meeting Date: _____ Time: 5:30PM Action on Application: ☐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

Documentation Review (Completed by Planning Office)

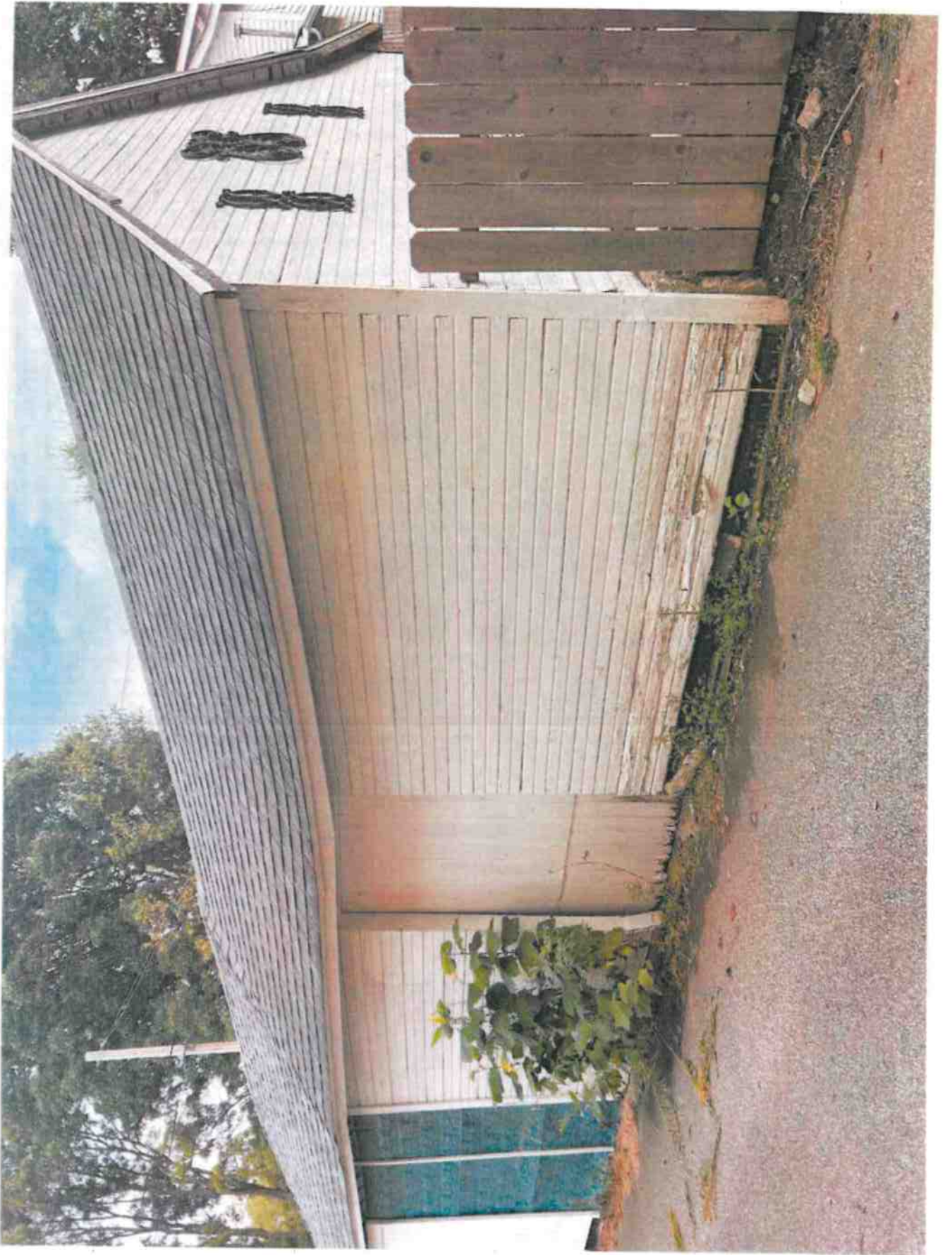
- | | |
|---|--|
| _____ Owner Authorization provided (if req'd) | _____ Required supporting documents are provided |
| _____ Site plan is adequate | _____ COA Addendum (if req'd) |
| _____ Application is complete | _____ Notification Sign given to applicant |





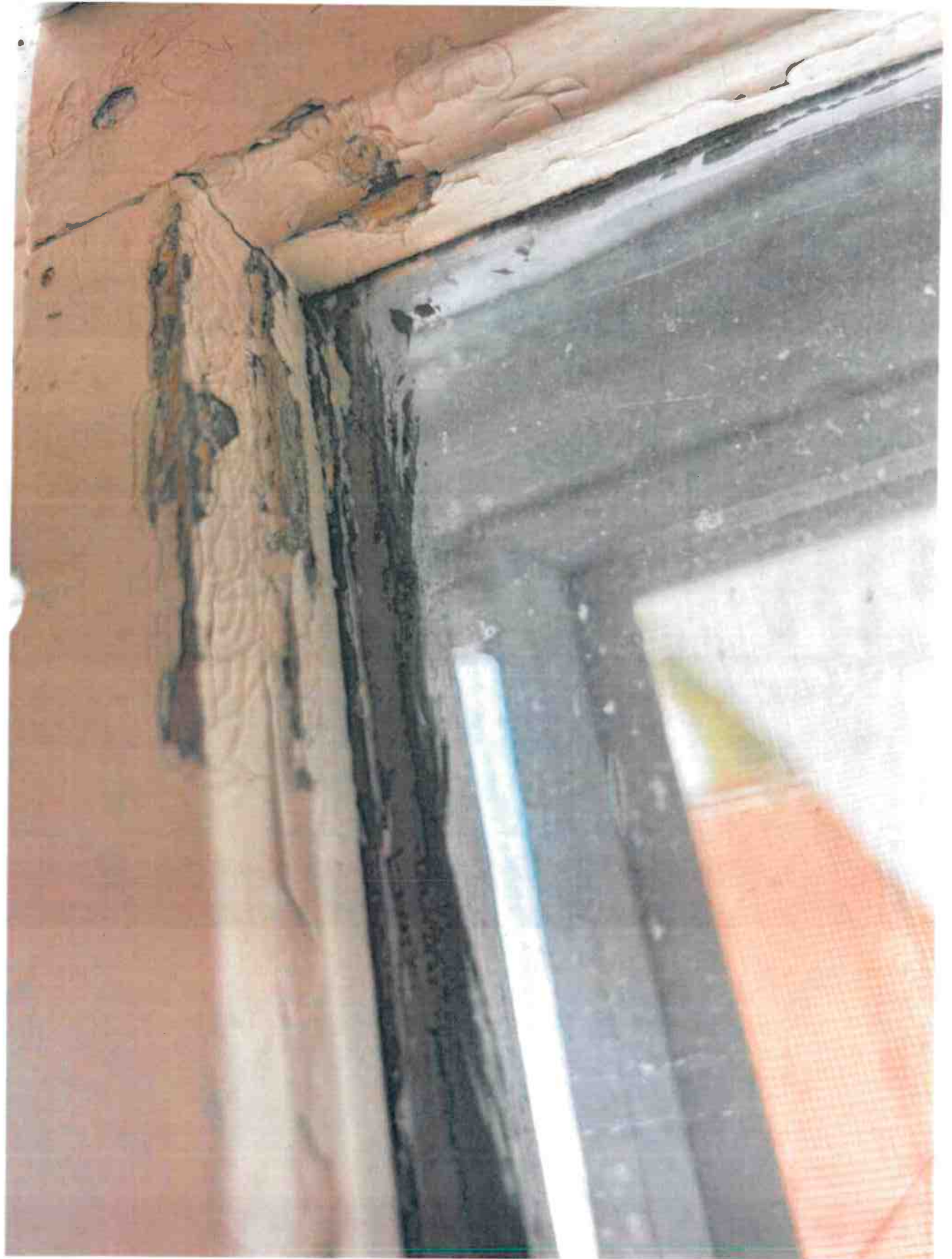


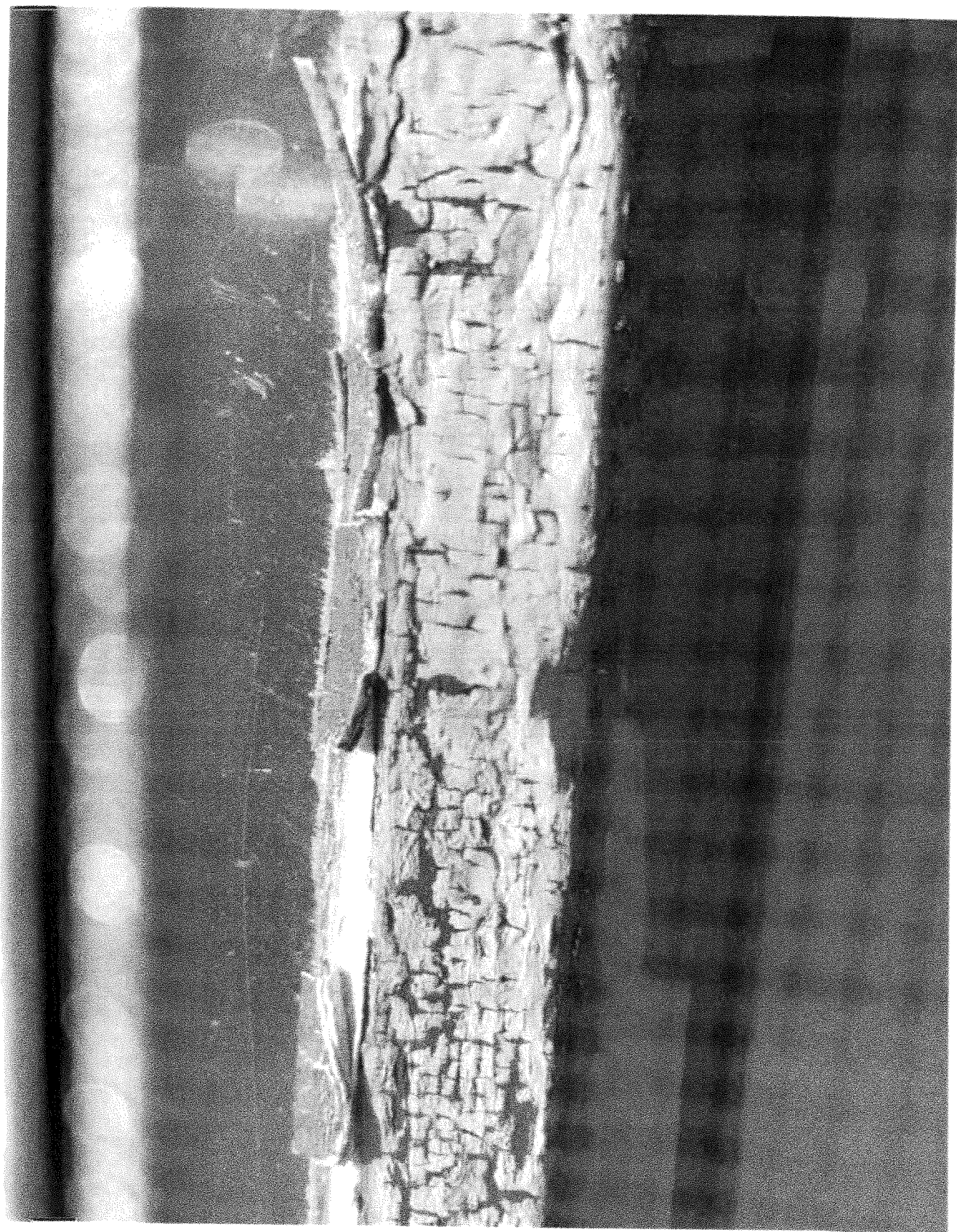


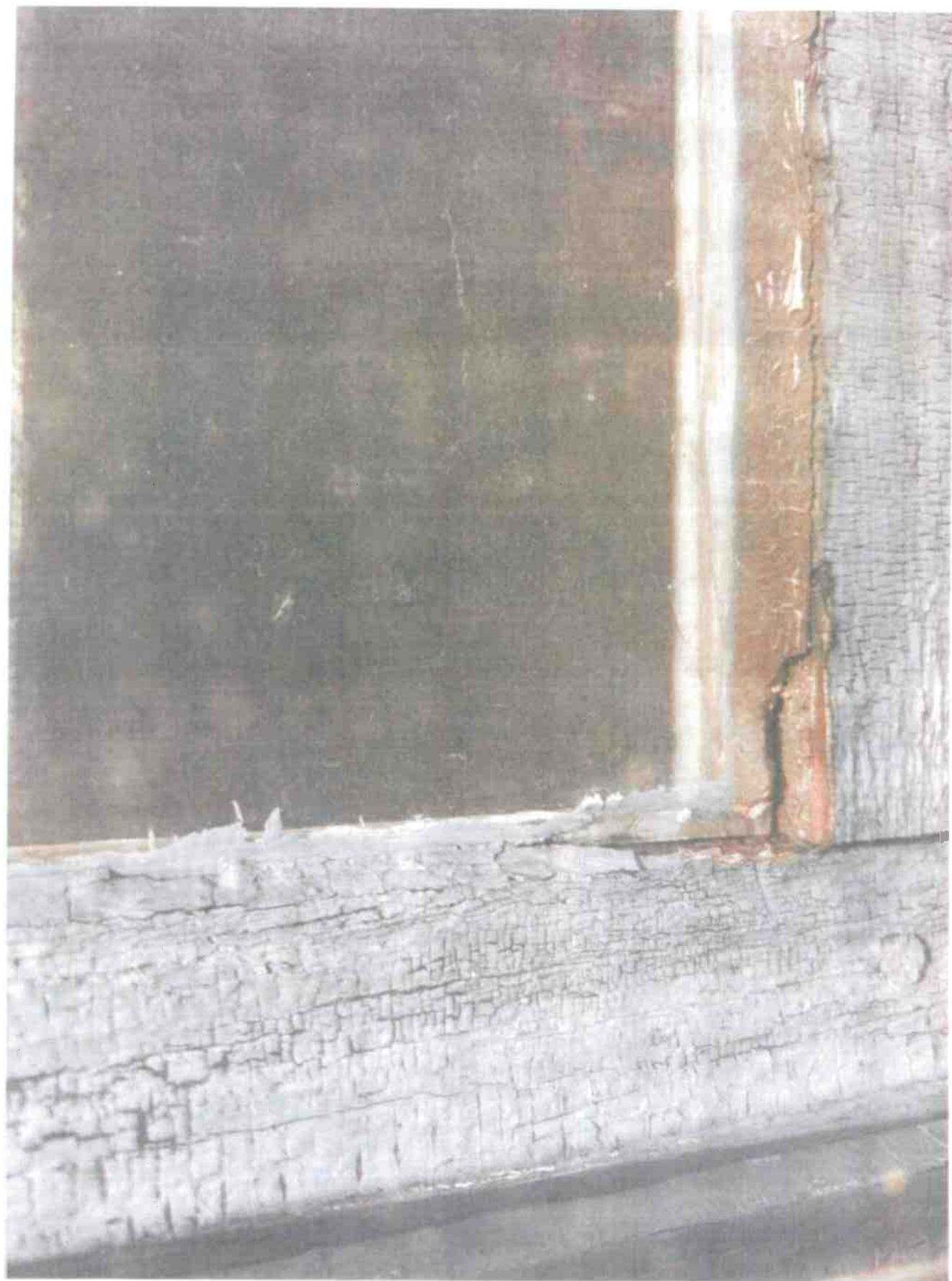














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MADISON

Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Annette Fultz

Property Address: (address) 421 Mill St

Proposed Action to: (explain) _____

replace rotting wood windows with aluminum clad windows and demolish garage at rear of property

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.



PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 1229 W. Main St. to replace windows.*



Current Zoning: Historic District Residential (HDR)	Project Location: 1229 W. Main St.
Applicant: Carolina and Ken Mackinlay	Owner: same

Preliminary Staff Recommendation: **Deny**

Conditions:

1. Energy efficiency, loss of air, and bug entry can be addressed with storm windows, condition of current windows not poor enough to require replacement.

Reasoning:

History, Relevant Information, & Prior Approvals:

History:

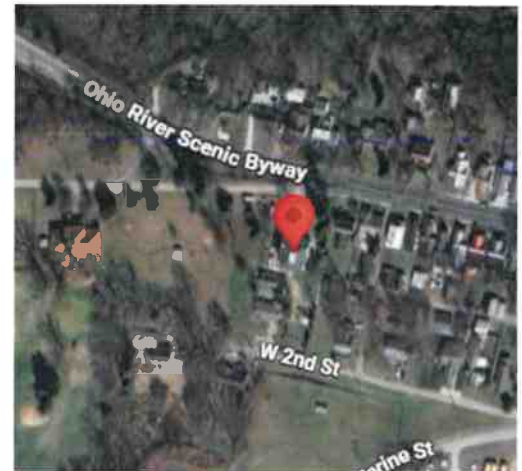
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1840
Style	Greek Revival and Italianate
Evaluation	Contributing, Individually Eligible
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

Madison Historic District Design Guidelines – 18.0 Windows p.82-86

18.1 Retain and preserve historic windows including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim, and moldings.

18.2 Maintain existing historic windows where possible.

18.3 Repair existing historic windows where possible, rather than replacing entire window units.

Ordinance Points Not Met:

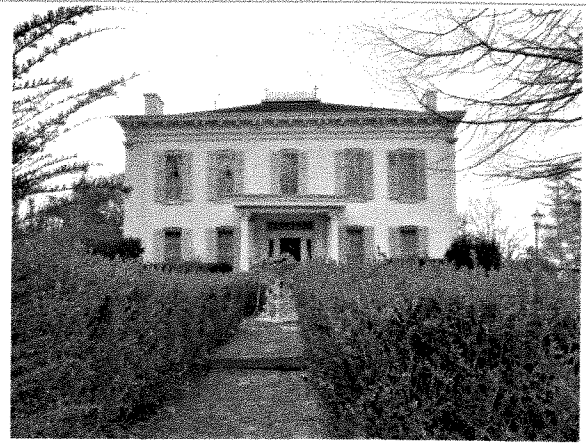
N/A

Conformance with Guidelines, Ordinance & Standards:

This project is not in conformance with the guidelines and ordinance.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1229 W Main St Madison Indiana 47250 USA
County: Jefferson
Historic name: Cummins House
Present name: Cummins House
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Located on second terrace above the Ohio River. There are numerous circulation paths, formal landscaping and large trees.



Lat/Long: 38.7401951000000000, -85.4037371000000000 [WGS84]

UTM: Zone 16S, 638731.1964 mE, 4289155.9294 mN

Parcel No. GIS/Ref/ID: 32222

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Hotel/Inn
Construction Date: ca. 1840-1849 , circa 1840*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Exploration and Settlement	

Architectural Information

Category: building, House	Style: Greek Revival and Italianate	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures: 1 total including carriage house
Structural:	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: , square	Roof Type: Hipped , Decorative cornice , paired brackets	
Foundation: limestone	Windows: historic wood 1/1 double-hung sashes	
General condition: Excellent	Chimney(s): two brick side left side slope and two brick side right side slope	
Basement:	Porch: single-story single-bay portico	

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, 2, 4

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local



Description/Remarks

This is a 2-story house in the Greek Revival style with Italianate influences built in 1840. The foundation is limestone. Exterior walls are brick. Brick is common bond. The building has a hipped roof clad in asphalt shingles with decorative cornice and paired brackets. Hipped roof with slight flare, and a square flat deck at the center surrounded by a low ornamented wrought iron railing and finials, parapet, 4 chimneys, one at each corner of the building, paired brackets and modillions (see Windle). There are two side left, side slope, brick chimneys and two side right, side slope, brick chimneys. Windows are historic wood, 1/1 double-hung sashes. Segmental arch window openings, limestone sills, shutters. There is a single-story, single-bay portico characterized by a hipped roof with classical wood posts. The front entrance has a wood, paneled door, sidelights with classical pilasters on either side, and full-width transom window. What is now the rear façade facing the river was historically the front of the house.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: February 2022
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32222, surveyed Jun 24, 2002, Site Number 1-027
Inventoried: 09/20/2021 11:42:50 am Last updated: 07/20/2022 5:45:36 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: ☒ Reconnaissance ☐ Intensive	Additional Research Recommended? ☐ Yes ☐ No



HDCA-25-108

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 9/17/2025

Primary Location

1229 W MAIN ST
MADISON, IN 47250

Owner

Mackinlay Kenneth GW &
Carolina C
MAIN ST 1229 MADISON,
IN 47250

Applicant

 Carolina and Ken Mackinlay
 502-541-1734
 carolinamackinlay1@gmail.com
 1229 w. Main street
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

Legal Description of Property

Private home

Will you be working with a Contractor?

Yes

Description of Existing Use

Private home

Description of Proposed Use

Private home

Contractor Information

Company Name

Glass Unlimited

Contractor Name

Clinton Tolbert

License Number

27

Expiration Date

—

Phone

812-273-3622

Email

sales@guimadison.com

Mailing Address

807 Lanier

City

Madison

State

IN

Zip Code

47250

Type of Project

Select which applies to your project.*

Restoration, Rehabilitation, or Remodel

Define Other ?

Front porch rehabilitation and leveling

Select which applies to your project.*

Restoration, Rehabilitation, or Remodel

Define Other ?

Window replacement

Description(s) of Work

Scope of Work*

Home needs new windows to help with loss of air, energy efficiency, and bugs from coming in. Front of house front porch is deteriorating and tilting progressively on the right hand side of the home. Gutters and pillar deterioration seem to be the root cause.

Building Elements

Architectural Details



Existing Material*

Wood

Proposed Material*

Wood

Chimneys

☐

Demolition

☐

Fences and Walls

☐

Foundations

☐

Historic Garages & Outbuildings

☐

New Construction/Addition

☐

Porch Columns & Railings

☐

Existing Material*

Wood

Awnings & Canopies

☐

Deck

☐

Doors & Entrances

☐

Fire Escapes & Staircases

☐

Gutters & Downspouts

☐

Lighting

☐

Pools, Fountains, Gazebos and Pergolas

☐

Porches

☒

Proposed Material*

Wood

Ramps and Lifts

☐

Roofs

☐

Shutters

☐

Siding

☐

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☒

Existing Material*

Window casing

Proposed Material*

New window casings

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.

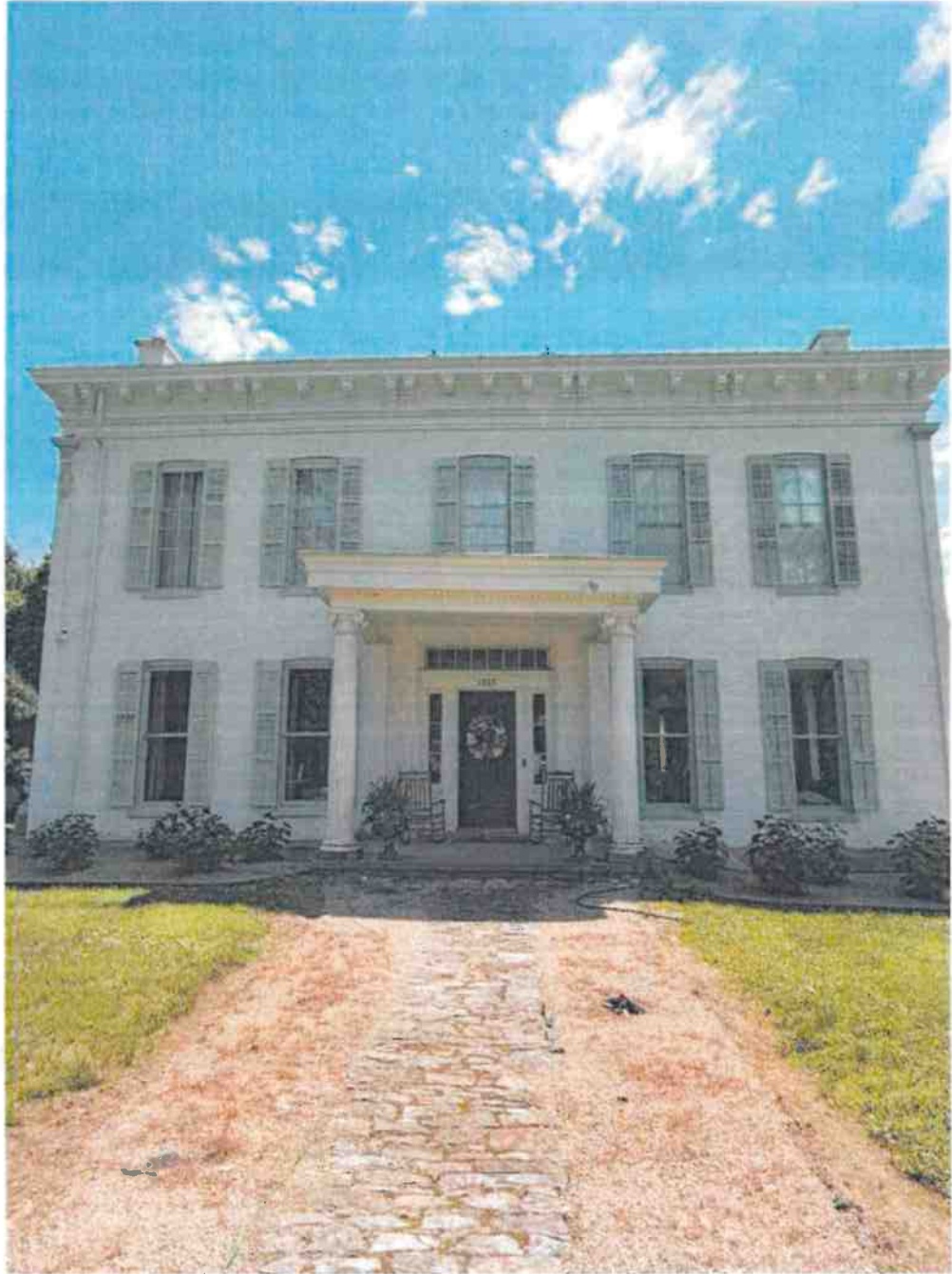
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature*

 Carolina MacKinlay

Sep 17, 2025











MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Carolina and Ken Mackinlay

Property Address: (address) 1229 W. Main St.

Proposed Action to: (explain) _____
replacement of windows and repair of front porch

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.



PROJECT BRIEF – Historic District Board of Review Application for Certificate of Appropriateness at 608 W. Third St. to build a 20'x30' pole barn.



Current Zoning: Historic District Residential (HDR)	Project Location: 608 W. Third St.
Applicant: Orbin Ash	Owner: same

Preliminary Staff Recommendation: **Deny**

Conditions:

1. N/A

Reasoning: House has not had water service since 2018, is on the vacant and abandoned structures list, and should be addressed first.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1890
Style	Queen Anne
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, but not the Vacant and Abandoned Structures Ordinance.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 608 W 3rd St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: There is a steep slope in the rear down to the north and a linear walk and steps lead down to the rear of the property. The yard has small plantings and a few large trees.



Lat/Long: 38.7389839292259240, -85.3874887067459000 [WGS84]
UTM: Zone 16S, 640145.7932 mE, 4289046.2723 mN
Parcel No. GIS/Ref/ID: 32107

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1890-1899 , circa 1890*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style: and Queen Anne	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural:	Exterior Material(s): clapboard	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Front gable , Decorative cornice , modillions	
Foundation: brick	Windows: original wood 4/1 double-hung sashes	
General condition: Good	Chimney(s): two brick Rear straddle ridge	
Basement:	Porch: single-story recessed corner open 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 with Queen Anne influences built in 1890. The foundation is brick. Exterior walls are clapboard. There is octagonal style woodwork and vertical triangular boards under gable. Centered on the façade is a broad bay with four windows. The building has a front gable roof clad in asphalt shingles with decorative cornice and modillions. Gable front roof flattens out on east side to shed roof addition, 2 central chimneys, and paired modillions and narrow cornice under eaves. There are two rear, straddle ridge, brick chimneys. Windows are original wood, 4/1 double-hung sashes. There are a variety of windows. At the front are four-over-one, and elsewhere there are two-over-two and a four light fixed window. There is a single-story, recessed corner open porch characterized by an integrated under main roof roof clad in asphalt shingles with square wood posts. There are two matching doors, both of wood with geometrically oriented divided lights in the upper panel. One door has a wood screen door, the other door under the porch has a metal storm door.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32107, surveyed Jul 08, 2002, Site Number 2-121
Inventoried: 09/20/2021 11:42:54 am Last updated: 06/17/2022 4:24:50 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: Orrin Ash
Street: 610 W 3rd St
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812 701 3973
Phone (Alternate):
Email: Ashorbin@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: 608 W 3rd St.

Zoning Classification: HDR

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: BACK YARD

Description of Proposed Use: To build A 20'x30' pole barn for storage

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.

Build a 20'x30' pole barn. Building will have a 9/12 pitch to match existing barns & carriage houses. The gable ends face NYS. These sides have only metal siding. The east side will be sided w/ metal siding. There will be 3 wind-wood 4'x8' light 3'x3' square, placed over each bay under the eave. The west side will be sided w/ T&G wood siding. The west wall also have 3 windows placed evenly under the eaves. There will be 3 doors on the west side. 2 PA b panel doors on each end and large wood end door in the center.

Set backs N side 9' off of property line
East side 3' off of property line
South side 41' from property line
West side 19' from property 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		
☐	Siding	44	HDBR/STAFF		wood
☐	Metal	49	STAFF		metal
☐	Architectural Details	52	HDBR/STAFF		
☐	Awnings & Canopies	54	STAFF		
☐	Cornices	56	HDBR/STAFF		
☐	Chimneys	57	HDBR/STAFF		
☐	Doors & Entrances	59	HDBR/STAFF		wood
☐	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		metal
☐	Signs	74	STAFF		
☐	Storefronts	78	HDBR/STAFF		
☐	Windows	82	HDBR/STAFF		wood
☐	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		Pole Barn
☐	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.

Oct 4/2025

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

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

PREESBYTERIAN STREET 50' R/W

S 76°42'36" E
53.42'

LOG CABIN

0.080 Acres
3273.67 sq. ft.

HOUSE

N 76°42'36" W
41.00'

THIRD STREET 60' R/W

Right-of-Way Line

TRACT 8

O.Ash
Inst. No. 200705999

0.090 Acres
3742.26 sq. ft.

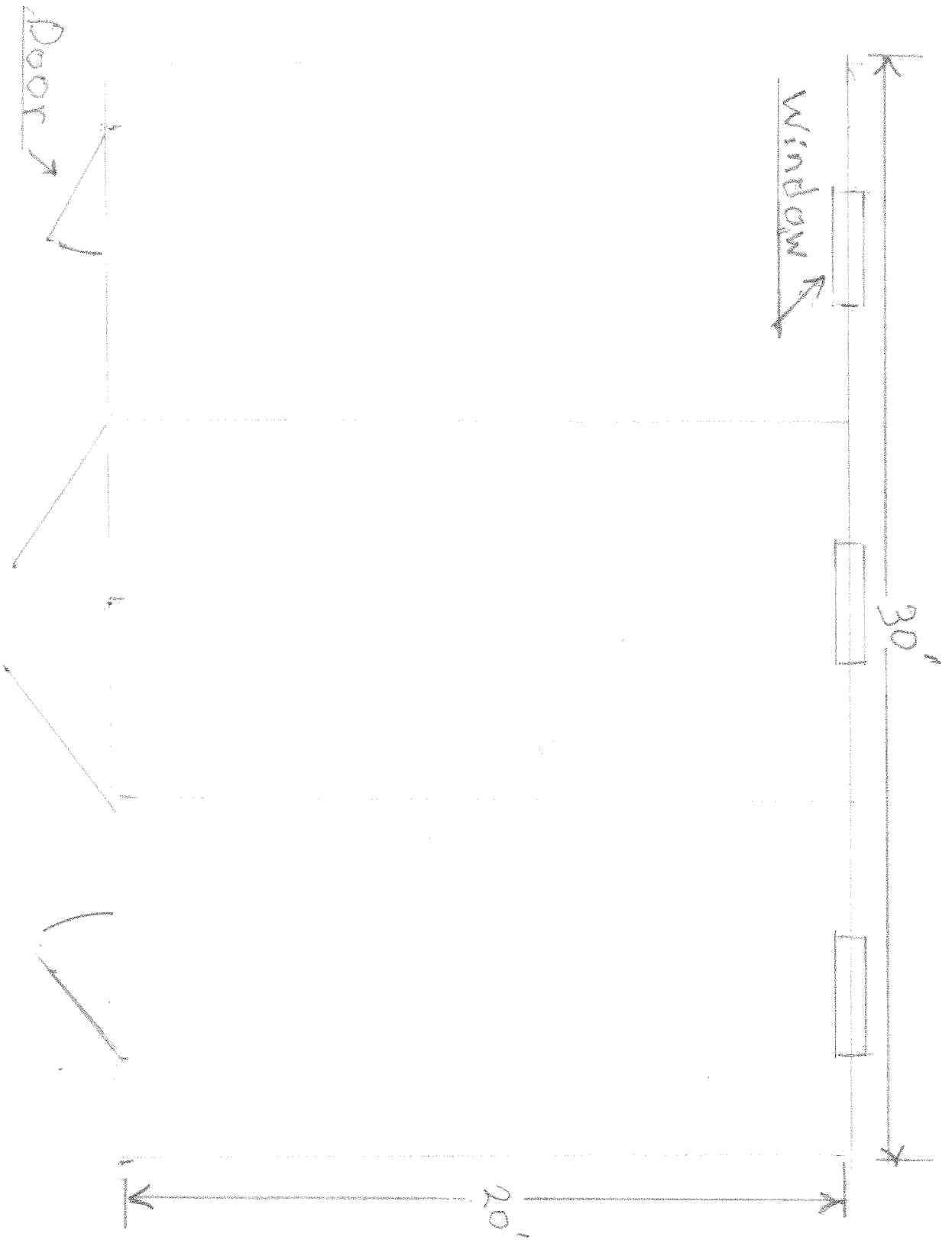
TRACT 3
O.Ash
Inst. No. 200705999

R. & B. Higgins
D.R. 150, Pg. 11

Intersection of North R-O-W
of Third St. and West
R-O-W of Mill Street

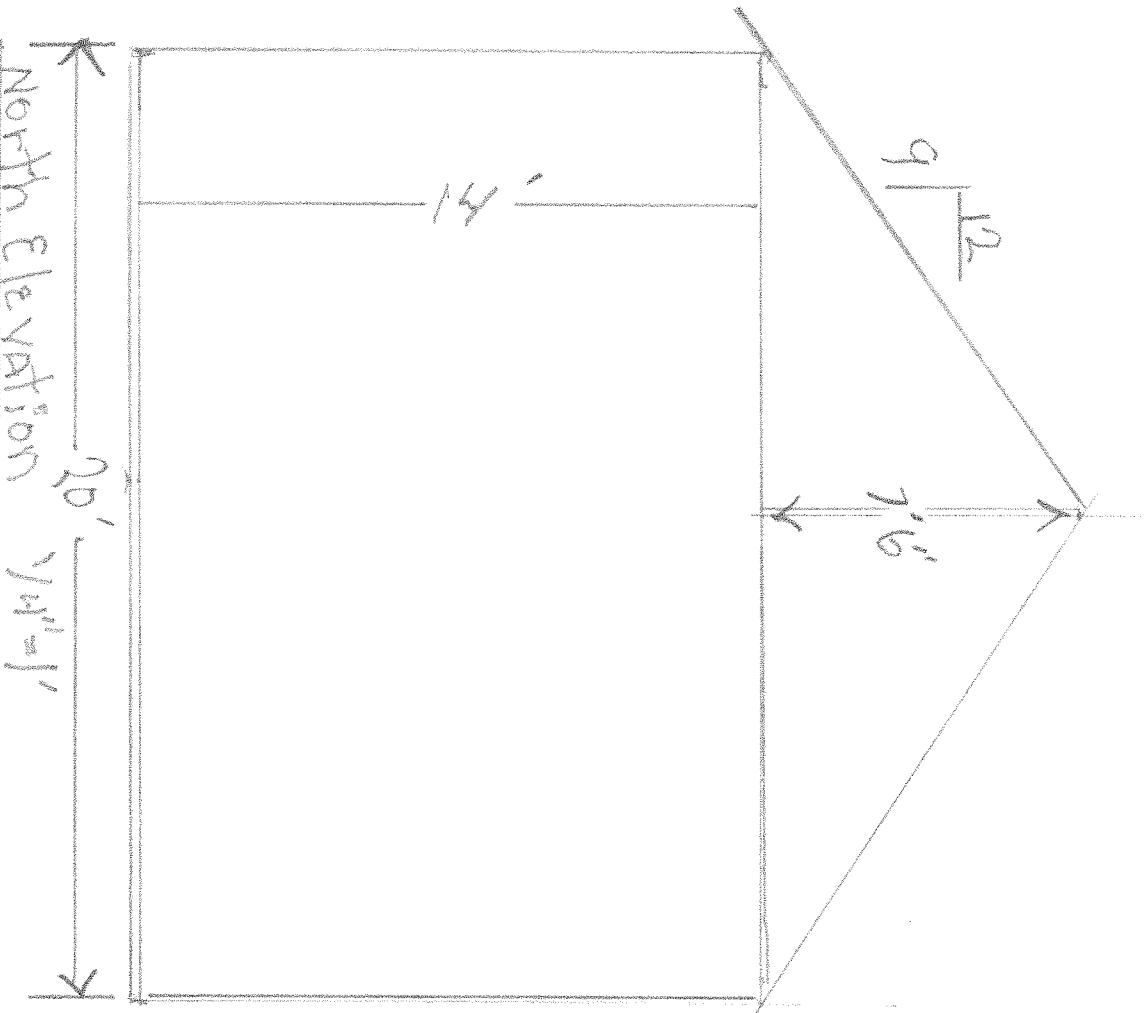
M

D. Ash



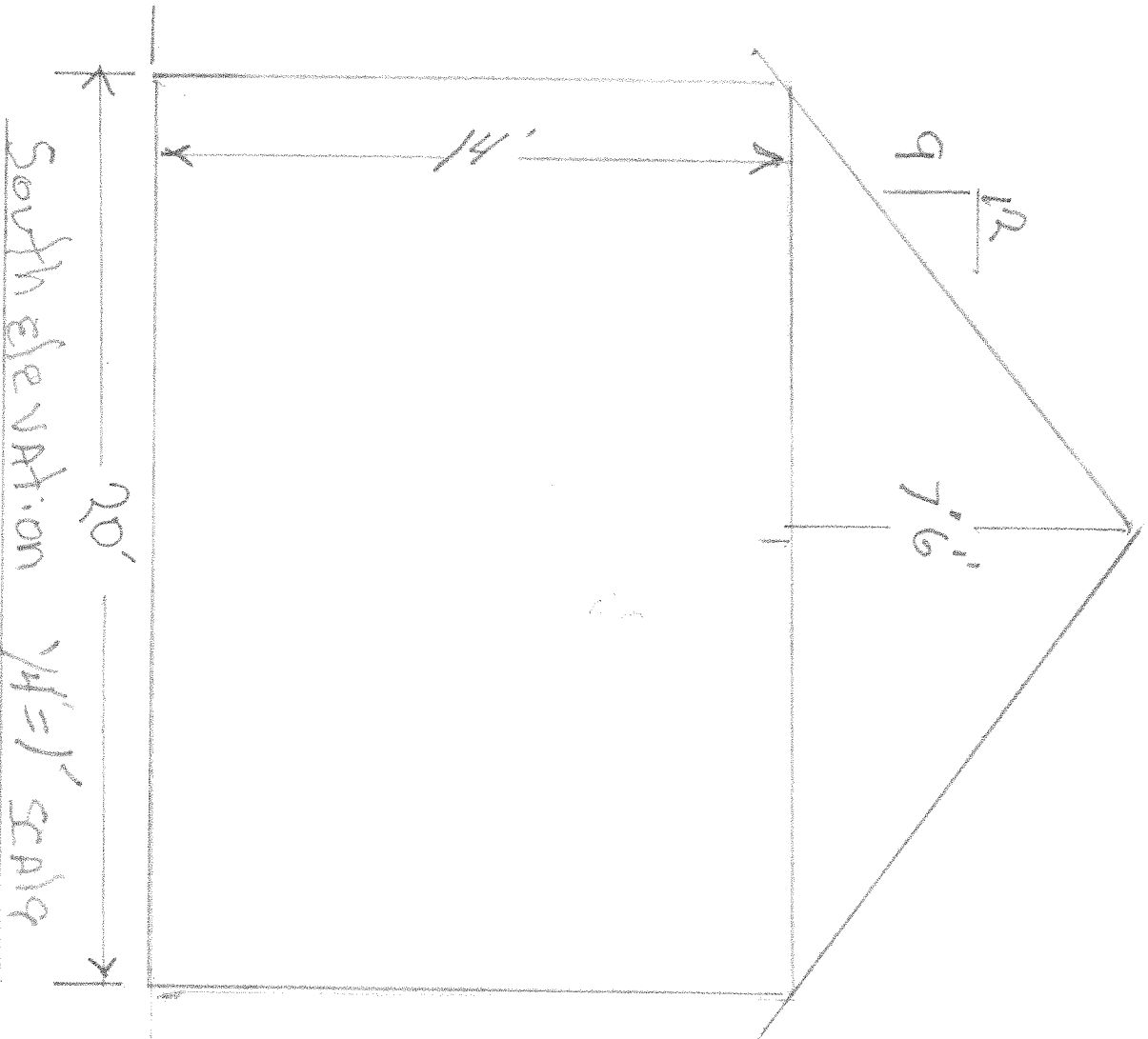
Orbin Ash

metal siding
metal Roof
1 Foot overhang



Drain Ash

metal siding
metal roof



South elevation
1/4" = 1' scale

Dubon Ash

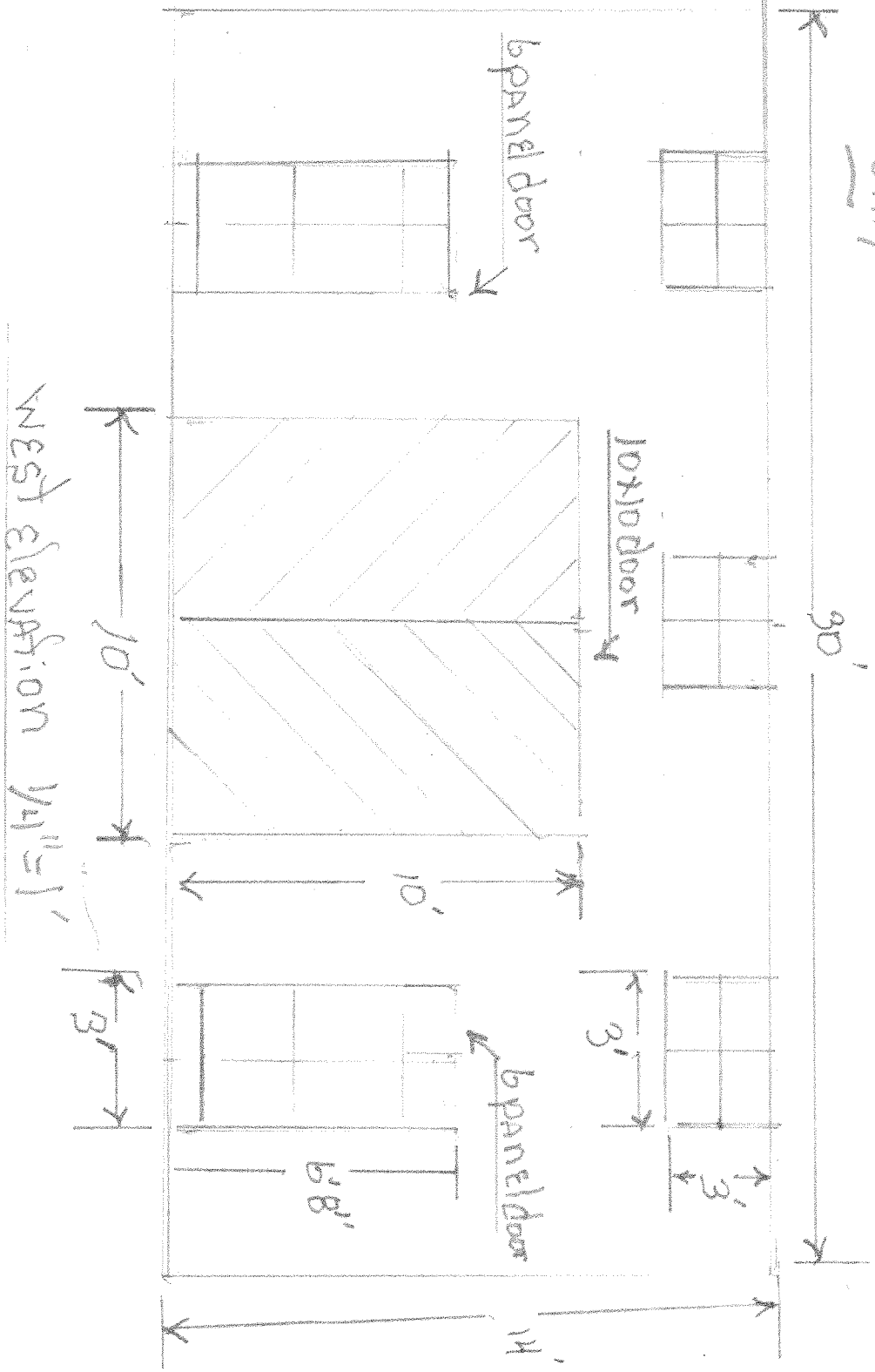
wood siding
1x8 T&B

Vertical

on West Elevation
only

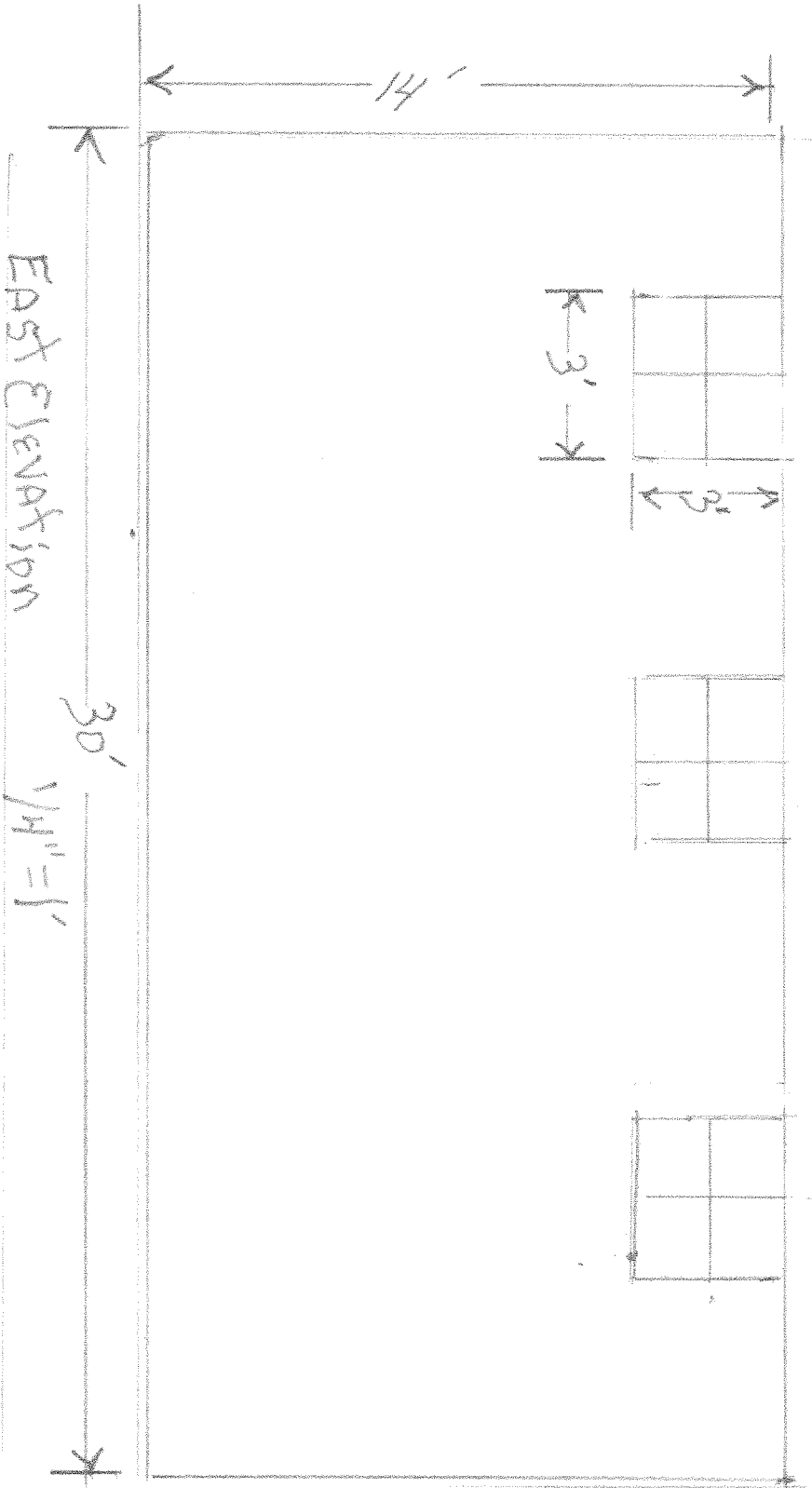
All windows & doors
are wood.

wood siding on -
West Elevation only



Orbin Ash

Metal Siding
Metal Roof
Wood Windows



Drbin Ash



MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Orbin Ash

Property Address: (address) 608 W. Third St.

Proposed Action to: (explain) _____
_____ build a 20'x30' pole barn

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.

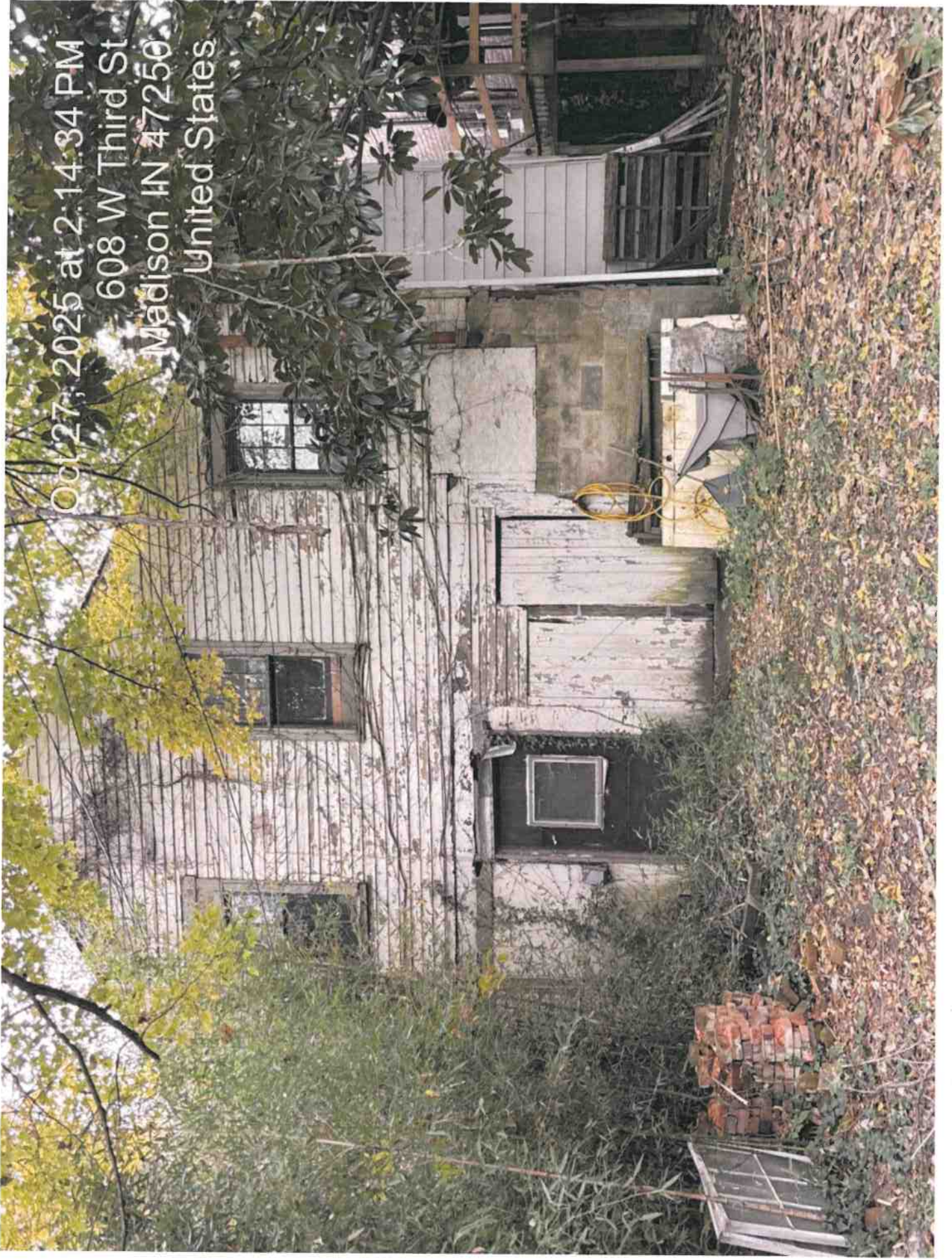
For further information, Contact the Office of Planning, Preservation, & Design at (812) 265-8324.

Build a 20' x 30' pole barn. Building will have a 9 by 12 roof pitch to match existing barns and carriage houses. The gable ends face N and S. These sides have only metal siding. The East side will be sided with metal siding. There will be 3 single sash windows (wood, true divided lights) with 4 lights 3'x3' square, placed over each bay under the eave. The west side will be sided with tongue and groove wood siding. The West side will also have 3 windows placed evenly under the eaves. There will be three doors on the west side, 2 each six paneled doors on each end and a large wooden door in the center.

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.

Build a 20' x 30' pole barn. Building will have a 9 by 12 roof pitch to match existing barns & carriage houses. The gable ends face N & S. These sides have only metal siding. The East side will be sided with metal siding. There will be 3 single sash windows (wood, true divided lights) with 4 lights 3'x3' square, placed over each bay under the eave. The west side will be sided with tongue and groove wood siding. The west side will also have 3 windows placed evenly under the eaves. There will be three doors on the west side, 2 each six paneled doors on each end and large wooden door in the center.

Oct 27, 2025 at 2:14:34 PM
608 W Third St
Madison IN 47250
United States



Oct 27, 2025 at 2:16:06 PM

606 W Third St

Madison IN 47250

United States

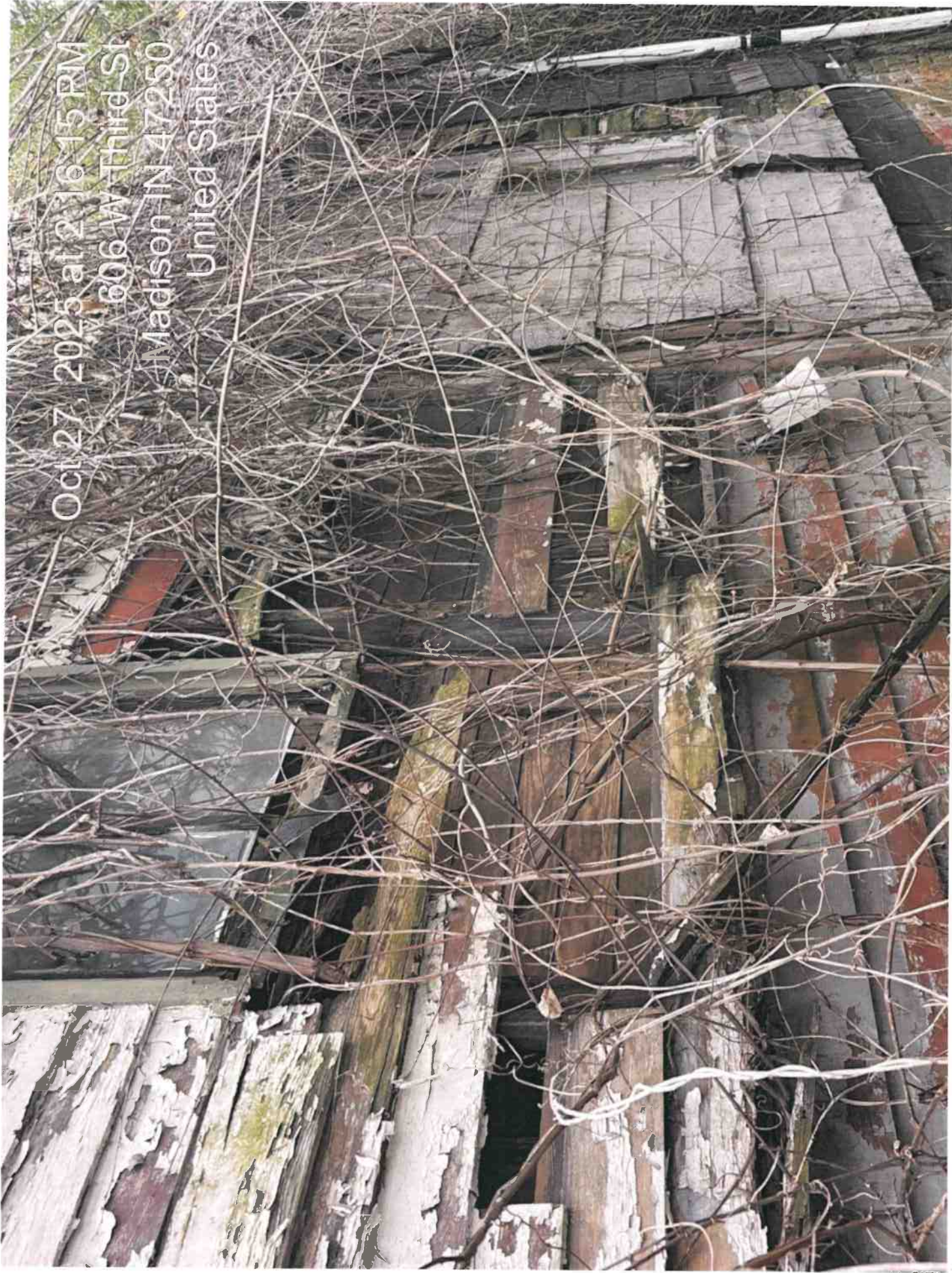


Oct 27, 2025 at 2:16:15 PM

606 W Third St

Madison IN 47250

United States



Oct 27, 2025 at 2:16:17 PM
606 W Third St
Madison TN 37250
United States

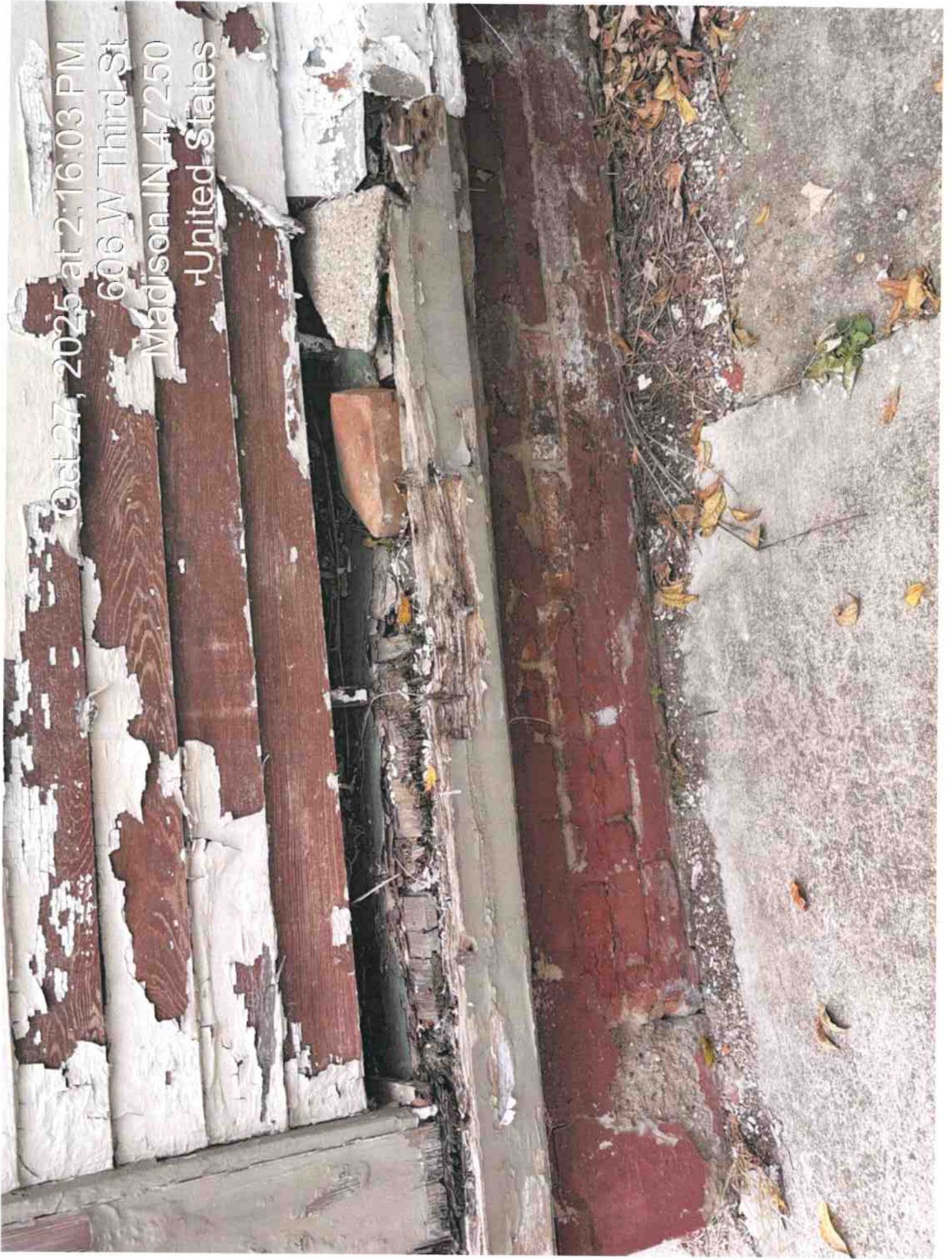


Oct 27, 2025 at 2:16:03 PM

606 W Third St

Madison IN 47250

United States





PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 205 St. Michaels Ave. to build a new one-story house on the lot.*



Current Zoning: Historic District Residential (HDR)	Project Location: 205 St. Michaels Ave.
Applicant: Gary Taylor	Owner: same

Preliminary Staff Recommendation: Pending

Conditions:

1. N/A

Reasoning: The applicant has worked with staff to come to a better final project and has made concessions, such as moving the porch up to be in line with the garage. Staff is waiting on finalized drawings to make a recommendation.

History, Relevant Information, & Prior Approvals:

History:

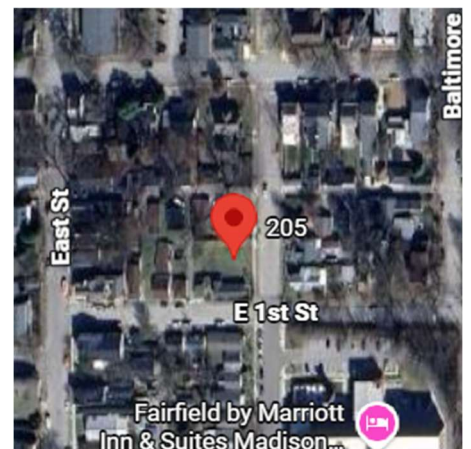
N/A

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.



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 for review, and Design; however, applications submitted through our Permit Portal are preferred. Applications submitted electronically at www.madisonin.gov

Purpose: All exterior changes visible from the street requires a Certificate of Appropriateness review process. Submit this application with the required fee(s).

This application must be filed at the Planning Office. Actual deadlines vary due to holidays. Deadlines are published publicly and can also be provided by contacting the Planning Office.

Approve

↳ note that

Gary met with
Staff for adjustments

Review Fee \$ 10.00
Application Fee* \$ 25.00
* \$ 15.00
\$ 2.00 per street

for applications being heard before

within the Madison Historic District
before the HDBR or Staff can begin the
required, and the required fee(s).

eligible for consideration at that meeting.
e, media publishing deadlines, etc.

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: 205 St. Michaels Ave

Zoning Classification: HDR

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: Residential

Description of Proposed Use: Residence

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.

Construct a private residence 1533 sq ft home.

- Siding LP SmartSide in one of these colors: Garden Sage, Cavern Steel or Terra Brown
- Exterior Trim LP SmartSide in one of these colors: Sand Dunes or Snowscape White
- Entry Door ~ Steel door in wood tone finish
- Garage Door ~ Steel door in wood tone finish
- Stick built outbuilding in corresponding color with a concrete floor.
- Front porch of house will be concrete
- Roof will be shingle
- Windows will be black vinyl or black aluminum

- A board privacy fence with gate will be constructed on the west side property 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		
☒	Siding	44	HDBR/STAFF		LP Smart
☐	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		Steel (?)
☐	Fire Escapes & Staircases	62	HDBR/STAFF		
☒	Foundations	63	STAFF		non visible Concrete
☒	Historic Garages & Outbuildings	64	HDBR/STAFF		Stick built
☐	Light Fixtures	66	STAFF		
☐	Porches	68	HDBR/STAFF		Concrete
☐	Roofs	71	HDBR/STAFF		Shingle
☐	Signs	74	STAFF		
☐	Storefronts	78	HDBR/STAFF		
☐	Windows	82	HDBR/STAFF		vinyl or Alum
☐	Window Shutters and Screens	87	HDBR/STAFF		
☒	Fences and Walls	88	STAFF		board fence
☐	Mechanical Units	91	STAFF		
☐	Pools, Fountains, Gazebos & Pergolas (existing)	93	STAFF		

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

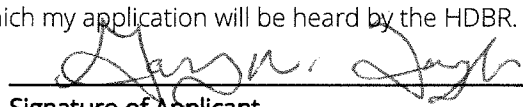
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
☒	New Construction - Residential	94	HDBR		
☒	New Construction - Outbuildings	101	HDBR		
☐	New Construction - Commercial	103	HDBR		
☐	New Construction - Additions	109	HDBR		
☐	New Construction - Decks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

10-14-25

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

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





MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Gary Taylor

Property Address: (address) 205 St. Michaels Ave.

Proposed Action to: (explain) _____
_____ build a new one-story house

Meeting will be held on: (date) November 24, 2025

POSTING DEADLINE

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

11-09-2025

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.



MADISON

Indiana

Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 1063 W. Main St. to replace non-original wood windows with wood aluminum-clad windows.*



Current Zoning: Medium Density Residential (R-8)	Project Location: 1063 W. Main St.
Applicant: John Schuring	Owner: same

Preliminary Staff Recommendation: **Deny**

Conditions:

1. N/A

Reasoning: The windows that would be replaced are not original, but their condition is not deteriorated enough to require replacement. New storm windows would be more appropriate.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1860
Style	
Evaluation	Contributing
Survey Notes	Currently has both double hung 1/1s and double hung 4/4s.

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: 1063 W Main 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: Property slopes to the south. Plantings and small trees. Wood privacy fence in rear yard.



Lat/Long: 38.7397939921122800, -85.3997342042991600 [WGS84]

UTM: Zone 16S, 639079.8860 mE, 4289117.4911 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1860-1869, circa 1860*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style:	☒ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural: frame	Exterior Material(s): vinyl siding, aluminum siding	
Stories: 1, Bays:	Roof Material: standing seam metal	
Form or Plan: Gabled Ell, L	Roof Type: Cross Gable	
Foundation: parged	Windows: wood 1/1 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story Partial-width open 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 1-story house built in 1860. The structural system is frame. The foundation is parged. Exterior walls are vinyl siding and aluminum siding. The building has a cross gable roof clad in standing seam metal. Boxed eaves. Windows are wood, 1/1 double-hung sashes. Also 4/4 wood double-hung windows. There is a single-story, partial-width open porch characterized by a shed roof clad in standing seam metal with doric wood posts. Recessed corner porch along east side of house with brick steps. Three panel doors, one with glass, face the porch. There is a two-story, rear, frame addition. Rear raised screen porch with shed roof.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: February 2022
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Jul 15, 2002, Site Number 2-243
Inventoried: 09/20/2021 11:42:59 am Last updated: 07/20/2022 4:33:42 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: John Schuring
Street: 1063 W. MAIN STREET
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812-265-3886
Phone (Alternate): N/A
Email: JOHN_SCHURING@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: 1063 WEST MAIN STREET

Zoning Classification: RESIDENTIAL

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: SINGLE FAMILY RESIDENCE

Description of Proposed Use: SAME

Name of Contractor (If applicable): WEAVER CONSTRUCTION (JASON WEAVER)

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.

REPLACE existing SINGLE pane windows with
NEW INSULATED GLASS WOOD (VINYL CLAD) WINDOWS.

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	WOOD	WOOD
☐	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.

10-29-2025

Date

Signature of Applicant

 James D. Schuerling

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)

____ Site plan is adequate

____ Application is complete

____ Required supporting documents are provided

____ COA Addendum (if req'd)

____ Notification Sign given to applicant



Current



Current



Current



proposed



proposed



MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) John Schuring

Property Address: (address) 1063 W. Main St.

Proposed Action to: (explain) replace non-original wood windows with wood vinyl clad windows

Meeting will be held on: (date) November 24, 2025

POSTING DEADLINE

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

11-09-2025

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.



PROJECT BRIEF – *Historic District Board of Review
Application for Certificate of Appropriateness at 307
West St. to remove historic stucco to expose brick.*



Current Zoning: Central Business District (CBD)	Project Location: 307 West St.
Applicant: Brenda Cooper	Owner: same

Preliminary Staff Recommendation: **Approve with Conditions**

Conditions:

1. Removal should be approved; stucco brick should be replaced with historic brick.

Reasoning: Brick underneath the stucco is not made to be open to the elements, and a significant amount of it will be damaged when the stucco is removed and will therefore need to be replaced.

History, Relevant Information, & Prior Approvals:

History:

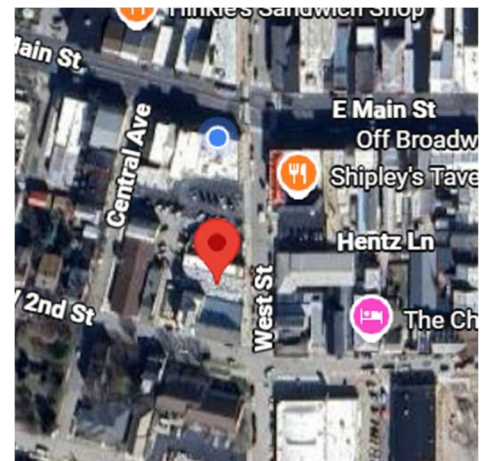
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1950
Style	
Evaluation	Non-contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

Madison Historic District Design Guidelines – 2.0 Materials, Concrete, and Stucco p.42-43

2.1 Retain and preserve historic concrete and stucco elements, including walls, chimneys, foundations, and retaining walls. Preserve these character-defining features of the building or property.

2.2 Maintain and protect historic concrete and stucco elements through appropriate maintenance, cleaning, and repair as needed.

2.4 Replace in kind if deteriorated or damaged beyond repair.

2.7 Do not remove historic stucco surfaces from masonry walls unless more than 50 percent of the stucco has lost its bond with the masonry behind it.

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is not in conformance with the guidelines and ordinance, but an exception should be considered.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 307 West 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: On slight rise toward Main Street.



Lat/Long: 38.7354376456802640, -85.3803655950718100 [WGS84]

UTM: Zone 16S, 640771.8729 mE, 4288663.6512 mN

Parcel No. GIS/Ref/ID: 26144

Historical Information

Historic Function: Religion: Religious Facility	Current Function: Vacant/Not in Use
Construction Date: ca. 1950-1959 , circa 1950*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, Commercial Building	Style:	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural: masonry	Exterior Material(s): stucco	
Stories: 1, Bays:	Roof Material:	
Form or Plan: One-Part Commercial Block, rectangular	Roof Type: Flat	
Foundation: parged	Windows: wood 1 fixed	
General condition: Good	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Building appears to be undergoing rehabilitation.

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.
State/Province: ☐ indiv. ☐ district ☐ landmrk.
Local: ☐ indiv. ☒ district ☐ landmrk.
2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

Description/Remarks

This is a 1-story commercial building built in 1950. The structural system is masonry. The foundation is parged. Exterior walls are stucco. Center wall removed with temporary plywood doors. The building has a flat roof. Windows are wood, 1-light fixed. Small windows in larger openings at front, band of glass block above both entrances. Two doors, one inset, one with three upper lights.

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: Madison Reconnaissance Survey (2002-2004) ID #26144, surveyed Aug 27, 2002, Site Number 3-0635
Inventoried: 09/20/2021 11:43:36 am Last updated: 08/02/2022 2:47:55 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: ☒ Reconnaissance ☐ Intensive	Additional Research Recommended? ☐ Yes ☐ No



HDCA-25-126

Certificate of

Appropriateness (COA)

Application

Status: Active

Submitted On: 10/23/2025

Primary Location

307 WEST ST
MADISON, IN 47250

Owner

Mad Paddle LLC
FOREST DRIVE 2531
MADISON, IN 47250

Applicant



Brenda Cooper

502-663-2174



maddpaddle47250@gmail.com



301 west ST

Madison, Indiana 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

CBD

Legal Description of Property

307 West St Madison Indiana 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

storage

Description of Proposed Use

store front and storage

Contractor Information**Company Name**

Trumpy General Contracting

Contractor Name

Daryl Trumpy

License Number

1403

Expiration Date

—

Phone

502-548-5542

Email

NA

Mailing Address

199 Peaks Pt

City

Milton

State

KY

Zip Code

40045

Type of Project

Select which applies to your project.*

Define Other ⓘ

Restoration, Rehabilitation, or Remodel

Description(s) of Work

Scope of Work*

Remove the historic stucco on the front of 307 West St to expose brick

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*

brick and stucco

Proposed Material*

brick

Signage

☐

Storefronts

☒

Existing Material*

brick and stucco

Proposed Material*

brick

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☐

☒ Existing Material*

glass and glass bricks

☒ Proposed Material*

glass and glass bricks

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

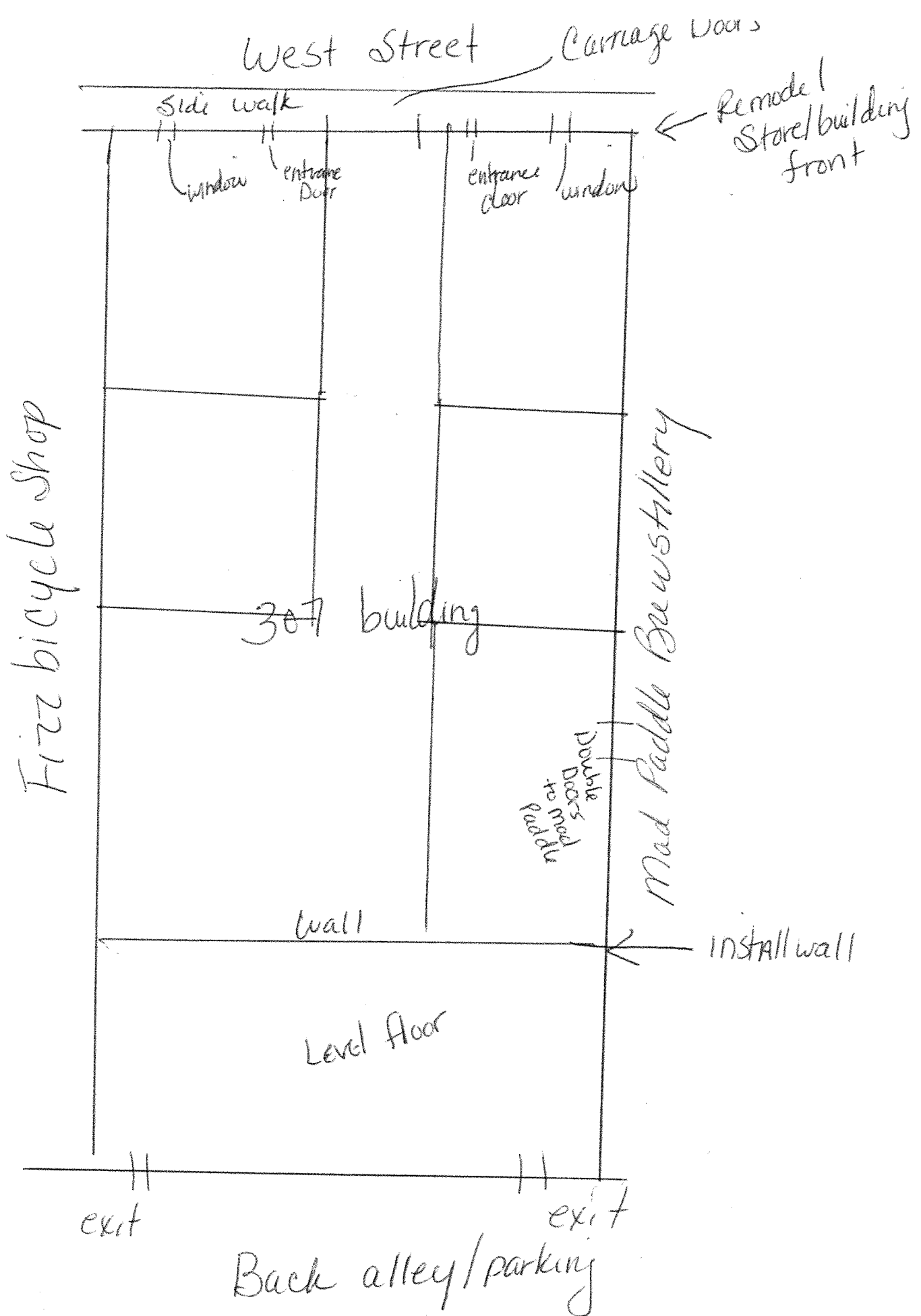
I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.

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*

☒ Brenda Cooper

Oct 23, 2025









MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Brenda Cooper

Property Address: (address) 307 West St

Proposed Action to: (explain) _____
remove stucco to reveal brick

Meeting will be held on: (date) November 24, 2025

POSTING DEADLINE

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

11-09-2025

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.