



Historic District Board of Review Legal Notice

MEETING DATE: December 15, 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)
- D. New Applications
 - Elizabeth Riley – C. of A. to add an awning over front door, temporary vestibule to be added during winter months.
Location: 605 W. Main St.
Zoned: Specialty District (SD)
 - Sara Patterson – C. of A. to enclose the side porch and to add an additional room to the back of the house.
Location: 1225 W. Main St.
Zoned: Residential Medium Density (R-8)
 - Robert Wurtz – C. of A. to construct a new log shed.
Location: 1008 East St.
Zoned: Residential Medium Density (R-8)
 - Steve and Jane Martin – C. of A. to restore window on front to original size, restore original transom, change window size on south side of house to transom style windows for privacy and light.
Location: 319 Cragmont St.
Zoned: Historic District Residential (HDR)
 - SEI Real Estate, LLC – C. of A. to add a dormer to the roof facing the river, demolition of rear addition to replace with a wooden deck, replacing rear windows with doors out onto the deck, replace windows with aluminum clad.
Location: 307 Walnut St.
Zoned: Historic District Residential (HDR)
 - Ryan Rodgers (on behalf of Julie Thieman) – C. of A. to add a 10'x18' addition and 8' porch across the rear.
Location: 609 W. Second St.
Zoned: Historic District Residential (HDR)
 - Ryan Rodgers (on behalf of William and Paula Alexander) – C. of A. to add a new garage to the rear of property and addition to the rear of house.
Location: 815 E. First St.
Zoned: Historic District Residential (HDR)
 - Ryan Rodgers – C. of A. to construct a new duplex.
Location: 215 W. First St.
Zoned: Historic District Residential (HDR)
- E. New/Old Business
- F. Staff Report
- G. Adjournment
- H. Next Meeting: January 26, 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, December 15, 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
Chris Cody	Mayor	04/08/2025-12/31/2025
Happy Smith	Mayor	12/26/2023-12/31/2026

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

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

November 24, 2025

The Madison City Historic District Board of Review held the regularly scheduled meeting on Monday, November 24, 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.

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.

10/27/2025 Minutes:

W. Jewell asked if everyone had a chance to read the minutes for the meeting on October 27, 2025, and had any corrections or additions.

K. McWilliams moved to approve the minutes. Seconded by J. Anderson.

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 their application due to personal circumstances and that they hoped to attend the next meeting.

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. and the project at 421 Mill St. until the next meeting."

Seconded C. Cody.

Roll Call:

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

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Historic District Board of Review
November 24, 2025

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

The motion to table the application was approved.

- 2. 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)

Applicant failed to appear.

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

B. Haley explained that the applicants were sick and could not attend the meeting and were requesting to table their application.

Application was tabled during previous motion.

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

Application was withdrawn before the meeting started.

- 5. 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)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Gary Taylor was present.

C. Cody thanked the applicant for working with staff to get to a better final design. G. Taylor said that this design was the second floorplan submitted, and that he had been advised to push the garage back to be in line with the front door.

J. Skillman asked why the proposed site design has a front driveway at all, since there is an alley behind the house. G. Taylor explained that the house that used to sit on the lot also featured a front driveway, and that trying to come in from the alley would be too tight due to the alley right behind his property is owned by the neighbor and is not a city right-of-way.

R. Rodgers asked about specific materials, like the door and the windows. G. Taylor said that the windows would be black aluminum and the garage door would be metal. H. Smith expressed concern with the garage being on the front of the structure but agreed that the challenges of the lot with the alley access made her feel better about an exception.

W. Jewell asked for public comment.

Mayor Courtney spoke about how he was grateful for a new residence being constructed downtown and that he was glad to see new investment and infill.

Lisa Ferguson of 718 E. Second St. spoke in favor of the project, citing similar street facing garages on neighboring streets.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
23.0 New Construction - Dwellings	p. 94-100	<i>Madison Historic District Design Guidelines – 23.0 New Construction - Dwellings</i> <i>R. Rodgers</i> – This meets guidelines. <i>C. Cody</i> – I agree. <i>J. Skillman</i> – I disagree. <i>K. McWilliams</i> – I agree [with Ryan]. <i>J. Anderson</i> – I agree. <i>H. Smith</i> – I agree. <i>W. Jewell</i> – I agree.

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 205 St. Michaels Ave., but I will reference that specifically the architectural drawing from 11/21/25 is the most up to date version that shows Mr. Taylor has moved the garage back from the street.”

Seconded by C. Cody.

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.

6. John Schuring – C. of A. to replace non-historic wood windows with wood aluminum clad windows.
Location: 1063 W. Main St. Zoned: Residential Medium Density (R-8)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. John Schuring was present.

J. Schuring said that the process to replace the siding was already underway, but that the windows were being presented for replacement with insulated windows. He noted that the 4/4 windows on the rear are original, but the 1/1s are not. He said that he had estimated that the windows were installed around the 1960s, but he did not know for sure, since he only purchased the house a few years ago. He also stated that the windows are wood, but they are similar to what is available on the hilltop today.

K. McWilliams asked if J. Schuring knew the specific model of the windows he planned to use. J. Schuring said he did not know yet. K. McWilliams asked that a condition be placed onto the motion for approval stating that the window specs must be submitted to B. Haley for review before placement.

J. Anderson asked if J. Schuring was open to replacing the 1/1s with 4/4s to match the originals still on the house. J. Schuring said that was his intention. C. Cody said that both the 1/1s and the 4/4 respect the home’s historic integrity.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
18.0 Windows	p. 82-86	<i>Madison Historic District Design Guidelines – 18.0 New Construction - Windows</i> <i>K. McWilliams – I find that this meets all design guidelines.</i> <i>H. Smith – I do not think it meets the guidelines 18.1, 18.2, and 18.3.</i> <i>C. Cody – I agree with Ken. For additions to gain historic significance, they must add individual character to the house, so a minor addition will not contribute to the significance of the house.</i> <i>R. Rodgers – I am in the middle of the road {on if it meets guidelines or not}.</i> <i>J. Anderson – I agree it meets the guidelines.</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 approve the Certificate of Appropriateness for 1063 W. Main St.”

Seconded by J. Anderson.

Roll Call:

K. McWilliams	Approved
J. Skillman	Denied
W. Jewell	Approved
R. Rodgers	Denied
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. Brenda Cooper – C. of A. to remove historic stucco to expose brick.
Location: 307 West St. Zoned: Central Business District (CBD)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Brenda Cooper was present.

B. Cooper said they want to replace the parapet on the roof and expose the brick. C. Cody asked to clarify that they did not mean the cornice, to which they agreed they did not mean the cornice.

B. Cooper said that the removal of the stucco would result in a lot of brick damage and would require the replacement of that damaged brick. B. Cooper’s contractor, Daryl Trumpy, said that they had already sourced brick from the 1800s that they intend to use for the project.

Mayor Courtney spoke in favor of the project and said that the investment of the Coopers in the area was greatly appreciated, as it would help bring more value to the rest of the block.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
2.0 Materials, Concrete, and Stucco	p. 42-43	<i>Madison Historic District Design Guidelines – 2.0 Materials, Concrete, and Stucco</i> C. Cody – I believe this project meets the guidelines, my only concern is the slight difference in materials compared to what was submitted in terms of the parapet, but I don’t think that should preclude an approval. J. Skillman – I agree. K. McWilliams – I agree. R. Rodgers – I agree. J. Anderson – I agree. H. Smith – I agree. W. Jewell – I agree.

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 the project at 307 West 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.

New/Old Business:

J. Skillman asked about the change in how the packets are sent to the board, to which B. Haley said that the change is permanent and will remain as a single packet, rather than individual packets as they had been previously.

K. McWilliams introduced his written request to introduce time limits for public comment for the second reading. 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 and the sign in requirement.

J. Anderson asked if we already had this included in the rules of procedure, to which B. Haley said that it was in the RoP for Council, but not for HDBR. H. Smith asked if it would need to be waived at every meeting. K. McWilliams said that it can be invoked but would not need to be waived each time.

J. Anderson expressed concern that adding this amendment might make it appear that the board has more information on future projects than they really do. He also said that the meetings going long is almost always due to the board conversation. J. Skillman said that the board conversation generally improves the outcome of the projects. J. Anderson said that he believes the board can do better at tightening up unnecessary conversation.

J. Skillman seconded the motion presented by K. McWilliams.

Roll Call:

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

The motion to approve the amendment was approved.

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Staff Report:

November 2025 Fast-Track Applications

Applicant	Address	COA
Fred Shimfessel	706 E. Second St.	Roof (shingle > metal)

November 2024 COA Review

Applicant	Address	COA	Completed
Prickett Properties Inc.	319 E. Main St.	sign	yes
Stephanie Reed	809 W. Second St.	windows	In progress

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

Meeting adjourned at 6:38 p.m.

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:

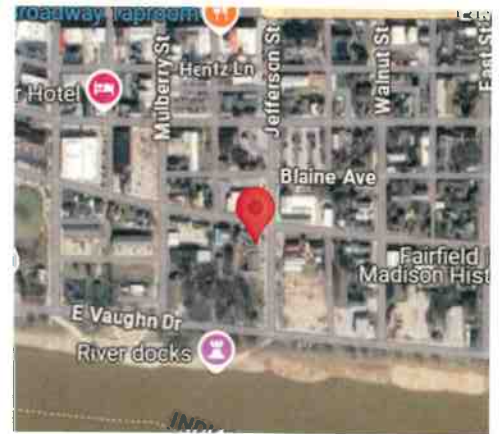
N/A

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:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> 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: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> 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)

- | | |
|--|---|
| <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input type="checkbox"/> Addition to Building | <input type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> 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
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	ALUMINUM	SMART SIDING
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input checked="" type="checkbox"/>	Chimneys	57	HDBR/STAFF	2 BRICK CHIMNEYS	REMOVAL OF BOTH CHIMNEYS
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	STEEL	STEEL
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	SHINGLE OVER HOUSE NOT ADDITION	CONTINUOUS SHINGLE ROOF OVER FRONT PORCH — BACK DECK
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	WOOD VINYL	ALUMINUM CLAD
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input checked="" type="checkbox"/>	Mechanical Units	91	STAFF	VENT FREE WALL HEATERS	CENTRAL HEAT & AIR
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas (existing)	93	STAFF		

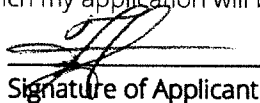
Include a list of existing and proposed materials for each applicable category.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input checked="" type="checkbox"/>	New Construction - Additions	109	HDBR	FRONT DOOR CONCRETE STOOP	FRONT PORCH WOODEN OR CONCRETE
<input checked="" type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF	ADDITION ON BACK OF HOUSE	WOODEN DECK ON BACK OF HOUSE
<input type="checkbox"/>	New Construction - Accessibility	110	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Energy Retrofit	112	HDBR/STAFF		
<input type="checkbox"/>	Relocation	115	HDBR		
<input type="checkbox"/>	Demolition	116	HDBR		
<input type="checkbox"/>	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

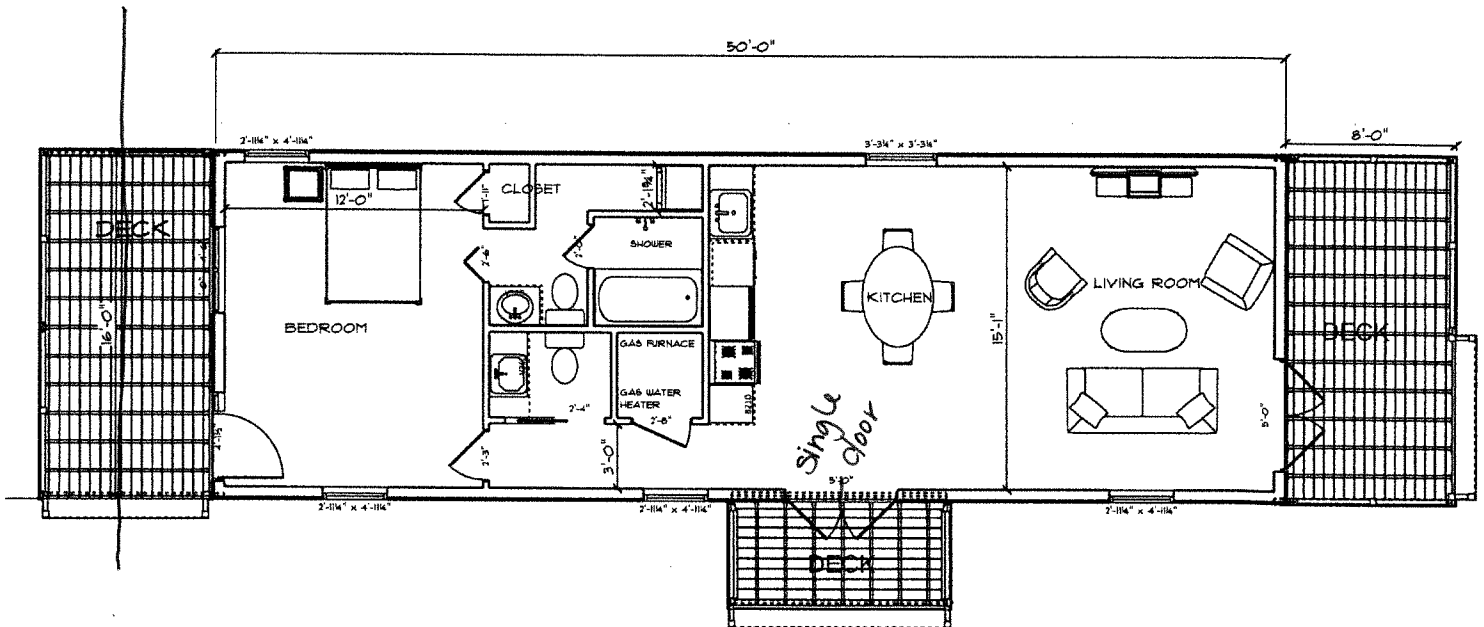

Signature of Applicant

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:	
<input type="checkbox"/> HDBR	<input type="checkbox"/> STAFF	<input type="checkbox"/> HDBR/STAFF COA issued	<input type="checkbox"/> HDBR/STAFF COA denied
		<input type="checkbox"/> HDBR Extended	<input type="checkbox"/> Sent to HDBR by Staff

Documentation Review (Completed by Planning Office)

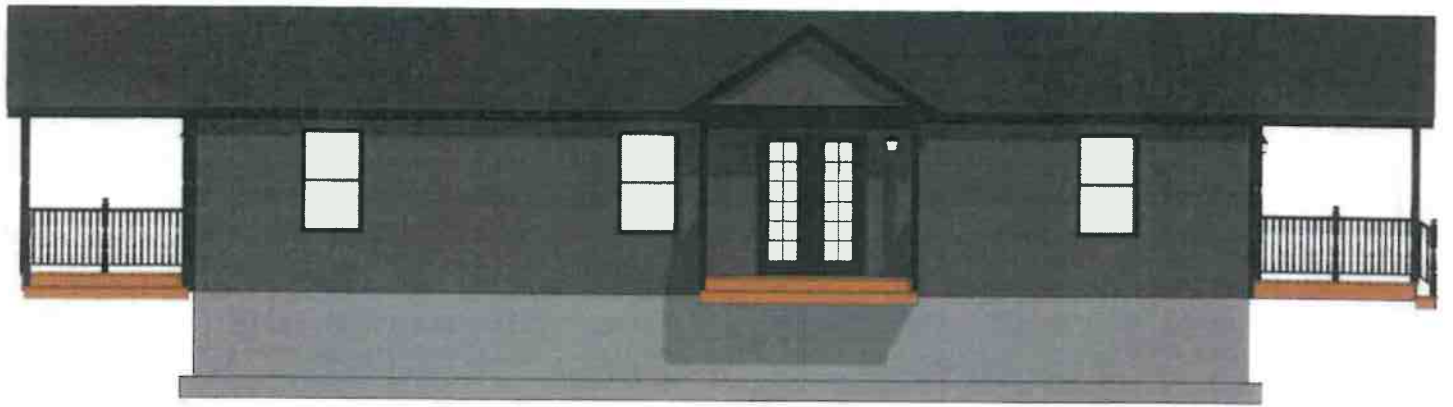
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|--|---|
| ____ Owner Authorization provided (if req'd) | ____ Required supporting documents are provided |
| ____ Site plan is adequate | ____ COA Addendum (if req'd) |
| ____ Application is complete | ____ Notification Sign given to applicant |

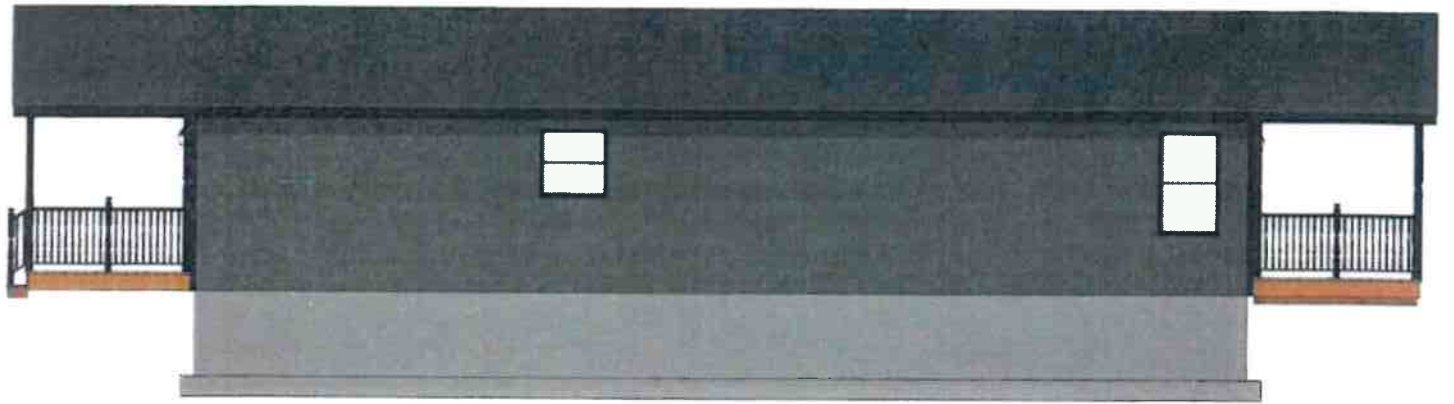




no deck here →





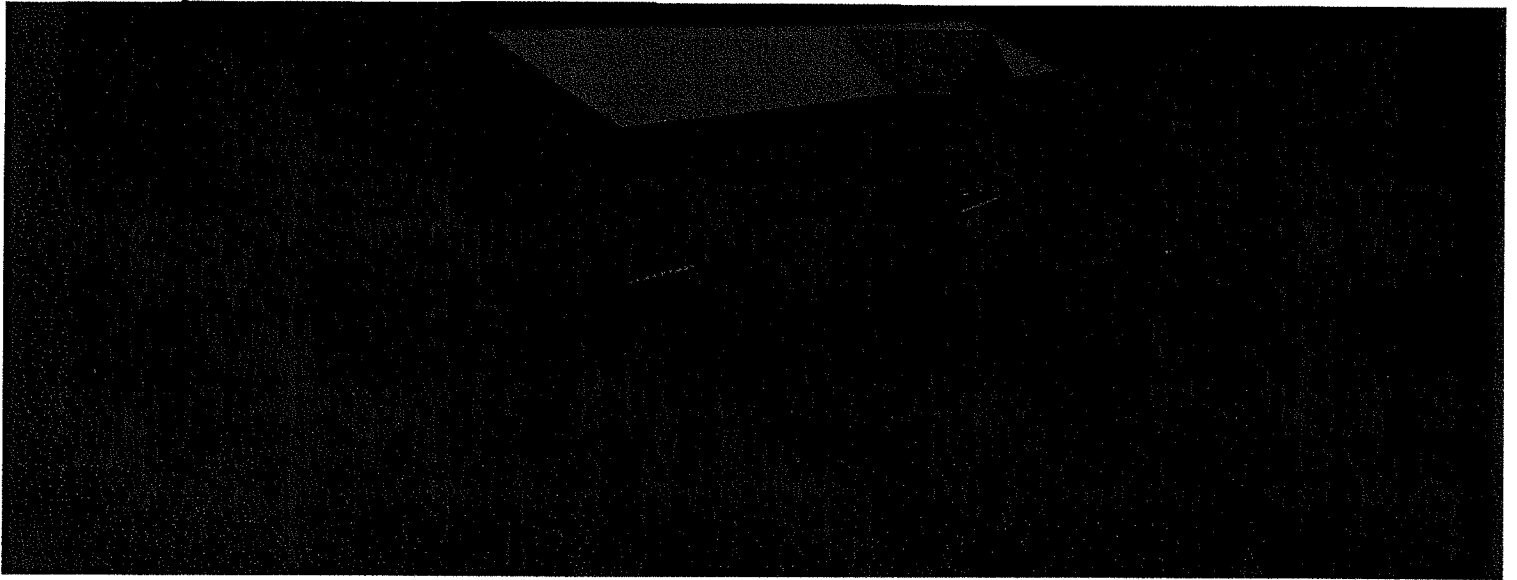


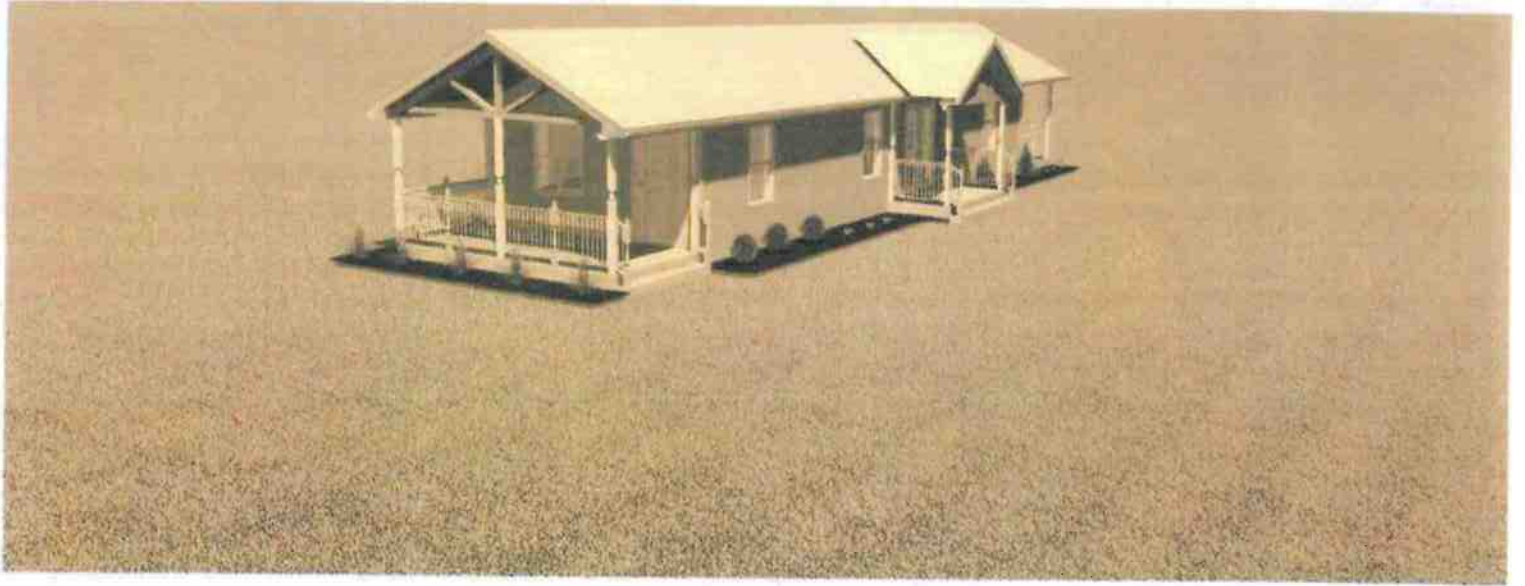


foundation not visible





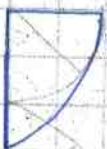






- proposed
- current

७७



REAR ATTACHMENT REMOVED AND REPAIRED BY 2 STORY DECK

STRUCTURE RAMPBELL

LIVING ROOM

WATER

PIANO



~~SPARK~~
~~SPARK~~

8x16 1 STORY DECK

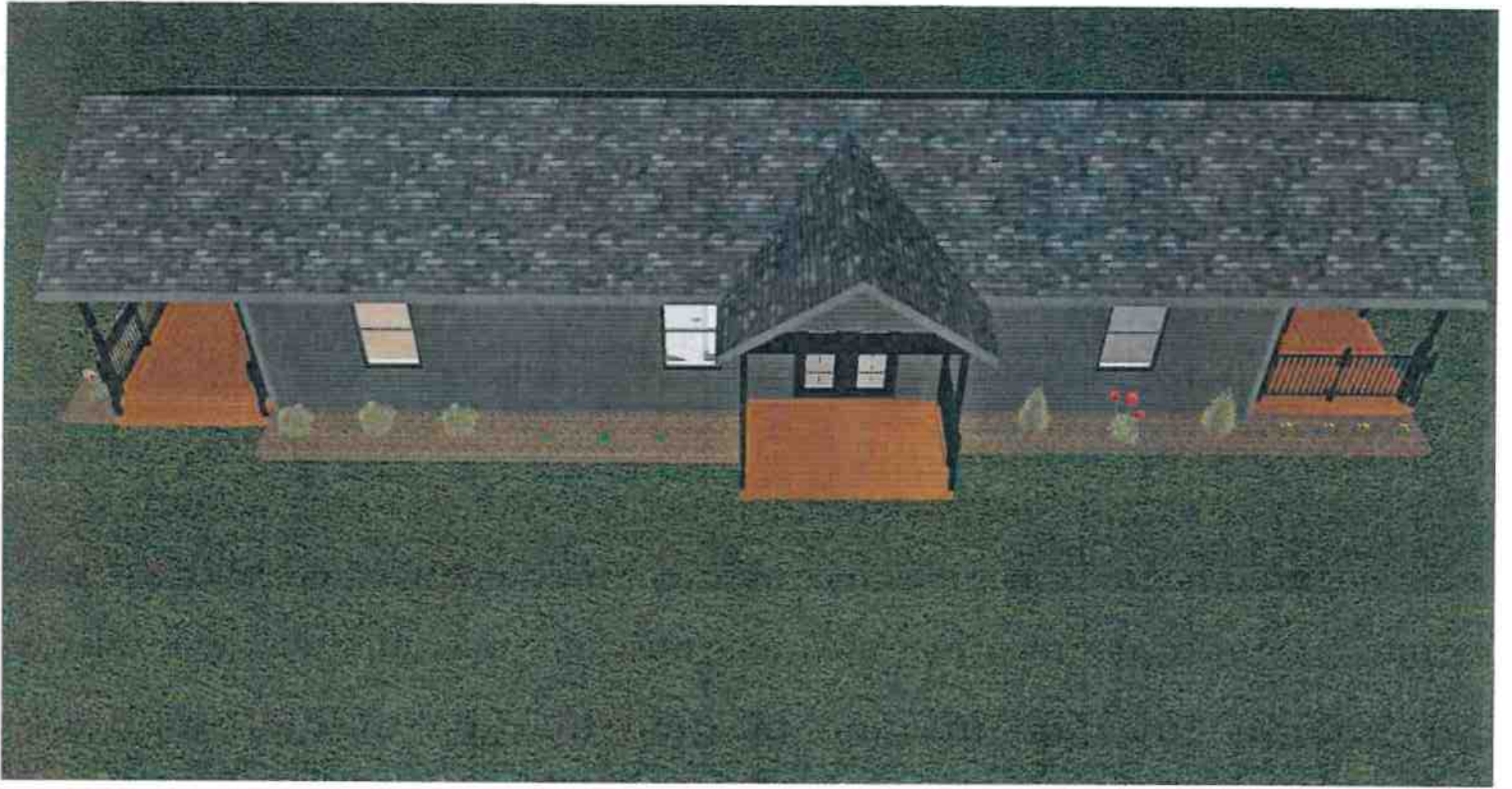
8'

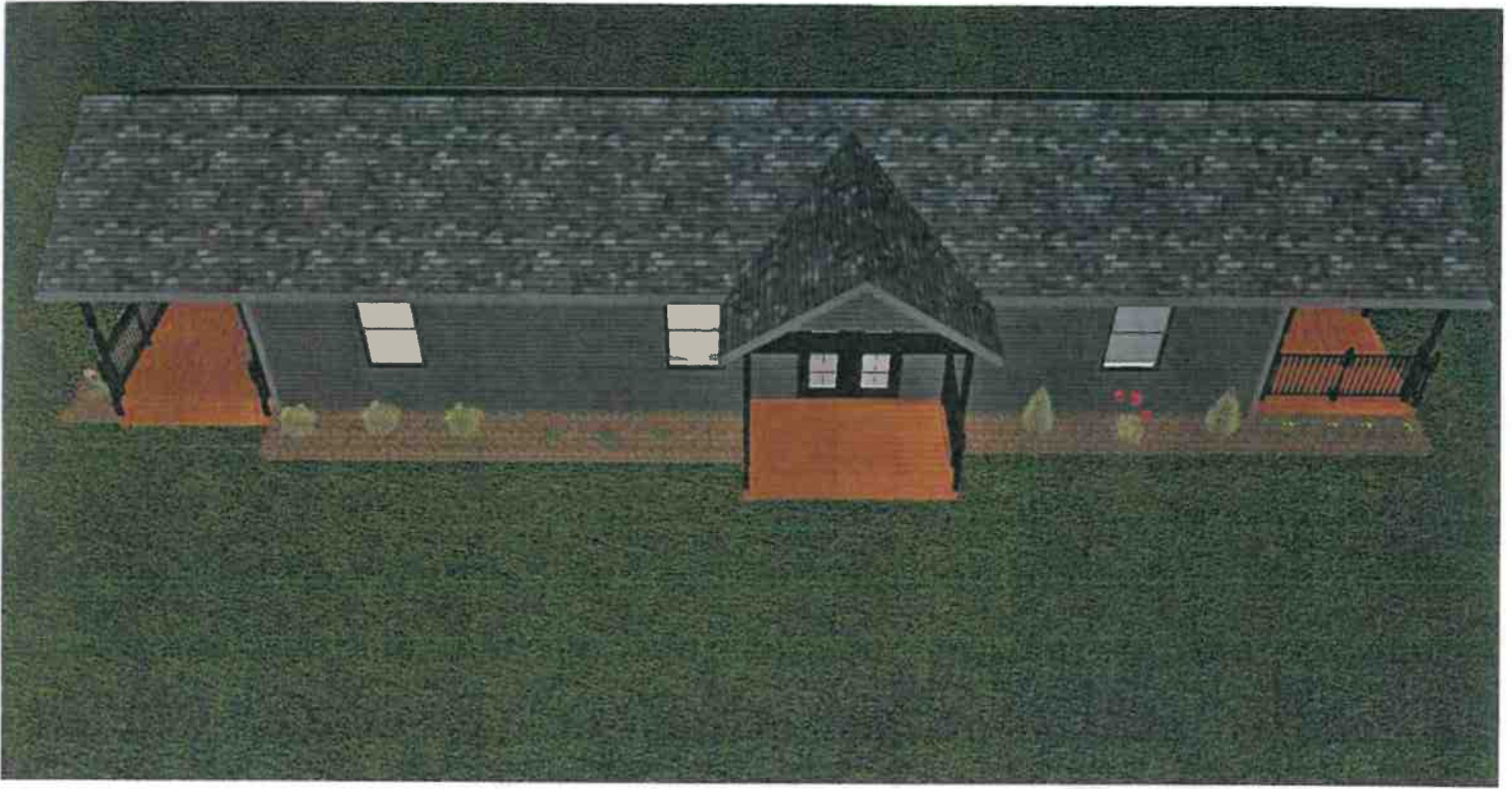
16'

5 LOT
CLIMB

1 FLOOR







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:

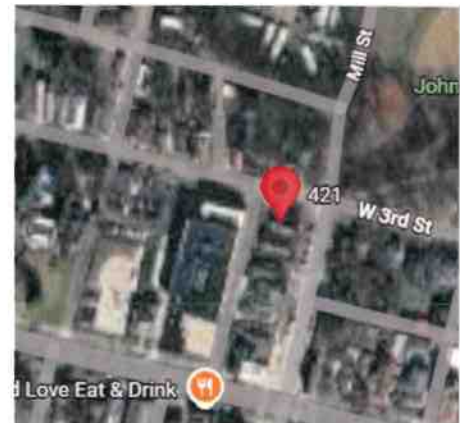
N/A

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.



421 Mill St, 423 Mill St
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:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> 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
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: 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

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

Repair, Replace, or Repair/Replace:

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

New Buildings and New Additions:

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

Sign and Fence/Walls:

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

Moving Buildings:

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

Demolition:

- ☐ Photographs with captions

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

Replacing rotting wood windows with aluminum clad
Demo garage at rear of property

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
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input type="checkbox"/>	Siding	44	HDBR/STAFF		
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		
<input checked="" type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input checked="" type="checkbox"/>	Light Fixtures	66	STAFF	Remove	
<input type="checkbox"/>	Porches	68	HDBR/STAFF	Change	
<input type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	wood	wood/Alum.
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	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
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input type="checkbox"/>	New Construction - Additions	109	HDBR		
<input type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Accessibility	110	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Energy Retrofit	112	HDBR/STAFF		
<input type="checkbox"/>	Relocation	115	HDBR		
<input type="checkbox"/>	Demolition	116	HDBR		
<input type="checkbox"/>	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

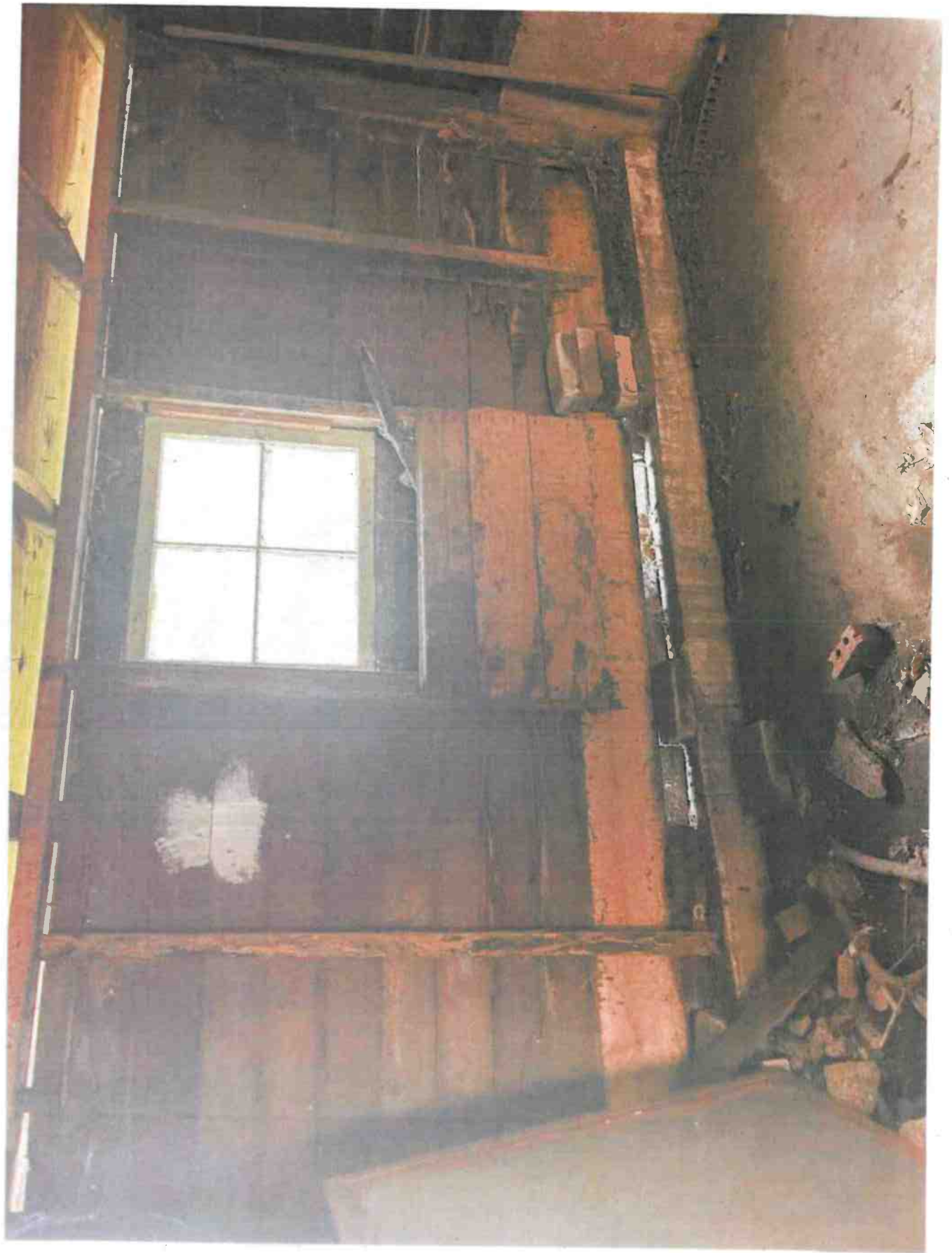
Date

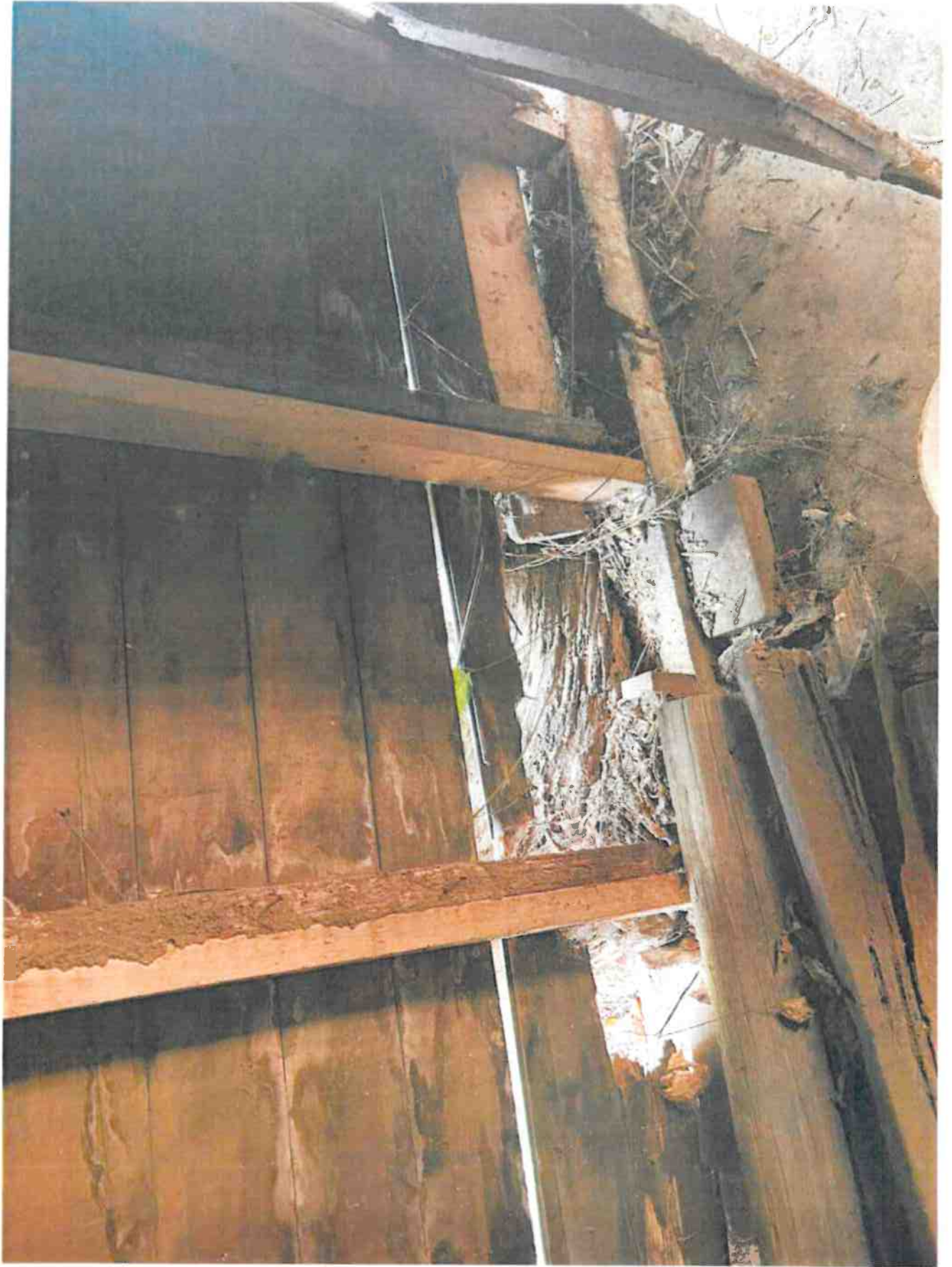
Signature of Applicant

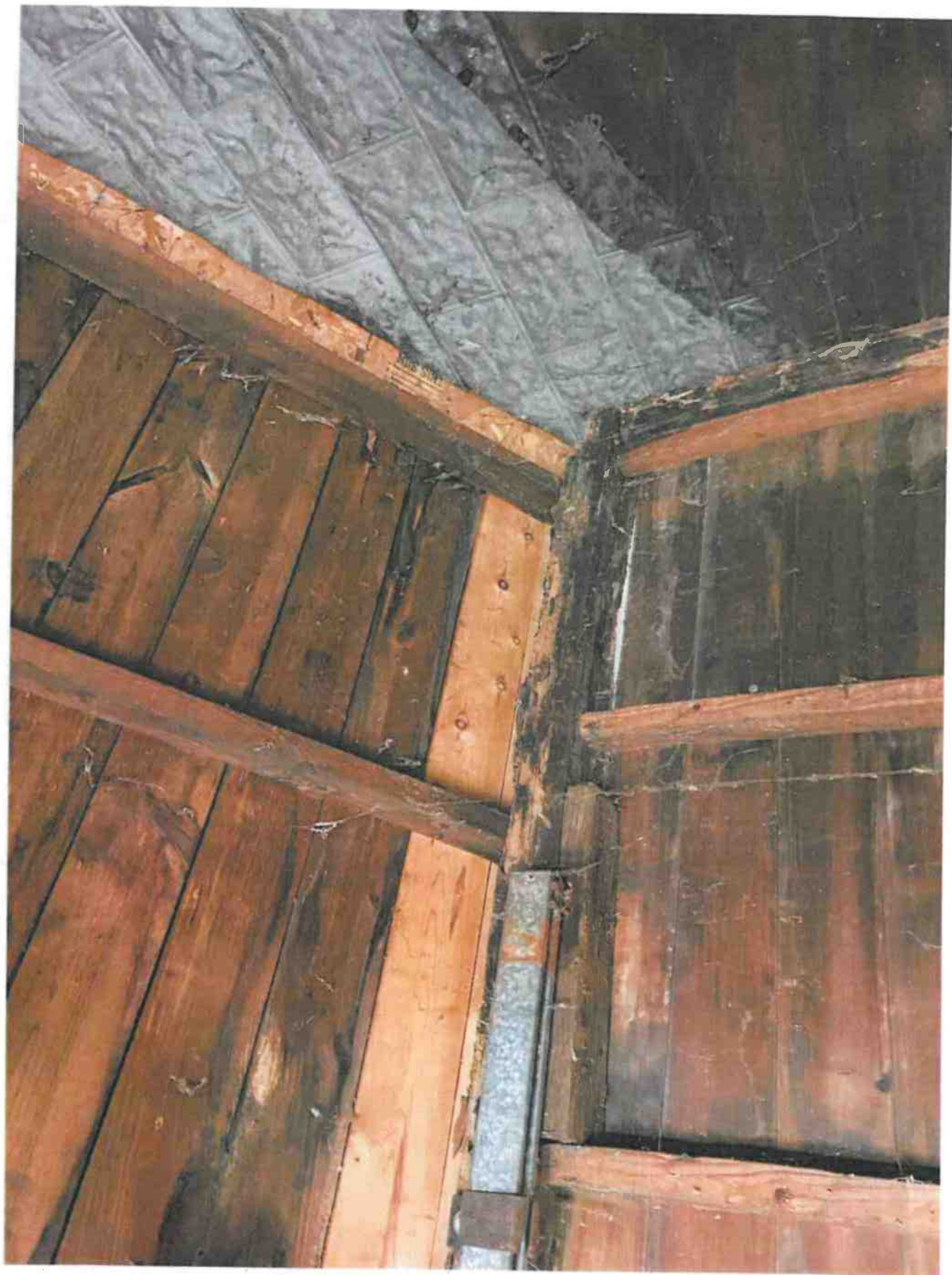
COMPLETED BY PLANNING OFFICE Application Accepted on: _____ Application Accepted by: _____ Application to be Reviewed by: <input type="checkbox"/> HDBR <input type="checkbox"/> STAFF	Meeting Information: Historic District Board of Review 101 W Main St, Madison, IN 47250 - Council Chambers Meeting Date: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





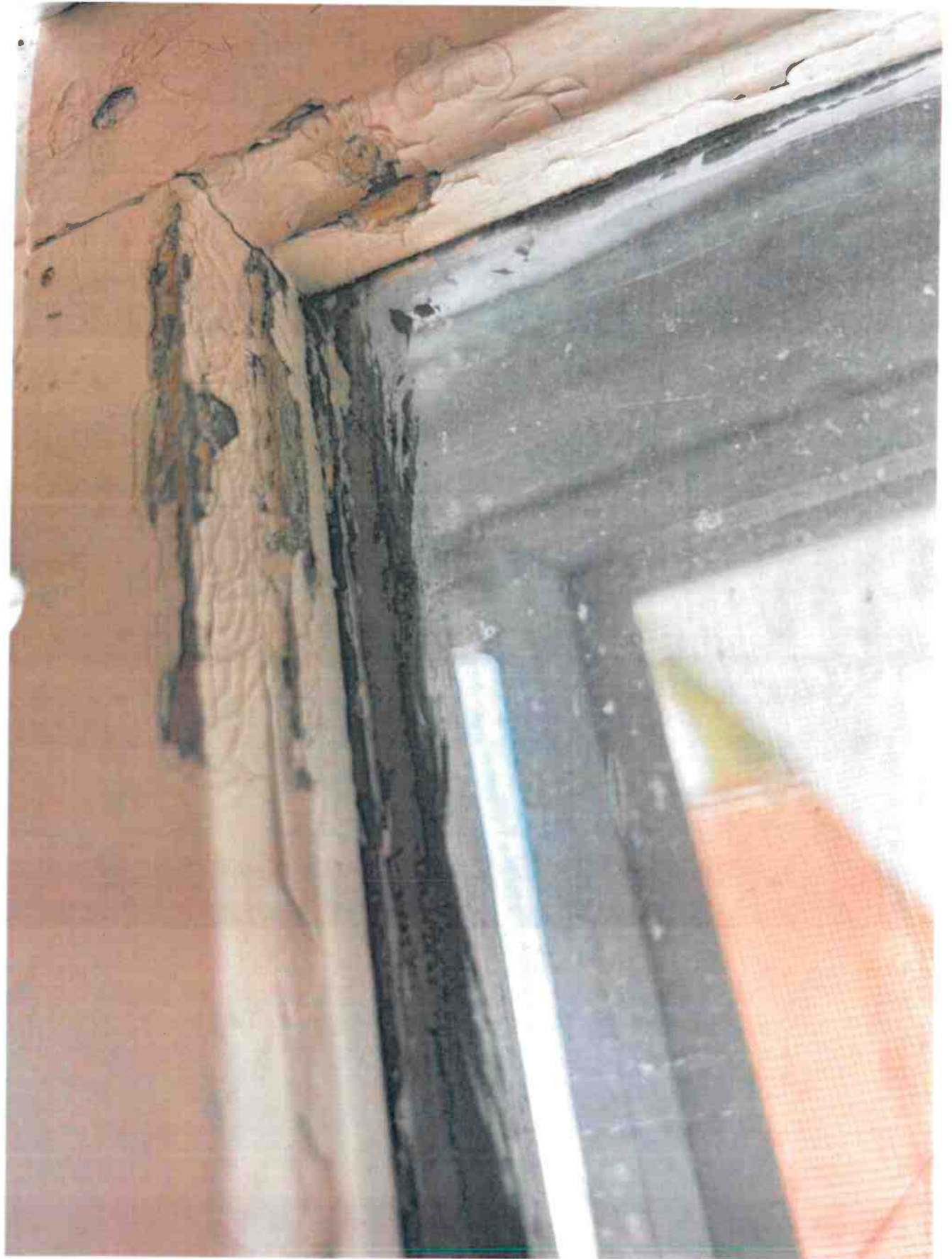


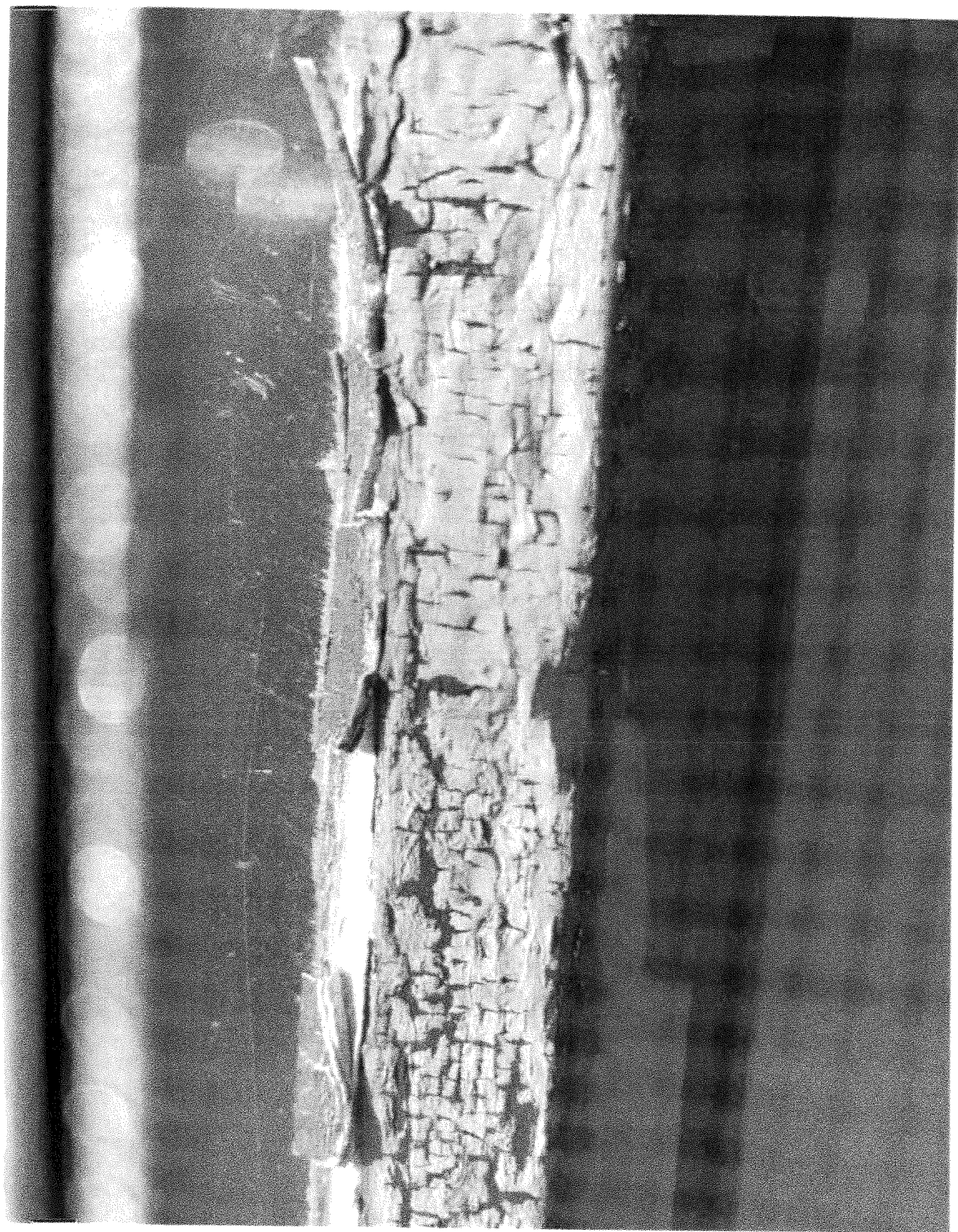


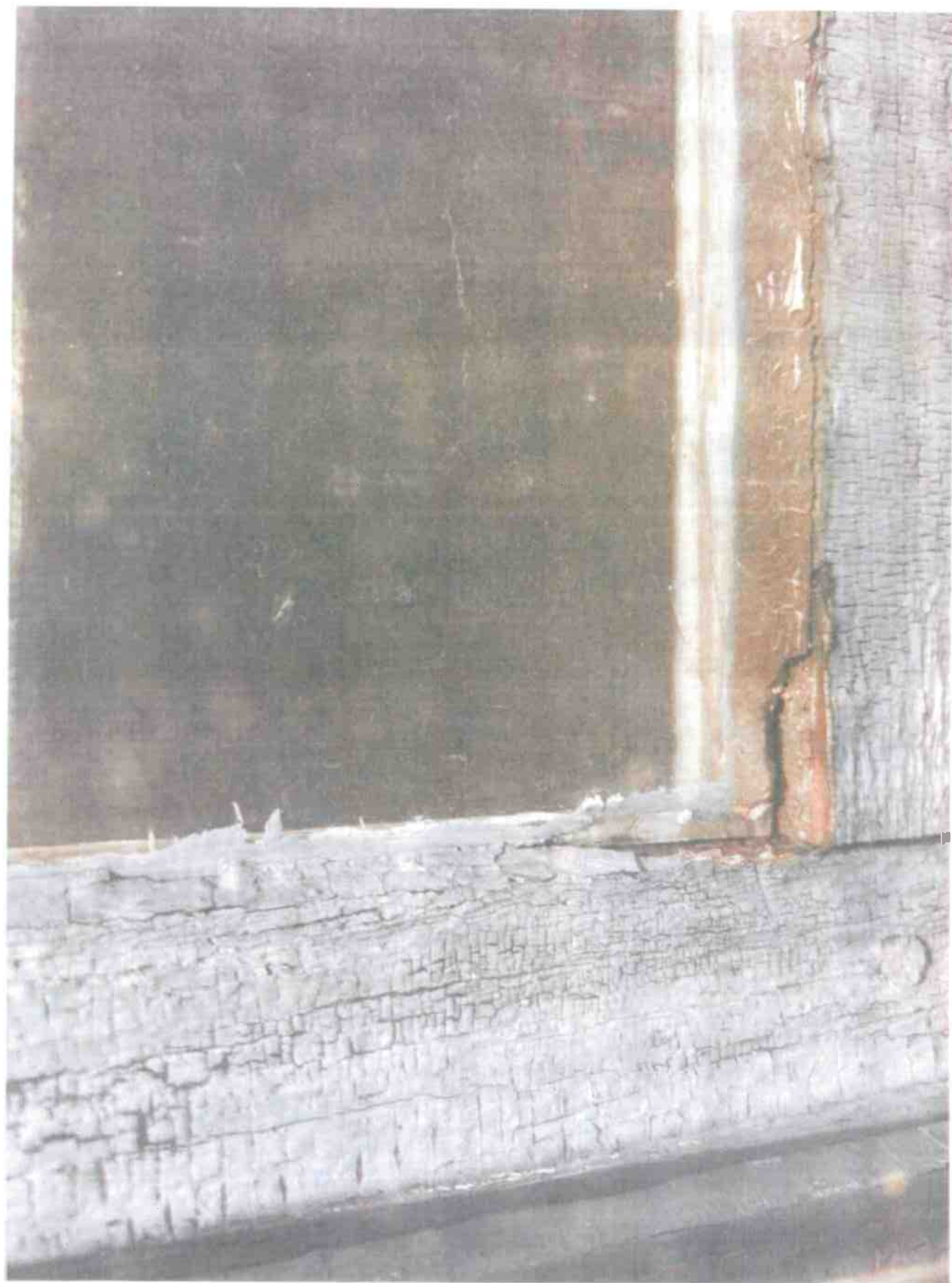


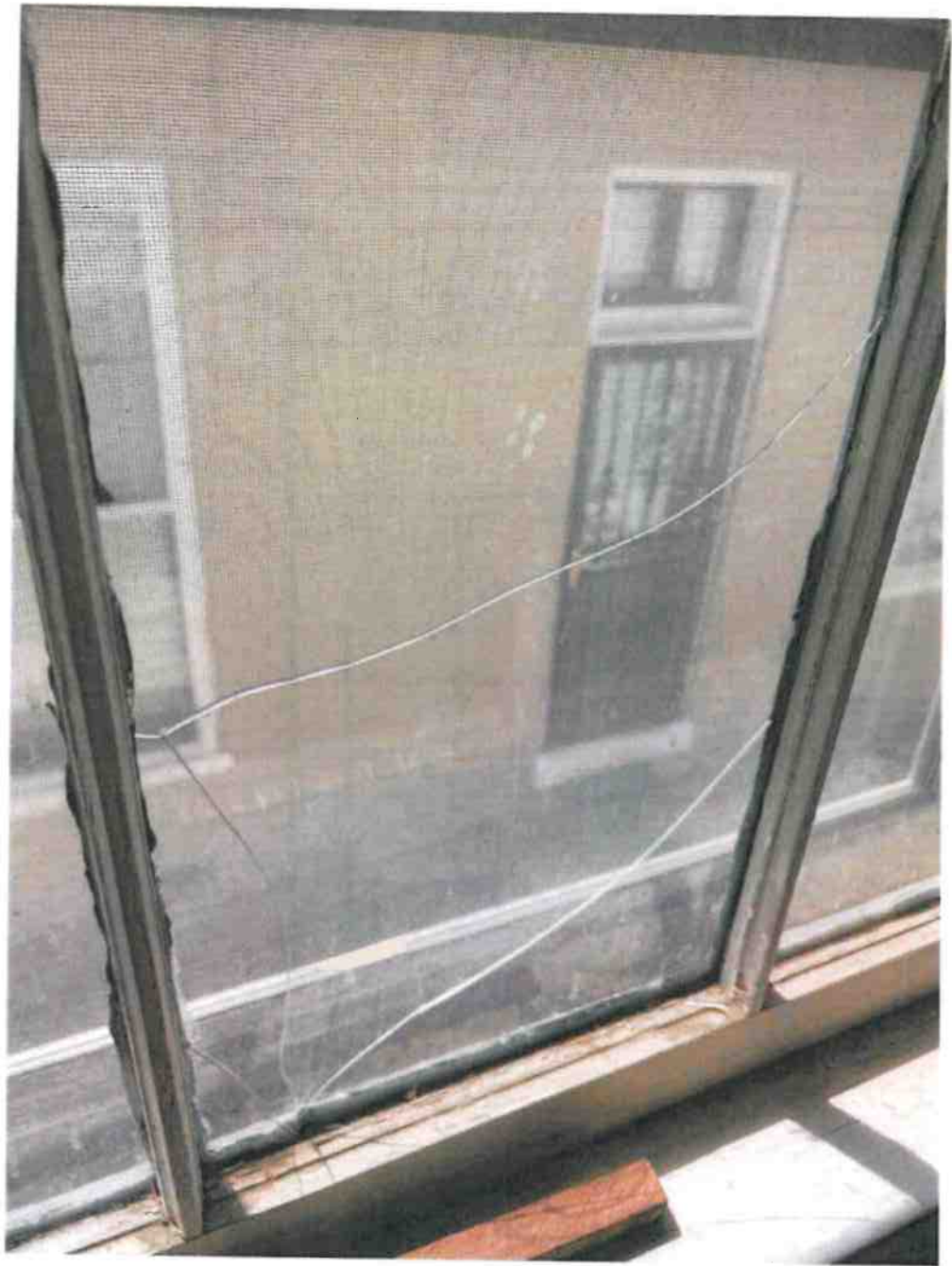












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MADISON

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:

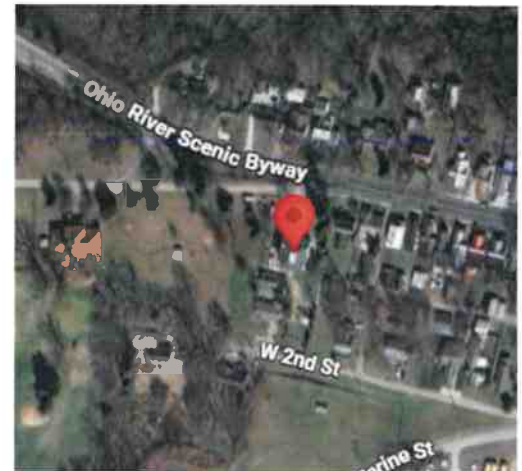
N/A

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	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> 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: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

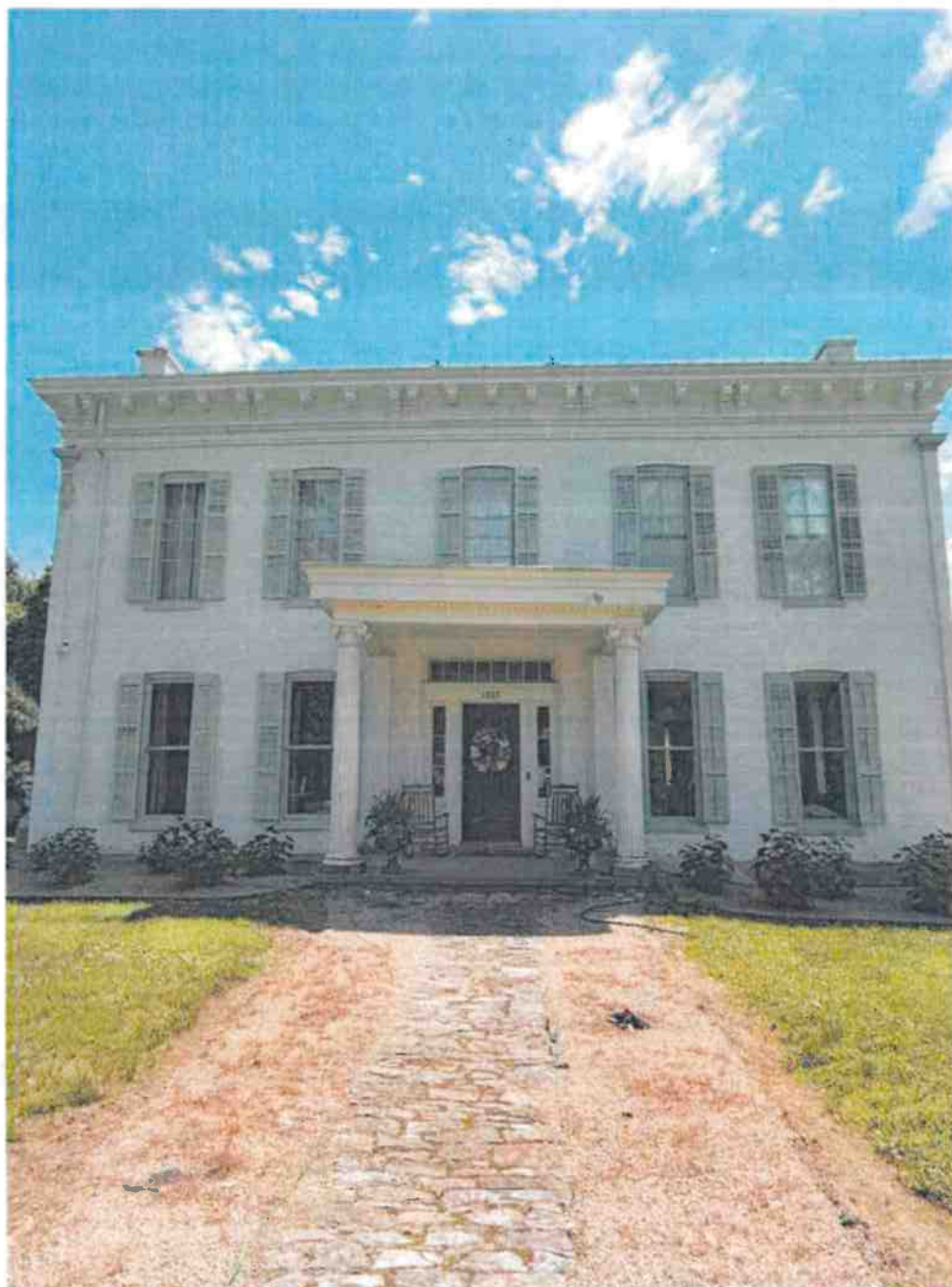
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

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 1225 W.
Main St. to enclose the side porch and to add an
additional room to the back of the house.*



Current Zoning: Residential Medium Density (R-8)	Project Location: 1225 W. Main St.
Applicant: Sara Patterson	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: Changes will not be visible from the street. Siding on the house is already vinyl, so using vinyl here to match would be appropriate.

History, Relevant Information, & Prior Approvals:

History:

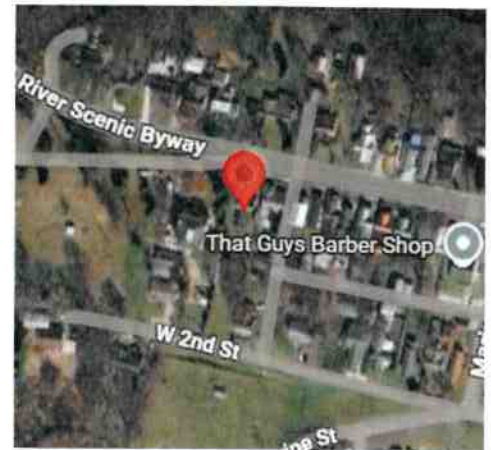
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1890
Style	Colonial Revival
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1225 W Main 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: House is located on a large parcel on a hill above the river. There is a linear path to the front door and a driveway in the front yard, off to the side.



Lat/Long: 38.7403166814603640, -85.4034159245368900 [WGS84]

UTM: Zone 16S, 638758.8760 mE, 4289169.9089 mN

Parcel No.

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 Exploration and Settlement	

Architectural Information

Category: building, House	Style: Colonial Revival	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): vinyl siding	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: I-House, T	Roof Type: Gabled	
Foundation: stone	Windows: original wood 6/6 double-hung sashes	
General condition: Fair	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

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

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4



Outbuilding at the rear of the property.

Description/Remarks

This is a 2-story house in the Colonial Revival style built in 1890. The foundation is stone. Exterior walls are vinyl siding. The building has a gabled roof clad in asphalt shingles. Windows are original wood, 6/6 double-hung sashes. First floor picture windows are divided into 30 lights. Windows have wood surrounds with slightly projecting lintels and shutters. Center entrance with a wood panel door and a Colonial Revival surround. The surround has pilasters and an arched pediment with modillions.

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), surveyed Jun 24, 2002, Site Number 1-028
Inventoried: 09/20/2021 11:42:50 am Last updated: 06/23/2022 11:41:19 am by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



Record No: HDCA-25-137

Certificate of
Appropriateness (COA)
Application
Status: Active
Submitted On: 11/26/2025

Primary Location

1225 W MAIN ST
MADISON, IN 47250

Owner

Patterson Sara M
MAIN ST 1225 MADISON, IN
47250

Applicant

 Sara Patterson
 909-374-1279
 smp1843@gmail.com
 1225 W. Main St.
Madison, IN 47250

Internal Review

 Staff Completing Online Form


☐

 Send for HDBR review

☒

 Notification Sign

1

 Incomplete application 

☐

 Approval/Denial Date

—

 Approved/Denied

—

 Name and Title of Reviewer

 Additional Comments

General Information

Are you the owner?*

Yes

Zoning Classification

Residential

Legal Description of Property

Single Family Home

Will you be working with a Contractor?

Yes

Description of Existing Use

Single family Home

Description of Proposed Use

Single Family Home

Contractor Information

Company Name

Daniel Girod Construction

Contractor Name

Daniel Girod

License Number

need

Expiration Date

11/26/2026

Phone

8124938784

Email

cgray@madison-in.gov

Mailing Address

14052 Knigga Crossing

City

Bennington

State

IN

Zip Code

47011

Type of Project

Select which applies to your project.*

Define Other ?

Addition to Building

Description(s) of Work

Scope of Work*

Closing in side porch (not seen from street) and adding additional room to back of house (also not seen from street).

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☐

Deck

☐

Demolition

☐

Existing Material*

Concrete

Fences and Walls

☒

Proposed Material*

Wood, Dry wall

Foundations

☒

Proposed Material*

Concrete

Historic Garages & Outbuildings

☐

New Construction/Addition

☒

Porch Columns & Railings

☒

Doors & Entrances

☒

Proposed Material*

Wood and Metal

Existing Material*

Wood

Fire Escapes & Staircases

☐

Existing Material*

NA

Gutters & Downspouts

☐

Lighting

☐

Pools, Fountains, Gazebos and Pergolas

☐

Existing Material*

NA

Proposed Material*

Wood

Existing Material*

NA

Ramps and Lifts

☐

Shutters

☐

Existing Material*

NA

Signage

☐

Storm Doors and Storm Windows

☐

Existing Material*

NA

Windows

☒

Porches

☒

Proposed Material*

Adding wall

Roofs

☐

Siding

☒

Proposed Material*

Vinyl (to match house vinyl)

Storefronts

☐

Utilities

☒

Proposed Material*

Electric

Existing Material*

NA

Proposed Material*

Vinyl

Other

☐

Building Information

Please List All Building Materials* ⓘ

Concrete, Drywall, wood, vinyl siding, windows.

Fence Information

Fence Height*

0

Fence Length*

0

Please List Fence Materials*

NA

Gate(s) and Gate Material(s) ⓘ

We are not building a fence, but the system is forcing me to fill out this section.

Fence Installation:

On a plinth

☐

With posts in concrete

☐

In-ground

☐

Other

☐

Fence Installation*

Other, please specify*

Other

Not applicable

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

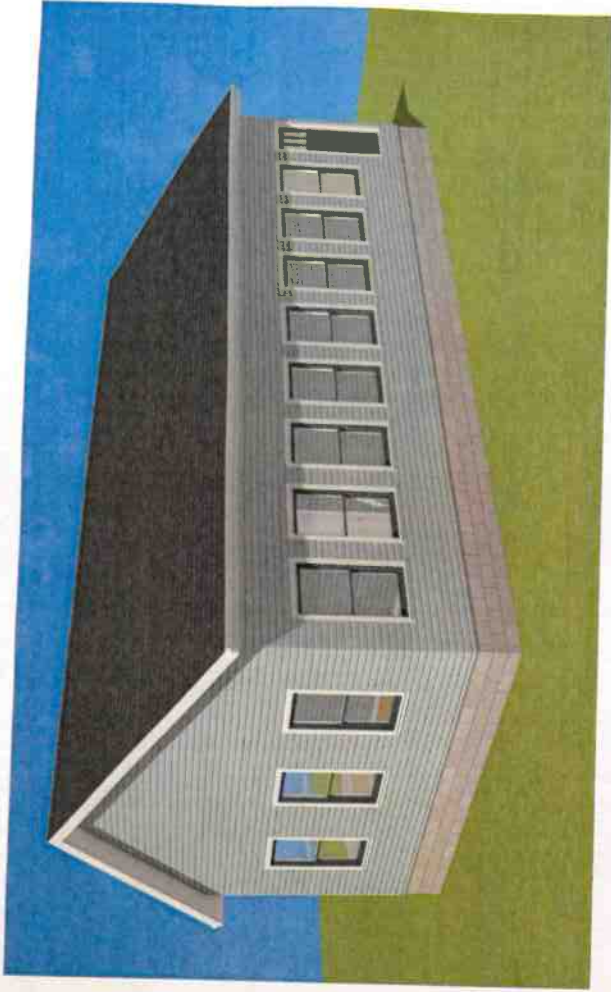
I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.

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.

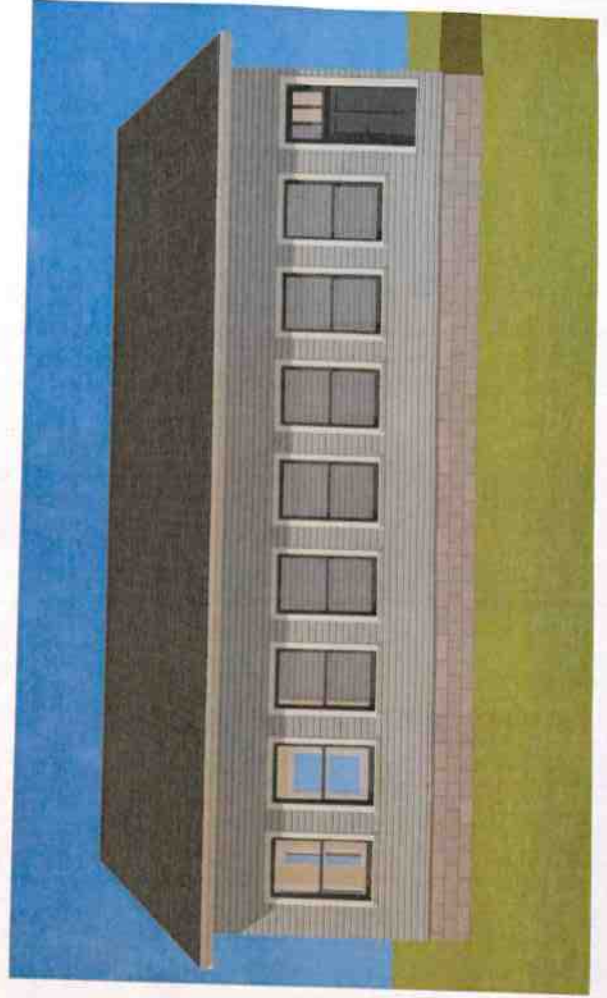
Digital Signature*

✓ Sara M. Patterson

Nov 26, 2025



SOUTH EAST CORNER



EAST ELEVATION



EXISTING STRUCTURE



SOUTH ELEVATION



MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Sara Patterson

Property Address: (address) 1225 W. Main St.

Proposed Action to: (explain) _____

enclose the side porch and to add an additional room to the back of the house

Meeting will be held on: (date) December 15, 2025

POSTING DEADLINE

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

12-01-2025

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 319 Cragmont St. to restore window on front to original size, restore original transom, change window size on south side of house to transom style windows for privacy and light.*



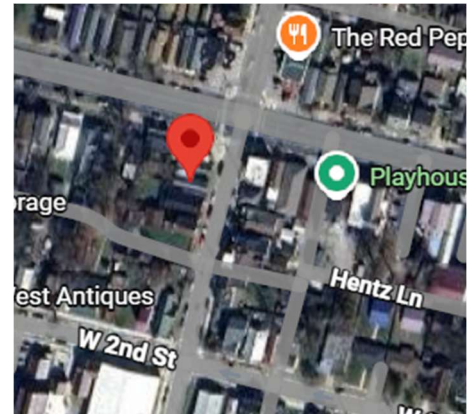
Current Zoning: Historic District Residential (HDR)	Project Location: 319 Cragmont St.
Applicant: Steve and Jane Martin	Owner: same

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. Front façade remodel should be historically accurate including the transom, period accurate door, and original window size. Front siding should match historic wood siding and reveal. Aluminum clad window should be used on front.

Reasoning: Condition of the house requires significant work to restore. Restoration of the original window size and the original transom will bring back some of the historic look. South side transom windows will not be visible from the public right of way. Windows are currently replacement vinyl.



History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

Windows are replacement vinyl and are not currently in the original size/shape.

Prior Approvals:

N/A

Alterations, Historical Information, & Prior Approvals:

Date	c. 1890
Style	Italianate
Evaluation	Contributing
Survey Notes	Windows are replacement vinyl, siding is replacement asbestos shingle

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: 319 Cragmont 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: There is a linear path leading to side door.



Lat/Long: 38.7384719000000000, -85.3933833000000000 [WGS84]

UTM: Zone 16S, 639634.4531 mE, 4288980.4405 mN

Parcel No.

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 Italianate	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): replacement asbestos shingles	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Shotgun, L	Roof Type: Gable Front , Decorative cornice , brackets	
Foundation: parged	Windows: replacement vinyl Sliding	
General condition: Poor	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.

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

Local: ☐ indiv. ☒ district ☐ landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 1-story house with Italianate influences built in 1890. The foundation is parged. Exterior walls are replacement asbestos shingles. The building has a gable front roof clad in asphalt shingles with decorative cornice and brackets. Gabled with overhanging boxed eaves, brackets, plain frieze, and brick chimney, pierced attic vent. Windows are replacement vinyl sliding. Modern windows. Replacement doors.

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 Jul 29, 2002, Site Number 2-474
Inventoried: 09/20/2021 11:43:08 am Last updated: 07/19/2022 4:44:42 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> 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: JANE & STEVE MARTIN
Street: 20108 Hwy 362
City: NABB State: IN Zip: 47147
Phone (Preferred): 502-291-0825 - S
Phone (Alternate): 812-293-2870 - J
Email: PICCA50@LIGHTHOUSE.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: 319 CRAIGMONT
Zoning Classification: Residential

Type of Project (Check all that apply)

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

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

Description of Existing Use: House

Description of Proposed Use: House

Name of Contractor (If applicable): Rooster Construction

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.

Total Rehab of house. Looking to put Hardy Board siding either Lap down side or the half board on side. Windows on the South side will be replaced with oblong windows put up high for light only currently the windows on that side are very dilapidated and do not match see pictures and drawings. The roof will be tin. Windows are currently Vinyl and will be going back to Vinyl.

Standing ~~scam~~ beam, privacy window
front window size change; transom reopening

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
<input checked="" type="checkbox"/>	Brickwork & Masonry	40	STAFF	Chimley side	? demo
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input type="checkbox"/>	Siding	44	HDBR/STAFF	wood stucco	Hardy Board
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF	?	Teansome over side
<input checked="" type="checkbox"/>	Awnings & Canopies	54	STAFF	-0-	wanting awning over Fen door
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		wood
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	(3) Front side center	New doors
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		wood \rightarrow fiberglass
<input type="checkbox"/>	Foundations	63	STAFF	Concrete	concrete
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF	-0-	Front of side porch light
<input checked="" type="checkbox"/>	Porches	68	HDBR/STAFF	-6-	wanting side porch
<input type="checkbox"/>	Roofs	71	HDBR/STAFF	shingle of Metal	Metal?
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input type="checkbox"/>	Windows	82	HDBR/STAFF	Vinyl	Vinyl
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	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
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input type="checkbox"/>	New Construction - Additions	109	HDBR	- G -	Awaiting order from Historic District Board of Review
<input type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Accessibility	110	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Energy Retrofit	112	HDBR/STAFF		
<input type="checkbox"/>	Relocation	115	HDBR		
<input type="checkbox"/>	Demolition	116	HDBR		
<input type="checkbox"/>	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.

11-19-2025

Date

[Signature]

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

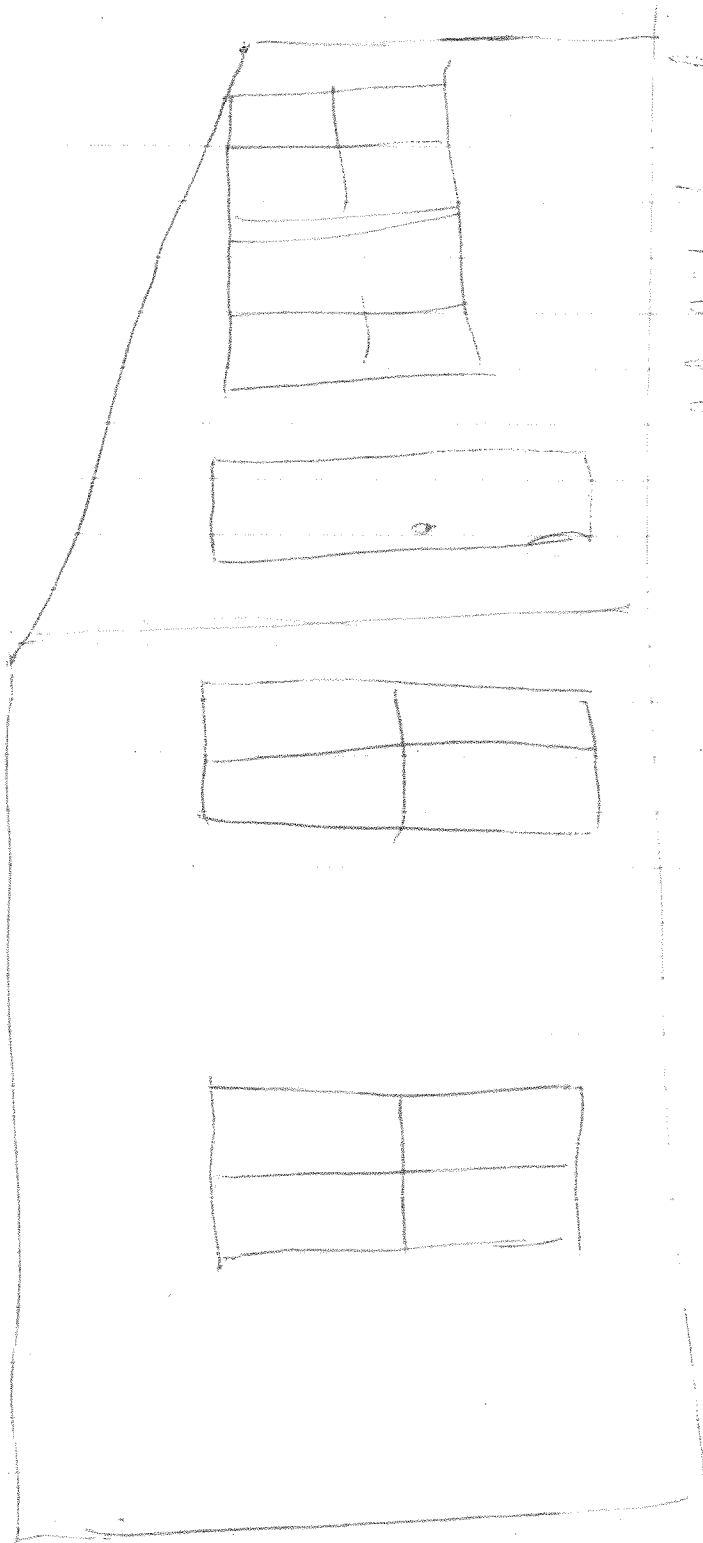
____ Application is complete

____ Required supporting documents are provided

____ COA Addendum (if req'd)

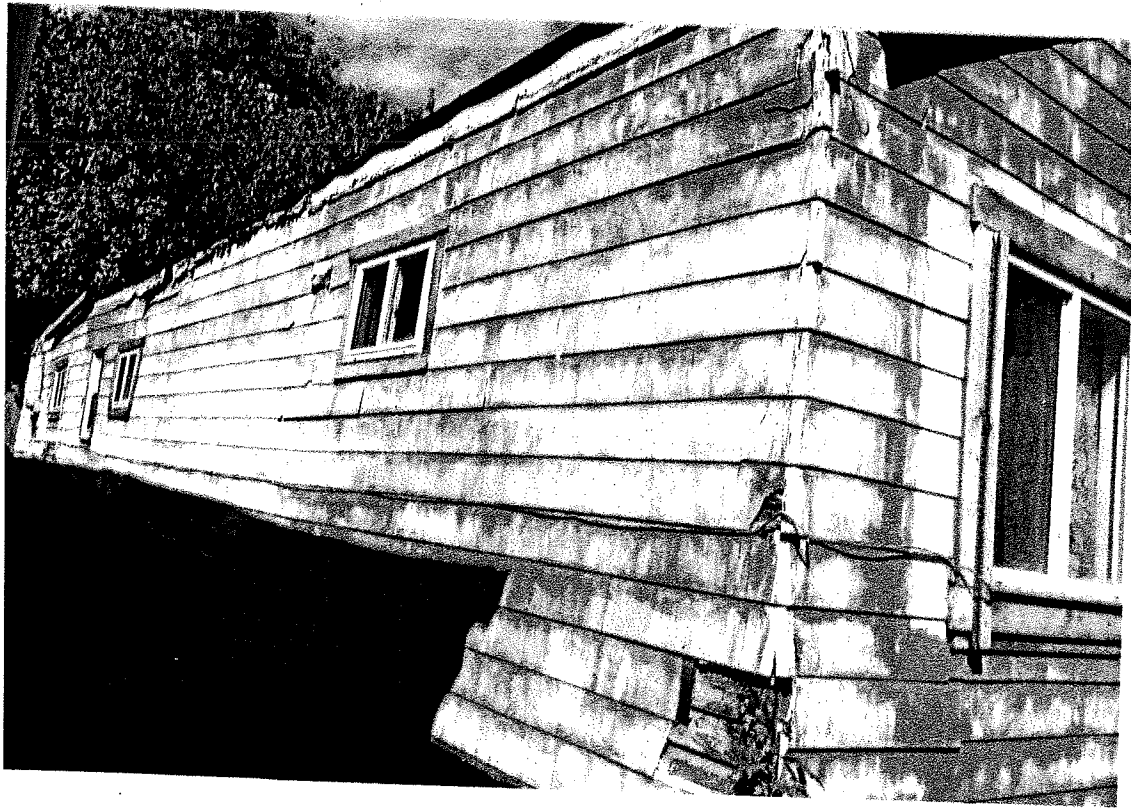
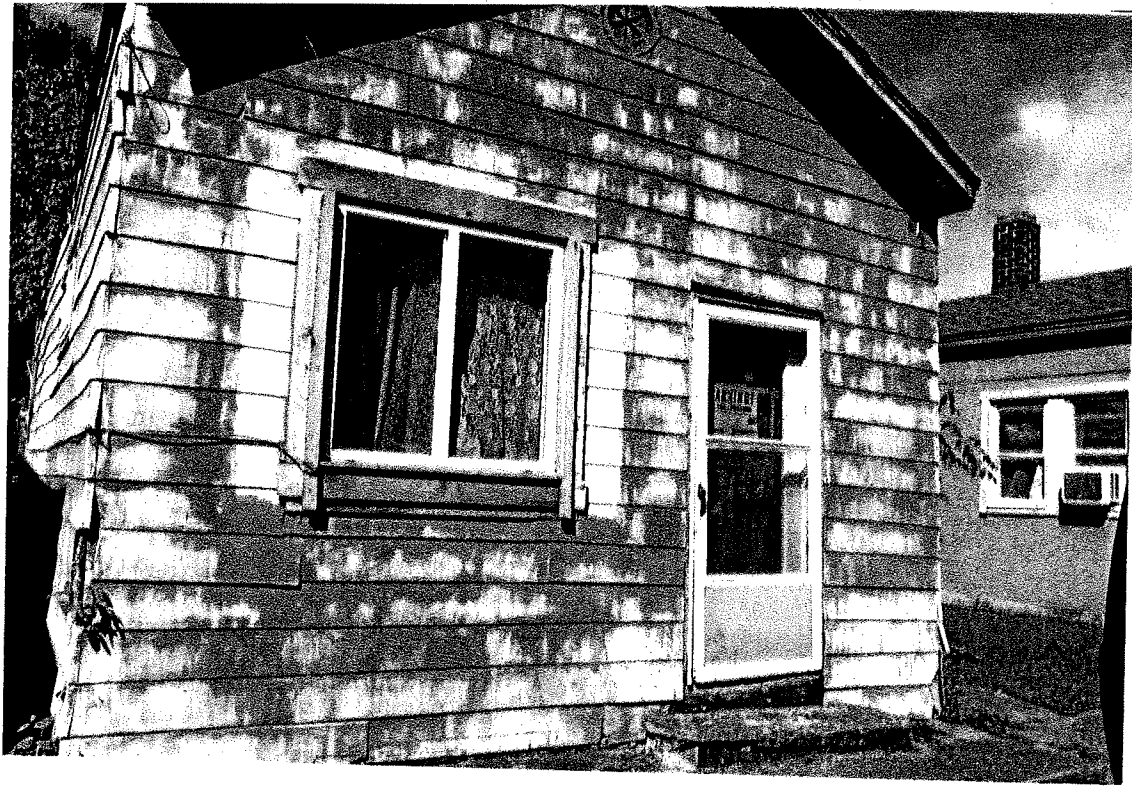
____ Notification Sign given to applicant



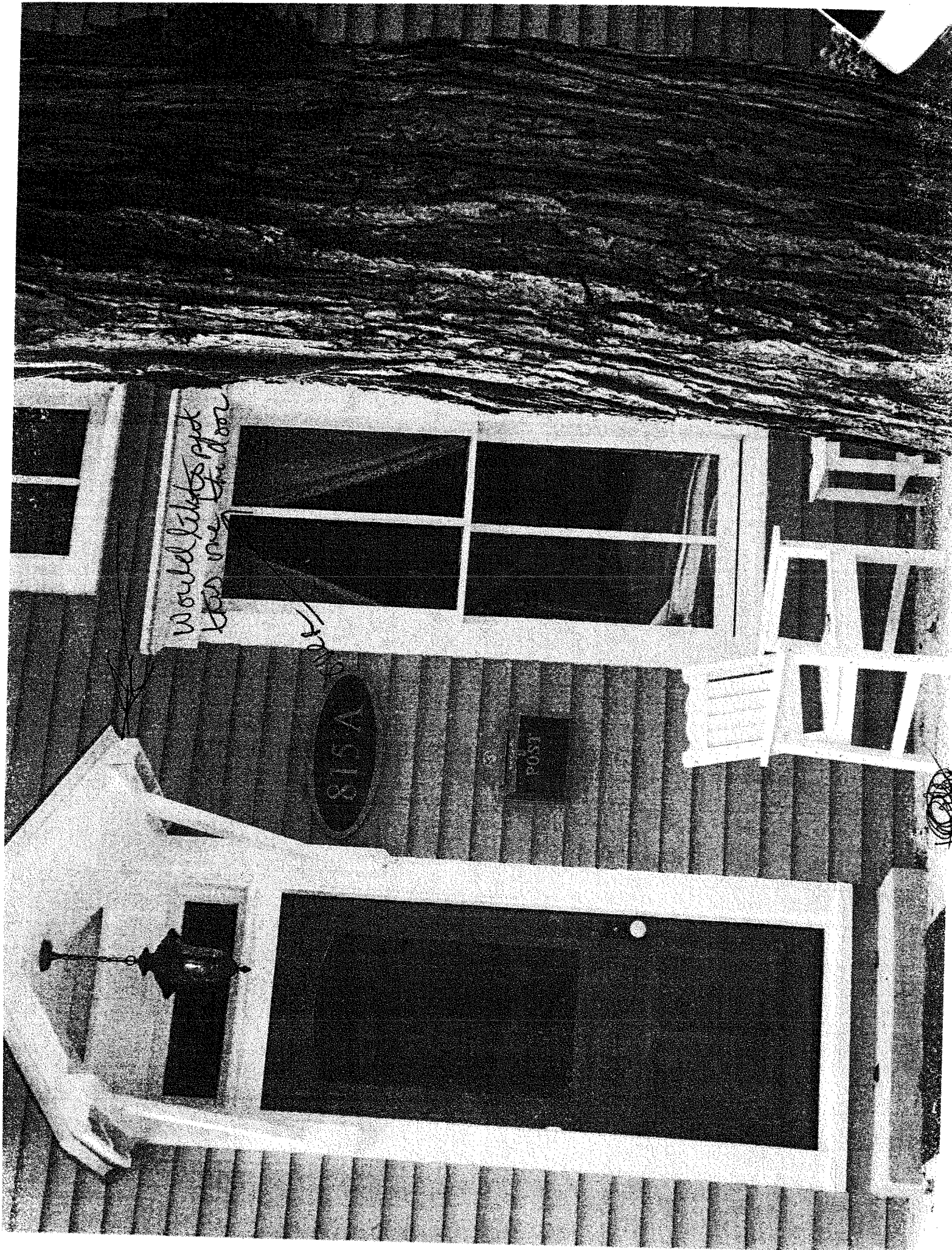


Side of house

would like to get
approved for one over
hang like porch for
that side entrance,
covering over about 8 ft.



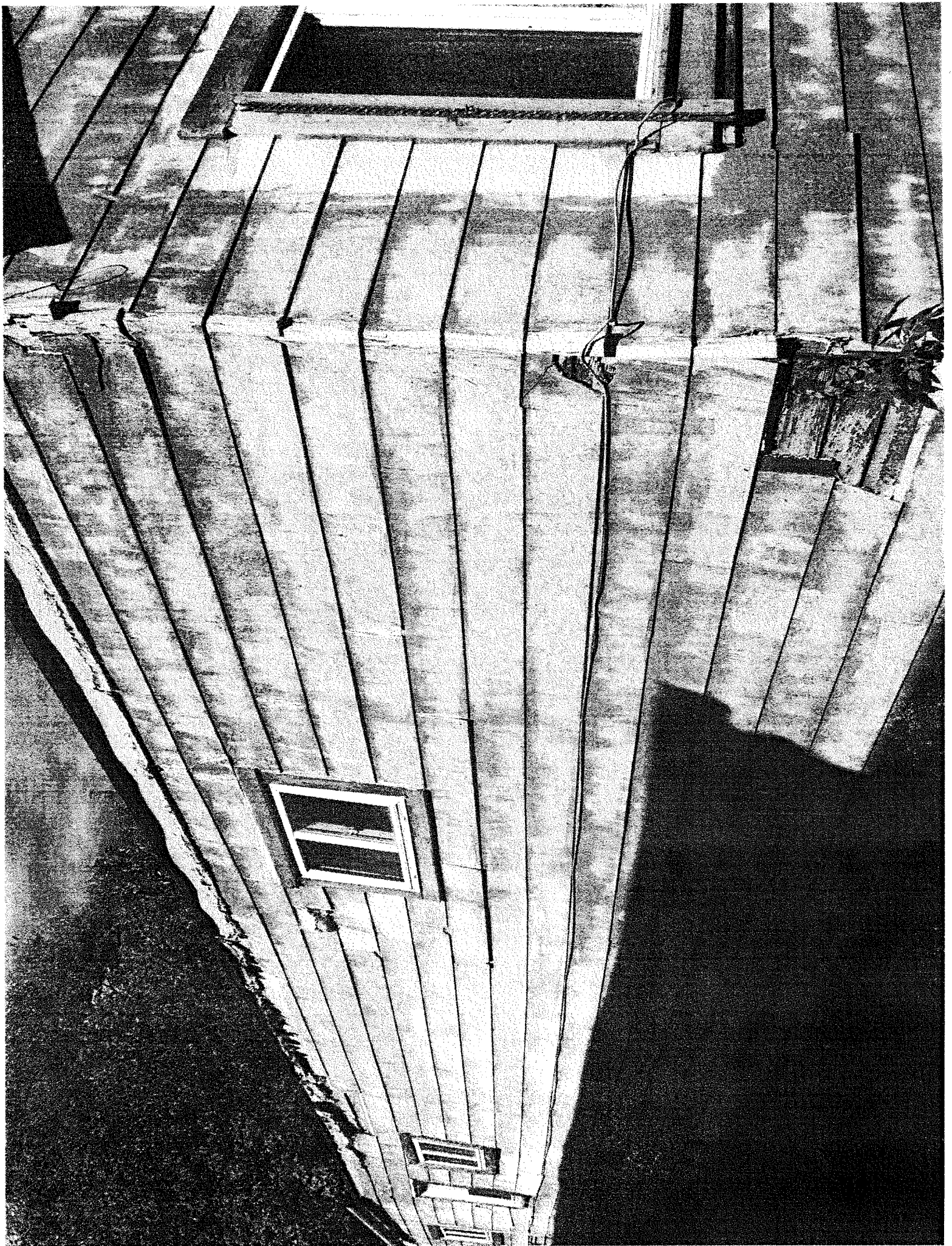




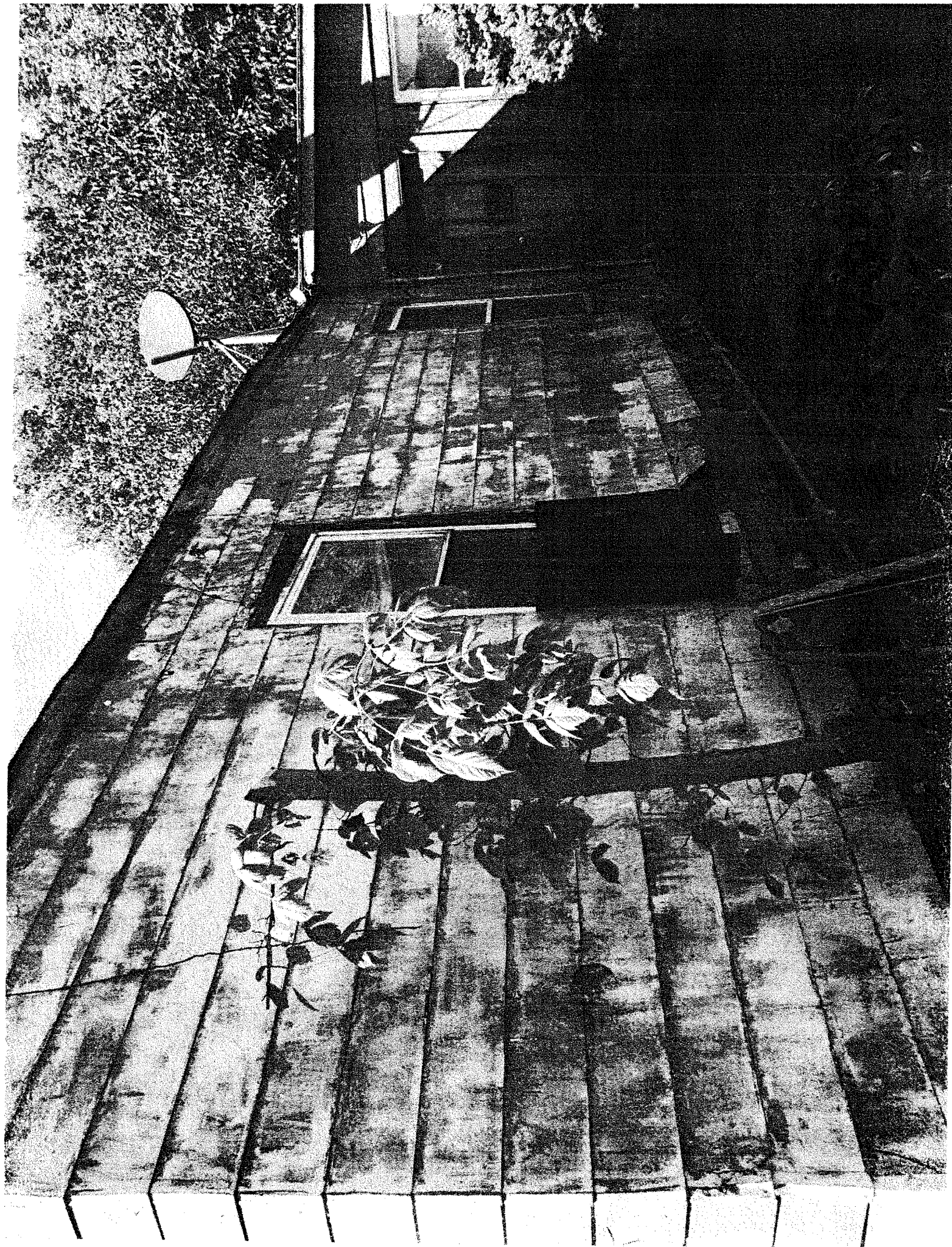
Would like to put
this over the door

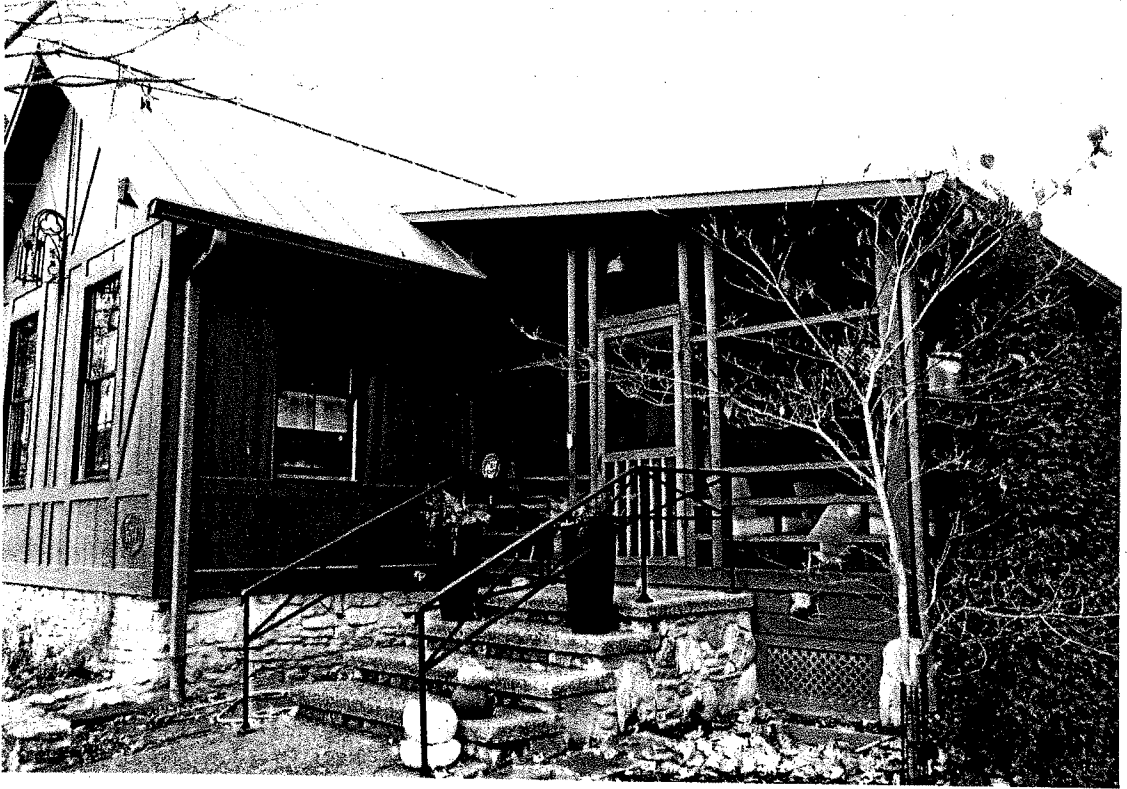
815A

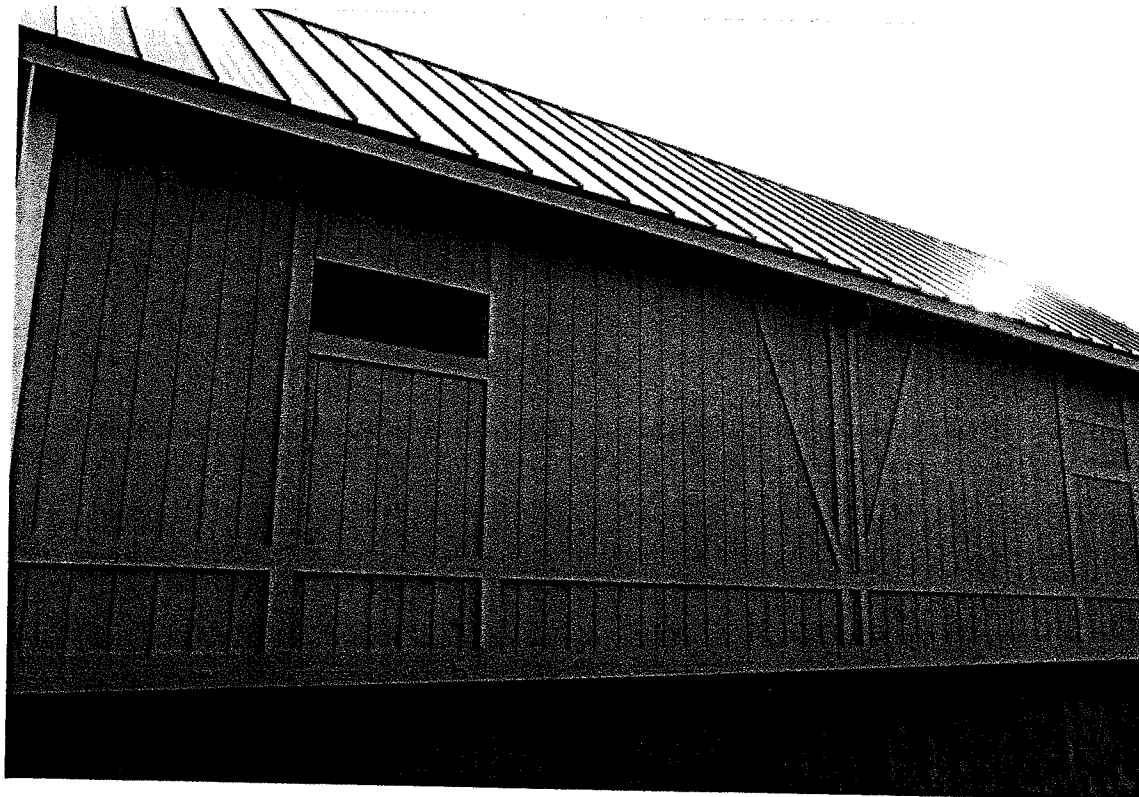
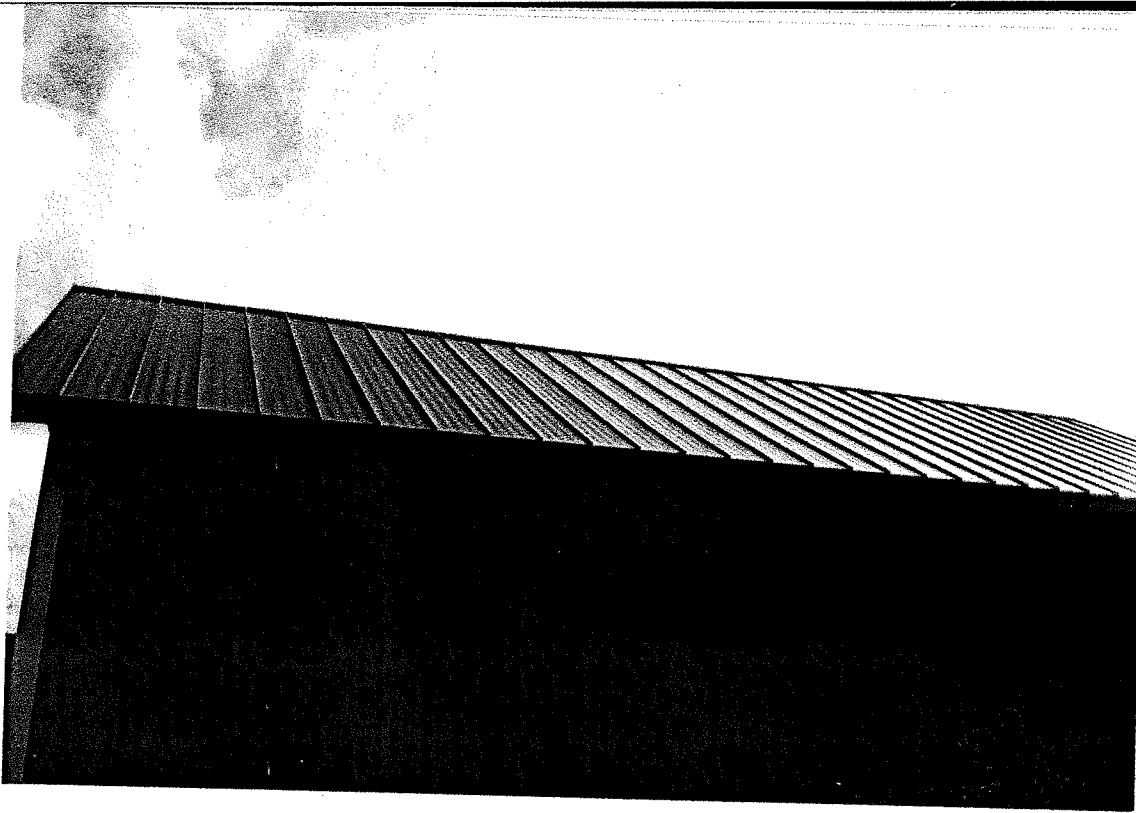
POST

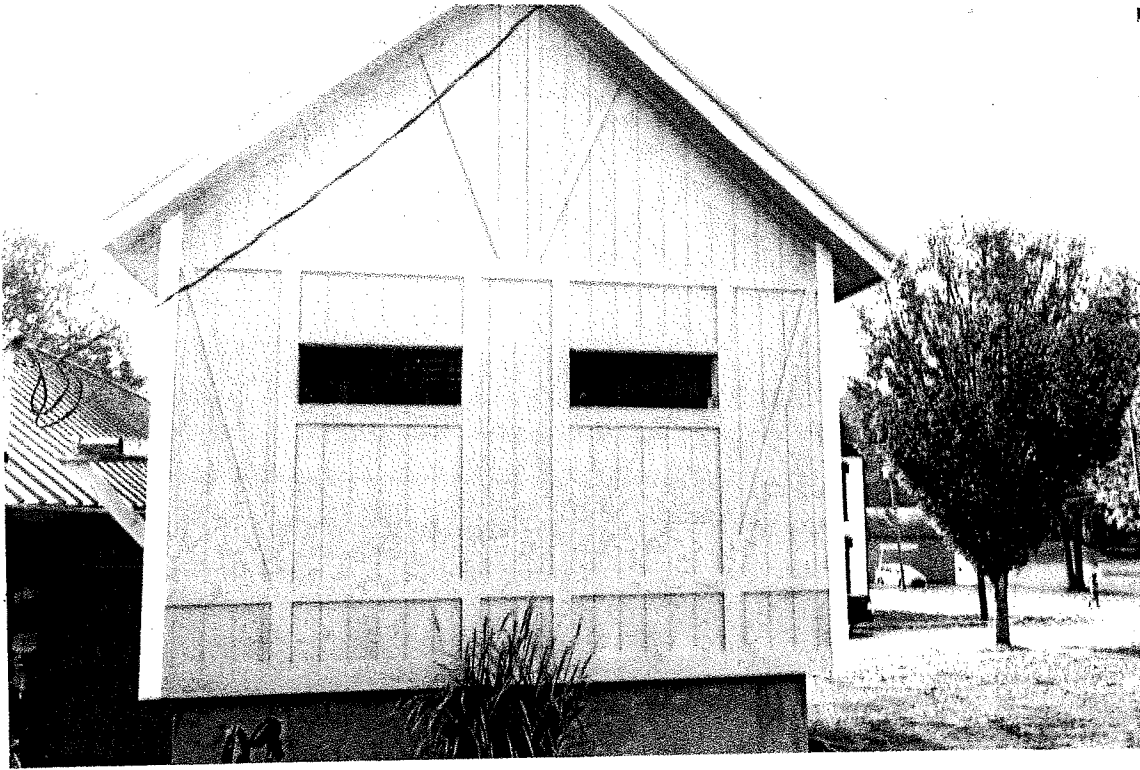






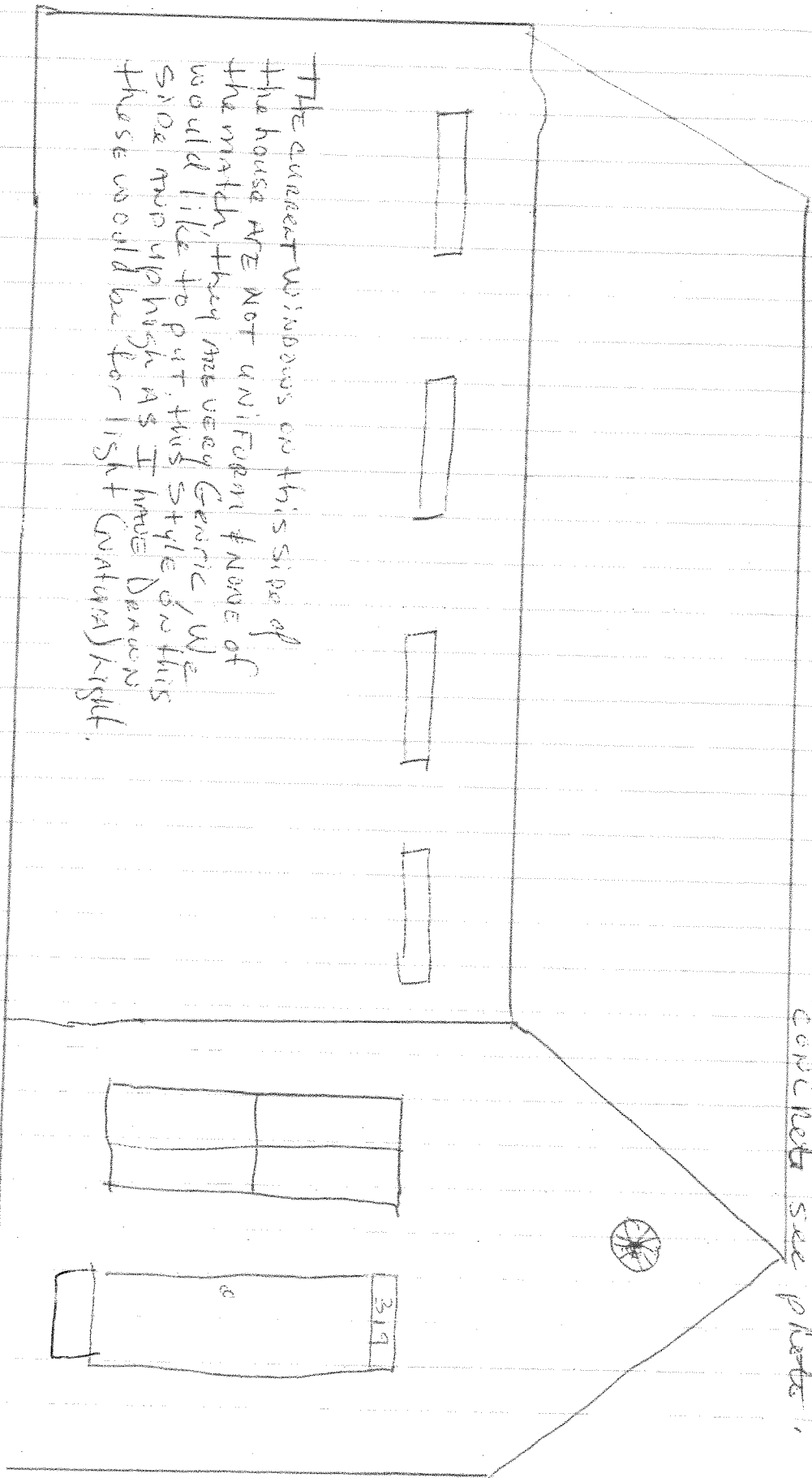






We would like Pata Tin Roof on it,
AND this kind of siding it Hardy AND
here is a picture of a house on 1st Street
Roof & siding.

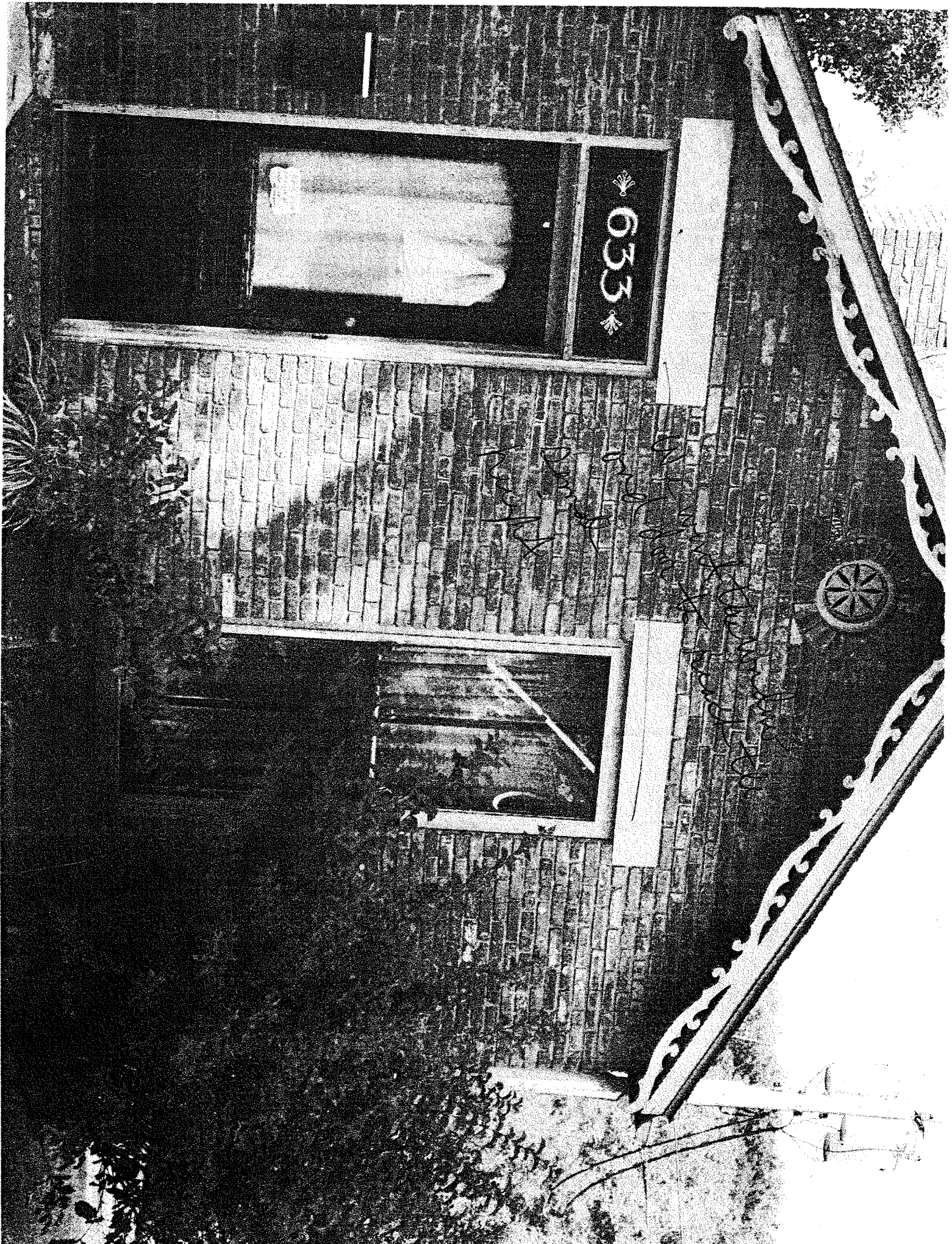
The Steel going in the Front Door. Need to be replaced it concrete see photo.

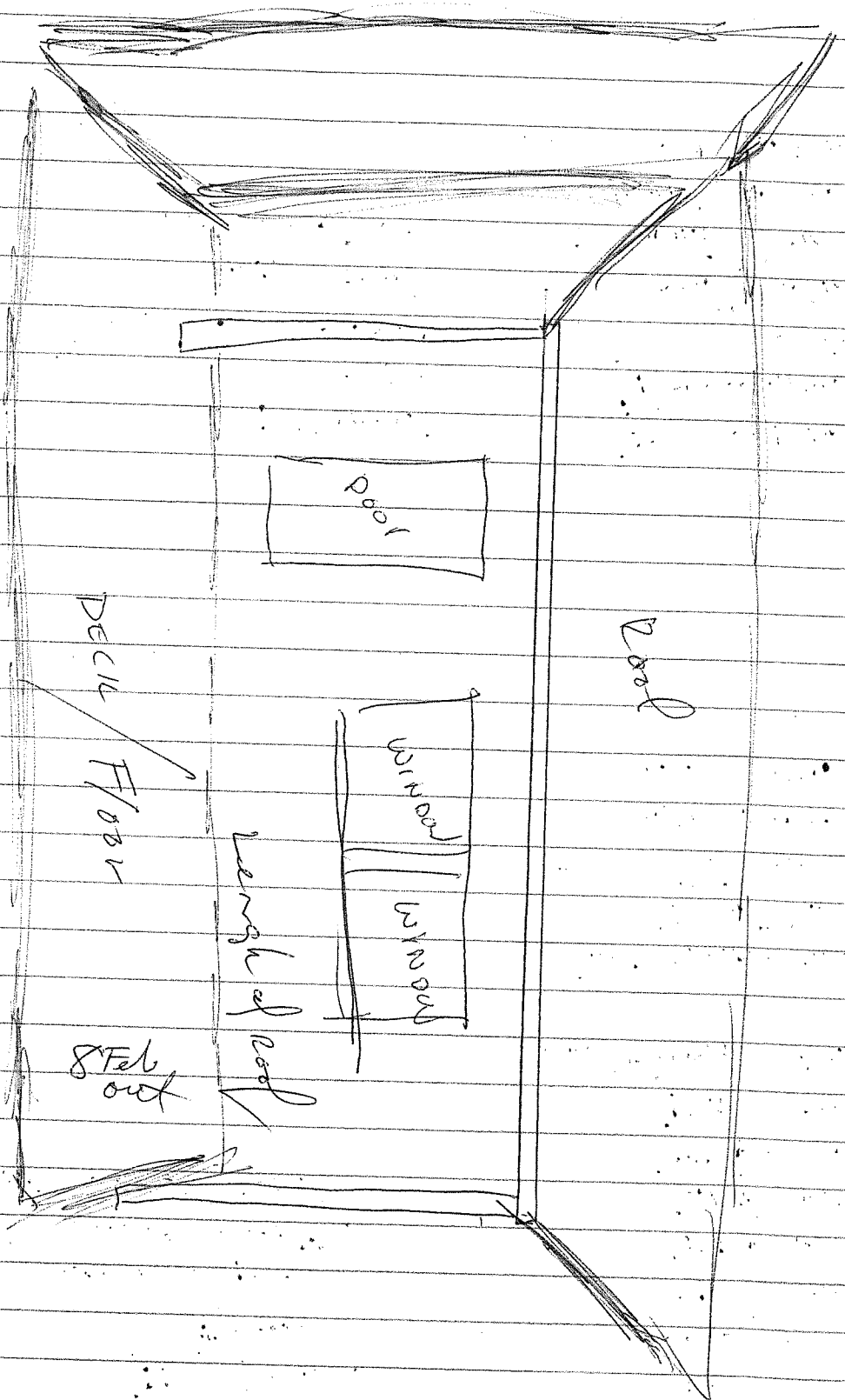


The current windows on this side of the house are not uniform & none of the match they are very generic. We would like to put this style on this side run up high as I have drawn these would be for light & natural light.

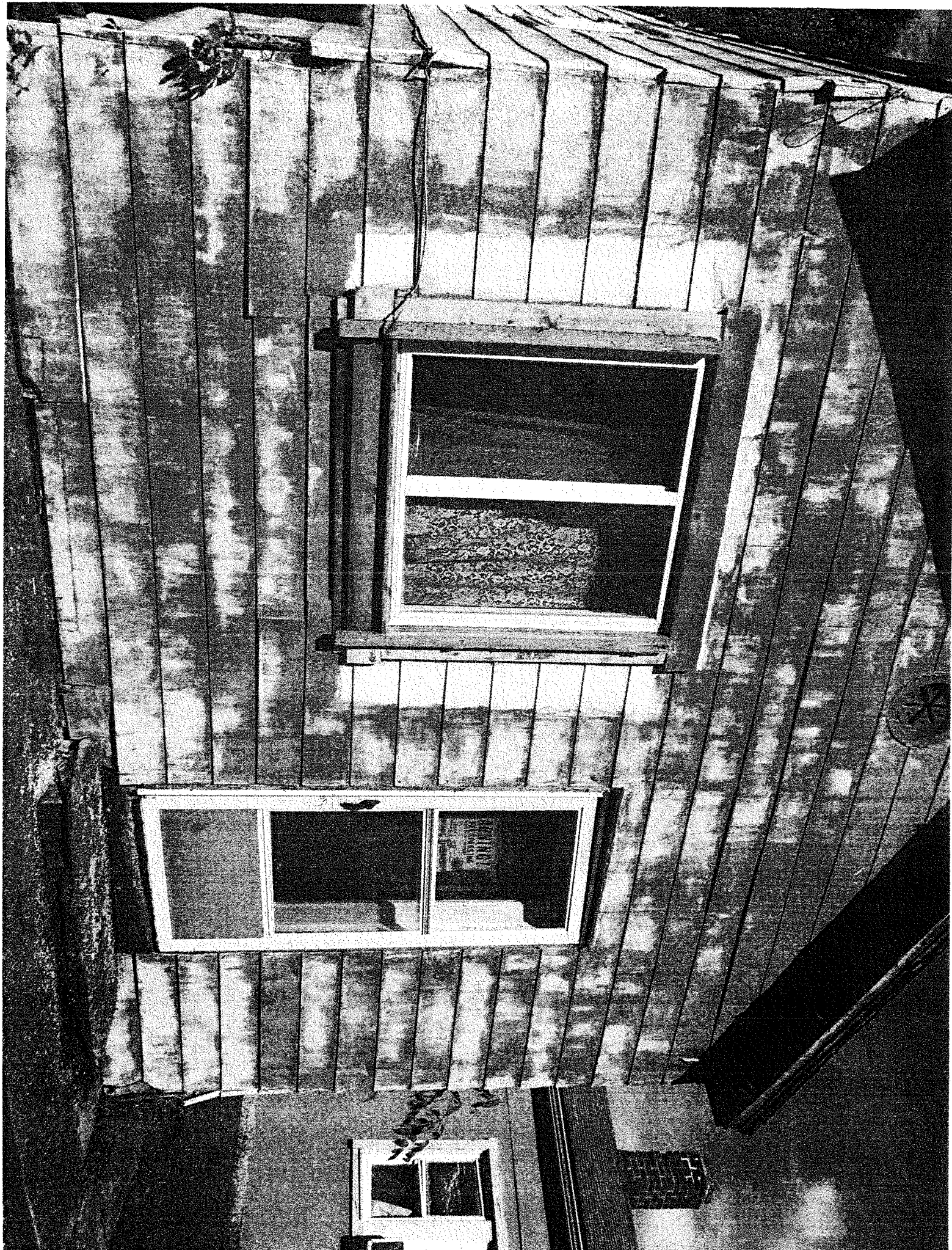
We would also like to put a overhang over the Front Door see Attached picture.

We would like to Do a 36" window as tall as the Door and the Door with a transome above it, I believe this was the way it was in the beginning.





Drawing of side porch as high actually is just an
 EX tension of the roof.



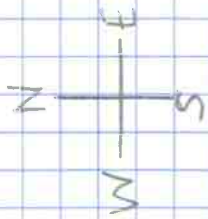
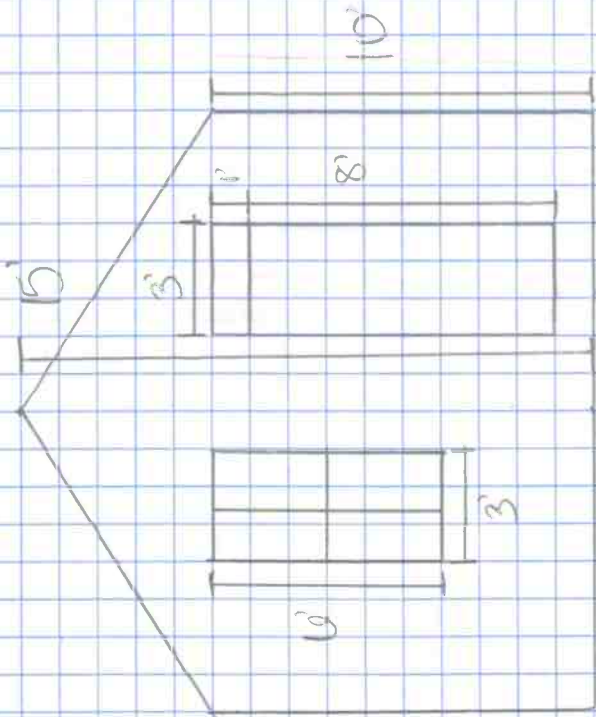
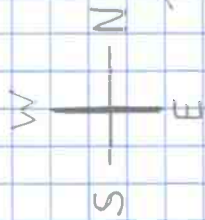


The window are currently vinyl
so we are going back to vinyl the
cost to make them Aluminum clad would
be way over budget, this cost of windows and
Door which there are three ~~door~~ doors front,
side & back all with storm doors, I can't
give exact price until I get approved for
the style going down the side of house. This
will be expensive and out of our pocket.

looking at around \$12,000 - to \$15,000 -
this is not of the face grant already down on
budget.

None of this project includes HVAC System, or
fixtures, cabinets, ect. this is all on us

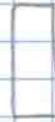
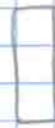
The siding will be the Hardy Board. Hoping
to see if we could do what is on the house
on first street pic. A Hatched. But up in the
air thinking of Lap siding or Hardy Board but the
side porch had something like the house in picture
has. Just trying to get the better look for the
house.



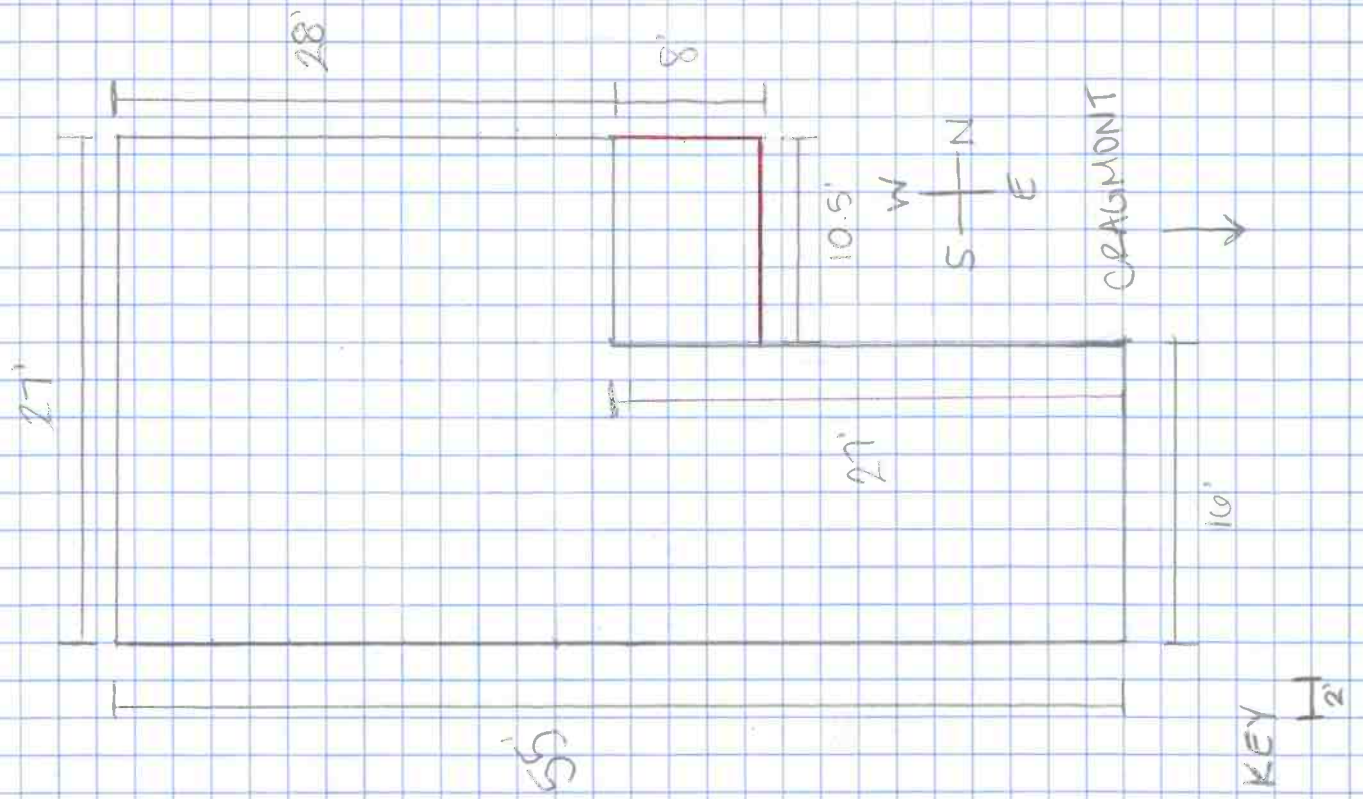
CRAGMONT →

5'

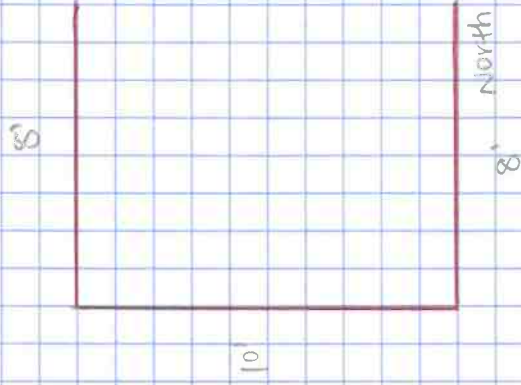
10'



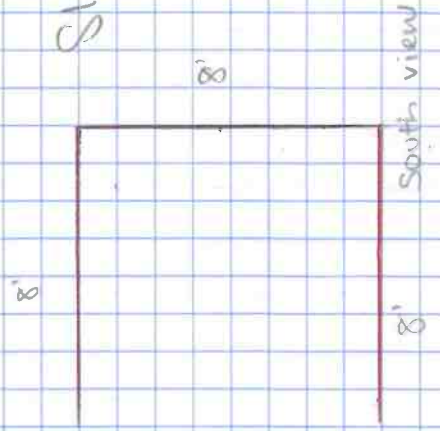
55'

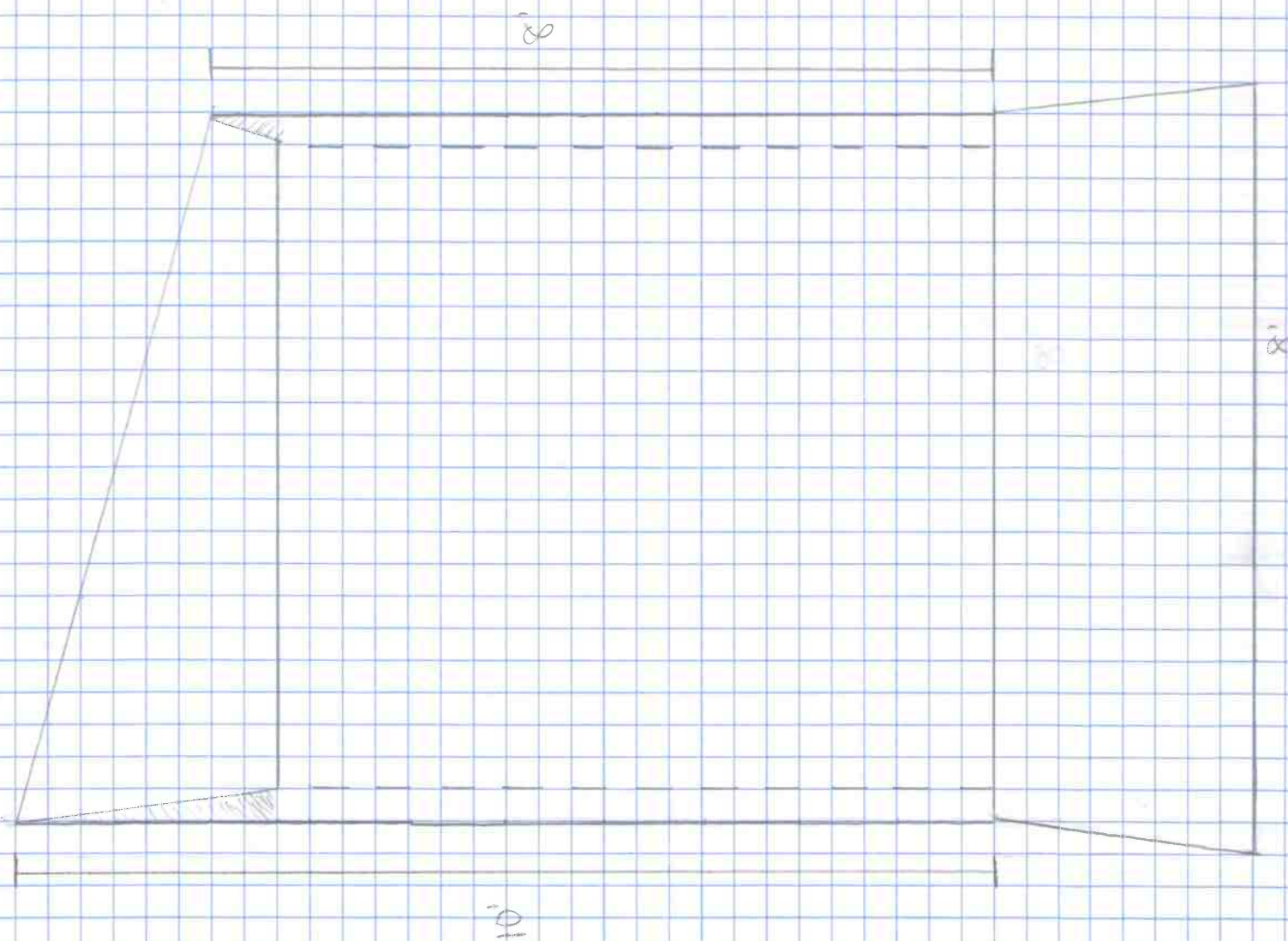


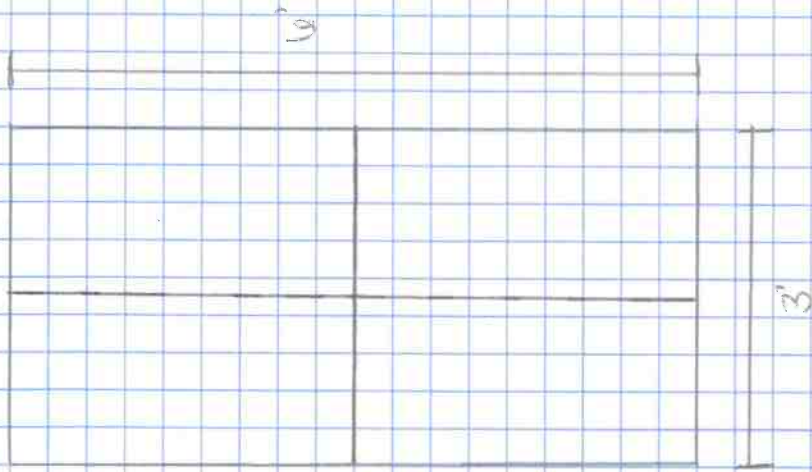
SIDE
PORCH



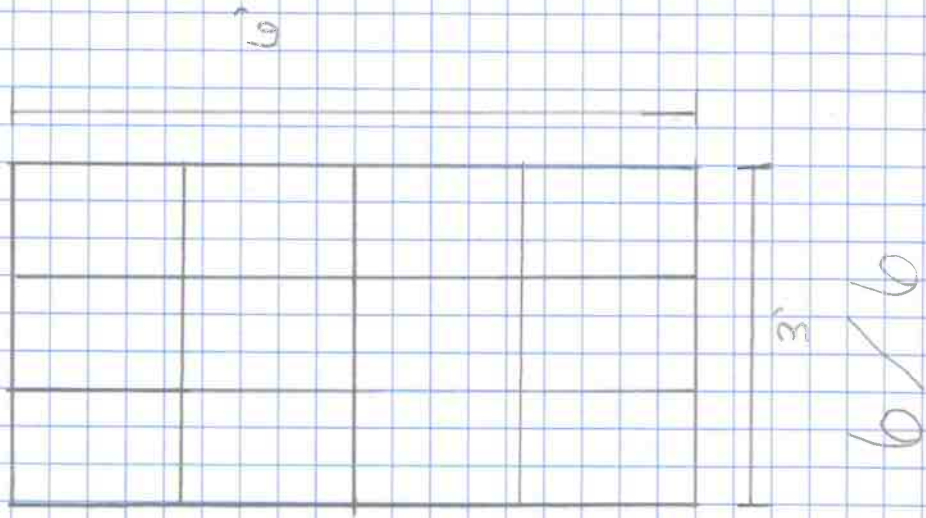
SIDE
PORCH







2/2





MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Jane and Steve Martin

Property Address: (address) 319 Cragmont St

Proposed Action to: (explain) _____
restoring window on front to original size, restoring original transom, changing window size on south side
of house to transom style windows for privacy and light

Meeting will be held on: (date) December 15, 2025

POSTING DEADLINE

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

12-01-2025

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 307 Walnut St. to add a dormer to the roof facing the river, demolition of the rear addition to replace with a wooden deck, replacing rear windows with doors out onto the deck, replace windows with aluminum clad.



Current Zoning: Historic District Residential (HDR)	Project Location: 307 Walnut St.
Applicant: SEI Real Estate, LLC	Owner: same

Preliminary Staff Recommendation: **Approve with Conditions**

Conditions:

1. Windows, deck, and the conversion of two windows to doors should be approved. Dormers should be denied.

Reasoning: Dormers would be inappropriate and would add strain to the roof that it is currently not able to support. Windows are significantly deteriorated due to water damage on both inside and outside.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1840
Style	Federal and Italianate
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

Madison Historic District Design Guidelines – 15.0 Roofs p.71-73

15.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to portions of the roof of a contributing building if that roof slope can be seen from public view.

15.11 Avoid altering the existing roof pitch or introducing a new roof pitch.

*15.5

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

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

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 307 Walnut St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes slightly south toward river. Linear path to rear entry. Iron fence and gate at edge.



Lat/Long: 38.7353829090636100, -85.3759059588955000 [WGS84]

UTM: Zone 16S, 641159.6164 mE, 4288664.4446 mN

Parcel No. GIS/Ref/ID: 26205

Historical Information

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

Architectural Information

Category: building, House	Style: Federal and Italianate	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick	
Stories: 2.5, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: 2/3 Double Pile, rectangular	Roof Type: Hipped , Decorative cornice , Brackets and Dentils	
Foundation: stone	Windows: historic wood 1/1 double-hung sashes	
General condition: Fair	Chimney(s): one brick side left	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.

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

Local: ☐ indiv. ☒ district ☐ landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 2.5-story house in the Federal style with Italianate influences built in 1840. The structural system is masonry. The foundation is stone. Exterior walls are brick. Brick is common bond. Wide stone belt course on front facade above first floor windows. The building has a hipped roof clad in replacement asphalt shingles with decorative cornice and brackets and dentils and one gabled dormer. Wide projecting Italianate cornice, decorative eaves, brackets, surround. Narrow gable front dormer window. There is one side left, brick chimney. Windows are historic wood, 1/1 double-hung sashes. 1/1 windows with dressed stone sills and partial pediment lintels. Historic wood and glass door with art glass transom and paneled sidelights. Basket handle arch upper-light door, large upper transom light. Italianate cornice.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #26205, surveyed Sep 11, 2002, Site Number 3-0862
Inventoried: 09/20/2021 11:43:45 am Last updated: 06/13/2022 5:49:16 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



MADISON

Indiana
Planning, Preservation and Design

DUE
BY 12-1
FOR 12-15

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: SEE REAL ESTATE, LLC
Street: PO BOX 39
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812-599-5248
Phone (Alternate): 812-265-5132
Email: jasonjpattison@msn.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: 307 WALNUT ST.

Zoning Classification: _____

Type of Project (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input type="checkbox"/> Addition to Building | <input type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

Description of Existing Use: RESIDENTIAL

Description of Proposed Use: RESIDENTIAL

Name of Contractor (If applicable): TERRY CRANK / REGGIE JONES

Repair, Replace, or Repair/Replace:

- ### New Buildings and New Additions:

- Sign and Fence/Walls:**

- ### Moving Buildings:

- Demolition:**

- 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.

SEE ATTACHED

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
<input checked="" type="checkbox"/>	Brickwork & Masonry	40	STAFF	BRICK	REPAIR BRICK
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	WOOD SIDING	HARDY BOARD
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	SIDE DOOR WOOD / REAR DOOR	FIBERGLASS
<input checked="" type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF	N/A	WOOD/COMPOSITE
<input type="checkbox"/>	Foundations	63	STAFF		
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	SHINGLES	SHINGLES
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF	WOOD	
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	WOOD	METAL CLAD / WOOD
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	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
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input type="checkbox"/>	New Construction - Additions	109	HDBR		
<input checked="" type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF	N/A	WOOD COMPOSITE
<input type="checkbox"/>	New Construction - Accessibility	110	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Energy Retrofit	112	HDBR/STAFF		
<input type="checkbox"/>	Relocation	115	HDBR		
<input type="checkbox"/>	Demolition	116	HDBR		
<input type="checkbox"/>	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.

Date _____

Signature of Applicant _____

COMPLETED BY PLANNING OFFICE Application Accepted on: _____ Application Accepted by: _____ Application to be Reviewed by: <input type="checkbox"/> HDBR <input type="checkbox"/> 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: <input type="checkbox"/> HDBR/STAFF COA issued <input type="checkbox"/> HDBR/STAFF COA denied <input type="checkbox"/> HDBR Extended <input type="checkbox"/> Sent to HDBR by Staff
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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 |

SEI Real Estate, LLC

Subject Property: 307 Walnut Street

Renovation plan:

1. Fall / Winter 2025
 - Dry In Building
 - * patch roof
 - * board windows
2. Winter 2025 / 2026
 - let building dry out
 - Demolish Interior
 - * remove all fixtures
 - * remove damage wall material
 - * remove damaged ceiling material
 - * remove floor coverings
 - * remove old plumbing and electrical
 - Demolish rear addition
3. Spring 2026
 - Permanent repairs to roof
 - * add dormer on 3rd floor if permitted
 - replace windows
 - repair exterior doors
 - begin repair / replace plumbing / electrical
 - repair / replace wall and ceiling materials
 - refinish / replace floors = return as much as possible to hardwood
4. Summer 2026
 - Interior
 - * new kitchens
 - * new bathrooms
 - * light fixtures
 - * refinish / replace floors
5. Summer / Fall 2026 Completion

Front:

Refinish front door

replace windows - with metal clad wood windows

re-side existing dormer - hardiboard

dormer window is missing

South side:

replace side door

replace windows - with metal clad wood windows

at least one window is missing

Rear:

demolish wooden addition

add three story wooden deck

incorporate escape ladder

turn 2nd and 3rd floor windows into doorways for deck

add three doors to rear

1st floor where addition was demolished

2nd floor window converted to door to deck

3rd floor window converted to door to deck

replace windows - with metal clad wood windows

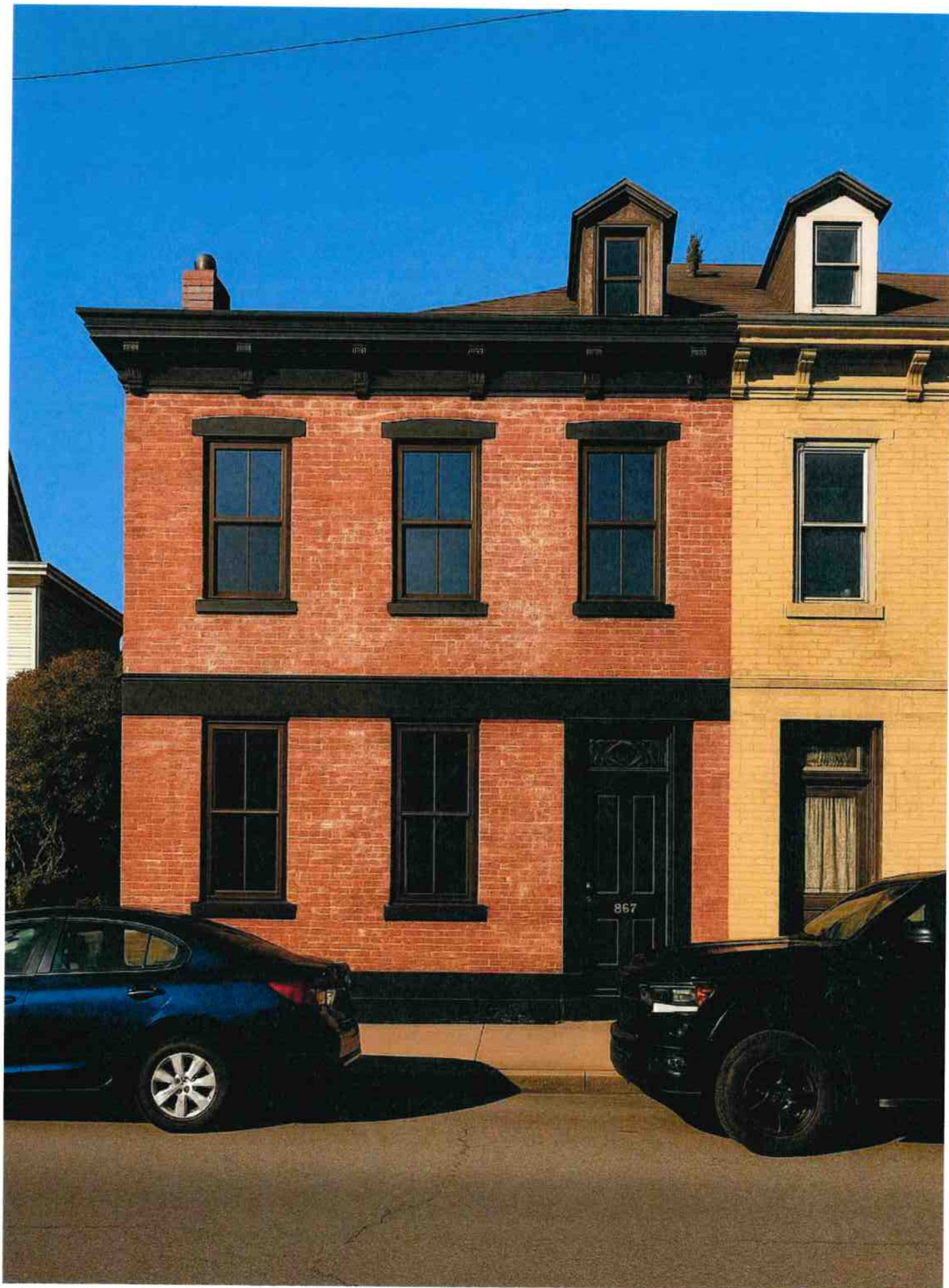
Roof:

#1 Place a dormer on the west end of the roof; and a dormer between the chimneys

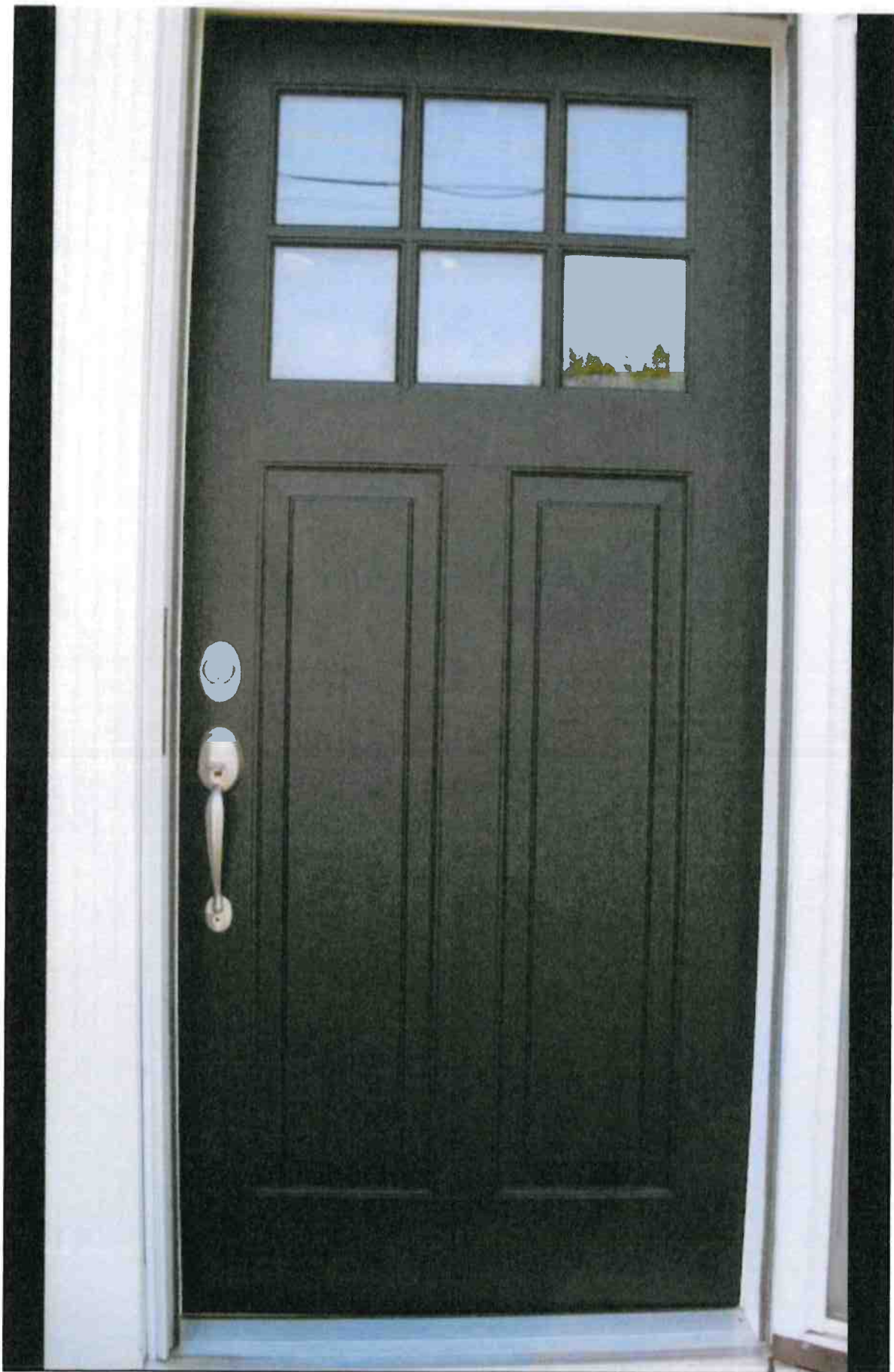
#2 Place a dormer on the west end of the roof

#3 No dormers; repair and replace roof - using existing template, replace with shingles

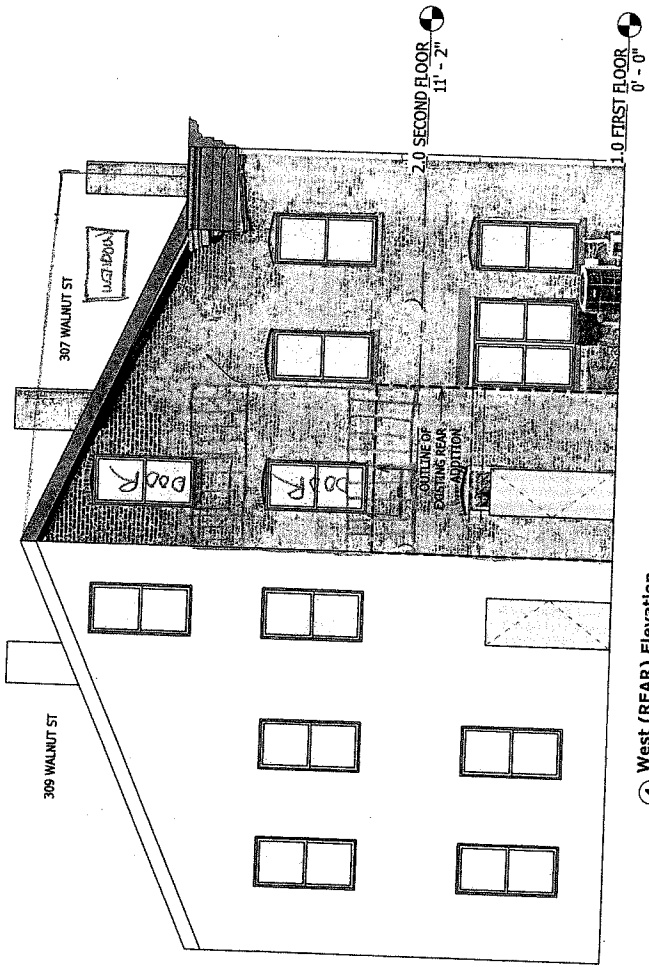
1. Get quote on windows
2. Picture of doors
3. Dormer drawings
4. Deck drawings



7:38 

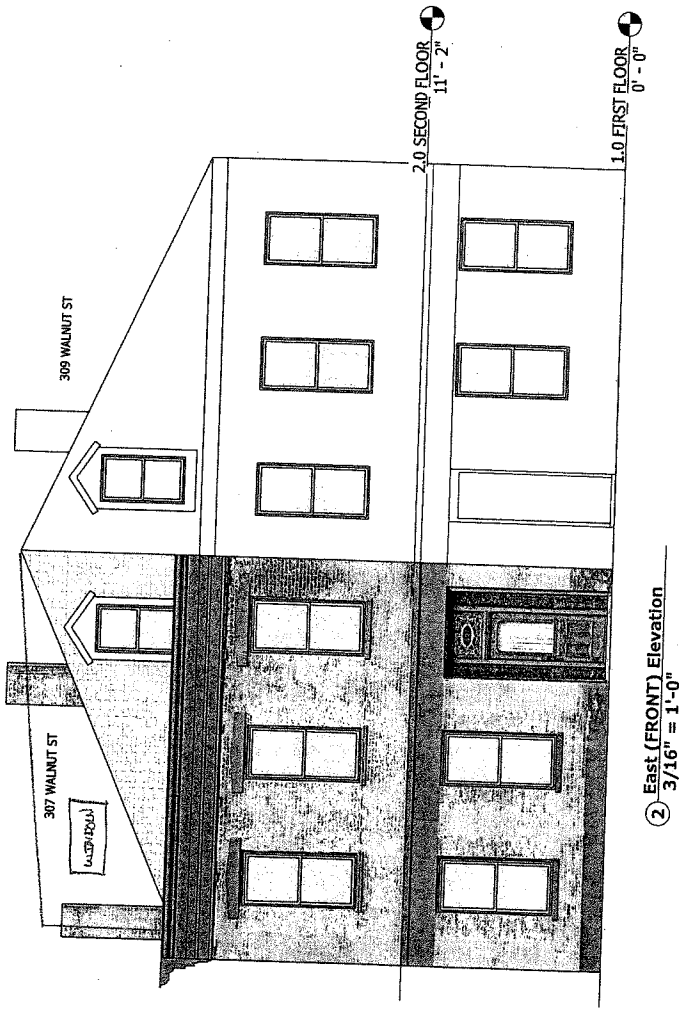


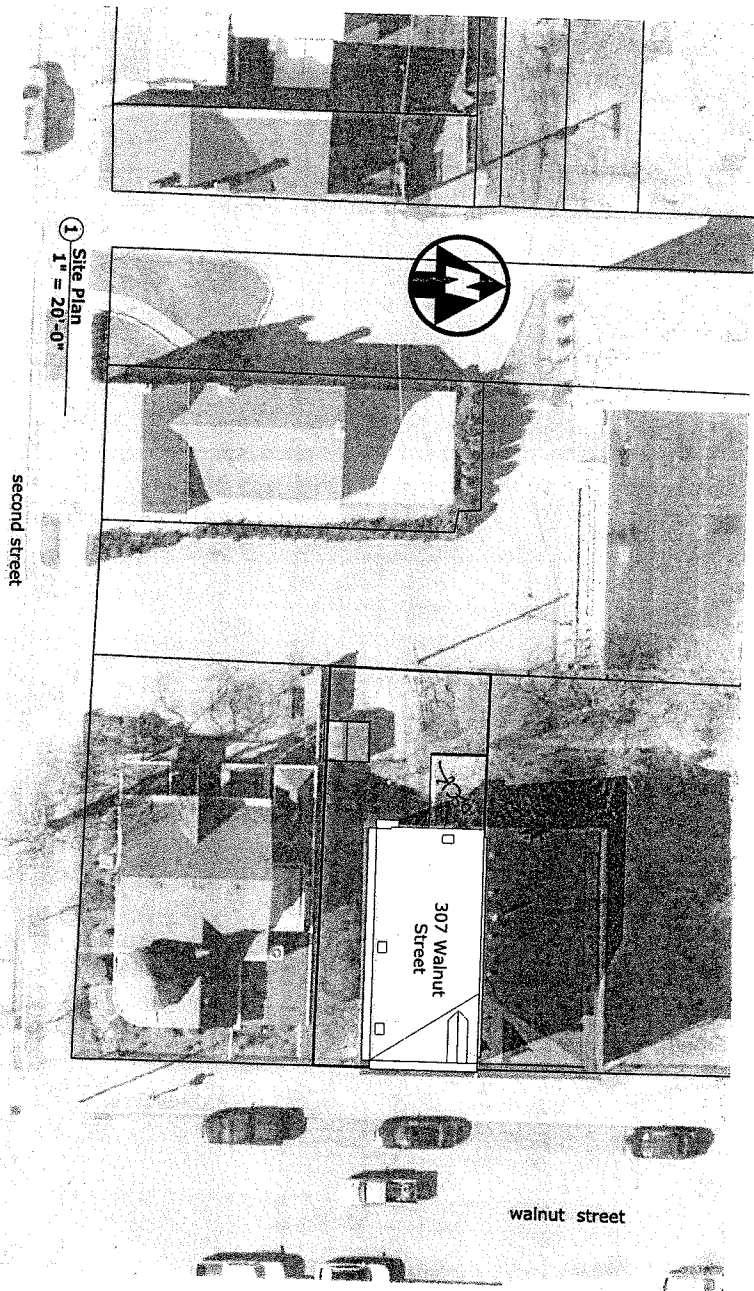




④ West (REAR) Elevation
3/16" = 1'-0"

DECK

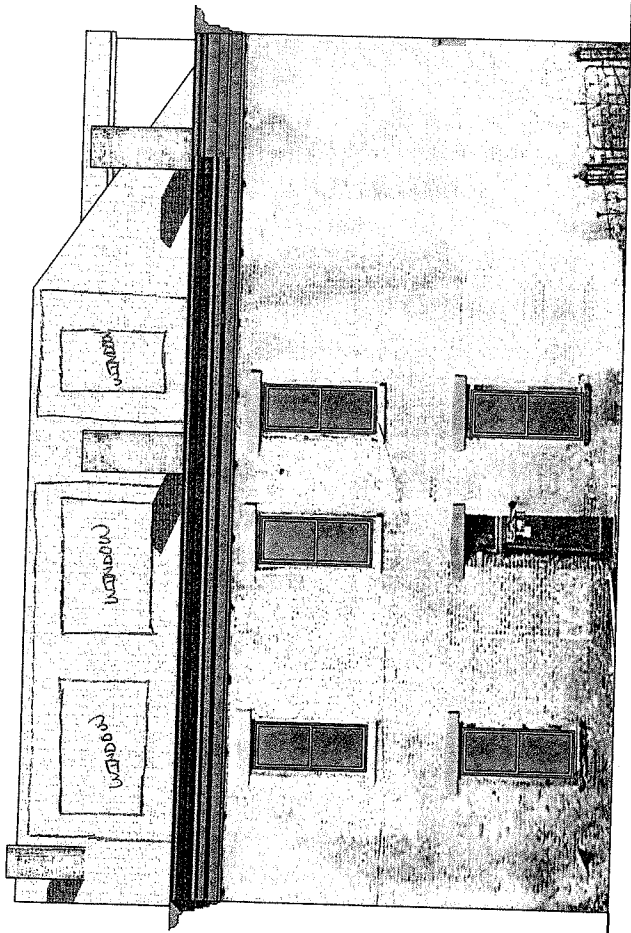




1 Site Plan
1" = 20'-0"

second street

walnut street



③ South (SIDE) Elevation
3/16" = 1'-0"



MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) SEI Real Estate, LLC

Property Address: (address) 307 Walnut St.

Proposed Action to: (explain) _____
add a dormer to the roof facing the river, demolition of rear addition to replace with a wooden deck,
replacing rear windows with doors out onto the deck, replace windows with aluminum clad

Meeting will be held on: (date) December 15, 2025

POSTING DEADLINE

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

12-01-2025

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 1008 East St. to build a new log shed.



Current Zoning: Residential Medium Density (R-8)	Project Location: 1008 East St.
Applicant: Robert Wurtz	Owner: same

Preliminary Staff Recommendation: **Approve with Conditions**

Conditions:

1. Must get approval through BZA for a variance to place the structure on the lot, as it will not have a primary structure on same lot.

Reasoning: Structure is appropriately placed on site, design will work within neighborhood context. Materials are appropriate.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

Address is actually 1000+ East St directly behind 1008 East St.

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.



**Record No: HDCA-
25-131**

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 11/10/2025

Primary Location

1008 East St
Madison, IN 47250

Owner

Robert Wurtz
East Street 1008 East Street
Madison, In 47250

Applicant

 Robert Wurtz
 317-363-3218
 rwurtz9601@gmail.com
 1008 East Street
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

R-8

Legal Description of Property

1000+ East Street behind 1008 East Street

Will you be working with a Contractor?

No

Description of Existing Use

Grass & trees on a hill


Description of Proposed Use

16' x 18' log shed. No electric or water.

Type of Project

Select which applies to your project.*

Relocating a Building

Define Other 

Log outbuilding

Description(s) of Work

Scope of Work*

Propose 16' x 18' log shed on concrete piers.

Building Elements

Architectural Details

☒

Existing Material*

None

Proposed Material*

Log shed

Awnings & Canopies

☐

Chimneys

☐

Deck

☐

Demolition

☐

Doors & Entrances

☐

Fences and Walls

☐

Fire Escapes & Staircases

☐

Foundations

☒

Existing Material*

None

Proposed Material*

Concrete piers

Gutters & Downspouts

☐

Historic Garages & Outbuildings

☐

New Construction/Addition

☐

Porch Columns & Railings

☐

Ramps and Lifts

☐

Existing Material*

None

Shutters

☐

Existing Material*

None

Signage

☐

Storm Doors and Storm Windows

☐

Windows

☒

Lighting

☐

Pools, Fountains, Gazebos and Pergolas

☐

Porches

☐

Roofs

☒

Proposed Material*

Painted steel roof

Siding

☒

Proposed Material*

Logs

Storefronts

☐

Utilities

☐

Existing Material*

None

Proposed Material*

Other

Wooden double hung

☐

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

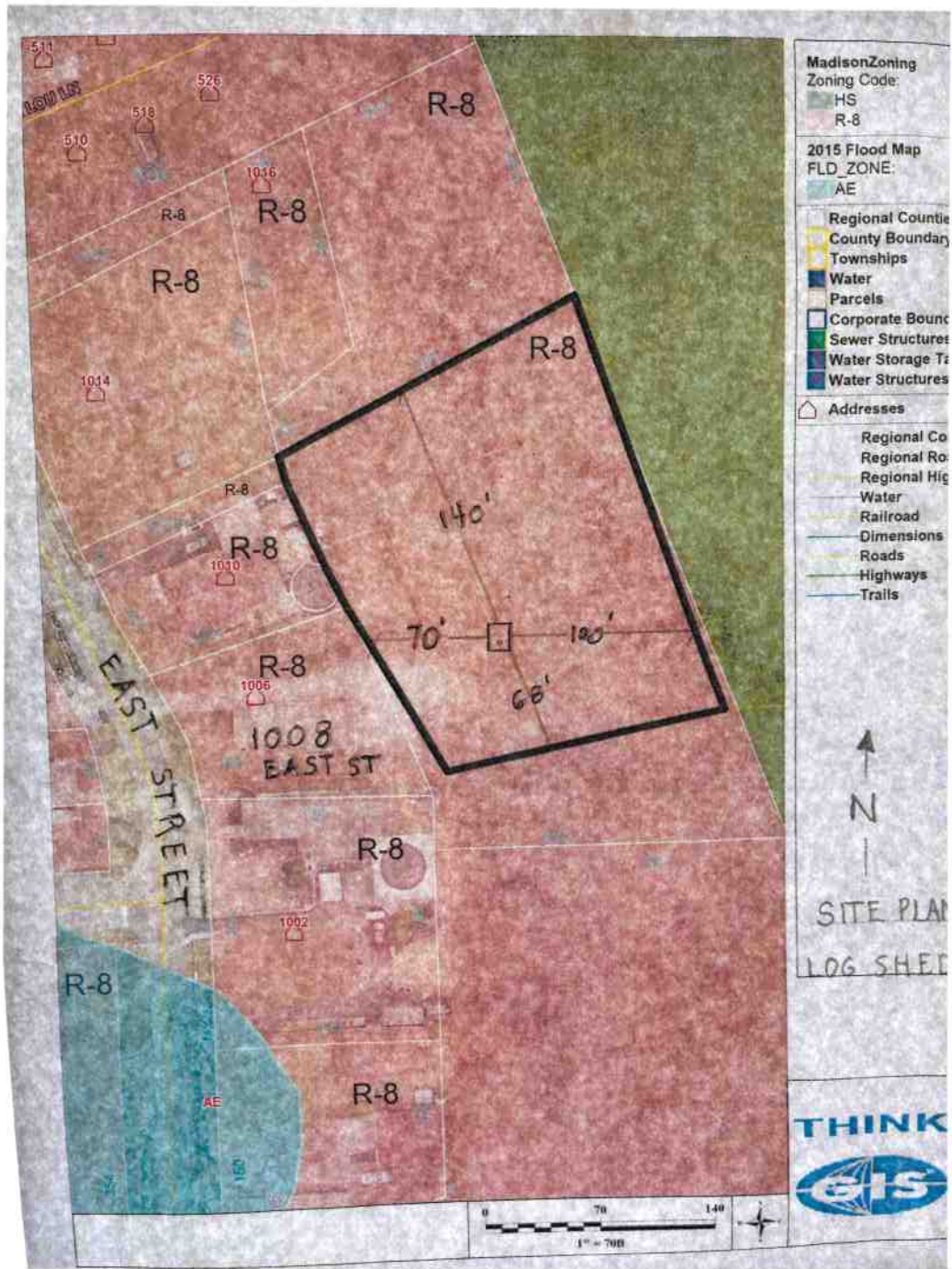
I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.

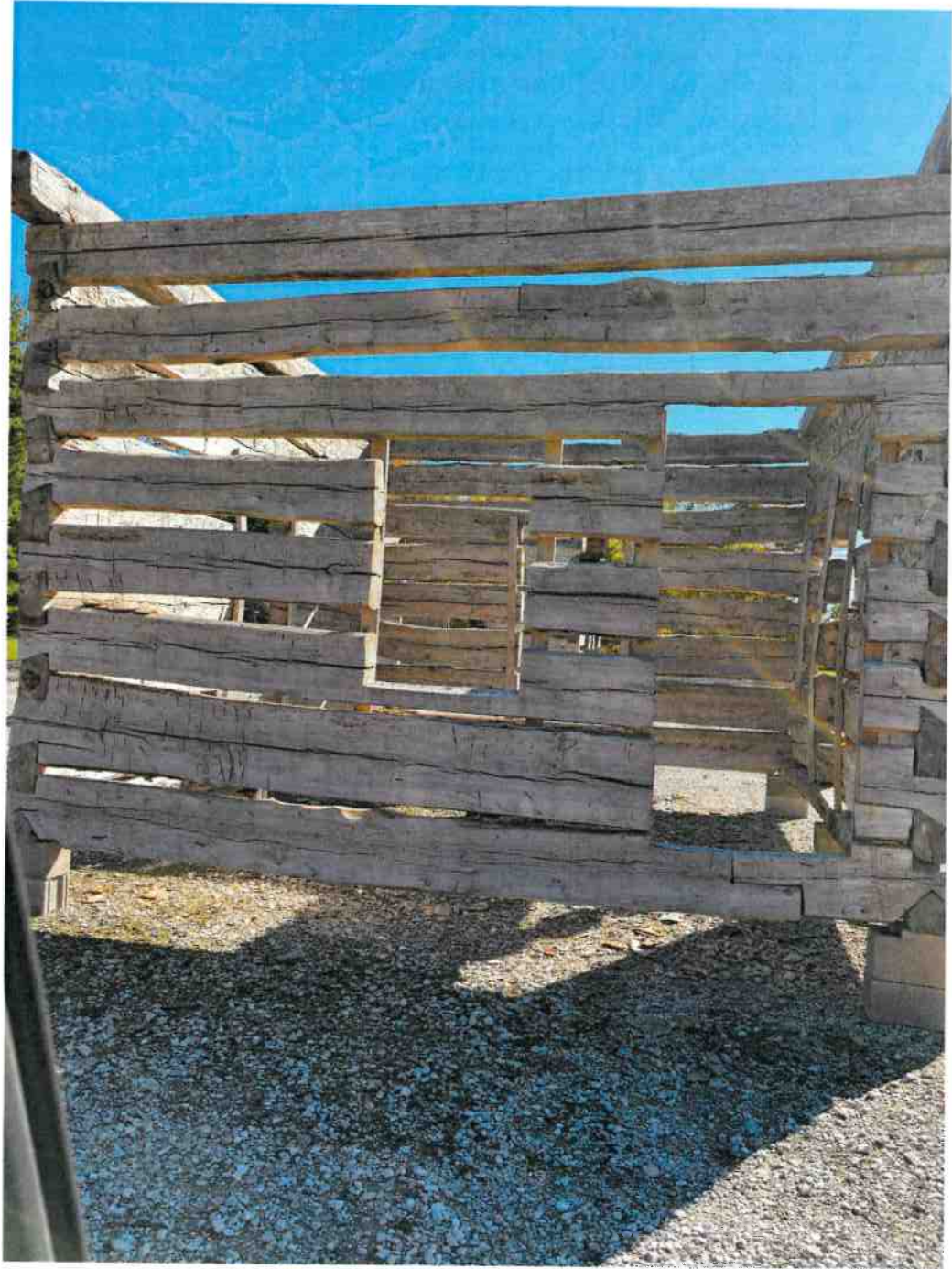
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature*

✓ Robert Wurtz

Nov 10, 2025





LOG SHED

EAST STREET

LOGS

16'

NORTH & S ELEVATIONS

STEEL
ROOF

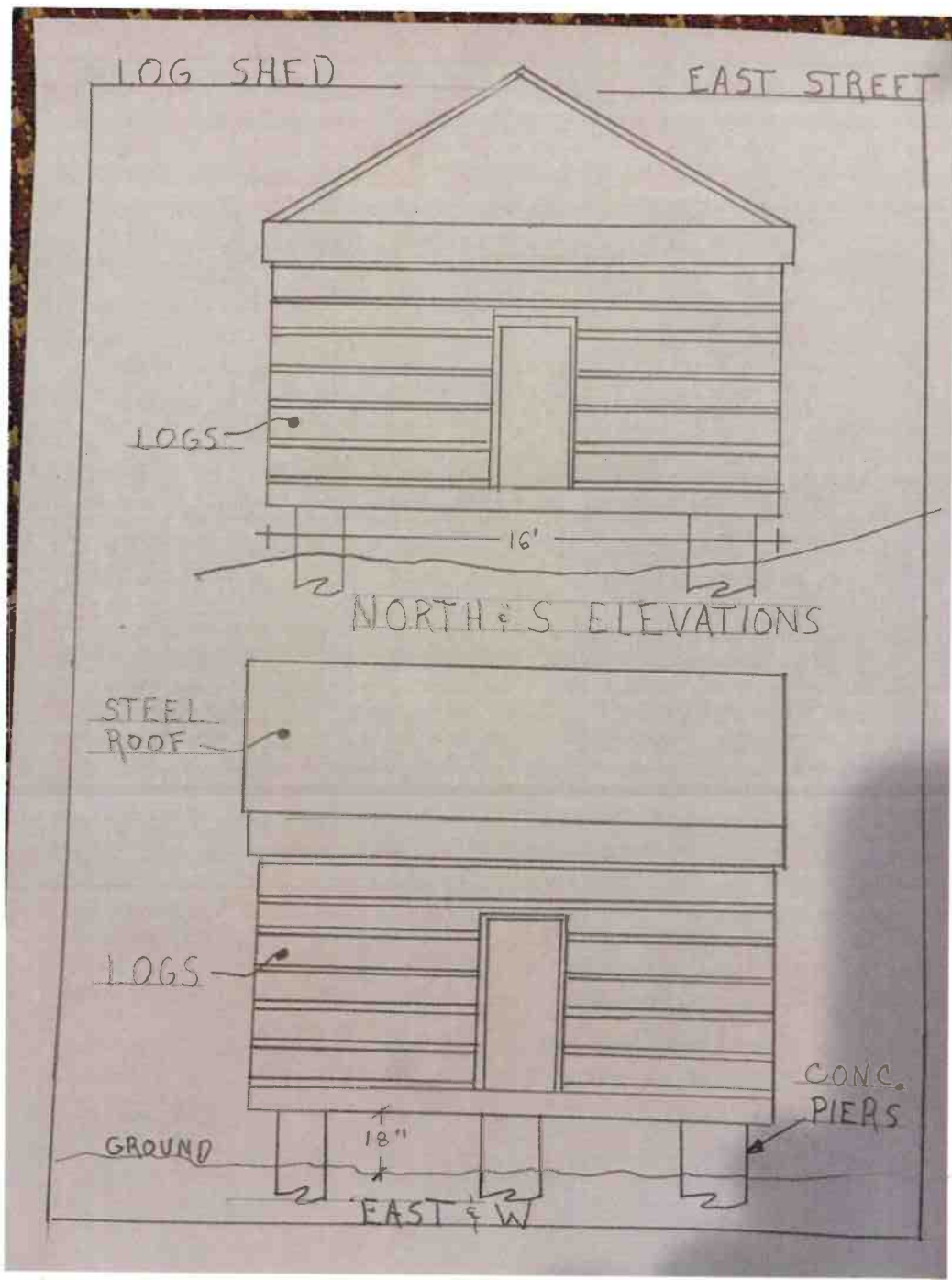
LOGS

CONC.
PIERS

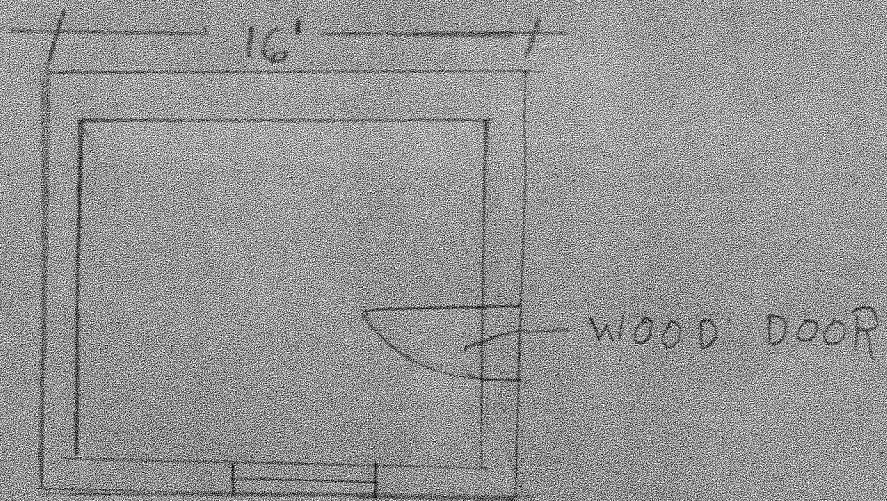
GROUND

18"

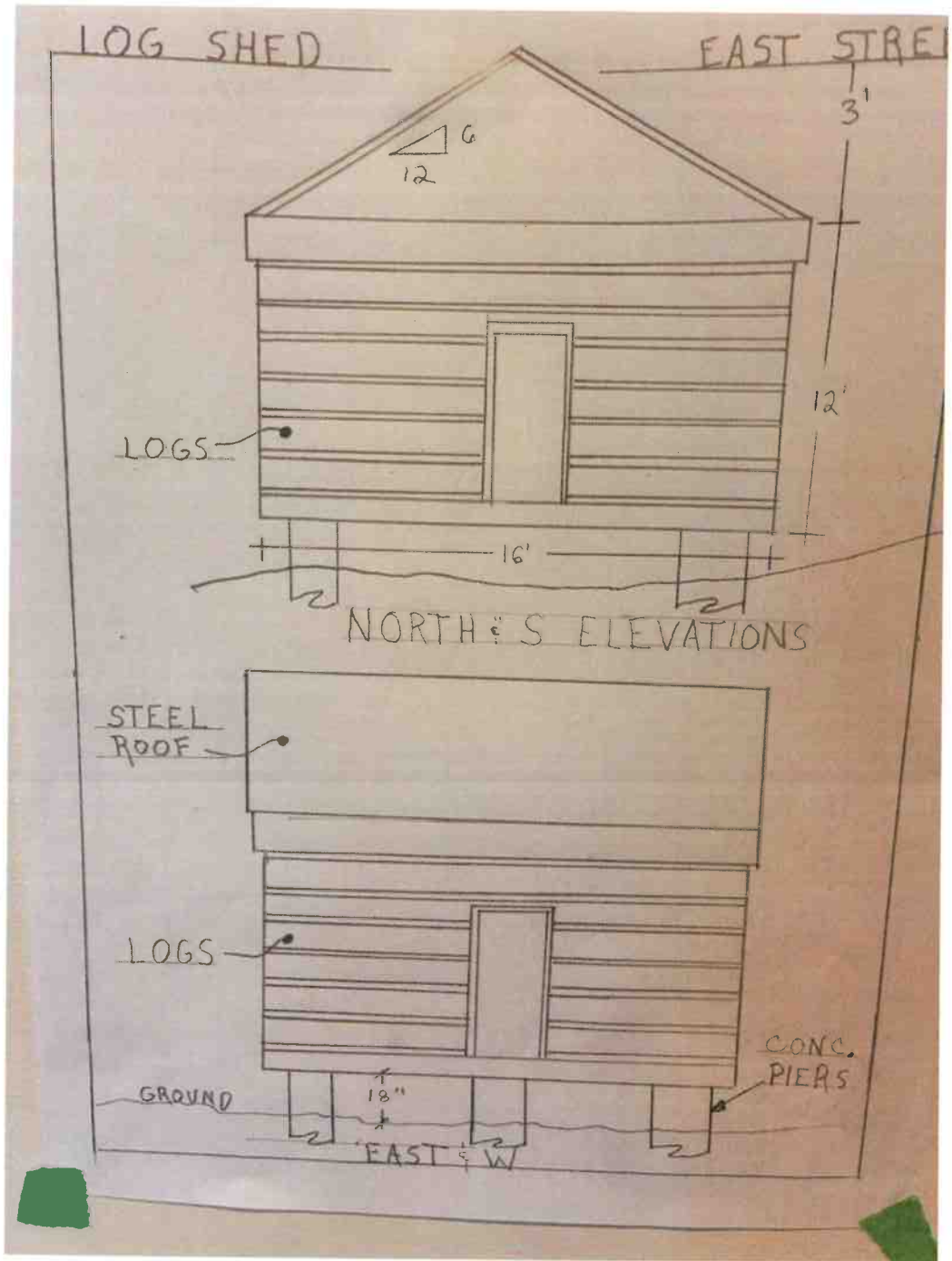
EAST & W







LOG SHED FLOOR PLAN







MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Robert Wurtz

Property Address: (address) 1008 East St.

Proposed Action to: (explain) _____
construct a new log shed

Meeting will be held on: (date) December 15th, 2025

POSTING DEADLINE

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

12-01-2025

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 609 W.
Second St. to add a 10'x18' addition and 8' porch across
the rear.*



Current Zoning: Historic District Residential (HDR)	Project Location: 609 W. Second St.
Applicant: Ryan Rodger	Owner: Julie Thieman

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: Proposed addition is set back more than 2/3s of the way back from the front façade. Materials proposed will be appropriate for an addition.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	Italianate
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 609 W 2nd 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 flat ground. Concrete path to front entry and along west side. Iron fence surrounds front yard.



Lat/Long: 38.7362056443587900, -85.3868419656414000 [WGS84]

UTM: Zone 16S, 640207.4392 mE, 4288738.9406 mN

Parcel No. GIS/Ref/ID: 27105

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879, circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Italianate	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: , rectangular	Roof Type: Side Gable , Decorative cornice , brackets	
Foundation: Stone	Windows: wood 2/2 double-hung sashes	
General condition: Excellent	Chimney(s): two brick side right	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.

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

Local: ☐ indiv. ☒ district ☐ landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 2-story house in the Italianate style built in 1870. The structural system is masonry. The foundation is stone. Exterior walls are brick. Brick is common bond. The building has a side gable roof clad in asphalt shingles with decorative cornice and brackets. Side gable medium pitch with projecting cornice with scrolled brackets at eaves. There are two side right, brick chimneys. Windows are wood, 2/2 double-hung sashes. 2/2 windows with dressed stone lintels and sills. Segmental arch windows on side, diamond windows on gables. Segmental arch upper-light panel door with transom, storm door. There is a single-story, rear, frame addition.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 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 #27105, surveyed Aug 07, 2002, Site Number 3-0402
Inventoried: 09/20/2021 11:43:27 am Last updated: 07/11/2022 9:51:32 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



**Record No: HDCA-
25-135**

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 11/26/2025

Primary Location

609 W SECOND ST
MADISON, IN 47250

Owner

Thieman Julie A
WEST SECOND STREET 609
MADISON, IN 47250

Applicant

 Ryan Rodgers
 703-244-9626
 ryan@pinelanellc.com
 804 E. First St.
Madison, IN 47250

Internal Review

 Staff Completing Online Form



☐

 Send for HDBR review

☒

 Notification Sign

2

 Incomplete application 

☐

 Approval/Denial Date

—

 Approved/Denied

—

 Name and Title of Reviewer

 Additional Comments

General Information

Are you the owner?*

No

Zoning Classification

Legal Description of Property

011-04392-0010FTWSIDELOT202 27FTESIDE LOT2013RDADDW 37X16811-14 2-
51 609WSecondSt

Will you be working with a Contractor?

Yes

Description of Existing Use

Residential

Description of Proposed Use

Residential

Property Owner Information

Phone (Preferred)

303-335-8902

Phone (Alternate)

Email

juliethieman@yahoo.com

Contractor Information

Company Name

Contractor Name

License Number

Expiration Date

—

Phone

Email

Mailing Address

City

State

Zip Code

Type of Project

Select which applies to your project.*

Define Other ⓘ

Addition to Building

Select which applies to your project.*

Define Other ⓘ

Restoration, Rehabilitation, or Remodel

Description(s) of Work

Scope of Work*

Add 10' X 18' addition and 8' Porch across the rear.

Building Elements

Architectural Details

☐

Chimneys

☐

Demolition

☐

Fences and Walls

☐

Foundations

☒

Proposed Material*

Block

Existing Material*

Aluminum

Historic Garages & Outbuildings

☐

New Construction/Addition

☐

Awnings & Canopies

☐

Deck

☐

Doors & Entrances

☐

Fire Escapes & Staircases

☐

Existing Material*

Block on rear addition

Gutters & Downspouts

☒

Proposed Material*

Aluminum

Lighting

☐

Pools, Fountains, Gazebos and Pergolas

☐

Porch Columns & Railings

☒

Existing Material*

N/A

Proposed Material*

Wood wrapped in LP Trim

Porches

☐

Ramps and Lifts

☐

Roofs

☐

Shutters

☐

Siding

☒

Existing Material*

Aluminum

Proposed Material*

LP Smart siding or James Hardie

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☒

Existing Material*

Na

Proposed Material*

Aluminum Clad or Vinyl Clad in addition

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.

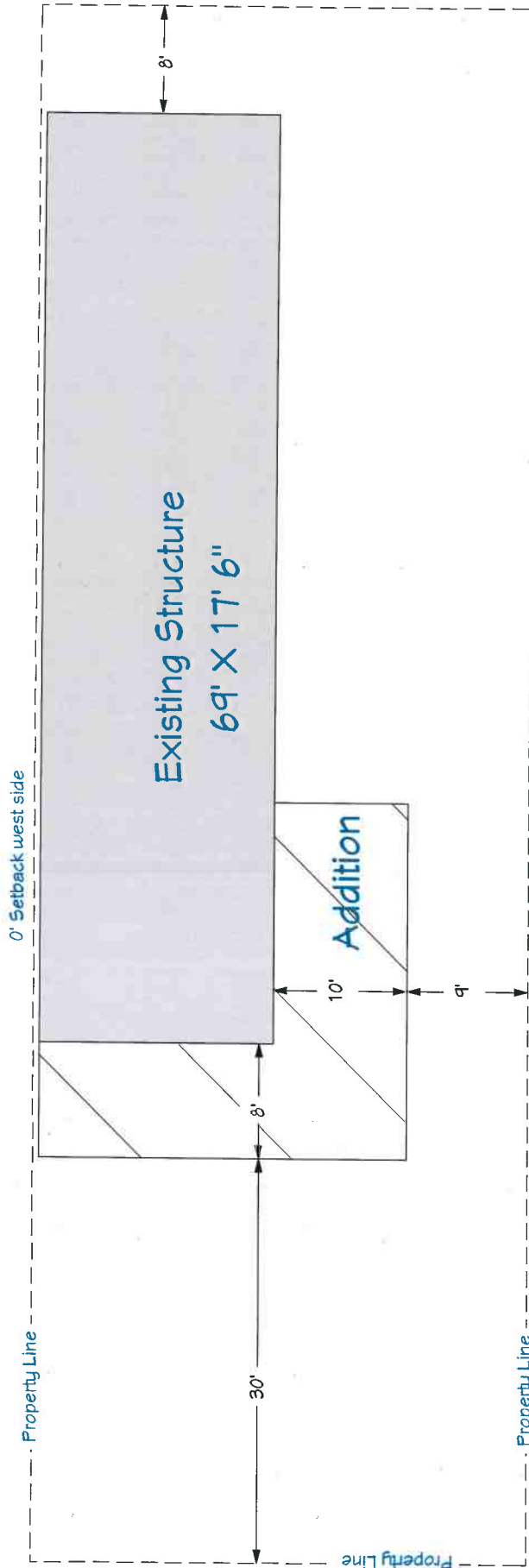
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature*

 Ryan Rodgers

Nov 26, 2025

2nd Street



PROPERTY OWNER AUTHORIZATION FORM

We, Julie Thiemann hereby authorize
(Property Owner(s) - Please Print)

Ryan Rodgers representative for Pine Lane LLC of Madison
(Applicant's Name) (Company, Firm, Organization)

to make application for a Historic Board Review to
(Type of Permit)

Addition at
(Description of Proposed Work)

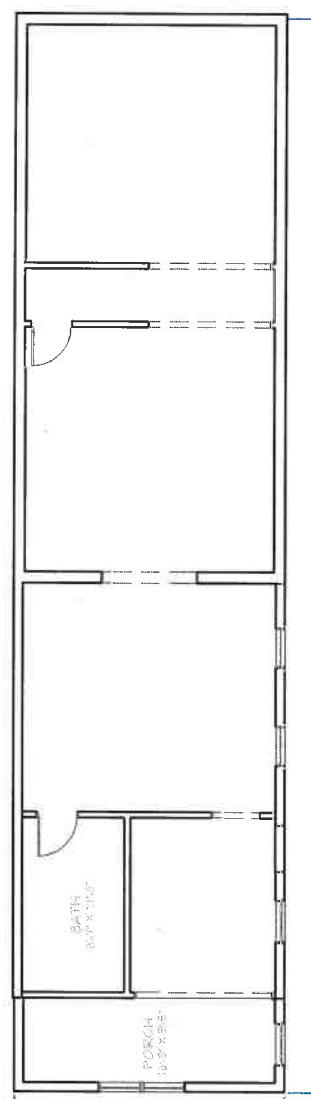
609 W Second St.
(Property Address)

Madison, IN 47250
(City, State, Zip Code)

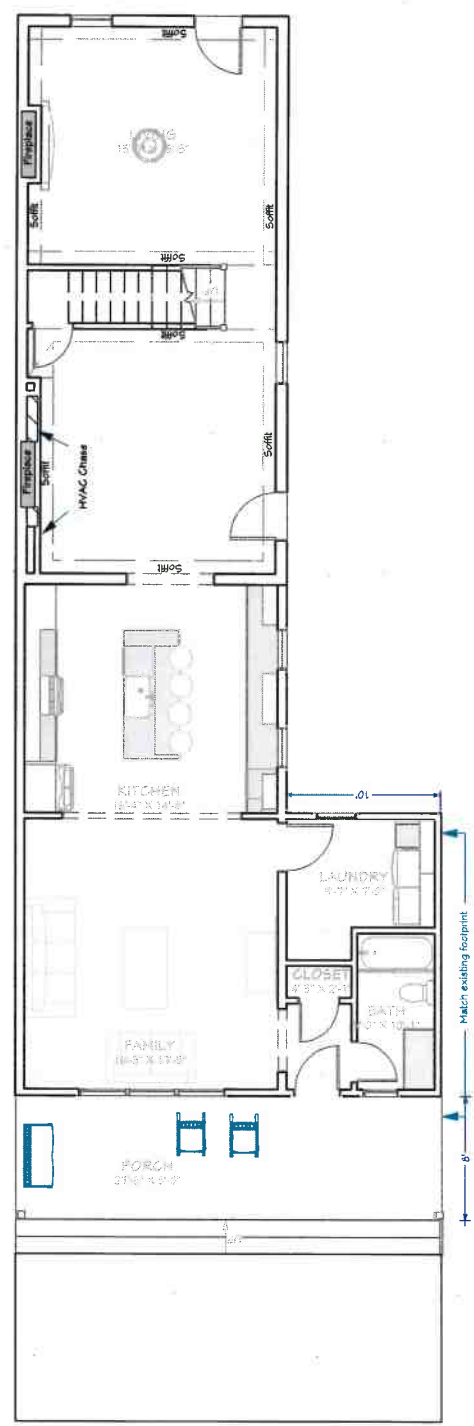
Julie Thiemann
(Property Owner Signature)

11/17/2025
(Date)

As Built

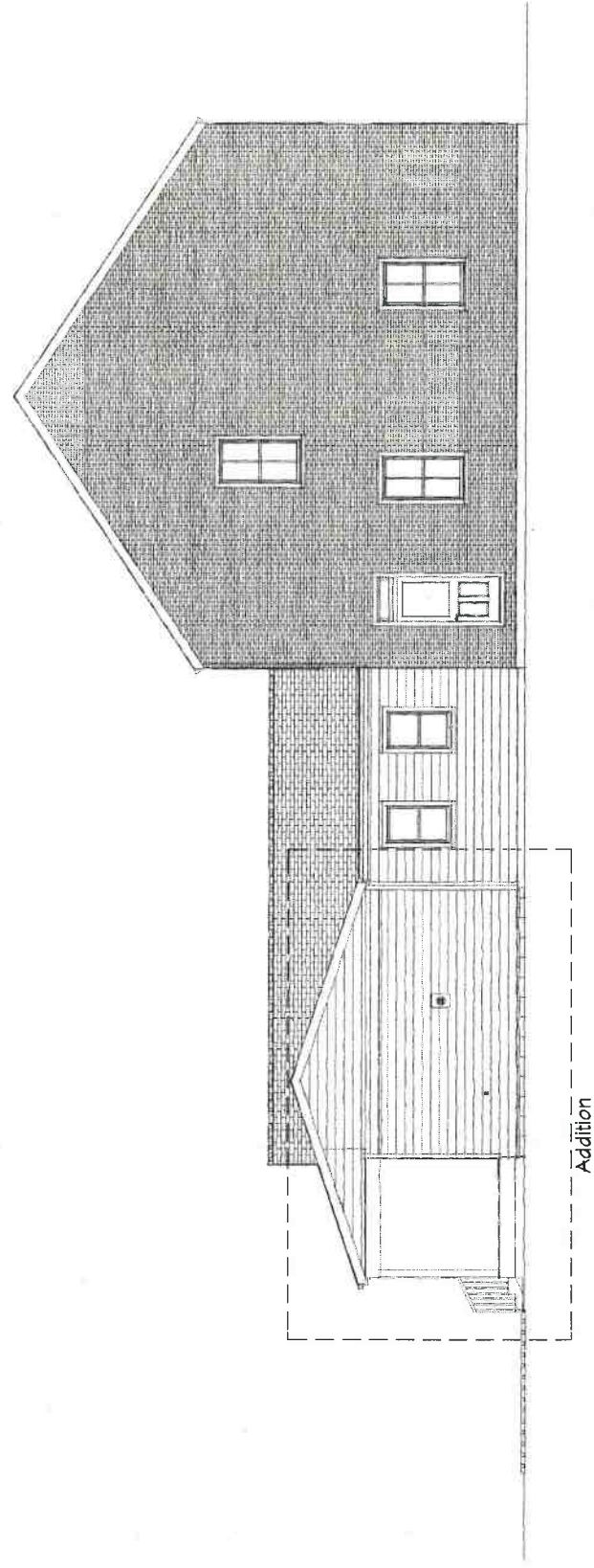


New Layout



LIVING AREA
1800 SQ FT

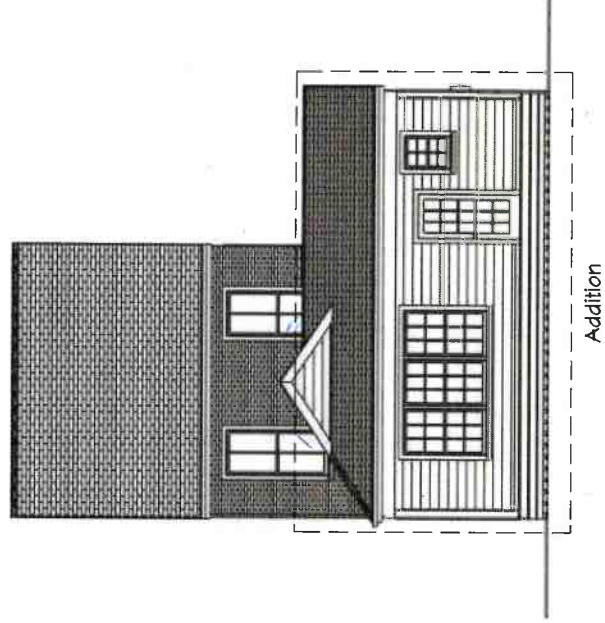
East Elevation



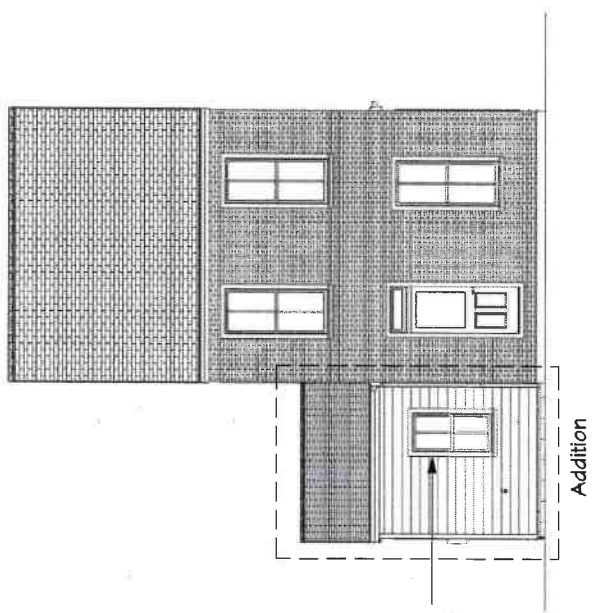
Addition



Rear Elevation

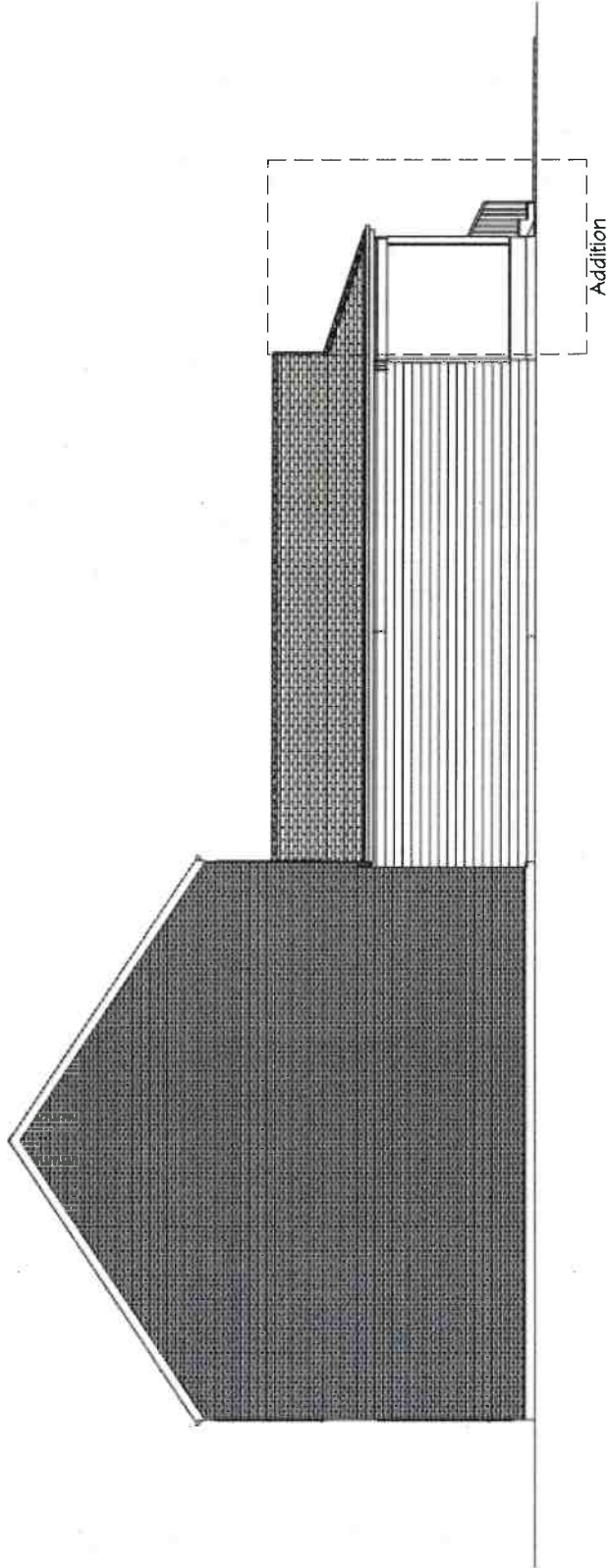


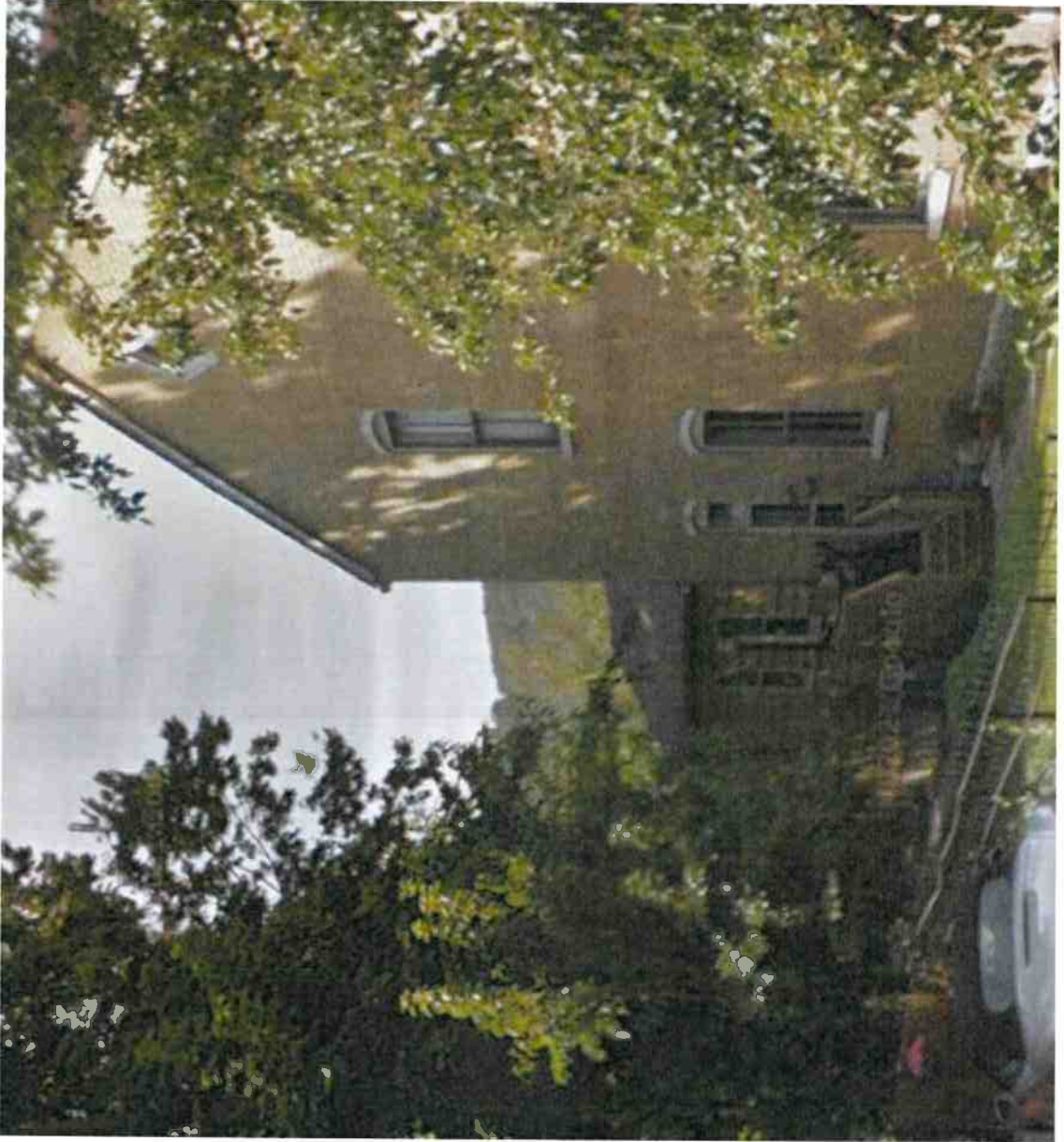
Front Elevation



Salvaged window
from Back addition

West Elevation







MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Ryan Rodgers (on behalf of Julie Thieman)

Property Address: (address) 609 W Second St

Proposed Action to: (explain) _____
_____ add a 10'x18' addition and 8' porch across the rear

Meeting will be held on: (date) December 15, 2025

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

Time of Meeting: 5:30 PM

All interested persons are welcome to attend this hearing to voice their objections or support for the application.

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

POSTING DEADLINE

12-01-2025



PROJECT BRIEF – *Historic District Board of Review
Application for Certificate of Appropriateness at 815 E.
First St. to add a new garage to the rear of property and
addition to the rear of house.*



Current Zoning: Historic District Residential (HDR)	Project Location: 815 E. First St.
Applicant: Ryan Rodgers	Owner: William and Paula Alexander

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: Proposed addition and garage structure are placed appropriately and do not overwhelm the lot, main structure, or the rest of the structures on the alley. Addition to the house will end up being hidden from public view almost entirely.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 815 E 1st 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 flat ground. Parking and driveway off alley to west. Mature trees. Low concrete retaining wall around yard.



Lat/Long: 38.7341652392295540, -85.3700961588954900 [WGS84]

UTM: Zone 16S, 641667.0163 mE, 4288538.2880 mN

Parcel No. GIS/Ref/ID: 32068

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style:	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick, vinyl siding	
Stories: 1, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Shotgun, rectangular	Roof Type: Gable Front , box cornice	
Foundation: parged	Windows: historic wood 6/6 double-hung sashes	
General condition: Good	Chimney(s): one brick center	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.

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

Local: ☐ indiv. ☒ district ☐ landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 1-story house built in 1870. The structural system is masonry. The foundation is parged. Exterior walls are brick and vinyl siding. Brick is common bond. Vinyl siding at rear wing. The building has a gable front roof clad in replacement asphalt shingles with box cornice. Low pitch, boxed eaves, small vent at attic. There is one center, brick chimney. Windows are historic wood, 6/6 double-hung sashes. Flat dressed stone lintels and brick rowlock sills, fixed shutters. Multi-light door with transom. There is a single-story, rear ell, frame addition. Attached garage and wing with new primary entry.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32068, surveyed Oct 02, 2002, Site Number 4-224
Inventoried: 09/20/2021 11:44:01 am Last updated: 05/10/2022 6:32:04 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



Record No: HDCA-25-136

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 11/26/2025

Primary Location

815 E FIRST ST
MADISON, IN 47250

Owner

Alexander William & Paula
FIRST ST 815 MADISON, IN
47250

Applicant

 Ryan Rodgers
 703-244-9626
 ryan@pinelanellc.com
 804 E. First St.
Madison, IN 47250

Internal Review

 Staff Completing Online Form

☐

 Send for HDBR review

☒

 Notification Sign

2

 Incomplete application 

☐

 Approval/Denial Date

—

 Approved/Denied

—

 Name and Title of Reviewer

 Additional Comments

General Information

Are you the owner?*

No

Zoning Classification

Legal Description of Property

Legal 011-04150-00LOT6BLK2SCOTT'S GARDEN 11-134-28 815EFIRSTST

Will you be working with a Contractor?

Yes

Description of Existing Use

Residential

Description of Proposed Use

Residential

Property Owner Information

Phone (Preferred)

812-661-8703

Phone (Alternate)

Email

paulasalexander1990@gmail.com

Contractor Information

Company Name

Can Do Maintenance, LLC

Contractor Name

Bumper Johnson

License Number

1165

Expiration Date

—

Phone

812-701-2881

Email

bcjohnson20@yahoo.com

Mailing Address

714 Jefferson St

City

Madison

State

IN

Zip Code

47250

Type of Project

Select which applies to your project.*

New Building

Define Other ?

Select which applies to your project.*

Addition to Building

Define Other ?

Description(s) of Work

Scope of Work*

Add new garage to rear of property and addition to rear of house

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*

N/A

Proposed Material*

LP Smart Siding or James Hardie Addition
Garage

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☒

Existing Material*

N/A

Proposed Material*

Aluminum or Vinyl Clad Addition, Garage

Other

☐

Building Information

Please List All Building Materials* 

Siding: LP Smart Siding or James Hardie

Windows: Aluminum or Vinyl Clad

Doors: Fiberglass

Garage Doors: TBD

Roof: EPDM or TPO flat roof on addition. Asphalt Shingles to match the house on the garage

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

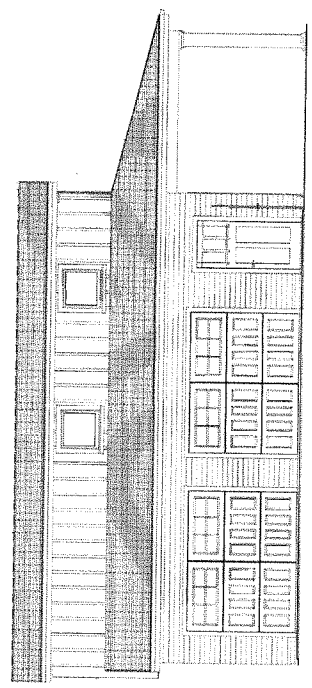
I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.

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.

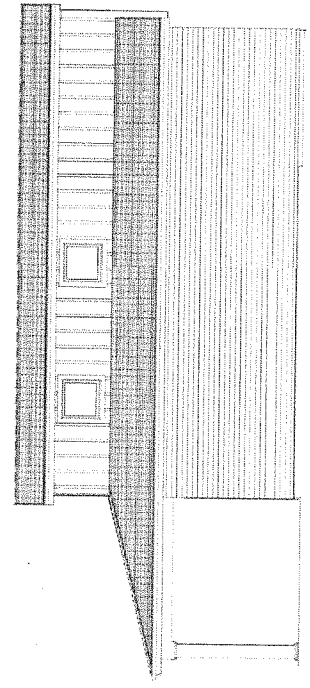
Digital Signature*

 **Ryan Rodgers**

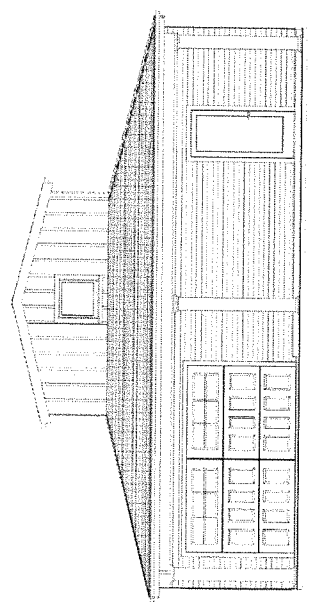
Nov 26, 2025



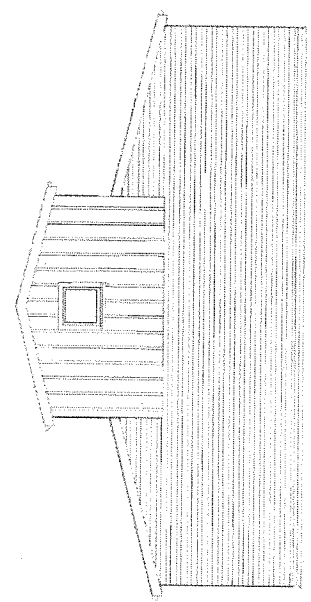
Left Elevation
Alley
North South



Right Elevation



Front Elevation
as seen from
back yard



Rear Elevation
Alley
East West





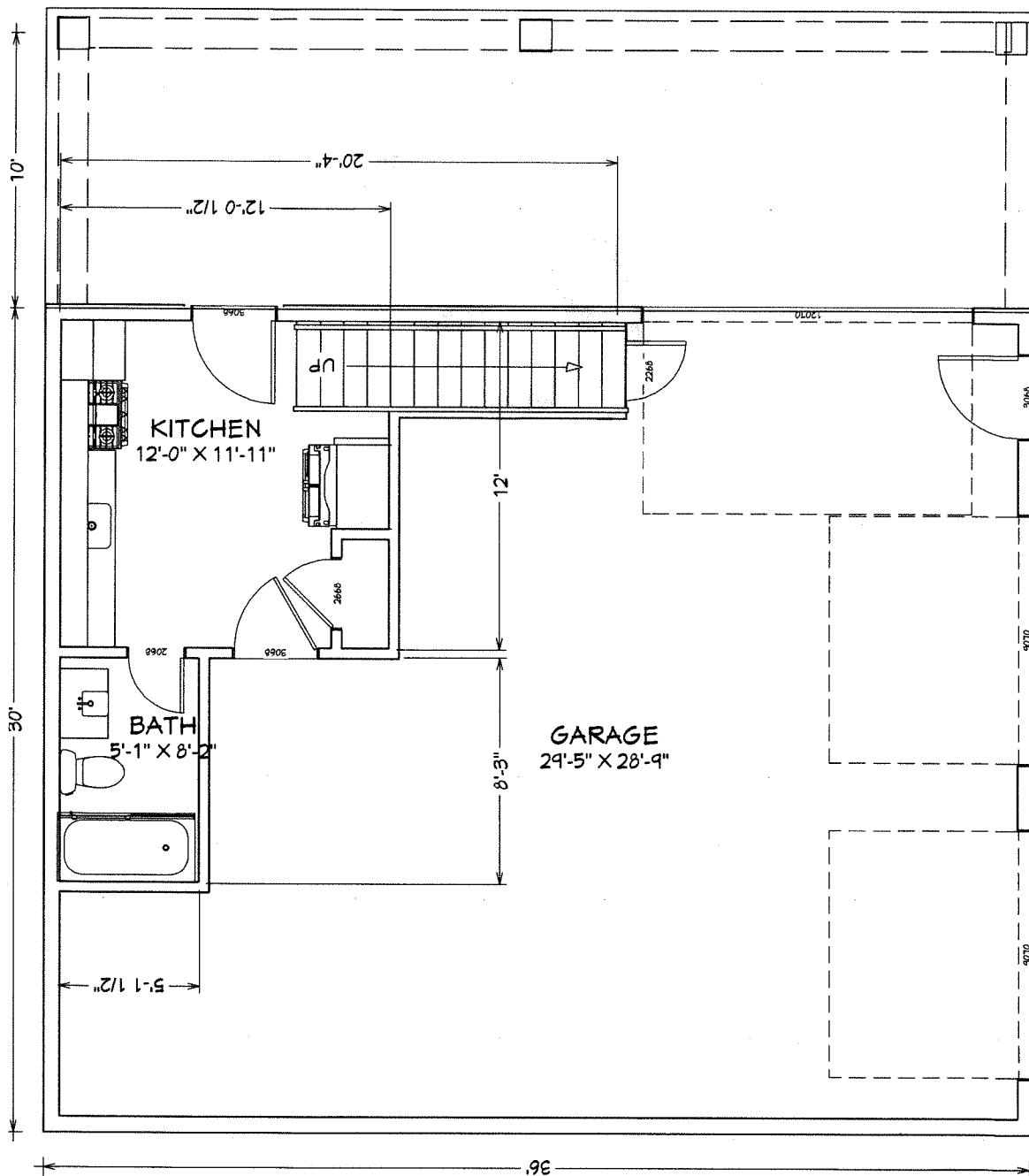
Pine Lane LLC of Madison
804 E First St Madison Indiana 47250
Ryan Rodgers 812-818-6772
ryan@pinelanellc.com

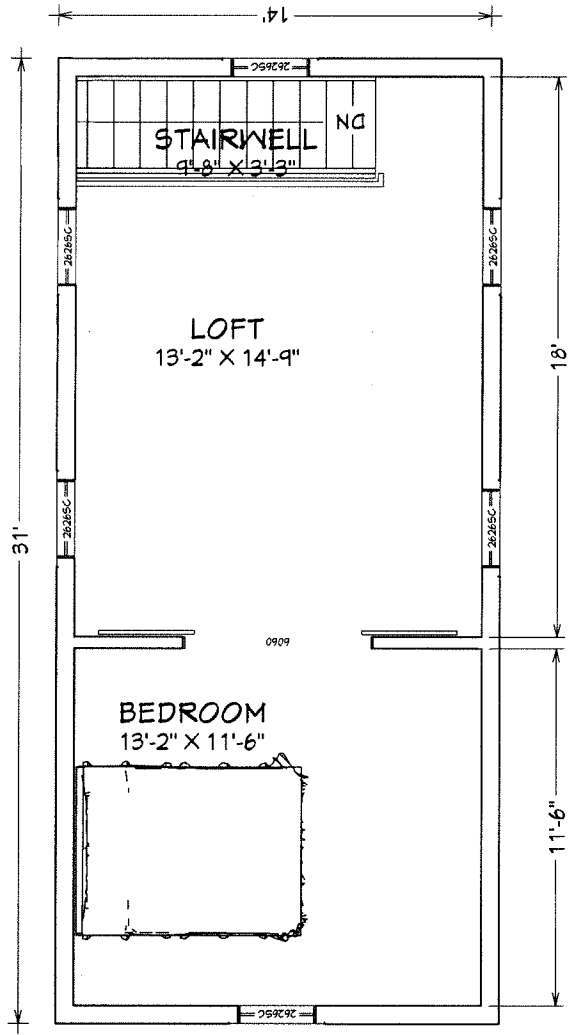
Garage 1st floor layout

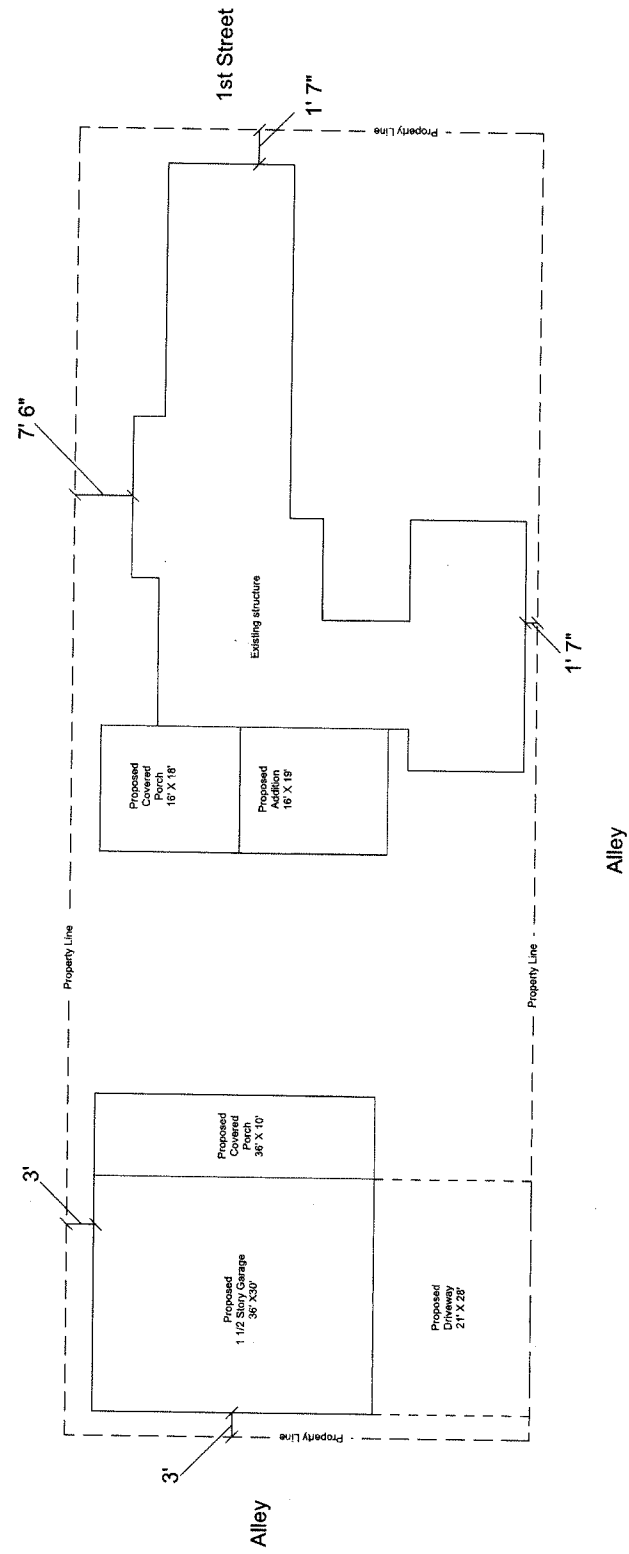
DRAWN BY: Alexander William & Paula
815 E FIRST ST. MADISON, IN 47250-0000
812-661-8703 paulasalexander1990@gmail.com

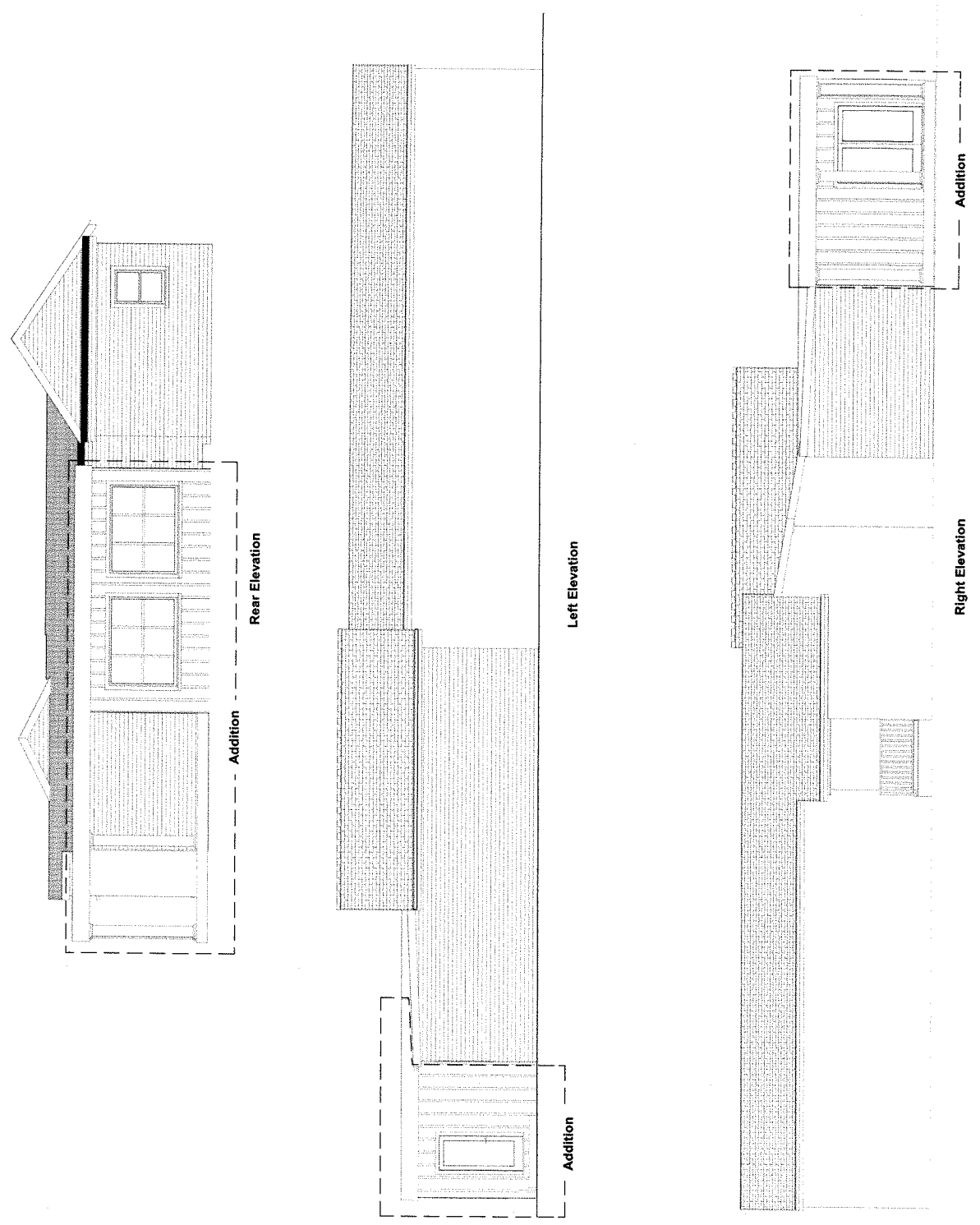
DATE:

SHEET NUMBER
5
REVISION #













MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Ryan Rodgers (on behalf of William and Paula Alexander)

Property Address: (address) 815 E. First St.

Proposed Action to: (explain) add a new garage to the rear of property and addition to the rear of house

Meeting will be held on: (date) December 15, 2025

POSTING DEADLINE

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

12-01-2025

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 215 W. First St. to build a duplex on the lot.*



Current Zoning: Historic District Residential (HDR)	Project Location: 215 W. First St.
Applicant: Ryan Rodgers	Owner: same

Preliminary Staff Recommendation: **No Recommendation**

Conditions:

1. N/A

Reasoning: Garage should be set back at least 1/3 of the length of the structure. Design does not fit the context of the neighborhood.

History, Relevant Information, & Prior Approvals:

History:

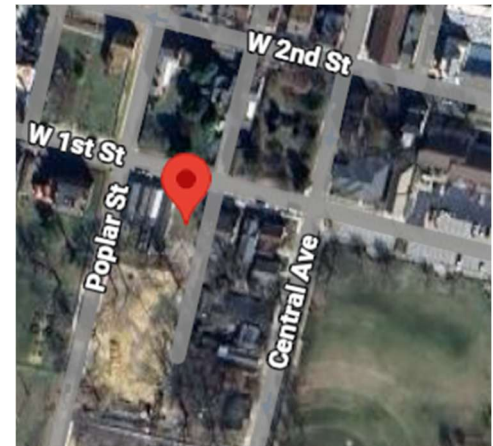
N/A

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:

Madison Historic District Design Guidelines – 23.0 New Construction - Dwellings p.94-100

23.13 Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

23.17 Maintain consistency with style of buildings and contributing structures found on the block and/or side of the street.

23.18 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will have a disruptive effect on the desired streetscape harmony.

Madison Historic District Design Guidelines – 24.0 New Construction - Outbuildings p.101-102

24.2 Site new garages and accessory buildings appropriately on the lot. Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. **Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.**

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

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



Record No: HDCA-25-138

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 11/26/2025

Primary Location

215 W FIRST ST
MADISON, IN 47250

Owner

Rodgers Ryan E & Kelly L
1ST ST 804 MADISON, IN
47250-3621

Applicant

 Ryan Rodgers
 703-244-9626
 ryan@pinelanellc.com
 804 E. First St.
Madison, IN 47250

Internal Review

 Staff Completing Online Form



☐

 Send for HDBR review

☒

 Notification Sign

1

 Incomplete application 

☐

 Approval/Denial Date

—

 Approved/Denied

—

 Name and Title of Reviewer

 Additional Comments

General Information

Are you the owner?*

Yes

Zoning Classification

Legal Description of Property

Will you be working with a Contractor?

No

Description of Existing Use

Vacant residential Lot

Description of Proposed Use

Residential

Type of Project

Select which applies to your project.*

Define Other 

New Building

Description(s) of Work

Scope of Work*

Build New Duplex

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☐

Deck

☐

Demolition

☐

Doors & Entrances

☐

Fences and Walls

☐

Fire Escapes & Staircases

☐

Foundations

☐

Gutters & Downspouts

☐

Historic Garages & Outbuildings

☐

Lighting

☐

New Construction/Addition

☒

Pools, Fountains, Gazebos and Pergolas

☐

Porch Columns & Railings

☐

Porches

☐

Ramps and Lifts

☐

Roofs

☐

Shutters

☐

Siding

☐

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☐

Other

☐

Building Information

Please List All Building Materials* ?

Roof: Asphalt Shingles

Siding: James Hardie or LP Smart siding

Windows: Aluminum Clad

Doors: Fiberglass

Garage Door: Wood Look or Wood

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.

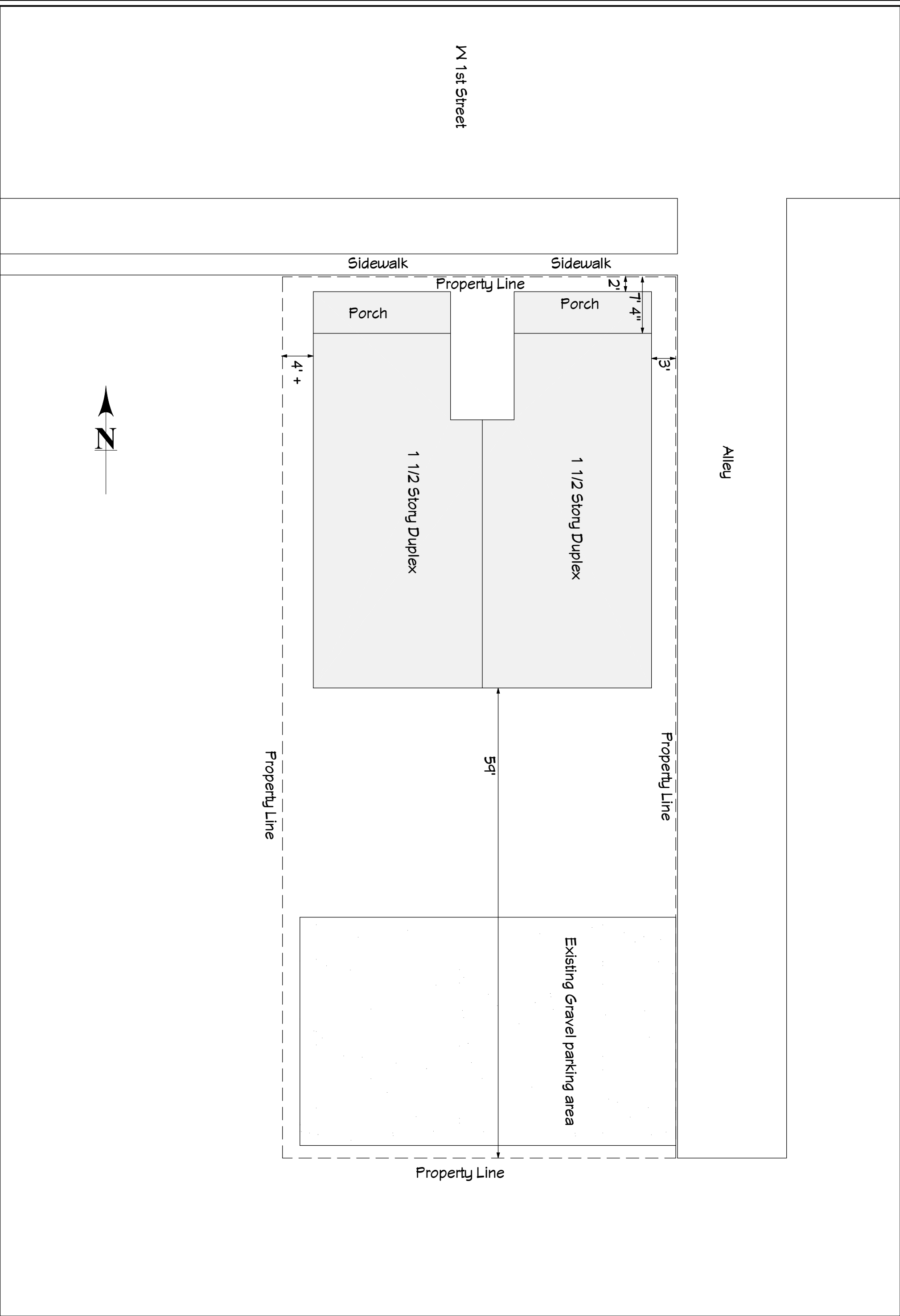
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature*

✓ Ryan Rodgers

Nov 26, 2025





Pine Lane LLC of Madison
804 E First St Madison Indiana 47250
Ryan Rodgers 812-818-6772
ryan@pinelanellc.com

Ryan E & Kelly L Rodgers
804 E 1st St MADISON, IN 47250-3621
ryan@pinelanellc.com 612-818-6772

DRAWN BY: DATE:

SHEET NUMBER
9
REVISION #:

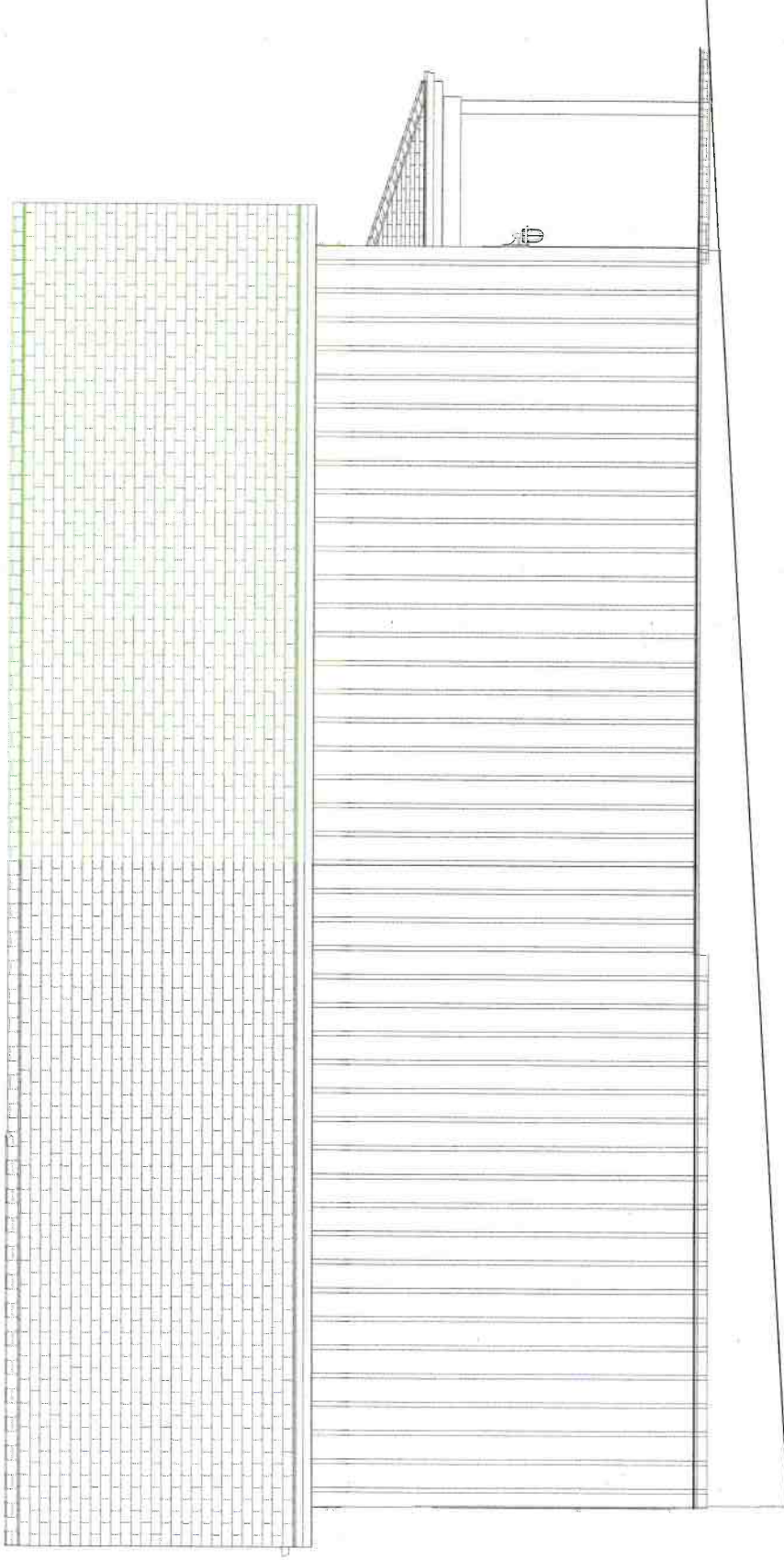
Front Elevation



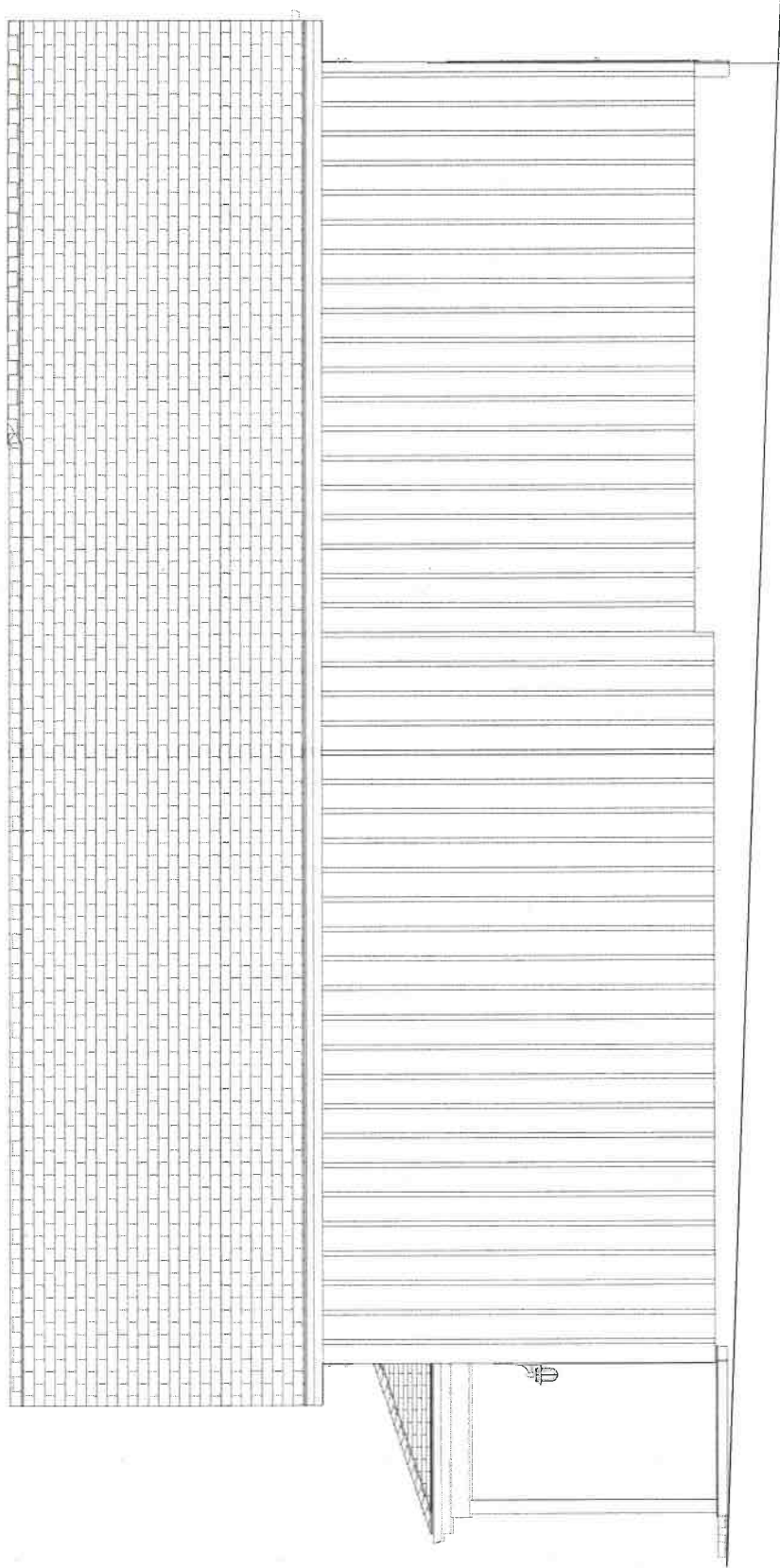
Rear Elevation



East Elevation



West Elevation



Pine Lane LLC of Madison
804 E First St Madison Indiana 47250
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DRAWN BY: Ryan E & Kelly L Rodgers
ryan@pinelanellc.com 812-818-6772
DATE: 804 E 1st St MADISON, IN 47250-3621

REVISION #
8
SHEET NUMBER

Google Maps



2023

2013



Pine Lane LLC of Madison
804 E First St Madison Indiana 47250
Ryan Rodgers 812-818-6772
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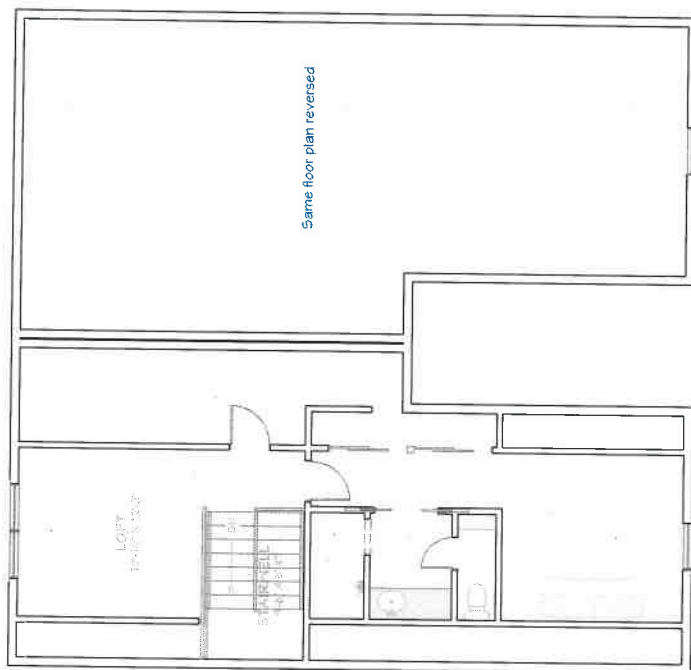
Ryan E & Kelly L Rodgers
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DATE:

REVISION #:

2

804 E 1st St MADISON, IN 47250-3621





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DRAWN BY: Ryan E & Kelly L Rodgers
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ryan@pinelanellc.com 612-818-6772

REVISION #
3
SHEET NUMBER







MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Ryan Rodgers

Property Address: (address) 215 W. First St.

Proposed Action to: (explain) _____
construct a new duplex

Meeting will be held on: (date) December 15, 2025

POSTING DEADLINE

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