



MADISON

Indiana

Historic District Board of Review Legal Notice

MEETING DATE: February 2, 2026, 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. Chair/Vice Chair Elections
- D. 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)
- E. New Applications
 - James Grant – C. of A. to place a HUD approved manufactured home on a permanent foundation (wheels, axel, and tow removed).
Location: 887 Vine St.
Zoned: Central Business District (CBD)
 - Karen Harrell – C. of A. to replace aluminum sliding windows with vinyl sliding windows.
Location: 424 East St.
Zoned: Historic District Residential (HDR)
 - Orbin Ash – C. of A. to build a 20'x30' pole barn.
Location: 608 W. Third St.
Zoned: Historic District Residential (HDR)
 - Michael O'Dea – C. of A. to enclose a covered porch with wood clad casement windows with SDLs.
Location: 803 Fillmore Aly.
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)
- F. New/Old Business
- G. Staff Report
- H. Adjournment
- I. Next Meeting: February 23, 2026, 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, February 2, 2026, 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	12/31/2025-12/31/2028
Happy Smith	Mayor	12/26/2023-12/31/2026
Jed Skillman	Mayor	01/23/2024-12/31/2026
Jared Anderson	Mayor	12/31/2025-12/31/2028
Ryan Rodgers	Mayor	02/05/2025-12/31/2027
Ken McWilliams	Mayor	01/04/2024-12/31/2026
William Jewell	Mayor	12/31/2025-12/31/2028

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

December 15, 2025

The Madison City Historic District Board of Review held the regularly scheduled meeting on Monday, December 15, 2025, at 5:30 p.m. at 101 W. Main Street. William Jewell presided over the meeting with the following members present: Ken McWilliams, Chris Cody, Happy Smith, Jared Anderson., and Jed Skillman. Also present was Brenna Haley – Historic Preservationist. Ryan Rodgers recused himself from the meeting.

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.

11/24/2025 Minutes:

W. Jewell asked if everyone had a chance to read the minutes for the meeting on November 24, 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	Recused
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 by C. Cody.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved

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

The motion to table the two applications 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 requested to table the application due to illness.

Application was tabled in previous motion.

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

Applicant failed to appear. Application remains tabled.

4. 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: Medium Density Residential (R-8)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Sara Patterson's husband and contractor were present.

J. Skillman said that he went by the house to see where it would be placed and found that it would not be visible from the street. W. Jewell asked if the enclosure would follow the line of the house, to which their contractor said it would.

W. Jewell asked for a finding of fact. C. Cody said, "I find that this project complies with the guidelines, and I'll make a motion for approval. Based on the preceding findings of fact, I move that the Madison HDBR approve the project located at 1225 W. Main St."

Seconded by K. McWilliams.

Roll Call:

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

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5. Robert Wurtz – C. of A. to construct a new log shed.
 Location: 1008 East St. Zoned: Medium Density Residential (R-8)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Robert Wurtz was present.

R. Wurtz said that there was another structure similar to his proposed shed just a few doors down from him. W. Jewell and H. Smith both mentioned other structures that look like the proposed project in town and said that it looks accurate to what would've been there historically.

C. Cody requested that a date stone with the current year be used to avoid confusing it with a structure that is actually historic.

W. Jewell asked for public comment.

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 1008 East St."

Seconded by J. Anderson.

Roll Call:

K. McWilliams	Approved
J. Skillman	Approved
W. Jewell	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. Steve and Jane Martin – C. of A. 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)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Steve and Jane Martin were present.

H. Smith asked about other things on the application that were not brought up during the presentation. B. Haley said those would be staff approved.

H. Smith mentioned that the transom style windows on the side would not be historically accurate, but during her research looking around at similar structures, historically there would not be any windows on that side of the house, so an exception could reasonably be made.

C. Cody asked if the applications knew what the condition of the wood siding under the current siding is in a salvageable condition. S. Martin said they were unsure, but that they believe it is in poor condition

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based on what is visible. K. McWilliams said that it might save them money to preserve what siding they can and to mill any extra that they might need, rather than full replacement as they plan to do.

W. Jewell asked for public comment.

W. Jewell asked for a motion. C. Cody made the following motion, "I find that this project meets the guidelines and based on the preceding Findings of Fact, I move that the Madison District Board of Review approve the Certificate of Appropriateness for 319 Cragmont St."

Seconded by J. Skillman.

Roll Call:

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

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

7. 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)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Jason Pattison was present.

J. Pattison said that the roof is the most important part of the project right now, so he needs to know how the board feels regarding the dormers to guide how he repairs it. If the dormers are allowed, it would increase the amount of room in the attic space by about 50-75%, which would allow it to be rented out as a unit.

He also explained that the condition of the windows is too poor to allow for refurbishment. He said that the rear addition would be removed and replaced with a deck for fire egress from the second and third floors, as well as for a view. This would replace one of the rear windows on each floor with a door to the deck.

C. Cody asked if there had been a structural engineering report done on the roof, or if there were any plans for the interior bracing to support the weight of the dormers. J. Pattison said that had not yet been done, but it would be soon. He wants to know if the dormers will be allowed before he starts spending money on it. C. Cody said that it concerned him to not know if he would be voting for something that could cause the building to collapse. J. Pattison said that the roof has three-ply brick, closer joists than what is common, and seven layers of shingles, so he believes it to be sound enough to withstand the dormers, but he did offer to bring back a report from the contractors.

K. McWilliams said he had no sympathy for a dormer addition. H. Smith agreed, especially because the structure is a duplex, and the building would lose the symmetry of the current design. J. Pattison offered to do away with the front dormer and only do the rear one, which the board agreed with, since it would not have as much of a visual impact from the street view.

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W. Jewell asked for a motion. H. Smith asked if J. Pattison would agree to split the vote into two, one for the dormers and one for everything else. J. Pattison agreed.

H. Smith made the following motion, "Based on the preceding findings of fact, I move that the Madison Historic District Board of Review approve a Certificate of Appropriateness to the project at 307 Walnut St. for all work except the dormers."

Seconded by J. Anderson.

Roll Call:

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

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 307 Walnut St. for a half dormer at the rear of the structure."

Seconded by J. Anderson.

Roll Call:

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

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

8. 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)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Ryan Rodgers and Julie Thieman were present.

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R. Rodgers explained that the house has had three different additions added over the years, and they plan to put this new addition onto the third addition. They plan to use one of the windows from that addition in the new one to make it look like it is part of the rest of the house.

K. McWilliams asked if J. Thieman would be willing to move the proposed bump out of the new addition behind the house so it would not be visible from W Second St. R. Rodgers said that the design was created the way it was to allow for the view to be kept, since the bathroom and laundry room would be in that bump out.

C. Cody said that the addition with the bump out being towards the back of the lot wouldn't interfere with the historic part of the house.

W. Jewell asked for public comment.

Neighbor Scott Bohler said he and his wife live across the street and they have concerns with the bump out affecting the look of the house, because it would be changing the "portrait" of the house. H. Smith asked if landscaping in front of the bump out could help soften the visual impact of the addition. S. Bohler said it would help. J. Thieman said she intends to plant trees and other vegetation in front of the bump out.

H. Smith expressed some concern with elements of the project not meeting the guidelines for 24.0 New Construction – Additions, but did feel like an exception could be made.

W. Jewell asked for a motion. J. Anderson 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 Julie Thieman at 609 W. Second St. for an addition."

Seconded by J. Skillman.

Roll Call:

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

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

9. 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 the house.

Location: 815 E. First St. Zoned: Historic District Residential (HDR)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. William and Paula Alexander and Ryan Rodgers were present.

R. Rodgers explained that the addition was designed to not be taller than the main house, which is why it has a flat roof. The proposed garage would increase the amount of living space available on the lot, and would be a story and a half to not totally dwarf the main structure.

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H. Smith asked if there were plans to get rid of the garage on the front of the house, to which the Alexanders denied. H. Smith asked if the new proposed garage would be used as a rental property. The Alexanders said it would not be rented, and would instead be used by their family when they visit.

W. Jewell asked for public comment.

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 Alexanders for their project at their property at 815 E. First St."

Seconded by C. Cody.

Roll Call:

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

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

10. Ryan Rodgers – C. of A. to construct a new duplex.

Location: 215 W. First St. Zoned: Historic District Residential (HDR)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Ryan Rodgers was present.

R. Rodgers said that he has cycled through many designs over the years to find what would best fit this lot. The lot being right up against an alley causes the issue of losing green space in the backyard to accommodate the necessary parking, which is why his design has street facing garages with driveways. He also said that the proposed design is a story and a half to act as a step between the neighboring shotgun and the two-story structure on the other side of the lot. He referenced the 11 infill projects that have come to the board since 2022, and that 9 of those 11 had garage doors that are on the front of the house. He also mentioned the two other properties on W. First St. with street facing garages.

J. Anderson said that the HDBR is not a precedent-setting board, and the conditions that allowed for the approvals of those other projects were different. He stated that the two street facing garages on W. First St. are flush with the façade, where this project would have recessed front entries behind the garage doors.

W. Jewell asked for public comment. Valecia Crisafulli spoke against the project. She said that the proposed structure does not fit with the Historic District. Some of the street facing garage properties that have been approved are in a carriage style build, which would be appropriate for the district, and that it is not what is being proposed in this application.

Tony Steinhardt spoke as a private citizen. He said he and his family own the three adjoining properties, so this project is important to him. He does not feel this application is appropriate for this lot. He also mentioned that the structure across the street from this lot has a street facing garage because it was originally a garage and because rear parking is impossible due to the way the structure is built into the hill.

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W. Jewell read a letter from Thomas Stark. T. Stark stated that the design is too suburban for the Historic District, and referenced the carriage style structures being more appropriate.

C. Cody thanked R. Rodgers for his presentation and said that the board had tremendous respect for him as a colleague, but did say that this structure is not pedestrian-friendly in a highly pedestrian area. He encouraged a redesigned project.

W. Jewell asked for a motion. K. McWilliams made the following motion, "I move that the Madison Historic District Board of Review deny a Certificate of Appropriateness for the project at 215 W. First St."

Seconded by J. Anderson.

Roll Call:

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

The motion to deny the Certificate of Appropriateness were approved.

New/Old Business:

Staff Report:

December 2025 Fast-Track Applications

Applicant	Address	COA
Elizabeth Riley	605 W. Main St.	Temporary vestibule
Mark Prickett	526 Jefferson St.	Door replacement
Chad Fife	111 E. Main St.	Rear windows

December 2024 COA Review

Applicant	Address	COA	Completed
Beverly Lyons	805 W Second St	Windows	Yes
Susan Jette	808 E Second St	Storm windows	Yes
Marcella Stuart	816 W Main St	Windows	No

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

Meeting adjourned at 7:15 p.m.

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BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW

William Jewell, Chairman

Brenna Haley, Historic Preservationist



MADISON

Indiana

Planning, Preservation and Design

WITHDRAWN

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:

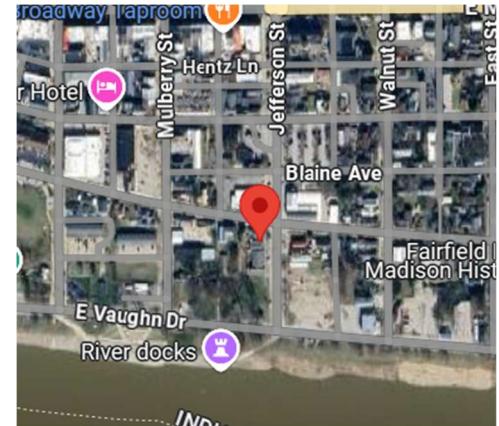
N/A

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:

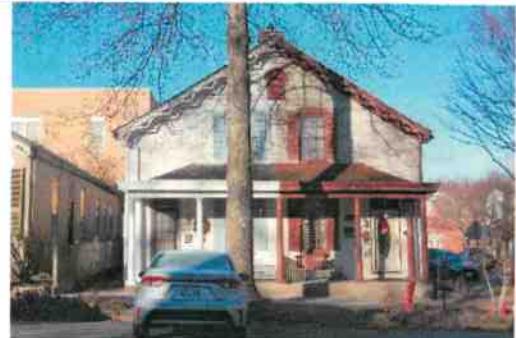
151.34c Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares, and places to which the building is visually related.

Conformance with Guidelines, Ordinance & Standards:

This project is partially in conformance with the guidelines and ordinance



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:

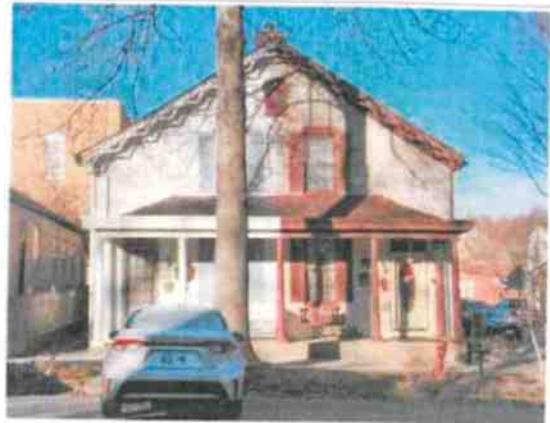
Visible from public right of way: Yes

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.



CC-BY-SA 2.0, 421-423 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:

Additions

Alterations

Moved

Other

Ancillary structures:

1 total including garage

Structural:

Exterior Material(s): clapboard

Stories: 1.5, Bays:

Roof Material: asphalt shingles

Form or Plan: Duplex, rectangular

Roof Type: Front gable, Decorative cornice, decorative bargeboard

Foundation: concrete

Windows: original wood 6/6 double-hung sashes

General condition: Good

Chimney(s): one brick center straddle ridge and one brick side right side slope

Basement:

Porch: single-story full-span open porch

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

Level of potential eligibility

Landmark potential

State/Province: indiv. district landmrk.

Individually eligible

National

National

Local: indiv. district landmrk.

Eligible as contributing resource

State

State

2006, Madison National Historic Landmark District

Not eligible / non-contributing

Local

Local

Not determined

Eligibility: Applicable NHL Criteria: 1, 4

1982, Madison Local Historic District



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

Sequence/Key no.:

Survey Date: December 2021

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

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

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

Level of Survey:

Additional Research Recommended?

Last updated: 07/29/2022 12:21:12 pm by Doug Kaarre / 312.467.5445 x 220

Reconnaissance Intensive

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 Fultz

Street: 421 Mill street

City: Madison State: IN Zip: 47125

Phone (Preferred): 812-797-5512

Phone (Alternate): _____

Email: Annettefultz16@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Annette Fultz /Annie's Rentals LLC

Street: 12012 Tunnelton Road

City: Rockford State: IN Zip: 47442

Phone (Preferred): 712-797-5512

Phone (Alternate): _____

Email: Annettefultz16@gmail.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: Annie's 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	remove	
<input checked="" type="checkbox"/>	Light Fixtures	66	STAFF	change	
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<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.

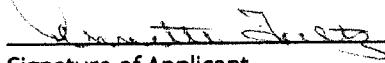
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction – Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction – Commercial	103	HDBR		
<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

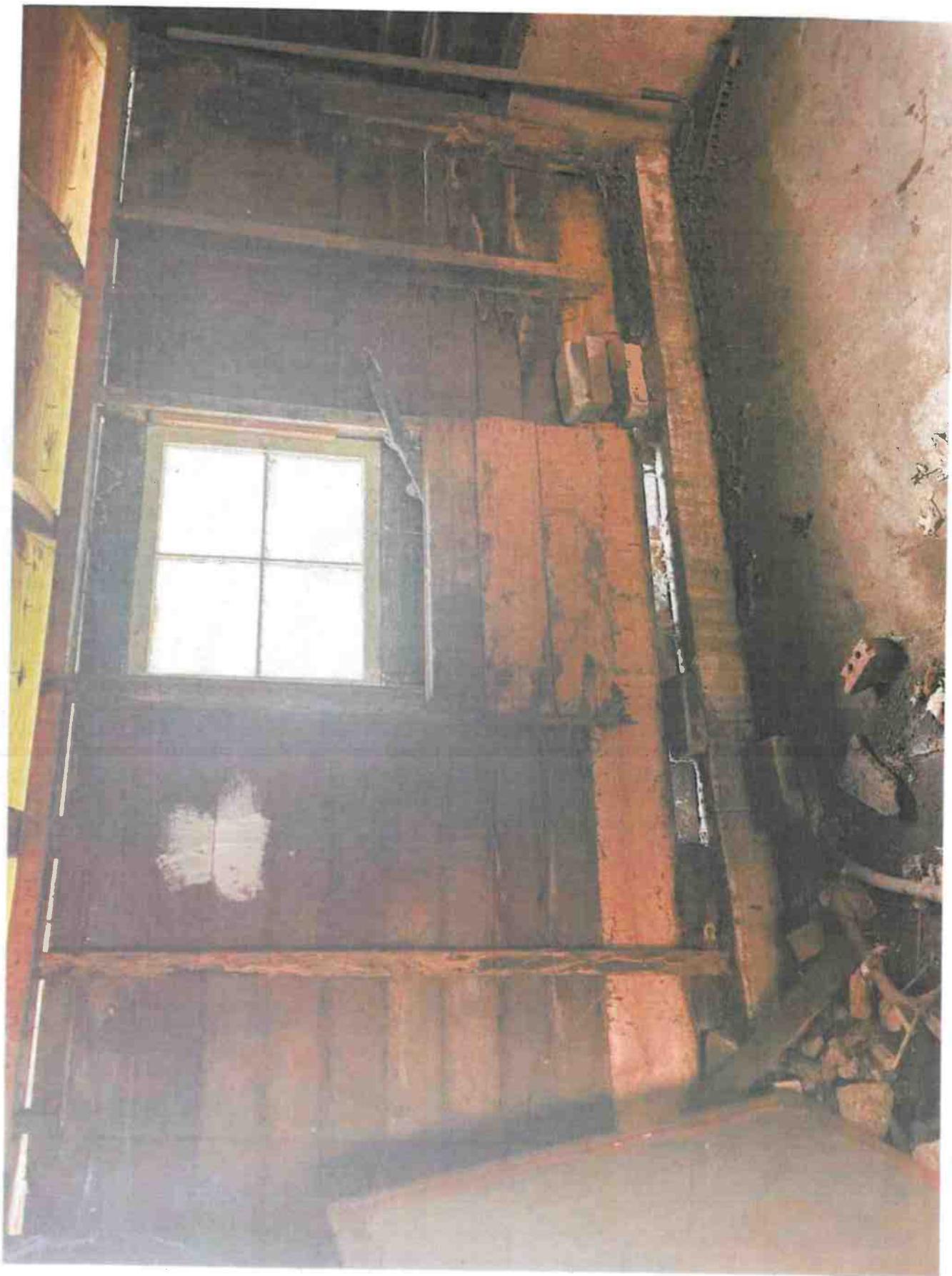

Signature of Applicant

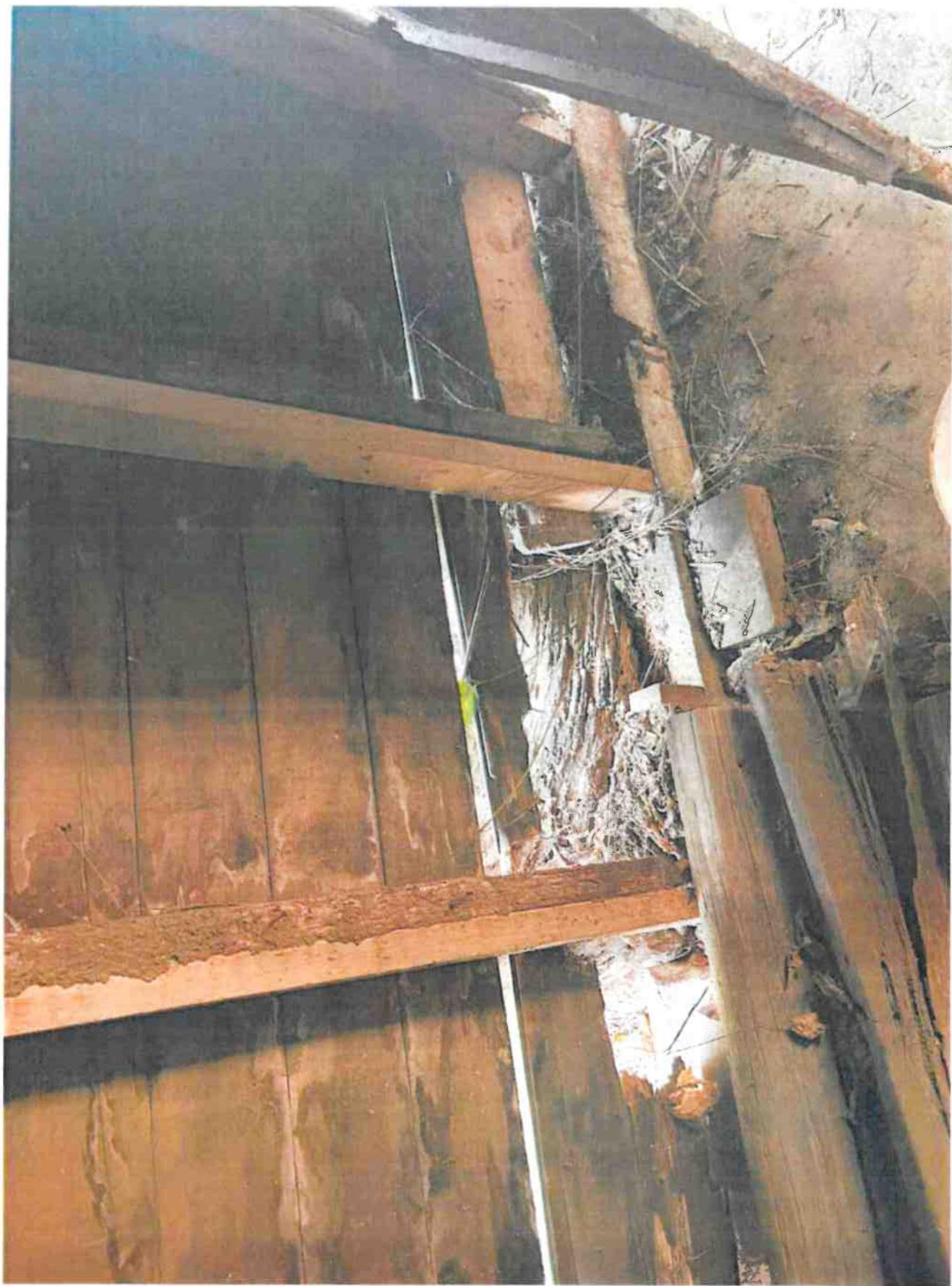
COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 – Council Chambers	
Application Accepted by: _____		Meeting Date: _____ Time: 5:30PM	
Application to be Reviewed by: <input type="checkbox"/> HDBR <input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

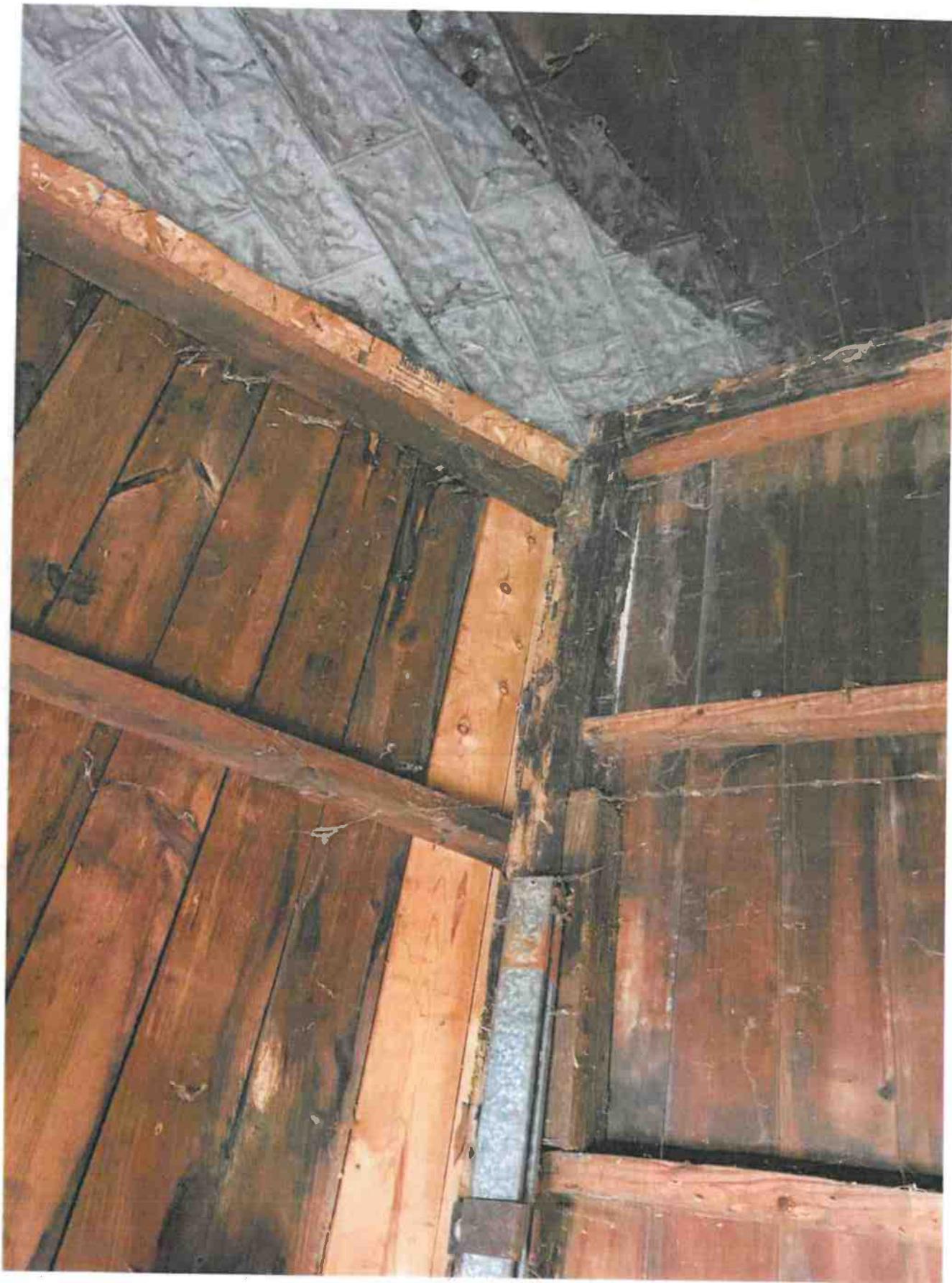
Documentation Review (Completed by Planning Office)

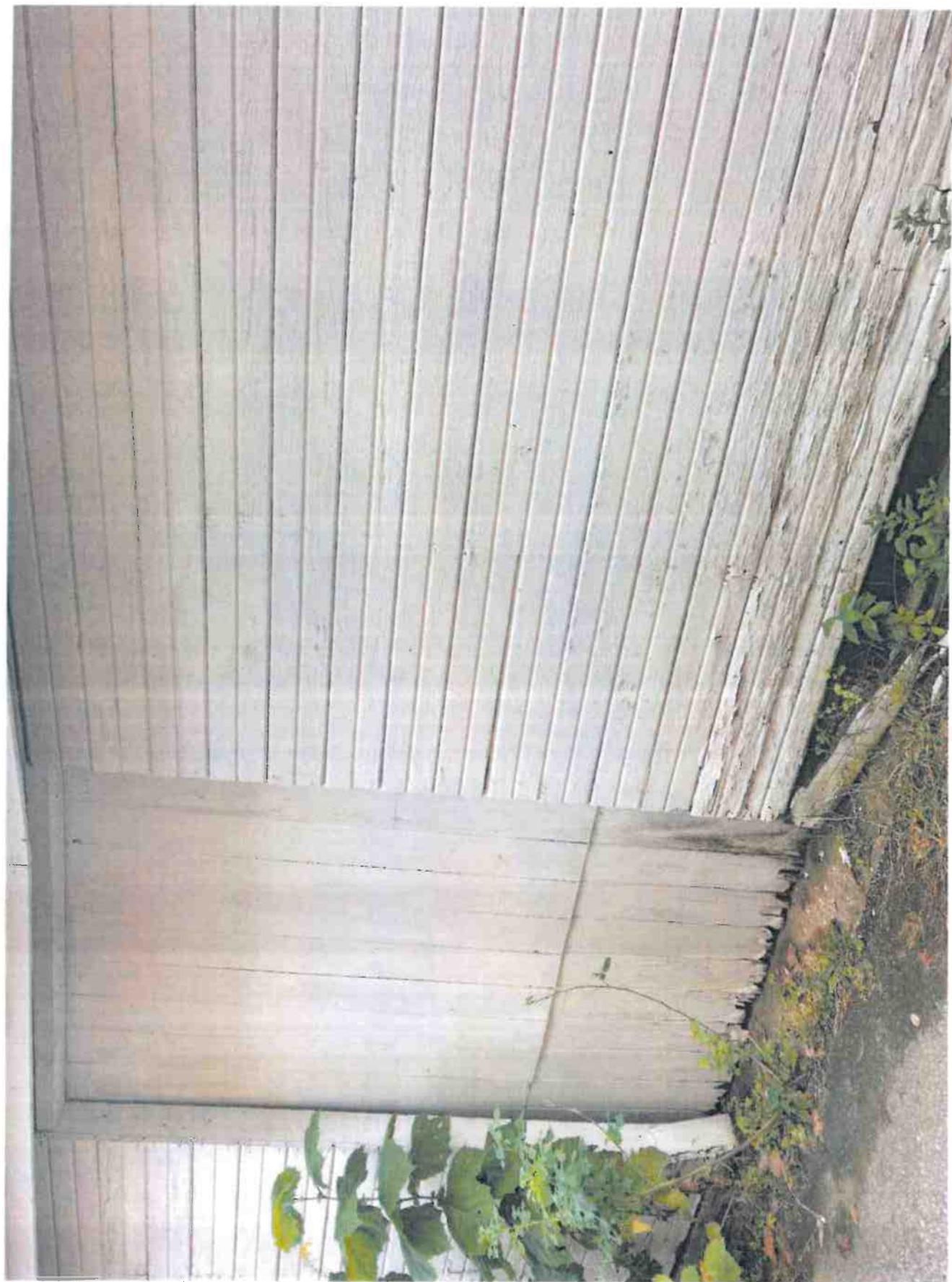
Owner Authorization provided (if req'd)
 Site plan is adequate
 Application is complete

Required supporting documents are provided
 COA Addendum (if req'd)
 Notification Sign given to applicant

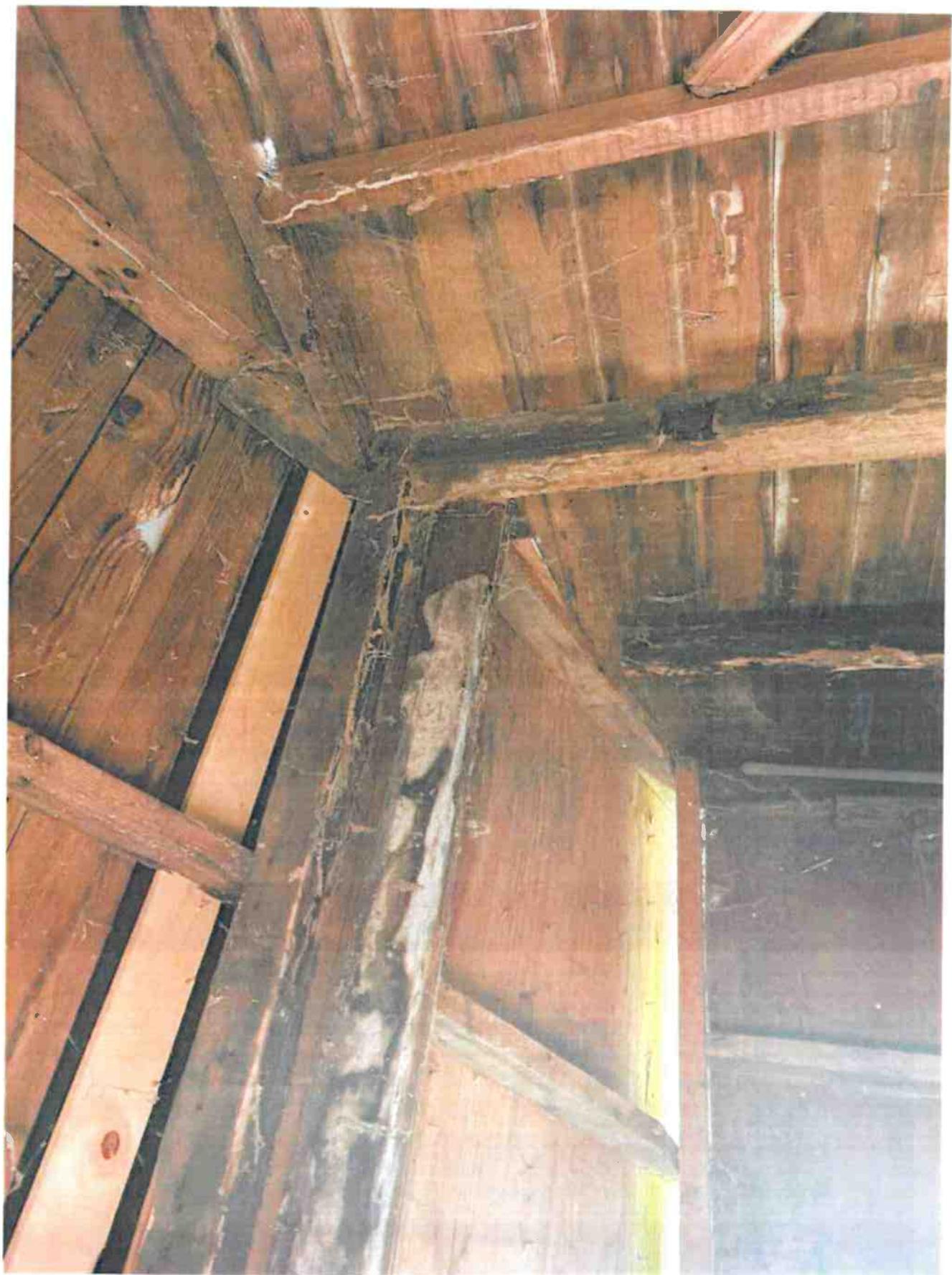




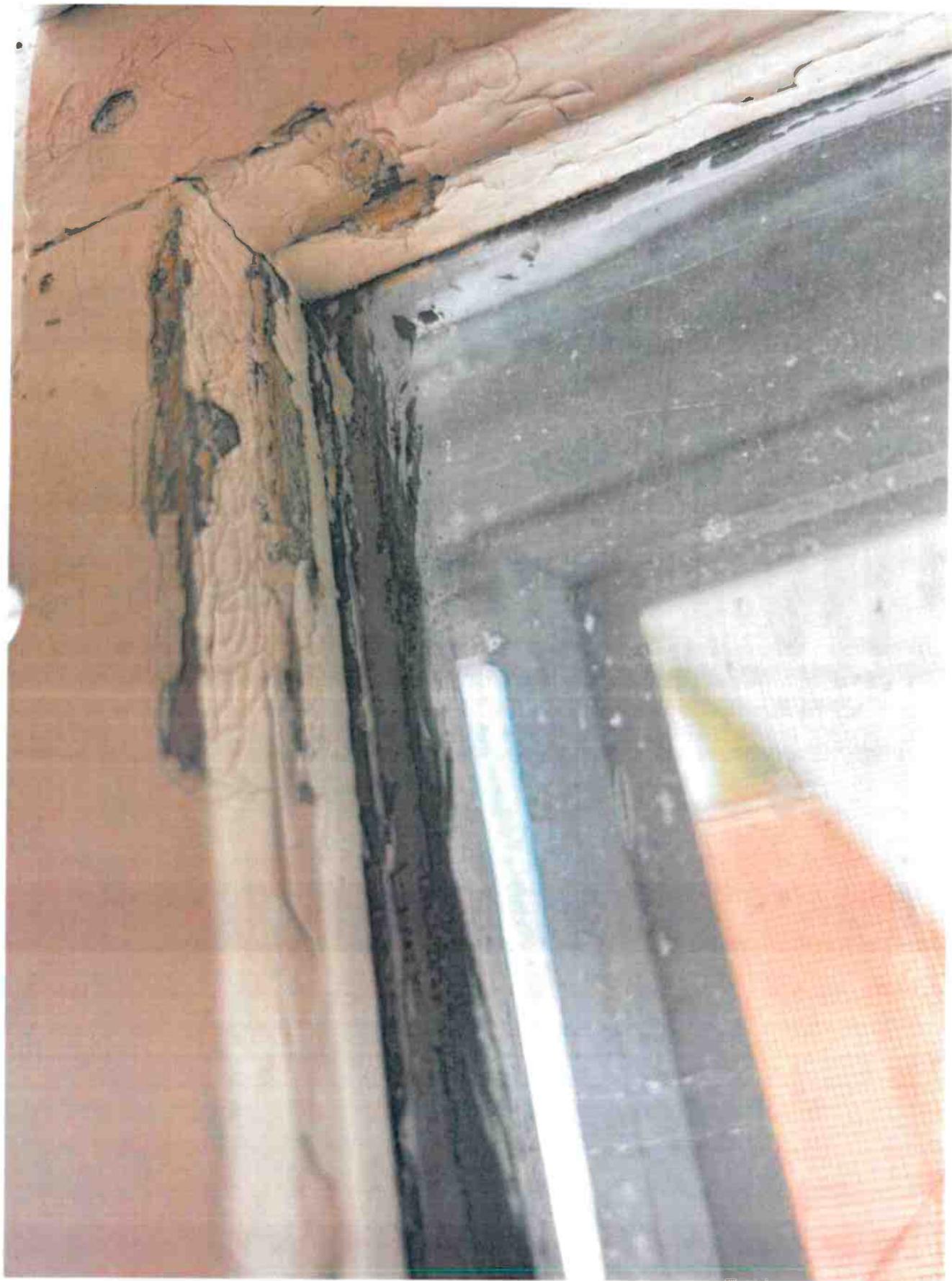


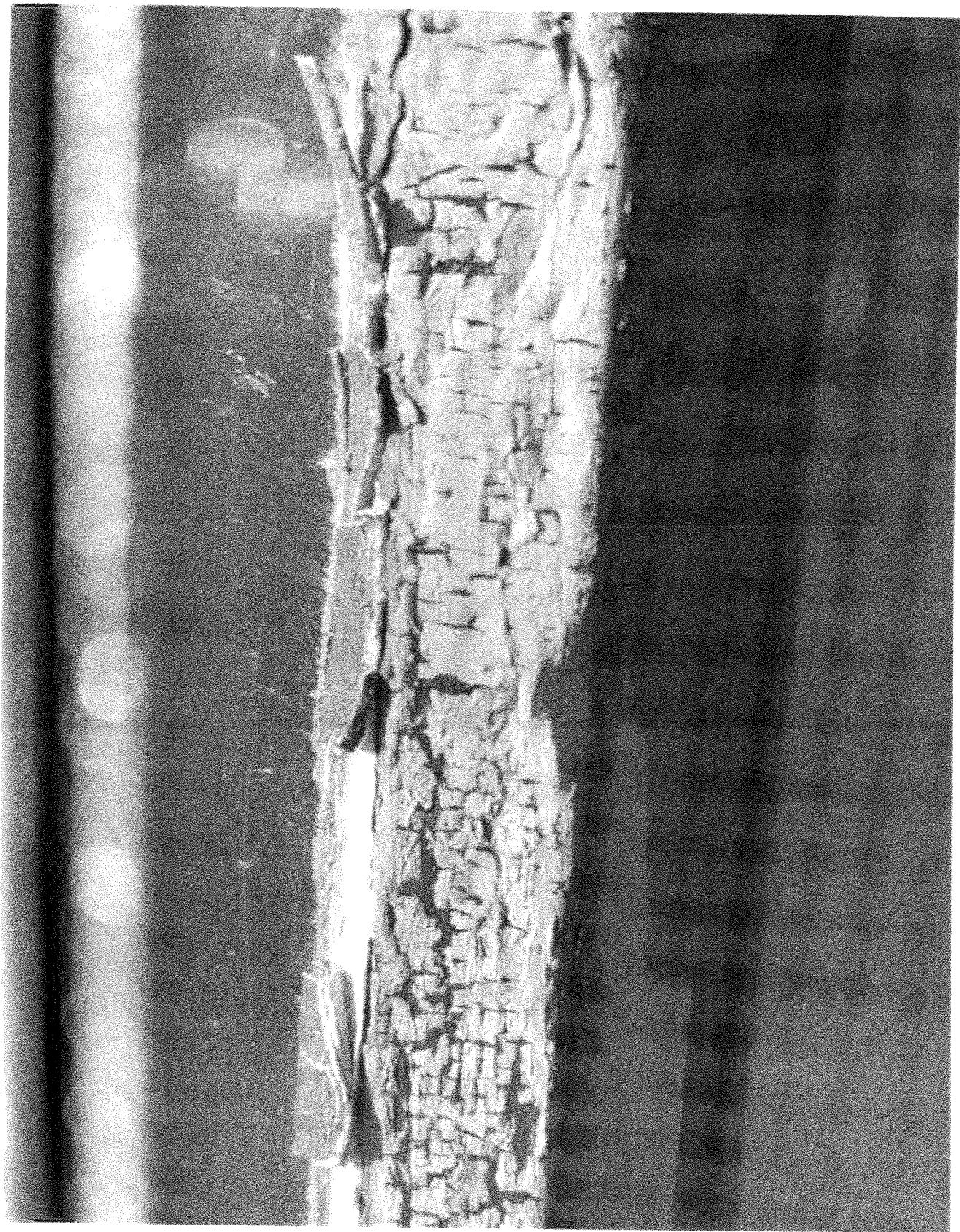


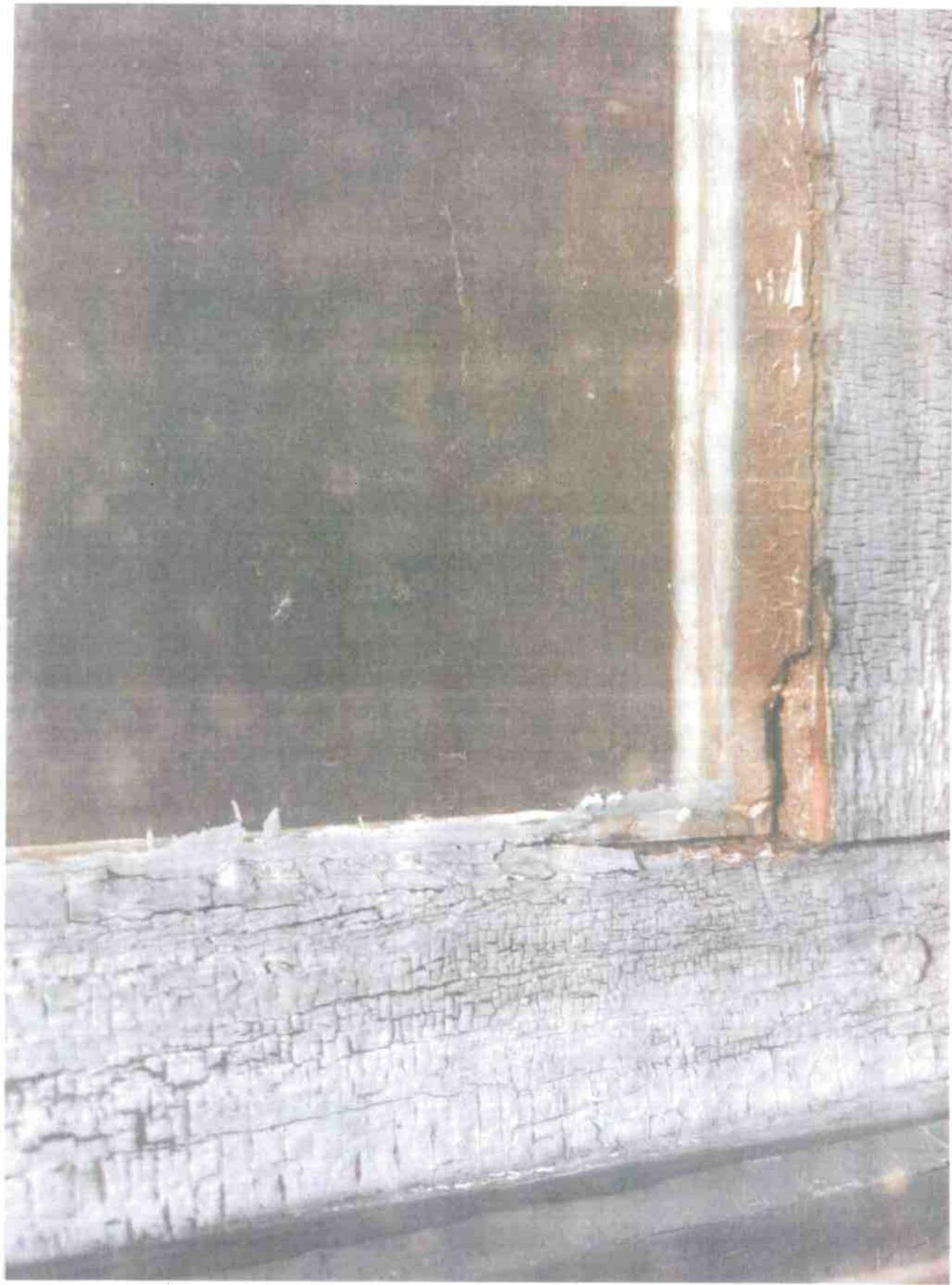


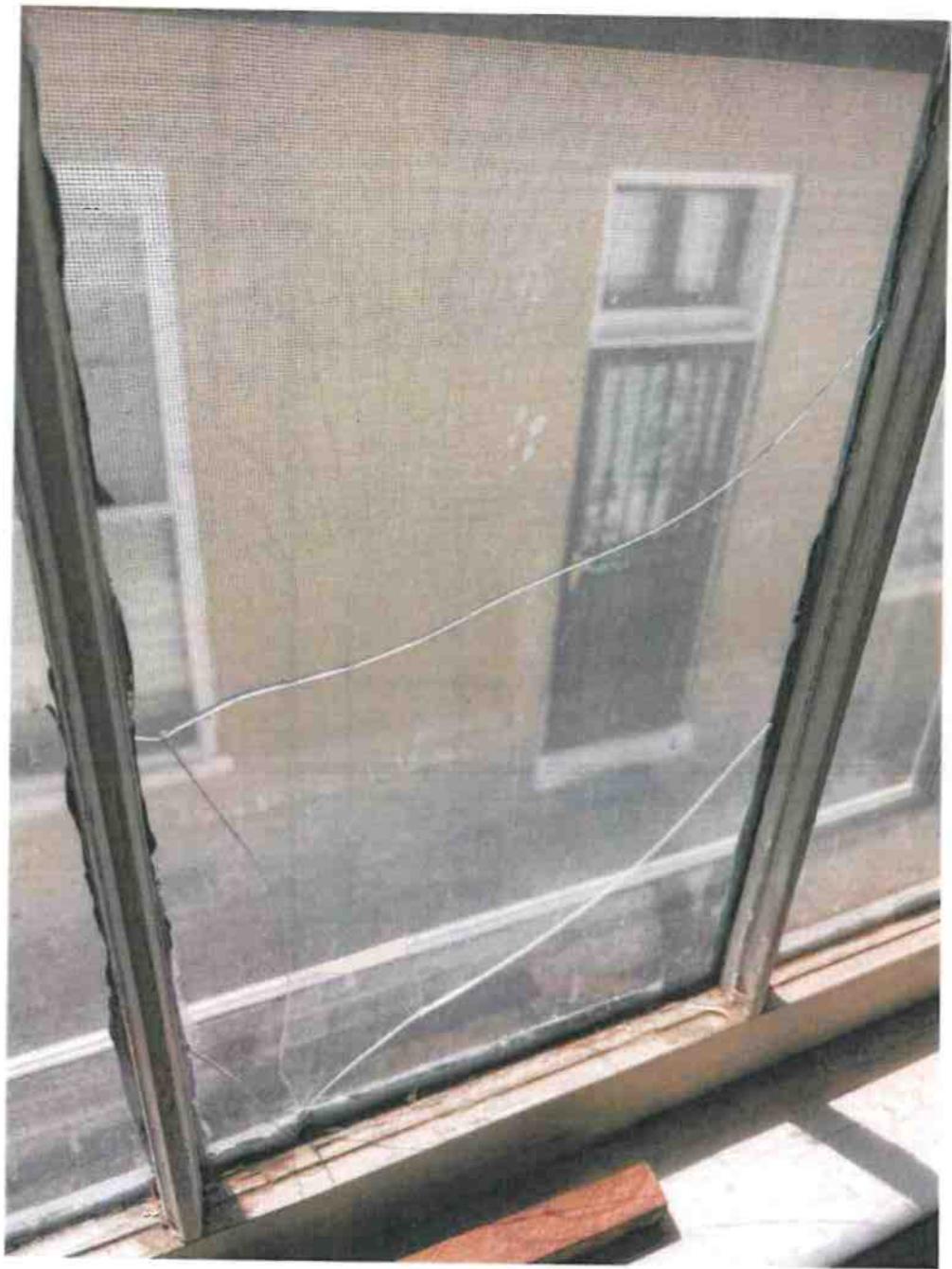


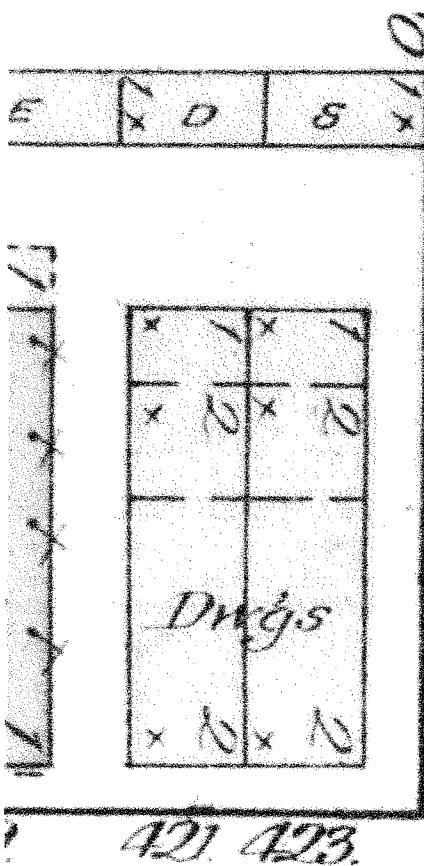














MADISON HISTORIC DISTRICT BOARD OF REVIEW

Planning, Preservation and Design

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

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

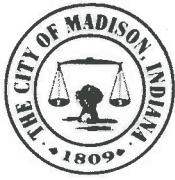
Time of Meeting: 5:30 PM

POSTING DEADLINE

10-12-2025

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 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.



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

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, 2, 4



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 checked="" 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.*

[Define Other](#) 

Restoration, Rehabilitation, or Remodel

Front porch rehabilitation and leveling

Select which applies to your project.*

[Define Other](#) 

Restoration, Rehabilitation, or Remodel

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*	Awnings & Canopies
Wood	<input type="checkbox"/>
Chimneys	Deck
<input type="checkbox"/>	<input type="checkbox"/>
Demolition	Doors & Entrances
<input type="checkbox"/>	<input type="checkbox"/>
Fences and Walls	Fire Escapes & Staircases
<input type="checkbox"/>	<input type="checkbox"/>
Foundations	Gutters & Downspouts
<input type="checkbox"/>	<input type="checkbox"/>
Historic Garages & Outbuildings	Lighting
<input type="checkbox"/>	<input type="checkbox"/>
New Construction/Addition	Pools, Fountains, Gazebos and Pergolas
<input type="checkbox"/>	<input type="checkbox"/>
Porch Columns & Railings	Porches
<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing Material*	Proposed Material*
Wood	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.

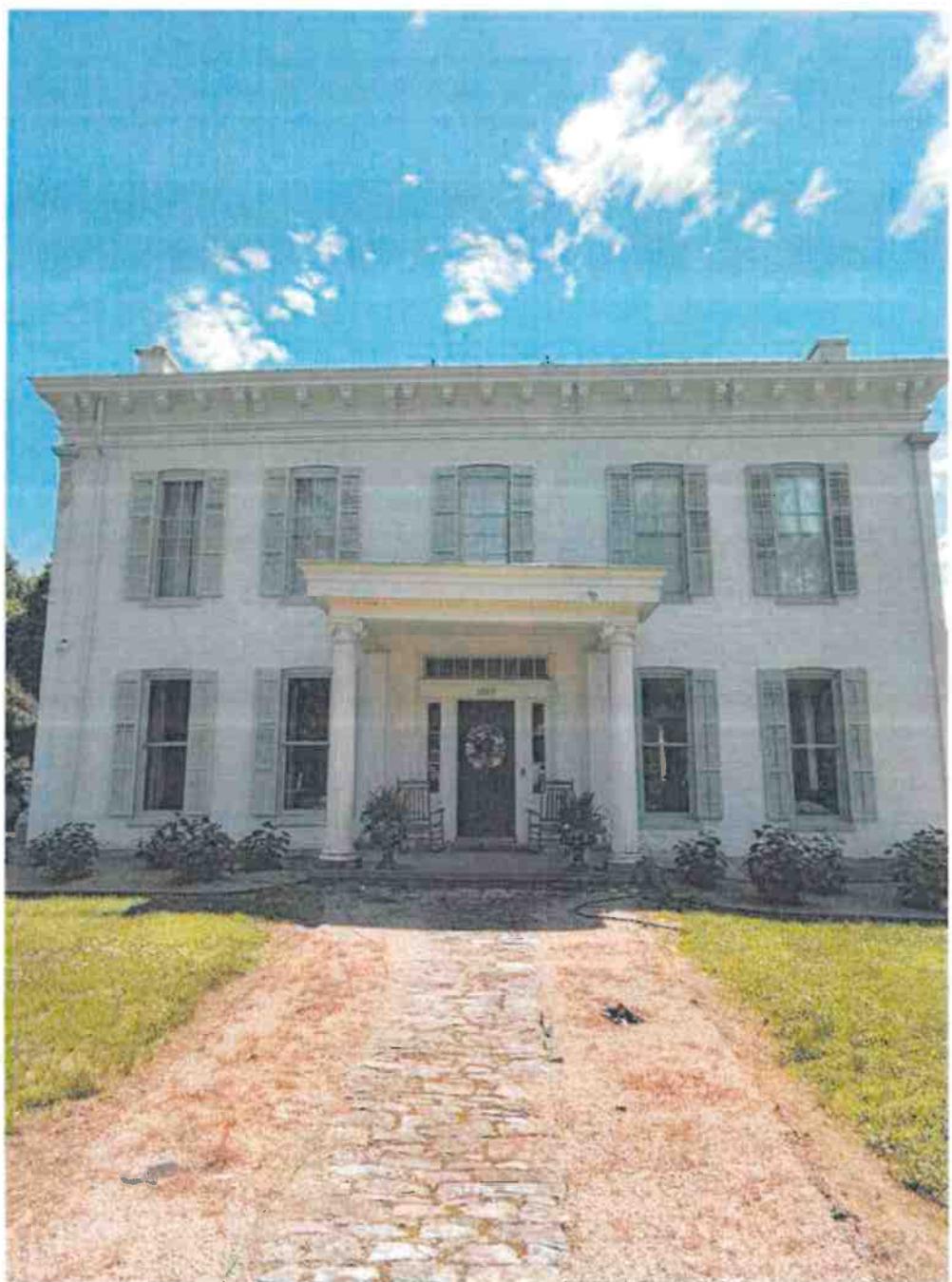
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature*

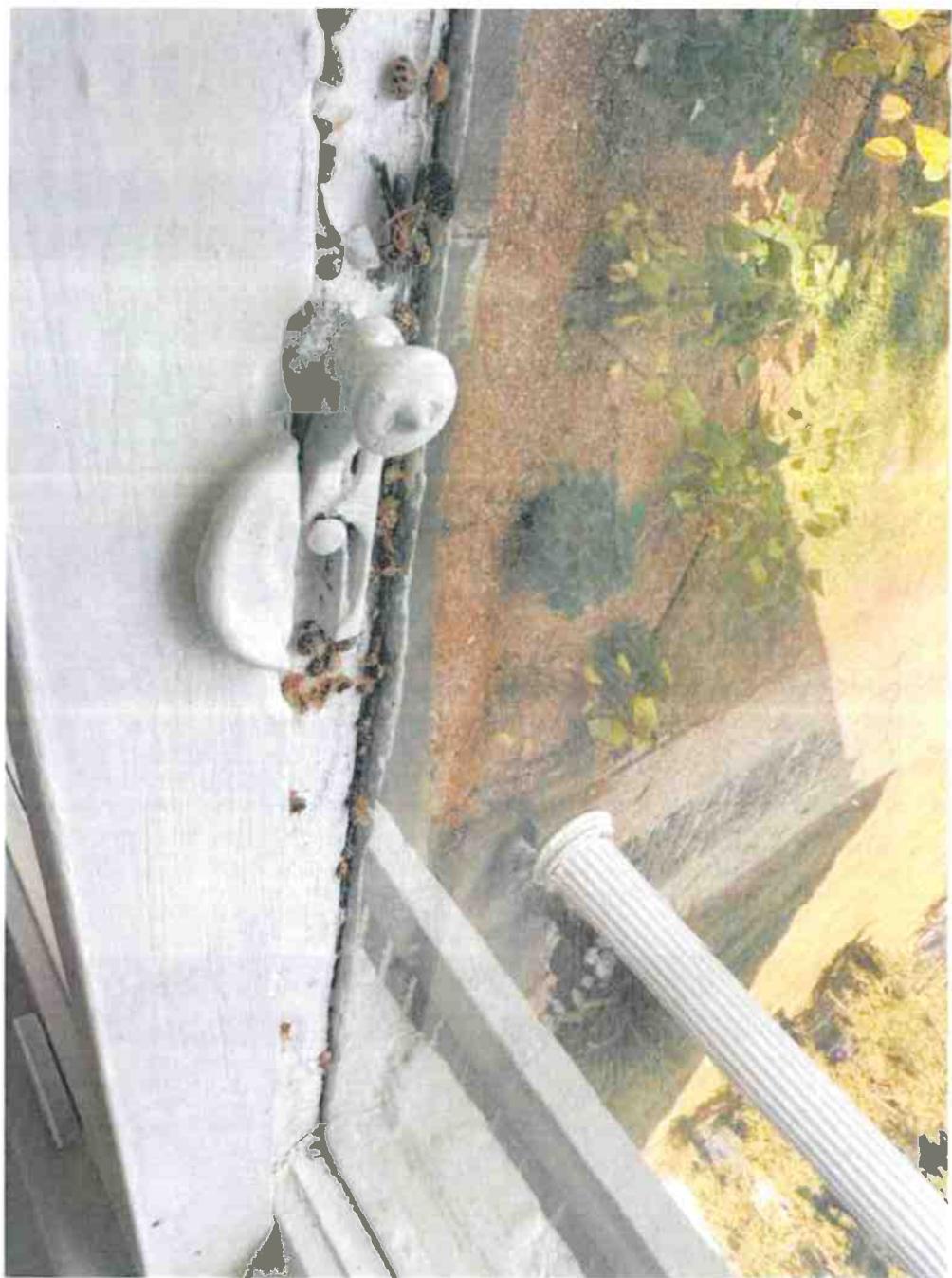
Carolina MacKinlay

Sep 17, 2025











MADISON
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

10-12-2025

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.



MADISON *Indiana*

Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review*

Application for Certificate of Appropriateness at 887 Vine St. to place a HUD approved manufactured home on a permanent foundation (wheels, axel, and tow removed).



Current Zoning: Central Business District	Project Location: 887 Vine St.
Applicant: James Grant	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: The home will visually match other homes on the neighboring properties. The owner is also working with the building inspector to meet floodplain restrictions.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	
Style	
Evaluation	
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines.



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.

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: Jim Grant

Street: 410 Mill Street

City: MADISON State: IN Zip: 47250

Phone (Preferred): 812-525-3690

Phone (Alternate): _____

Email: jimrgrant@yahoo.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: 887 VINE STREET

Zoning Classification: CBD

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 DOUBLE LOT

Description of Proposed Use: PLACE A HUD Approved Manufactured Home* on Permanent Foundation

Name of Contractor (If applicable): BAIRD HOMES (Rick Morgan, General Manager)

* wheels, axle, and tow removed

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.

A SELECTED 2026 MANUFACTURED HOME (2 BDRM / 2 BTH)
APPROX 1,060 SQ FT WILL BE PLACED ON PERMANENT FOUNDATION
(FOUR LOWER SPLIT FACE BLOCK) ...
WHEELS, AXLE AND YOKE/TORSI WILL BE REMOVED AND COMPLIMENT
THE NEIGHBOR OF SIMILAR AND APPROPRIATE STYLE AND DESIGN HOMES.

(NEIGHBORS ON 5TH, 6TH, AND SHORT VINE STREETS HAVE ACKNOWLEDGED
CERTIFIED MAIL NOTICES AND SEVERAL HAVE COMPLIMENTED THE NEW SCOPE
OF WORK.)

"SHORT" VINE STREET HAS ONLY 2 OTHER HOMES OF SIMILAR STYLE...
THE EAST BORDERS SMALL CREEK AT 6TH STREET AND THE WEST
BORDERS SPRINGDALE CEMETERY WITH A NEW EAST GROWING
TREE LINE FOR PRIVACY (THEY ACKNOWLEDGED CERTIFIED MAIL)

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

~~HUD APPROVED~~

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	<i>INCLUDED</i>	
<input type="checkbox"/>	Metal	49	STAFF	<i>INCLUDED</i>	
<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	<i>INCLUDED</i>	
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		<i>4 LEVEL SPLIT FACE BLOCK</i>
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF	<i>INCLUDED</i>	
<input type="checkbox"/>	Porches	68	HDBR/STAFF	<i>INCLUDED</i>	
<input type="checkbox"/>	Roofs	71	HDBR/STAFF	<i>INCLUDED</i>	
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input type="checkbox"/>	Windows	82	HDBR/STAFF		
<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	<i>INCLUDED</i>	
<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 checked="" type="checkbox"/>	New Construction - Residential	94	HDBR		HUD APPROVED
<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 checked="" type="checkbox"/>	New Construction –Accessibility	110	HDBR/STAFF		TBD
<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		

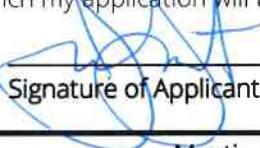
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- I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.
- I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

12/5/2025

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)

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

CHAPTER 6: NEW CONSTRUCTION AND ADDITIONS IN THE MADISON HISTORIC DISTRICT

23.0 NEW CONSTRUCTION-DWELLINGS

As buildings in the Madison Historic District are lost to neglect, natural and man-made disasters, and intentional demolition, opportunities arise to integrate new construction into the streetscapes. The construction of new buildings in the historic district can either complement adjacent historic buildings or erode the character of the surrounding area. Likewise, a prominent and visible addition to an existing historic building can easily result in the loss of visual continuity and cohesiveness of a streetscape.

The impact of new construction in the historic district can be positive. New buildings eliminate vacant lots and gaps in the block which strengthens the visual integrity of the streetscape and contributes to the community's sense of cohesiveness. By reflecting the period in which it is built, a new building or addition becomes part of a continuum of building design, style, and technology that demonstrates the ongoing growth of the town and the historic district.

New construction guidelines are not aimed at preventing change or dictating a particular architectural style or an exact historical duplication. Rather, the guidelines aim to ensure that new buildings and additions achieve compatibility with existing historic buildings that define the character of the Madison Historic District. These buildings, despite their diversity of age, possess shared characteristics that relate them to each other. Similarities include consistency in site placement, building height/scale, materials, details, texture, color, and form and rhythm. This consistency may be found in the immediate streetscape or be a unifying element of the historic district as a whole. NOTE: In addition to the historic district guidelines, new construction must be built in accordance with Madison's Zoning Ordinance and building regulations.

Before You Begin

Property owners, builders, and architects need to consider a number of design factors before they initiate plans for new construction or make substantial additions to an existing contributing building in the historic district:

1. The most important phase of designing new construction or additions in the historic district begins with a look at both the subject property and its surroundings.
 - What is the nature and history of the historic district and more specifically the block and street? It is not enough for a building to conform generally with one or more buildings scattered throughout the historic district; special attention must be paid to the proposed building's immediate surroundings.
 - Are several different periods of development apparent or is there general uniformity?
 - What are the periods and styles represented in the immediate surroundings?
2. Define the characteristic elements of both the general neighborhood and the immediate environs. Look at such identifying features as building height, scale, setback, site coverage, orientation, spacing between buildings, building rhythm along the street, and such landscape features as walls, walks, trees (or hedges), and fences.
3. For an addition to an existing contributing building in the historic district, define the characteristic elements of that building, as well as those in both the general neighborhood and the immediate environs.

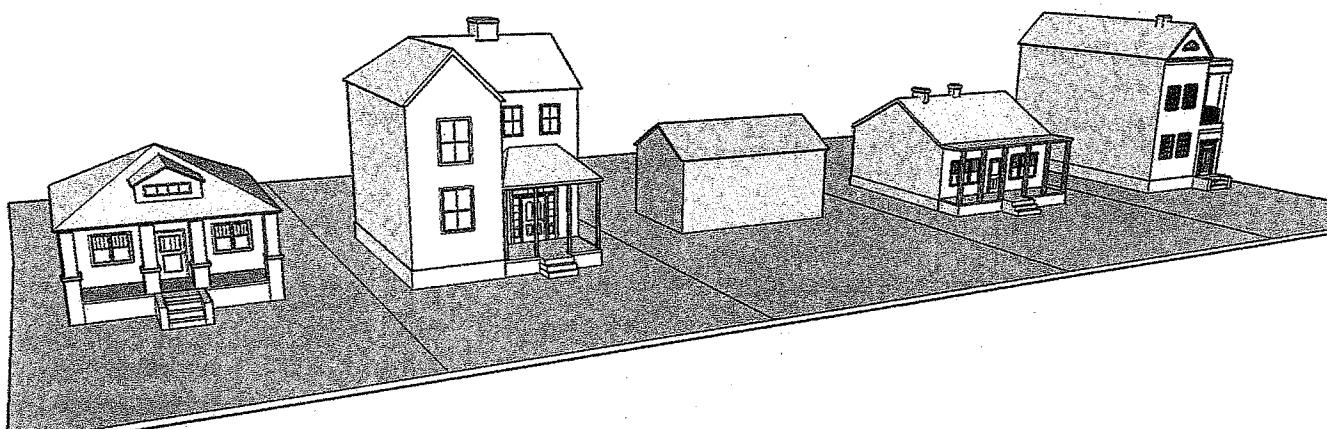
The Design Principles for New Construction

Architects and builders should be aware of a few basic principles and design features when formulating plans and elevations for new construction in the Madison Historic District. The HDBR uses the following criteria when reviewing new construction:

Height & Width

The height of buildings in the historic district is similar on many of the residential and commercial blocks. A new building should never tower over its neighbors. A small portion of the building, such as a turret or window, may break this general pattern, but it should not be a predominant element. Likewise, a low, one-story building is not appropriate in an area characterized by two- and three-story buildings.

Both building width and the distance between buildings along a commercial block or along a residential street are important elements of design. Where there is a variety of building widths and spaces between buildings, new construction should stay within this range.



New construction should be compatible with adjacent dwellings along the block in street orientation.

Scale

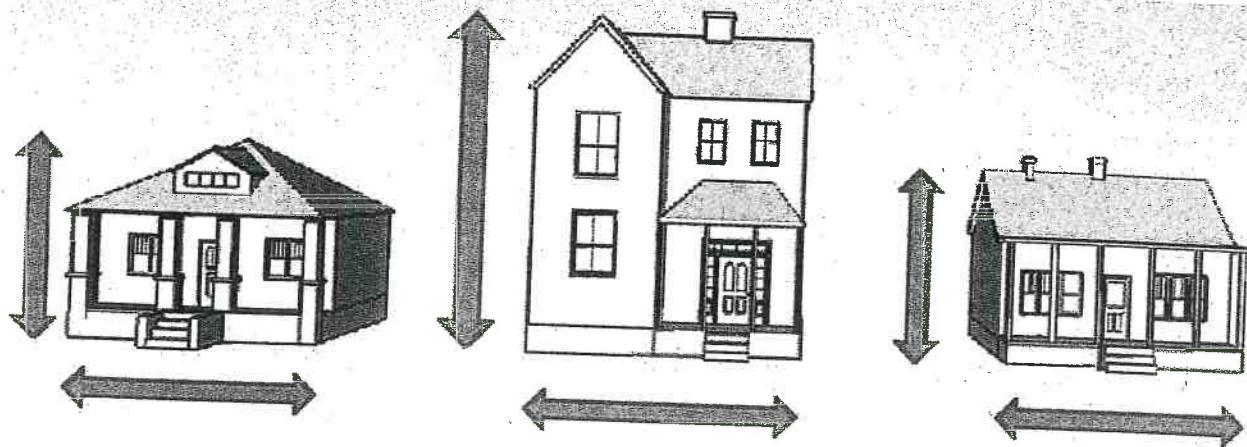
The scale of a building is the relationship of its size and architectural details. Buildings throughout the district have a "human scale" where door and window openings, story heights, and the dimensions of details are all in proportion. The scale of new buildings and their features should be in harmony with the scale of the surrounding historic buildings and the street in general.

Orientation

The primary façade of most buildings in the historic district are oriented to the street. Buildings on corner properties sometimes take advantage of their location to face the corner.

Setback

Buildings in the residential areas of the historic district generally share a common front and side setback. The character of the adjacent buildings should set the range of setbacks allowed for new construction. Setbacks should also conform to zoning requirements or otherwise seek a variance from the Board of Zoning Appeals (BZA).



New construction should be compatible with dwellings along the block in height and width.

Proportion and Rhythm of Openings

Door and window openings in the historic district often share similar size, spacing, and shapes. The size, style, shape, and distribution of door and window openings in new construction should respect those of its neighbors. Equally important is the proportion of window openings to the overall façade of the building. Glass ribbon windows, picture windows, or prominent windows create a void-to-solid ratio that may be incompatible with the surrounding architecture. Dormer windows create their own rhythm along the roofline and are an important way to allow for additional sunlight in lieu of non-historic skylights.

Neighborhood Rhythms

Repeated elements on neighboring buildings are common throughout the historic district. These may include wide roof eaves, parapets in commercial areas, wrap-around porches, or the use of shingle siding. New construction in the historic district should utilize these strong, shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch characterize some streets in the historic district, while other areas exhibit a wide variety. Where one form and pitch predominates, follow the neighborhood pattern. Where there is a range of roof forms and pitches, do not introduce a new variant.

Horizontal Versus Vertical

The rhythm of a streetscape is closely allied to the over-all vertical or horizontal feeling of the individual buildings along it. New construction should respect the predominant vertical, horizontal, or balanced appearance of its surroundings.

Solid-to-Void Ratio

Design new dwellings to have similar amounts of wall space and openings for windows and doors as adjacent historic buildings. Create patterns in rhythm, size, and spacing of window and door openings similar to neighboring historic buildings.

Materials

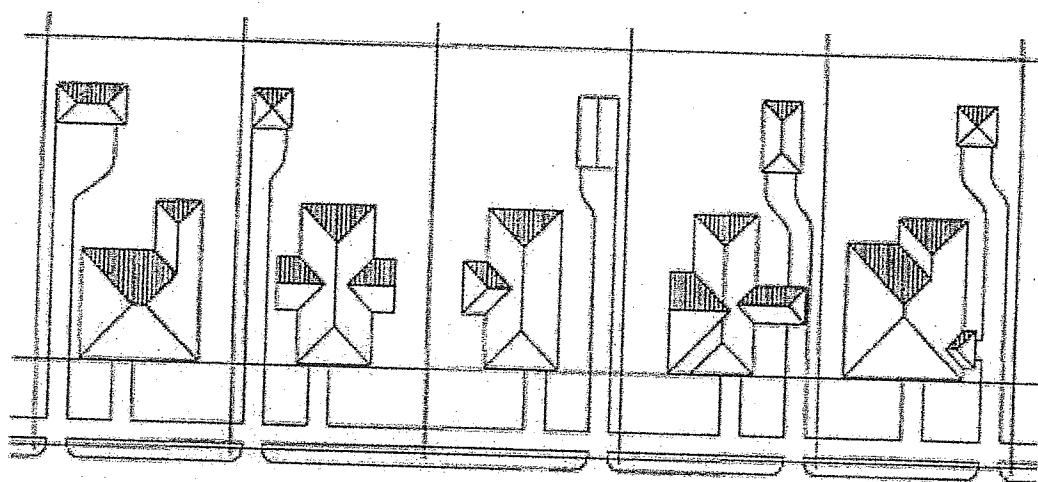
The majority of Madison's historic buildings are of brick construction. Frame buildings are also common in the historic district. New buildings may be constructed with these exterior materials or alternative materials which are compatible with adjacent properties. Vinyl and aluminum siding materials are not appropriate for Madison's historic district.

Off-Street Parking

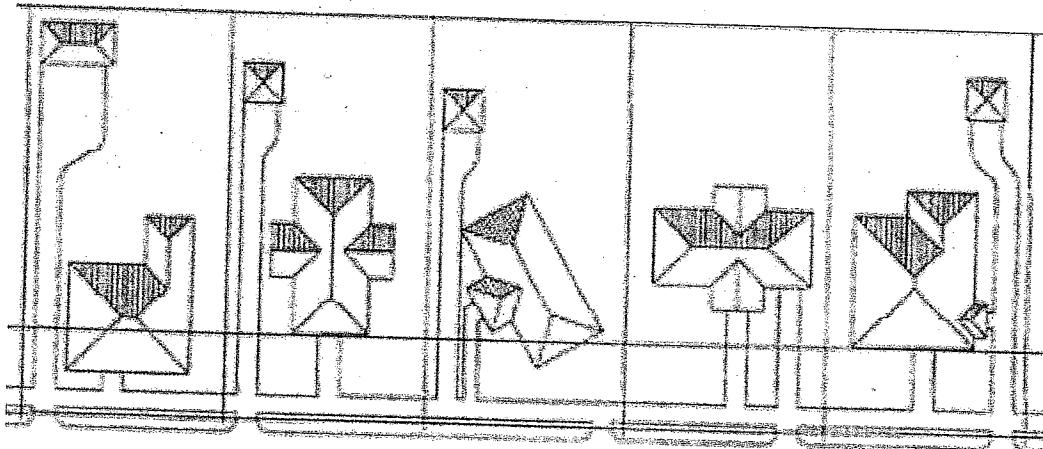
Avoid use of extensive paved areas such as patios, terraces, and multi-car driveways in place of front lawns. Limit paved areas in front yards to walks and well-scaled driveways. Paving materials should be in character with surrounding residential properties in the historic district.

Massing

Building mass may vary from the simple, gable-roofed, rectangular forms of nineteenth-century architecture, to the complex massing of Victorian-era houses. New construction should follow the general massing of surrounding buildings. In an area where buildings of varying mass are present, do not introduce a new variant.



YES: New construction should maintain the front and side yard setbacks and orientation towards the street.



NO: New construction should not differ in orientation and setback from adjacent historic dwellings.

DESIGN GUIDELINES FOR NEW RESIDENTIAL CONSTRUCTION

Building Placement

23.1 Maintain a similar front, side, and rear yard setback to other historic buildings on the block and/or side of the street.

23.2 Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

23.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building's prominent architectural or significant site features.

23.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources. If an artifact dating prior to December 31, 1870 is discovered, follow the guidance for archaeology set forth in Appendix E.

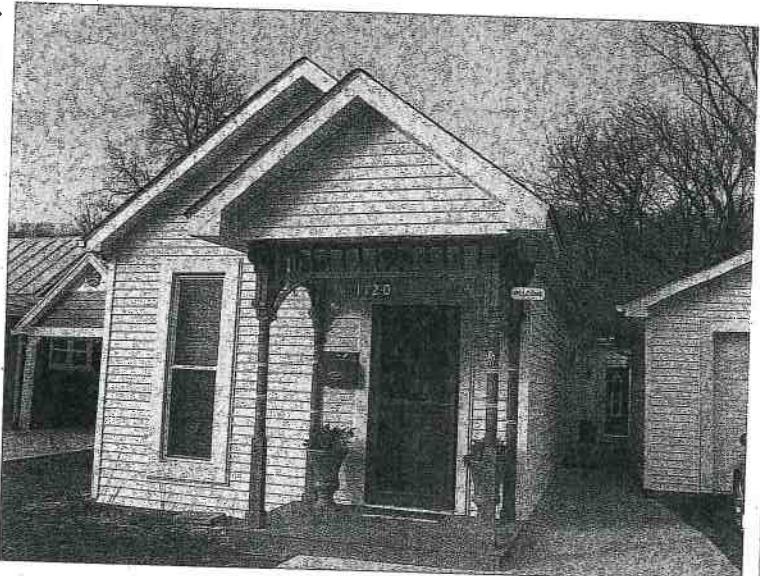
Building Height/Scale

23.5 **New construction should have heights consistent with neighboring dwellings along the block.**

23.6 Make the scale of the proposed building compatible with the scale of contributing structures along the block or side of street.

23.7 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

23.8 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.



YES: Examples of appropriate new dwellings in the historic district include the replica design at 1120 W. Main Street which was built in a gable front plan with a rear wing and milled porch columns.



YES: The infill dwelling at 821 W. First Street is a compatible addition to the historic district through its roof form, front porch, and fenestration.

Materials

23.9 Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.



YES: Appropriate materials for new construction may include products which successfully imitate historic wood siding such as cementitious siding or simulated wood as shown above and below.

23.10 The use of substitute products such as vinyl, aluminum and pressed board siding may be appropriate. Use of fiber-cement siding may be approved for use on new structures. If this type of siding is used, it should have a smooth exterior finish and not grained to resemble wood. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Madison Historic District.

23.11 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

23.12 Vinyl clad and vinyl frame windows may be used in new construction provided that the surrounding window trim and the muntin pattern are appropriate to the architectural style and period of the structure. If the windows have divided lights they shall be 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. Snap-in grilles or grilles between the glass are not appropriate.



Details

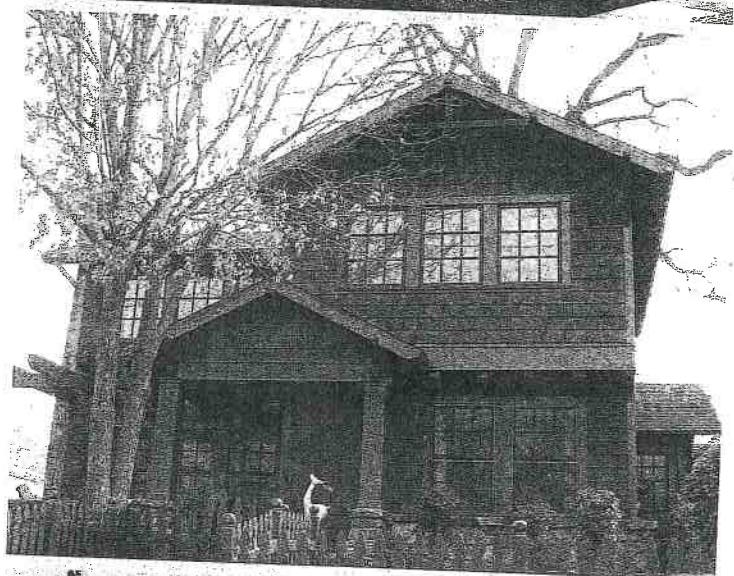
23.13 Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.



23.14 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

Texture

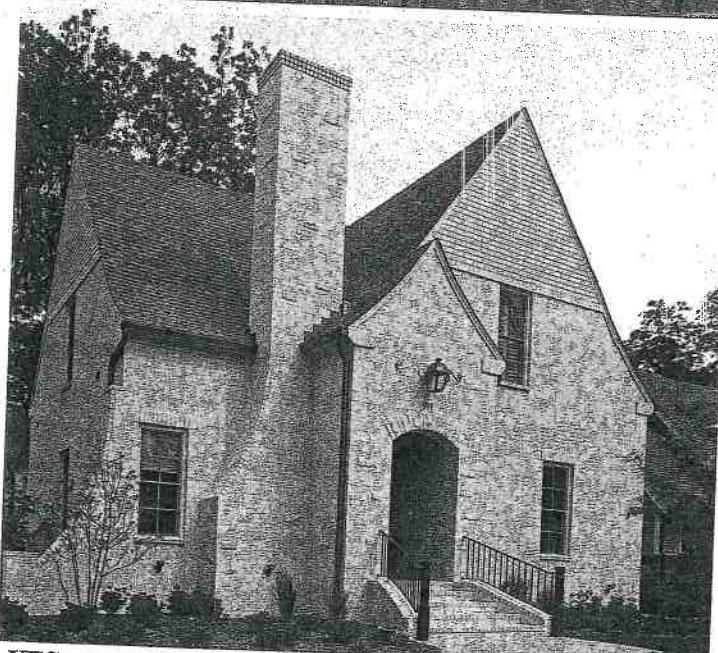
23.15 Create in new construction a similar degree of texture as that found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding and decorative fish-scale shingles are examples of architectural elements that have different physical and visual qualities and contribute to the "texture" of a building surface.



Form and Rhythm

23.16 Design new construction that reflects the basic shapes and forms on the block and in the historic district.

23.17 Maintain consistency with style of buildings and contributing structures found on the block and/or side of the street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater and hipped roofs.



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.

YES: Appropriate new construction may also include imitations of historic styles such as Greek Revival (top), Craftsman (middle) and Tudor Revival (below).

Not

Rick Morgan
Operations Manager

812.265.2610

rmorgan@birdhomesmadison.com

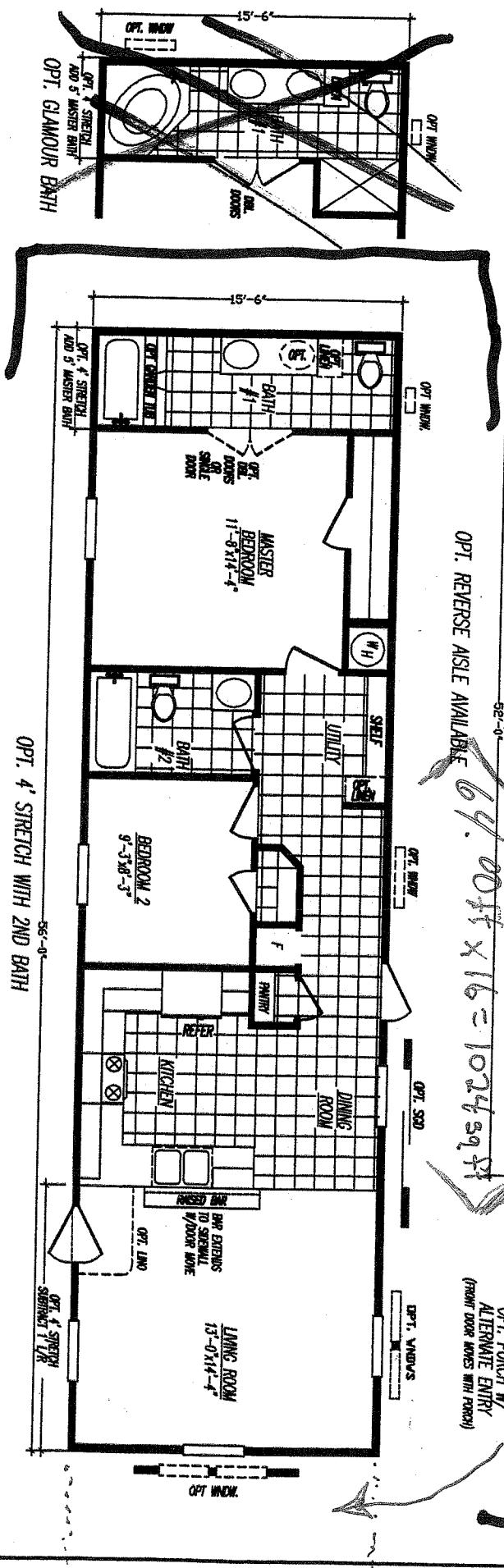
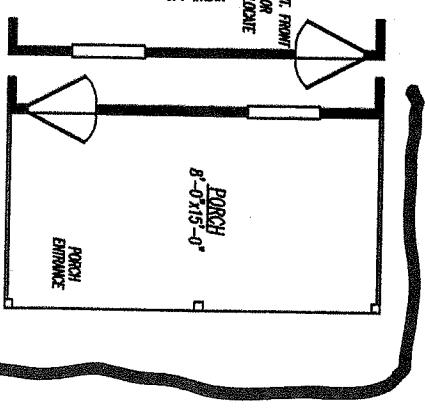
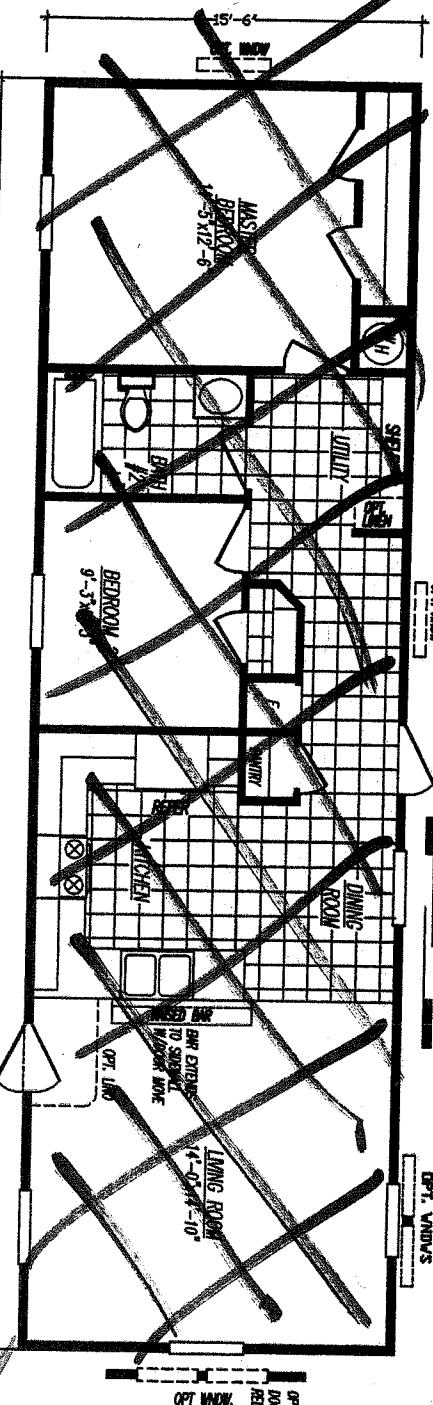
3041 Clifty Drive
Madison, IN 47250



Mojave Series Model 6522W
2 Bedrooms - 1 1/2 Baths - 806-Floor Size Sq. Ft.

W/ EXTENSION

OPT. REVERSE AISLE AVAILABLE
 $64' \times 16' = 1024 \text{ sq ft}$



Adventure Homes reserves the right to change colors, specifications, models, dimensions, and materials without notice. Renderings and diagrams are meant to be representative and in keeping with Adventure's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximate. Square footage is measured from exterior wall to exterior wall, and is an approximation. Length measured on floorplans is floor length only. The length of the hitch is not included (add 4 foot for hitch to calculate transportable length). Ask your retailer for specific price and specifications subject to change without notice or obligation.

Mojave Series Standard Features

Exterior

Thermal Zone III Construction
Nominal 3/12 Roof Pitch
R-28-11-11 Insulation
(Additional Windows & Doors May Require Higher Insulation Values)
Vinyl Siding
7/16" OSB Wrap under Vinyl Siding
Housewrap w/ Window Tape
3-Tab Fiberglass Shingles
7/16" OSB Roof Sheathing
Dead Bolt Locks at Front and Rear (Keyed Alike)
Vinyl Single Hung Windows w/ Grids - Low "E" w/ Argon
Foam All Exterior Windows
38"x82" R.O. 6 Panel Residential Front Door (No Storm)
34"x82" R.O. 6 Panel Residential Rear Door (No Storm)
2x6 Floor Joists 16" O.C. (12', 14', 24' & 28' Wides)
2x8 Floor Joists 16" O.C. (16' & 32' Wides)
20 LB Roof Load
2x4 Exterior Walls 16" O.C.
Raised Panel Shutters at FDS & Hitch (Single)
Raised Panel Shutters at FDS Only (Sectional)
Light Fixtures at All Exterior Doors
Full Length Chassis w/ Outriggers
99.5" I-Beam Spread, Detachable Hitch

Interior

Customer Choice Decor Selections
2" Plastic Mini-Blinds Throughout
Door Stop All 3 Sides
94" Flat Ceilings
Blown Textured Ceiling
OSB Tongue & Groove Floor Decking
Vinyl Wall Panels Throughout
Flat Wrapped Moldings Throughout
25oz. Plush Carpet
3/8" Rebond Carpet Pad
Vinyl Flooring
Wire Closet Shelving
2 Panel White Interior Doors Throughout
Mortised Interior Door Hinges

Because of continuous product improvements, specifications
are subject to change without notice or obligation

Electrical, Plumbing, & Heating

Smoke Detectors in Main Living Areas &
All Bedrooms
200 AMP Service, Electric Furnace
40 Gallon Electric Water Heater
Exterior Electrical Receptacle (FDS)
Copper Wiring, PEX Plumbing
Whole House Shut-off Valve near Water Heater
Water Shut-off Valves (All Sinks & Commodes)
Metal Heat Ducts
GFI Receptacles in Kitchen and Baths
Bedroom Ceiling Lights Throughout
Plumb & Wire for Washer & Dryer
Utility Shelf above Washer & Dryer

Kitchen

Black Electric Coil Top Range
Black 18cf Refrigerator
Black 30" Power Range Hood
30" Overhead Cabinets w/ Fixed Center Shelves
Shaker Style MDF Wrapped Cabinet Doors & Stiles
Concealed Cabinet Door Hinges
(1) Bank of Drawers w/ Residential Rails & Guides
Laminated Countertops
Stainless Steel Kitchen Sink
Nickel Gooseneck Faucet w/ Pulldown Sprayer
Cabinet over Range & Shelf over Refrigerator

Bath

1pc Tub Shower w/ Anti-Scald Single Lever Faucet
(Bath #1 - Single)
1pc Garden Tub Shower (Bath #1 - Sectional)
1pc Tub Shower w/ Anti-Scald Single Lever Faucet
(Additional Bathrooms)
Laminated Countertops
Mirror above Each Bathroom Sink
Power Exhaust Fans in Bathroom(s)
China "Water Saver" Commode in Bathroom(s)
White China Sink(s) w/ Single Lever Faucet(s)

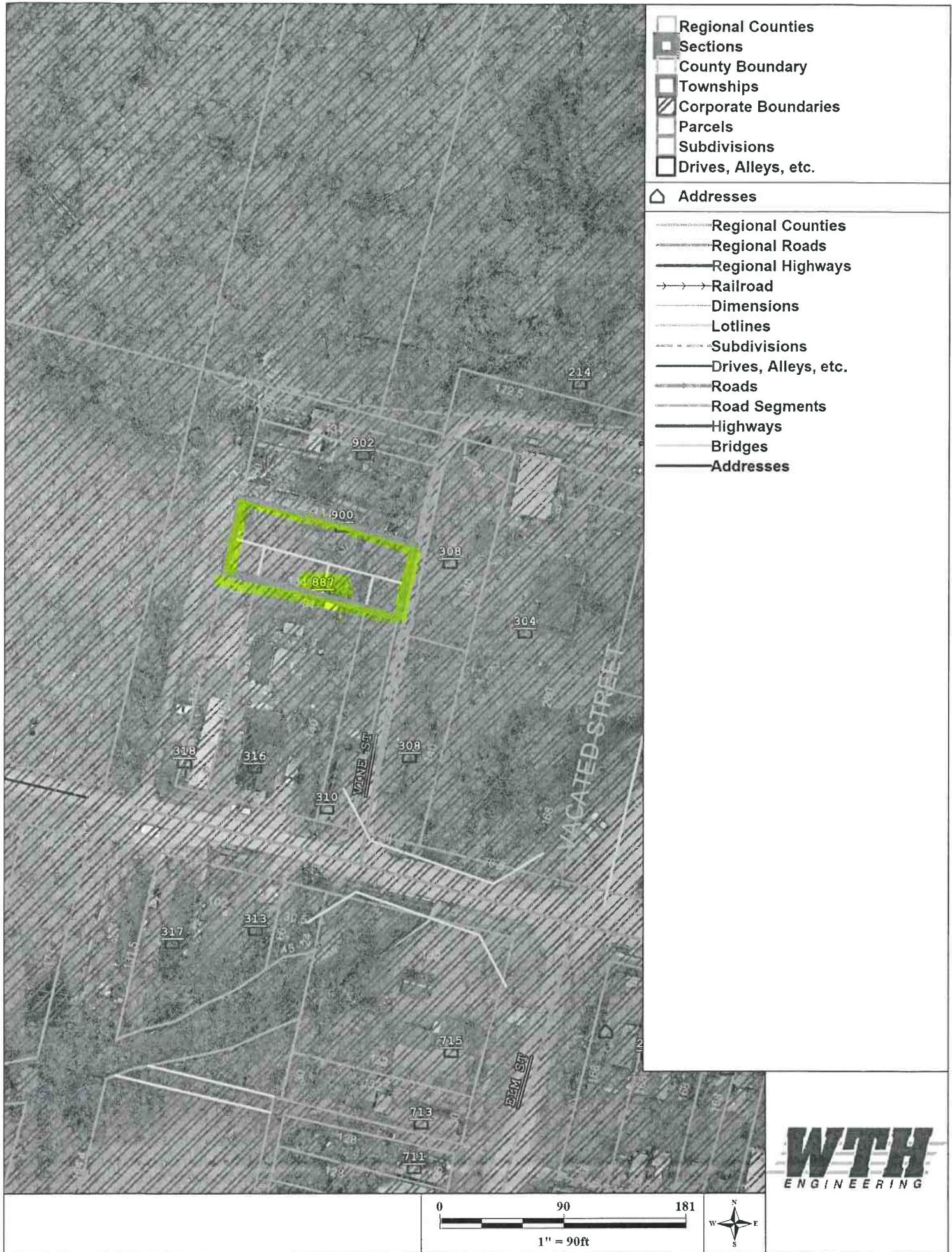
ADVENTURE HOMES

www.AdventureHomes.net

1119 Fuller Drive, Garrett, IN 46738
677-510-1055



January
2024







MADISON HISTORIC DISTRICT BOARD OF REVIEW

Planning, Preservation and Design

Request for Certificate of Appropriateness

Application has been made by: (name) Jim Grant

Property Address: (address) 887 Vine St.

Proposed Action to: (explain)
place a manufactured home on the lot on a permanent foundation

Meeting will be held on: (date) January 26, 2026

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

01-11-2026



PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 424 East St. to replace aluminum sliding windows with vinyl sliding windows.*



Current Zoning: Historic District Residential (HDR)	Project Location: 424 East St.
Applicant: Karen Harrell	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: The aluminum windows currently in place are in poor condition and cannot be replaced in kind. The house is non-contributing, and ultimately the profile of the windows will remain the same.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1965*
Style	
Evaluation	Non-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 ordinances.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 424 East St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On flat ground. Linear concrete path. Metal fence.



Lat/Long: 38.7372683398627940, -85.3740863521495800 [WGS84]

UTM: Zone 16S, 641314.0621 mE, 4288876.4895 mN

Parcel No. GIS/Ref/ID: 29228

Historical Information

Historic Function: Domestic: Single Dwelling
Construction Date: ca. 1960-1969 , circa 1965* 1954
Original or Significant Owners:
Significant Date/Period:
Areas of Significance:

Current Function: Domestic: Single Dwelling
Architect:
Builder:
Developer:

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): brick	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Ranch, square	Roof Type: Hipped , Deep eaves	
Foundation: concrete block	Windows: aluminum Sliding	
General condition: Good	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

2006, Madison National Historic Landmark District

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 1965. The foundation is concrete block. Exterior walls are brick. Brick is stretcher bond. The building has a hipped roof clad in asphalt shingles with deep eaves. Overhanging eaves. Windows are aluminum sliding. Picture window. Inset corner porch. Wood door with windows.

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 #29228, surveyed Oct 09, 2002, Site Number 4-366
Inventoried: 09/20/2021 11:44:07 am Last updated: 06/19/2022 3:28:49 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-26-3**

Certificate of
Appropriateness (COA)
Application
Status: Active
Submitted On: 1/5/2026

Primary Location

424 EAST ST
MADISON, IN 47250

Owner

Harrell Roderick & Karen
EAST STREET 424 MADISON,
IN 47250

Applicant

Karen Harrell
 812-292-5023
 @ kjaharrell@hotmail.com
 2249 S. Beach Dr
Hanover, IN 47243

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

011-03512-00 64 BY 84 FT LOT 1 BLK 2 MCI ADD E 11-124-17 424 East St

Will you be working with a Contractor?

Yes

Description of Existing Use

residential – 2nd home

Description of Proposed Use

residential – 2nd 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.*****Define Other **

Restoration, Rehabilitation, or Remodel

Description(s) of Work**Scope of Work***

Existing windows are aluminum, horizontal, sliding, single pane windows with no storm window nor screens. This includes the following rooms/windows - Living Room (1), Kitchen (2), Bath (1), Bedroom #1 (2), Bedroom #2 (2), Bedroom #3 (1) for a total of 9 windows. Proposed windows will be white vinyl, horizontal, sliding, double pane windows with screens. Sizing will be exactly the same as existing openings for all 9 windows being replaced.

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****Existing Material***

single pane aluminum

Proposed Material*

double pane vinyl

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.

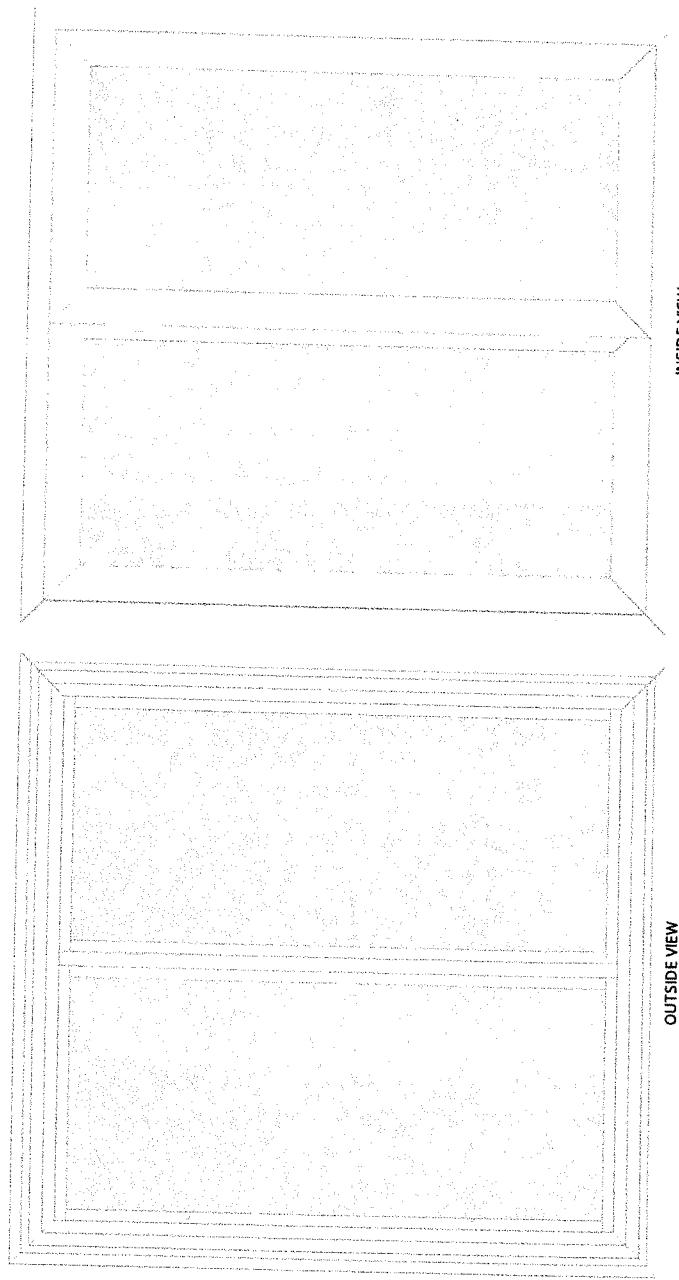
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature* Karen J Harrell

Jan 5, 2026

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



OUTSIDE VIEW

INSIDE VIEW

QUOTE INFORMATION

Job: Harrell
Tag: Kitchen
Order #: 14450872-1
Qty: 1

DETAILS

Aspect Window - AP500 Series

502 - 2-Lite Slider

White

Double Profile SA Locks

White Vent Locks

White Hardware

1 Vent Lock

Left Interior Sash (Outside Looking In)

Operation: Left to Right (Outside Looking In)

INNERGY Thermal Sash Reinforcement

Roll Form Left Screen (White) with BetterVue

Screen Mesh

Head Expander and Sill Extender

ComforTech DLA

Single Strength Glass (3/32" per pane)
3/4" IG Thickness

STRUCTURAL		ENERGY	
Product: Vinyl Horizontal Slider	✓	ENERGY PERFORMANCE RATINGS	
Cert #: R-PG50		U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
Class: R-PG50		0.28	0.28
Max Test Size: 72" x 48"			
Test Std: AAMA/WDMA/CSA 101/S.2/A440-17			
WDMA		ADDITIONAL PERFORMANCE RATINGS	
Hallmark Certification		Visible Transmittance	Condensation Resistance
		0.53	61.00
Air Infiltration (cfm/ft ²)		<= 0.09	

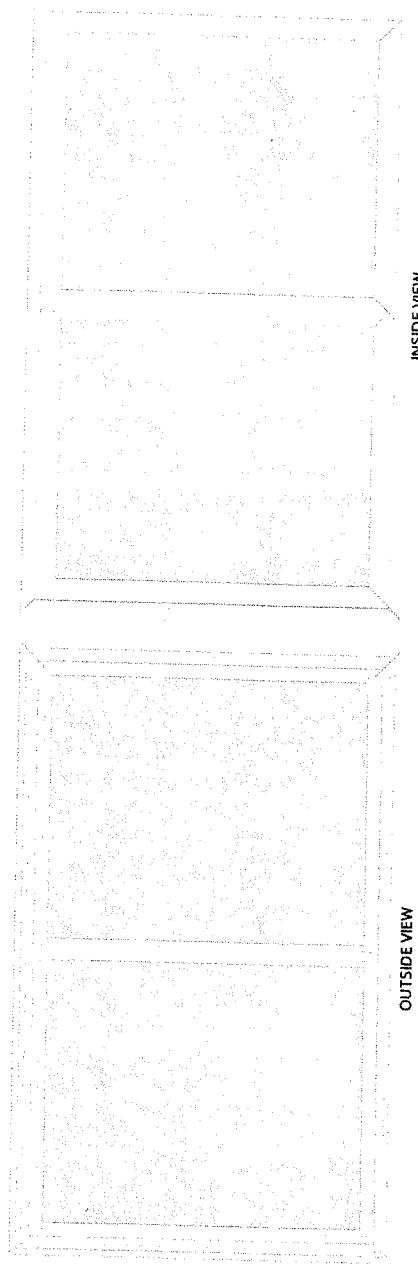
CPD: PRD-N-102-01194-00001



800.669.4711
2150 State Route 39
Sugarbush, OH 44681

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



QUOTE INFORMATION

Job: Harrell
Tag: Kitchen 2
Order #14450872-2
Qty: 1

DETAILS

Aspect Window - AP500 Series

502 - 2-Lite Slider

White

Double Profile SA Locks

White Vent Locks

White Hardware

1 Vent Lock

Left Interior Sash (Outside Looking In)
Operation: Left to Right (Outside Looking In)

INNERGY Thermal Sash Reinforcement
Roll Form Left Screen (White) with BetterVue
Screen Mesh

Head Expander and Sill Extender

ComforTech DLA

Single Strength Glass (3/32" per pane)
3/4" IG Thickness

STRUCTURAL

Product: Vinyl Horizontal Slider

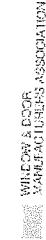
Cert #: 462-P-005.04

Class: R-PG30

Max Test Size: 72" x 48"

Test Std: AAMA/WDMA/CSA

1011.5.2/A440-17



WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U/Sf·F)

Solar Heat Gain Coefficient

0.28

0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.53

61.00

Air Infiltration (cfm/ft²)

<= 0.09

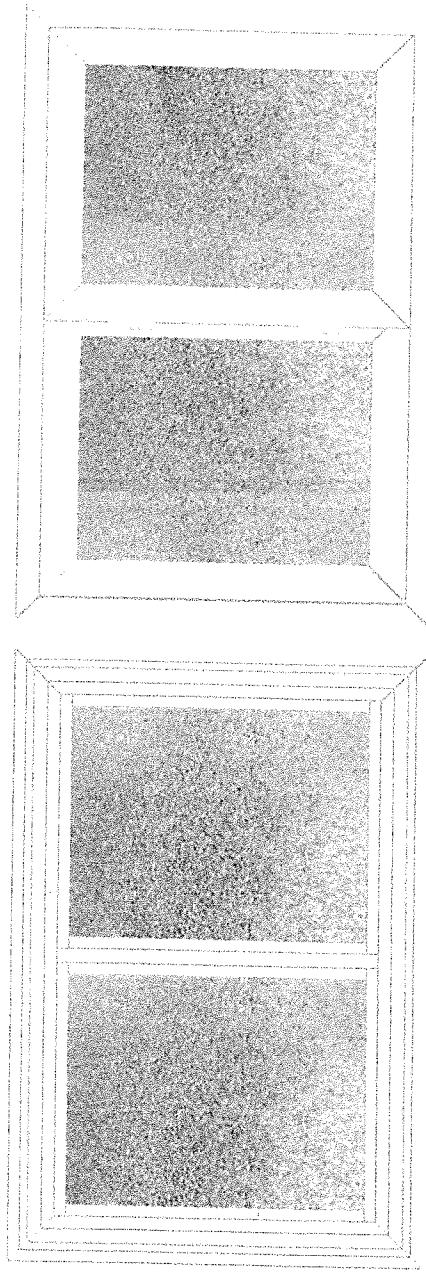
CPD: PRO-N-102-01194-00001

SIZING

Contact your dealer for sizing and pricing.

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



800.659.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Harrell
Tag: Bath
Order #14450872-3
Qty: 1

DETAILS

Aspect Window - AP500 Series

502 - 2-Lite Slider
White
Double Profile SA Locks
White Vent Locks
White Hardware
1 Vent Lock

OUTSIDE VIEW

Left Interior Sash (Outside Looking In)

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U/Sf·F)	Solar Heat Gain Coefficient
0.27	0.28

ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Condensation Resistance

0.52	60.00
Air Infiltration (cfm/ft ²)	<= 0.09

WDMA
Hallmark Certification

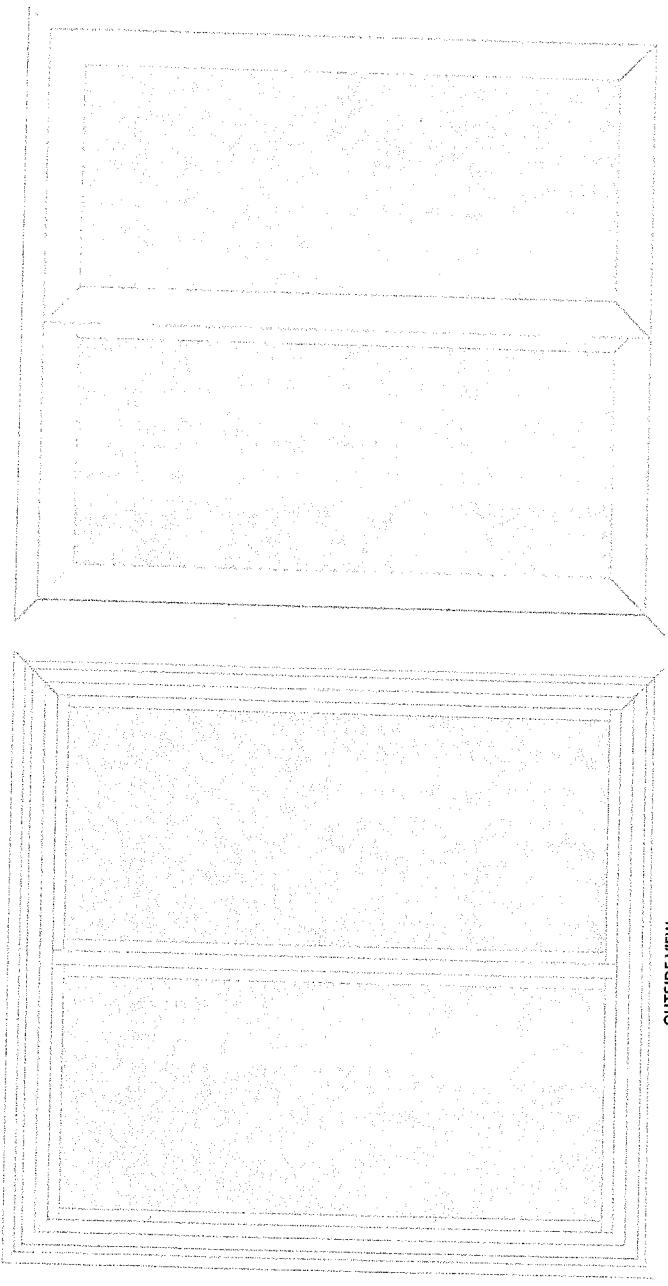
CPD: CPD-N-102-01195-000001

INFORMATION AND WARNINGS

Actual privacy levels will vary depending on the amount of light in the room, in comparison to the light outside your home.

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



SIZING

Contact your dealer for sizing and pricing.

STRUCTURAL

Product: Vinyl Horizontal Slider
Cert #: 462-P-005-04
Class: R-PG30
Max Test Size: 72" x 48"
Test Std: AAMA/WDMA/CSA
101152AA40-17



ENERGY

U-Factor (U.S.I-P)	Solar Heat Gain Coefficient	Visible Transmittance	Air Infiltration (cfm/ft ²)
0.28	0.28	0.53	<= 0.09

ADDITIONAL PERFORMANCE RATINGS

Condensation Resistance	
3/4" IG Thickness	61.00

CPD: PRD-N-102-01194-000001

QUOTE INFORMATION

Job: Harrell
Tag: Bed 1
Order #14450872-4
Qty: 2

DETAILS

Aspect Window - AP500 Series

502 - 2-Lite Slider

White

Double Profile SA Locks

White Vent Locks

White Hardware

1 Vent Lock

Left Interior Sash (Outside Looking In)
Operation: Left to Right (Outside Looking In)

INNERGY Thermal Sash Reinforcement

Roll Form Left Screen (White) with BetterVue
Screen Mesh

Head Expander and Sill Extender

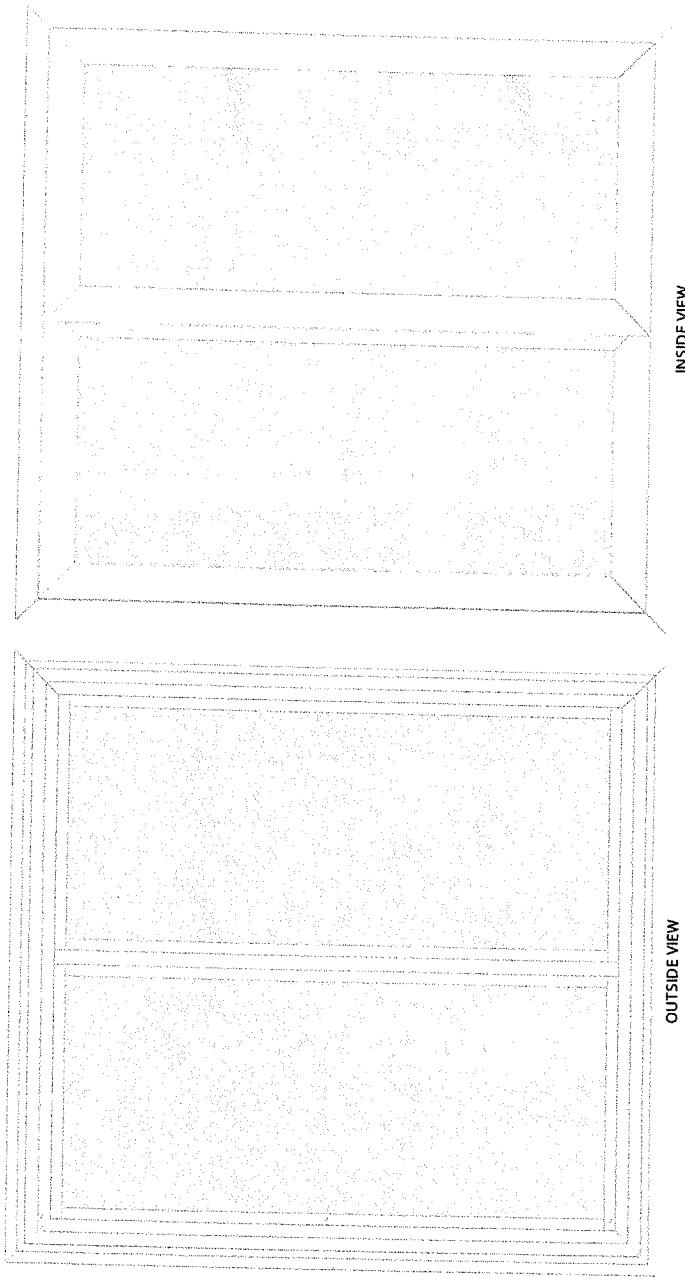
ComforTech DLA

Single Strength Glass (3/32" per pane)

3/4" IG Thickness

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



QUOTE INFORMATION

Job: Harrell
Tag: Bed 2
Order #14450872-5
Qty: 2

DETAILS

Aspect Window - AP500 Series

502 - 2-Lite Slider

White

Double Profile SA Locks

White Vent Locks

White Hardware

1 Vent Lock

Left Interior Sash (Outside Looking In)
Operation: Left to Right (Outside Looking In)

INNERGY Thermal Sash Reinforcement
Roll Form Left Screen (White) with BetterVue

Screen Mesh

Head Expander and Sill Extender
ComforTech DLA

Single Strength Glass (3/32" per pane)
3/4" IG Thickness

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S.I-P)

0.28

0.28

Solar Heat Gain Coefficient

0.53

0.53

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.90

0.90

Condensation Resistance

61.00

Air Infiltration (cfm/ft²)

<= 0.09

CPD: PRD-N-102-01194-00001

STRUCTURAL

SIZING

Contact your dealer for sizing and pricing.

Product: Vinyl Horizontal Slider

Cert #: 462-P-005-04

Class: R-PC30

Max Test Size: 72" x 48"

Test Std: AAMA/WDMA/CSA

1011.S.2AA440-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION

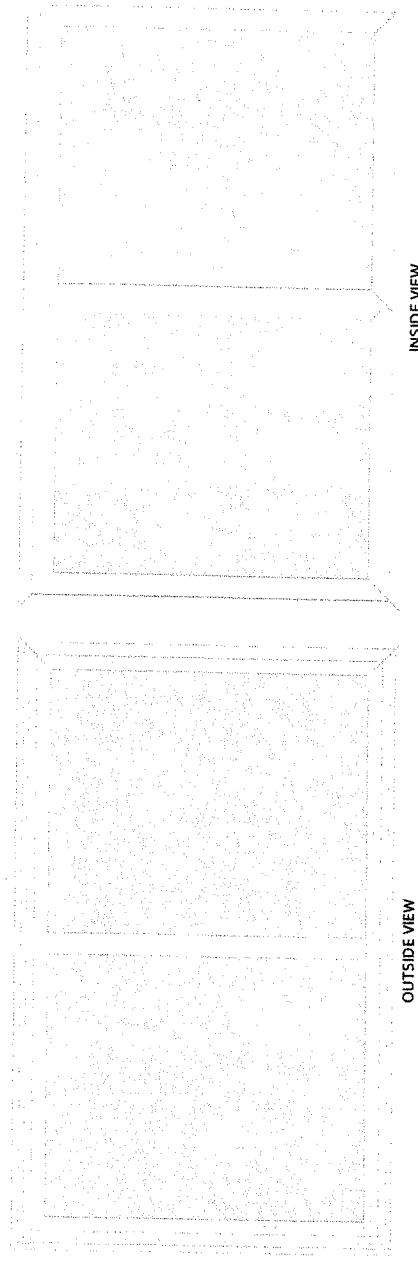
WDMA

Hallmark Certification

CPD: PRD-N-102-01194-00001

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 502 - 2-Lite Slider



QUOTE INFORMATION

Job: Harrell
Tag: Bed 3
Order #14450872-6
Qty: 1

DETAILS

Aspect Window - AP500 Series

502 - 2-Lite Slider

White

Double Profile SA Locks

White Vent Locks

White Hardware

1 Vent Lock

Left Interior Sash (Outside Looking In)

Operation: Left to Right (Outside Looking In)

INNERGY Thermal Sash Reinforcement

Roll Form Left Screen (White) with BetterVue

Screen Mesh

Head Expander and Sill Extender

ComforTech DLA

Single Strength Glass (3/32" per pane)
3/4" IG Thickness

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Horizontal Slider

Cert #: R-PG50

Class: R-PG50

Max Test Size: 72" x 48"

Test Std: AAMA/WDMA/CSA

101/15.2/A440-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION

WDMA

Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./F)

Solar Heat Gain Coefficient

0.28

0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

Condensation Resistance

0.53

61.00

Air Infiltration (cfm/ft²)

Condensation Resistance

<= 0.09

CPD: PRD-N-102-01194-00001

12/3 TJM

**GLASS
UNLIMITED**

807 Lanier Dr, Madison, IN 47250

~ (812) 273-3622

SALES PROPOSAL

DATE: 12/3/2025

ESTIMATE #: KH120125

REVISION #: 0

Karen Harrell
424 East St
Madison, In 47250
812-292-5023

SCOPE OF WORK:

Materials and labor to install (9) Provia Aspect 2-lite slider windows. Living room to be a fixed picture in center with a slider on each side. Bath to have obscure glass. White inside / outside. Double profile DA passive locks. White vent locks & hardware. INNERGY thermal sash reinforcement. Roll form full screens with BetterVue screen mesh. ComforTech DLA glass. Pricing includes full removal and disposal of existing metal windows.

The window interiors will be completely finished with added 1-1/4" profile trim supplemented with quarter round wood trim. All interior trim to be painted white (or color specified by customer).

The exterior will require supplemental filler boards upon full removal. Any exposed wood will be wrapped and caulked in Black aluminum trim coil.

white

SUB-TOTAL:	<input type="text"/>
ADJUSTMENTS:	<input type="text"/>
TAX:	<input type="text"/> Incl.
TOTAL PROPOSAL:	

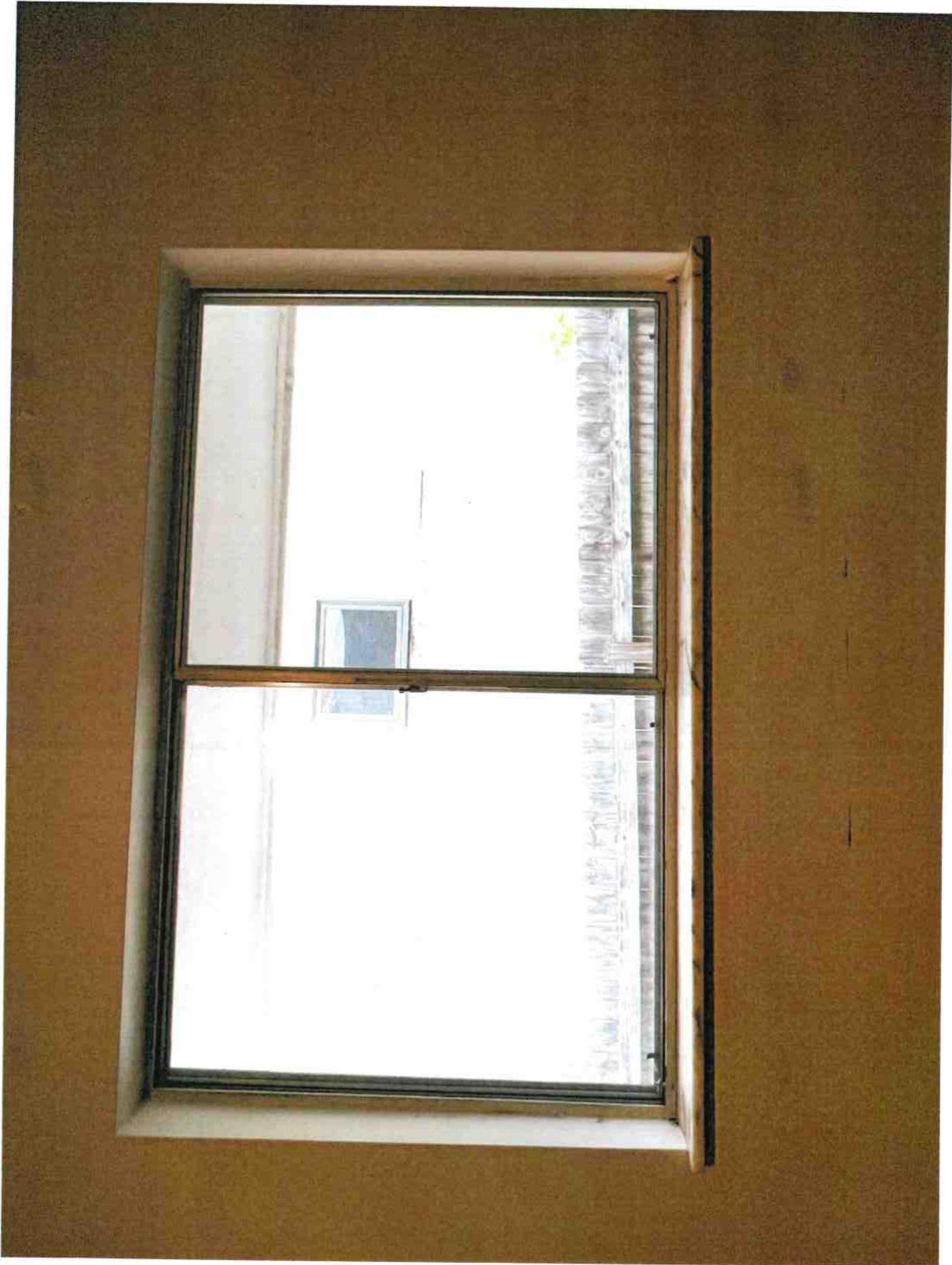
Standard Terms & Conditions:

1. Payment Terms - 50% Deposit Up Front Required. Payment in Full Due at Completion of the Work
2. All materials are guaranteed to be as specified.
3. All Work is to be completed in a working like manner according to standard practices.
4. Any deviations, or unforeseen conditions that require additional costs are not included and shall be executed only upon written approval to GUINC.
5. All agreements are contingent upon strikes, accidents, and/or delays beyond our control. Including but not limited to manufacturer delays.
6. This Agreement shall commence on the date of approval and shall continue until the completion of the Services, unless terminated earlier as provided herein.

CUSTOMER SIGNATURE OF APPROVAL: DATE:

Completed by: LR
Reviewed by:







MADISON *Timeline*
BOARD OF REVIEW

Planning, Preservation and Design

Request for Certificate of Appropriateness

Application has been made by: (name) Karen Harrell

Property Address: (address) 424 East St.

Proposed Action to: (explain)
replace aluminum sliding windows with vinyl sliding windows

Meeting will be held on: (date) January 26, 2026

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

01-11-2026



MADISON *Indiana*

Planning, Preservation and Design

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



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

Preliminary Staff Recommendation: **Deny**

Conditions:

1. N/A

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



History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A

Alterations, Historical Information, & Prior Approvals:

Date	c. 1890
Style	Queen Anne
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

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

24.1 The design of new garages and other accessory buildings should be compatible with dwellings in the historic district. New outbuildings should respect and blend with the architectural style and scale of the associated dwelling.

Ordinance Points Not Met:

Conformance with Guidelines, Ordinance & Standards:

This project is not in conformance with the guidelines, nor Vacant and Abandoned Structures Ordinance.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
608 W 3rd St
Madison Indiana 47250 USA

County: Jefferson

Historic name:

Present name:

Local place name:

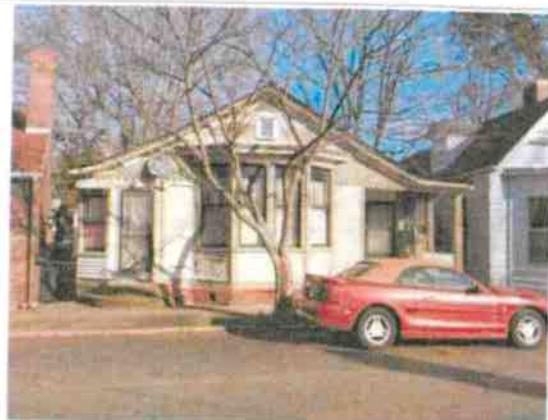
Visible from public right of way: Yes

Ownership:

Owner/Address:

Land unit size:

Site/Setting: There is a steep slope in the rear down to the north and a linear walk and steps lead down to the rear of the property. The yard has small plantings and a few large trees.



Lat/Long: 38.7389839292259240, -85.3874887067459000 [WGS84]

UTM: Zone 16S, 640145.7932 mE, 4289046.2723 mN

Parcel No. GIS/Ref/ID: 32107

Historical Information

Historic Function: Domestic: Single Dwelling

Current Function: Domestic: Single Dwelling

Construction Date: ca. 1890-1899, circa 1890*

Architect:

Original or Significant Owners:

Builder:

Significant Date/Period:

Developer:

Areas of Significance: Architecture

Architectural Information

Category: building, House	Style: and Queen Anne	<input type="checkbox"/> Additions
Structural:	Exterior Material(s): clapboard	<input type="checkbox"/> Alterations
Stories: 1, Bays:	Roof Material: asphalt shingles	<input type="checkbox"/> Moved
Form or Plan: Vernacular, rectangular	Roof Type: Front gable , Decorative cornice , modillions	<input type="checkbox"/> Other
Foundation: brick	Windows: original wood 4/1 double-hung sashes	Ancillary structures:
General condition: Good	Chimney(s): two brick Rear straddle ridge	
Basement:	Porch: single-story recessed corner open porch	

Historical Summary:

Status (Current Listing or Designation)
 National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.
 2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

<i>Recommendation</i>	<i>Level of potential eligibility</i>	<i>Landmark potential</i>
<input type="checkbox"/> Individually eligible	<input type="checkbox"/> National	<input type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined		

Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 1-story house with Queen Anne influences built in 1890. The foundation is brick. Exterior walls are clapboard. There is octagonal style woodwork and vertical triangular boards under gable. Centered on the façade is a broad bay with four windows. The building has a front gable roof clad in asphalt shingles with decorative cornice and modillions. Gable front roof flattens out on east side to shed roof addition, 2 central chimneys, and paired modillions of windows. At the front are four-over-one, and elsewhere there are two-over-tow and a four light fixed window. There is a single-story, recessed corner open porch characterized by an integrated under main roof roof clad in asphalt shingles with square wood posts. There are two matching doors, both of wood with geometrically oriented divided lights in the upper panel. One door has a wood screen door, the other door under the porch has a metal storm door.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32107, surveyed Jul 08, 2002, Site Number 2-121
Inventoried: 09/20/2021 11:42:54 am Last updated: 06/17/2022 4:24:50 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <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: Orbien Ash
Street: 108 W 3rd St
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812 701 3973
Phone (Alternate): _____
Email: AshOrbien@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 108 W 3rd St.

Zoning Classification: HDR

Type of Project (Check all that apply)

<input checked="" type="checkbox"/> New Building	<input 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: BACK YARD

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

Name of Contractor (If applicable): _____

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

Repair, Replace, or Repair/Replace:

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

New Buildings and New Additions:

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

Sign and Fence/Walls:

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

Moving Buildings:

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

Demolition:

- Photographs with captions

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

Build a 20'x30' pole barn. The building will have a 9¹³/12 pitch to match existing Barnes & Carnegie houses. The gable ends face N/S. THESE ~~4~~ sides have only metal siding. THE EAST side will be sided w/ metal siding. There will be 3 windows 4' high x 3' square, placed over each bay under the eves. THE WEST side will be sided w/ Teg wood siding. THE WEST side also have 3 windows placed evenly under the eves. There will be 3 doors on the west side, 2 FA b panel doors on EACH end and 1 large wood end door in the center.

Set backs N side 9' off of property line

EAST side 3' off of property line

South side 41' from property line

West side 19' from property line

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input type="checkbox"/>	Siding	44	HDBR/STAFF		wood
<input type="checkbox"/>	Metal	49	STAFF		meta
<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		wood
<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 type="checkbox"/>	Roofs	71	HDBR/STAFF		meta
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input type="checkbox"/>	Windows	82	HDBR/STAFF		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.

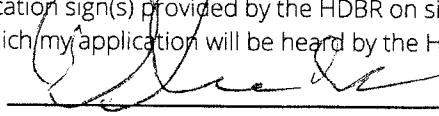
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction – Outbuildings	101	HDBR		Pole Barn
<input type="checkbox"/>	New Construction – Commercial	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.

Oct. 1/2025

Date


Signature of Applicant

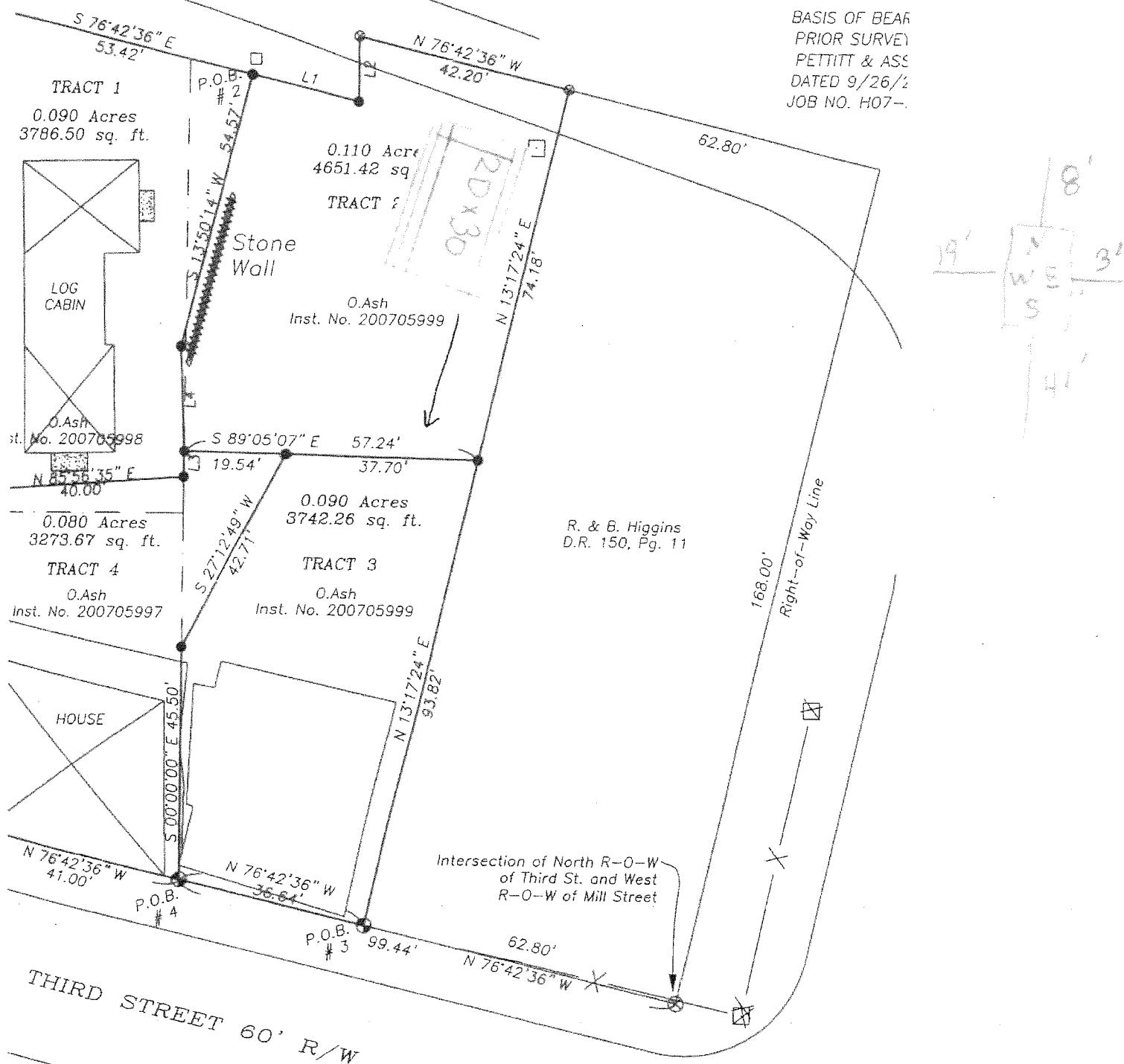
COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 – Council Chambers	
Application Accepted by: _____		Meeting Date: _____ Time: 5:30PM	
Application to be Reviewed by:		Action on Application:	
<input type="checkbox"/> 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)

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

PRESBYTERIAN STREET 50' R/W



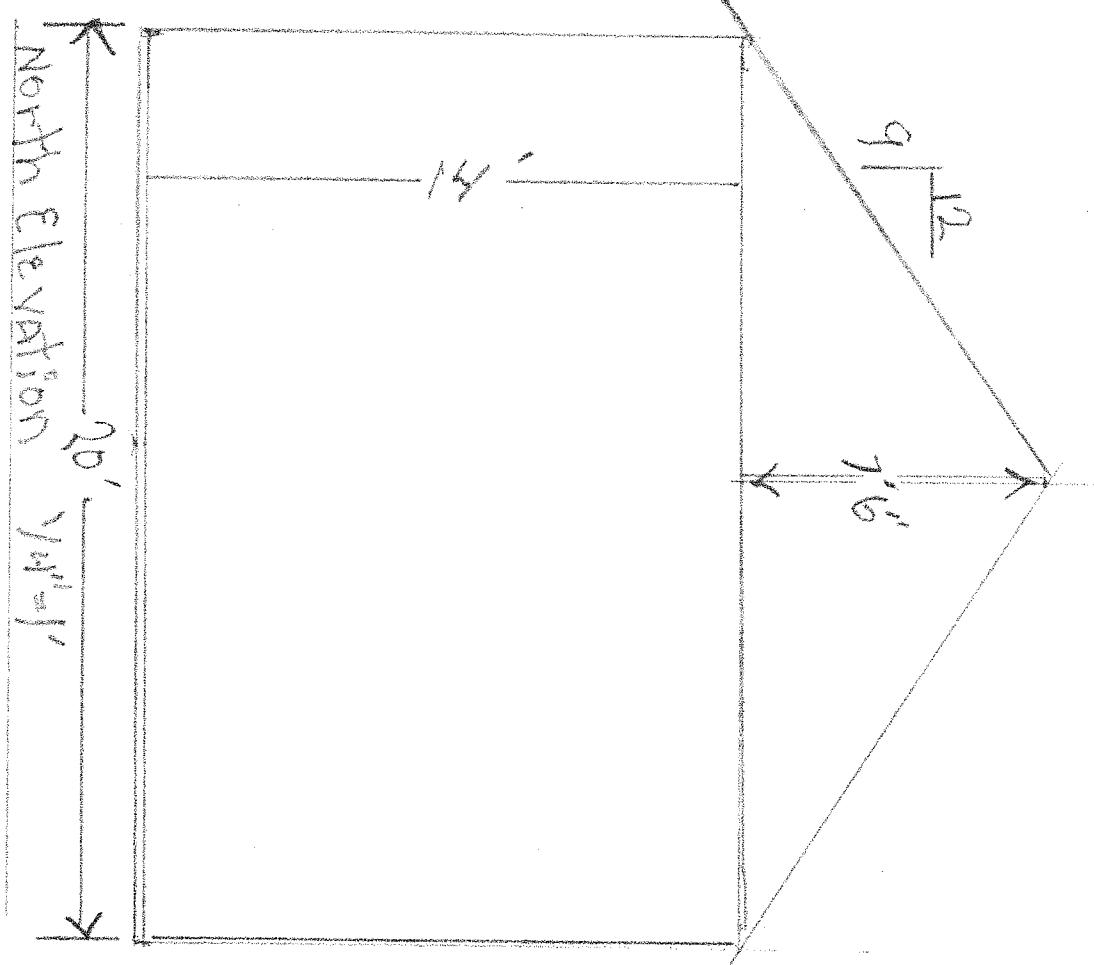
Door ↗

↗
Window

30'

20'

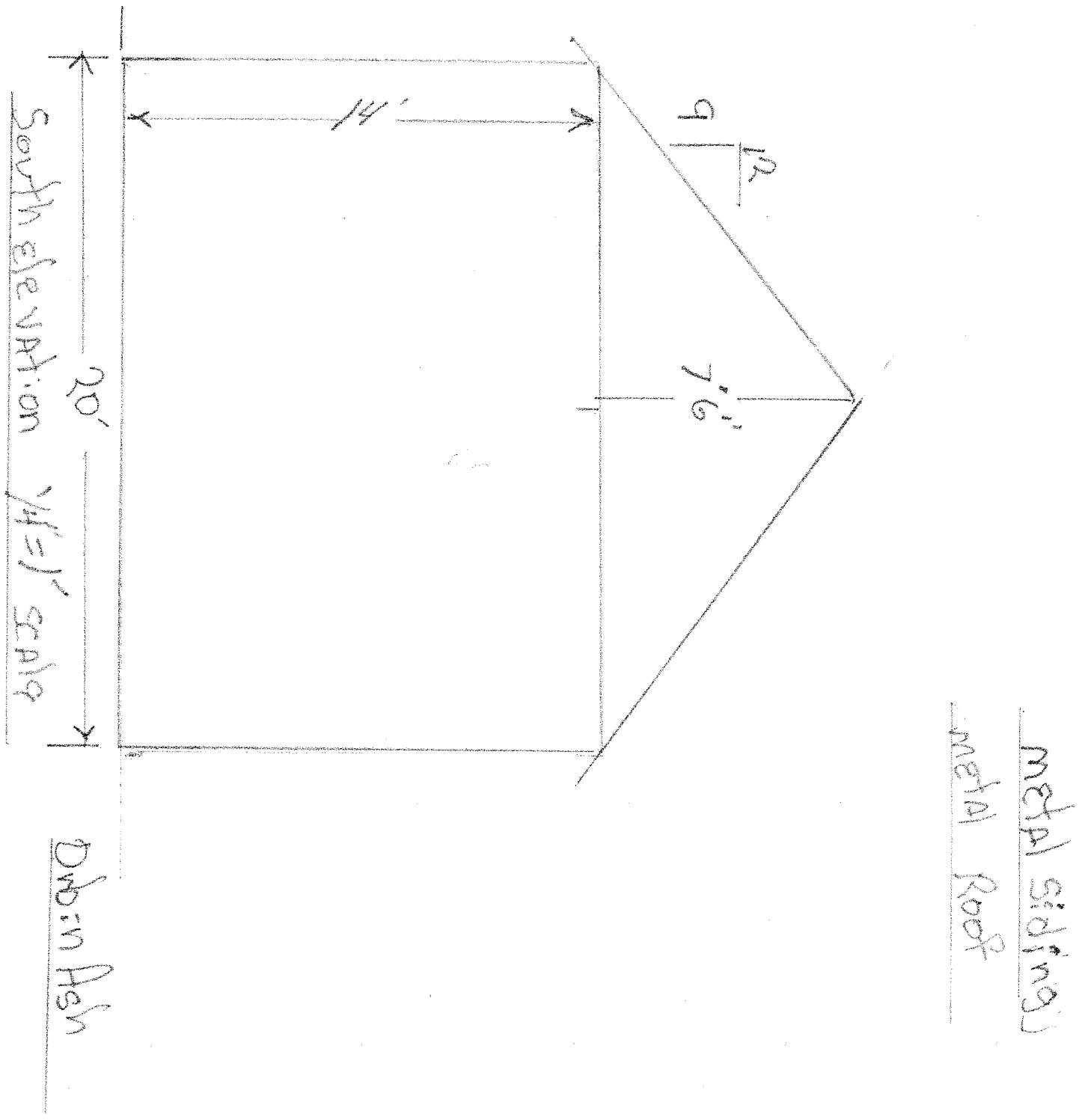
Dawn Ash



metal Siding
metal Roof

1 Foot overhang

Dorm Ash



Wood Siding
1x8 T&G

Vertical

On West Elevation
only

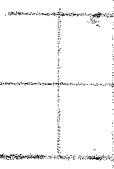
K

90'

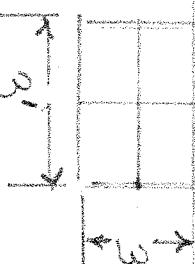


panel door

10' x 10' door



panel door



14'

6' 8"

10'

4'

3'

3'

3'

3'

3'

West elevation 10' x 14'

10' x 10' door

3'

3'

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A hand-drawn floor plan of a house. The overall width is marked as 14'. The front entrance is labeled 'K-3' with an arrow pointing right. To the left of the entrance is a room labeled 'B'. To the right of the entrance is a room labeled 'A'. The left side of the plan is labeled 'EAST ELEVATION'. The bottom left corner of the plan is marked with an 'X' and the number '30'.

metal siding
metal roof
wood windows

Dr. Brian Ash



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Planning, Preservation and Design

Request for Certificate of Appropriateness

Application has been made by: (name)Orbin Ash

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

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

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

POSTING DEADLINE

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

10-12-2025

Time of Meeting: 5:30 PM

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

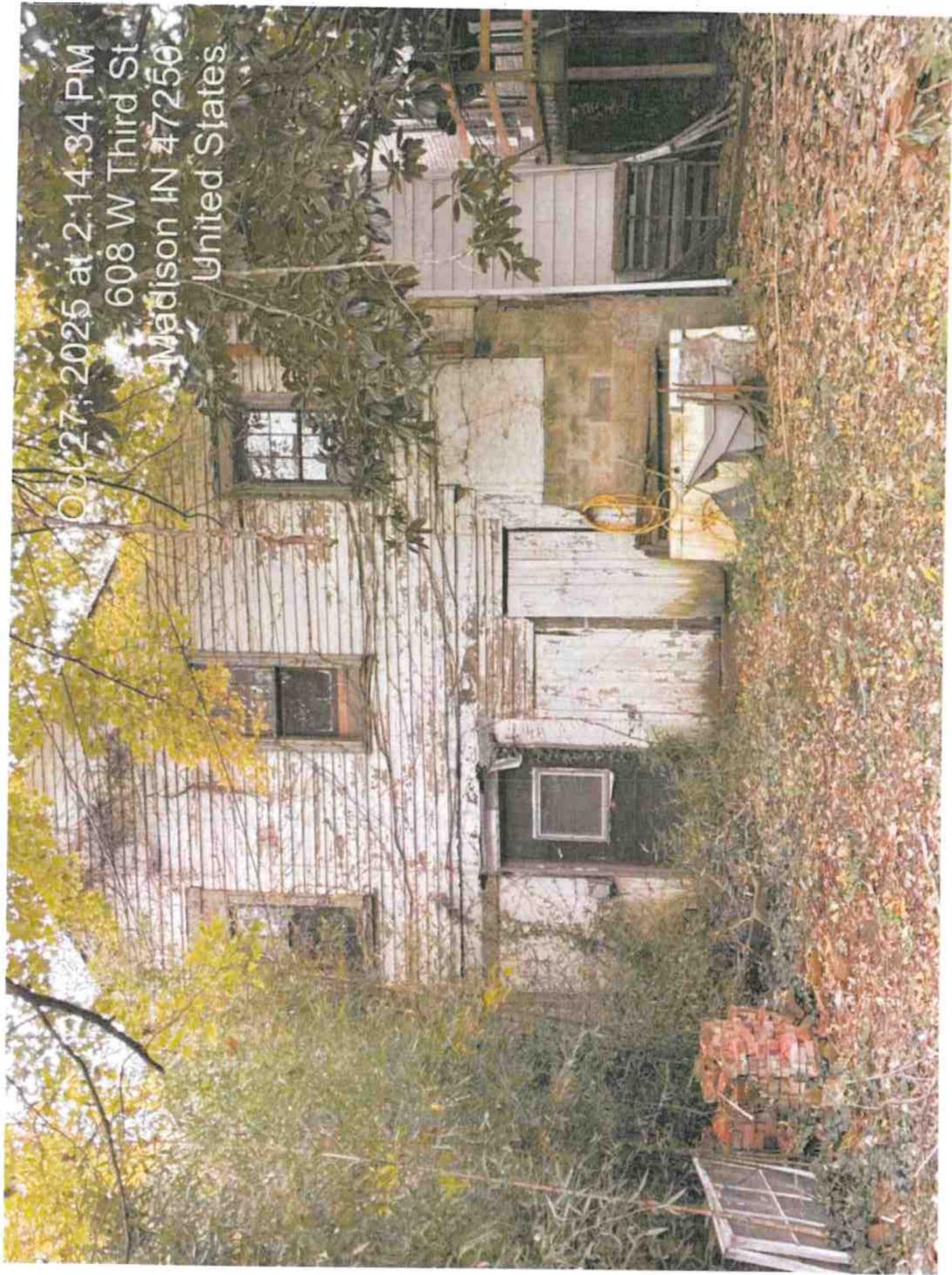
For further information, Contact the Office of Planning, Preservation, & Design at (812) 265-8324.

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

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

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

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

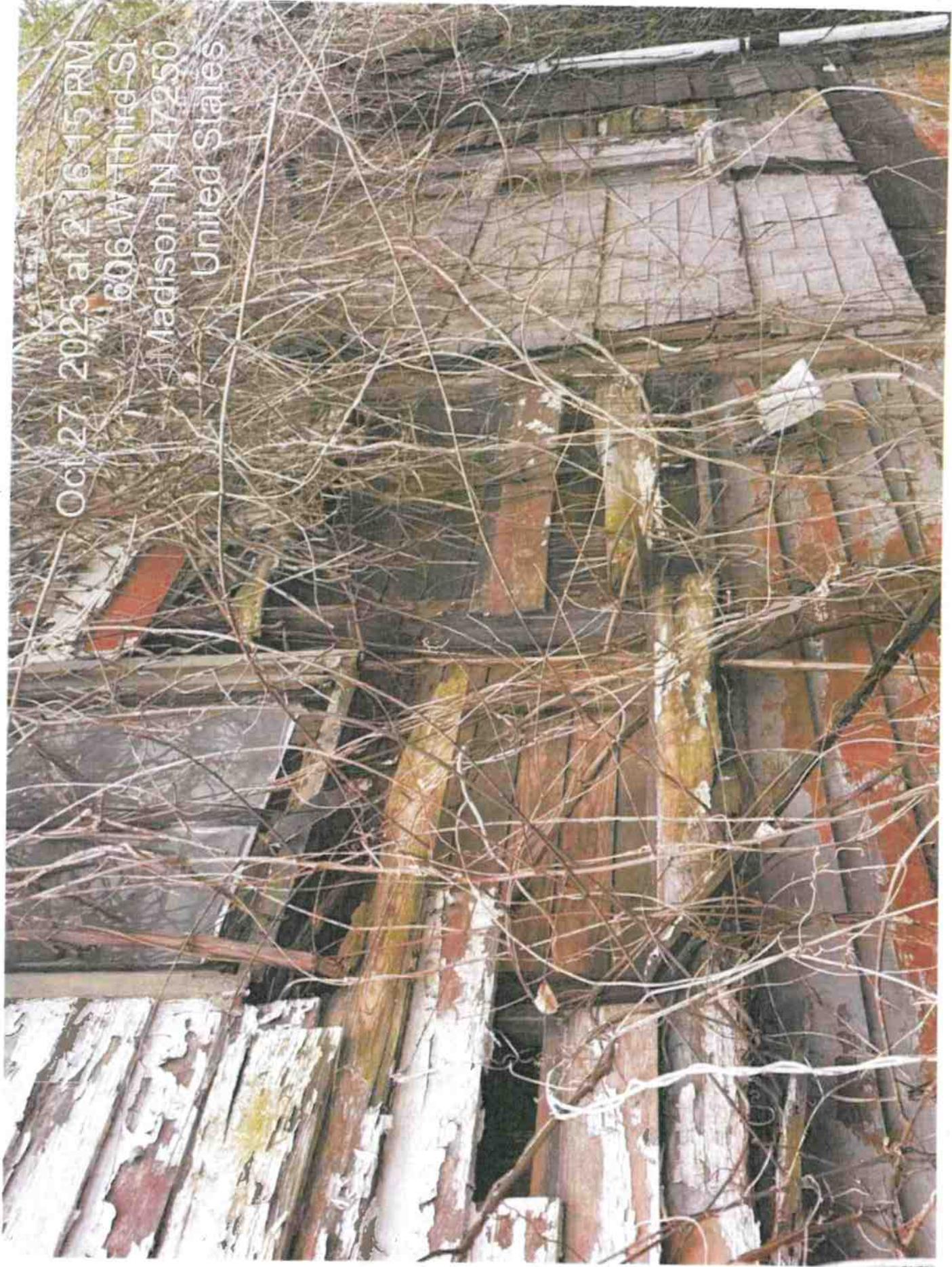


Dec 25 2025 at 3:03 PM

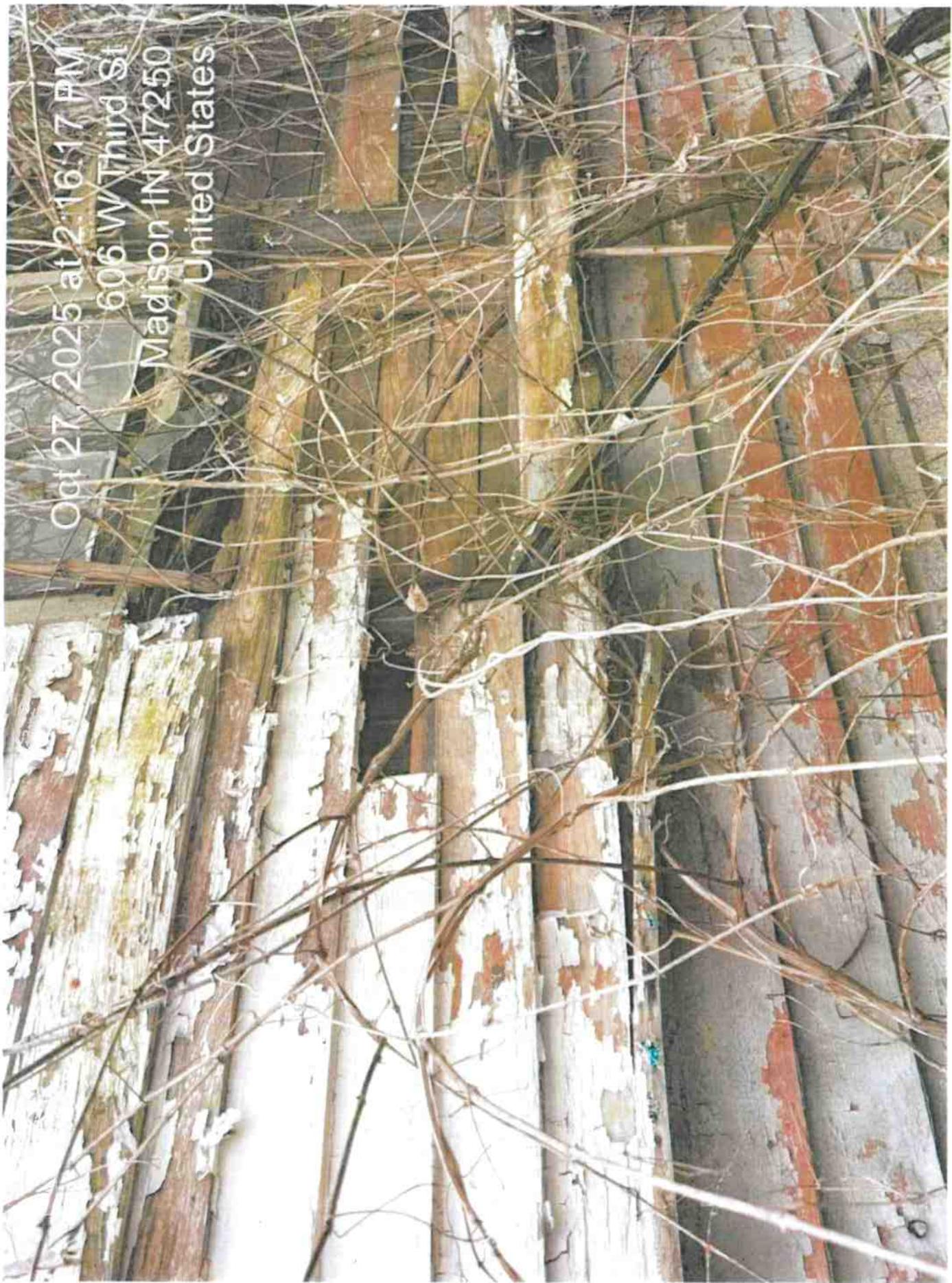
606 W Third St
Madison WI 47250
United States



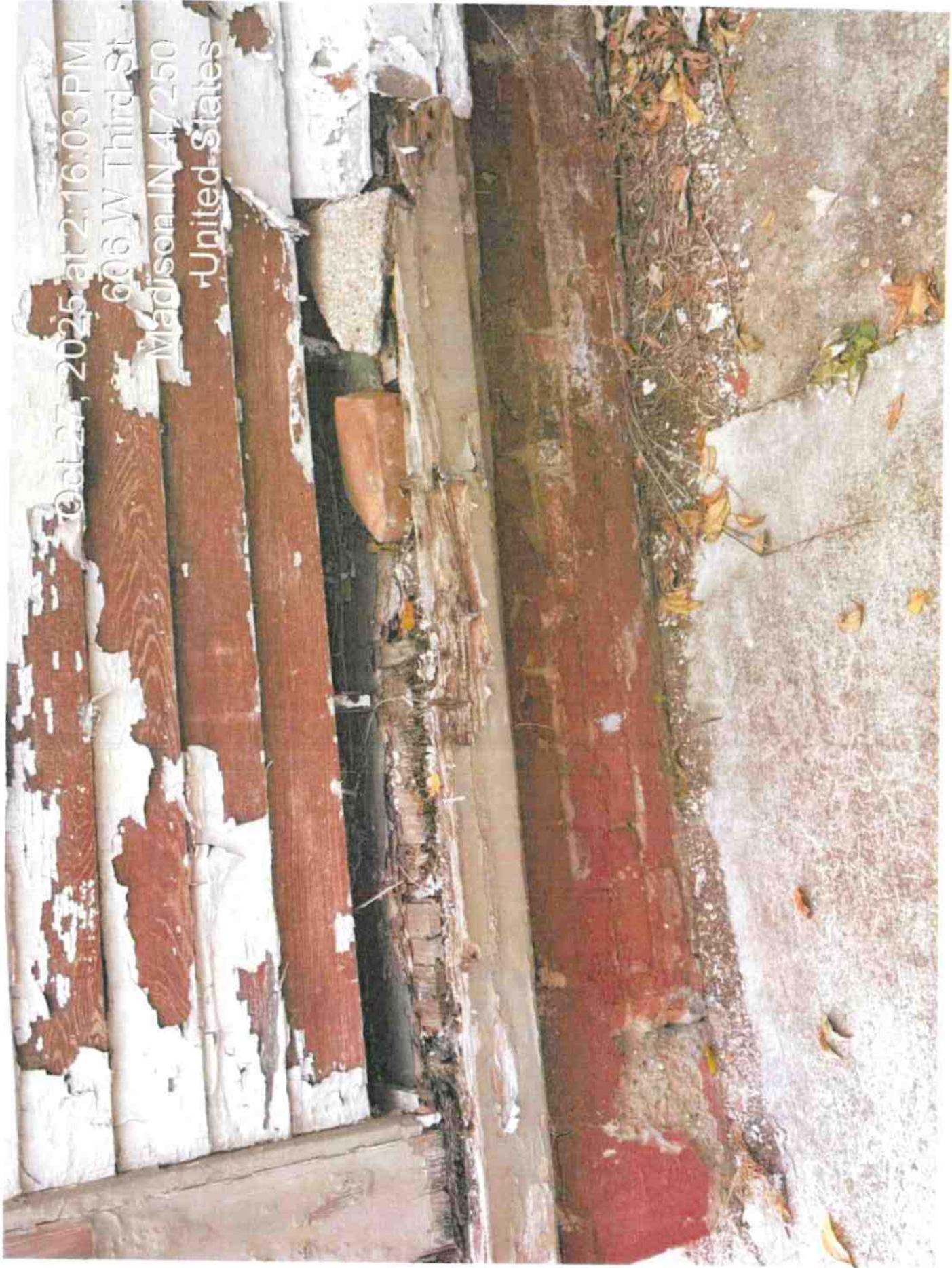
Oct 27, 2025 at 2:15 PM
606 W Third St
Madison, WI 537250
United States



Oct 27, 2025 at 2:16:17 PM
606 W Third St
Madison IN 47250
United States



2025 at 2:16:03 PM
606 W Third St
Madison, WI 53701
United States



Since my last efforts to come before the HDBR, I've had property
SINCE my last efforts to come before the
HBR, I've had property deeds revised
deeds revised to the
to the following:

1. Before the revision ~~TRACT 3~~
Before the revision ~~TRACT 3~~
which is ~~now~~ included ~~TRACT 3~~
which is 608 W 3rd included ~~TRACT 2~~
SINCE the revision ~~TRACT 2~~ now becomes
since the revision ~~TRACT 2~~ now becomes
a part of ~~TRACT 1~~, which is
611 Presbyterian Ave.
I am furnishing revised copies of the
deeds for 609 W 3rd and 611 Presbyterian
deeds for 608 W 3rd and 611 Presbyterian
~~TRACT 1~~ ~~TRACT 1~~

Note: Nothing else has changed
Note: Nothing else has changed
for the project.
for the project.

The proposed building will be in the
proposed building will be in the
same location
same location

608 W 3rd st

Part of Parcel No. 39-08-34-444-025.000-007

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **ORBIN ASH** (Grantor), of Jefferson County, in the State of Indiana, **RELEASES AND QUITCLAIMS** to **ORBIN ASH**, (Grantee), of Jefferson County, in the State of Indiana, for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency which is hereby acknowledged, the following described real estate in Jefferson County, State of Indiana:

Being a lot located in Section 34, Township 4 North, Range 10 East, in the City of Madison, Jefferson County, Indiana between Third Street and Presbyterian Avenue, west of Mill Street, being more particularly described as follows:

Commencing at a Mag Nail set at the intersection of the north right-of-way line of Third Street and the west right-of-way line of Mill Street; thence with the north right-of-way line of Third Street, North 76°42'36" West, 62.80 feet to a Brass Monument and being the POINT OF BEGINNING; thence leaving the north right-of-way line of Third Street, North 13°17'24" East, 93.82 feet to a 5/8" Rebar; thence North 89°05'07" West, 37.70 feet to a 5/8" Rebar; thence South 27°12'49" West, 42.71 feet to a 5/8" Rebar; thence South 00°00'00" East 45.50 feet to a Brass Monument in the north right-of-way line of Third Street; thence with said right-of-way South 76°42'36" East 36.64 feet to the POINT OF BEGINNING.

Containing 0.090 acres (3742.26 square feet) and subject to all legal rights-of-way and easements.

Being and intended to be a part of the same real estate conveyed to Orbin Ash by Corporate Warranty Deeds as recorded in Instrument Numbers 200705999 & 200705998, in the Recorder's Office of Jefferson County, Indiana.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE THE MERCHANTABILITY OF TITLE, FREEDOM FROM ENCUMBRANCES OR ACCURACY OR DESCRIPTION AS I DID NOT EXAMINE THE TITLE TO THE REAL ESTATE INVOLVED.

THIS PARCEL IS A SPLIT FROM PARCEL NO. 39-08-34-444-025.000-007. IT IS THE INTENTION OF THE GRANTEE FOR THIS PARCEL TO RETAIN THE CURRENT PARCEL NUMBER AND ADDRESS.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 608 W. Third St., Madison, Indiana 47250

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, the said Grantor has hereunto affixed his name and seal this 22nd day of December, 2025.

Grantor:

(SEAL)

Grantor:

(SEAL)

Signature _____

Signature Orbin Ash

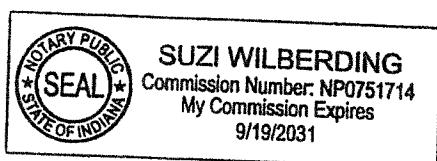
Printed _____

Printed ORBIN ASH

STATE OF INDIANA)
) SS:
COUNTY OF JEFFERSON)

Before me, a Notary Public in and for said County and State, personally appeared Orbin Ash, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal, this 22nd day of December, 2025.



Signature Suzi W. Herkendy
Printed Suzi W. Herkendy, Notary Public

This instrument prepared by: Devon M. Sharpe, Attorney, Madison, Indiana

Property Address: 608 W. Third St., Madison, Indiana 47250
Address of Grantee: 610 W. 3rd Street, Madison, Indiana 47250
Tax Mailing Address: 610 W. 3rd Street, Madison, Indiana 47250
Mail Deed to: 610 W. 3rd Street, Madison, Indiana 47250

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Devon M. Sharpe.

611 PresbYERIAN

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **ORBIN ASH** (Grantor), of Jefferson County, in the State of Indiana, **RELEASES AND QUITCLAIMS** to **ORBIN ASH**, (Grantee), of Jefferson County, in the State of Indiana, for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency which is hereby acknowledged, the following described real estate in Jefferson County, State of Indiana:

TRACT I:

Parcel No. 39-08-34-444-026.000-007 &
Part of Parcel No. 39-08-34-444-025.000-007

Being a lot located in Section 34, Township 4 North, Range 10 East, in the City of Madison, Jefferson County, Indiana, between Third Street and Presbyterian Avenue, west of Mill Street, being more particularly described as follows:

Commencing at a Mag Nail set at the intersection of the north right-of-way line of Third Street and the west right-of-way line of Mill Street; thence with the north right-of-way line of Third Street, North 76°42'36" West, 99.44 feet to a Brass Monument and passing through a Brass Monument at 62.80 feet; thence with said right-of-way line, North 76°42'36" West, 41.00 feet to a Mag Nail set at a party wall; thence leaving north right-of-way line of Third Street and with a party wall, North 00°00'00" West, 66.54 feet to a point in a party wall and the POINT OF BEGINNING; thence North 00°00'00" West, 93.46 feet to a point in a concrete wall in the south right-of-way line of Presbyterian Avenue; thence with said right-of-way line, South 76°42'36" East, 53.42 feet to a 5/8" Rebar; thence leaving the south right-of way line of Presbyterian Avenue, South 13°50'14" West, 54.57 feet to a 5/8" Rebar; thence South 02°43'23" East, 20.39 feet to a 5/8" Rebar; thence South 00°00'00" West 5.00 feet to a 5/8" Rebar; thence South 85°56'35" West, 40.00 feet to the POINT OF BEGINNING.

Containing 0.090 acres (3786.50 square feet) and subject to all legal rights-of-way and easements. (This legal description is Tract 1 from a survey completed by Pettitt & Associates, recorded October 6, 2011 as Instrument No. 2011-03497, in the Recorder's Office of Jefferson County, Indiana.)

TRACT 2:

Part of Parcel No. 39-08-34-444-025.000-007

Being a lot located in Section 34, Township 4 North, Range 10 East, in the City of Madison, Jefferson County, Indiana, between Third Street and Presbyterian Avenue, west of Mill Street, being more particularly described as follows:

Commencing at a Mag nail set at the intersection of the north right-of-way line of Third Street and the west right-of-way line of Mill Street; thence with the north right-of-way line of Third Street, North 76°42'36" West, 99.44 feet to a Brass Monument and passing through a Brass Monument at 62.80 feet; thence with said right-of-way line, North 76°42'36" West, 41.00 feet to a Brass Monument at a party wall; thence leaving the north right-of-way line of Third Street and with a party wall, North 00°00'00" West, 66.54 feet to a point in a party wall; thence North 00°00'00" West, 93.46 feet to a point in a concrete wall in the south right-of-way line of Presbyterian Avenue; thence with said right-of-way line, South 76°42'36" East, 53.42 feet to a 5/8" Rebar and being the POINT OF BEGINNING; thence leaving the south right-of-way line of Presbyterian Avenue, South 13°50'14" West, 54.57 feet to a 5/8" Rebar; thence South 02°43'23" East, 20.39 feet to a 5/8" Rebar; thence South 89°05'07" East 57.24 feet to a 5/8" Rebar; thence North 13°17'24" East 74.18 feet to a Mag Nail; thence North 76°42'36" West 42.20 feet to a Mag Nail; thence South 00°00'00" East 12.62 feet to a 5/8" Rebar; thence North 76°42'36" West 21.71 feet to the POINT OF BEGINNING.

Containing 0.110 acres (4651.42 square feet) and subject to all legal right-of-way and easements. (This legal description is Tract 2 from a survey completed by Pettitt & Associates, recorded October 6, 2011 as Instrument No. 2011-03497, in the Recorder's Office of Jefferson County, Indiana.)

Being and intended to be a part of the same real estate conveyed to Orbin Ash by Corporate Warranty Deed as recorded in Instrument Numbers 200705999 & 200705998, in the Recorder's Office of Jefferson County, Indiana.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE THE MERCHANTABILITY OF TITLE, FREEDOM FROM ENCUMBRANCES OR ACCURACY OR DESCRIPTION AS I DID NOT EXAMINE THE TITLE TO THE REAL ESTATE INVOLVED.

THE PURPOSE OF THIS DEED IS TO COMBINE PARCEL NO: 39-08-34-444-026.000-007 AND PART OF PARCEL NO: 39-08-34-444-025.000-007 INTO JUST ONE PARCEL TO BE KNOWN AS 39-08-34-444-026.000-007, WITH THE ADDRESS OF 611 PRESBYTERIAN STREET, MADISON, INDIA .

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 611 Presbyterian Street & Part of 608 W. Third St., Madison, Indiana 47250

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

22nd IN WITNESS WHEREOF, the said Grantor has hereunto affixed his name and seal this day of December, 2025.

Grantor:

(SEAL)

Grantor:

(SEAL)

Signature _____

Signature 

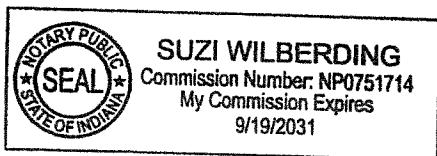
Printed _____

Printed ORBIN ASH

STATE OF INDIANA)
COUNTY OF JEFFERSON)
) SS:

Before me, a Notary Public in and for said County and State, personally appeared Orbin Ash, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal, this 22nd day of December, 2025.



Signature Suzi Wiberdning
Printed Suzi Wiberdning, Notary Public

This instrument prepared by: Devon M. Sharpe, Attorney, Madison, Indiana

Property Address: 611 Presbyterian Street, Madison, Indiana 47250

Address of Grantee: 610 W. 3rd Street, Madison, Indiana

Tax Mailing Address: 610 W. 3rd Street Madison Indiana 47250

Mail Deed to: 610 W. 3rd Street, Madison, Indiana 47250

616 W. 3 Street, Madison, Indiana 47250

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Devon M. Sharpe.



PROJECT BRIEF – *Historic District Board of Review*

*Application for Certificate of Appropriateness at 803
Fillmore Aly. To enclose a covered porch with wood clad
casement windows with SDLs.*



Current Zoning: Historic District Residential (HDR)	Project Location: 803 Fillmore Aly.
Applicant: Michael O'Dea	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

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

History, Relevant Information, & Prior Approvals:

History:

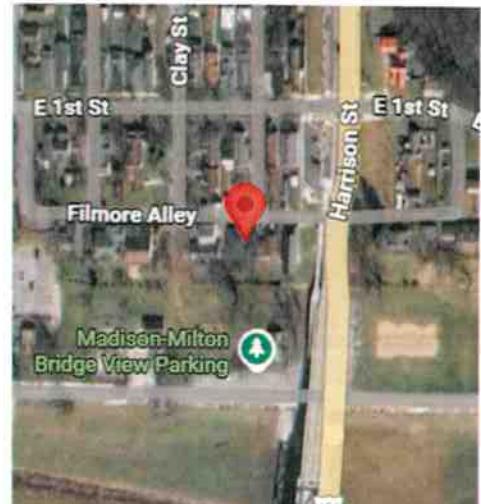
N/A

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.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
803 Fillmore Aly
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: Sits on hill as land drops to river level, house is split level, terraced slope with stone retaining walls to river. Linear paved parking along street. Various trees, ornamentals. Wood fence at rear.



Lat/Long: 38.7333341769045700, -85.3703382588955000 [WGS84]

UTM: Zone 16S, 641647.6142 mE, 4288445.6855 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling

Current Function: Domestic: Single Dwelling

Construction Date: ca. 1970-1979 , circa 1970*

Architect:

Original or Significant Owners:

Builder:

Significant Date/Period:

Developer:

Areas of Significance:

Architectural Information

Category: building, House

Style:

Additions

Structural:

Exterior Material(s): brick

Alterations

Stories: 1, Bays:

Roof Material: replacement asphalt shingles

Moved

Form or Plan: Ranch, rectangular

Roof Type: Hipped , Deep eaves

Other

Foundation: concrete block

Windows: aluminum 1/1 double-hung sashes

Ancillary structures:

General condition: Good

Chimney(s): one brick side right exterior

Basement:

Porch:

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

Level of potential eligibility

Landmark potential

National

National

State

State

Local

Local

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Individually eligible

Eligible as contributing resource

Not eligible / non-contributing

Not determined



Description/Remarks

This is a 1-story house built in 1970. The foundation is concrete block. Exterior walls are brick. Brick is stretcher bond. The building has a hipped roof clad in replacement asphalt shingles with deep eaves. Hipped roof, low pitch, overhanging modern eaves. There is one side right, exterior, brick chimney. Windows are aluminum, 1/1 double-hung sashes. Modern 1/1 windows with brick rowlock sills, skylight, shutters. Bow window on south. Two-story porch on south side. Storm door.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Oct 03, 2002, Site Number 4-257
Inventoried: 09/20/2021 11:44:02 am Last updated: 06/21/2022 5:20:45 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-25-132**

Certificate of Appropriateness
(COA) Application

Status: Active

Submitted On: 11/10/2025

Primary Location

803 FILLMORE ST
MADISON, IN 47250

Owner
ODEA MARSHA CASTLE
FILLMORE ST 803 Madison, IN 47250-
3608

Applicant

Michael O'Dea
502-290-4500
m.odea@mac.com
803 Filmore Alley
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?***

Yes

Zoning Classification

HDR

Legal Description of Property

803 Fillmore Aly., Madison, IN 47250

Will you be working with a Contractor?

—

Description of Existing Use

residential

Description of Proposed Use

residential

Type of Project

Select which applies to your project.*

Define Other 

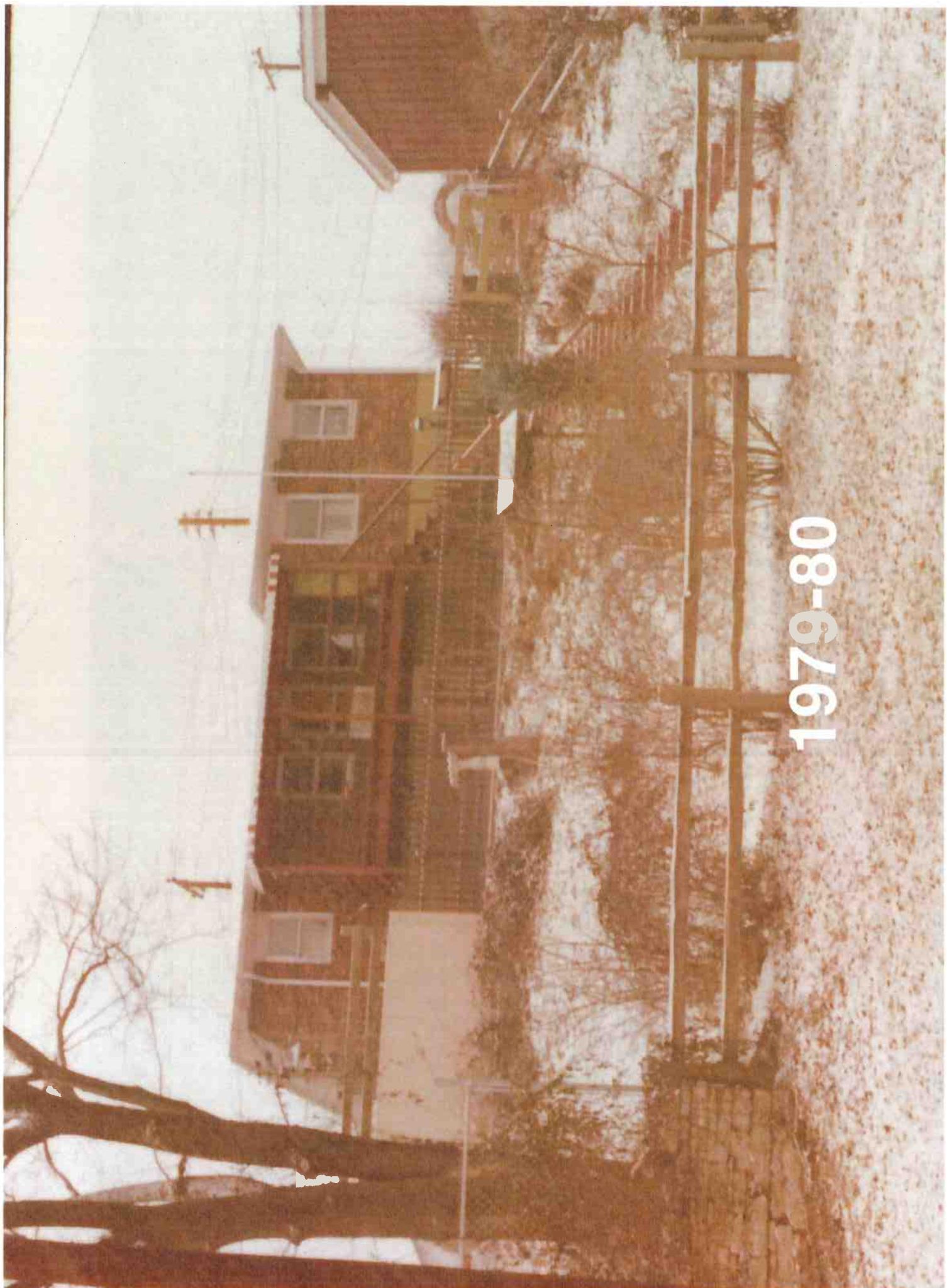
Restoration, Rehabilitation, or Remodel

Description(s) of Work**Scope of Work***

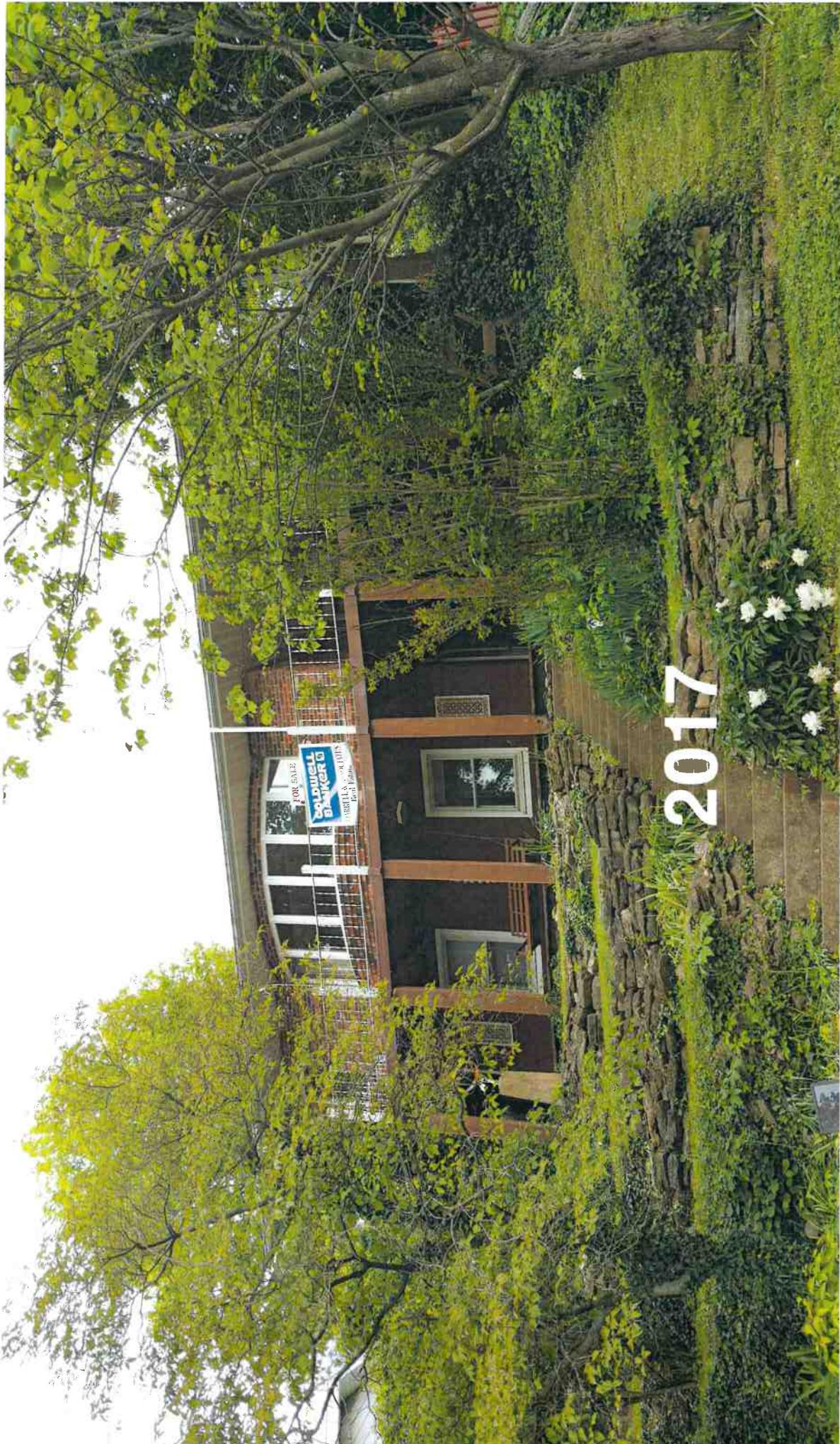
enclosing existing covered porch at southeast corner of residence using clad wood casement windows with SDLs along full perimeter

Building Elements**Architectural Details****Awnings & Canopies****Chimneys****Deck****Demolition****Doors & Entrances****Fences and Walls****Fire Escapes & Staircases**

Foundations	Gutters & Downspouts
<input type="checkbox"/>	<input type="checkbox"/>
Historic Garages & Outbuildings	Lighting
<input type="checkbox"/>	<input type="checkbox"/>
New Construction/Addition	Pools, Fountains, Gazebos and Pergolas
<input type="checkbox"/>	<input type="checkbox"/>
Porch Columns & Railings	Porches
<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing Material*	Proposed Material*
4x4 posts	2x framing between window units, trimmed and painted
Ramps and Lifts	Roofs
<input type="checkbox"/>	<input type="checkbox"/>
Shutters	Siding
<input type="checkbox"/>	<input type="checkbox"/>
Signage	Storefronts
<input type="checkbox"/>	<input type="checkbox"/>
Storm Doors and Storm Windows	Utilities
<input type="checkbox"/>	<input type="checkbox"/>
Windows	Existing Material*
<input checked="" type="checkbox"/>	wood clad casement adjacent
Proposed Material*	Other
same with SDL.	<input type="checkbox"/>

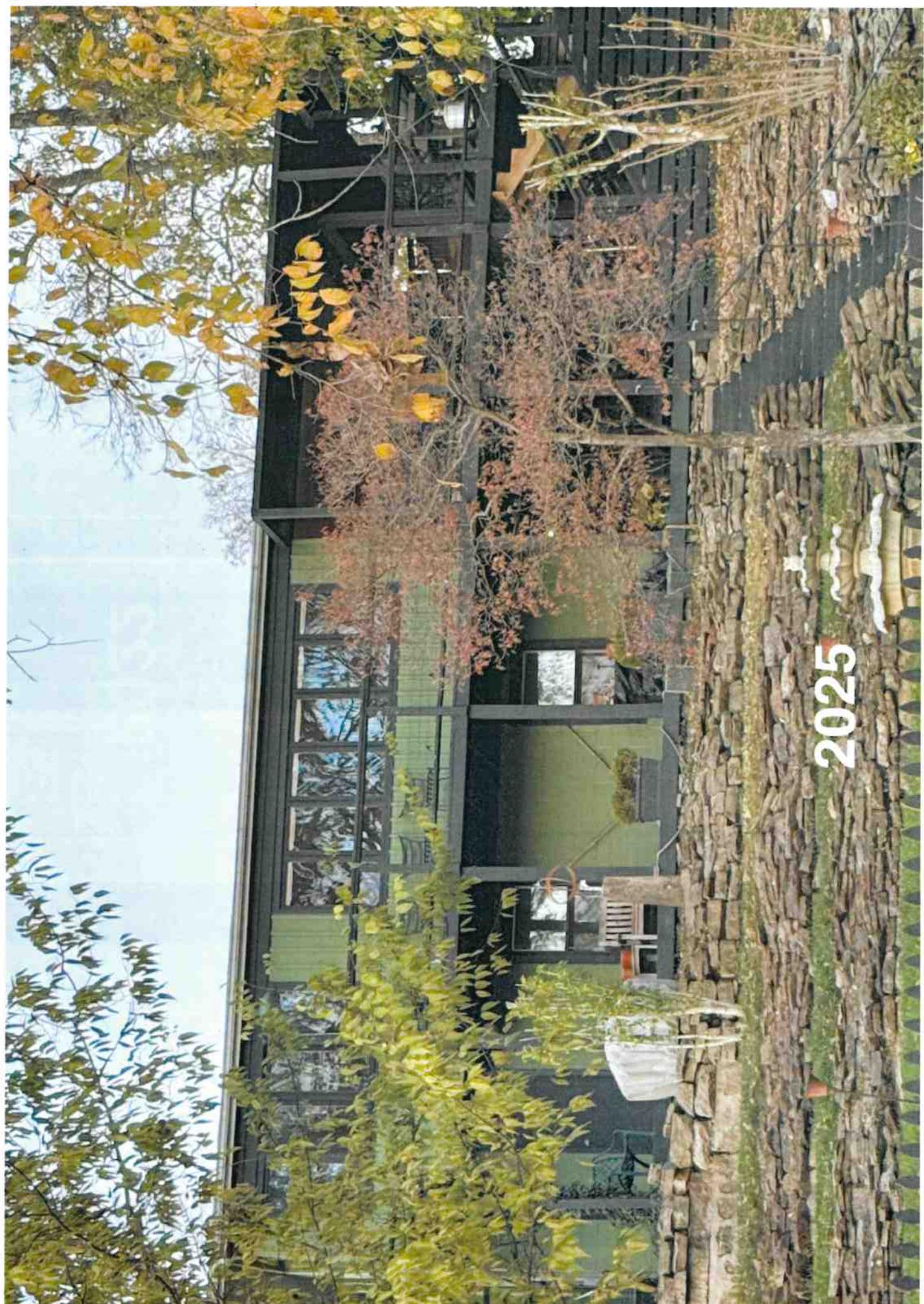


1979-80



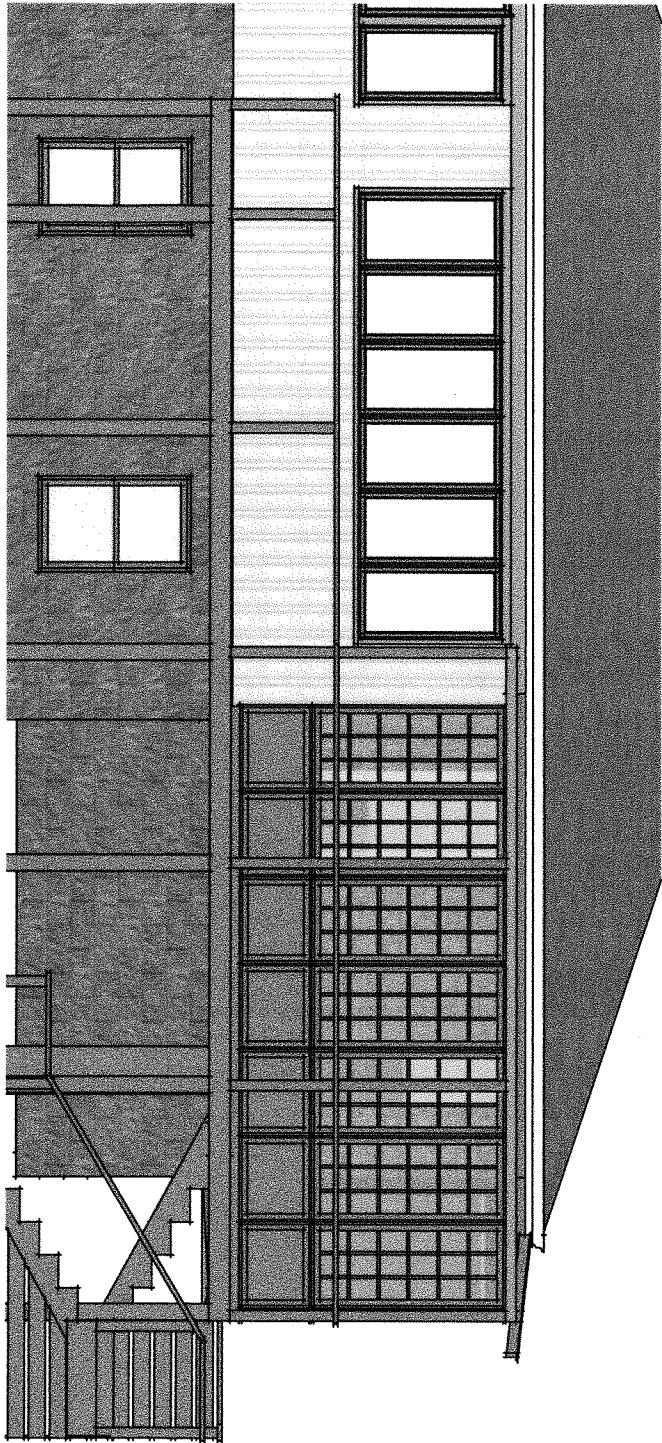
2022



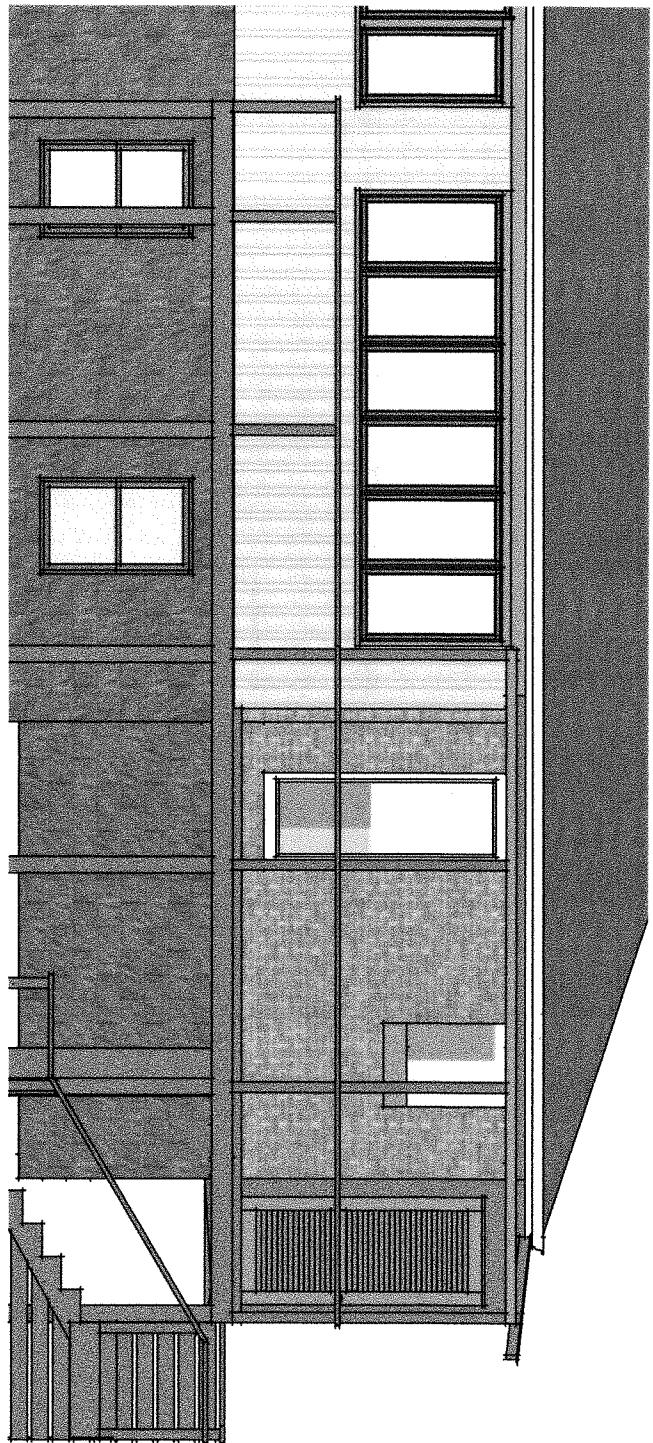


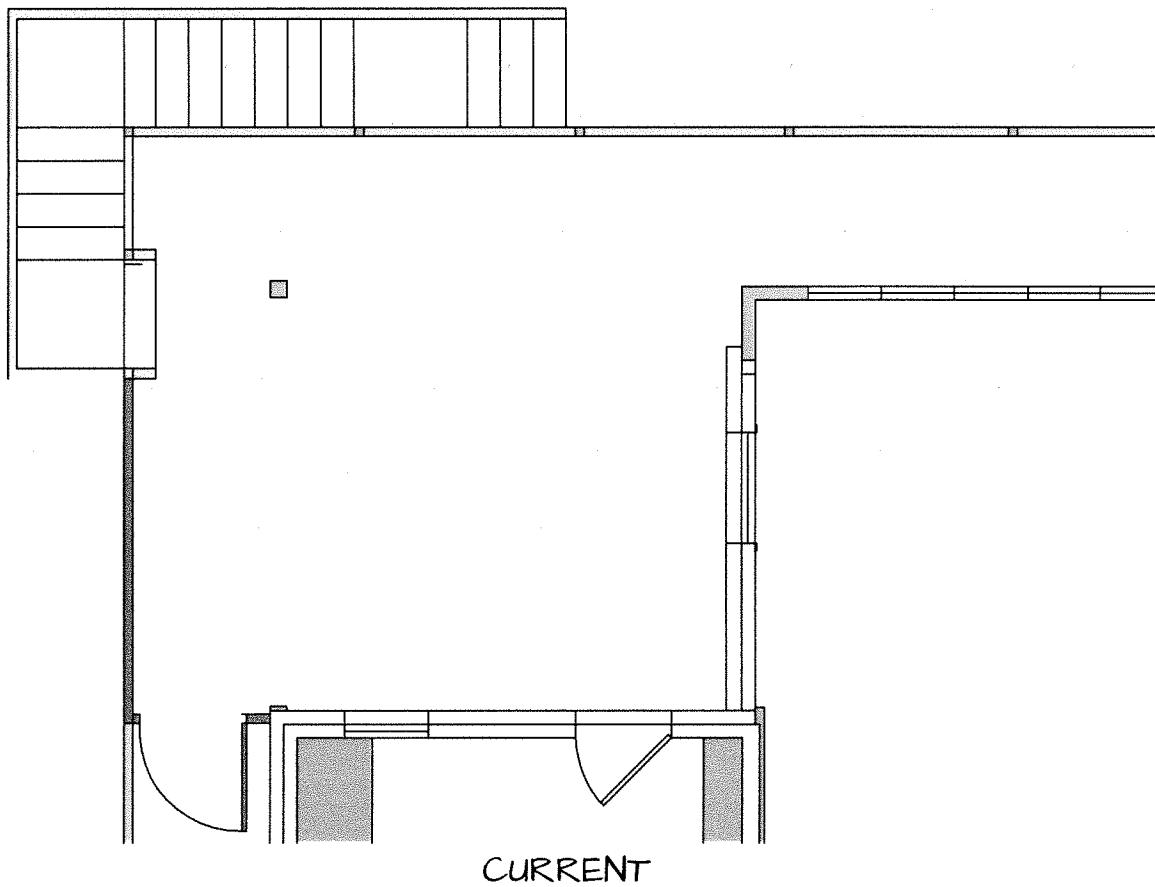
2025

PROPOSED

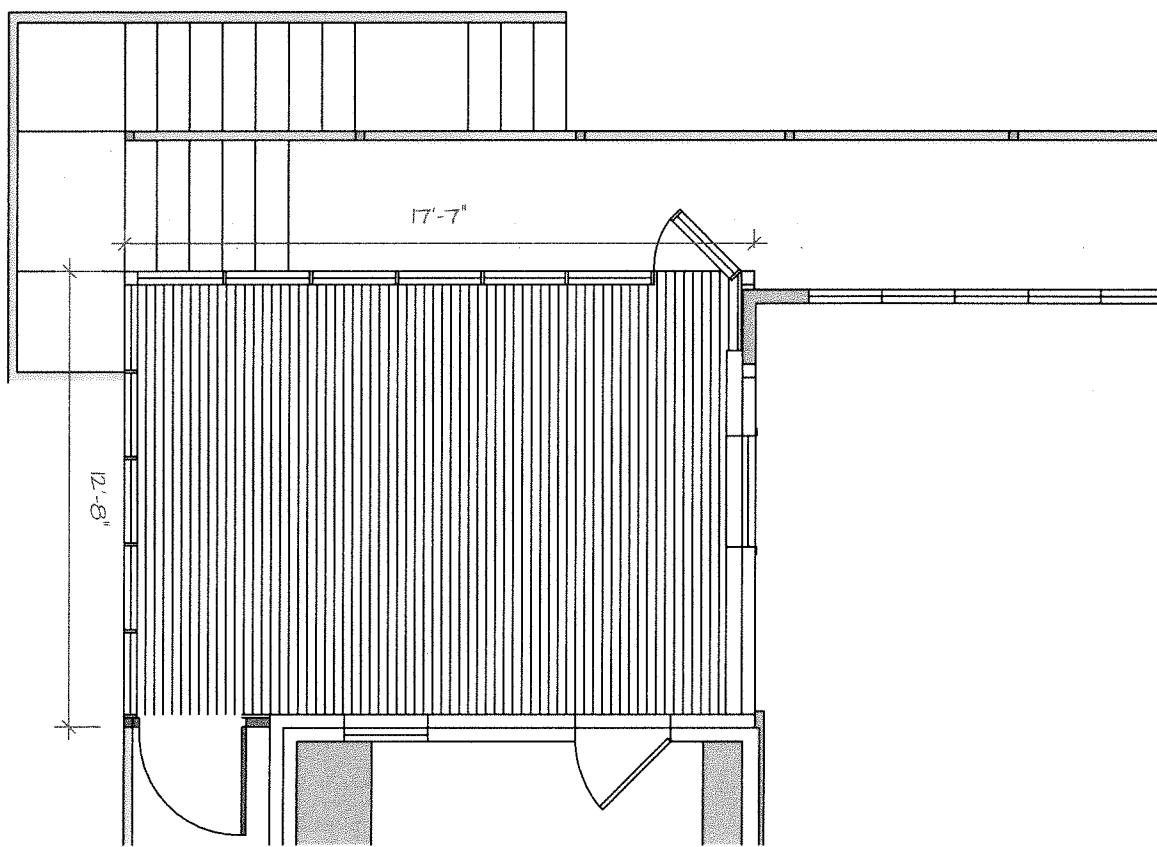


CURRENT





CURRENT



PROPOSED



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:

History, Relevant Information, & Prior Approvals:

History:

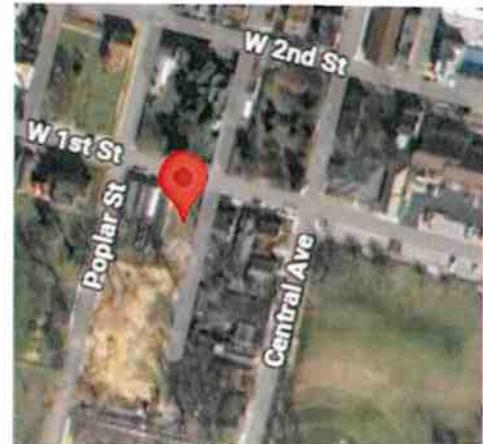
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	
Style	
Evaluation	
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance.

**Record No: HDCA-26-2**

Certificate of
Appropriateness (COA)
Application
Status: Active
Submitted On: 1/5/2026

Primary Location

217 W FIRST ST
MADISON, IN 47250

Owner

Ryan & Kelly Rodgers
E First Street 804 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**

1

 Incomplete application ** Approval/Denial Date**

—

 Approved/Denied

—

 Name and Title of Reviewer** Additional Comments****General Information****Are you the owner?***

Yes

Zoning Classification

HPC

Legal Description of Property

011-04113-00PTRIVERBLK6ON 1STST 11-132-22&22.1 217 WFirst St

Will you be working with a Contractor?

Yes

Description of Existing Use

Residential

Description of Proposed Use

Residential

Contractor Information

Company Name

Pine Lane of Madison, LLC

Contractor Name

Ryan Rodgers

License Number

1687

Expiration Date

—

Phone

812-818-6772

Email

ryan@pinelanellc.com

Mailing Address

804 E First St

City

Madison

State

IN

Zip Code

47250

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* 

Clad Windows

Fiberglass Doors

James Hardie or LP Smart siding

Asphalt Shingles

Wood Grain steel garage door

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

Jan 5, 2026

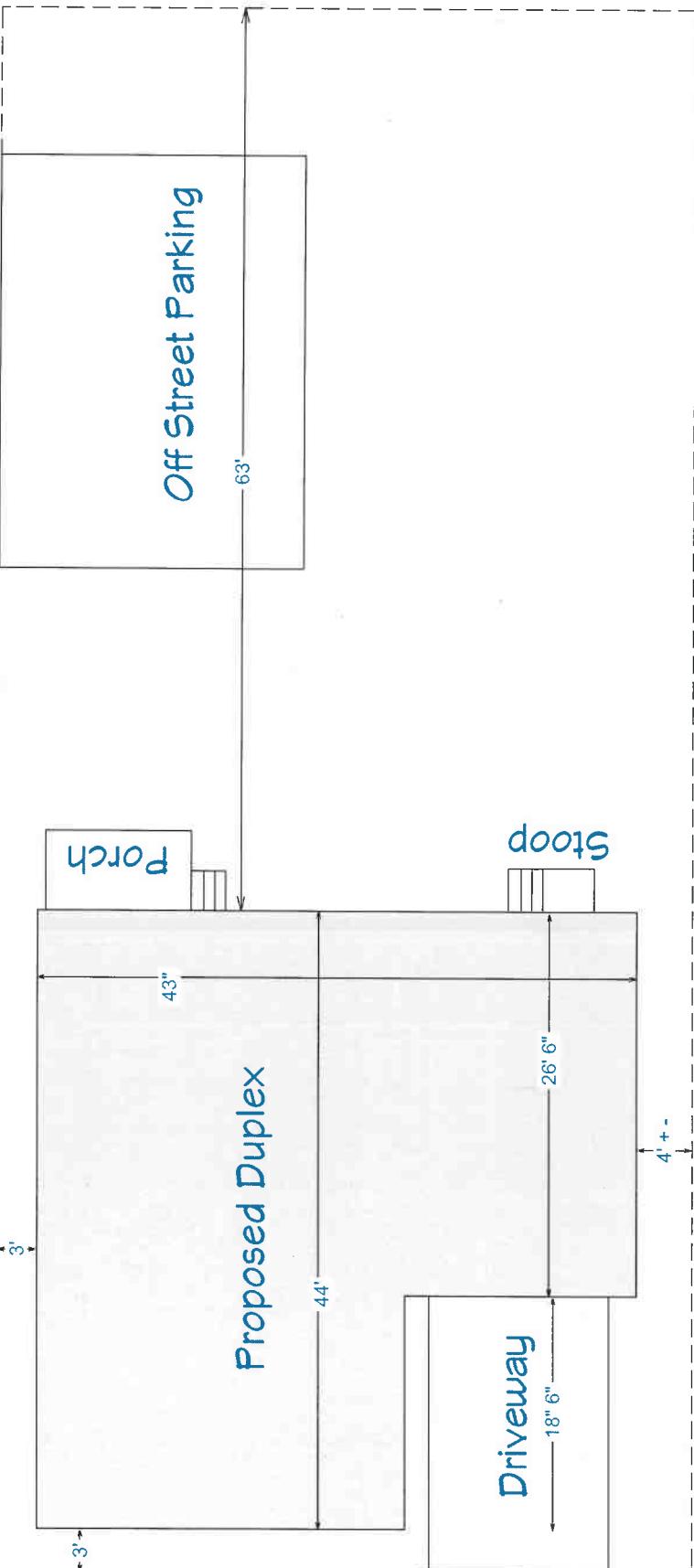
Site Plan

Project: Ryan & Kelly Rodgers - New Duplex
217 W First St Madison Indiana 47250
Ryan Rodgers 812-818-6772
ryan@pinelaneilc.com

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

PINE LANE LLC
of MADISON
7

Alley



First Street

North Elevation



3

Project 217 W First St Madison 47250
Ryan & Kelly Rodgers - New Duplex
Ryan@pinelaneelc.com

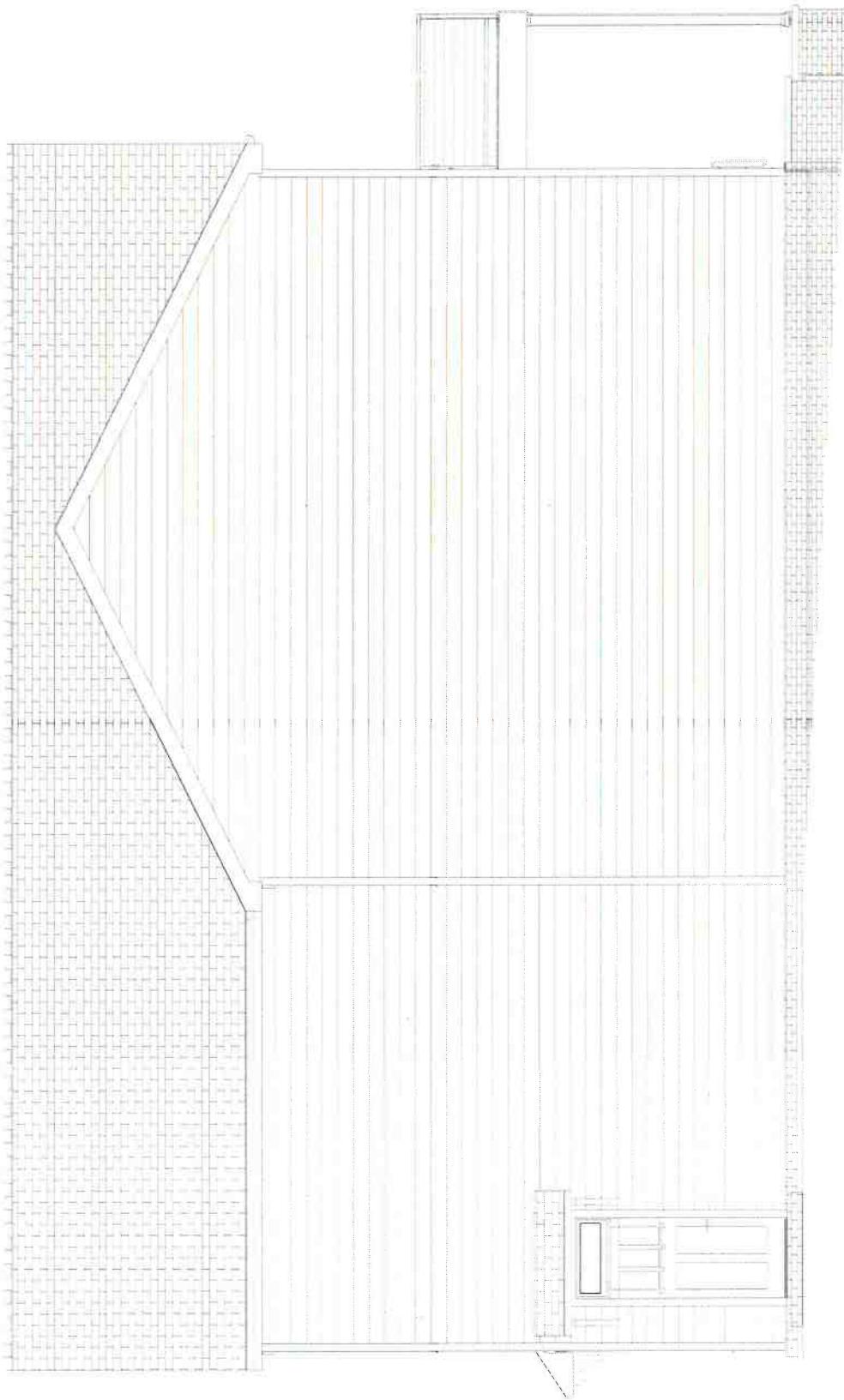
Project 217 W First St Madison 47250
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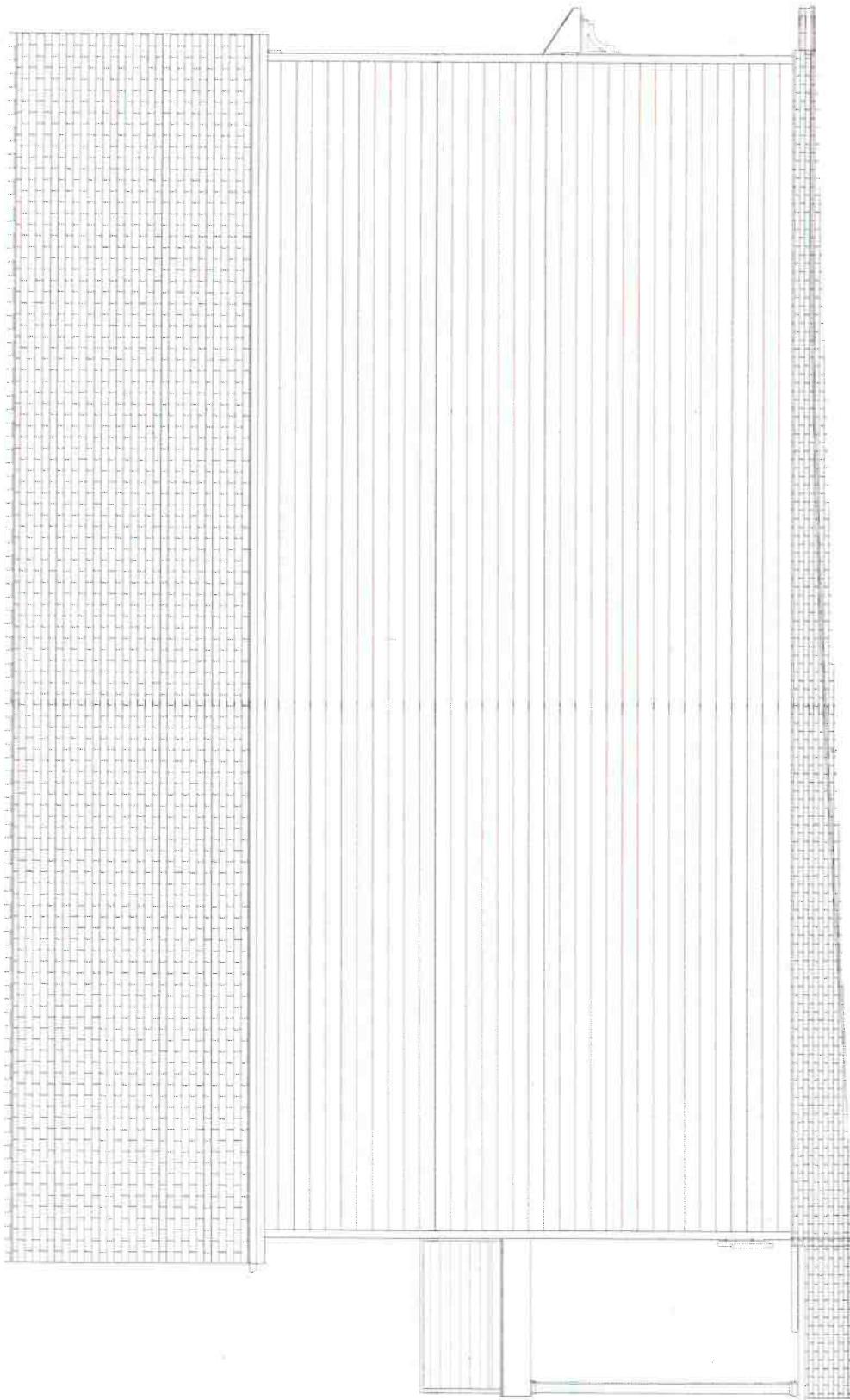
West Elevation



Project 217 W First St Madison Indiana 47250
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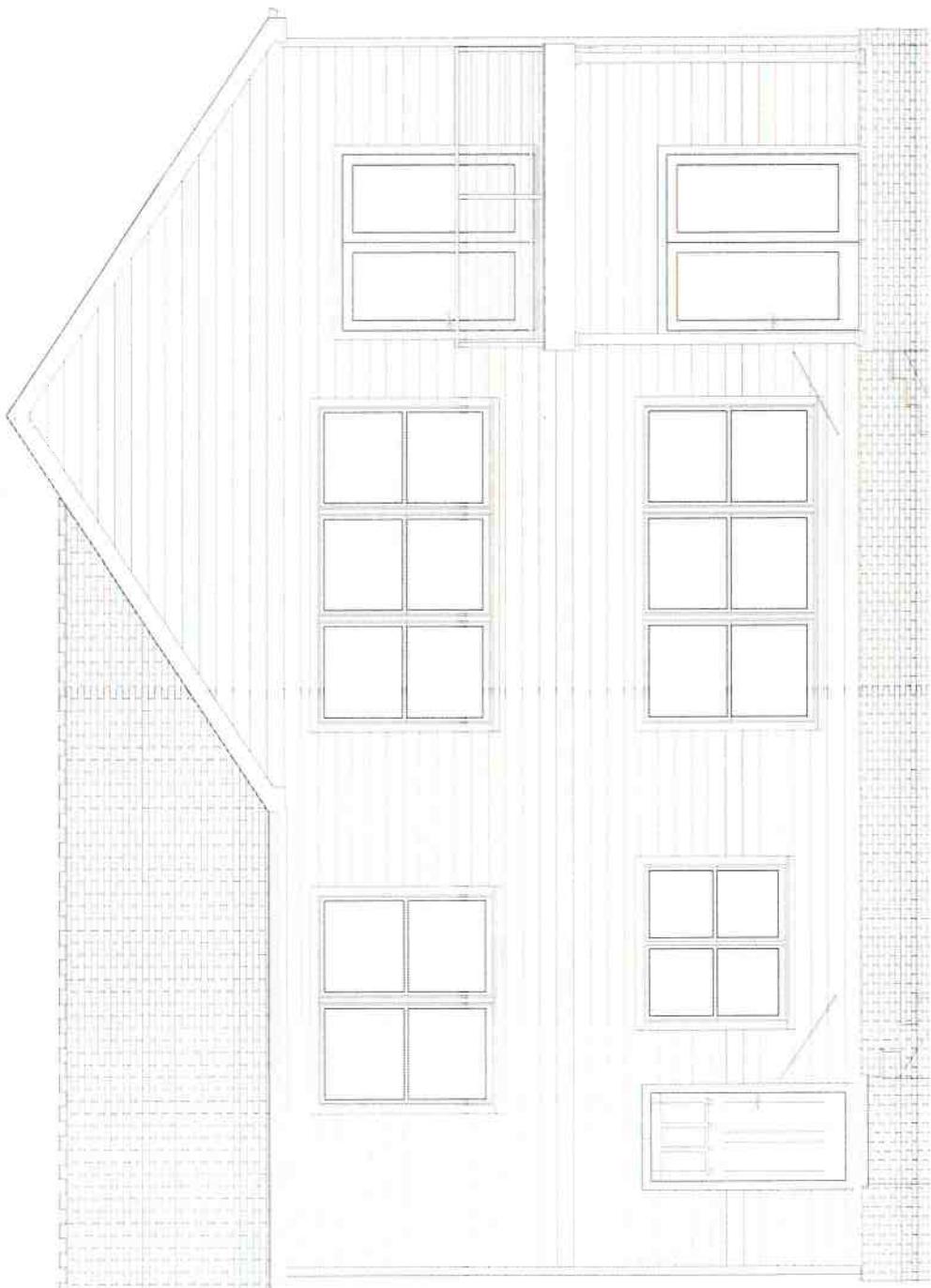
South Elevation

6

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AI Rendering



REVISION 6
2

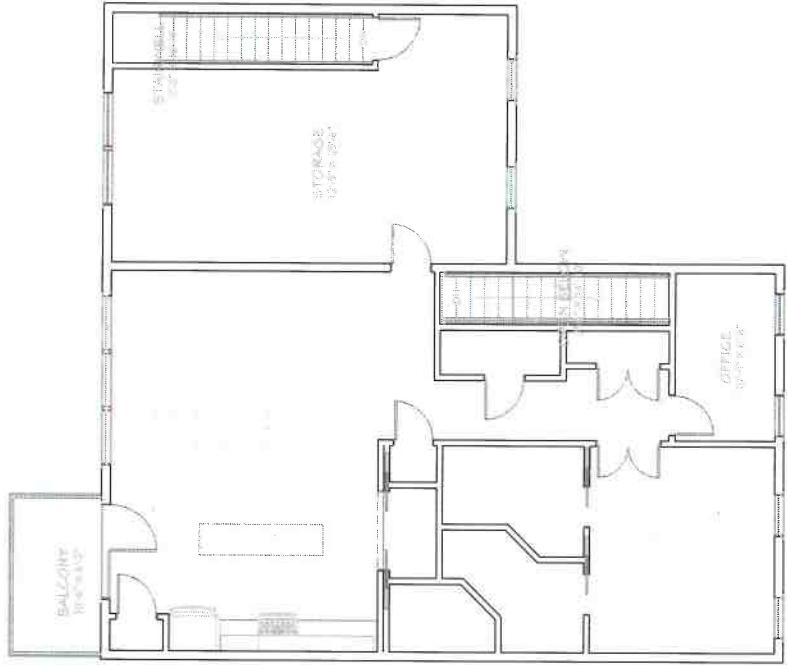
Project: Ryan & Kelly Rodgers - New Duplex
217 W First St Madison Indiana 47250
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AI Rendering

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2nd Floor



1st Floor

