



MADISON

Indiana

Historic District Board of Review Legal Notice

MEETING DATE: February 23, 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. Tabled Applications
 - Annette Fultz – C. of A. to replace rotting wood windows with aluminum clad windows and demolish garage at rear of property.
Location: 421 Mill St.
Zoned: Historic District Residential (HDR)
 - Carolina and Ken Mackinlay – C. of A. to replace windows.
Location: 1229 W. Main St.
Zoned: Historic District Residential (HDR)
 - Orbin Ash – C. of A. to build a 20'x30' pole barn.
Location: 608 W. Third St.
Zoned: Historic District Residential (HDR)
 - 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)
- D. New Applications
 - Romozzi Construction Services LLC – C. of A. to demolish existing additions to rebuild on the current footprint with the addition approved in December due to structural concerns.
Location: 609 W. Second St.
Zoned: Historic District Residential (HDR)
 - John Gray – C. of A. to replace the existing small porch with a porch that stretches the entire front of the house as it did historically.
Location: 736 W Main St.
Zoned: Specialty District (SD)
 - Lisa York – C. of A. to remove original windows on side and replace with wood aluminum clad windows to match the rest of the house.
Location: 1017 W. First St.
Zoned: Historic District Residential (HDR)
- E. New/Old Business
- F. Staff Report
- G. Adjournment
- H. Next Meeting: March 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 23, 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

February 2, 2026

The Madison City Historic District Board of Review held the regularly scheduled meeting on Monday, February 2, 2026, at 5:30 p.m. at 101 W. Main Street. William Jewell presided over the meeting with the following members present: Chris Cody, Happy Smith, Jared Anderson, Ryan Rodgers, and Jed Skillman. Also present was Brenna Haley – Historic Preservationist and Joe Jenner- City Attorney.

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.

12/15/2025 Minutes:

W. Jewell asked if everyone had a chance to read the minutes for the meeting on December 15, 2025, and had any corrections or additions.

J. Skillman moved to approve the minutes. Seconded by J. Anderson.

Roll Call:

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

Minutes stand approved.

Elections:

W. Jewell nominated C. Cody as HDBR Chair. Seconded by J. Anderson.

Roll Call:

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

The motion was approved.

C. Cody nominated W. Jewell as HDBR Vice Chair. Seconded by J. Skillman.

Roll Call:

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

The motion was 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)

The application was withdrawn prior to the start of the meeting.

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 did not appear; application remains tabled.

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

Applicant requested to table application. Application remains tabled.

4. James Grant – C. of A. place a HUD approved manufactured home on a permanent foundation (wheels, axel, and tow removed).
 Location: 887 Vine St. Zoned: Central Business District (CBD)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. James Grant was present.

J. Grant explained why he wanted to place a manufactured home on the lot. J. Skillman stated that, while he would prefer to see fewer manufactured homes in the Historic District, he did not have an objection to this particular proposal, considering the rest of the neighborhood is made up of other manufactured homes.

W. Jewell asked for public comment.

Mike Pittman, 420 Elm St., said that he was grateful to J. Grant for taking on the challenge of investing and building on that lot. He said that he recommended approval of the project.

W. Jewell asked for a motion. J. Anderson said, "I move that the HDBR approve Mr. Grant's application for the project at 887 Vine St."

Seconded by C. Cody.

Roll Call:

R. Rodgers	Approved
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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.

5. Karen Harrell – C. of A. to replace aluminum sliding windows with vinyl sliding windows.
 Location: 424 East St. Zoned: Historic District Residential (HDR)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Karen Harrell was present.

K. Harrell explained that the windows that are currently in place are not secure. She likes the look of vertical sliders and intends to keep the same profile with the new windows.

C. Cody said that the structure should be considered a contributing resource to the district, as this home is Mid-Century Modern with several character defining elements, and that he was glad the Harrells intended to keep the original design.

W. Jewell asked for public comment.

W. Jewell asked for a motion. J. Skillman made the following motion: "I move that the HDBR approve the application."

Seconded by W. Jewell.

Roll Call:

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

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Orbin Ash was present.

O. Ash explained that the site has four parcels that he combined into two to appease the city's concern over placing an accessory structure on its own lot. The lot he would be placing the proposed structure

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on already has an occupied residential log cabin on it. He acknowledged that the HDBR does not tend to look favorably upon pole barns in the Historic District, but that he felt a lot of that stemmed from those pole barns looking like pole barns, rather than stick-built structures. He said that his proposed structure will appear like a stick-built structure from the outside.

C. Cody asked for clarification on how the property lines were changed. O. Ash said that the proposed structure will not be connected to 608 W. Third St. in any way, instead belonging to 611 Presbyterian Ave. now. J. Anderson asked if 608 W. Third St was on the Vacant and Abandoned Structures list, to which O. Ash confirmed it was.

R. Rodgers said that it appeared the proposed pole barn would be closer to the street than the primary structure is. O. Ash said that it would end up being closer to the street, but would be within the zoning setbacks requirements. R. Rodgers said that the guidelines don't allow for accessory structures to be in front of primary structures.

C. Cody asked B. Haley to pull up the guidelines related to accessory structures (24.0 New Construction – Outbuildings). He specifically pointed to 24.2 (Site new garages and accessory buildings appropriately on the lot. Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling). C. Cody agreed that the proposed design is one of the more elegant pole barns that has been presented to the board, but that even if it were not a pole barn, he still did not feel like he could vote in favor of it due to the proposed placement of the structure on the lot.

C. Cody said that he did not wish to make a motion for denial, and asked if O. Ash would like the table the application and come back with an updated design and location. He recommended reviewing the guidelines under 24.0.

C. Cody made the following motion: "I move that the HDBR table Mr. Ash's application."

Seconded by J. Anderson.

Roll Call:

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

The motion to table the application was approved.

7. 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)

Applicant requested to table the application until next month.

C. Cody made the following motion: "I move to table the application for 803 Fillmore Aly."

Seconded by W. Jewell.

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Roll Call:

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

The motion to table the application was approved.

8. 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 explained the differences between his application this month and the one that was presented during the previous meeting. The layout had been changed to remove one of the two originally proposed garages and driveways, as well as addressing the concern over the recessed entrances that were on the previous design.

W. Jewell asked for public comment.

Tony Steinhardt, 213 W. Second St., 206 W. First St., and 221 W. First St., said that he appreciated the change to the design, but still expressed concern over the street facing garage and the requirement of a curb cut, as that would cut into the historic brick gutter in the line of the proposed driveway. He said that this design is more respectful of the neighborhood than the last design. R. Rodgers said that he intends to redo the brick ditch that would be affected by the curb cut.

W. Jewell asked for a motion. C. Cody made the following motion: "I believe that this project complies with the guidelines, and I make the motion to approve the application for 215 W. First St."

Seconded by J. Anderson.

Roll Call:

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

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

New/Old Business:

Code Enforcement Officer Duey O'Neal gave a presentation to the board and audience over the Vacant and Abandoned Ordinance and how that will factor into the preservation efforts of the city. He mentioned one property, 420 Broadway St., that had been flagged as vacant or abandoned that had its determination challenged. Regarding this property, C. Cody made the following motion: "I move that the Historic District Board of Review express support for the enforcement actions at 420 Broadway St. and opine these actions are necessary for the continued preservation of the structure."

Seconded by J. Skillman.

Roll Call:

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

The motion was approved.

Staff Report:

January 2026 Fast-Track Applications

Applicant	Address	COA
Rick LaCour	611B Mulberry St.	Windows, doors, resizing windows to original size

January 2025 COA Review

Applicant	Address	COA	Completed
Roger Welch	515 Jefferson St	Windows	In progress
Matthew Binzer	518 Jefferson St	Storm windows	Yes

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

Meeting adjourned at 6:55 p.m.

BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW

William Jewell, Chairman

Brenna Haley, Historic Preservationist



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:

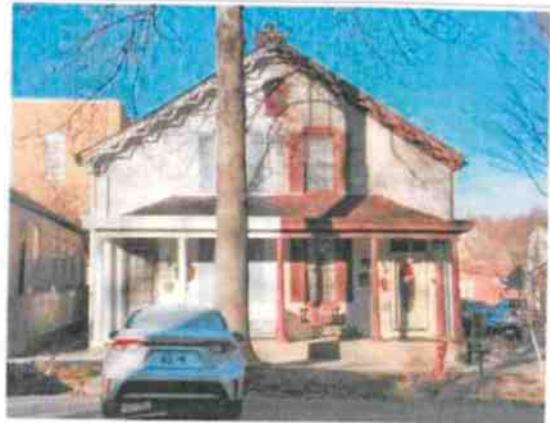
Visible from public right of way: Yes

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.

Level of potential eligibility

National

State/Province: indiv. district landmrk.

State

State

Local: indiv. district landmrk.

Local

Local

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

National

State

Local

National

State

Local

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.

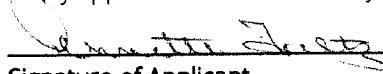
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction – Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction – Commercial	103	HDBR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

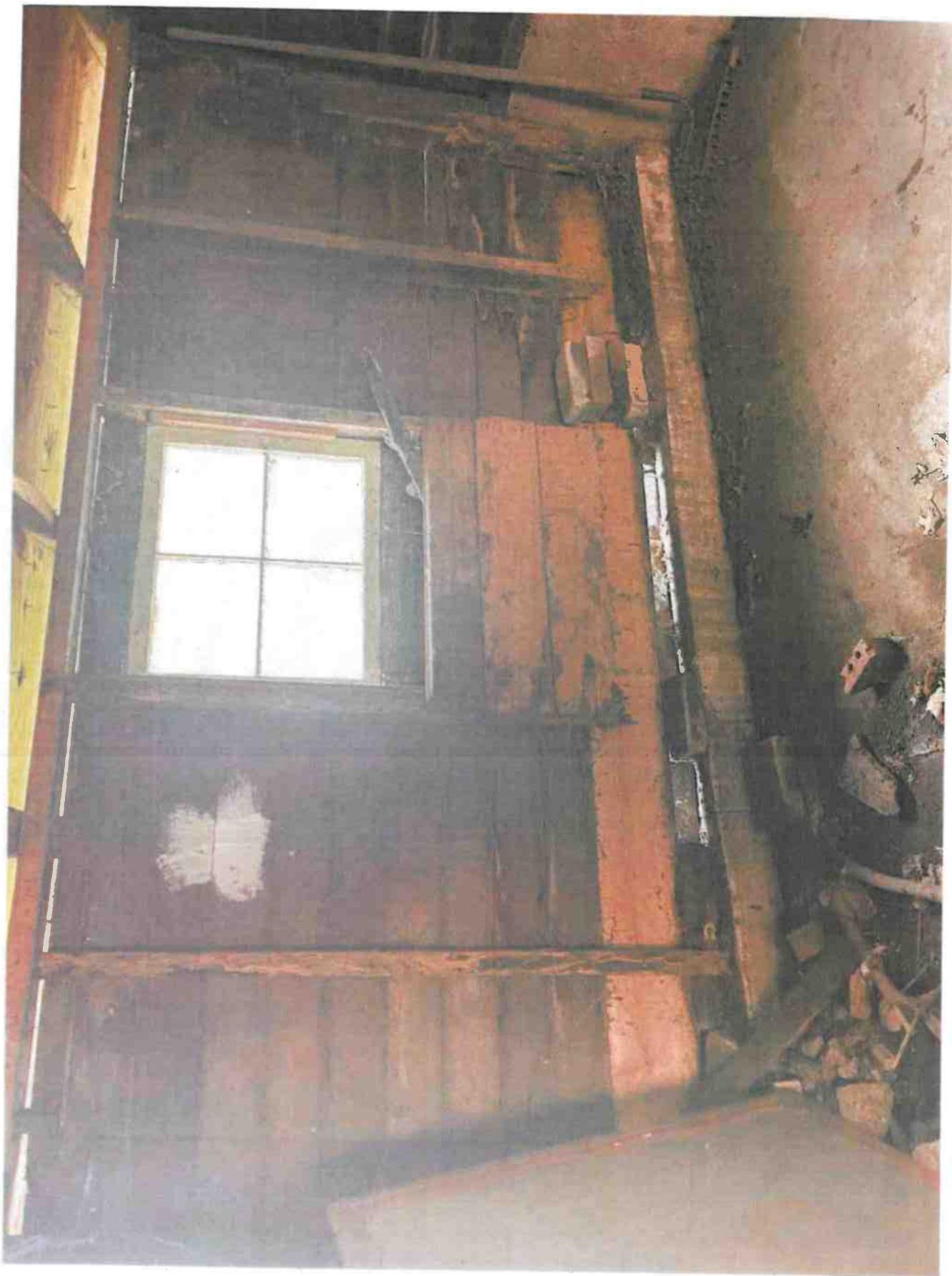

Signature of Applicant

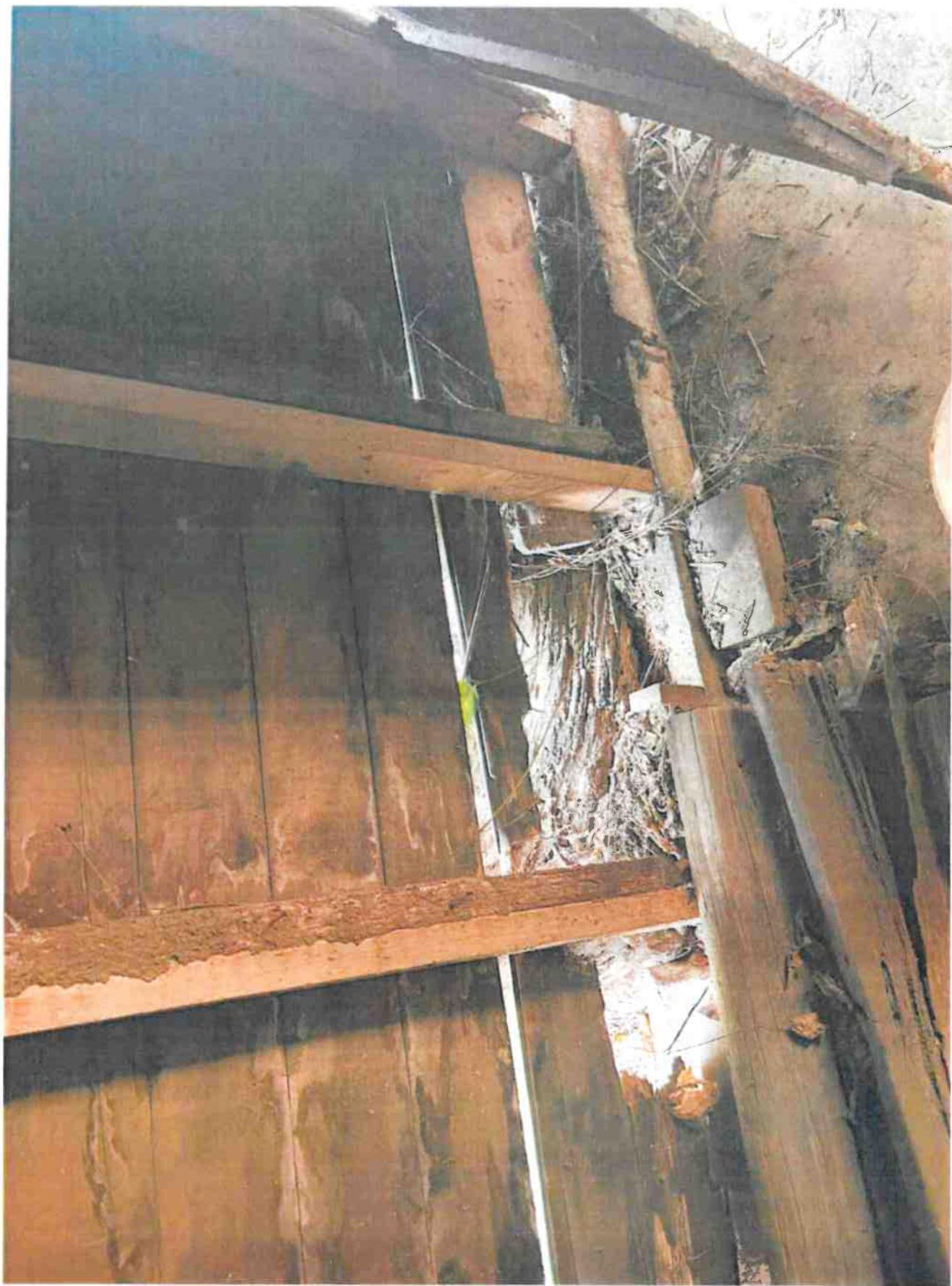
COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 – Council Chambers	
Application Accepted by: _____		Meeting Date: _____ Time: 5:30PM	
Application to be Reviewed by: <input type="checkbox"/> HDBR <input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

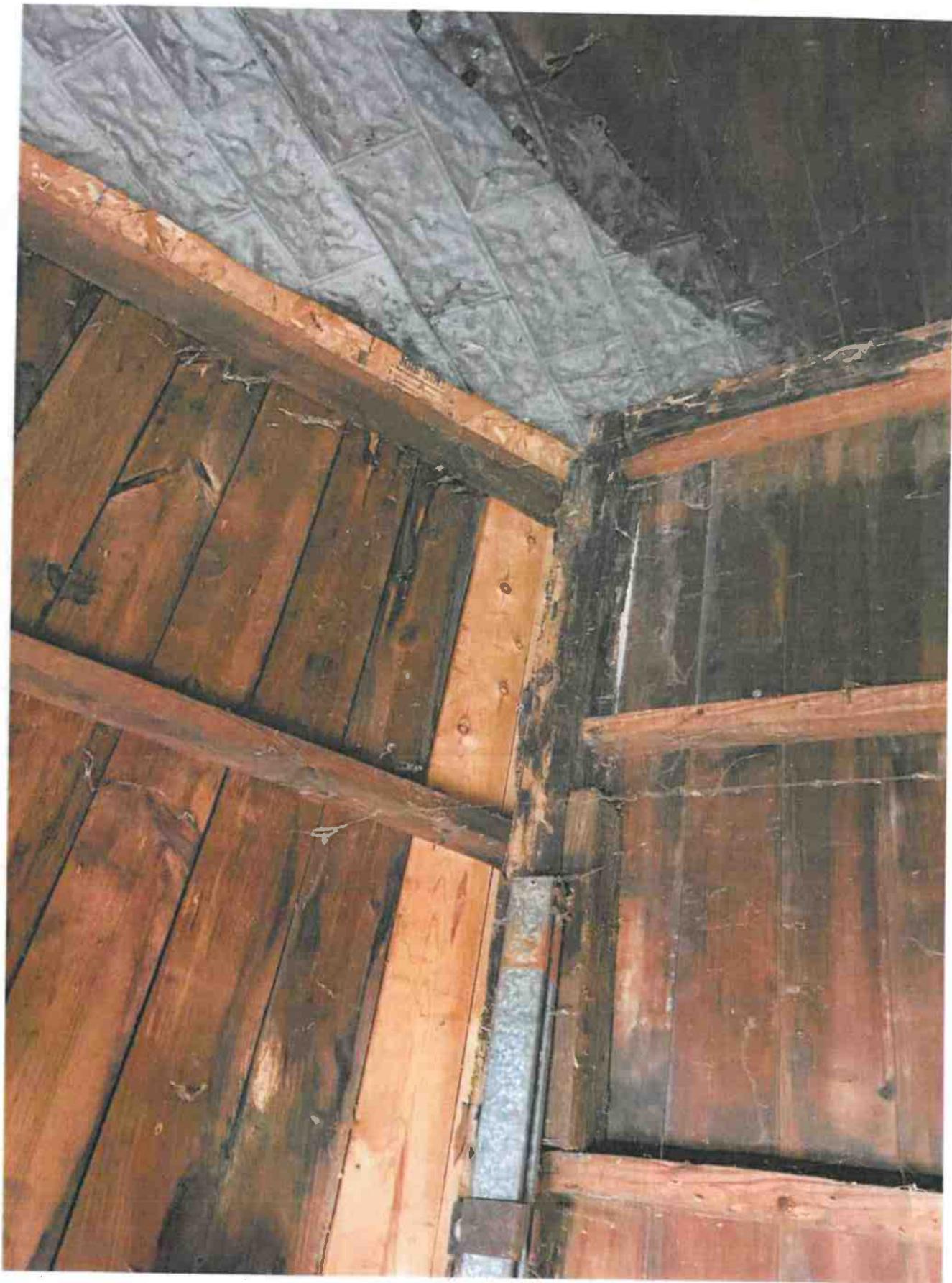
Documentation Review (Completed by Planning Office)

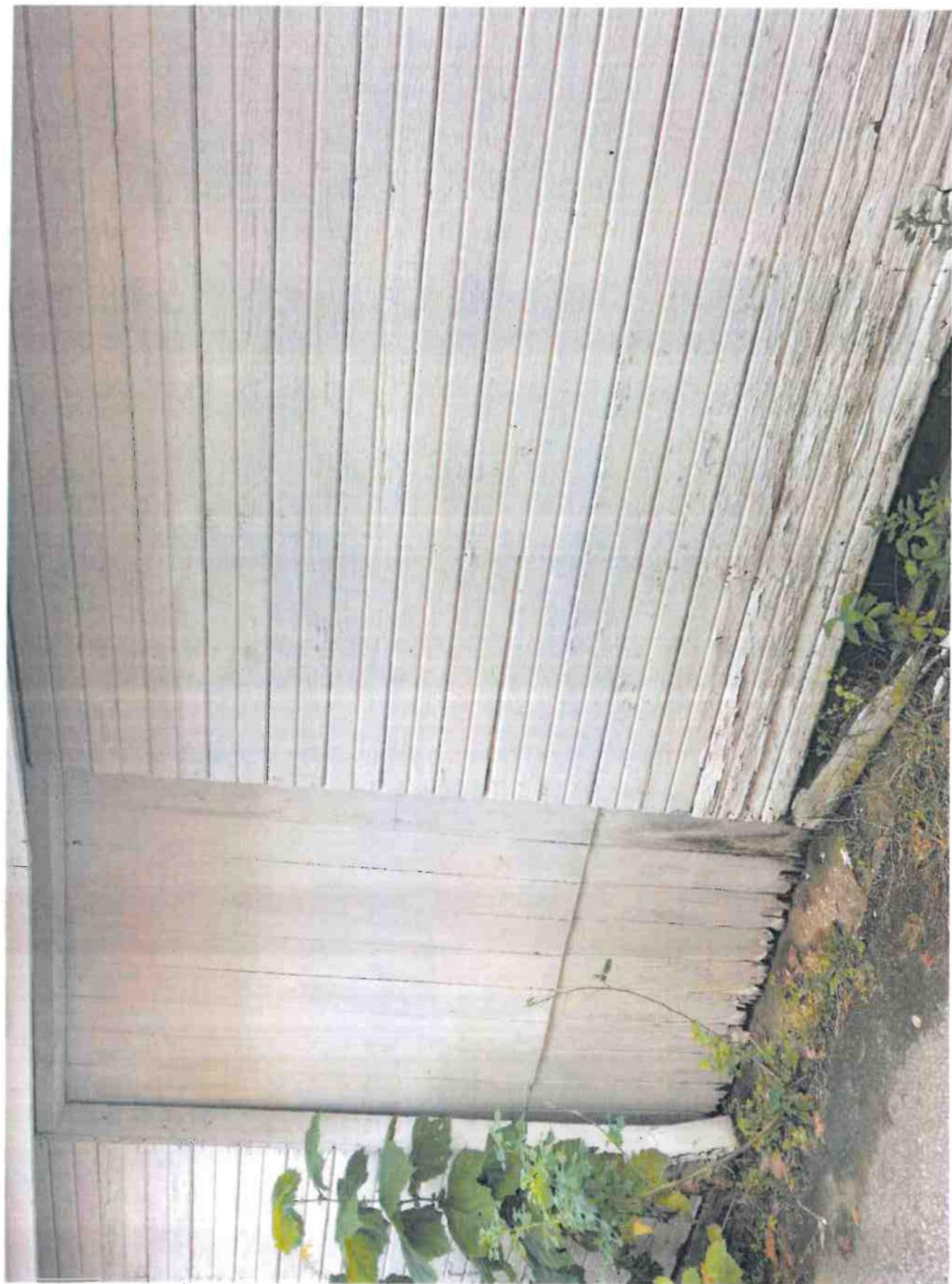
Owner Authorization provided (if req'd)
 Site plan is adequate
 Application is complete

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

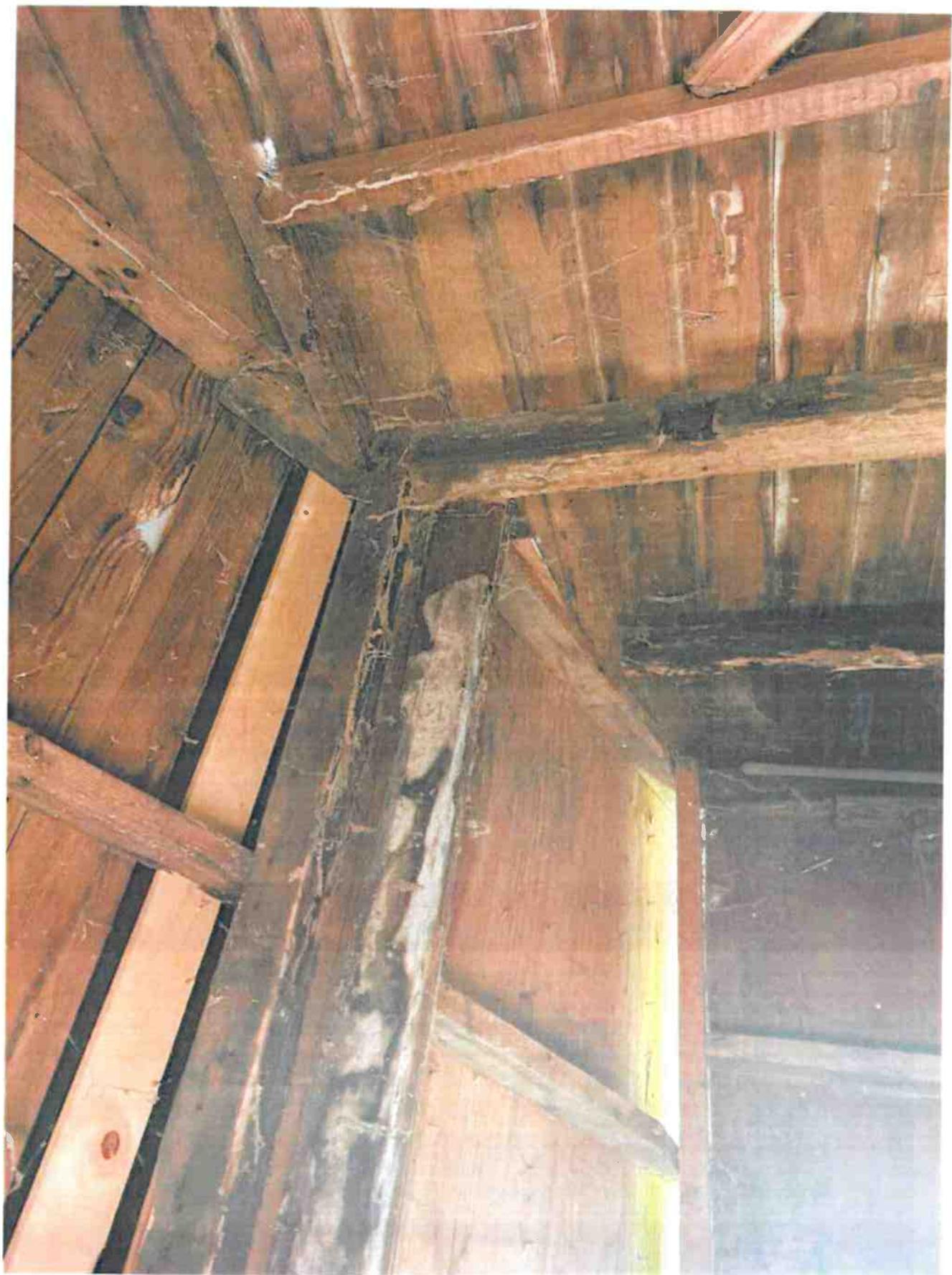




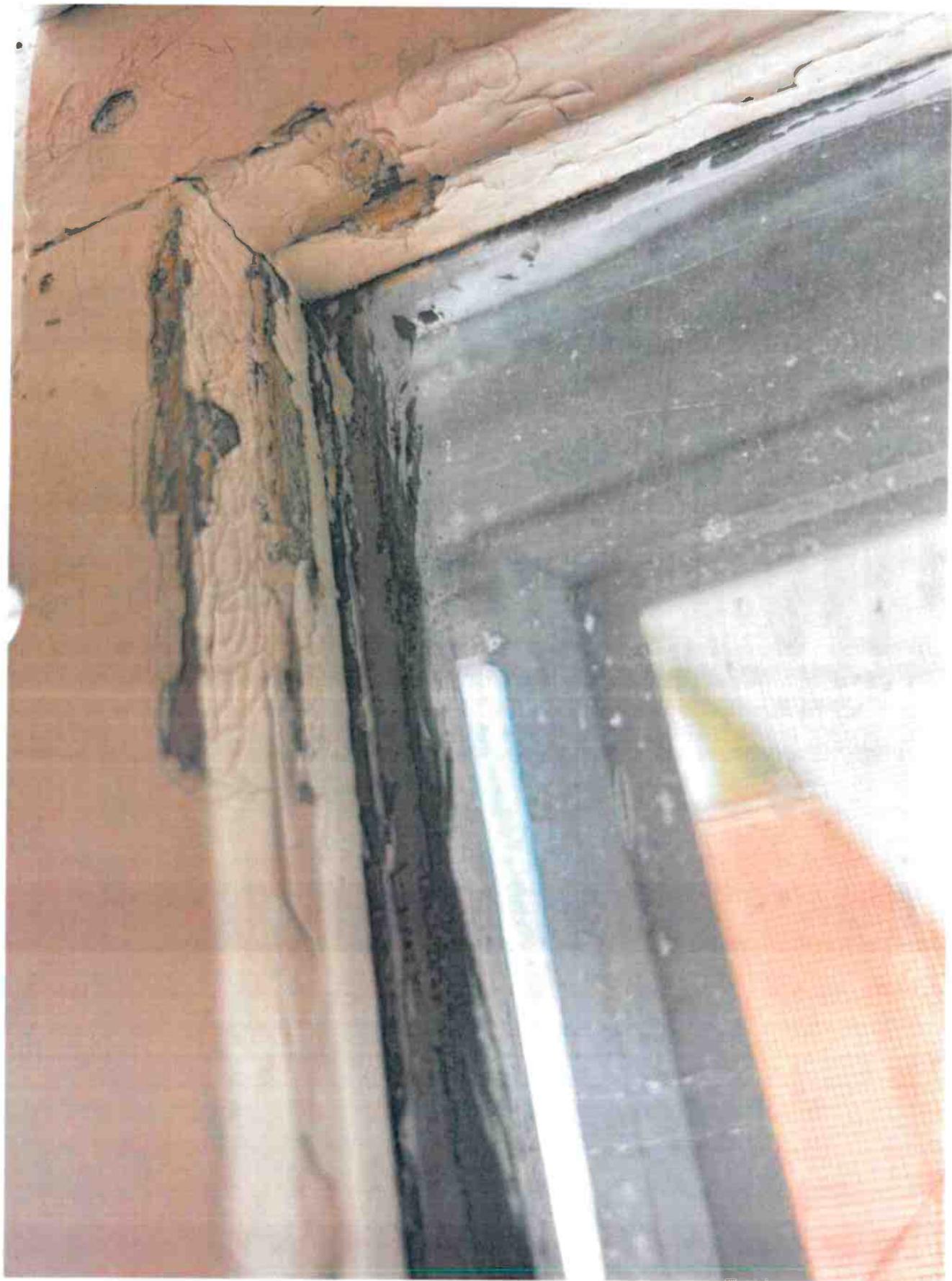


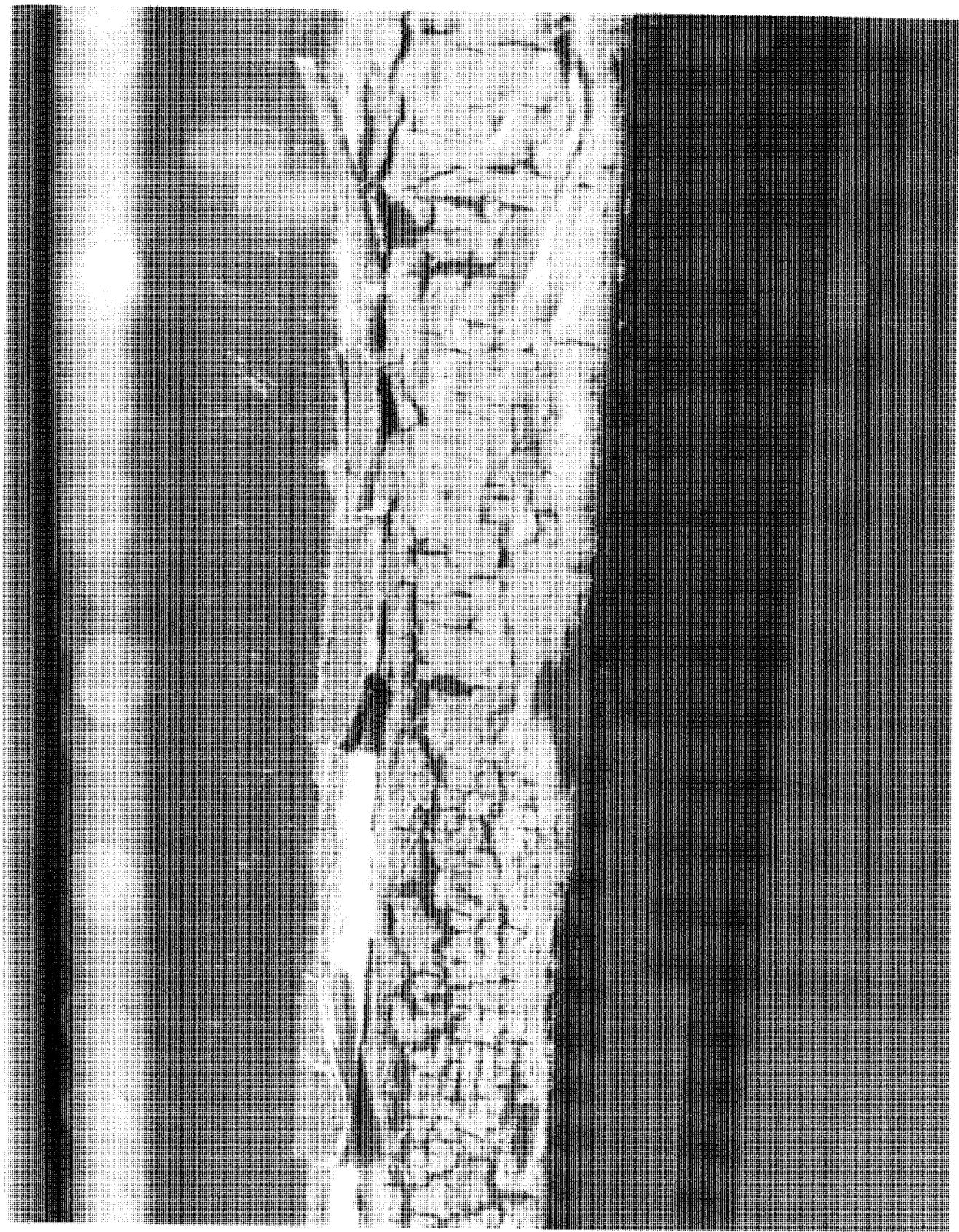


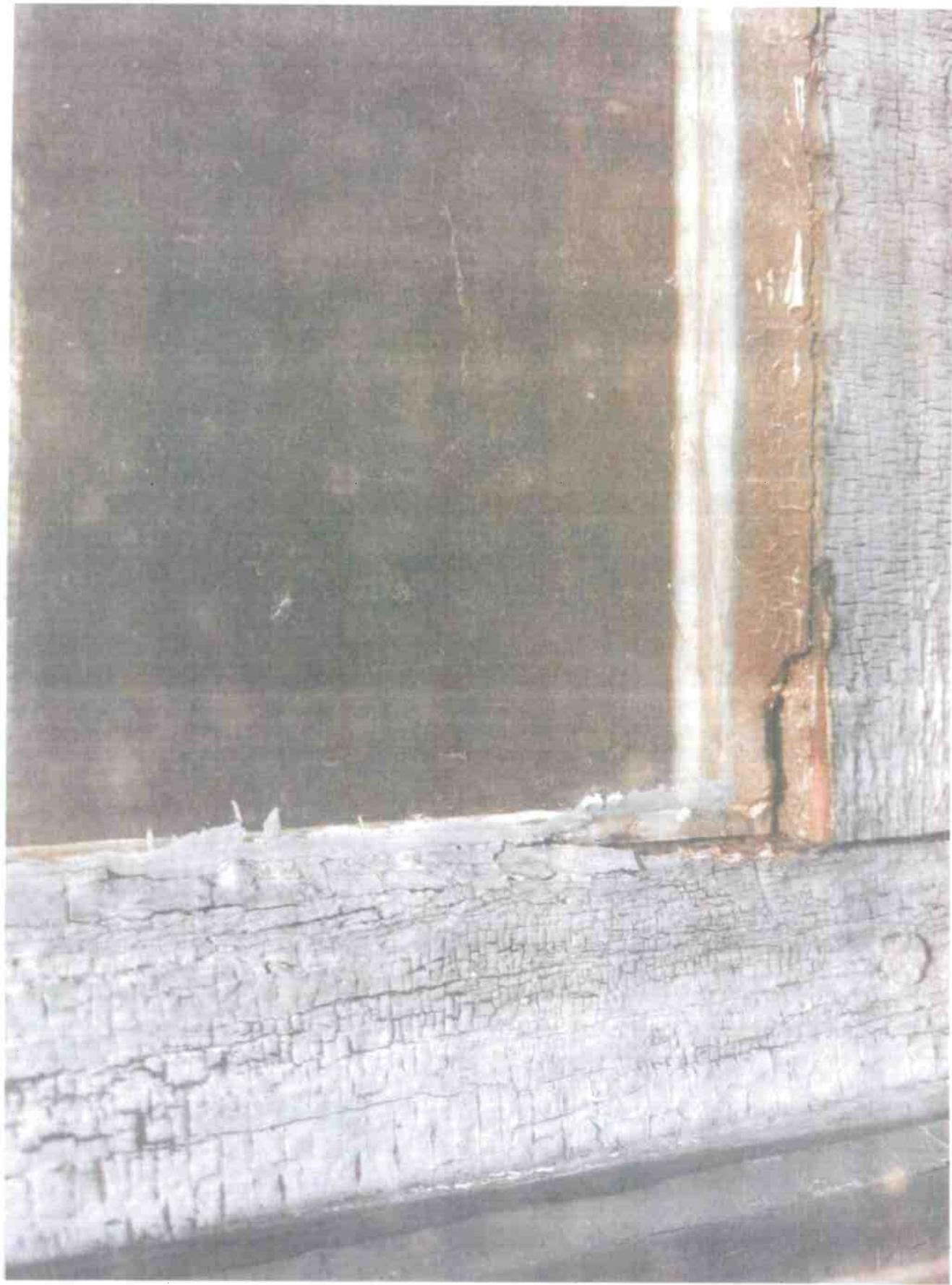


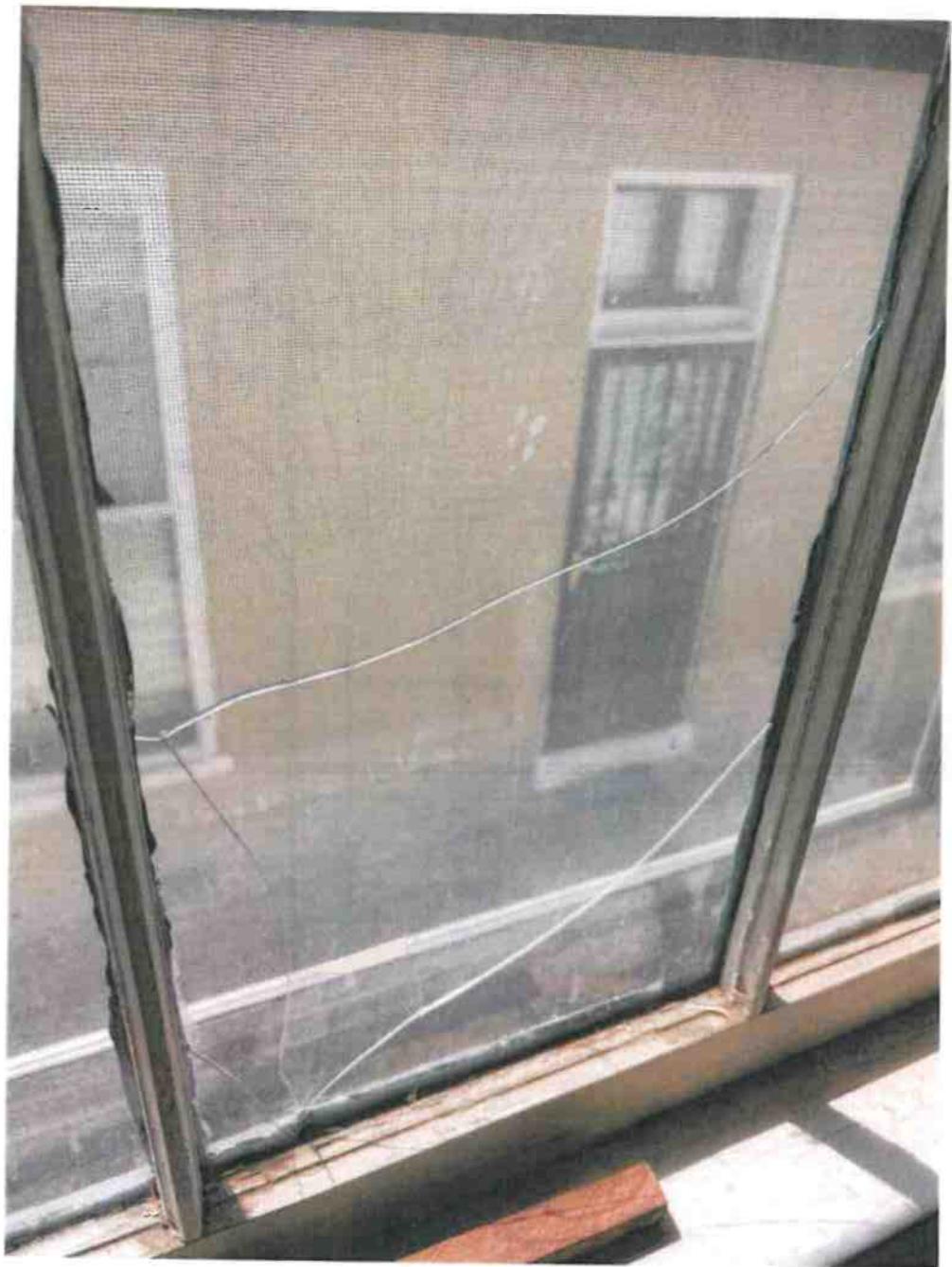


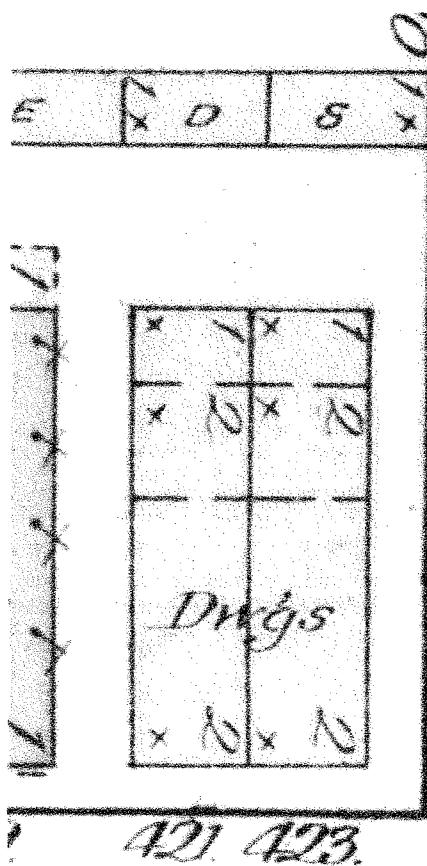














MADISON HISTORIC DISTRICT BOARD OF REVIEW

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.


Lat/Long: 38.74019510000000, -85.40373710000000 [WGS84]
UTM: Zone 16S, 638731.1964 mE, 4289155.9294 mN
Parcel No. GIS/Ref/ID: 32222

Historical Information

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

Architectural Information

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

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

2006, Madison National Historic Landmark District

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

Survey and Recorder

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



HDCA-25-108

Certificate of
Appropriateness (COA)
Application
Status: Active
Submitted On: 9/17/2025

Primary Location

1229 W MAIN ST
MADISON, IN 47250

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

Applicant

Carolina and Ken Mackinlay
502-541-1734
carolinamackinlay1@gmail.com
1229 w. Main street
Madison, IN 47250

Internal Review

Staff Completing Online Form

Send for HDBR review

Notification Sign

1

Incomplete application

Approval/Denial Date

Approved/Denied

Name and Title of Reviewer

Additional Comments

General Information

Are you the owner?*

Yes

Zoning Classification

Legal Description of Property

Private home

Will you be working with a Contractor?

Yes

Description of Existing Use

Private home

Description of Proposed Use

Private home

Contractor Information

Company Name

Glass Unlimited

Contractor Name

Clinton Tolbert

License Number

27

Expiration Date

—

Phone

812-273-3622

Email

sales@guimadison.com

Mailing Address

807 Lanier

City

Madison

State

IN

Zip Code

47250

Type of Project

Select which applies to your project.*

[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.

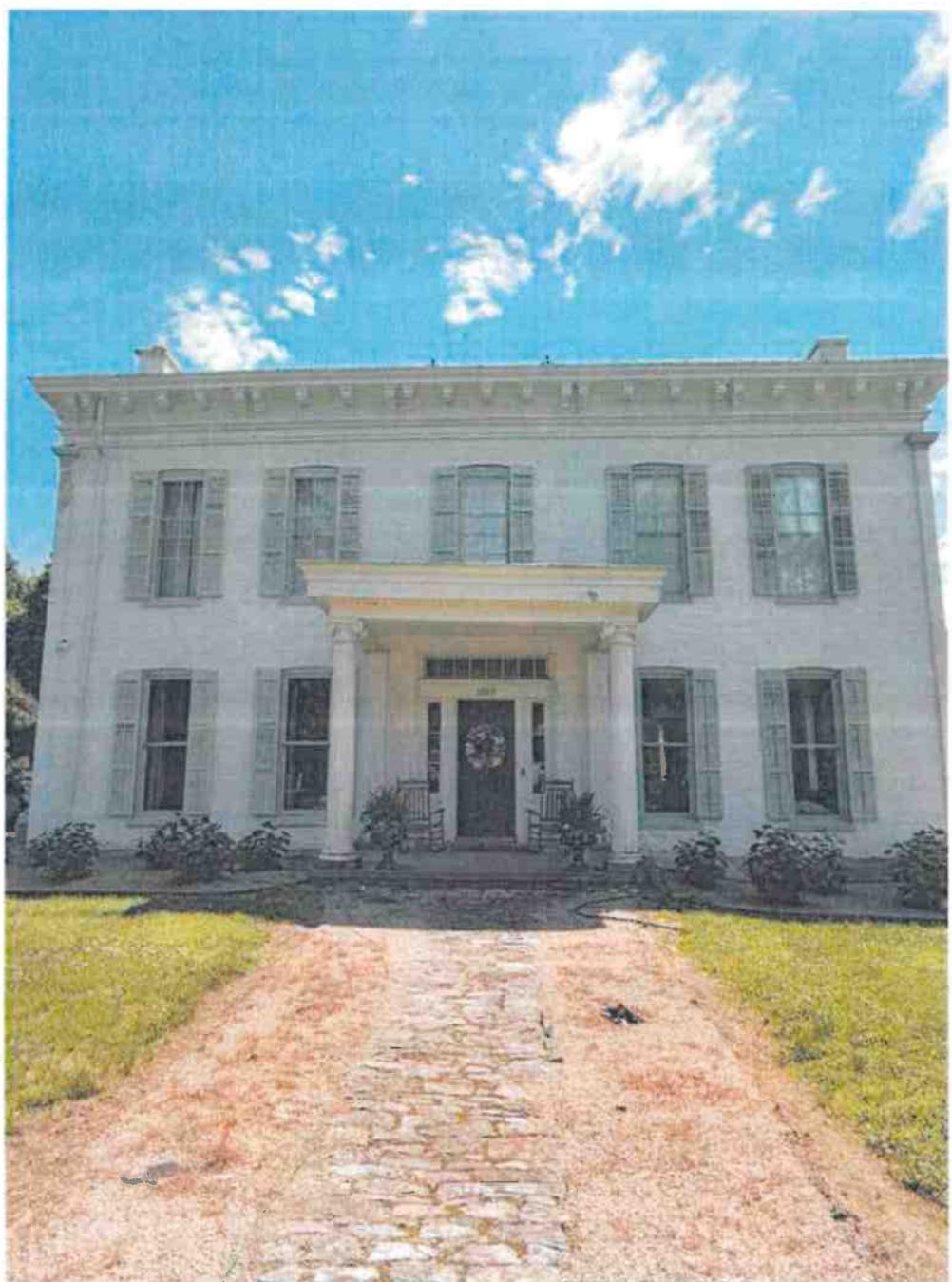
I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature*

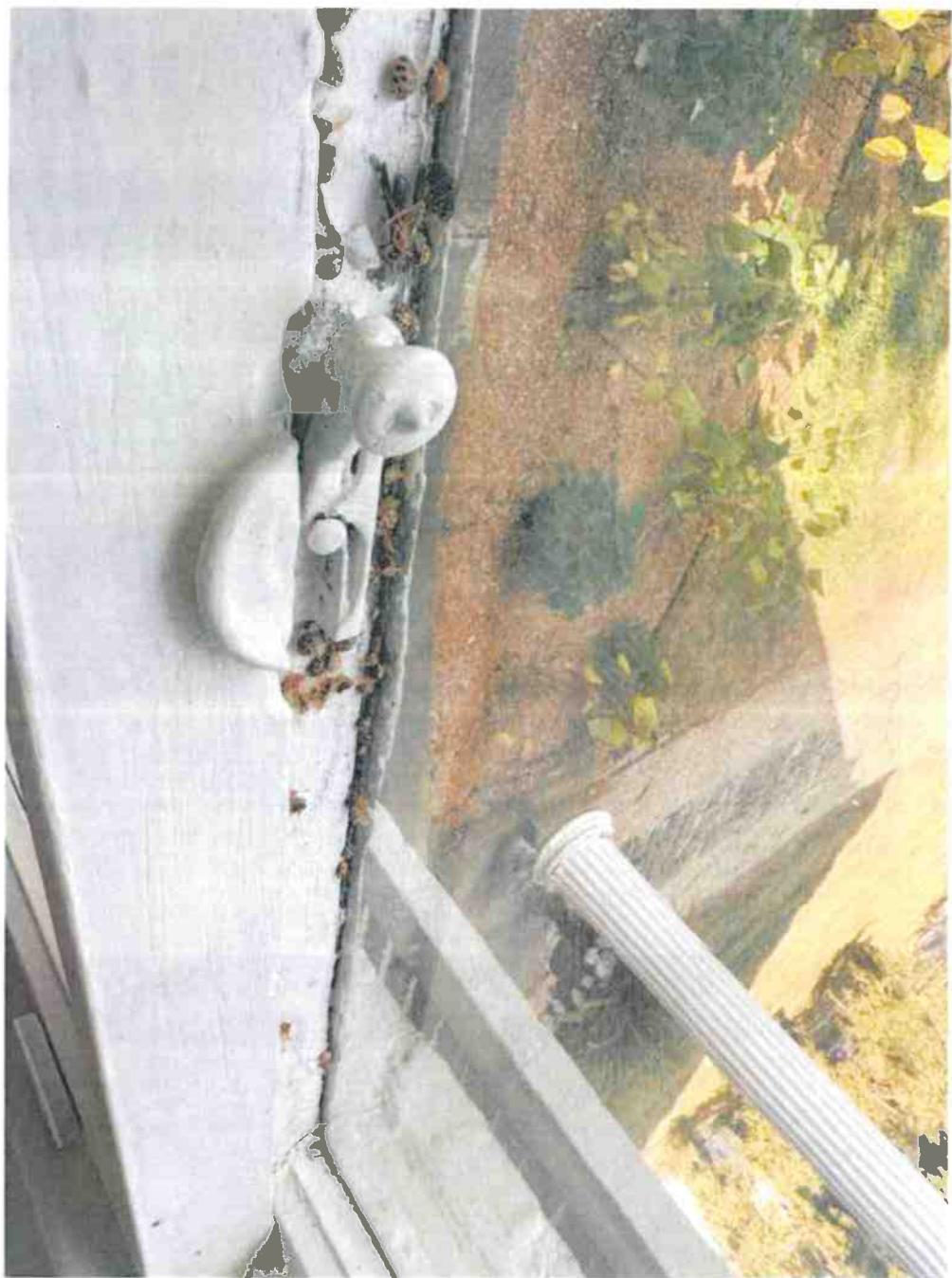
Carolina MacKinlay

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 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:

Definitions:

- **ACCESSORY USE OR BUILDING** – A building or use subordinate to another structure or use detached from but located on the same lot and which does not change or alter the character of the premises, and which is not used for human occupancy.

Conformance with Guidelines, Ordinance & Standards:

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

HISTORIC RESOURCE INVENTORY FORM

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

County: Jefferson

Historic name:

Present name:

Local place name:

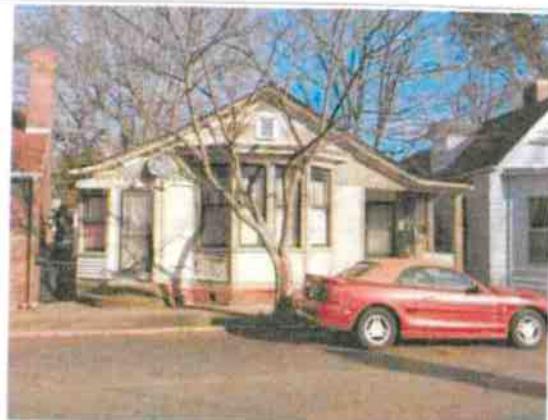
Visible from public right of way: Yes

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)

Recommendation
 Individually eligible
 Eligible as contributing resource
 Not eligible / non-contributing
 Not determined

Level of potential eligibility
 National
 State
 Local

Landmark potential
 National
 State
 Local

Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 1-story house with 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-two and a four light fixed window. There is a single-story, recessed corner open porch characterized by an integrated under main roof roof clad in asphalt shingles with square wood posts. There are two matching doors, both of wood with geometrically oriented divided lights in the upper panel. One door has a wood screen door, the other door under the porch has a metal storm door.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32107, surveyed Jul 08, 2002, Site Number 2-121
Inventoried: 09/20/2021 11:42:54 am Last updated: 06/17/2022 4:24:50 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <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: 101 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: 101 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.

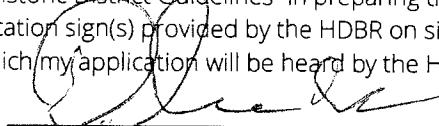
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction – Outbuildings	101	HDBR		Pole Barn
<input type="checkbox"/>	New Construction – Commercial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

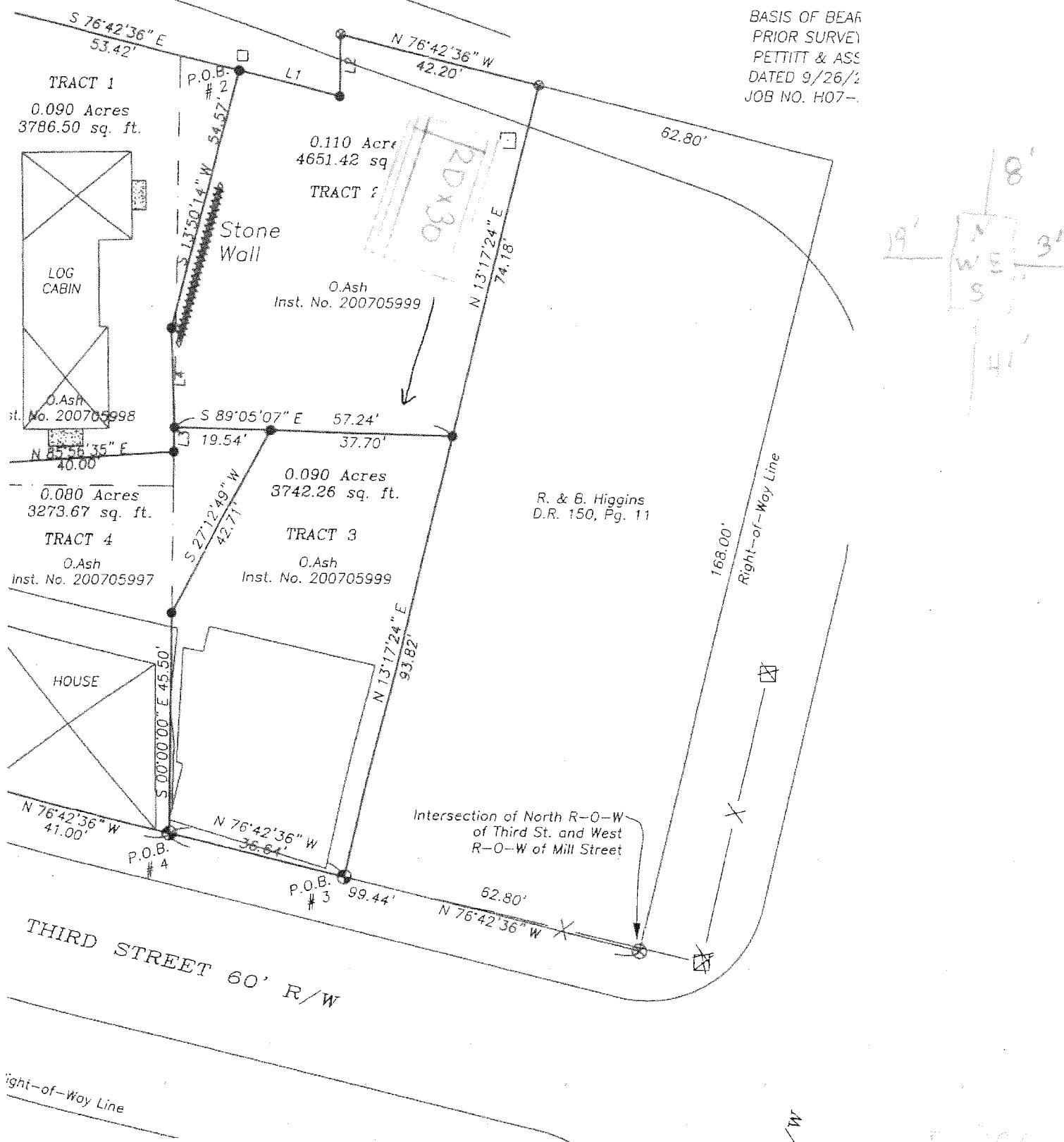
COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 – Council Chambers	
Application Accepted by: _____		Meeting Date: _____ Time: 5:30PM	
Application to be Reviewed by:		Action on Application:	
<input type="checkbox"/>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

PREESBYTERIAN STREET 50' R/W



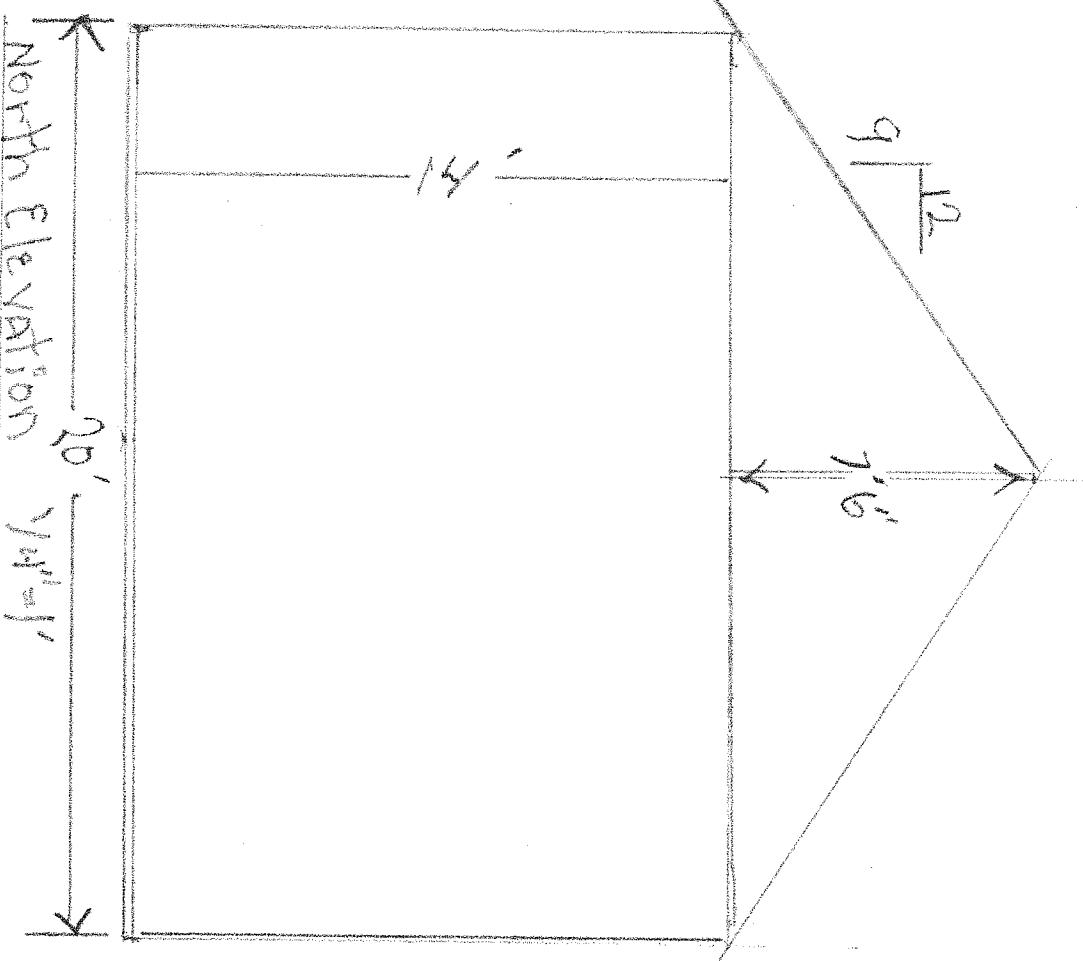
Door ↗

Window ↗

30'

20'

Robin Ash



metal Siding
metal Roof

1 Foot overhang

Dorm Ash

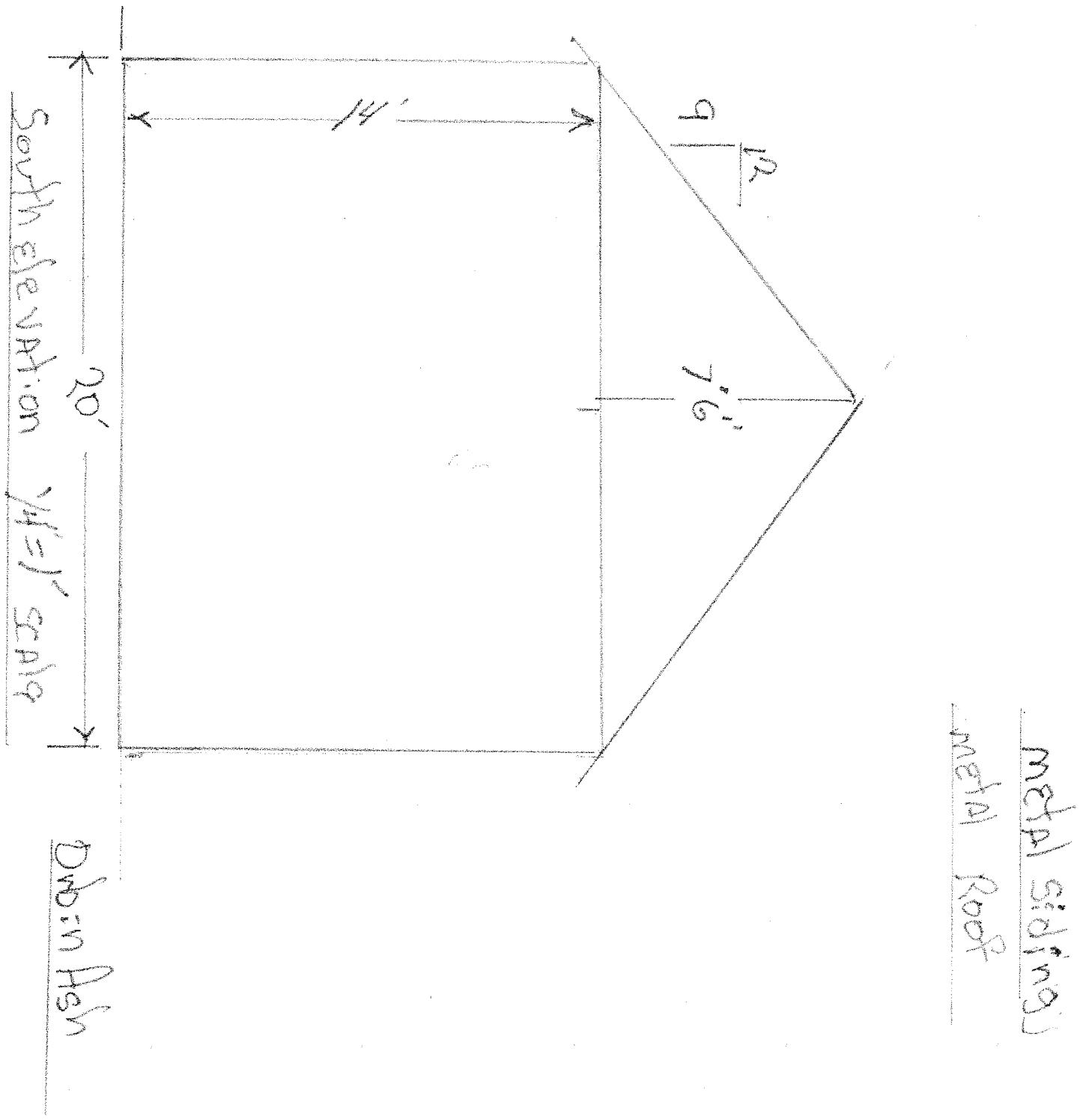
North Elevation

20'

14'

12'

7' 6"



Wood Siding
1x8 T&G

Vertical

On West Elevation

only

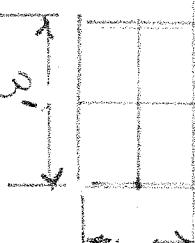
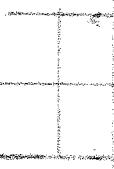
K

90'



panel door

Door



panel door

14'

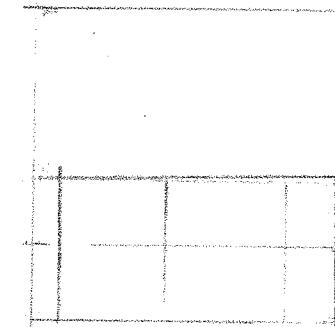
10'

10'

3'

3'

West elevation 10' x 14'

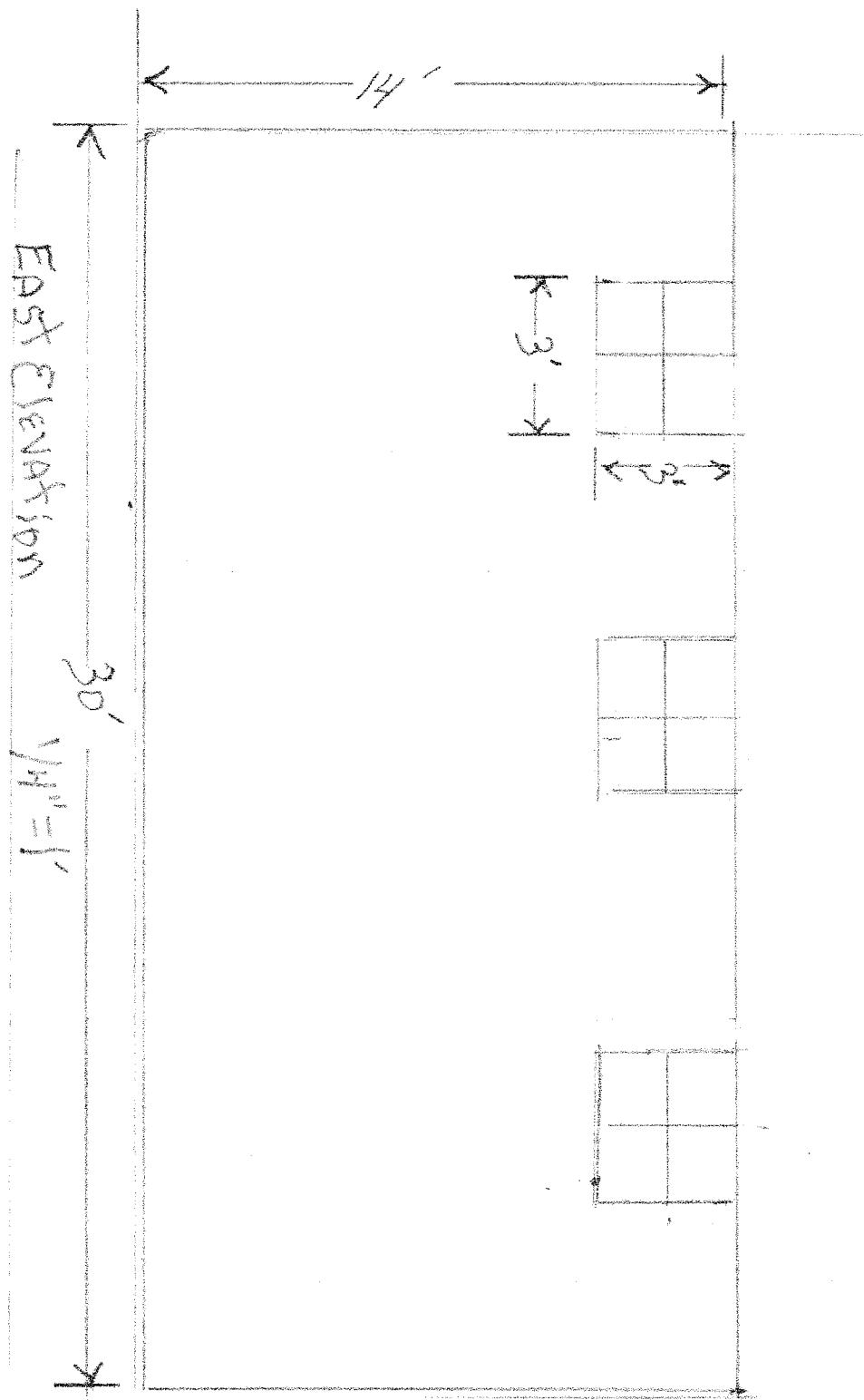


All windows & doors
are wood.

Wood Siding on -
West Elevation Only

10' x 14'

Orbin Ash



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.

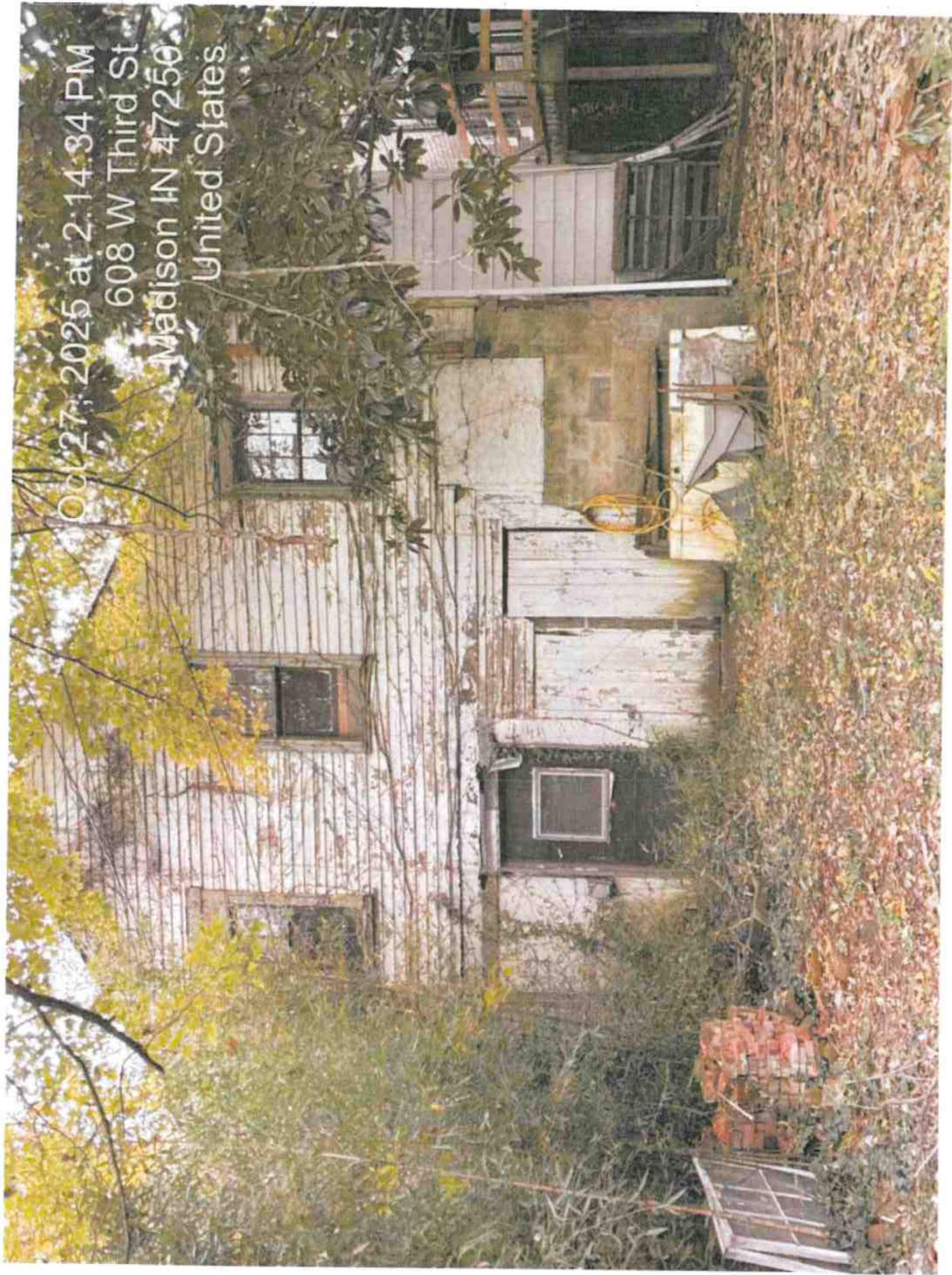
For further information, Contact the Office of Planning, Preservation, & Design at (812) 265-8324.

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

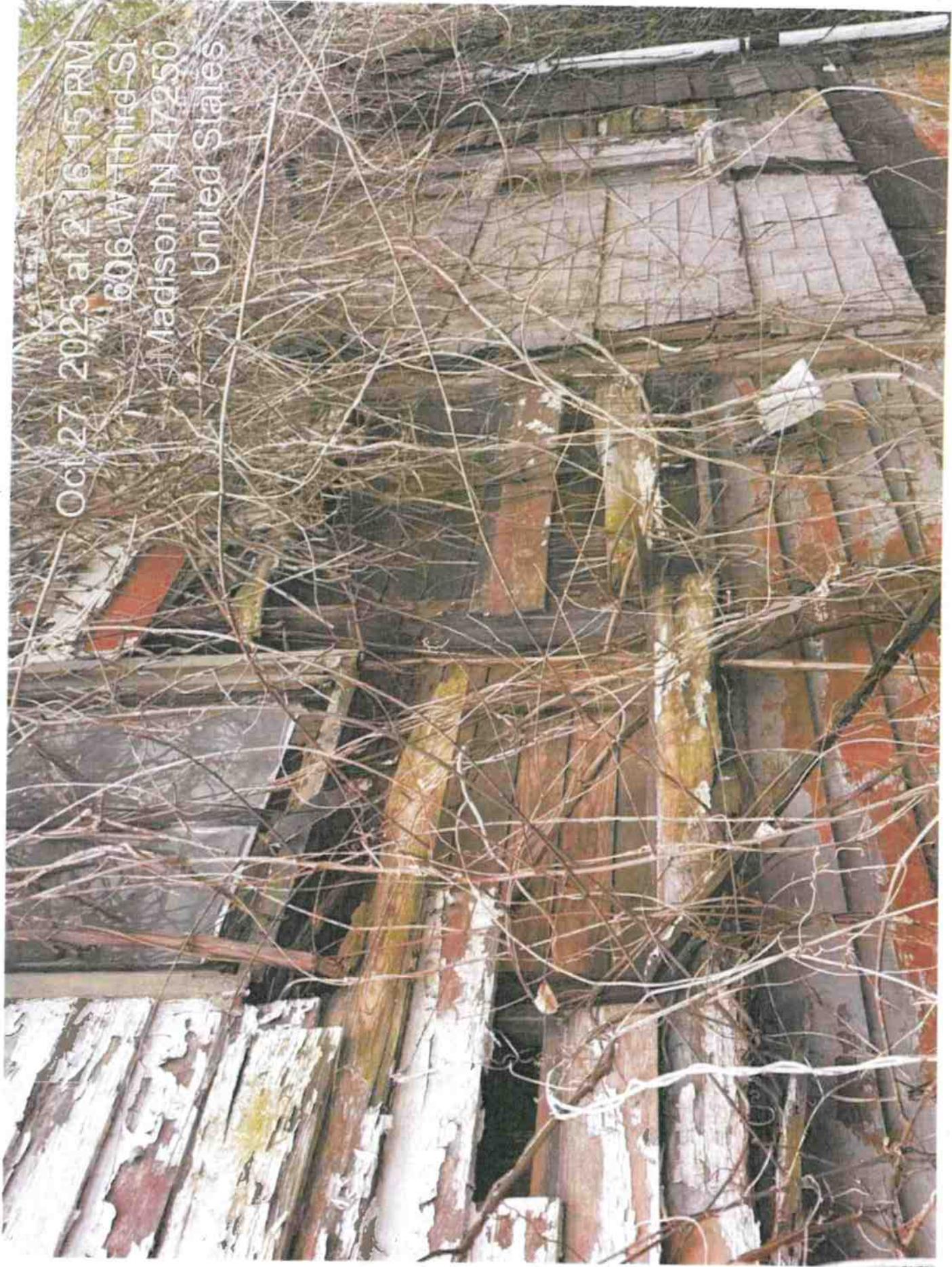


Dec 25 2025 at 3:03 PM

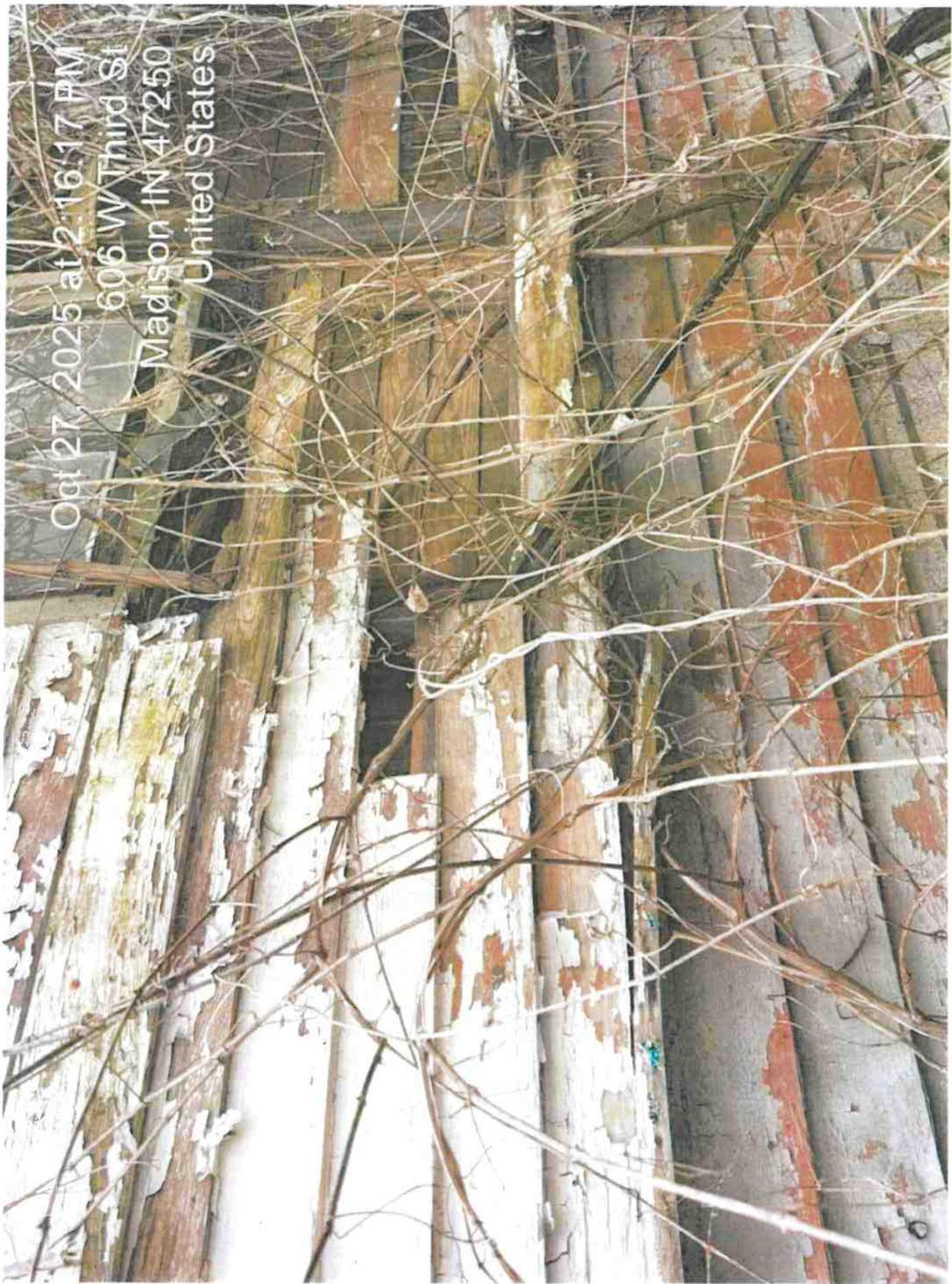
606 W Third St
Madison WI 47250
United States



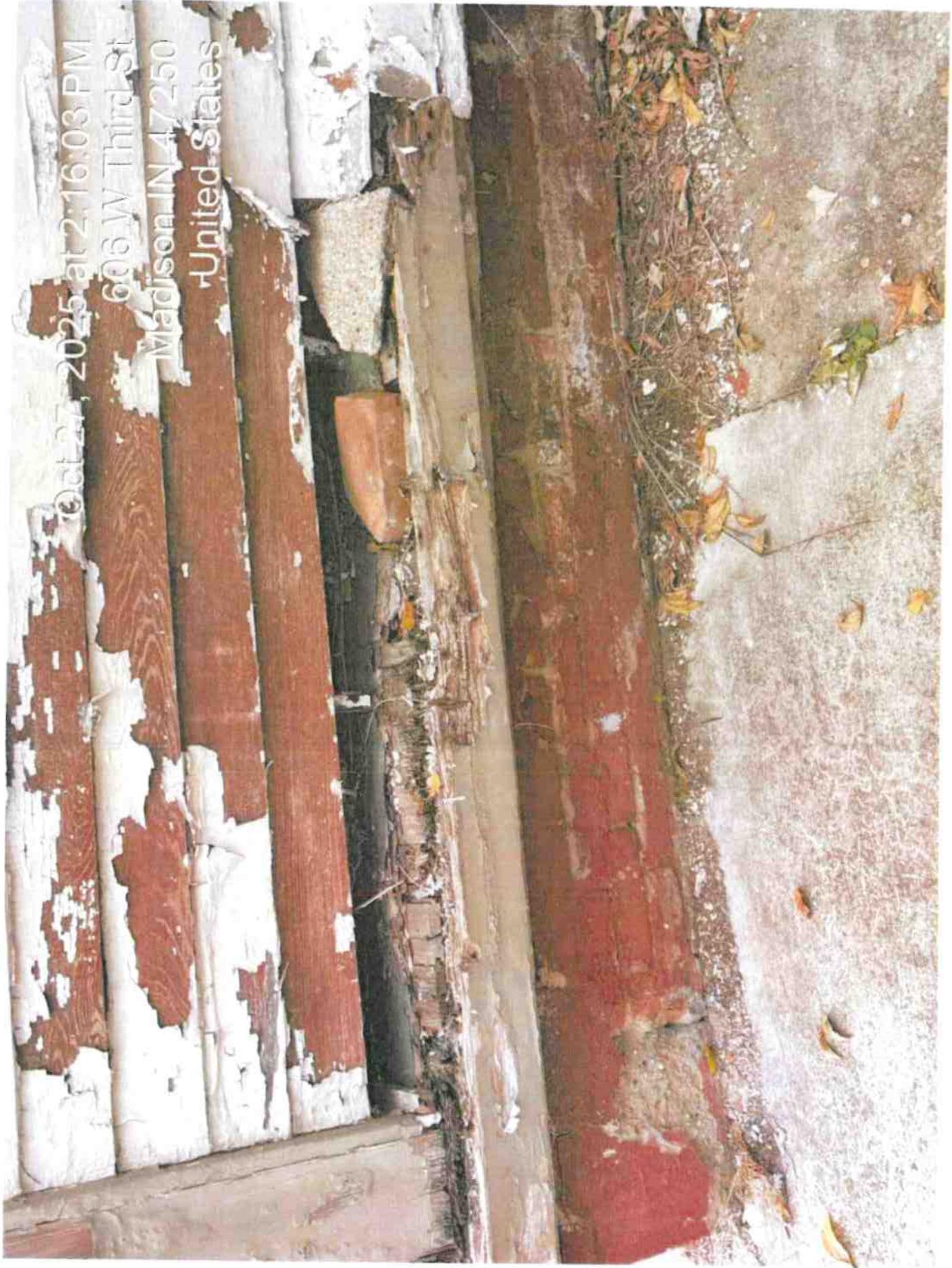
Oct 27, 2025 at 2:15 PM
606 W Third St
Madison, WI 537250
United States



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~~ ~~3rd~~ 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
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

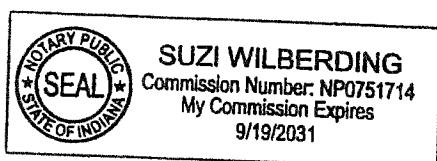
Printed _____

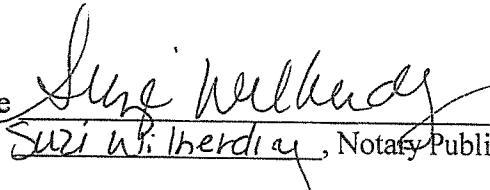
Printed ORBIN ASH

STATE OF INDIANA)
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 
Printed Suzi Wilberding, 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 PresbYERNg

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, INDINA .

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 

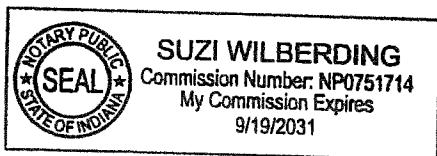
Printed _____

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

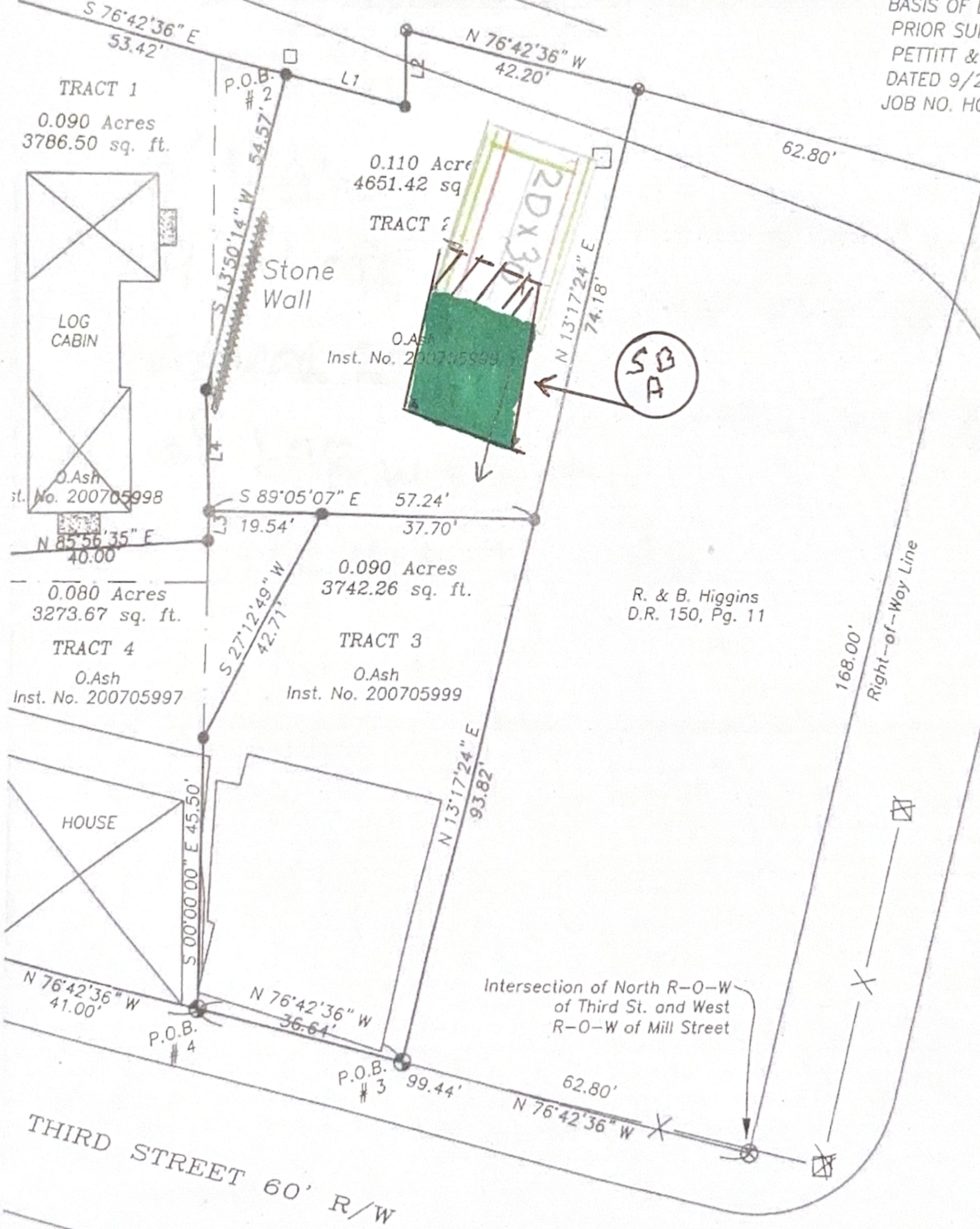
Mail Deed to: 610 W. 3rd Street, Madison, Indiana 47250

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

01-4-48

PREESBYTERIAN STREET 50' R/W

BASIS OF BEAR
PRIOR SURVEY
PETTITT & ASS
DATED 9/26/1
JOB NO. H07-.



THIRD STREET 60' R/W

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

Setbacks

59

-W-

NEW proposed bldng site

1. Bldng still 20'W x 30'L
2. NEW bldng site over laps existing b.10'
SEE drawing SBA
3. NEW proposed site is APPROXIMATELY 20' from
Presbyterian st N
3' to the E off of Neighbors property
19' W off of old property line
APPROX 25' S off of new property line
of 608 W 3rd st
SEE drawing SBA



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 

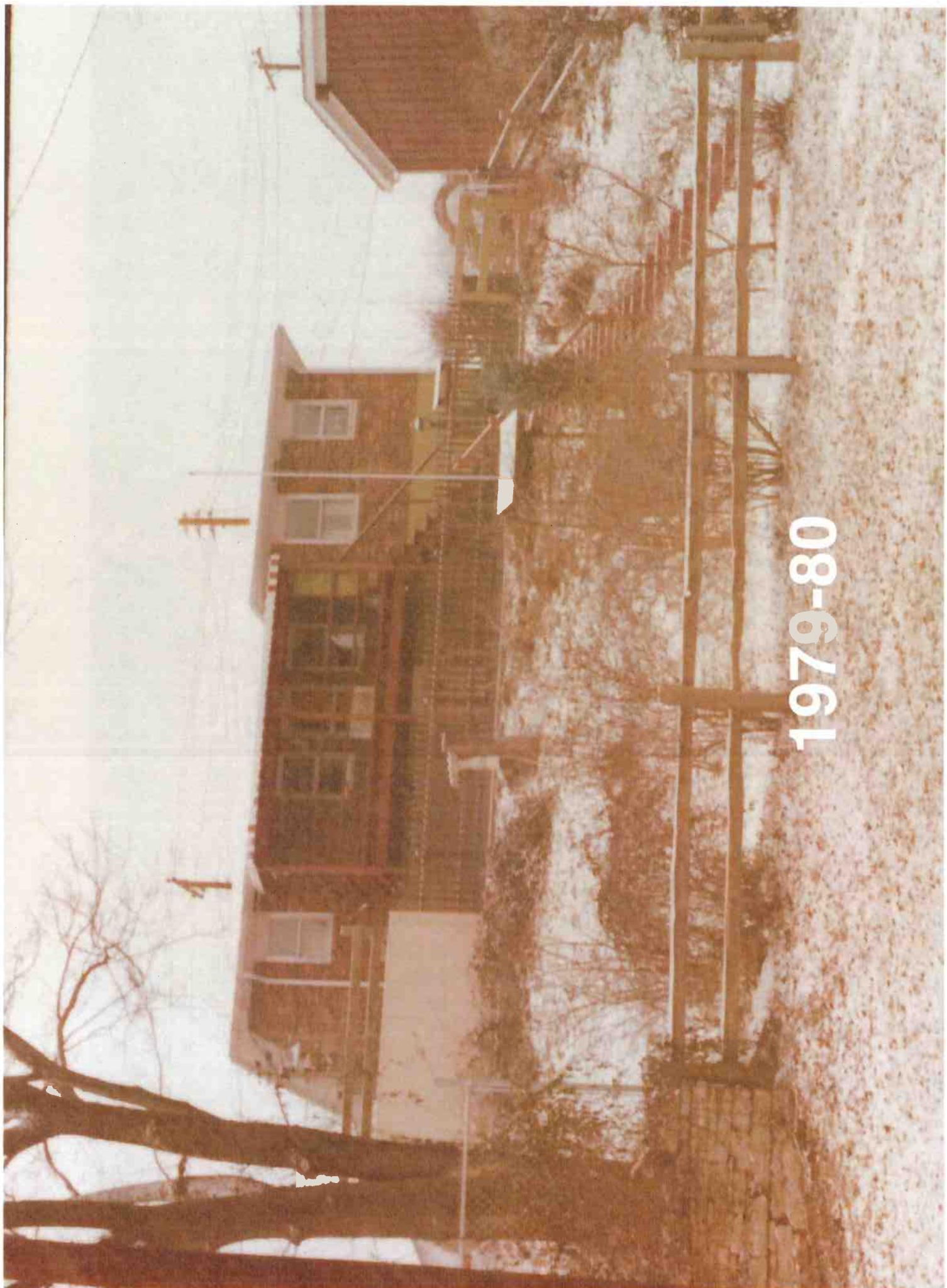
Restoration, Rehabilitation, or Remodel

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

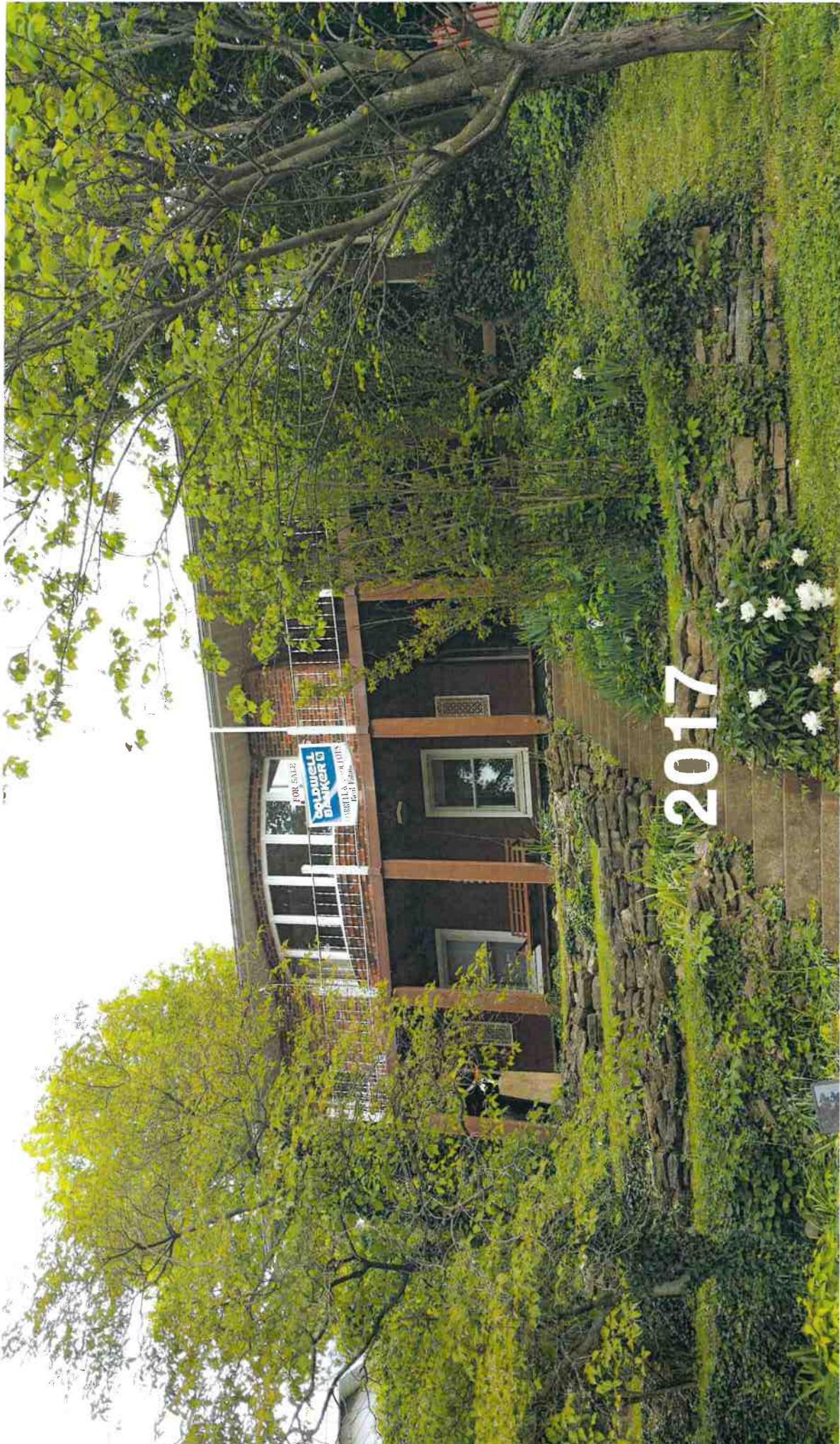
enclosing existing covered porch at southeast corner of residence using clad wood casement windows with SDLs along full perimeter

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

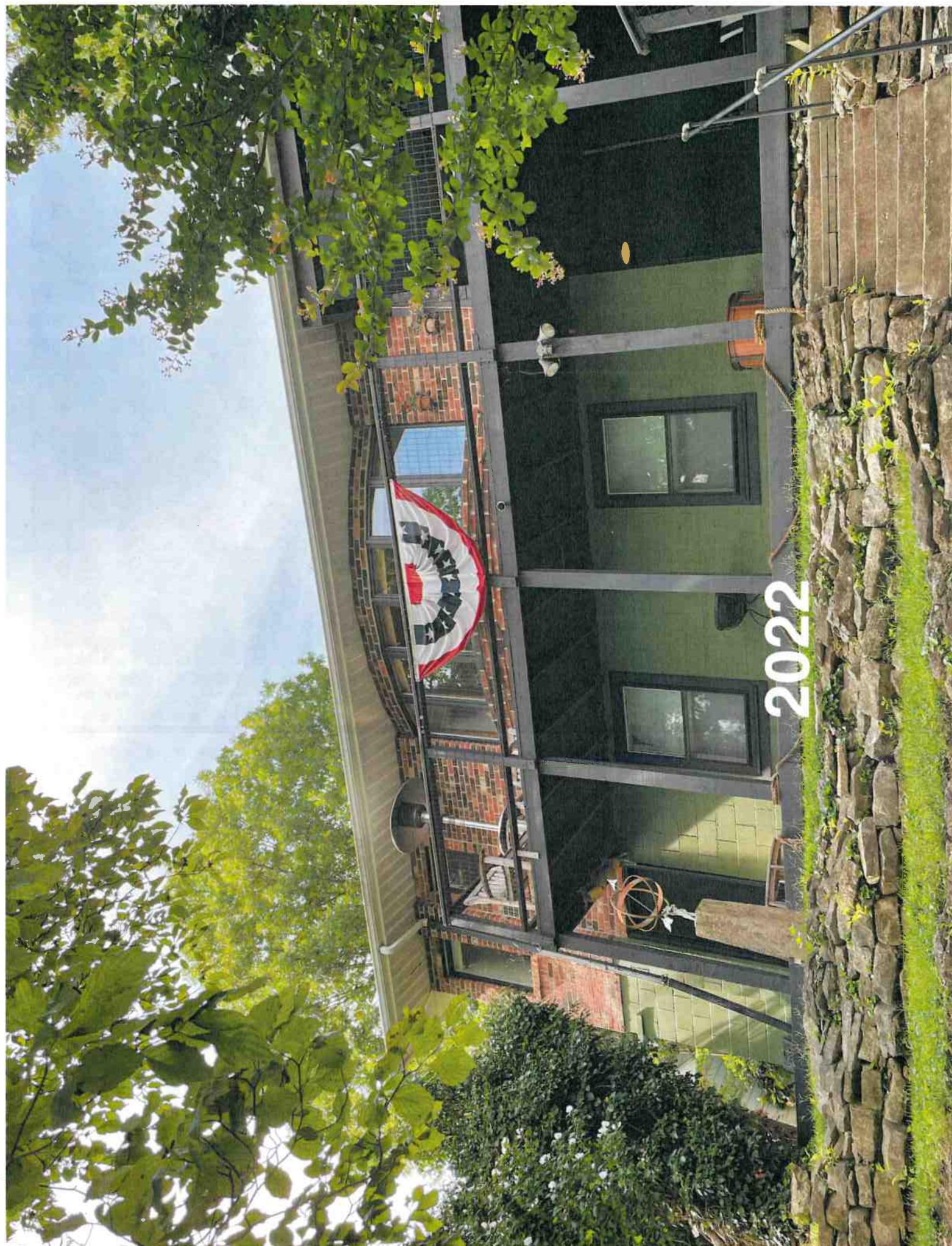
Foundations	Gutters & Downspouts
<input type="checkbox"/>	<input type="checkbox"/>
Historic Garages & Outbuildings	Lighting
<input type="checkbox"/>	<input type="checkbox"/>
New Construction/Addition	Pools, Fountains, Gazebos and Pergolas
<input type="checkbox"/>	<input type="checkbox"/>
Porch Columns & 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"/>

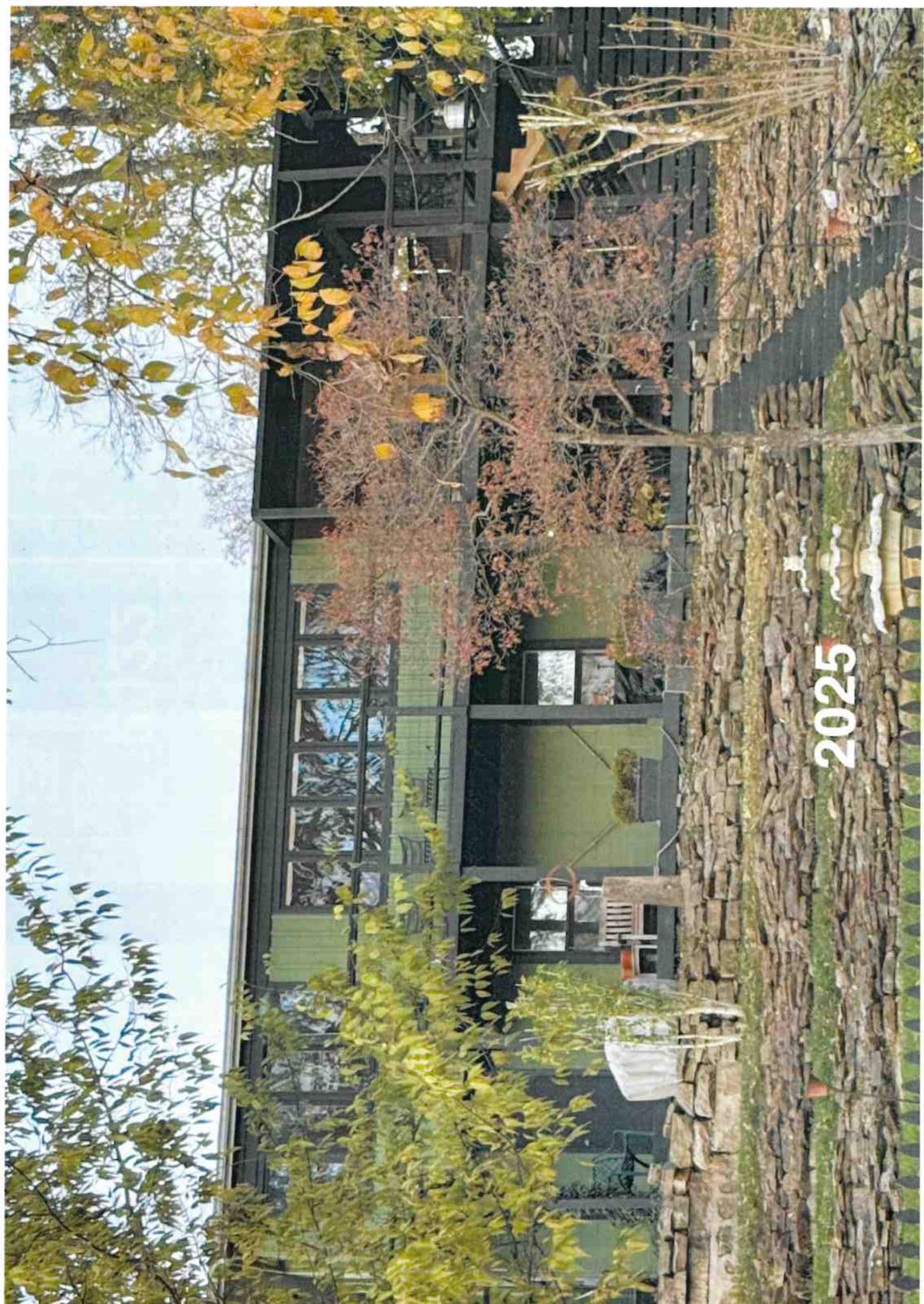


1979-80



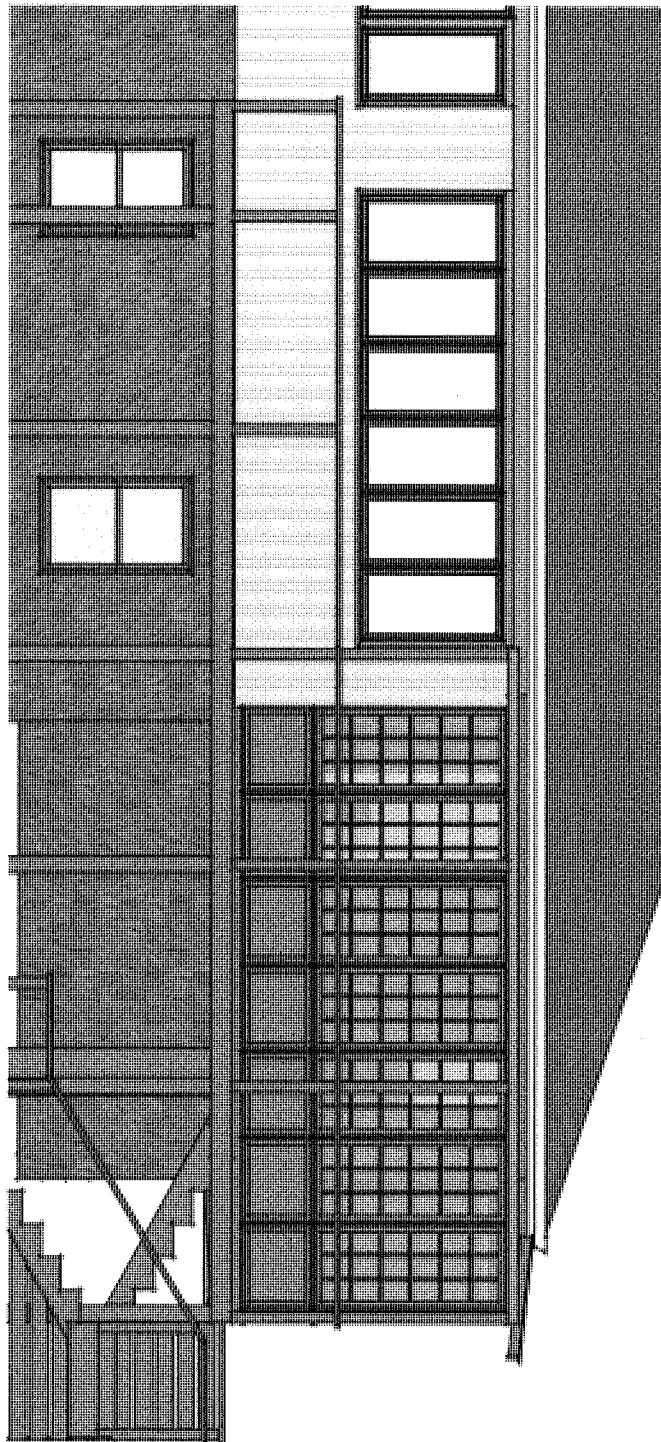
2022



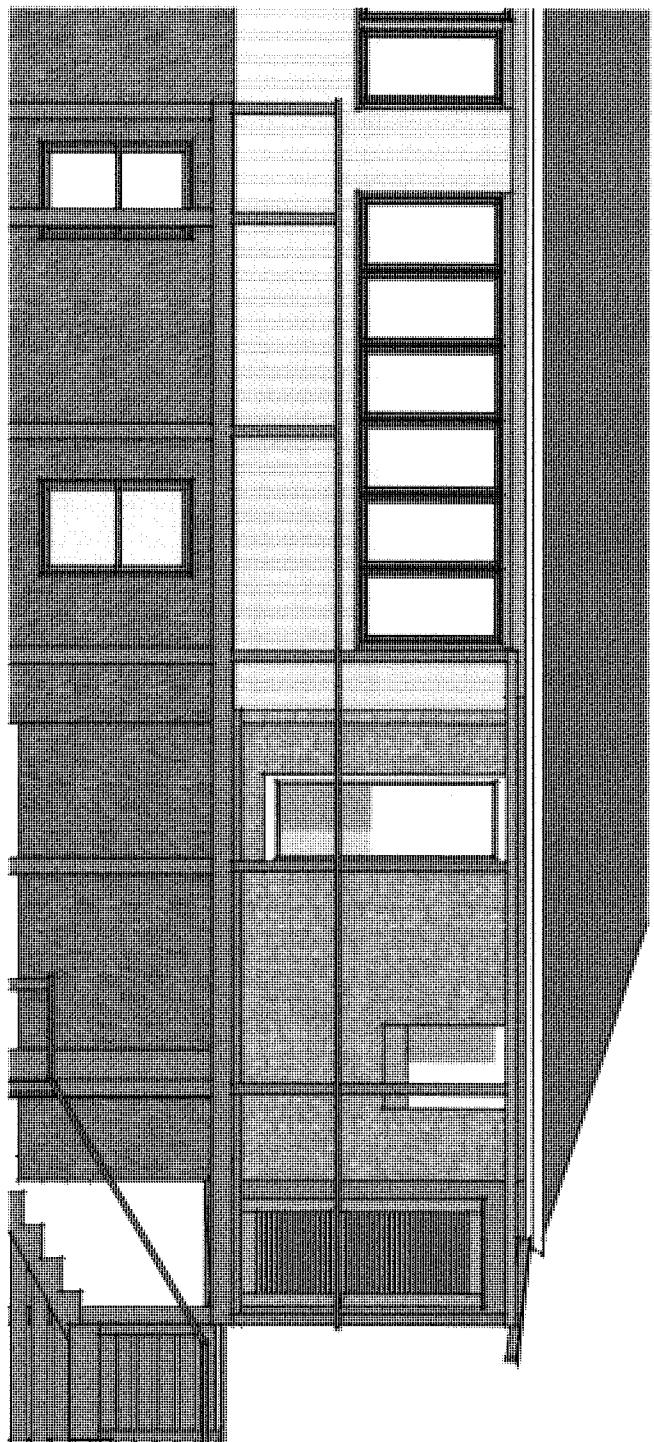


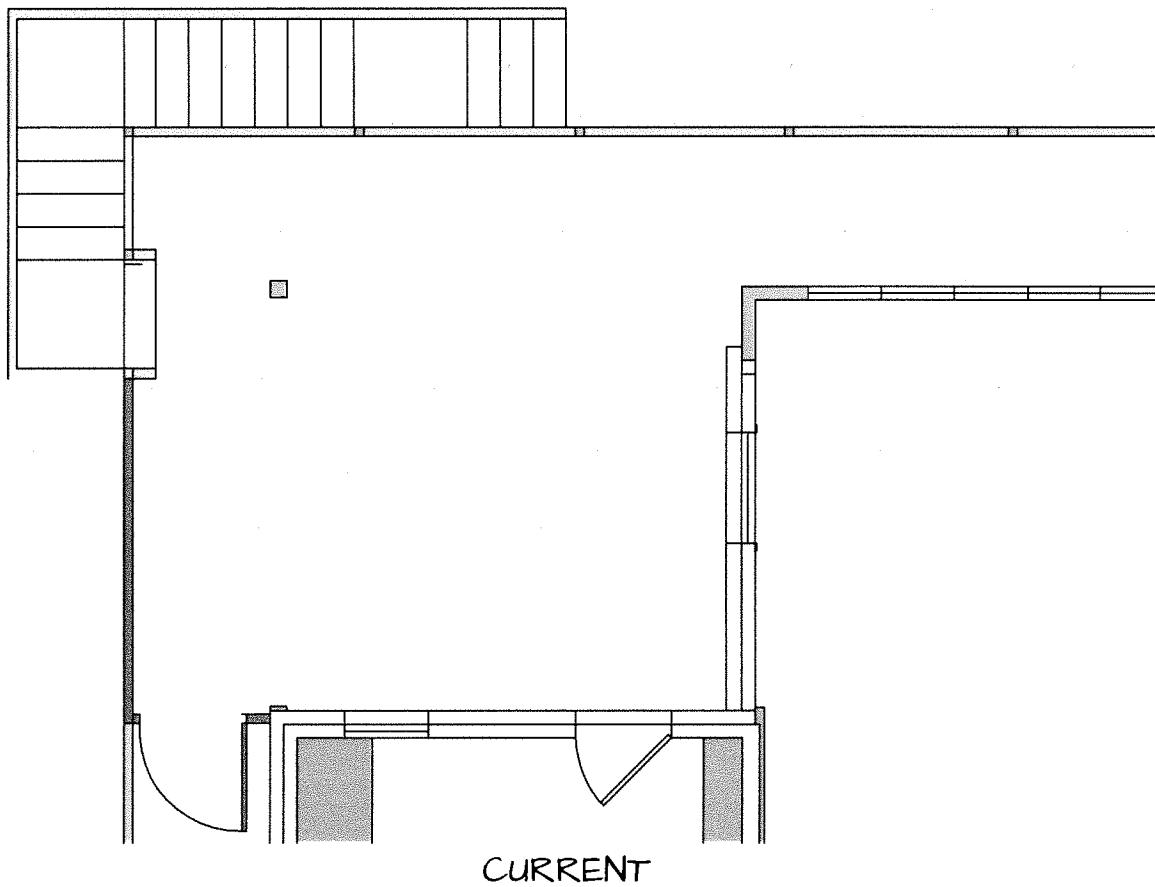
2025

PROPOSED

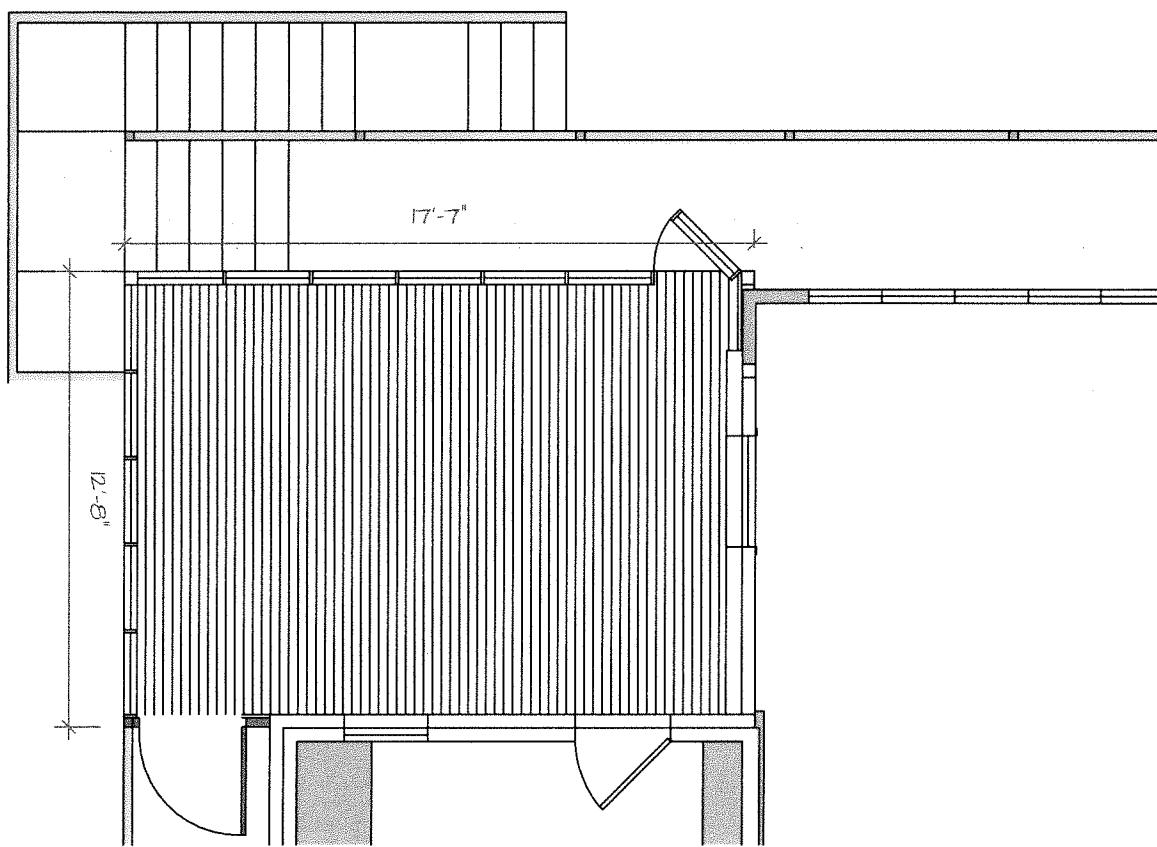


CURRENT





CURRENT



PROPOSED



MADISON

Indiana

Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review*

Application for Certificate of Appropriateness at 609 W. Second St. to demolish previous additions to rebuild on exact same footprint.



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

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: The part of the structure that will be demolished is not original and will be rebuilt on the same footprint as before, including the additions approved in December 2025.

History, Relevant Information, & Prior Approvals:

History:

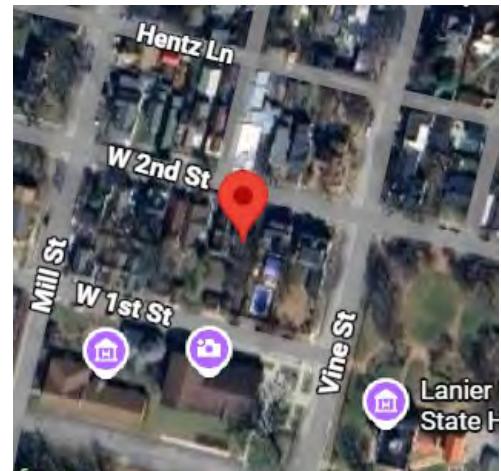
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	Italianate
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 609 W 2nd St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On flat ground. Concrete path to front entry and along west side. Iron fence surrounds front yard.



Lat/Long: 38.7362056443587900, -85.3868419656414000 [WGS84]

UTM: Zone 16S, 640207.4392 mE, 4288738.9406 mN

Parcel No. GIS/Ref/ID: 27105

Historical Information

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

Architectural Information

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

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

2006, Madison National Historic Landmark District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Eligibility: Applicable NHL Criteria: 1, 4

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local



Description/Remarks

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

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #27105, surveyed Aug 07, 2002, Site Number 3-0402
Inventoried: 09/20/2021 11:43:27 am Last updated: 07/11/2022 9:51:32 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

**Record No: HDCA-26-11**

Certificate of Appropriateness
(COA) Application

Status: Active

Submitted On: 2/10/2026

Primary Location

609 W SECOND ST
MADISON, IN 47250

Owner

Thieman Julie A
WEST SECOND STREET 609 MADISON,
IN 47250

Applicant

 Mike Romozzi
 630-625-2106 ext. 00000
 romozzi@protonmail.com
 419 S Zoar Church Rd
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

609 W Second St., Madison, IN 47250

Will you be working with a Contractor?

—

Description of Existing Use

addition

Description of Proposed Use

addition

Type of Project

Select which applies to your project.*

Define Other 

Demolition

Select which applies to your project.*

Define Other 

Addition to Building

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

demolition of all current additions to main house to be rebuilt on the same footprint to address issues with the foundations (stress cracks, crumbling, not built to code)

Building Elements**Architectural Details****Awnings & Canopies****Chimneys****Deck****Demolition****Existing Material***

wood, brick

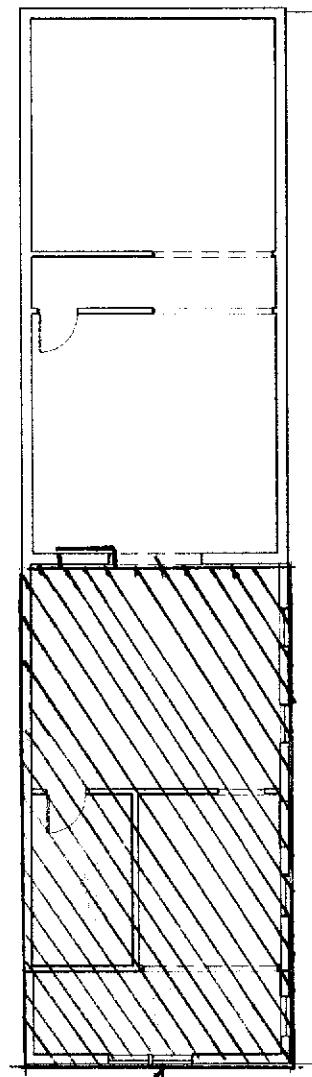
Proposed Material*

wood, brick

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**

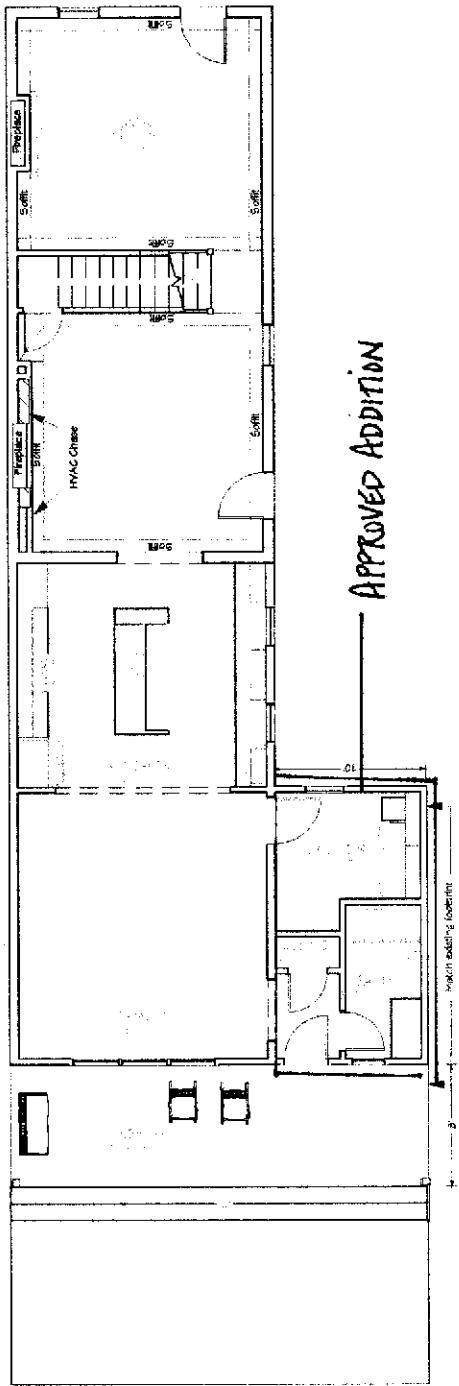
2	REVISION #1
Julie Thiemann - Remodel and Addition	DATE
303-335-8902 julie@thiemannremodeling.com	DRAWN BY
609 West 2nd Street Madison WI 537250	PIE LINE LLC
804 E First St Madison WI 53703	ryan@pinelinellc.com

As Built



FILLED AREAS
Foundation & FRAMING

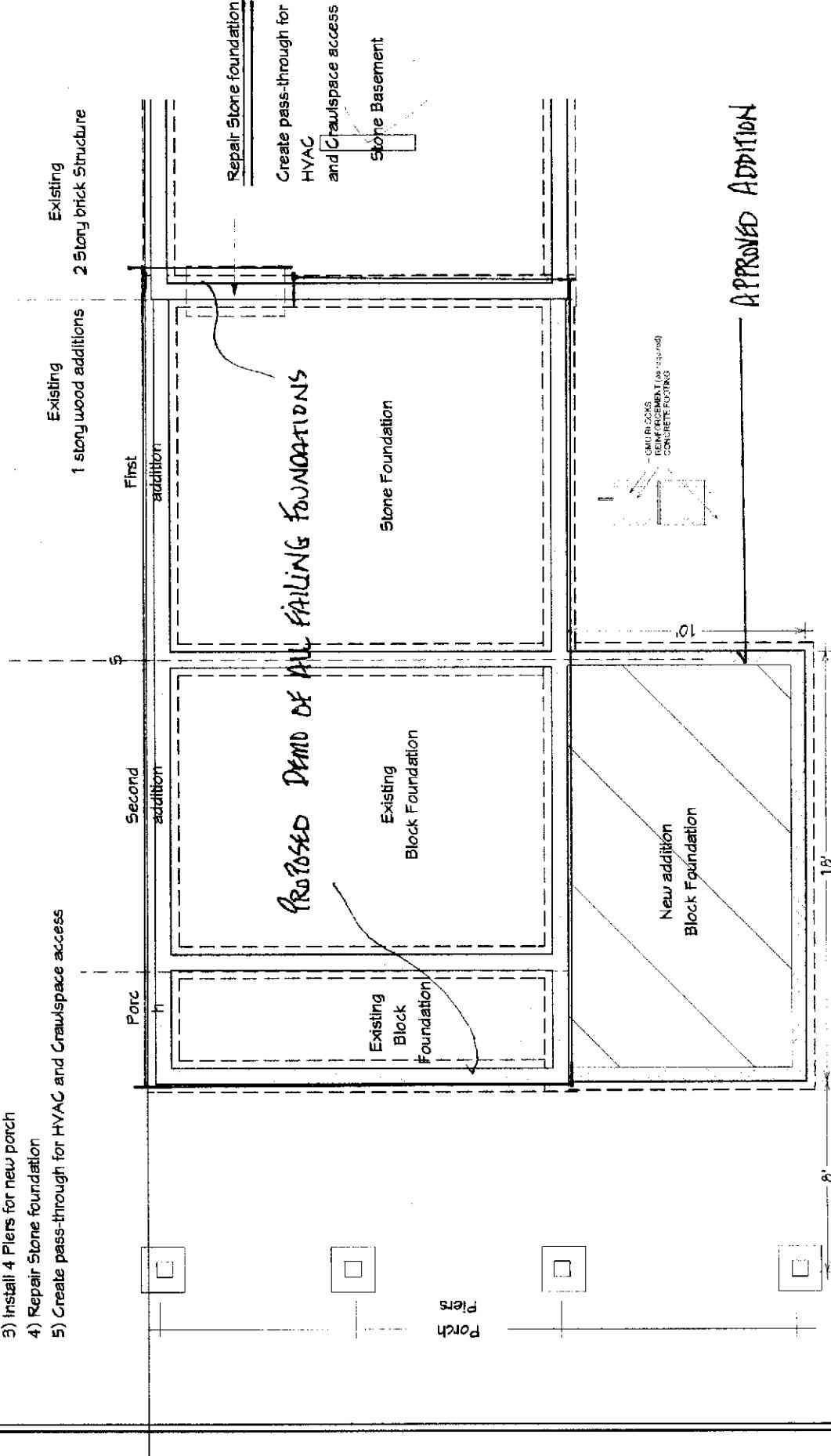
New Layout



APPROVED ADDITION

Foundation Plan

- 1) Raise existing porch foundation to match second addition.
- 2) Install new addition foundation to match existing floor height.
- 3) Install 4 Piers for new porch
- 4) Repair Stone foundation
- 5) Create pass-through for HVAC and Crawlspace access



7
REVISIONS
SHEET NUMBER
DATE
DRAWN BY
RYAN REDGREN 812-818-6772
804 E First St Madison Indiana 47250
ryan@pineleaneilc.com
PINE LEANE LLC of Madison
303-335-8902 JulieThiermann@yahoo.com
609 West 2nd Street Madison In 47250
Julie Thiermann - Remodel and Addition

Project Information:

Thieman - Remodel and Addition
 Owner: Julie Thieman
 Address: 609 West 2nd Street Madison In 47250
 Phone: 303-335-8902
 Email Address: julie thieman@yahoo.com

Pages:

- 1) Cover
- 2) Front and Rear Elevation
- 3) Left and Right Elevation
- 4) Foundation
- 5) Floor Framing
- 6) Wall Framing
- 7) Truss Layout
- 8) Cross Sections
- 9) Electrical
- 10) Plumbing
- 11) HVAC

Pine Lane LLC of Madison

Design & Drafting Services – Disclaimer and Terms of Use

Pine Lane LLC of Madison, located in Madison, Indiana, provides **design and drafting services only**. We are **not** a licensed architectural or structural engineering firm. All plans are prepared in accordance with specifications furnished by the owner and/or builder.

Modifications: Any alterations to the plans after final printing are the sole responsibility and expense of the owner and/or builder.

Contractor Verification Required: Contractors must independently field-verify all dimensions, details, and site conditions prior to commencing construction. Construction based on these plans constitutes acceptance of full responsibility for accuracy and suitability.

No Liability After Construction Begins: Pine Lane LLC of Madison assumes no liability for errors, omissions, or issues arising once construction has started. While every reasonable effort is made to ensure accuracy, human error cannot be entirely eliminated. The contractor's pre-construction review is mandatory and transfers all risk thereafter.

Owner/Builder Acknowledgment: By using these plans, the owner and/or builder acknowledge and accept the terms above.

Overview of Indiana Building Codes

Indiana's building codes are established to ensure the safety, durability, and accessibility of structures while promoting energy efficiency and fire prevention. They are adopted and enforced at the state level by the **Indiana Fire Prevention and Building Safety Commission (FPBSC)** under the **Indiana Department of Homeland Security (DHS)**. The state uses model codes from the **International Code Council (ICC)** as the foundation, with Indiana-specific amendments to address local needs like climate zones (primarily 4 and 5), seismic activity, and tornado risks. Indiana operates as a "home rule" state, meaning local governments enforce the codes but cannot impose stricter standards without state approval—though they can adopt equivalent or less restrictive rules.

As of November 4, 2025, the codes are in a transitional phase. Most remain based on the **2012 ICC editions** (effective since December 2014), but updates to the **2024 ICC editions** are under active review by the **Building Code Update Committee**. A draft proposed rule for the **2025 Indiana Building Code** (aligning with the 2024 International Building Code) was released in August 2025, including a fiscal impact analysis. Full adoption is anticipated effective **October 30, 2025**, pending final rulemaking. Until then, the 2014 versions apply, but projects starting after the update date must comply with the new rules.

Key resources for full texts and amendments:

- [Indiana DHS Fire and Building Safety Codes](#)
- [UpCodes: Indiana Codes](#)
- [ICC Digital Codes: Indiana](#)

Adopted Model Codes and Effective Dates

Indiana adopts a suite of interconnected codes covering various aspects of construction. Below is a table summarizing the primary codes, their ICC bases, and status as of 2025:

Code Name	Based on ICC Edition	Effective Date (Current)	Key Focus Areas	2025 Update Status
Indiana Building Code (IBC)	2012 International Building Code	December 1, 2014	Structural integrity, occupancy classifications, accessibility (ADA compliance)	Draft for 2024 IBC proposed August 2025; effective ~Oct 30, 2025. Includes tornado load provisions (ASCE 7 Chapter 32) and restroom privacy updates.
Indiana Residential Code (IRC)	2012 International Residential Code	December 1, 2014	One- and two-family dwellings, townhouses	Under review for 2024 IRC; local enforcement only for residential.
Indiana Fire Code	2012 International Fire Code	December 1, 2014	Fire prevention, suppression systems, egress	Aligned with 2024 IFC in draft; emphasizes high-hazard occupancies.
Indiana Mechanical Code (IMC)	2012 International Mechanical Code	December 1, 2014	HVAC, ventilation, exhaust systems	Draft updates for 2024 IMC.
Indiana Plumbing Code (IPC)	2012 International Plumbing Code	December 1, 2014	Water supply, drainage, fixtures	Local amendments allowed; 2024 IPC review ongoing.
Indiana Electrical Code	2008 National Electrical Code (NEC)	June 2, 2009	Wiring, grounding, equipment	Not ICC-based; locals cannot adopt unapproved versions. Update to 2023 NEC pending.
Indiana Energy Conservation Code (IECC)	2012 International Energy Conservation Code	December 1, 2014	Insulation, lighting, HVAC efficiency	Tailored to Indiana's Climate Zones 4 & 5; 2024 IECC draft includes exemptions for small bathrooms (<55 sq ft).

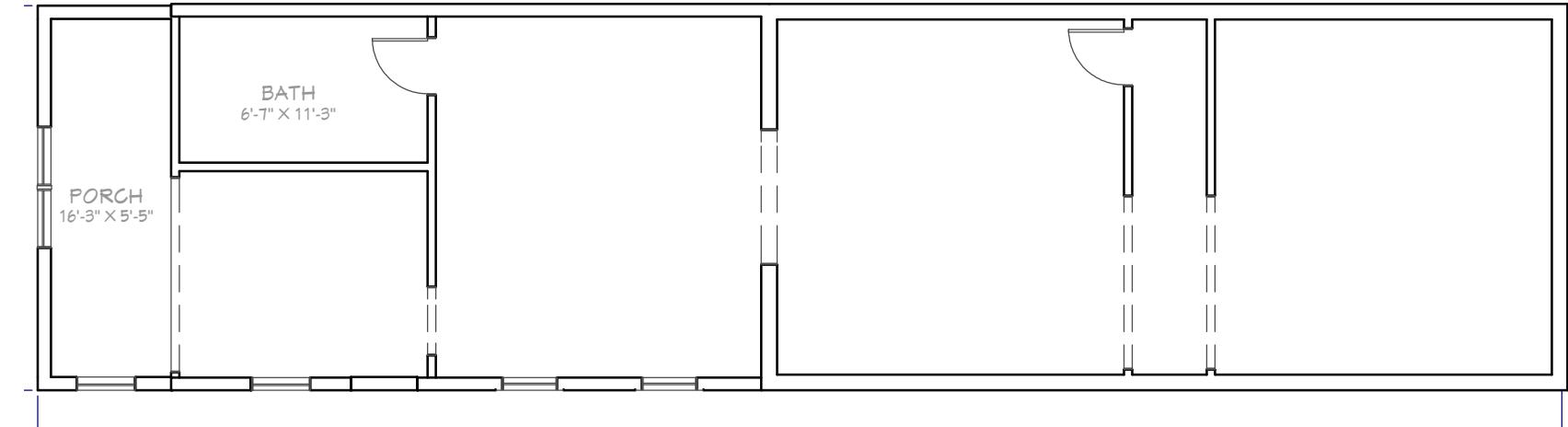


SHEET NUMBER	1
REVISION #:	
Julie Thieman - Remodel and Addition	
303-335-8902 julie thieman@yahoo.com	
609 West 2nd Street Madison In 47250	
DRAWN BY:	
DATE:	

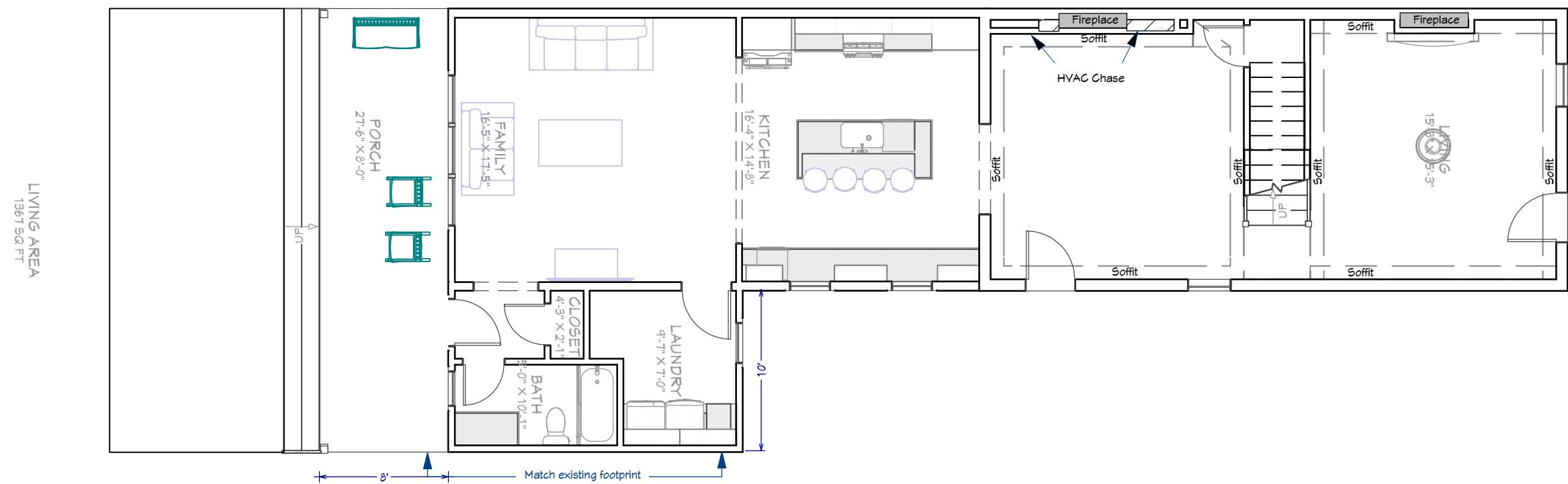
Pine Lane LLC of Madison
 804 E First St Madison Indiana 47250
 Ryan Rodgers 812-818-6772
 ryan@pinelaneilc.com



As Built



New Layout



Julie Thieman - Remodel and Addition
303-335-8902 juliethieman@yahoo.com
609 West 2nd Street Madison In 47250

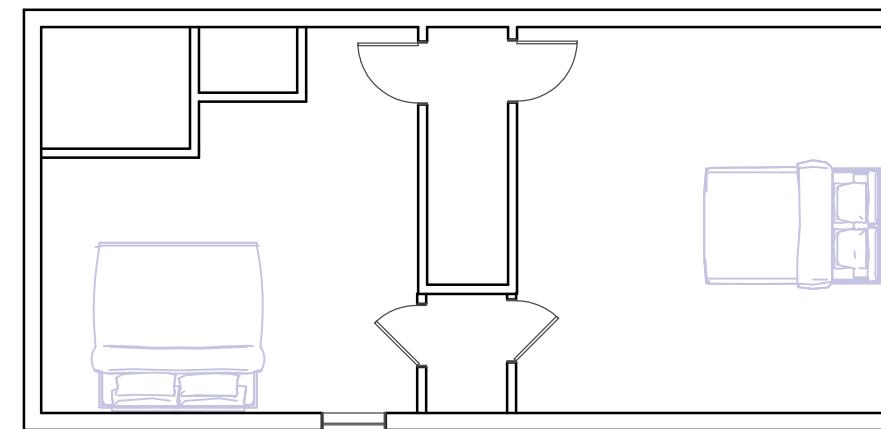
DRAWN BY: DATE:

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

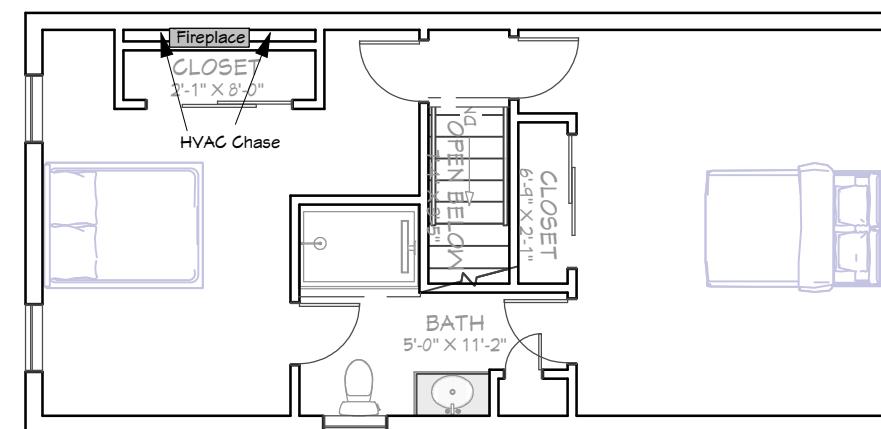


SHEET NUMBER
2
REVISION #:

As Built



New Layout



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



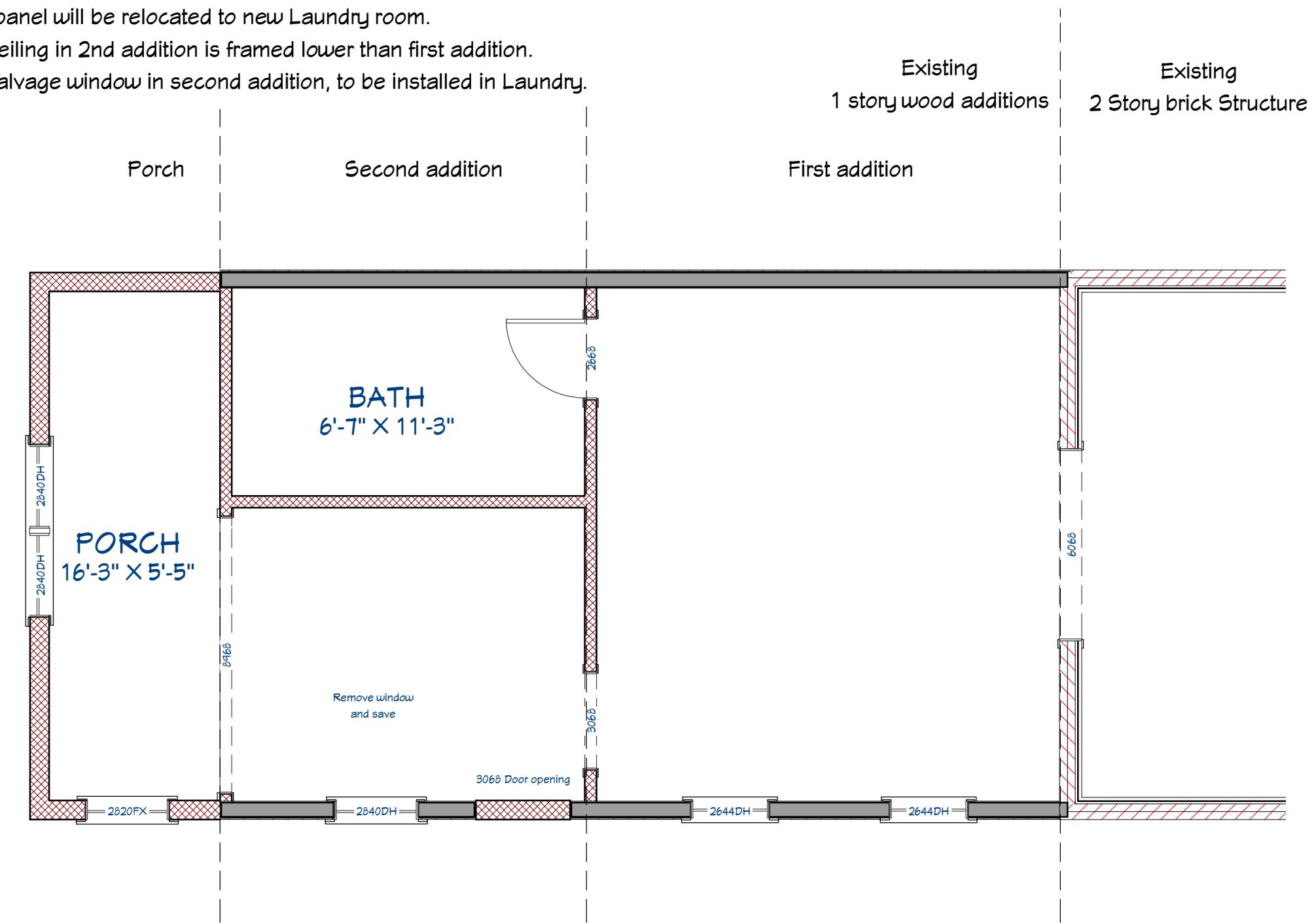
Julie Thieman - Remodel and Addition
303-335-8902 julie thieman@yahoo.com
609 West 2nd Street Madison In 47250
DRAWN BY: DATE:
SHEET NUMBER
3
REVISION #:

Demolish Plan wood frame additions

- 1) Remove floor system throughout wood 1 story addition.
- 2) Demolish roof system porch.
- 3) Demolish Partition walls, and structural walls as indicated. 
- 4) Demolish concrete floor under wood floor on porch, leave block perimeter foundation.
- 5) Demolish interior wall finishes, insulation and electrical circuits in wood additions

Notes:

- Electric panel will be relocated to new Laundry room.
- Ceiling in 2nd addition is framed lower than first addition.
- Salvage window in second addition, to be installed in Laundry.



SHEET NUMBER
4
REVISION #:

Julie Thiemann - Remodel and Addition
303-335-8902 julie@thiemann@yahoo.com
609 West 2nd Street Madison In 47250

DRAWN BY: DATE:

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

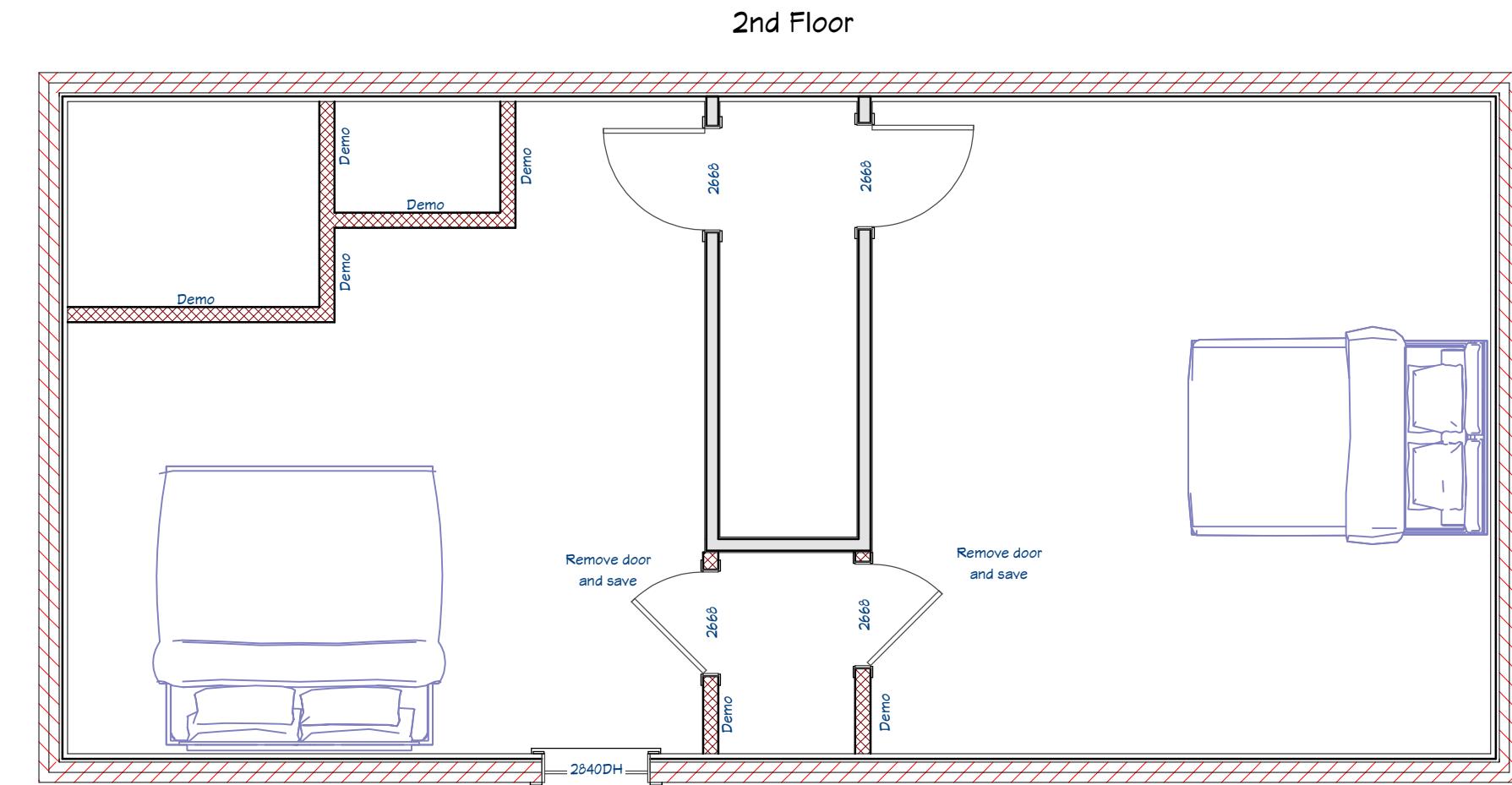
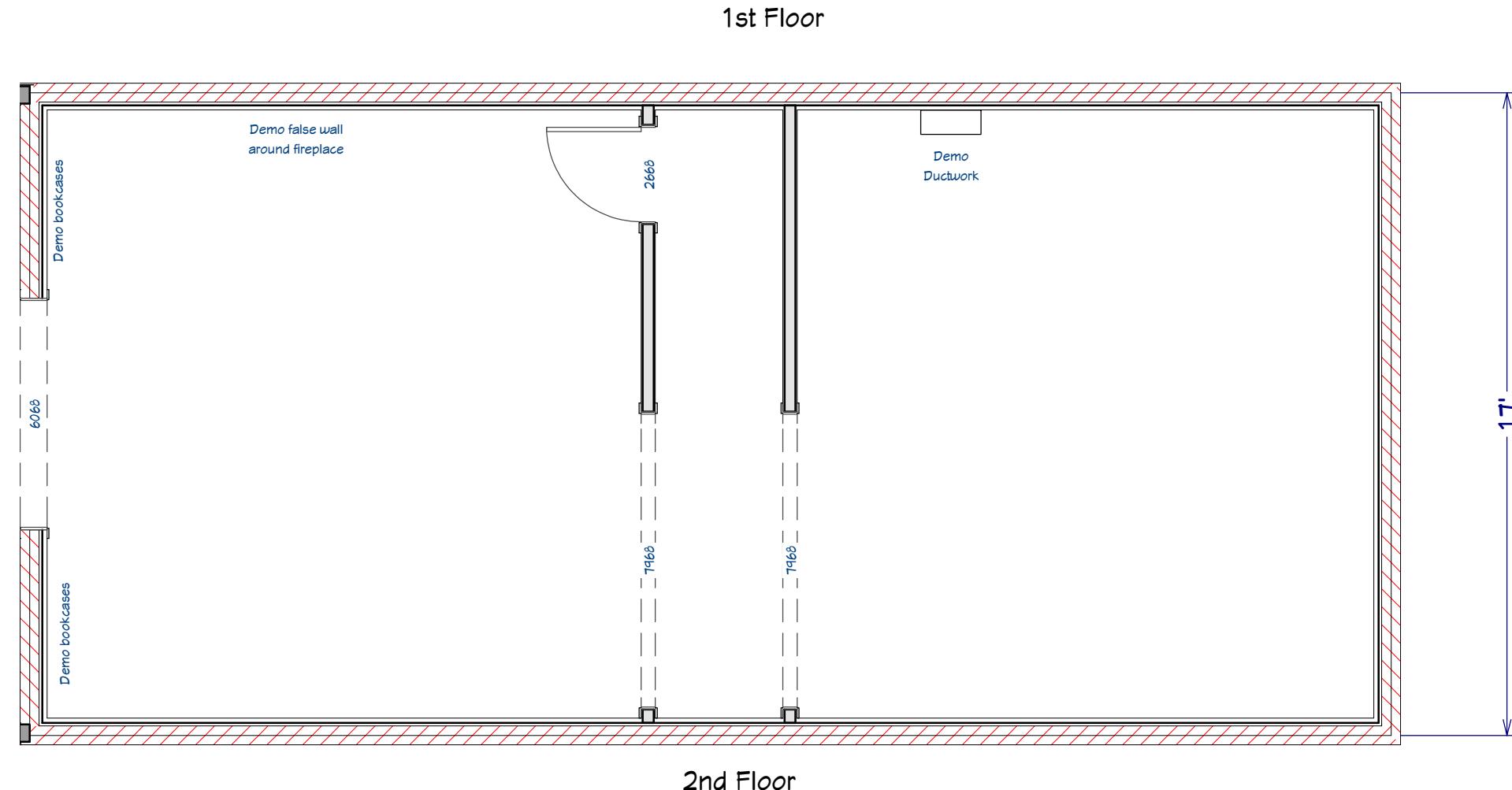


Demolition Plan 2 story brick structure

1st and 2nd floor

- 1) Demolish Partition walls as indicated.

Notes: - Save Interior doors



SHEET NUMBER
5
REVISION #:

Julie Thieman - Remodel and Addition
303-335-8902 julie thieman@yahoo.com
609 West 2nd Street Madison In 47250

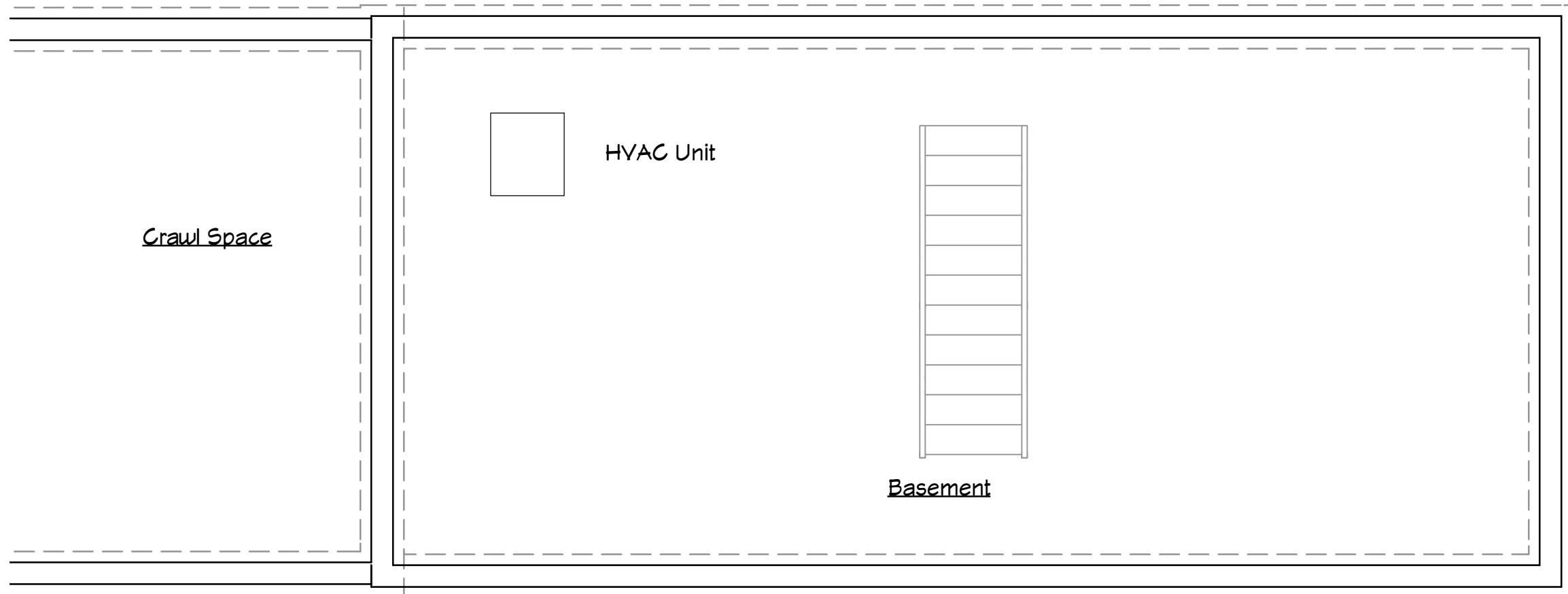
DRAWN BY: DATE:

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

Demolition Plan 2 story brick structure

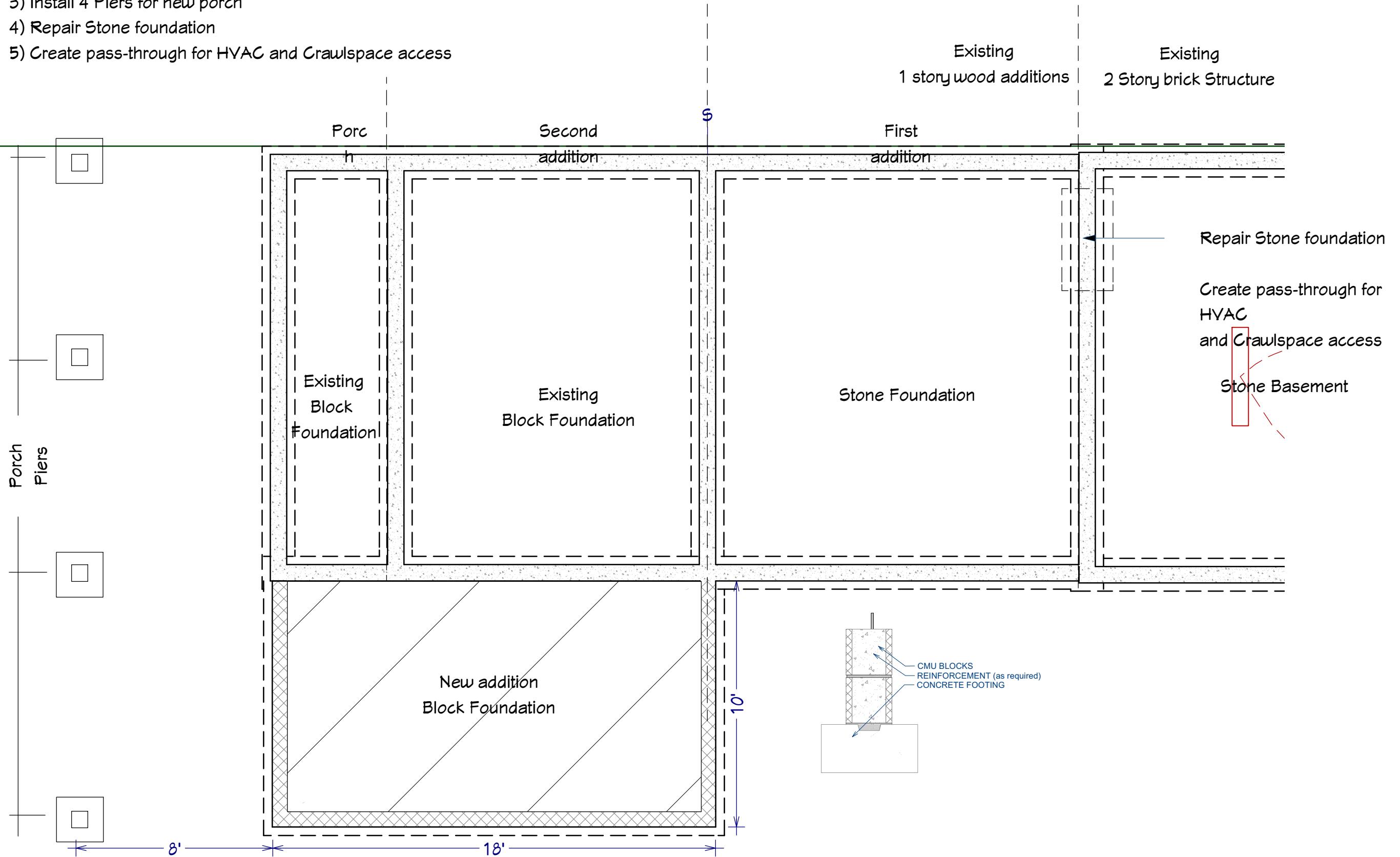
Basement

- 1) Demolish HVAC
- 1) Demolish electrical



Foundation Plan

- 1) Raise existing porch foundation to match second addition.
- 2) Install new addition foundation to match existing floor height.
- 3) Install 4 Piers for new porch
- 4) Repair Stone foundation
- 5) Create pass-through for HVAC and Crawlspace access



SHEET NUMBER
7
REVISION #

Julie Thiemann - Remodel and Addition
303-335-8902 julie@thiemann@yahoo.com
609 West 2nd Street Madison In 47250
DRAWN BY: DATE:

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



East Elevation

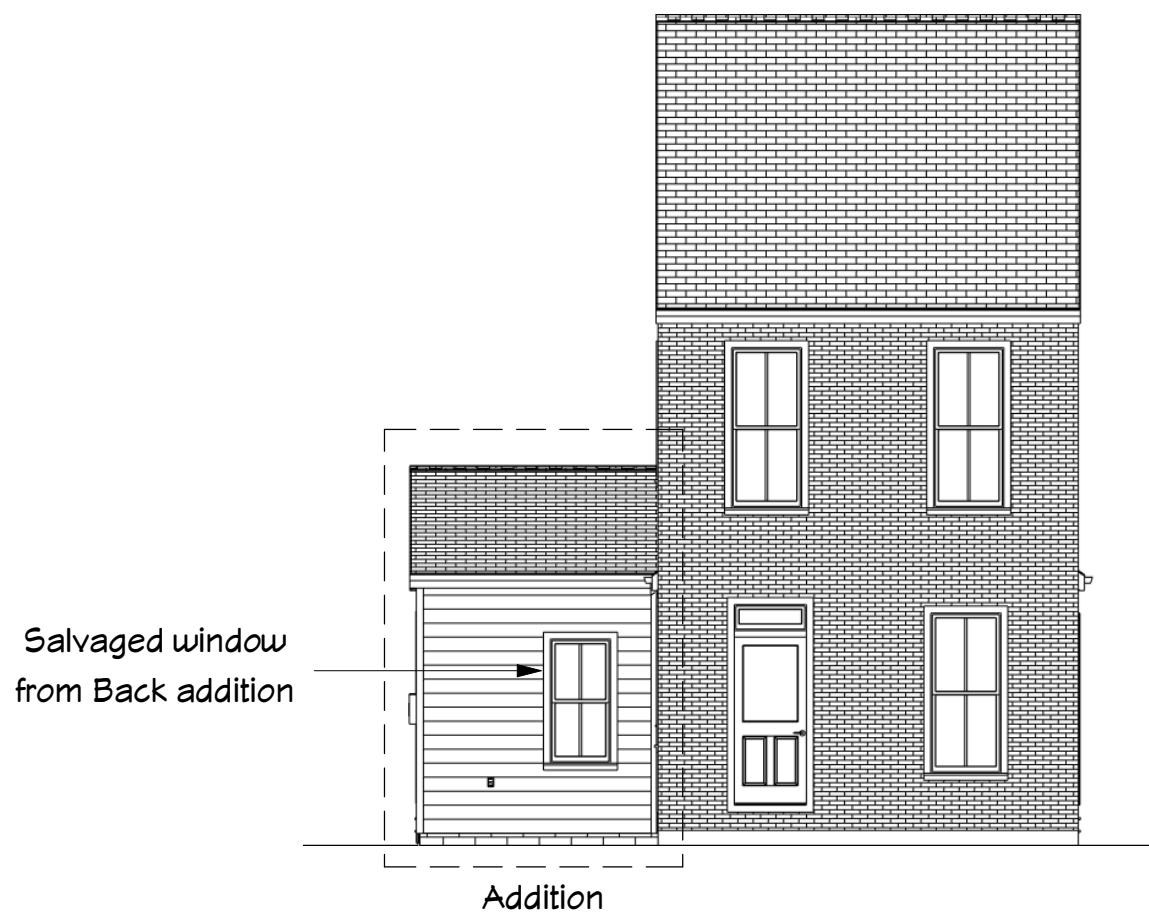


Pine Lane LLC of Madison
804 E First St Madison Indiana 47250
Ryan Rodgers 812-818-6772
ryan@pinelanellc.com

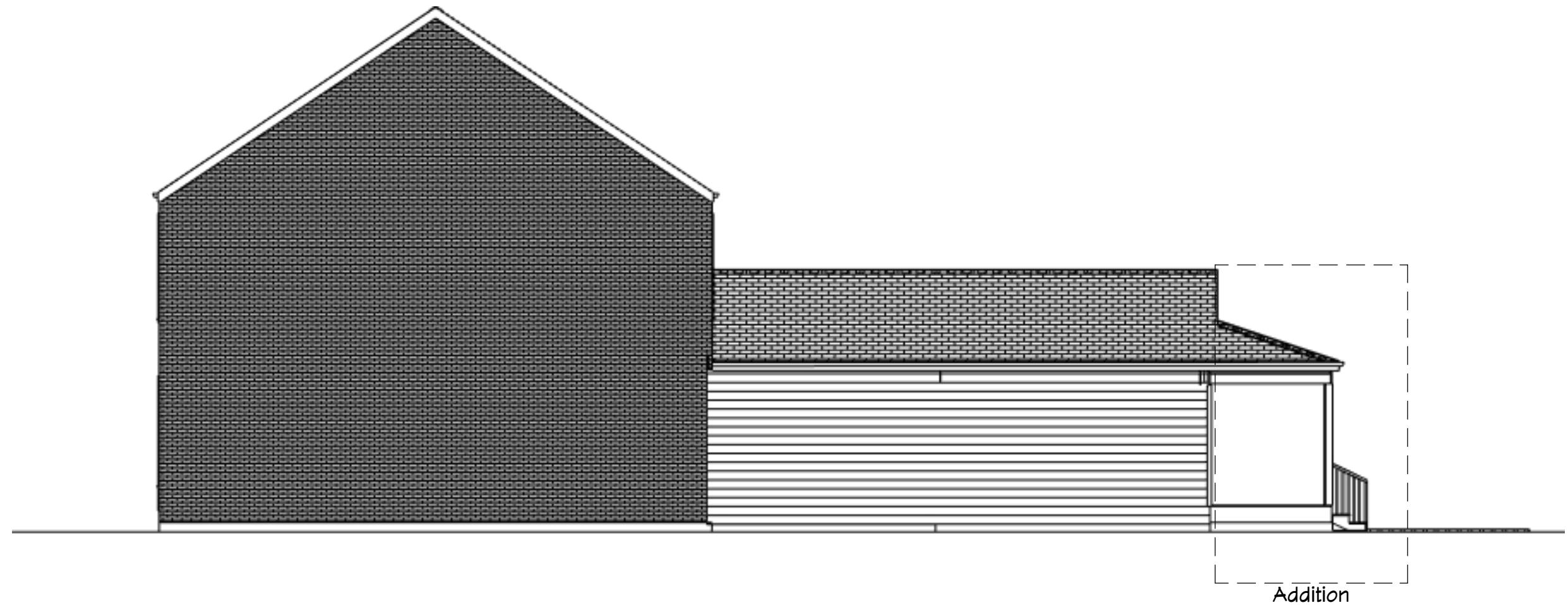
Julie Thieman - Remodel and Addition
303-335-8902 juliethieman@yahoo.com
609 West 2nd Street Madison In 47250

DRAWN BY: DATE:
REVISION #: 8

SHEET NUMBER



West Elevation



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

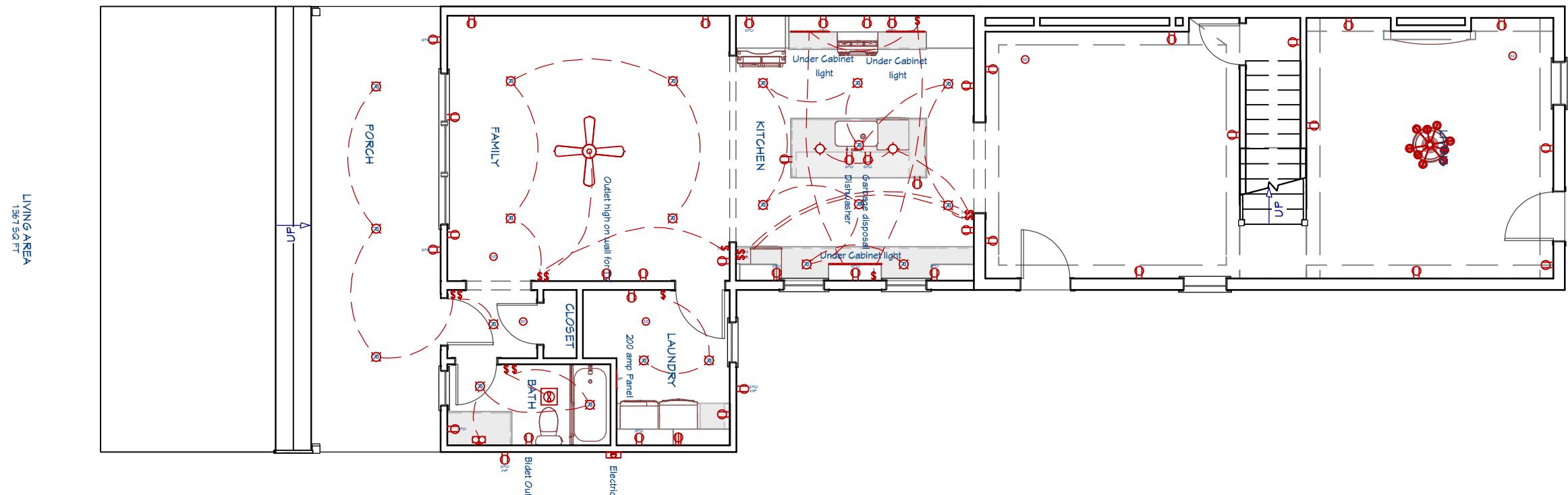
Julie Thieman - Remodel and Addition
303-335-8902 juliethieman@yahoo.com
609 West 2nd Street Madison In 47250
DRAWN BY: _____ DATE: _____

10
SHEET NUMBER
REVISION #: _____

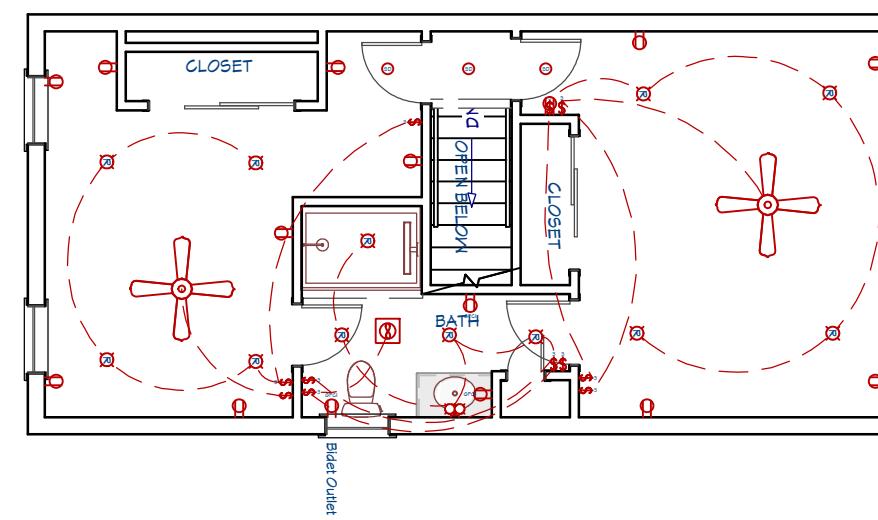
Electrical

- 1) Install 200 amp Panel and meter
- 2) Complete new wiring wood frame additions
- 3) Upgrade 2 story brick structure as needed
- 4) Add center light Living Room
- 5) Add smoke detectors to meet code
- 6) Add work lights in basement

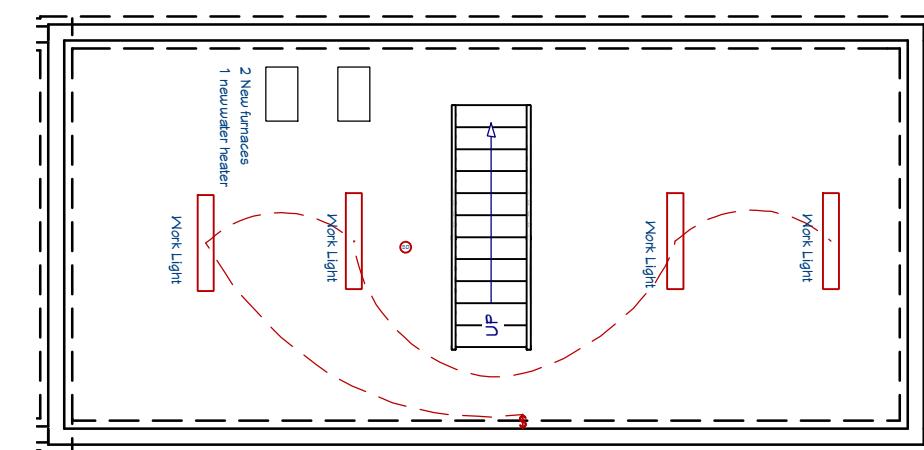
Main Floor



2nd Floor



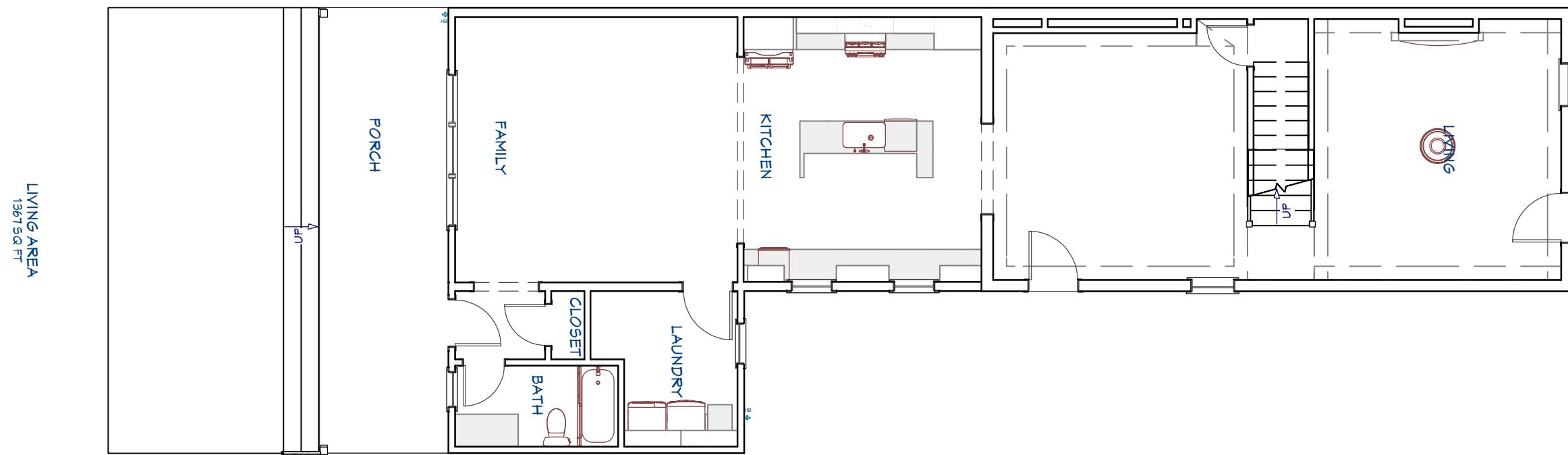
Basement



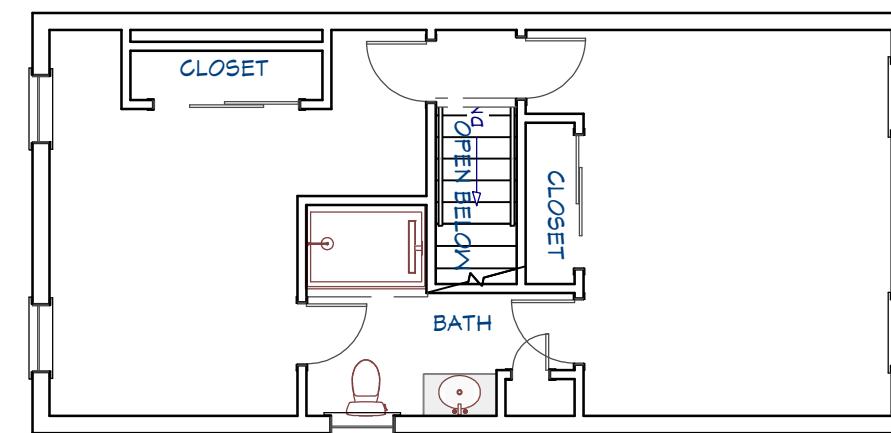
HVAC

- 1) HVAC details provided by contractor
- 2)
- 3)
- 4)
- 5)
- 6)

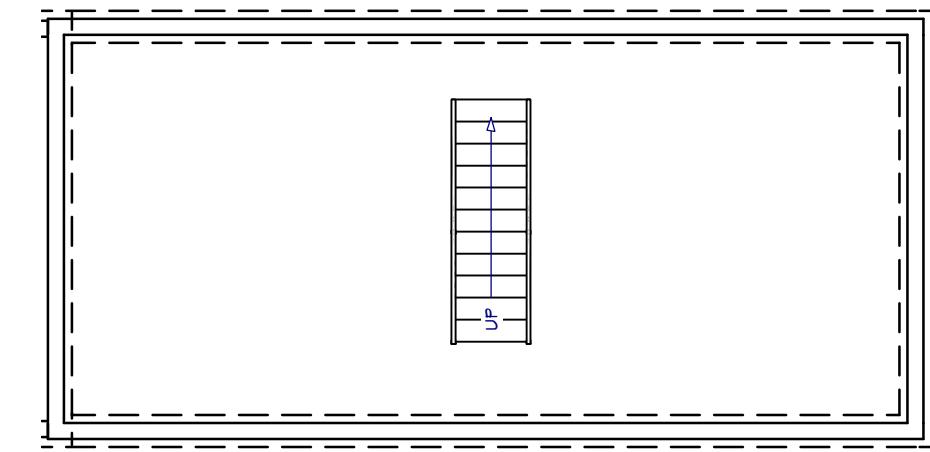
Main Floor



2nd Floor



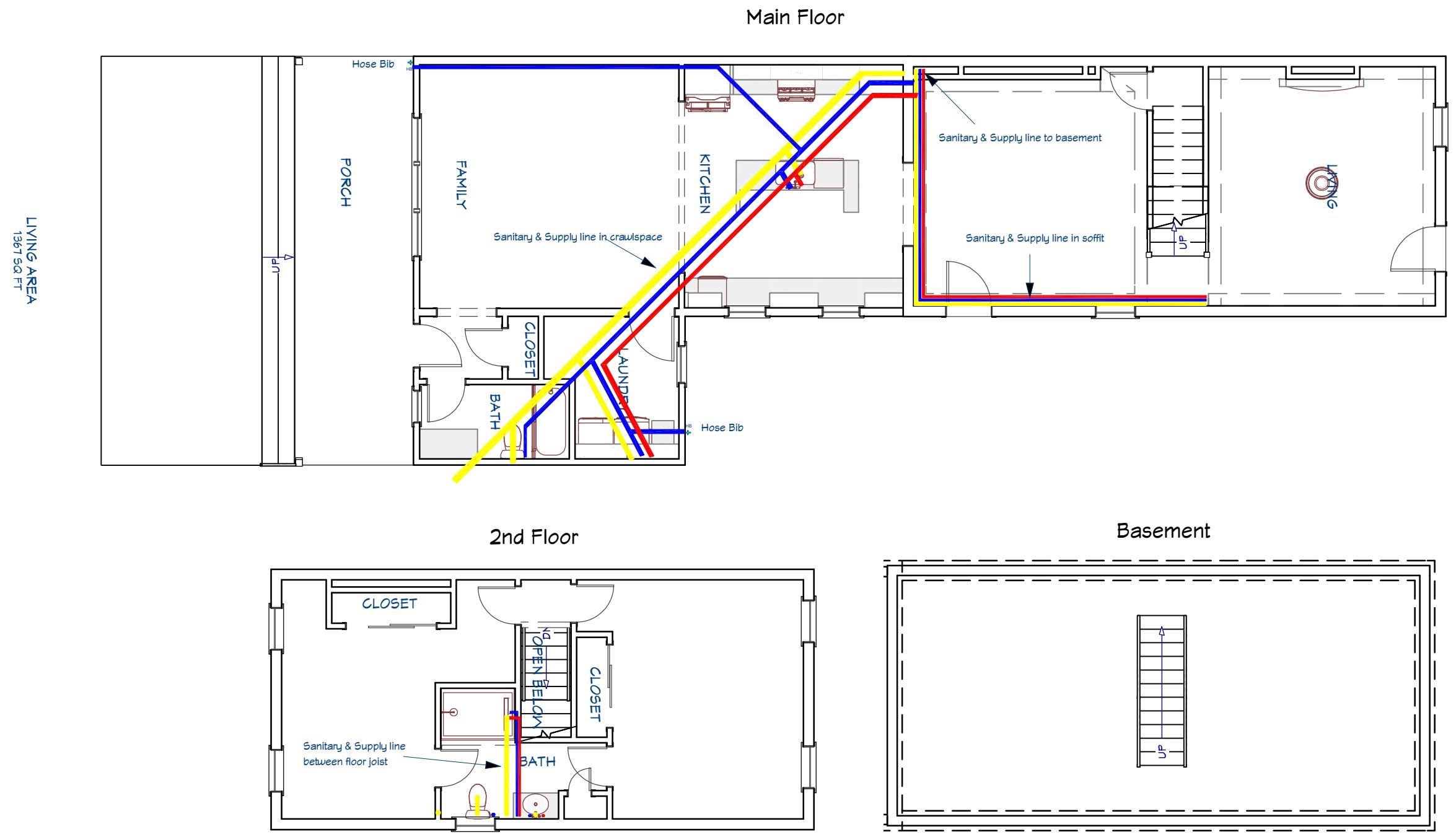
Basement

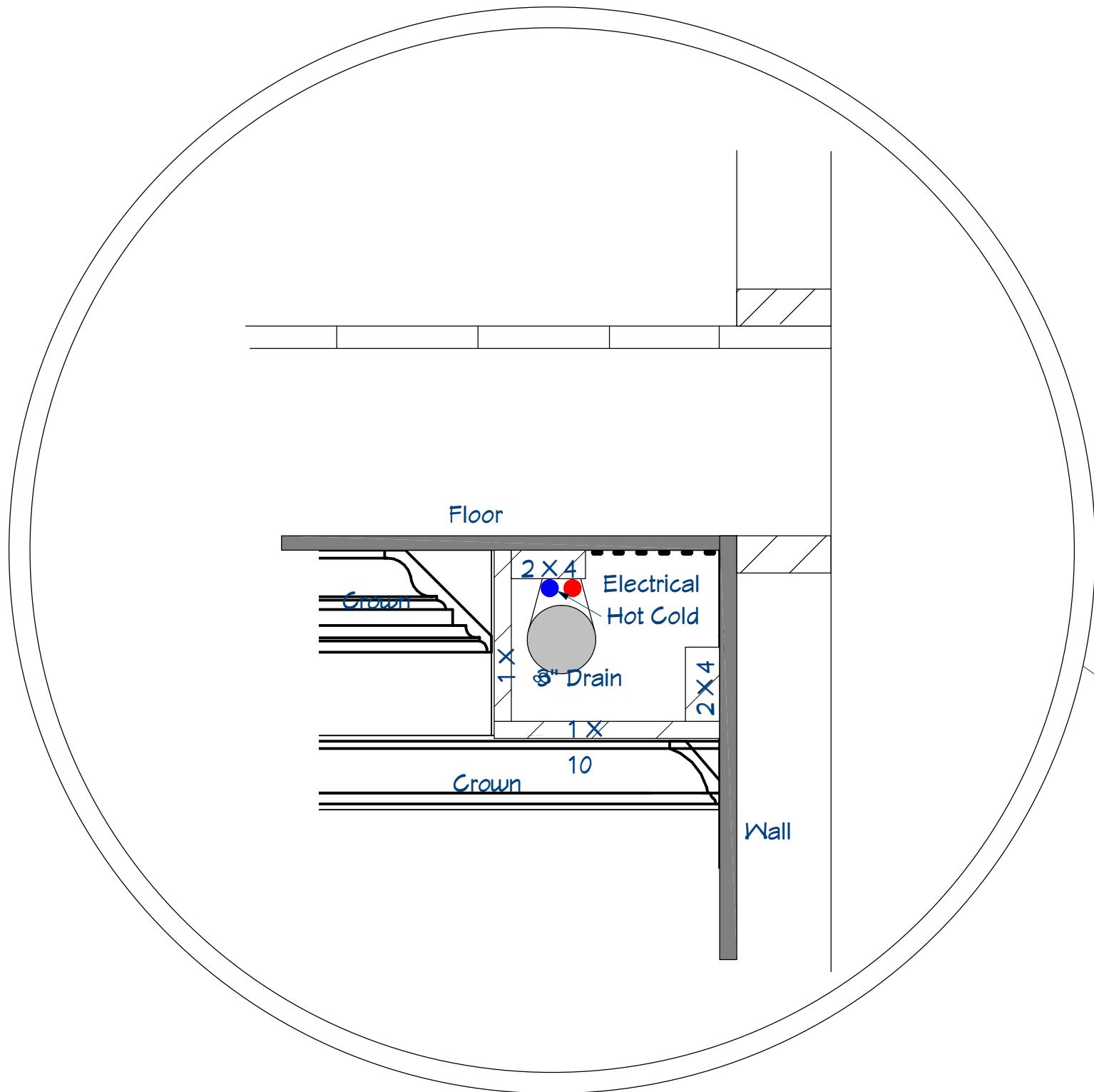


Plumbing

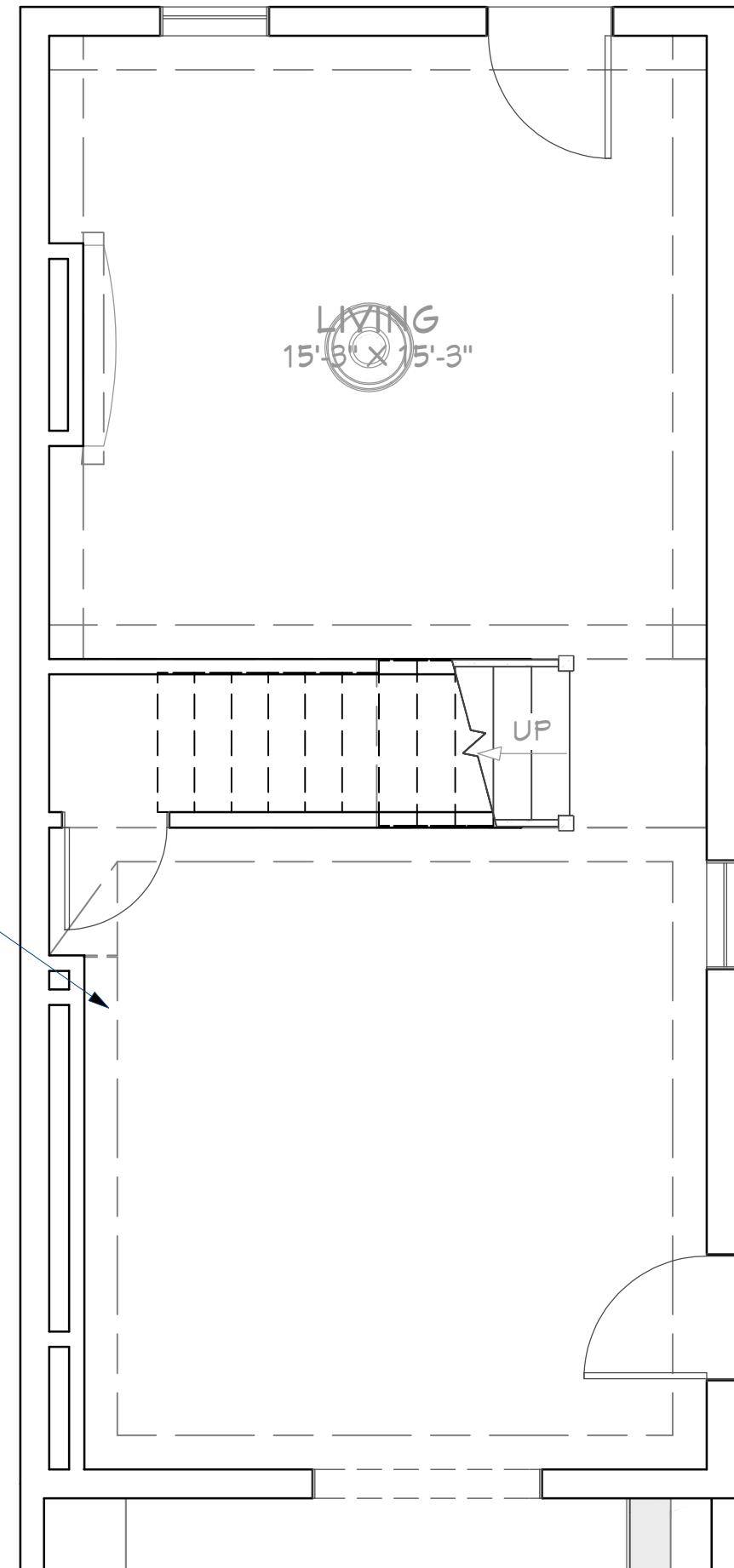
- 1) Install 2 new Baths
- 2) Install new Kitchen
- 3) Install New Laundry
- 4) All new plumbing to new cleanout in yard
- 5) New Gas lines Furnaces and kitchen
- 6) 2nd floor bath sanitary lines to be ran in soffit on 1st floor
- 7) Water Main location TBD
- 8) Sanitary line location outside unknown

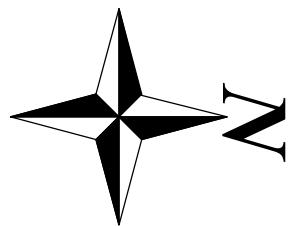
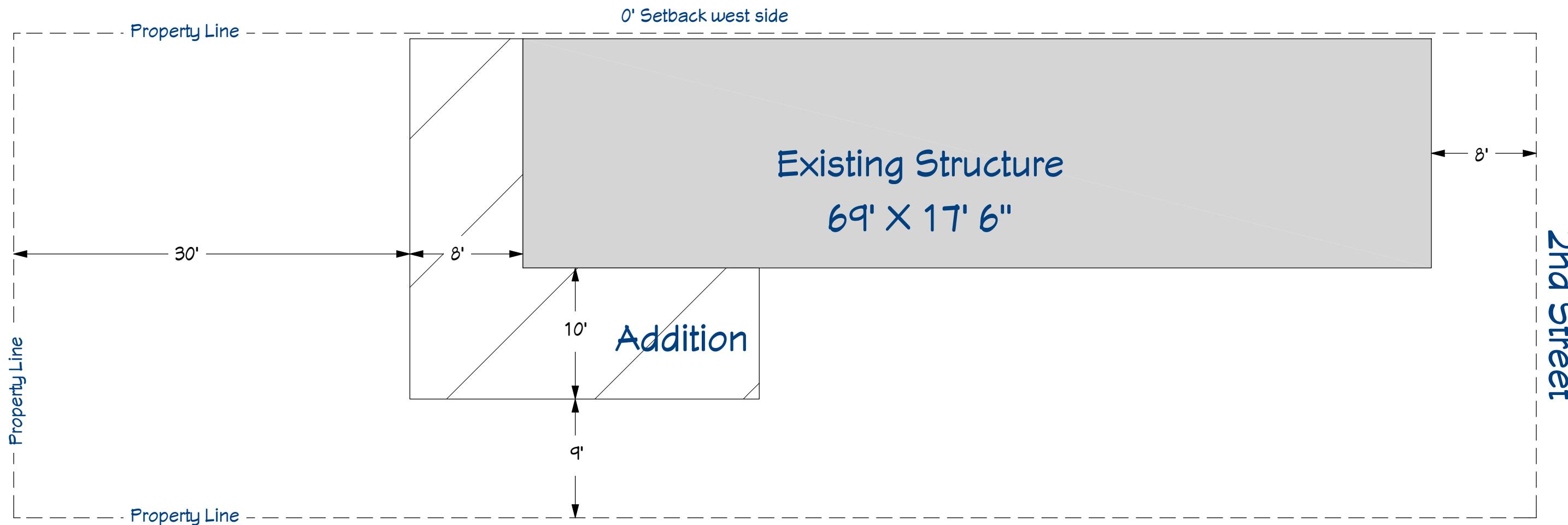
SHEET NUMBER
13
 REVISION #: _____
 Julie Thieman - Remodel and Addition
 303-335-8902 juliethieman@yahoo.com
 609 West 2nd Street Madison In 47250
 DRAWN BY: _____ DATE: _____





Soffit and Crown Detail







MADISON

Indiana

Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review*

Application for Certificate of Appropriateness at 736 W. Main St. to replace the existing small front porch with a porch that stretches the entire front of the house as it did historically.



Current Zoning: Specialty District (SD)	Project Location: 736 W. Main St.
Applicant: John Gray	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: The proposed work will be restoring the original appearance of the porch.

History, Relevant Information, & Prior Approvals:

History:

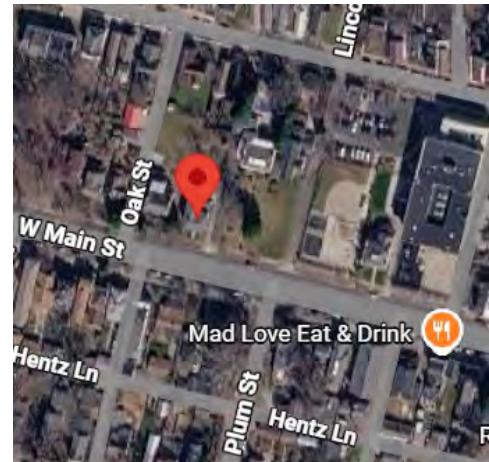
N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1860
Style	Colonial Revival
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
736 W Main St
Madison Indiana 47250 USA

County: Jefferson

Historic name:

Present name:

Local place name:

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Land unit size:

Site/Setting: Brick paver path and steps.



Lat/Long: 38.7383197128285400, -85.3894838822090000 [WGS84]

UTM: Zone 16S, 639973.6764 mE, 4288969.5074 mN

Parcel No. GIS/Ref/ID: 28104

Historical Information

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

Architectural Information

Category: building, House	Style: Colonial Revival	Ancillary structures:
Structural: frame	Exterior Material(s): vinyl siding	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: , rectangular	Roof Type: Hipped	
Foundation: Stone	Windows: vinyl 6/6 double-hung sashes	
General condition: Excellent	Chimney(s): one brick center and one brick side left	
Basement:	Porch: portico	

Historical Summary:

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

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Eligibility: Applicable NHL Criteria: 1, 4

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local



Description/Remarks

This is a 2-story house in the Colonial Revival style built in 1860. The structural system is frame. The foundation is stone. Exterior walls are vinyl siding. The building has a hipped roof clad in asphalt shingles. Hipped with wide overhanging eaves, 2 brick chimneys. There is one center, brick chimney and one side left, brick chimney. Windows are vinyl, 6/6 double-hung sashes. 6/6 replacement windows, 1 story bay addition on east facade with three windows, rock face stone foundation. There is a portico with square wood posts. Paneled wooden door w/ stained glass transom and side lights.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #28104, surveyed Jul 15, 2002, Site Number 2-232
Inventoried: 09/20/2021 11:42:59 am Last updated: 07/29/2022 10:31:31 am by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

**Record No: HDCA-26-5**

Certificate of Appropriateness
(COA) Application

Status: Active

Submitted On: 1/24/2026

Primary Location

736 W MAIN ST
MADISON, IN 47250

Owner
Gray John H & Lisa H
MAIN ST 736 MADISON, IN 47250

Applicant

John Gray
 812-701-1764
 johnhrgrey@outlook.com
 736 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

SD

Legal Description of Property

Single Family Home at 736 W Main St. Madison , IN 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

Single Family Home

Description of Proposed Use

Single Family Home

Contractor Information**Company Name**

Sandusky Construction

Contractor Name

Matthew Sandusky

License Number

1840

Expiration Date

—

Phone

502-663-1069

Email

sanduskyconstruction@gmail.com

Mailing Address

24 Equity Dr

City

Bedford

State

KY

Zip Code

40006

Type of Project

Select which applies to your project.*

Define Other 

Restoration, Rehabilitation, or Remodel

Description(s) of Work

Scope of Work*

Replace the existing small porch with a porch like the one that was on the home in picture from the 1940's.
Also repalce the current vinyl siding with LP Smart side to improve the appearance of the home.

Building Elements**Architectural Details****Existing Material***

Vinyl Siding

Proposed Material*

LP Smart Siding, Aluminum and Vinyl

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****Existing Material***

Wood wrapped Columns

Proposed Material*

Vinyl wrapped Columns, Wood/Vinyl railings

Porches

Existing Material*

Vinyl siding and asphalt shingles

Proposed Material*

LP Siding and asphalt shingles

Ramps and Lifts**Roofs****Existing Material***

asphalt shingles

Proposed Material*

asphalt shingles

Shutters**Siding****Existing Material***

Vinyl

Proposed Material*

LP Smart Side

Signage**Storefronts****Storm Doors and Storm Windows****Utilities****Windows****Other**

Acknowledgement

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications

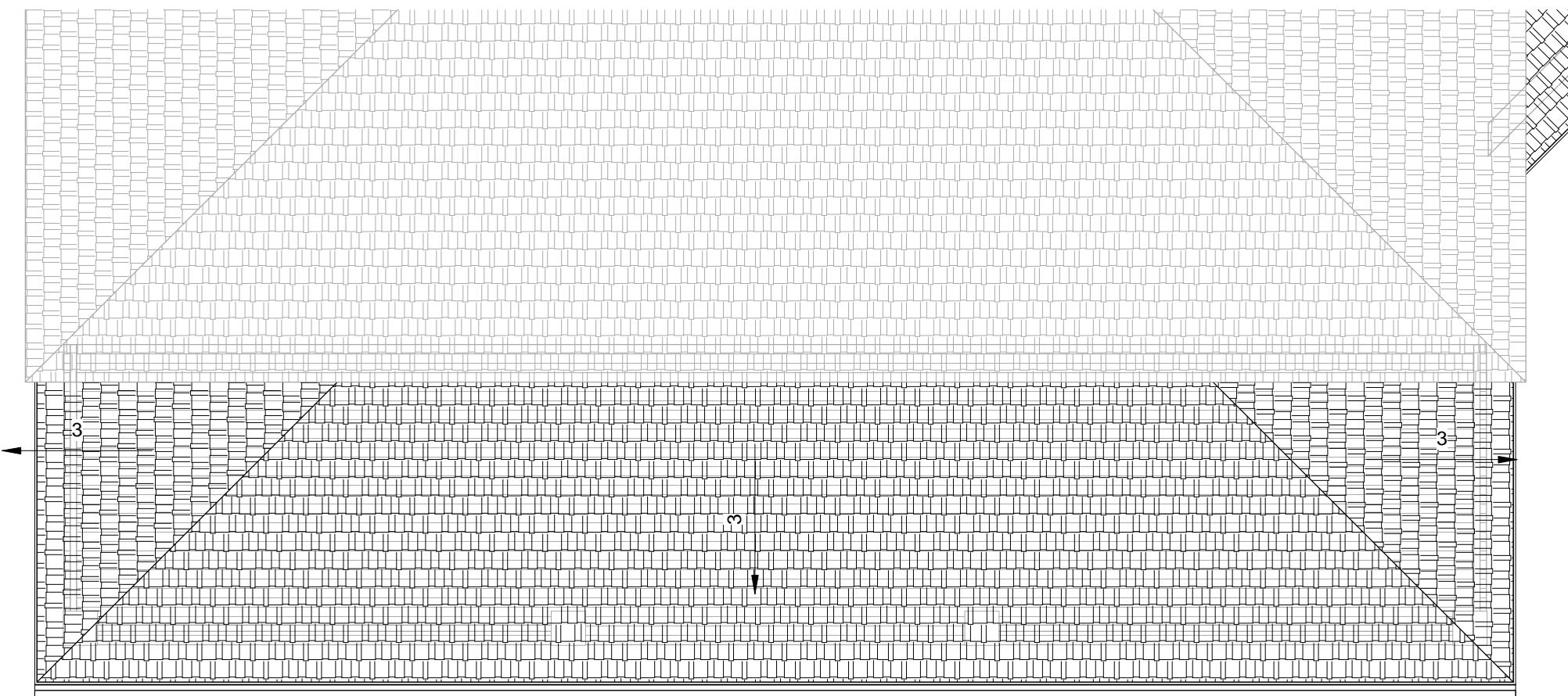
I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application will be deemed incomplete and will be placed on the next month's agenda

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

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

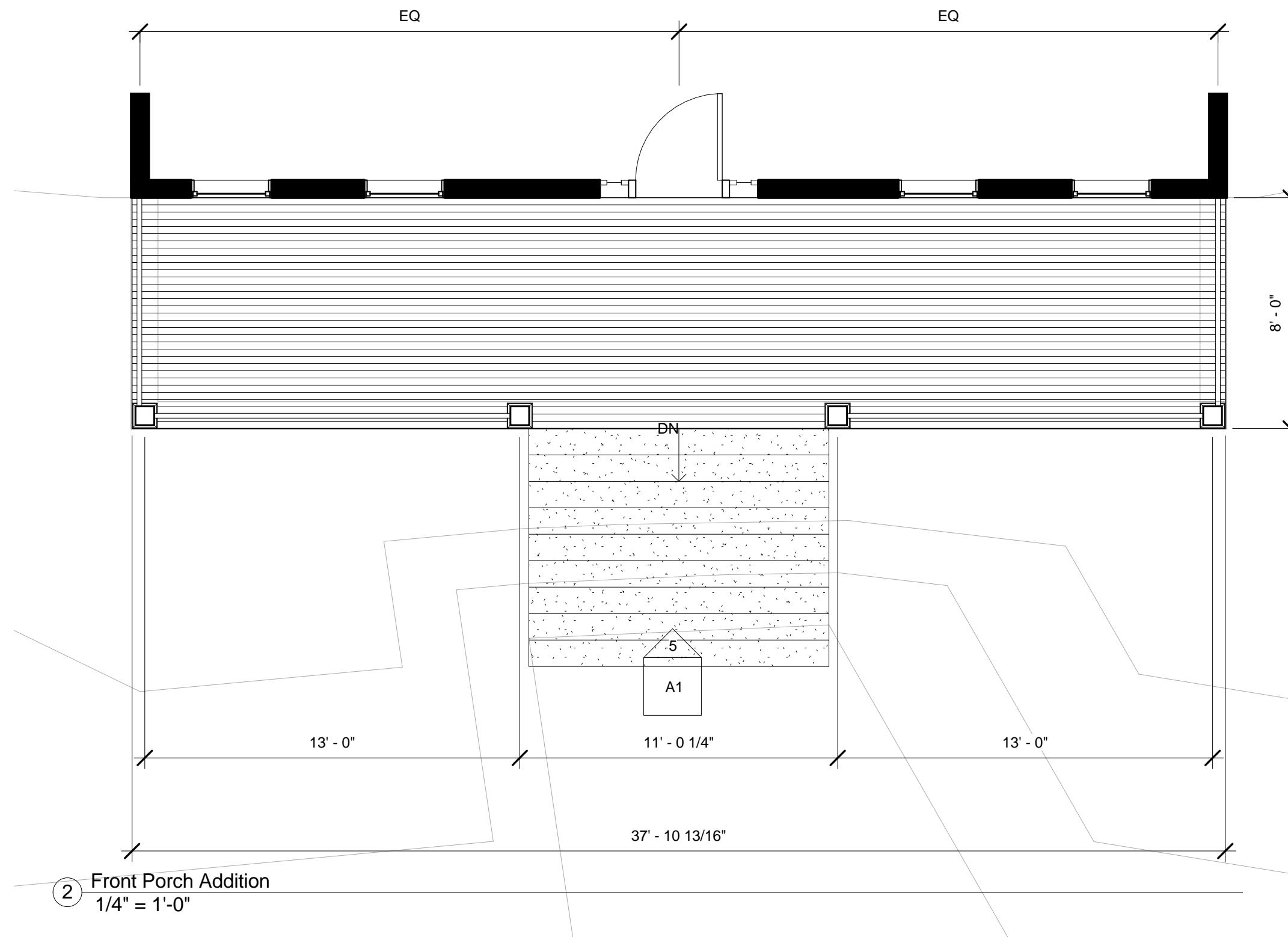
Digital Signature*

John H Gray
Jan 24, 2026



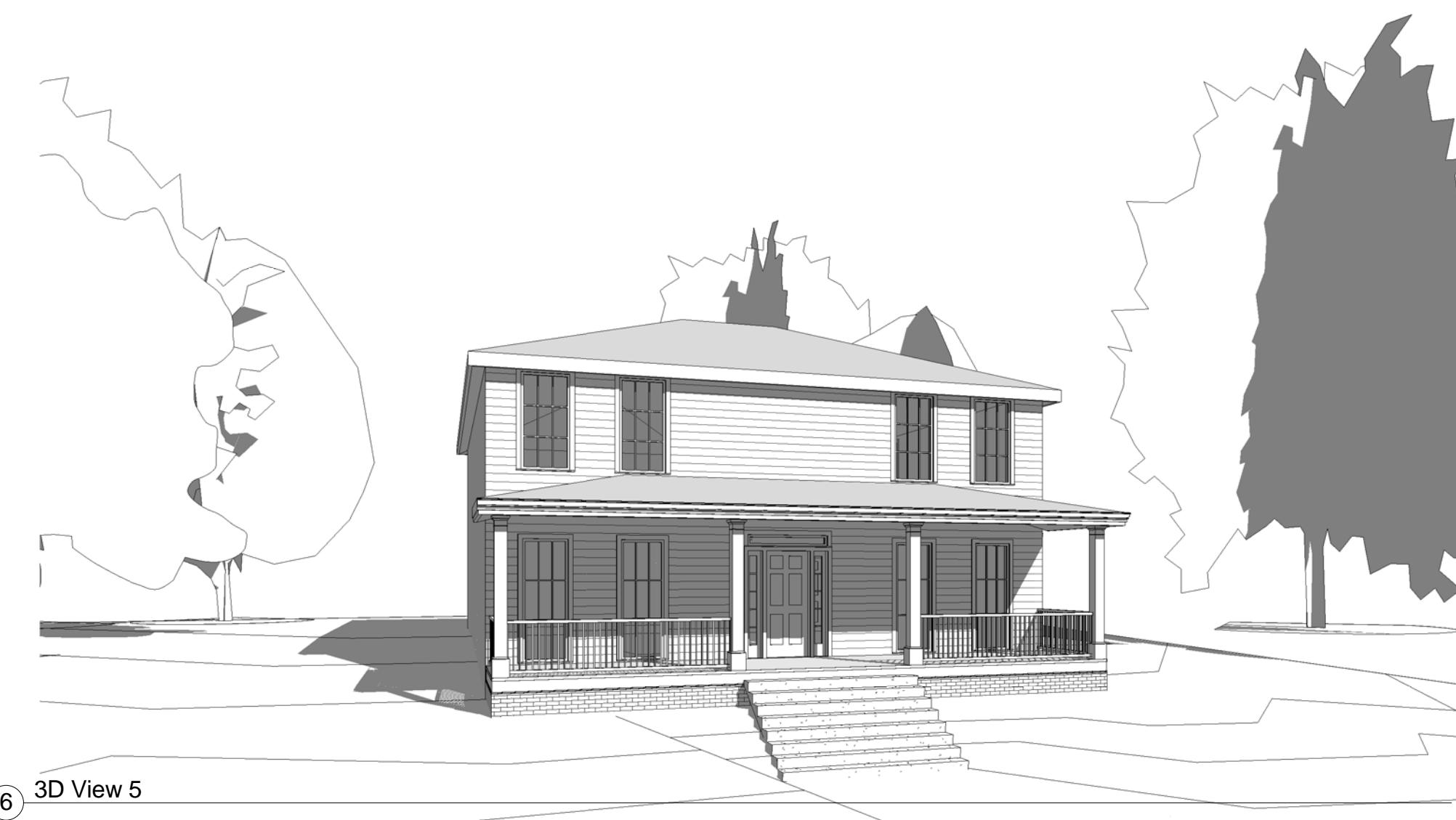
1 Second Fl
1/4" = 1'-0"

1 Second Fl
1/4" = 1'-0"



2 Front Porch Addition 1/4" = 1'-0"

2 Front Porch
1/4" = 1'-0"

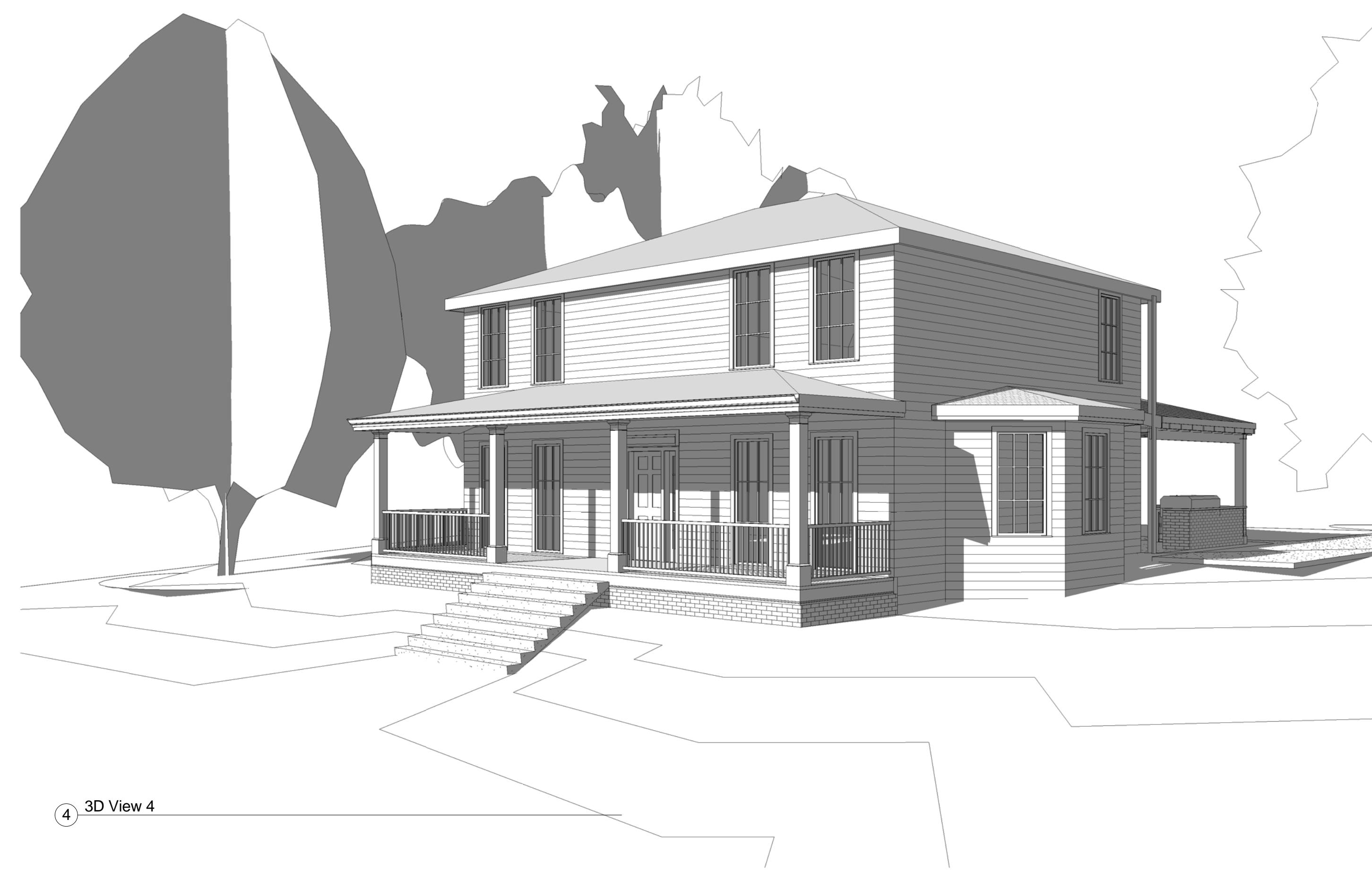


6 3D View 5



5 South
1/4" - 1' 0"

5 South
1/4" = 1'-0"



3D View

D A N I E L H E E R I N G

D E S I G N

Consultant
Address
Address
Phone
Fax
e-mail

NOT FOR CONSTRUCTION

Gray Residence First Floor Plan

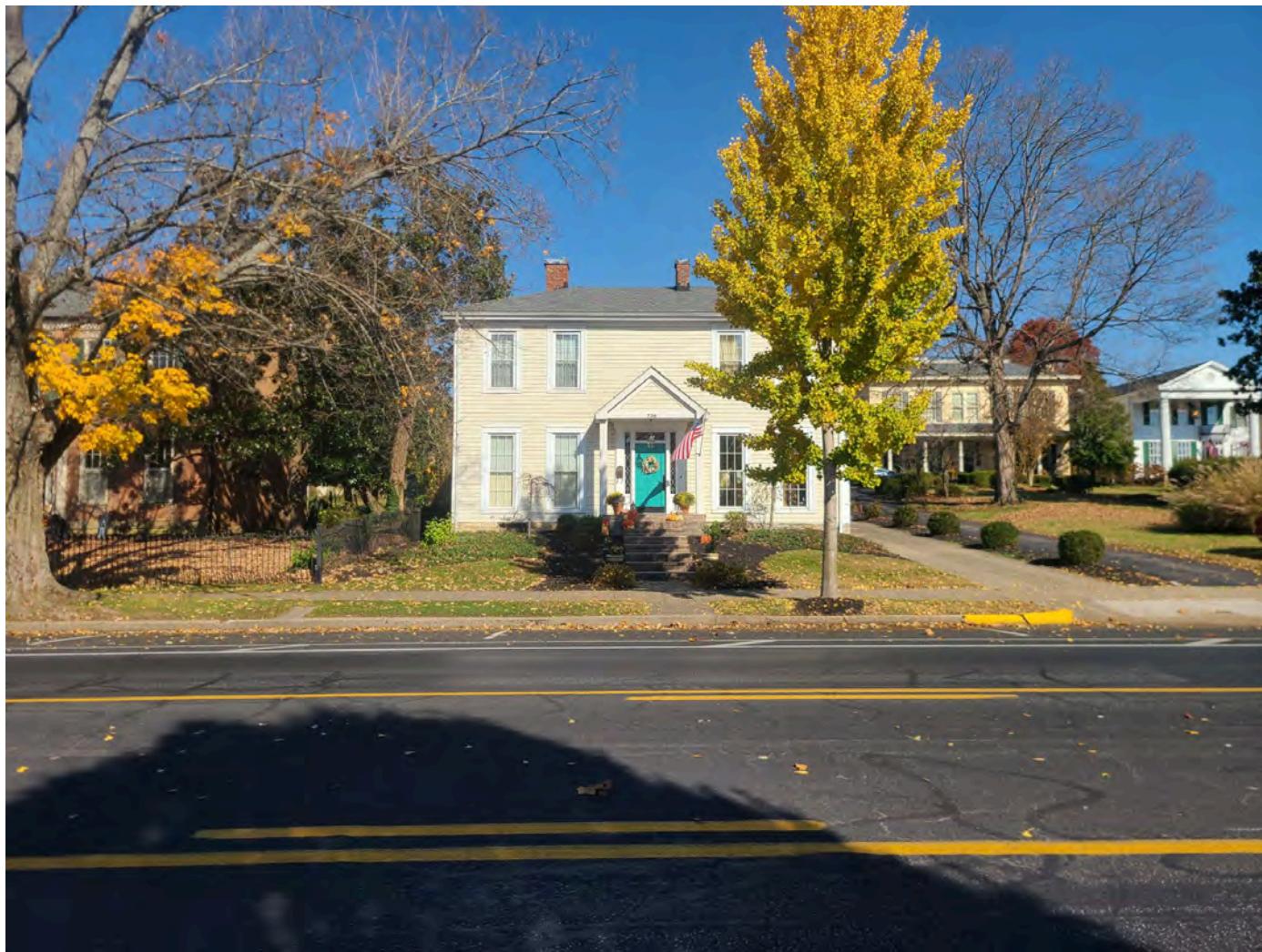
Project number	07/202
Date	01/18/202
Drawn by	DR
Checked by	DR

A1

Scale 1/4" = 1'-0"











MADISON

Indiana

Planning, Preservation and Design

PROJECT BRIEF – *Historic District Board of Review*

Application for Certificate of Appropriateness at 1017 W. First St. to replace 8 windows on side addition with aluminum clad windows.



Current Zoning: Historic District Residential (HDR)	Project Location: 1017 W. First St.
Applicant: Lisa York	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning: Windows are in poor condition and are not part of the original house.

History, Relevant Information, & Prior Approvals:

History:

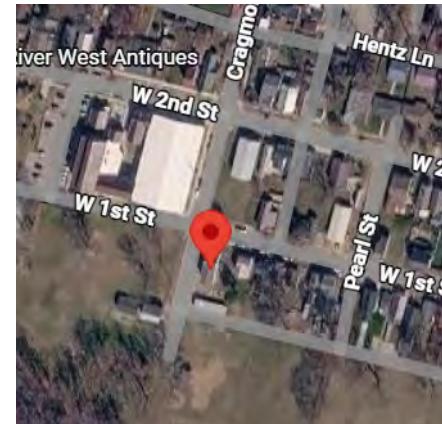
Property had a PACE grant that included the replacement of all other windows in 2023-2024.

Relevant Information:

The section of the house where this replacement is requested is an addition (previous back porch, now enclosed).

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:noodle

Date	c. 1876
Style	Italianate
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

N/A

Ordinance Points Not Met:

N/A

Conformance with Guidelines, Ordinance & Standards:

This project is partially in conformance with the guidelines.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1017 W 1st St Madison Indiana 47250 USA
County: Jefferson
Historic name: Smith House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On a corner parcel, on a slight rise with the river behind the house separated by a broad lawn.



Lat/Long: 38.7368715595706900, -85.3934982067458900 [WGS84]

UTM: Zone 16S, 639627.5826 mE, 4288802.6664 mN

Parcel No. GIS/Ref/ID: 32202

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879 , 1876*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Italianate	Ancillary structures:
Structural:	Exterior Material(s): brick (common bond), vinyl siding	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: 2/3 Single Pile, rectangular	Roof Type: Cross gable , Decorative cornice , brackets	
Foundation: Stone	Windows: historic wood 4/4 double-hung sashes	
General condition: Fair	Chimney(s): one brick Rear side slope	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)		
<i>Recommendation</i>		
<input type="checkbox"/> Individually eligible <input checked="" type="checkbox"/> Eligible as contributing resource <input type="checkbox"/> Not eligible / non-contributing <input type="checkbox"/> Not determined		
<i>Level of potential eligibility</i>		
<input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local		
<i>Landmark potential</i>		
<input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local		
<i>Eligibility: Applicable NHL Criteria: 1, 4</i>		

Description/Remarks

This is a 2-story house in the Italianate style built in 1876. The foundation is stone. Exterior walls are brick (common bond) and vinyl siding. The building has a cross gable roof clad in asphalt shingles with decorative cornice and brackets. Moderately pitched gable with a wide projecting cornice, tall plain frieze and ornate brackets. There is one rear, side slope, brick chimney. Windows are historic wood, 4/4 double-hung sashes. Windows are tall 4/4 with ornate projecting and arched metal window hoods with corbelled and bracketed ends, and rectangular sills. Replacement door with an original transom window above. Windle and Taylor p. 152.

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 #32202, surveyed Jul 25, 2002, Site Number 2-434
Inventoried: 09/20/2021 11:43:07 am Last updated: 07/05/2022 6:55:48 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-26-6**

Certificate of Appropriateness
(COA) Application

Status: Active

Submitted On: 1/30/2026

Primary Location

1017 W FIRST ST
MADISON, IN 47250

Owner

York Lisa
FIRST STREET 1017 MADISON, IN 47250

Applicant

Lisa York
 812-584-4112
 lisayork.ly@gmail.com
 1017 West First Street
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

1017 W. First St., Madison, IN 47250

Will you be working with a Contractor?

Yes

Description of Existing Use

windows

Description of Proposed Use

windows

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***

Removal of old windows and replacement with new Sun Advantage wood aluminum clad windows

Building Elements

Architectural Details

Chimneys

Demolition

Fences and Walls

Foundations

Historic Garages & Outbuildings

New Construction/Addition

Porch Columns & Railings

Ramps and Lifts

Shutters

Signage

Storm Doors and Storm Windows

Awnings & Canopies

Deck

Doors & Entrances

Fire Escapes & Staircases

Gutters & Downspouts

Lighting

Pools, Fountains, Gazebos and Pergolas

Porches

Roofs

Siding

Storefronts

Utilities

Windows

Existing Material*

wood

Proposed Material*

aluminum clad

Other







