

MADISON CITY
HISTORIC DISTRICT BOARD OF REVIEW

There will be a regularly scheduled meeting of the Historic District Board of Review on Monday, September 27, 2021 at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250 to consider:

New Applications:

1. Jeff & Kim Kennard – C. of A. to build a 2 car garage at the top of the driveway facing west.

Location: **523 E. Third St.**

Zoned: **Historic District Residential (HDR)**

2. Marcus Gray – C. of A. to: remove front of house (22'x46') & build new structure attached to existing rear of house using Hardie board, wood/aluminum clad windows, shingle, and wood framing.

Location: **124 East St.**

Zoned: **Historic District Residential (HDR)**

3. Melissa & Todd Miller – C. of A. to: demo current structure & rebuild to the exact footprint; add on to existing floor plan either at the rear of home or as a camelback.

Location: **718 W. Third St.**

Zoned: **Historic District Residential (HDR)**

New/Old Business:

1. To consider revisions to the HDBR Rules and Procedures application notification procedures.
2. To consider amendments to the HDBR Rules and Procedures for posting of approved COAs.
3. To consider preservation awards.

For the purpose of hearing those who are for or against said applications, a public hearing will be held on Monday, September 27 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.

As per Title II of the Americans with Disabilities Act, anyone requiring an auxiliary aid or service for affective communication, should contact the Madison City Plan Commission at 812-265-8324 as soon as possible, but no later than 48 hours before the scheduled meeting.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

Brooke Peach, Historic Preservationist



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

PROJECT BRIEF

*Historic District Board of Review Application for
Certificate of Appropriateness at 523 E. Third St. to: build
a 2-car garage at the top of the driveway facing west.*

Application Date: September 7, 2021

HDBR Meeting Date: September 27, 2021

Project Description:

Certificate of Appropriateness application to build
a 2-car garage at the top of the driveway facing west.



Current Zoning:

Historic District Residential (HDR)

Project Location:

523 E. Third St.

Applicant:

Jeff & Kim Kennard
523 E. Third St.
Madison, IN 47250

Owner:

SAME

Supporting Documents:

COA application
Photo of property
Proposed garage plans
Site plan
NHL survey sheet #1620
GIS map

Date	c. 1880
Style	Italianate
Evaluation	Contributing
Survey Notes	

Alterations, Historical Information, & Prior Approvals:

Alterations:

6/6 modern replacement windows



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

Site Visit Report:

N/A

HDBR Guidelines:

Madison Commercial Design Review Guidelines – New Construction – Infill Buildings –
pg. 69-71

Where historic buildings have been lost or where there are vacant lots, new construction is encouraged to add to the streetscape and promote economic development. Infill construction in Madison's residential areas should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings. Contemporary designs are encouraged but replicas of historic designs may also be acceptable.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of scale and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New garages should be built at the rear of a dwelling or set well back on side elevations.

Conformance with Guidelines, Ordinance & Standards:

The project is in conformance to New Construction – Infill Guidelines 1-7 and in conformance to local ordinance 151.34 because the drawings included in the application show the size, massing, style, and placement of the new garage adhere to Sections A-J.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

Ordinance:

§ 151.34

Within the primary area, new construction and existing buildings and structures and appurtenances thereof which are moved, reconstructed, materially altered, or repaired shall be visually compatible with buildings, squares, and places to which they are visually related generally in terms of the following factors:

(A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.

(B) Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares, and places to which it is visually related.

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

(D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.

(E) Rhythm of spacing of buildings on streets. The relationship of the building to open space between it and adjoining buildings shall be visually compatible to the buildings, squares, and places to which it is visually related.

(F) Rhythm of entrance or porch projection. The relationship of entrances and porch projections to sidewalks of buildings, squares, and places shall be visually compatible to the buildings to which it is visually related.

(G) Relationship of materials, and texture. The relationship of materials, and texture of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

(H) Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

(I) Walls of continuity. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, and building facades, shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings, squares, and places to which it is visually related.

(J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

Secretary of the Interior Standards:

SOI Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

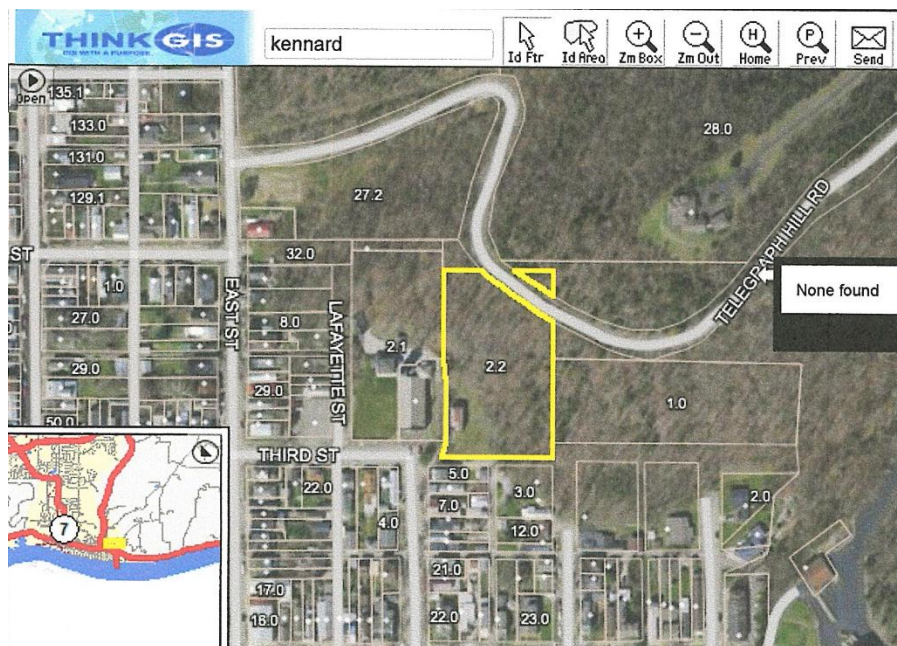
Conformance with SOI Standards:

The project is in conformance to SOI Standards for Rehabilitation 1.

Preservation Brief:

N/A

Think GIS Map



For Staff Use Only

HDBR Meeting Date: _____

Action: _____ HDBR/Staff COA
_____ HDBR Extended
_____ HDBR/Staff Denied
_____ Sent to HDBR by Staff

Date Received: _____

RECEIVED

SEP 07 2021

Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
Office of Historic Preservation
101 W. Main St., Madison, IN 47250
Phone: (812) 274 - 0283
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov
A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

Project Information

Address of property for proposed work: 523 E 3rd St
(Street Number - Street Name)

Type of Project (Check all that apply):

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

Contractor: _____

*Applicant Mailing Address:

Name(s): Kim & Jeff Kennard

Mailing Address: 523 E 3rd St Madison IN 47250
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 513 226 6709 Email Address: Kim.Kennard@icloud.com

Owner Mailing Address:

Name(s): same

Mailing Address: _____
(Street Number - Street Name - City - State - Zip Code)

Phone Number: _____ Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

Signature of Applicant/Owner

Date

9/7/2021

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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
- ☐ Additional Information Sheet

Moving Buildings:

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

Demolition:

- ☐ Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

Add 2car garage at the top of the drive way - facing west - 2car w/ one man door.

☐ Continued on additional sheet

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	STAFF		
<input checked="" type="checkbox"/>	Garages & Outbuildings	Commercial: -- <u>Residential: 45</u>	HDBR/STAFF	NA	Concrete, wood, LP & Metal
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR/STAFF		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		



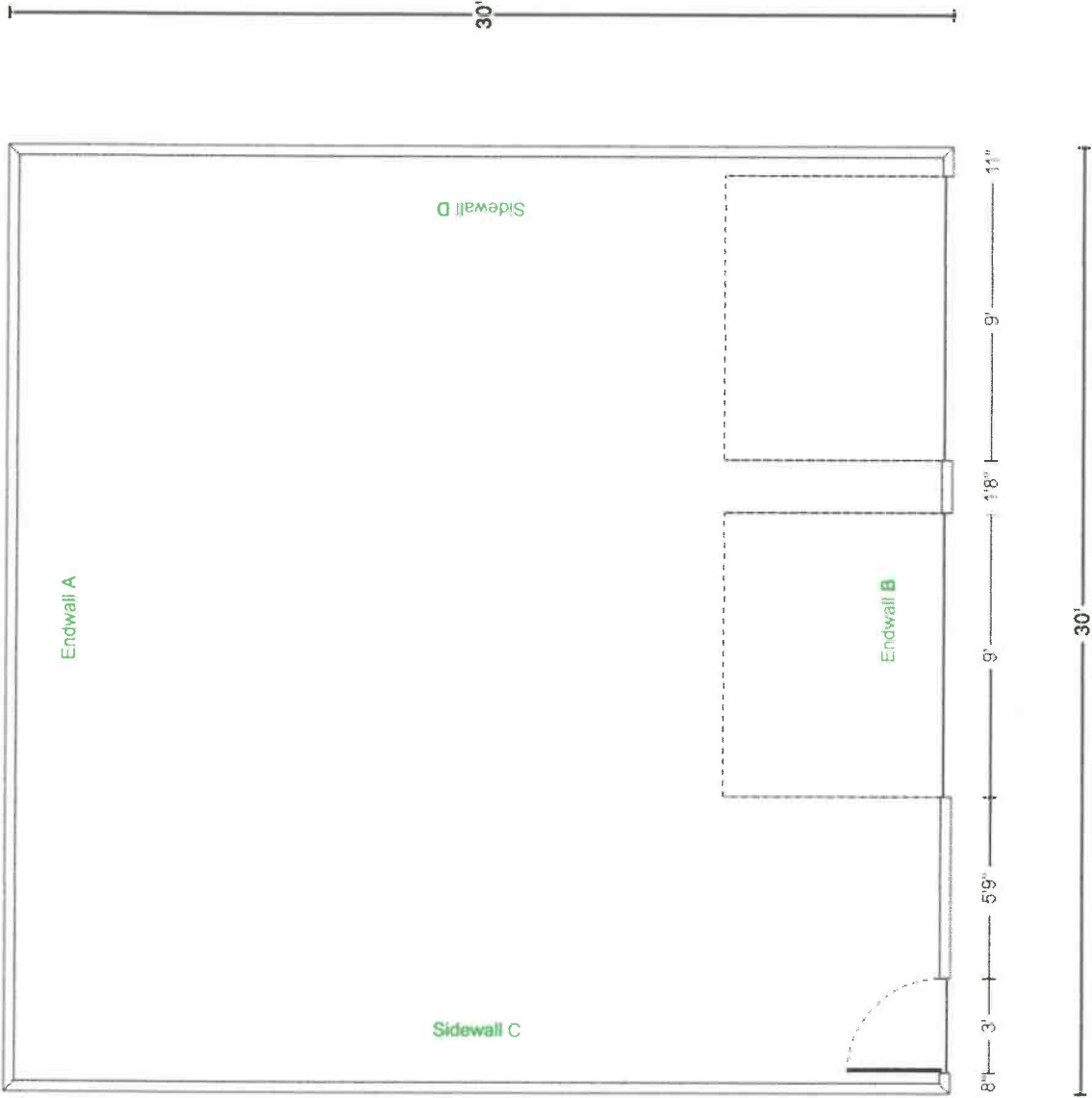
Proposed Garage location



Proposed Garage Door Style



Design ID: 332959846116
Estimate ID: 30854

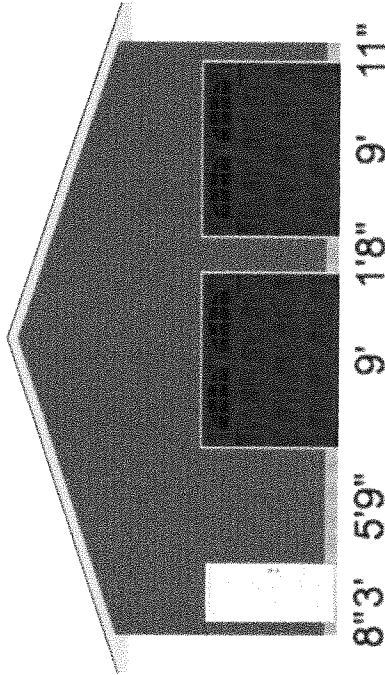


Design ID: 332959846116
Estimate ID: 30854

Dimensions

Wall Configurations

*Illustration may not depict all options selected.

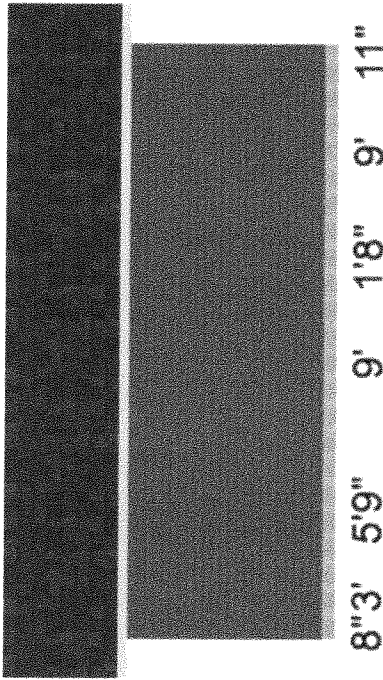


ENDWALL B

Mastercraft® 36"W x 80"H White Smooth Fiberglass 6-Panel Composite Frame

Ideal Door® Designer 9' x 7' Oak Walnut Insulated

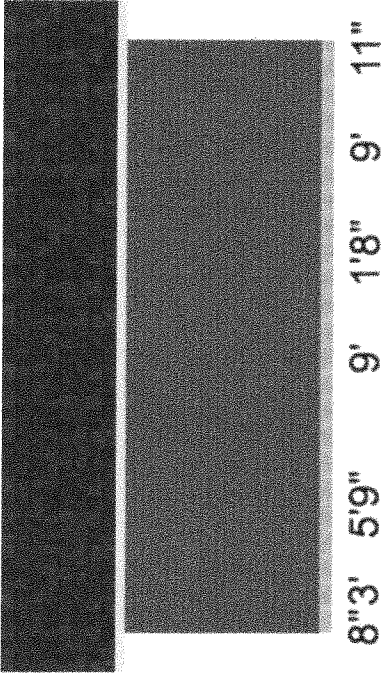
Ideal Door® Designer 9' x 7' Oak Walnut Insulated



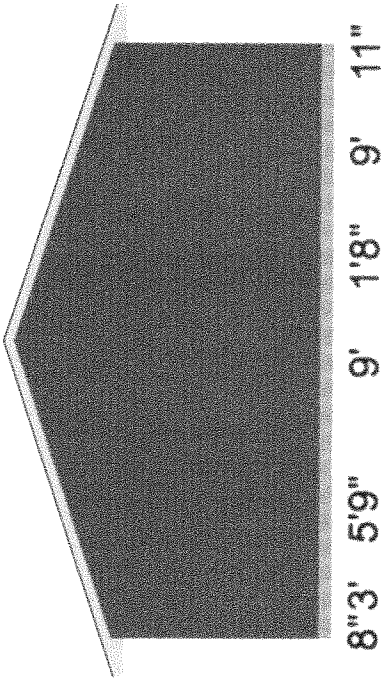
SIDEWALL D

Design ID: 332959846116
Estimate ID: 30854

Garage



SIDEWALL C

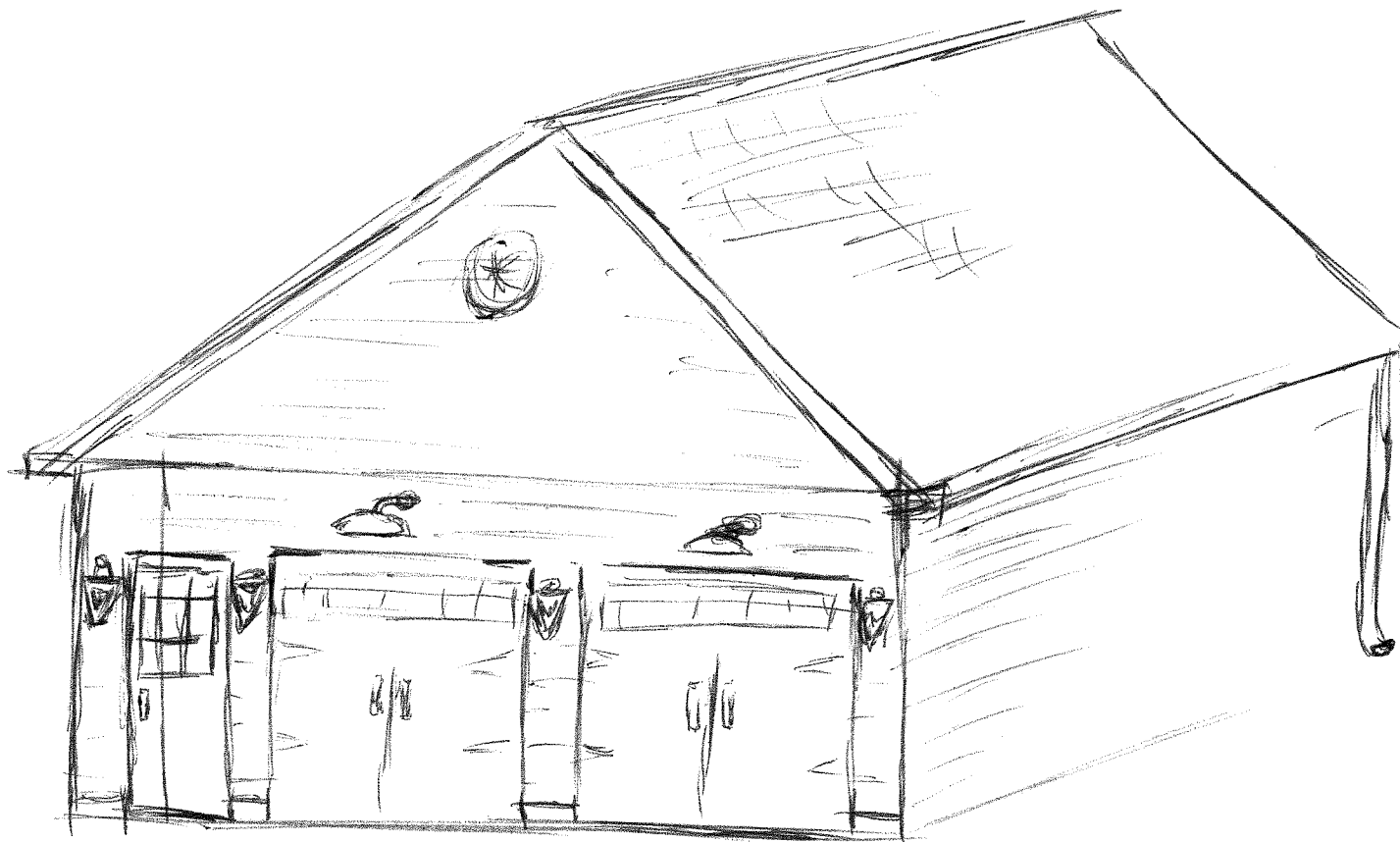


ENDWALL A

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



SKETCH.



Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 523 E. Third Street

Date: c. 1880 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Italianate

Current Function: Domestic: Single Dwelling

Style 2:

Additions:

Category: Building Wall Cladding: Brick common bond

Openings: modern windows w/ smooth dressed stone lintels and sills, decorative floral attic vent, ovate transom over half light wood panel door

Roof: hipped and gabled roof line w/ decorative bargeboard w/ bullseye pattern

Foundation: parged Plan: Rectangular Stories: 2

Outbuildings:

Objects:

Nat'l Feat-Topo: sits on the rise of a hill rising to the north

Water Features: n/a

Circulation: curvilinear drive that leads up to the house along w/ curvilinear path to entrances

Street Furniture: n/a

Vegetation: urban forest to the east of the house

Spatial Rel: faces Third Street and sits at dead end intersecting Street Michael Street

Edges-Fences: rubble stone retaining wall around the west side of the property Views-Vistas: view south along Street Michael Street

Resource Count: Contributing: 1 NonContributing: . NR Status: Rating: C

Significance: NHL: C State: Local:

Criterion 1: x Criterion 2: Criterion 3:

Criterion 4: x Criterion 5: Criterion 6:

Areas of Significance: Architecture, Community Planning and Development

Theme: 19th and 20th C. Architecture, Westward Expansion (Late)

Notes:

star anchors on front façade

Architectural Description:



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 124 East St. to: remove front section of home 22'x46' and build a new structure attached to the existing rear of home using materials that conform to Guidelines.

Application Date: September 7, 2021

HDBR Meeting Date: September 27, 2021

Project Description:

Certificate of Appropriateness application to remove front section of home 22'x46' and build a new structure attached to the existing rear of home using materials that conform to Guidelines.



Current Zoning:

Historic District Residential

Project Location:

124 East St.

Applicant:

Marcus Gray
124 East St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photo of property
Architectural drawing of floorplan and front façade
Site plan
Copy of HDBR meeting public sign
NHL survey sheet #1920
Physical Condition Report
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	Shotgun
Evaluation	Contributing
Survey Notes	



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

Alterations:

Aluminum siding

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

None on record to 1994

Staff Recommendations, Guidelines, Standards, & Ordinances

Site Visit Report:

See attached Site Condition Report

HDBR Guidelines:

Madison Residential Design Review Guidelines – New Construction-Additions p. 68

In planning additions the best approach is to site additions where they will not be visible from the street, or where they will have the least effect on the building's overall form and plan. The rear of buildings is the best locations for the addition of rooms, wings, porches, or decks. Enlarging a property through adding additional stories is not appropriate except at rear roof lines which are not readily visible.

1. Additions to historic homes should be located at the rear of buildings, not on the front or sides of buildings where they are readily visible from the street.
2. Additions should be secondary (smaller and simpler) than the original building in scale, design, and placement.
3. Additions should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights.
4. Additions should not imitate an earlier historic style or architectural period. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a Colonial Revival house.

Madison Residential Design Review Guidelines – Demolition p. 80

The buildings that contribute to the historic residential character of the historic district neighborhoods are irreplaceable physical evidence of Madison's past. The loss of any historic building affects not only the individual building, but the surrounding landscape.

1. Demolition may be appropriate if the building does not contribute to the historic character of the district.
2. Applicants for demolition should explore possibilities for selling or reusing historic buildings, preferably onsite but also in other locations, as alternatives



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

to demolition. Applicants should consider mothballing the building, which involves developing a strategy for halting deterioration, protecting from vandalism, and stabilizing the building structurally until such time that proper rehabilitation or restoration may commence.

3. Demolition may be appropriate if the denial of the demolition will result in a demonstrable economic hardship on the owner. Moving a building from its historic location will be approved only if all other alternatives for preservation have been explored.
4. Demolition by neglect occurs when a building is allowed to deteriorate through lack of maintenance. It is a self-imposed hardship that will not be considered a mitigating circumstance when determining economic hardship.

Conformance with Guidelines, Ordinance & Standards:

The project is in conformance with Additions Guidelines 1-2, & 4 because the proposed addition will be a rebuild of the existing front portion of the structure in size, shape, design, massing, and appropriate materials; is **not** in conformance to Guideline 3 because the proposed new addition will change the fenestration pattern on the southern façade by replacing dual entry doors with windows and creating a front entrance on the western façade where there was none historically & would not have been for this particular architectural style; is in conformance with Demolition Guidelines because the existing front section of the structure is severely damaged beyond repair, does not reflect the historic character because of the aluminum siding alteration, and was not caused by the current owner's neglect of maintenance; is in conformance with the ordinance because the proposed materials are compatible with the predominant materials used in the building to which it is related and the size, massing, scale, etc. is appropriate to the original structure and neighboring structures; and in conformance to SIS standards for Rehabilitation 2 & 6.

Ordinance:

§151.34 Visual Compatibility Factors

Within the primary area, new construction and existing buildings and structures and appurtenances thereof which are moved, reconstructed, materially altered, or repaired shall be visually compatible with buildings, squares, and places to which they are visually related generally in terms of the following factors:

(A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.

(B) Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares, and places to which it is visually related.

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



Historic District Board of Review
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(D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.

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Secretary of the Interior Standards:

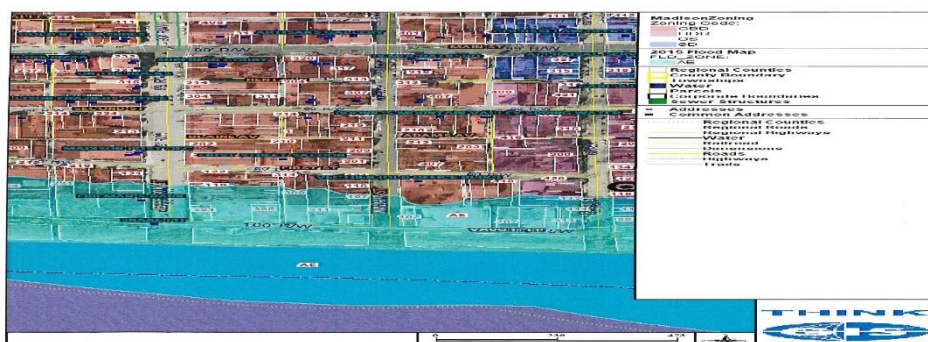
Standards for Restoration

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Preservation Brief:

N/A

Think GIS Map



For Staff Use Only

HDBR Meeting Date: _____

Action: ☐ HDBR/Staff COA
☐ HDBR Extended
☐ HDBR/Staff Denied
☐ Sent to HDBR by Staff

Date Received: _____



Application Requirements

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City of Madison, IN
Planning, Preservation, & Design Office
101 W. Main St., Madison, IN 47250
Phone: (812) 274 - 0283

Email: bpeach@madison-in.gov
or nschell@madison-in.gov

A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

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Application for Certificate of Appropriateness (COA)

**City of Madison, IN
Historic District Board of Review**

Project Information

Address of property for proposed work: 124 East St.
(Street Number - Street Name)

Type of Project (Check all that apply):

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

Contractor: Owner

***Applicant Mailing Address:**

Name(s): Marcus Gray

Mailing Address: 928 Park Avenue, Madison IN 47250
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-701-3713 Email Address: 928ParkAvenue@gmail.com

Owner Mailing Address:

Name(s): Marcus Gray

Mailing Address: 928 Park Avenue, Madison IN 47250
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-701-3713 Email Address: 928ParkAvenue@gmail.com

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

Signature of Applicant/Owner: [Signature] Date: 9-1-21

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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
- ☐ Additional Information Sheet

Moving Buildings:

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

Demolition:

- ☐ Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

- Remove unusable front of House 22'x46' structure.
- Build New Structure attached to existing rear of House.
All new FRAMING, Roof (Shingle), windows (metal wood), Doors (metal/wood), Siding (Hardy Board), Replace sidewalk w/new concrete.
All materials used will align w/materials that Historic board has approved on past projects.

☐ Continued on additional sheet

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input checked="" type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR	wood	wood
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR/STAFF		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input checked="" type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR/STAFF	metal	metal
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR/STAFF		
<input checked="" type="checkbox"/>	Foundations	Commercial: -- Residential: 44	STAFF	STONE	Block
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR/STAFF		
<input checked="" type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF	N/A	N/A
<input checked="" type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR	wood	wood
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF	Shingle	Shingle
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input checked="" type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF	metal	Hardy
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR/STAFF	wood	metal clad
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

Fast

22'

48"

50"

current
structure

22'

46'

DEMO

9'

North

South

Fast

200

22'

16'

PROPOSED
SATELLITE
SOLAR BACK

76'

50"

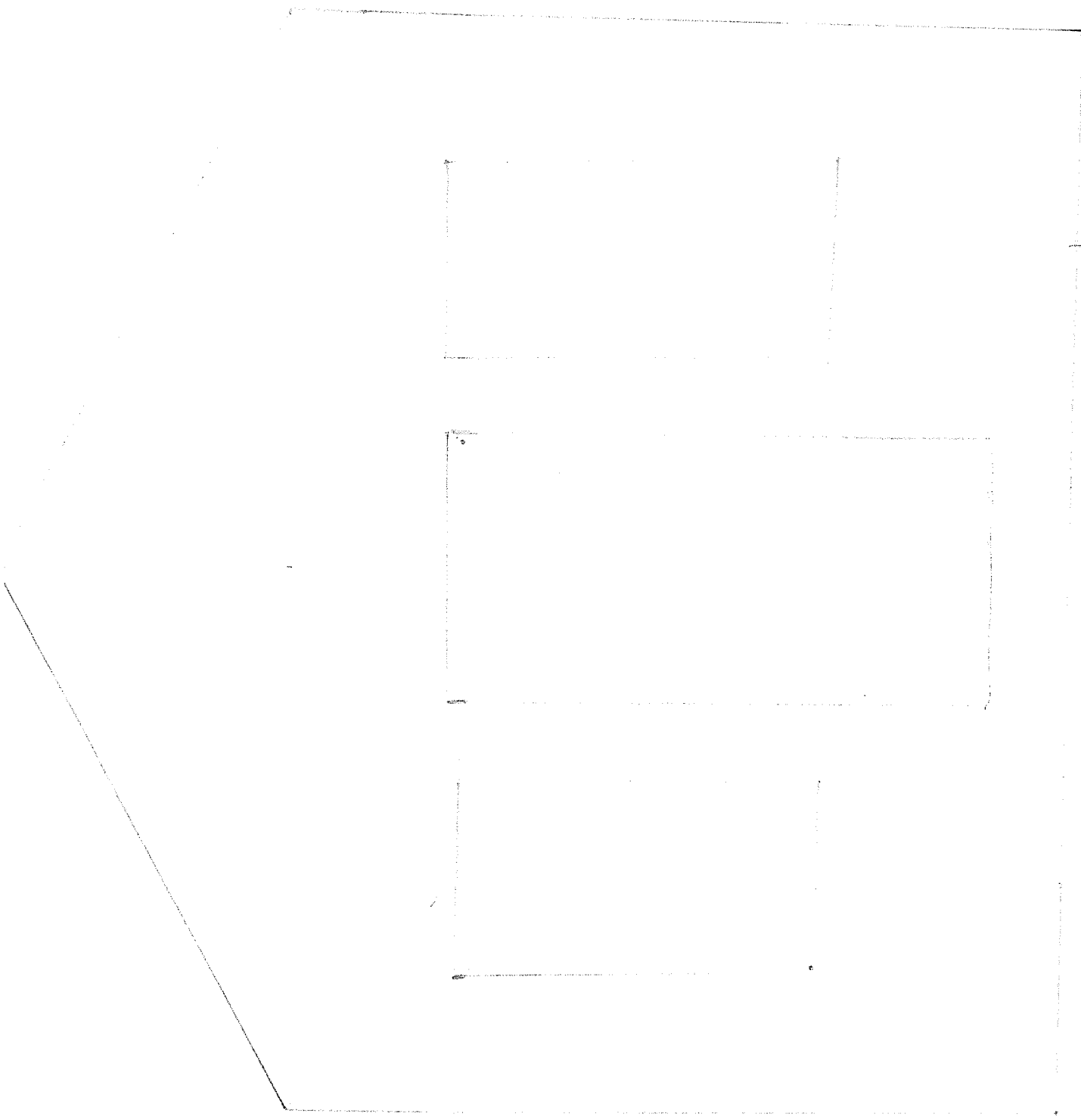
NORTH

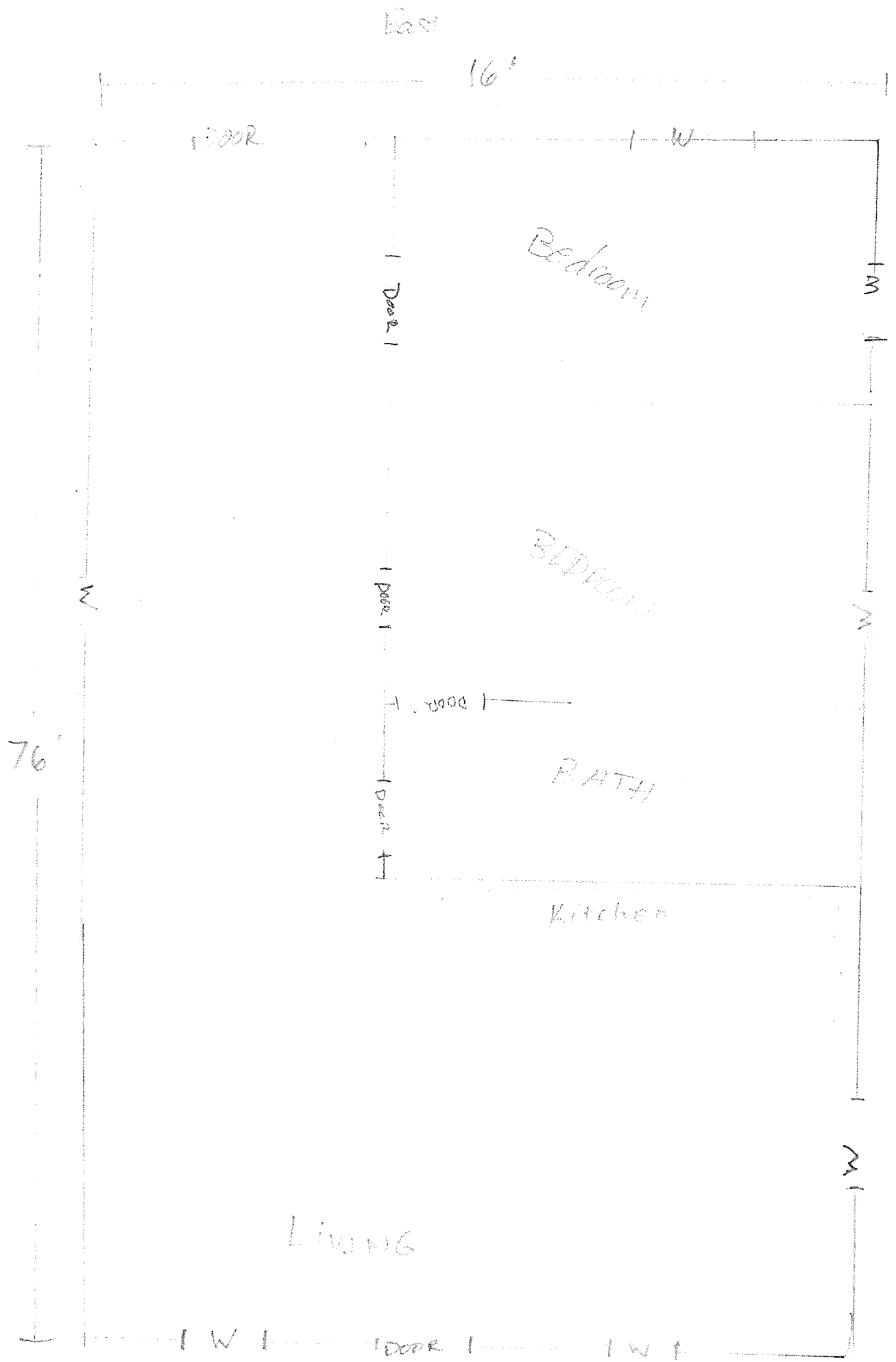
SOUTH

48"

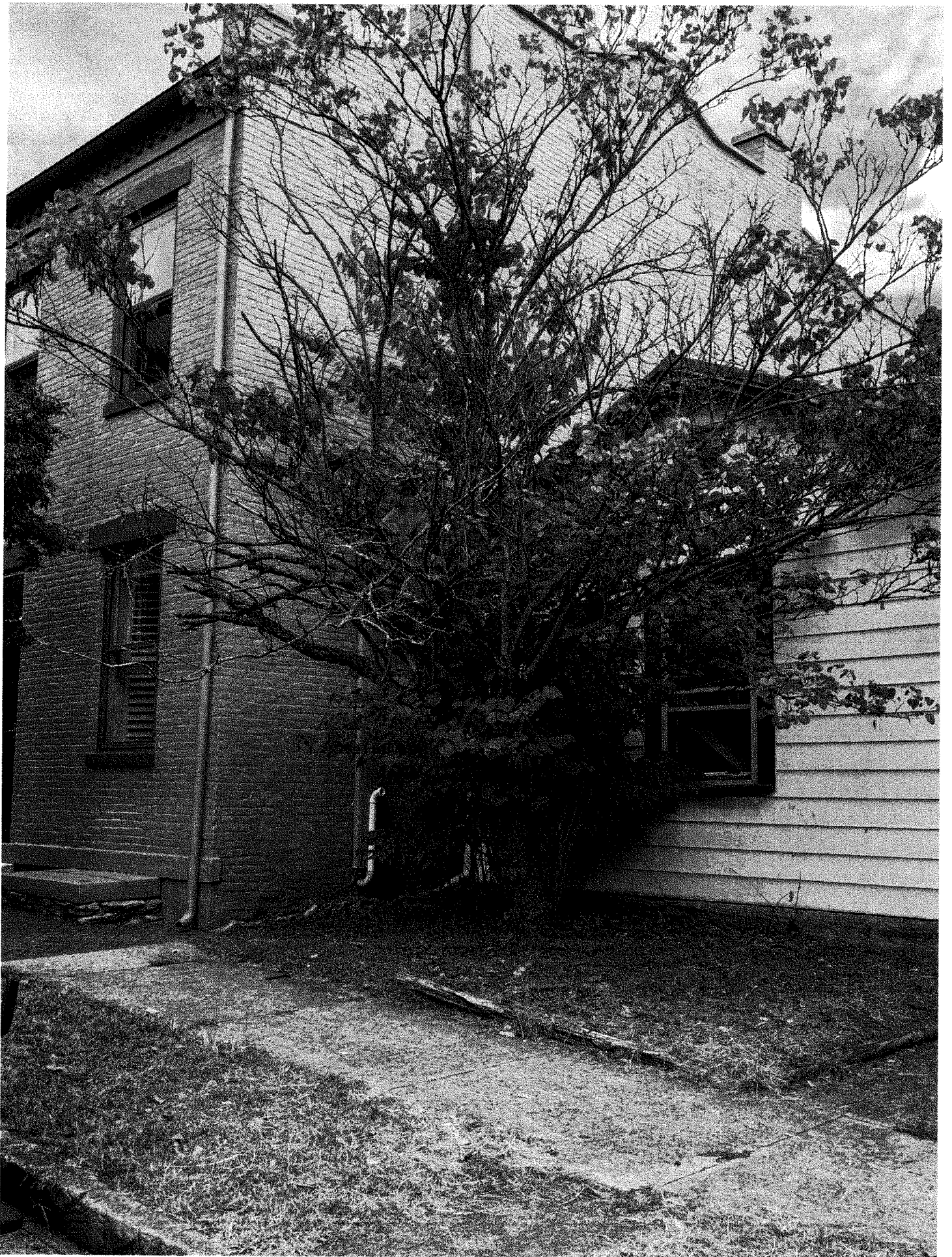
9'

+ DONT CONDUCTIVE W/ST



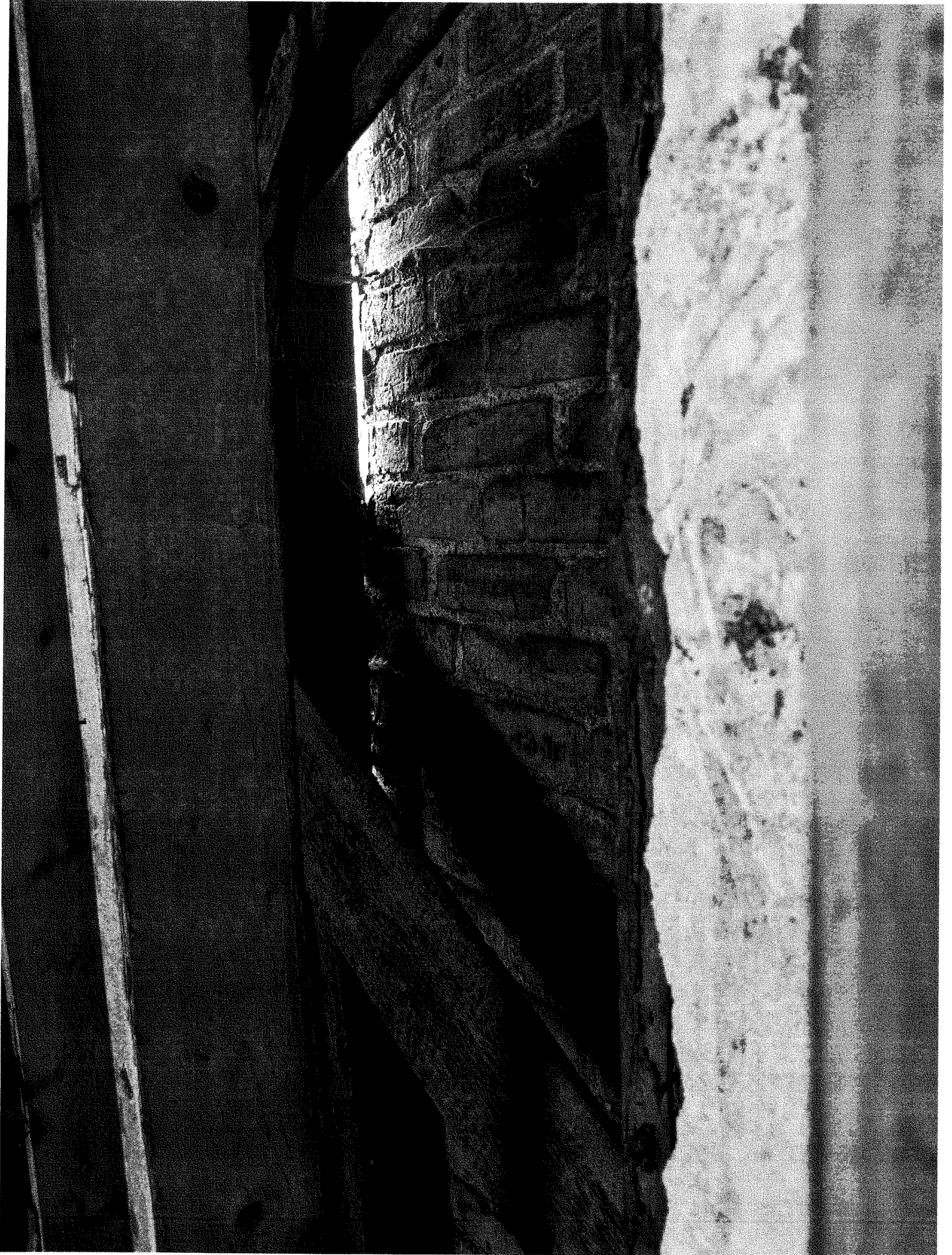


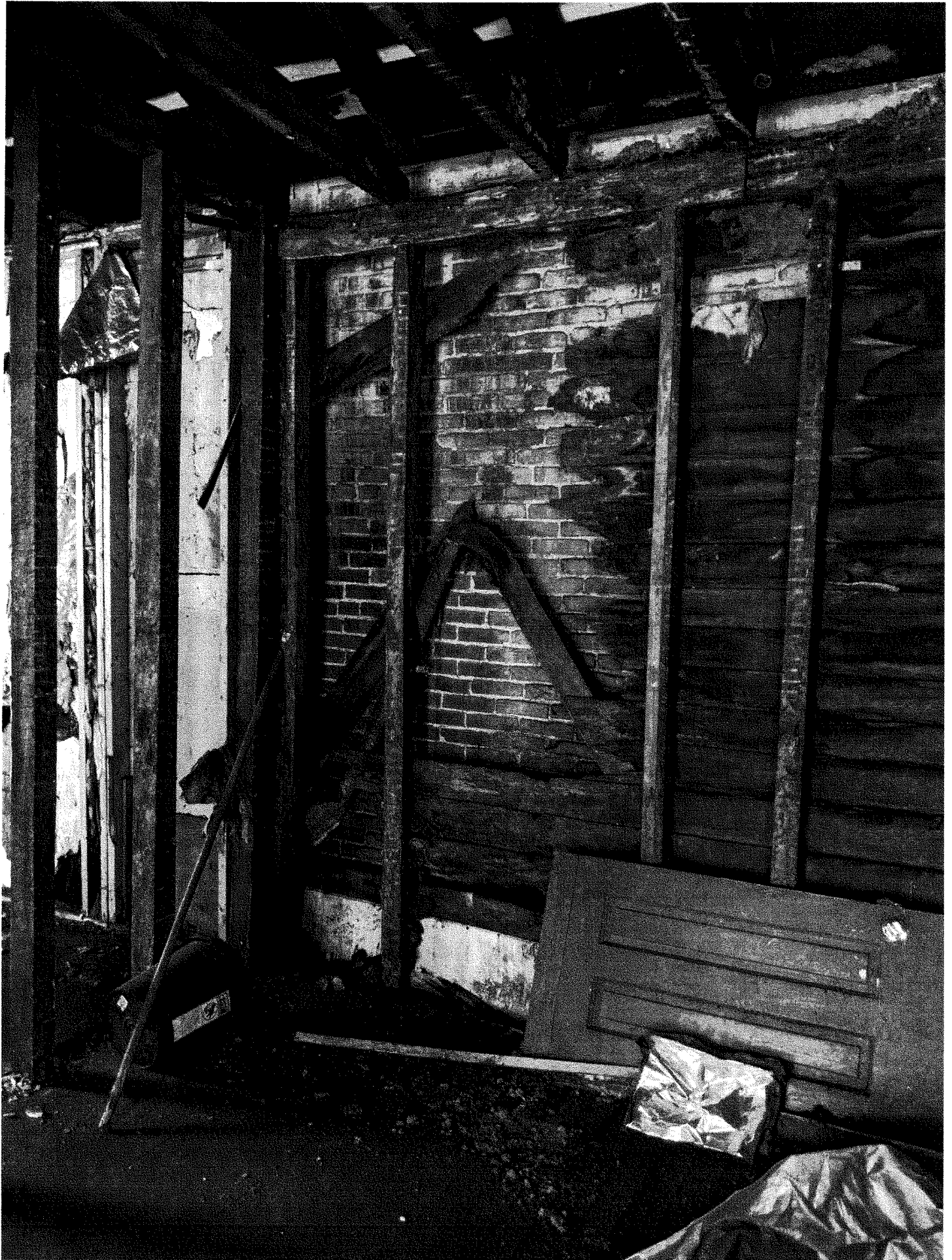


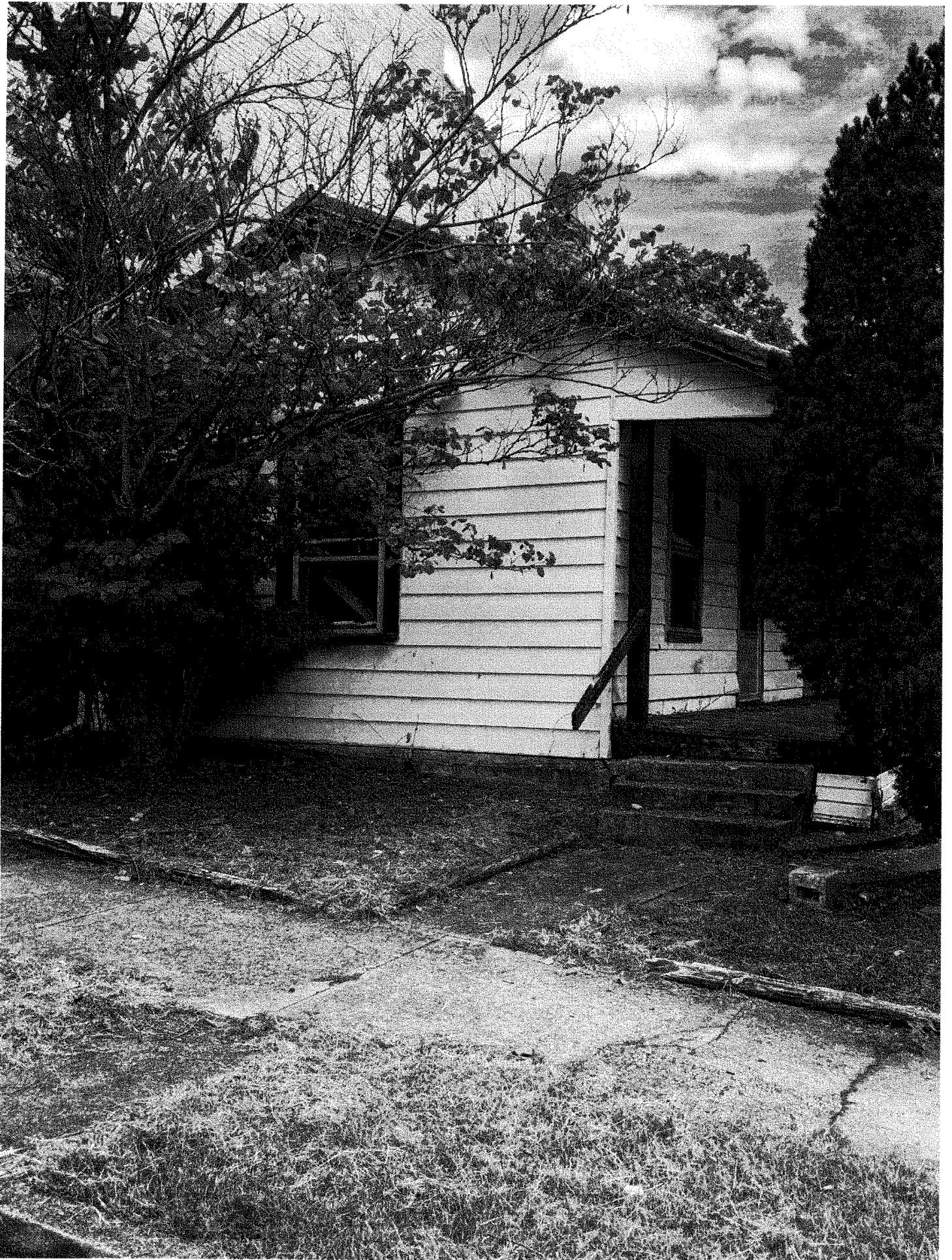






















Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: 124 East Street

Date: c. 1870 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Other: Shotgun

Style 2:

Category: Building Wall Cladding: aluminum siding

Openings: 1/1 windows with wood surrounds

Roof: front gable metal roof, wood molding at gable front frieze, brick chimney with clay pot

Foundation: not visible

Plan: Rectangular

Stories: 1

Outbuildings: n/a

Objects:

Nat'l Feat-Topo: ground slopes south toward Ohio River

Water Features: n/a

Circulation: linear concrete path

Street Furniture: n/a

Vegetation: various ornamentals

Spatial Rel: faces and aligned with East Street

Edges-Fences: n/a

Views-Vistas:

Resource Count: Contributing: 1 NonContributing: . NR Status: Rating: C

Significance: NHL: C State: Local:

Criterion 1: X

Criterion 2:

Criterion 3:

Criterion 4: X

Criterion 5:

Criterion 6:

Areas of Significance: Architecture, Community Planning and Development

Theme: 19th and 20th C. Architecture, Westward Expansion, Other: Worker Housing

Notes:

Architectural Description:

Final Site No. 1920

Site Group: 4

Map: 7

HABS #:

USGS Quad:

Survey#

Surveyor: CF/MB

Survey Date: 10/8/2002

Photo Roll-Fr: 100, 11-14

Site Number: 4-342

Revision Date:

Current Function: Domestic: Single Dwelling

Additions:



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 718 W. Third St. to: demolish the current structure and rebuild with the exact footprint using appropriate materials; build an addition to the rear of the home (either a camel back or one-level addition).



Application Date: September 7, 2021

HDBR Meeting Date: September 27, 2021

Project Description:

Certificate of Appropriateness application to demolish the current structure and rebuild with the exact footprint using appropriate materials and build an addition to the rear of the home (either a camel back or one-level addition).

Current Zoning:

Historic District Residential (HDR)

Project Location:

718 W. Third St.

Applicant:

Melissa & Todd Miller
118 E. Main St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photo of property
Architectural drawings of proposed new construction & addition
Copy of HDBR meeting public sign
NHL survey sheet #132
Physical Condition Report
GIS map

Date	c. 1890
Style	Shotgun
Evaluation	Contributing
Survey Notes	



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

Alterations, Historical Information, & Prior Approvals:

Alterations:

Replacement doors w/ multilight windows; modern metal shed porch roof & metal scrolled column supports

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

11/28/2011 - *C. of A.* to remove portion of collapsed rear addition; create covered porch; install new panel fiberglass door; repair wood windows; paint and install Mon-Ray storms; replace front door with fiberglass door or salvaged wood panel door; install full view storm door.

Staff Recommendations, Guidelines, Standards, & Ordinances

Site Visit Report:

See Physical Conditions Report

HDBR Guidelines:

Madison Residential Design Review Guidelines – New Construction-Infill Buildings – pg. 69-71

Where historic buildings have been lost or where there are vacant lots, new construction is encouraged to add to the streetscape and promote economic development. Infill construction in Madison's residential areas should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings. Contemporary designs are encouraged but replicas of historic designs may also be acceptable.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of scale and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New garages should be built at the rear of a dwelling or set well back on side elevations.



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

Madison Residential Design Review Guidelines – New Construction-Additions p. 68

In planning additions the best approach is to site additions where they will not be visible from the street, or where they will have the least effect on the building's overall form and plan. The rear of buildings is the best locations for the addition of rooms, wings, porches, or decks. Enlarging a property through adding additional stories is not appropriate except at rear roof lines which are not readily visible.

1. Additions to historic homes should be located at the rear of buildings, not on the front or sides of buildings where they are readily visible from the street.
2. Additions should be secondary (smaller and simpler) than the original building in scale, design, and placement.
3. Additions should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights.
4. Additions should not imitate an earlier historic style or architectural period. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a Colonial Revival house.

Madison Residential Design Review Guidelines – Demolition p. 80

The buildings that contribute to the historic residential character of the historic district neighborhoods are irreplaceable physical evidence of Madison's past. The loss of any historic building affects not only the individual building, but the surrounding landscape.

1. Demolition may be appropriate if the building does not contribute to the historic character of the district.
2. Applicants for demolition should explore possibilities for selling or reusing historic buildings, preferably onsite but also in other locations, as alternatives to demolition. Applicants should consider mothballing the building, which involves developing a strategy for halting deterioration, protecting from vandalism, and stabilizing the building structurally until such time that proper rehabilitation or restoration may commence.
3. Demolition may be appropriate if the denial of the demolition will result in a demonstrable economic hardship on the owner. Moving a building from its historic location will be approved only if all other alternatives for preservation have been explored.
4. Demolition by neglect occurs when a building is allowed to deteriorate through lack of maintenance. It is a self-imposed hardship that will not be considered a mitigating circumstance when determining economic hardship.

Conformance with Guidelines, Ordinance & Standards:

The project is in conformance with Infill Guidelines 1-7 because the proposed rebuild will retain the same footprint, design, and comparable materials; is in conformance with Addition Guidelines 1-4 because the proposed addition will be located in the rear and is of an appropriate size/massing for the primary structure and surrounding



Historic District Board of Review
Office of Historic Preservation
City of Madison, IN

neighboring structures; is in conformance with the Demolition Guidelines because the aluminum siding and modern porch alterations do not contribute to the historic district and the lack of maintenance was not a result of actions of the current owner; and is in conformance to SIS standards for Restoration 9.

Ordinance:

151.34 Visual Compatibility Factors

(J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

Secretary of the Interior Standards:

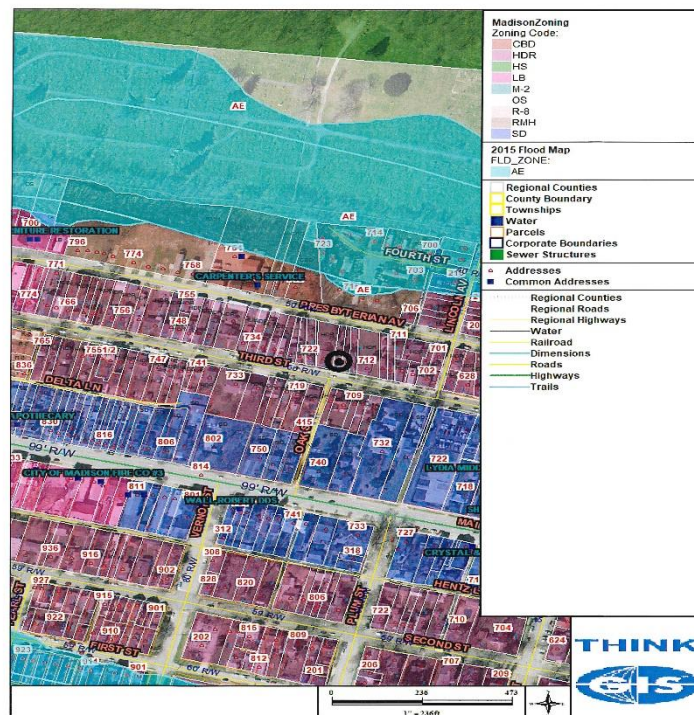
Standards for Restoration

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Preservation Brief:

N/A

Think GIS Map



For Staff Use Only

HDBR Meeting Date: _____

Action: _____ HDBR/Staff COA
_____ HDBR Extended
_____ HDBR/Staff Denied
_____ Sent to HDBR by Staff

Date Received: _____

RECEIVED

SEP 07 2021

Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January–November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN
Office of Historic Preservation
101 W. Main St., Madison, IN 47250
Phone: (812) 274 - 0283
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov

A fee is not required for Staff review projects. Please check with staff before writing a check. The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January–November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



Application for Certificate of Appropriateness (COA)

City of Madison, IN
Historic District Board of Review

Project Information

Address of property for proposed work: 718 W 3rd St.
(Street Number - Street Name)

Type of Project (Check all that apply):

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

Contractor: Omar Zawaabia / Duane House

***Applicant Mailing Address:**

Name(s): Melissa & Todd Miller

Mailing Address: 118 E Main St. Madison, IN
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-599-4311 Email Address: mlm@spectrotek.com

Owner Mailing Address:

Name(s): 118 E Main St. Melissa & Todd Miller

Mailing Address: 118 E Main St.
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-599-4311 Email Address: _____

*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

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.

Melissa & Todd Miller
Signature of Applicant/Owner

9-6-21
Date

Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input checked="" type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input checked="" type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	STAFF		
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<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR/STAFF		
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<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	STAFF		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input checked="" type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR/STAFF		
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN
Historic District Board of Review

Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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:

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- ☐ Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
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- ☐ 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
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- ☐ Samples/brochures
- ☐ Additional Information Sheet

Moving Buildings:

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

Demolition:

- ☐ Photographs with captions

Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

- 1) Demo current structure & Rebuild the rebuild will have the exact footprint & Site Plan that is currently there.
- 2) Add box to existing floor plan by adding additional square footage to the rear of home. One level or lower back.
- 3) Completely demolish the structure after the Rebuild
- 4) Book approval for additions with plans & construction materials.

☐ Continued on additional sheet

Historic board,

We are seeking permission to tear down the existing structure at 718 W. 3rd st. The structure has been severely compromised due to extreme termite damage. The floor and roof joists are hollow inside. The side walls are also completely eaten away and destroyed. (we have included photos). The house is very unsafe in this current condition. There is an ample amount of daylight coming through the floor seal plate that the floor joists are resting upon. It would be a greater benefit to the cost and structure to demo the current structure and rebuild.

We would rebuild to the exact dimensions of the original structure. Then we would like to extend the original house back or construct a camel back addition. We are currently working on both scenarios with our architect to bring before the board for final approval. The interior and exterior of the house would be finished with historic board approved materials. We will submit our house plans and finishes before any construction of the new additions will take place so that the board is fully aware of our intentions to obtain proper permission and building permits.

We are only seeking to tear-down and rebuild the current structure at this time. I truly understand the significance of maintaining historic authenticity.

Melissa Lee-Miller

From: rwingham@royercorp.com
Subject: Original house plan
Date: Aug 2, 2021 at 7:04:00 AM
To: Melissa Lee-Miller mlm@spectrotek.us

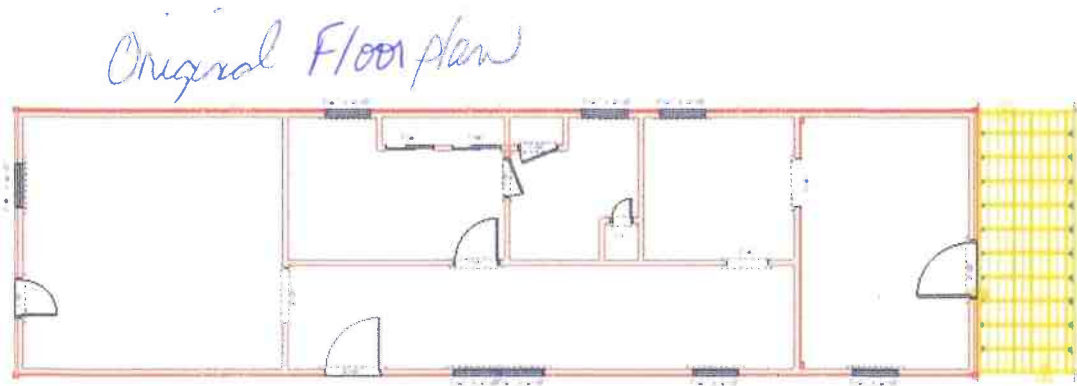
Good morning Melissa,

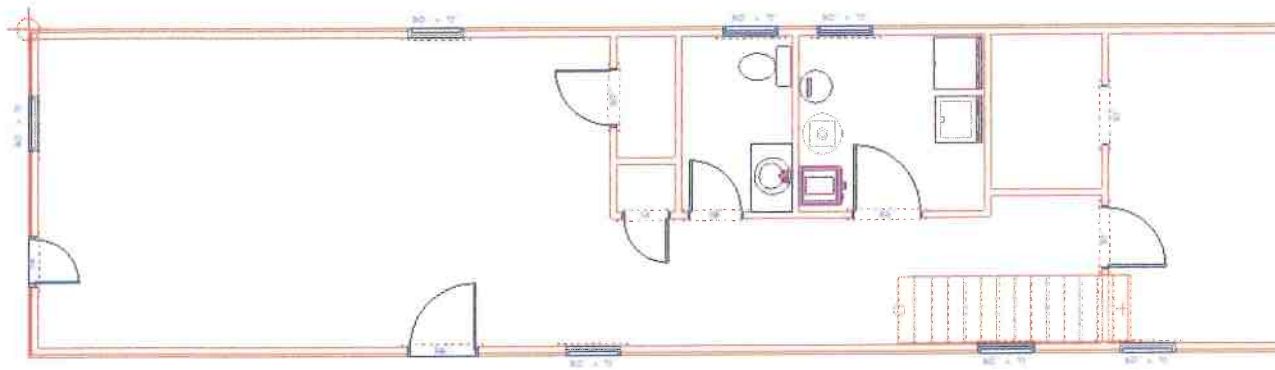
I have the hard part done on the house design.
Do you mind sketching on here what walls you are moving and deleting?
I remember everything I believe, just want to make sure.

Regards,

Roger Wingham
Royer Corporation | Director of Maintenance Processes, Facility & Operation
805 East Street | Madison, IN 47250 | Office: 800-457-8997, Ext. 115
Email: rwingham@royercorp.com
Website: www.royercorp.com
ROYER
Connect With Us!

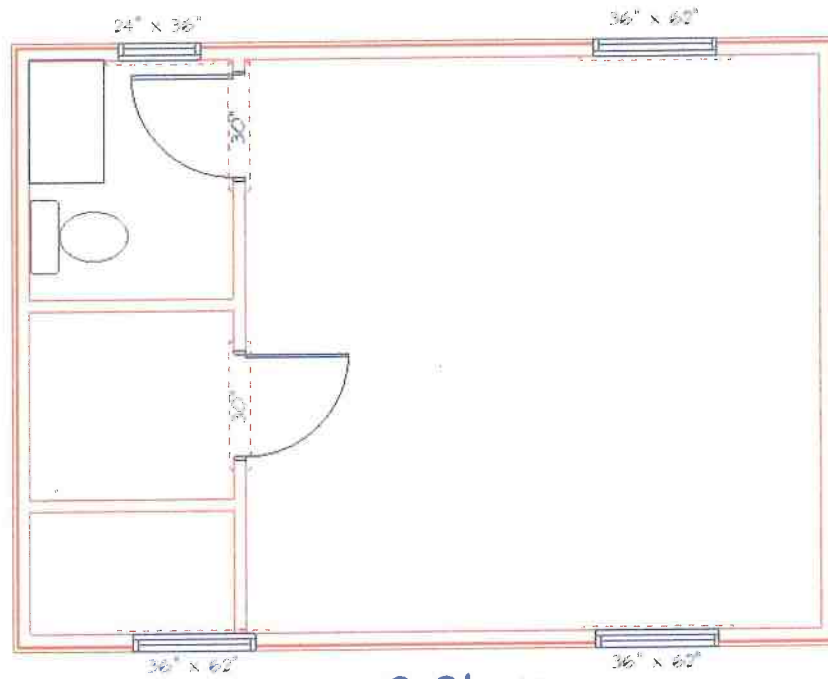

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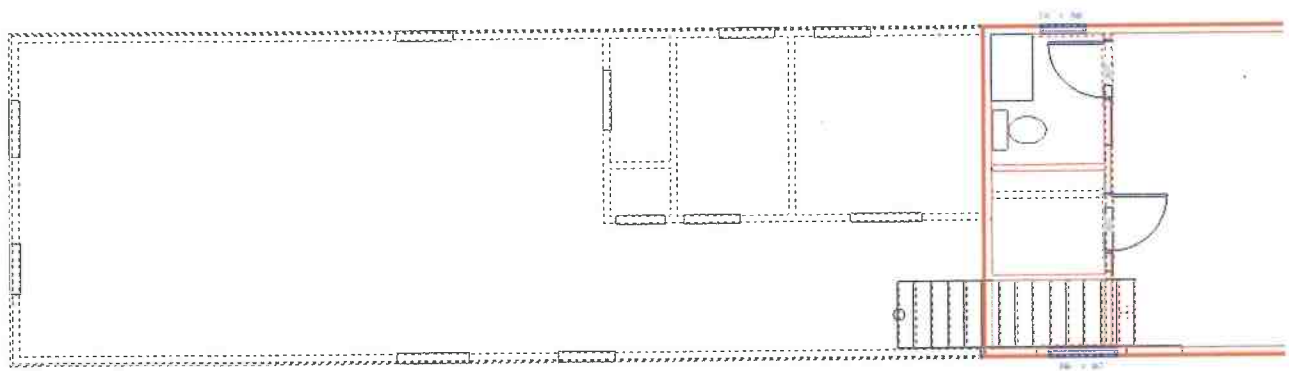


8-31 down





8-31 up





Madison National Historic Landmark Inventory

Reconnaissance Survey Form

Location Information

Street Address: **718 W. Third Street**

Date: c. 1890 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

Description

Style: Other: Shotgun

Current Function: Domestic: Single Dwelling

Style 2:

Additions:

Category: Building Wall Cladding: Aluminum siding

Openings: 4/4 windows and replacement doors w/ multilight windows, wooden surrounds, transom above front door

Roof: Gable front w/ cornice w/ brick chimney, rear addition w/ shed roof

Foundation: parged rubble stone Plan: Rectangular Stories: 1

Outbuildings:

Objects:

Nat'l Feat-Topo:

Water Features:

Circulation: linear path to rear

Street Furniture

Vegetation: 3 ft. diameter maple tree in front

Spatial Rel: slightly canted

Edges-Fences: iron fence w/ gate

Views-Vistas:

Resource Count: Contributing: 1 NonContributing: . NR Status: Rating: C

Significance: NHL: C State: Local:

Criterion 1: x Criterion 2: Criterion 3:

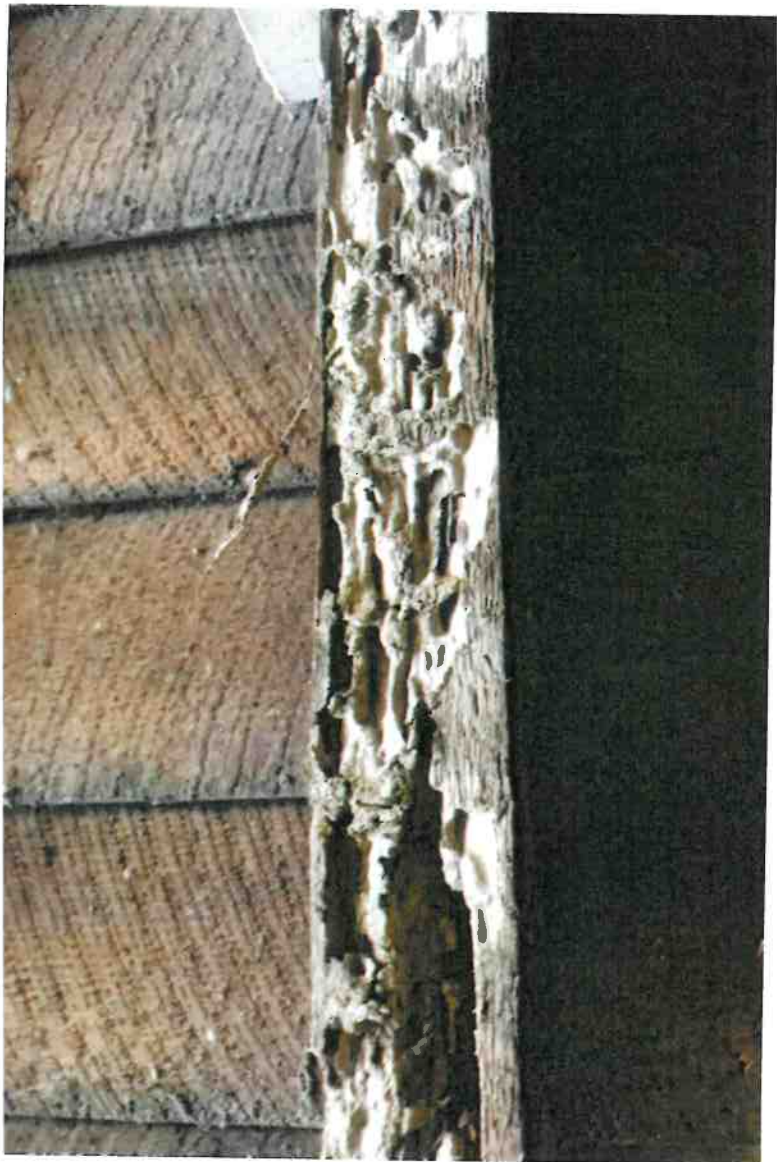
Criterion 4: x Criterion 5: Criterion 6:

Areas of Significance: Architecture, Social history

Theme: Worker Housing

Notes:

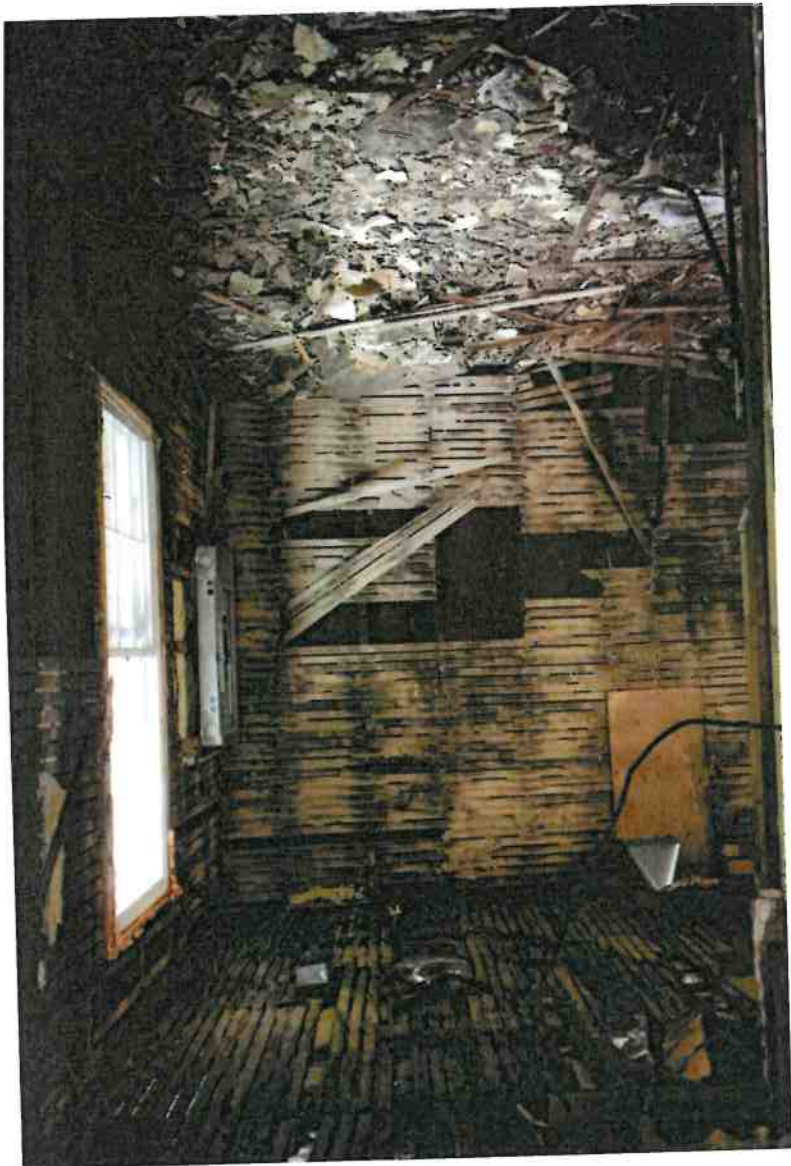
Architectural Description:



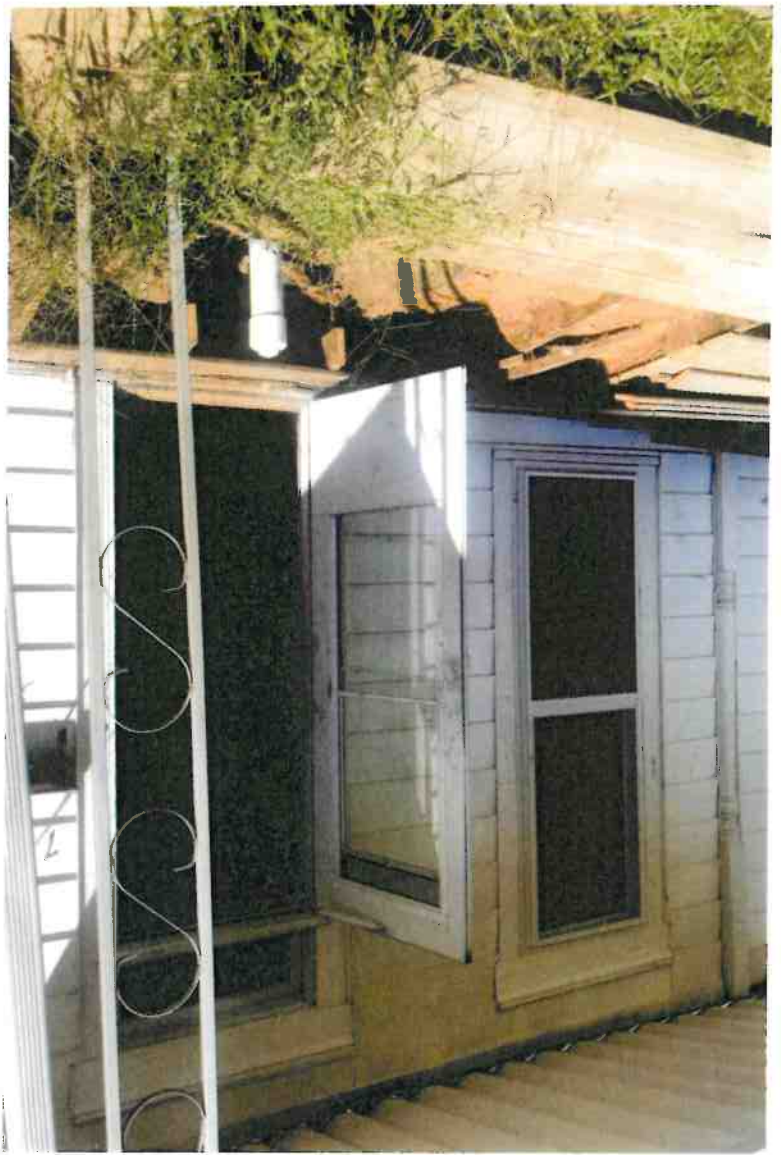


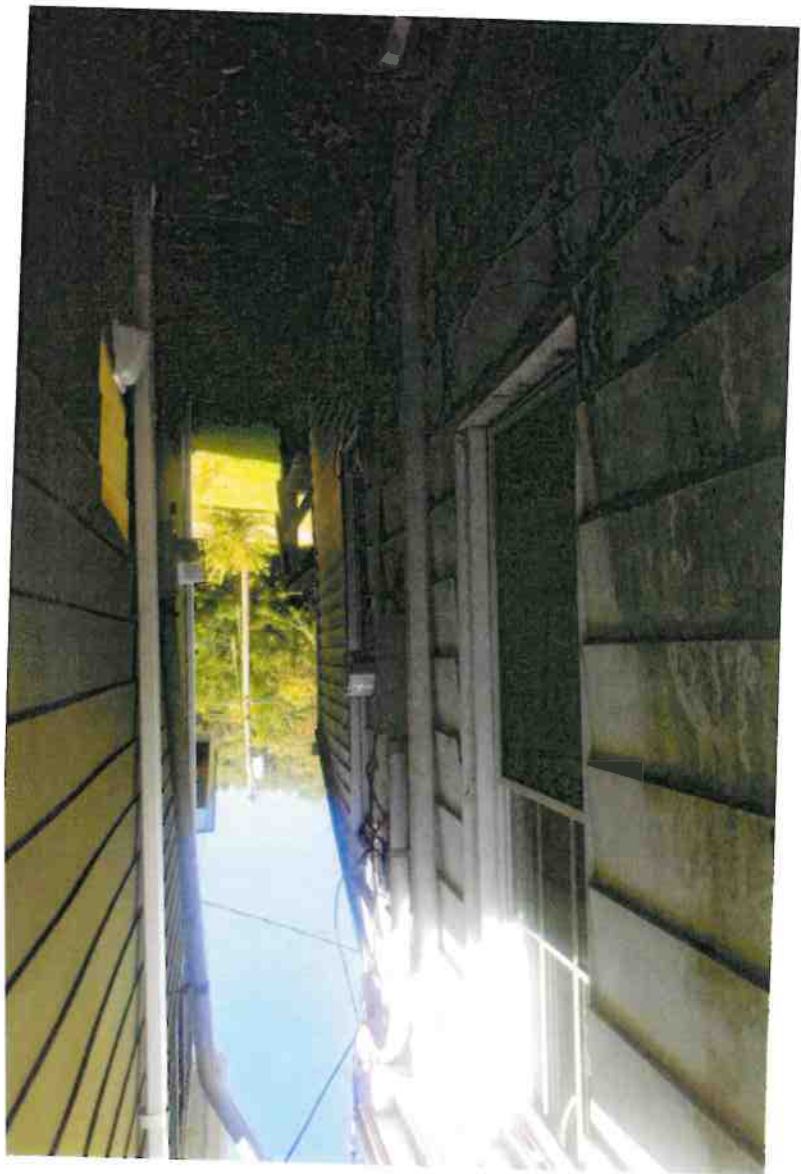


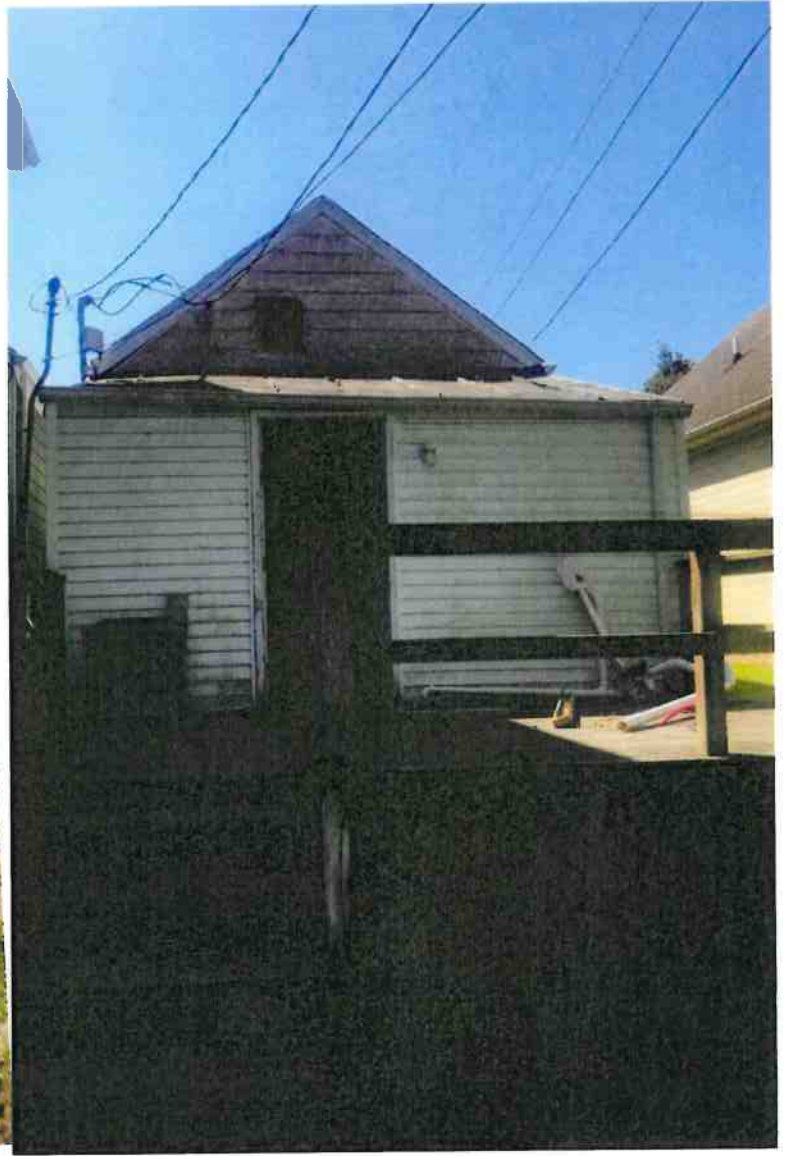












HDBR 7/26/2021 Meeting New Business

Reinstate certified letter notifications to neighbors of HDBR applicants

- Will ensure community/neighbor notification (more effective than the posted sign & legal notice)
- Reduce complaints about projects because neighbors or concerned community members have a chance to speak on the project & any potential issues may potentially be worked out prior to the meeting
- Encourage community input

UPDATE:

the ordinance supports the Guidelines & the Guidelines state these letters should be sent

letters were discontinued due to cost (almost \$8/letter with typically a minimum of 4 letters required as mentioned in an earlier lawsuit regarding the letters) & signs were implemented because they removed cost and properly notified all neighbors

Display of COAs for the duration of the project

- Reduce calls into Preservation Office about whether projects are approved or not
- Clearly demonstrates to community projects were approved
- Serve as helpful reminders to others in the historic district that most exterior façade changes require approval (theoretically, would lead to an increase in compliance)

UPDATE:

the Board may vote to make the above proposed procedural changes under the power given it by ordinance §151.45 (D)(3). No ordinance is needed to make such changes effective.

§151.45 (D)

(3) The Board shall adopt rules for the transaction of its business and consideration of applications not inconsistent herewith which shall provide for the time and place of regular meetings and for the calling of special meetings. All meetings of the Board shall be open to the public and a public record shall be kept of the Board's resolutions, proceedings, and actions. All applications to come before the Board shall be presented by the applicant in person or by a representative who is familiar with the proposal and can answer reasonable questions of the Board.