

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 921 W. First St. build 22'x30' detached garage on block foundation w/ standard framing, 6/12 roof pitch, LP Smartsiding, 2 Sun windows, 2 fiberglass doors & steel overhead garage door; remove existing vinyl siding & install LP Smartsiding.



Application Date: June 5, 2023

HDBR Meeting Date: June 26, 2023

Project Description:

Certificate of Appropriateness application to build 22'x30' detached garage on block foundation w/ standard framing, 6/12 roof pitch, LP Smartsiding, 2 Sun windows, 2 fiberglass doors & steel overhead garage door; remove existing vinyl siding & install LP Smartsiding.

Current Zoning:

Historic District Residential (HDR)

Project Location:

921 W. First St.

Applicant:

Mike Prickett
919 W. First St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photos of property
Elevation drawings
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1880
Style	Vernacular
Evaluation	Contributing
Survey Notes	

Alterations:

Vinyl siding, vinyl windows, replacement doors

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

Rear deck

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 3.0 Materials, Wood Siding & Shingles p. 44-48

3.8 The use of vinyl or aluminum siding or trim is not appropriate. The HDBR may allow the replacement of existing synthetic siding with new substitute siding if the proposed replacement will be in keeping with the original appearance of the structure. If the removal of synthetic siding reveals historic siding intact beneath, the historic siding shall be preserved and retained.

3.9 The use of fiber cement (cementitious) siding may be approved for replacement of deteriorated wood siding, new structures, non-historic structures and additions to historic structures not visible from the public view.

Madison Historic District Design Guidelines – 24.0 New Construction - Outbuildings p. 116-117

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.

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.

24.5 Materials used for new garages and outbuildings should reflect the historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding, plywood and oriented strand board (OSB) are not sufficiently durable for exterior use and are not appropriate.

24.6 Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

24.7 Windows which are readily visible from the public right-of-way should be appropriate to the style of the house. Visible pedestrian doors should either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

24.8 Metal garage doors with a paneled design may be appropriate. These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, solid wood or wood garage doors with a paneled design are more appropriate.

24.9 At double garages, two single garage doors rather than one larger, double door should be installed. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guideline 3.8-3.9 because the project will include replacing the existing inappropriate vinyl siding with more appropriate cementitious siding; *is in* conformance with Guideline 24.1 because the design of the proposed garage is in conformance with the Neo-Traditional style of the primary structure; *is in* conformance with 24.2 because the site plan indicates the location to be one compatible to the streetscape; *is in* conformance with Guideline 24.4 because the proposed garage will be of an appropriate mass, size, & height; *is in* conformance with Guidelines 24.5-24.8 because the proposed materials, windows, doors, and roof ridge/eaves will be compatible with the modern primary structure; *is in* conformance with Guideline 24.9 because the proposed garage will have two separate doors for each car bay; *is in* conformance with the Ordinance because the proposed garage is compatible with the rhythm of spacing of buildings on the alley behind W. First.

Ordinance:

151.34 Visual Compatibility Factors

(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.

Secretary of the Interior Standards:

N/A

Preservation Brief:

N/A

Think GIS Map





Application for
Certificate of Appropriateness

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: Mike Pickett
Street: 919 W 1st St
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-292-4135
Phone (Alternate): 812-292-4000
Email: pickett-mike@yahoo.com

OWNER INFORMATION (IF DIFFERENT*)

Name: MPP Rentals LLC
Street: 319 E Main St
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-292-4135
Phone (Alternate): 812-292-4000
Email: pickett-mike@yahoo.com

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

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 921 W 1st Street Madison

Zoning Classification: _____

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: Single Family

Description of Proposed Use: Single Family

Name of Contractor (If applicable): self

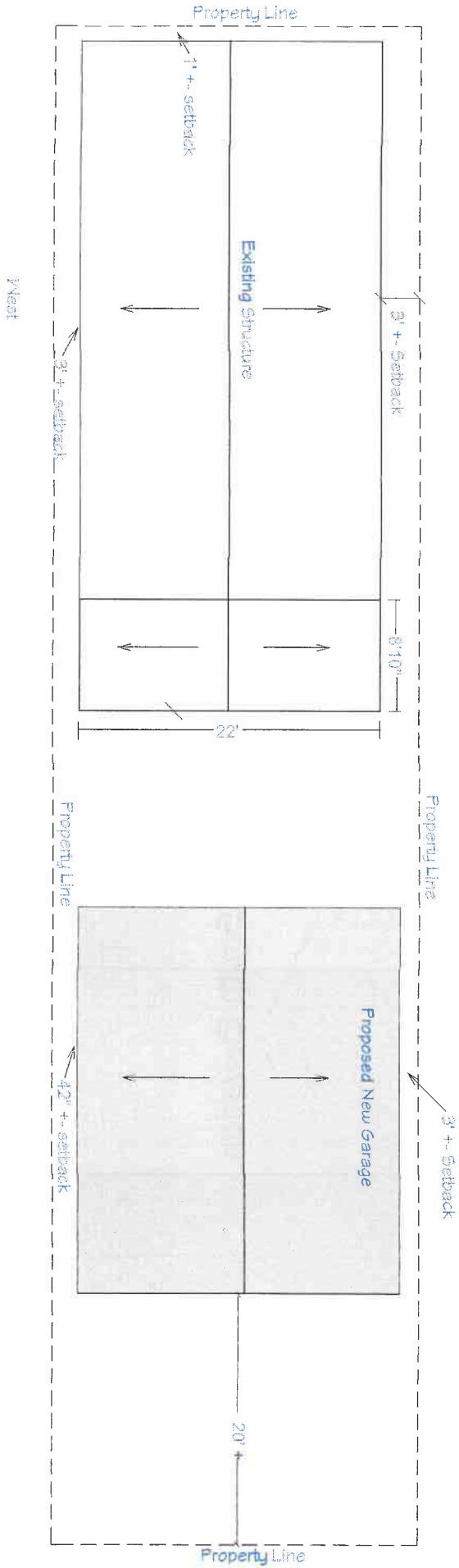
Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input checked="" type="checkbox"/>	Brickwork & Masonry	40	STAFF	<i>none</i>	<i>concrete/block</i>
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	<i>vinyl on house</i>	<i>LP</i>
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		<i>F. Bug Ass Steel</i>
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input checked="" type="checkbox"/>	Foundations	63	STAFF		<i>Masonry</i>
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF		<i>Shingles</i>
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF		<i>5/4/2</i>
<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	93	STAFF		



Drawings by: Ryan Rodgers

East



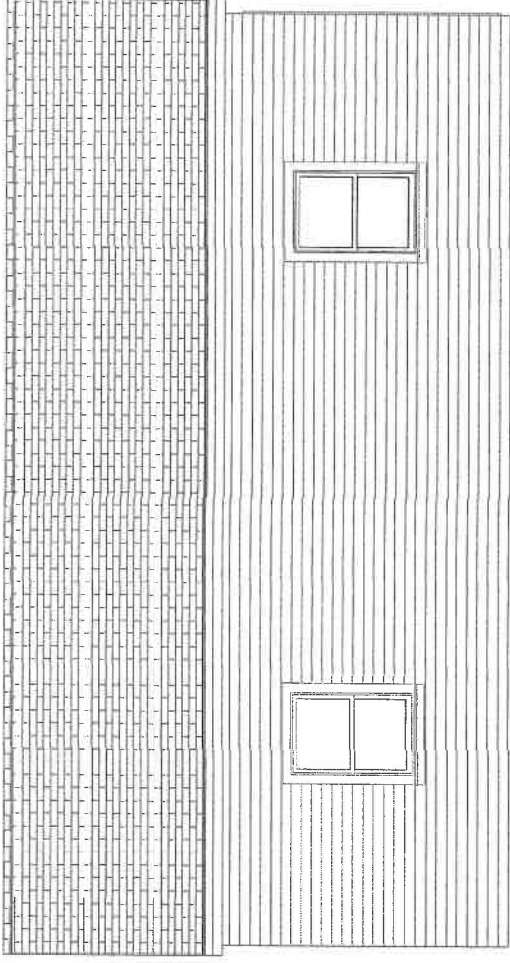
Mike & Melissa Prickett 921 W First St MADISON, IN 47250



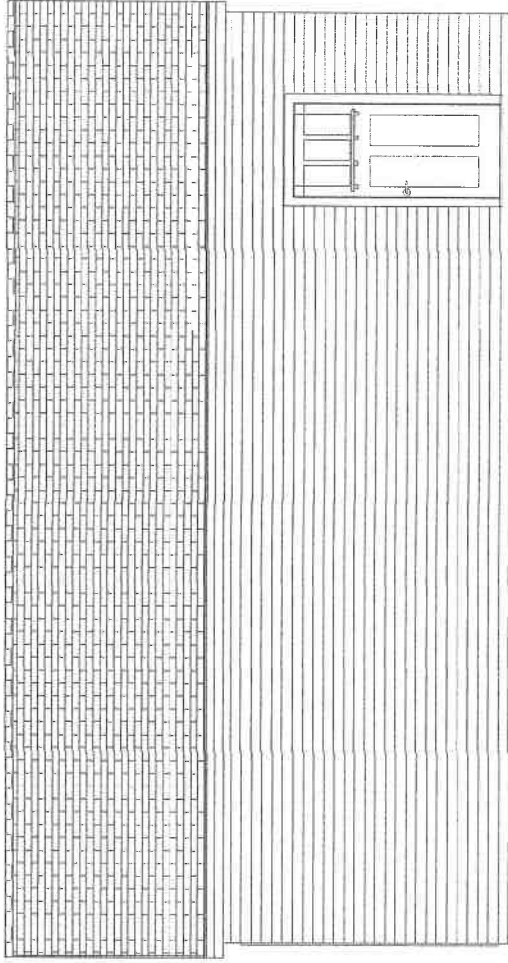
PINE LANE LLC

Drawings by: Ryan Rodgers

West Elevation



East Elevation



Materials

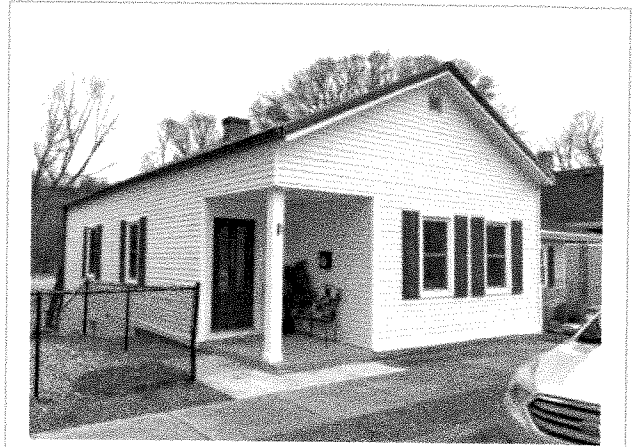
- LP Smart Siding
- Fiberglass Entry Door
- Aluminum Clad windows
- Garage door
- Fiberglass Shingles

Mike & Melissa Prickett 921 W First St MADISON, IN 47250



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 921 W 1st St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Located on a ridge north of, and oriented parallel to, the river. Behind the house, the grade drops significantly and parkland extends to the river's edge.



Lat/Long: 38.7366699790905140, -85.3922357116393900 [WGS84]

UTM: Zone 16S, 639737.7104 mE, 4288782.2225 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1880-1889 , circa 1880*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): vinyl siding	
Stories: 1, Bays:	Roof Material: replacement standing seam metal	
Form or Plan: Vernacular, rectangular	Roof Type: Front gable	
Foundation: not visible	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s): one brick Rear side slope	
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

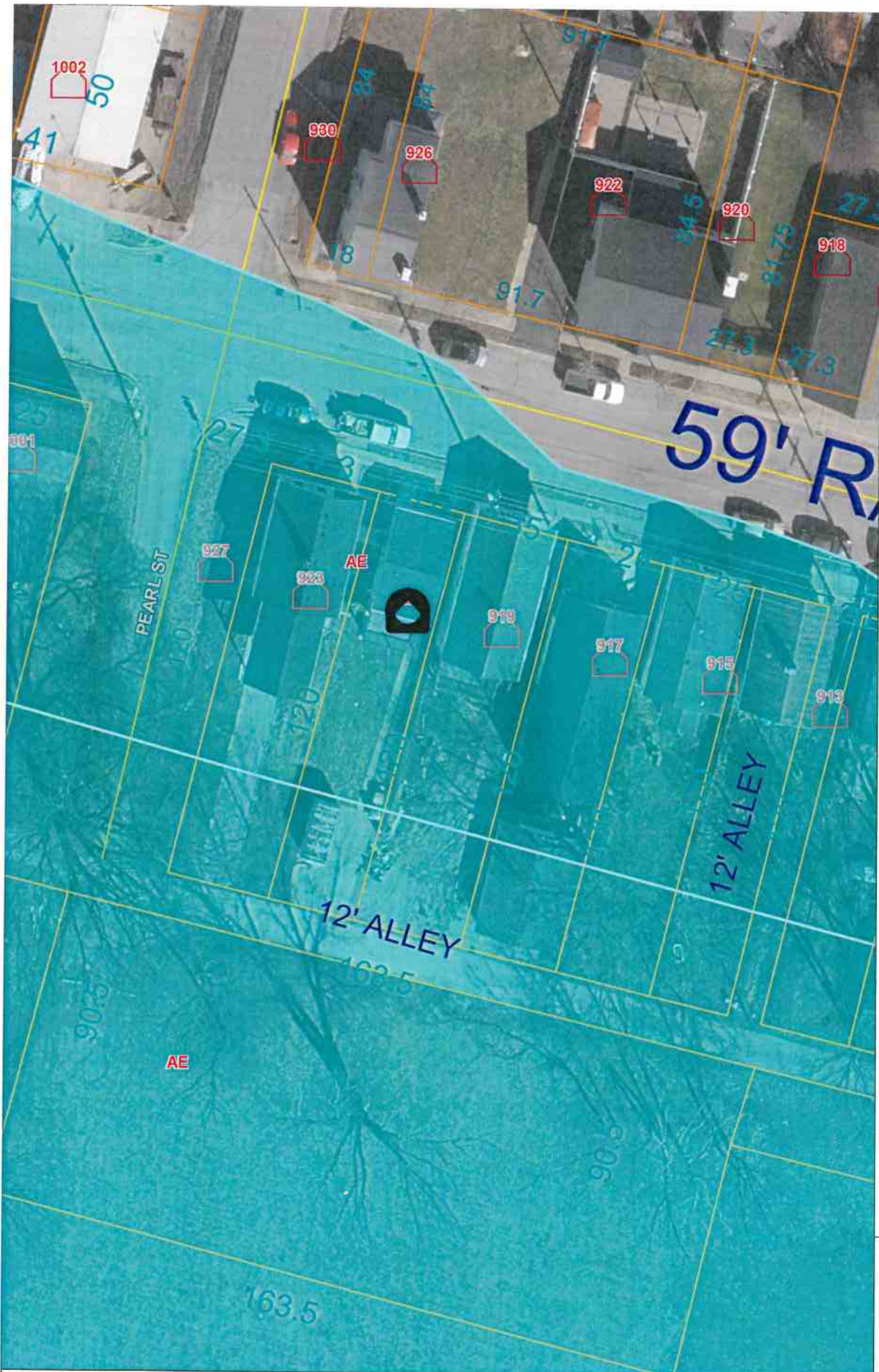
Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 1-story house built in 1880. The building is rectangular in plan. The foundation is not visible. Exterior walls are vinyl siding. The building has a front gable roof clad in replacement standing seam metal. Gabled standing seam metal with 1 chimney. There is one rear, side slope, brick chimney. Windows are replacement vinyl, 1/1 double-hung sashes. Windows have shutters. There is a single-story, recessed corner open porch characterized by an integrated under main roof roof with square posts. New door.

Survey and Recorder

Project: Search for '921 w 1' in Madison, Indiana (13 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Jul 25, 2002, Site Number 2-443
Inventoried: 09/20/2021 11:43:07 am Last updated: 07/05/2022 7:36:10 pm by /	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



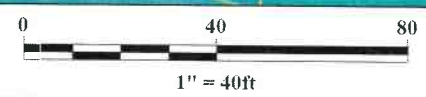
2015 Flood Map

FLD_ZONE:

AE

- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundary
- Sewer Structures

- Addresses
- Regional Count
 - Regional Roads
 - Regional Highw
 - Water
 - Railroad
 - Dimensions
 - Roads
 - Highways
 - Trails



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Mike Prickett

Property Address: (address) 919 W. First St.

Proposed Action to: (explain) build covered porch roof w/ lumber, EPDM rubber roofing, vinyl soffit, alumin fascia, seamless aluminum gutters & wood siding; add stone fireplace & chimney

Meeting will be held on: (date) 6/26/2023

POSTING DEADLINE

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

06/11/2023

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 Historic Preservation (812) 274-0253 or Plan Commission (812) 265-8324