

## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 213 E. Second St. to increase western door opening to 7'x9' & install overhead door.*

Application Date: July 20, 2023

HDBR Meeting Date: August 28, 2023



### Project Description:

Certificate of Appropriateness application to increase western door opening to 7'x9' & install overhead door.

### Current Zoning:

Central Business District (CBD)

### Project Location:

213 E. Second St.

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### Applicant:

Keith Acree  
216 E. Second St.  
Madison, IN 47250

### Owner:

Same

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### Supporting Documents:

COA application  
Photos of property  
Photos of proposed door  
Copy of HDBR meeting public sign  
GIS map

### Alterations, Historical Information, & Prior Approvals:

Date	c. 1925
Style	False Front Commercial
Evaluation	Contributing
Survey Notes	

### Alterations:

Replacement vinyl 1-lite casement windows; infilled western door

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

## Guidelines, Standards, & Ordinances

### HDBR Guidelines:

*Madison Historic District Design Guidelines* – 9.0 Doors & Entrances p. 59-61

9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals. Select replacement doors carefully to match the original doors in materials, dimensions, and panel configuration. Appropriate materials may include wood or fiberglass. The new doors should be in keeping with the style and period of the building. Use historic photographs to identify details about original doors if possible.

### Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guideline because the original historic door is missing & infilled; *is in* conformance with the Guideline because the replacement door is architecturally compatible with the style & function of the building & will be located on the rear/side facade; *is in* conformance with the ordinance §151.31 because the proposed replacement doors will not alter the historic character of the structure nor the proportion of openings to the extent it will detract from the historic character; *is in* conformance with SOI for Rehabilitation because the proposed expansion of the opening is compatible with the historic features, size, and scale.

### Ordinance:

*§151.31 Preservation of Historic Buildings*

(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.

### Secretary of the Interior Standards:

*Rehabilitation*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

### 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: Acree Alley Carts LLC  
Street: 316 E. 2nd Street  
City: Madison State: IN Zip: 47250  
Phone (Preferred): 812-701-9328  
Phone (Alternate): 812 701-2335  
Email: KeithAcree@gmail.com

**OWNER INFORMATION (IF DIFFERENT\*)**

Name: Wayne Stern  
Street: \_\_\_\_\_  
City: North Vander State: IN Zip: 47265  
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: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_

Type of Project (Check all that apply)

- |  |  |
|--|--|
| <input 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 checked="" type="checkbox"/> Other: <u>Entrance Door Replaced</u> |

Description of Existing Use: Sales and Service of Arcade Equipment

Description of Proposed Use: Sales of Golf Carts

Name of Contractor (If applicable): KAC Specialty



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	concrete Block	concrete Block
<input checked="" type="checkbox"/>	Concrete & Stucco	42	STAFF	concrete	Concrete
<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 checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	<del>Retest</del> Supply Door	overhead garage Door
<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		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input type="checkbox"/>	Windows	82	HDBR/STAFF		
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas	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.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of Applicant

<b>COMPLETED BY PLANNING OFFICE</b>	<b>Meeting Information: Historic District Board of Review</b>
Application Accepted on: _____	<b>101 W Main St, Madison, IN 47250 - Council Chambers</b>
Application Accepted by: _____	<b>Meeting Date: _____ Time: 5:30PM</b>
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





Madison, Indiana

Google Street View

Sep 2013

Image capture: Sep 2013 © 2023 Google

Madisc  
W 2nd St  
East St

Fairfield Inn & Suites b  
Marrriott Madison









# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>213 E 2nd St Madison Indiana 47250 USA</b>
County: Jefferson
Historic name:
Present name: Jefferson County Amusement
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Flat Ground. On McCauley Lane, west side. Mural being painted on west facade.



Lat/Long: 38.7352688155106100, -85.3779549576721000 [WGS84]

UTM: Zone 16S, 640981.7397 mE, 4288648.6252 mN

Parcel No. GIS/Ref/ID: 26121

## Historical Information

Historic Function: Transportation: Road-Related (Vehicular)	Current Function: Commerce/Trade: Business
Construction Date: ca. 1920-1929 , circa 1925*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Transportation	

## Architectural Information

Category: building, Commercial Building	Style: False Front Commercial	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): original brick veneer, original concrete block	
Stories: 1, Bays:	Roof Material: modern asphalt shingles	
Form or Plan: , rectangular	Roof Type: Gable front with parapet	
Foundation: concrete block	Windows: modern vinyl 1 casements	
General condition: Good	Chimney(s):	
Basement:	Porch:	

## Historical Summary:

### Status (Current Listing or Designation)

National:  indiv.  district  landmrk.

State/Province:  indiv.  district  landmrk.

Local:  indiv.  district  landmrk.

2006, Madison National Historic Landmark District

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,

#### Level of potential eligibility

- National  
 State  
 Local

#### Landmark potential

- National  
 State  
 Local



**Description/Remarks**

This is a 1-story commercial building in the False Front Commercial style built in 1925. The building is rectangular in plan. The structural system is masonry. The foundation is concrete block. Exterior walls are original brick veneer and original concrete block. Large mural on west wall. The building has a gable front with parapet roof clad in modern asphalt shingles. Low gable, at rear, with flat, raised parapet at front, tile coping. Windows are modern vinyl, 1-light casements. Main door recessed, with display windows flanking, front display windows, with two lights, concrete lintels and brick sills. main door with upper light.

**Survey and Recorder**

Project: Search for '213 e 2' in Madison, Indiana (21 results)	Sequence/Key no.:	Survey Date: October 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 #26121, surveyed Aug 05, 2002, Site Number 3-0386
Inventoried: 09/20/2021 11:43:26 am Last updated: 07/05/2022 7:40:37 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
  - Common Addresses

- Regional County
- Regional Roads
- Regional Highway
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails

60' R/W

15' ALLEY  
MCCAULEY LN

