

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1030 E. First St. to build a new 3BR/3.5BA single family home w/ basement to include 2 car garage, 1 BR/1BA & storage.

Application Date: May 24, 2023

HDBR Meeting Date: June 26, 2023

Project Description:

Certificate of Appropriateness application to *build a new 3BR/3.5BA single family home w/ basement to include 2 car garage, 1 BR/1BA & storage.*



Current Zoning:

Historic District Residential (HDR)

Project Location:

1030 E. First St.

Applicant:

Alexandra Hammock/Roger Welch
919 W. Main St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photo of property
Drawings of proposed structure
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	N/A
Style	Vacant Property
Evaluation	
Survey Notes	

Alterations:

N/A

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 23.0 New Construction - Dwellings p. 94-100

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

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

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

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

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

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

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

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

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

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

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

23.12 Vinyl clad and vinyl frame windows may be used in new construction provided that the surrounding window trim and the muntin pattern are appropriate to the architectural style and period of the structure. If the windows have divided lights they shall be either true divided lights (TDL) or

simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar. Snap-in grilles or grilles between the glass are not appropriate.

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

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

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

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

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

23.18 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will have a disruptive effect on the desired streetscape harmony.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guidelines because the proposed new residential structure will be architecturally compatible with the surrounding structures; and *is in* conformance with the Ordinance because the proposed materials, height, rhythms, openings, scale, and roof shape will be visually compatible.

Ordinance:

151.34 Visual Compatibility 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.

Secretary of the Interior Standards:

N/A

Preservation Brief:

N/A

Think GIS Map





HDCA-23-81

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 8/2/2023

Primary Location


1030 E FIRST ST
MADISON, IN 47250

Owner


Johnson Bernard and
Hammock Anthony
MADISON, IN 47250

Applicant

 Alexandra Hammock

 812-599-7406

alexandrahammock@gmail.com

 919 W Main Street
Madison, IN 47250

General Information

Are you the owner?*

Yes

Zoning Classification

Residential

Legal Description of Property

1030 E First Street Madison IN -
39-13-01-223-057.000-007

Will you be working with a Contractor?

No

Description of Existing Use

Vacant Platted Lot

Description of Proposed Use

Residential Single Family Home

Type of Project

Select which applies to your project.*

Define Other 🗨

New Building

Description(s) of Work

Scope of Work*

Single Family Home, 3 bed 3 1/2 bath with two car garage. Main floor to include 2 bedrooms, 2 full baths 1 half bath, kitchen and family room. Basement will include 2 car garage, 1 bedroom and 1 full bath, storage. Basement is unfinished bed and bath for future use.

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Existing Material*

na

Proposed Material*

gas, cement siding

Deck

Existing Material*

na

Proposed Material*

treated or trex tbd

Demolition

Existing Material*

na

Proposed Material*

cleared lot

Doors & Entrances



Existing Material*

na

Proposed Material*

wood front, sliding glass doors

Fences and Walls



Fire Escapes & Staircases



Foundations



Existing Material*

na

Proposed Material*

basement, brick and stone

Gutters & Downspouts



Historic Garages & Outbuildings



Lighting



New Construction/Addition



Pools, Fountains, Gazebos and Pergolas



Porch Columns & Railings



Porches



Ramps and Lifts



Roofs



Existing Material*

na

Proposed Material*

asphalt shingles

Shutters

Existing Material*

na

Signage

Storm Doors and Storm Windows

Existing Material*

na

Windows

Proposed Material*

aluminum clad windows

Existing Material*

na

Siding

Proposed Material*

cement siding

Storefronts

Utilities

Proposed Material*

gas and electric

Existing Material*

na

Other

Proposed Material*


Cement siding, with brick and stone foundation

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*

 Roger F Welch
Aug 2, 2023

Attachments

Site Plan

30 Site Plan.pdf
Uploade... by Alexandra Hamrick on Aug 2, 2023 at 9:55 AM
t_09-31-17.png?sv=2021-10-04&st=2023-08-17&se=2023-08-17
IOSIUTOVkJompPX%2B8szM7%2Ft67YEtS13o%3D)

Structure Plan

3- River View.png
Uploade... by Alexandra Hamrick on Aug 9, 2023 at 9:31 AM
t_09-31-17.png?sv=2021-10-04&st=2023-08-17&se=2023-08-17

qRsEE%2B7HjFzxvnR54tDpVrnNchjWBMB7pNOIM%3D)

Photographs

3 Street Lot View.HEIC
Uploade... by Alexandra Hamrick on Aug 21, 2023 at 11:59 AM
d_Aug_2_2023_11-59-14.png?sv=2021-10-04&st=2023-08-17&se=2023-08-17

REQUIRED

JfJlZuIT90In%2BhoaUOahittU93nFCGu8XOE%3D)

Floor Plan

3- Floor Plan.png
Uploade... by Alexandra Hamrick on Aug 9, 2023 at 9:32 AM
09-32-11.png?sv=2021-10-04&st=2023-08-17&se=2023-08-17

Additional Supporting Documents

3ACGA5nCYKIHFEGvast2I%2BYIgtReQ3YTPycEj%2B4%3D)
vs.net/vpc3-ger Welch Lot Tract 3.pdf

Wed_Aug_2_2023_at_09-33-59.png?sv=2021-10-04&st=2023-08-02
&se=2023-08-

5avYGcUawIHRCO3rPhD3ragnCuYQL4N4CFk%3D)

Fillmore Alley View.HEIC

ndows.net/vpc3- Fillmore Alley View.HEIC

'ed_Aug_2_2023_at_11-59-38.png?sv=2021-10-04&st=2023-08-02
8-16T14%3A54%3A41Z&se=2023-08-

ycWMBPoAtuZyP5GGazmYeitZFolvlubEsE%3D)

Vaughn Street View.HEIC

et/vpc3- Vaughn Street View.HEIC

_2_2023_at_11-59-48.png?sv=2021-10-04&st=2023-08-02
e=2023-08-

.k%2BTLbgeV1cW%2Bbxd%2FQmKDlz8y%2F76E%3D)

River View.png

.net/vpc3- River View.png

3_at_09-33-00.png?sv=2021-10-04&st=2023-08-02
Uploaded by Alexandra Hammock on Aug 9, 2023 at 9:33 AM

:lr48p6xqEK6SHBt25pJKe9eVp73VslD0gOLLjgc%3D)

1st Street View.png

t/vpc3- 1st Street View.png

23_at_09-33-18.png?sv=2021-10-04&st=2023-08-02
Uploaded by Alexandra Hammock on Aug 9, 2023 at 9:33 AM

/MaFTue0%2BYg5PeUSruwaZaudbkpnkflgJ5%2BY%3D)

Floor Plan.png

et/vpc3- Floor Plan.png

at_09-33-34.png?sv=2021-10-04&st=2023-08-02
Uploaded by Alexandra Hammock on Aug 9, 2023 at 9:33 AM

MCLZY4ufsVoR5sfAycv%2BKBz4q5WWCLI5gaJ6s%3D)

Basement Floor Plan.png

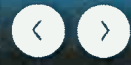
/vpc3- Basement Floor Plan.png

_9_2023_at_09-38-03.png?sv=2021-10-04&st=2023-08-02
Uploaded by Alexandra Hammock on Aug 9, 2023 at 9:38 AM

:0%2BICTFNLUUikOtniMep5Jb2Diz%2F5k7jL%2BY%3D)



Pin it



REVERSE



John Sheets Addition 60' R/W

1.10

20'18" W 425.00'

-3.00

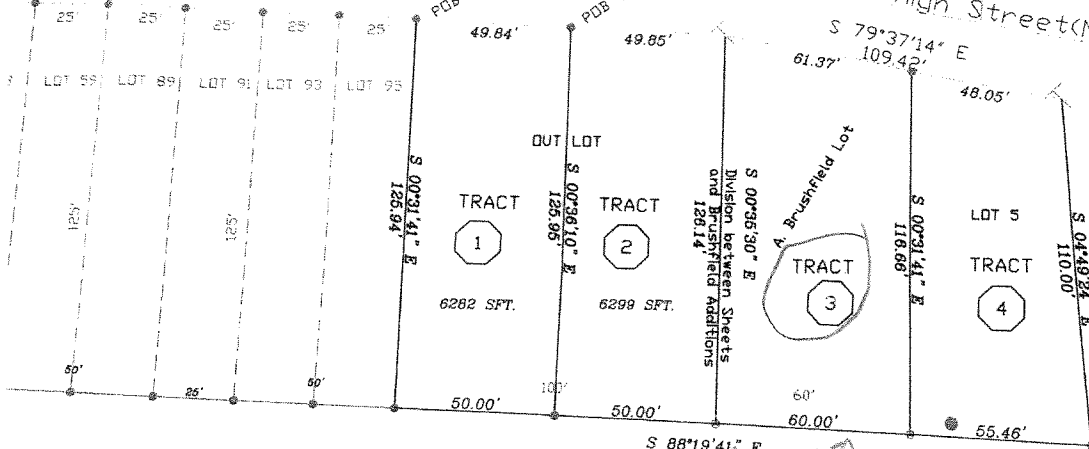
Brushfield Addition

High Street (Now First Street) 20'

S 79°37'14" E

33.00'

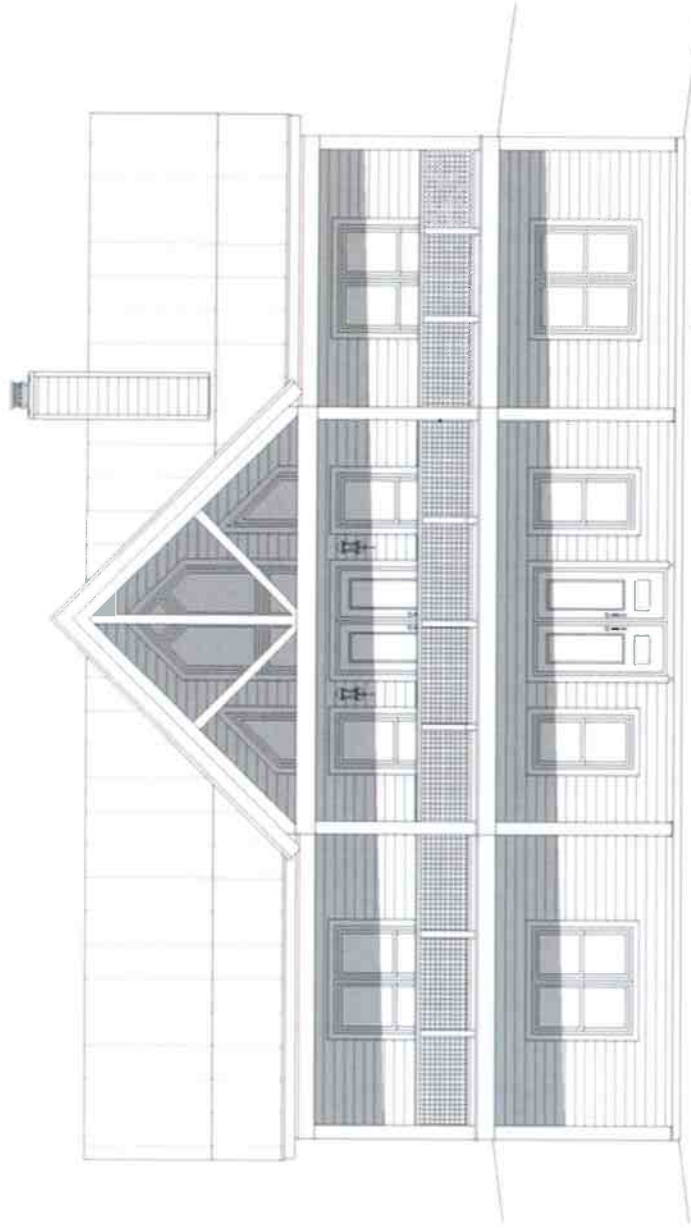
20'



E & B Bennett
201502495

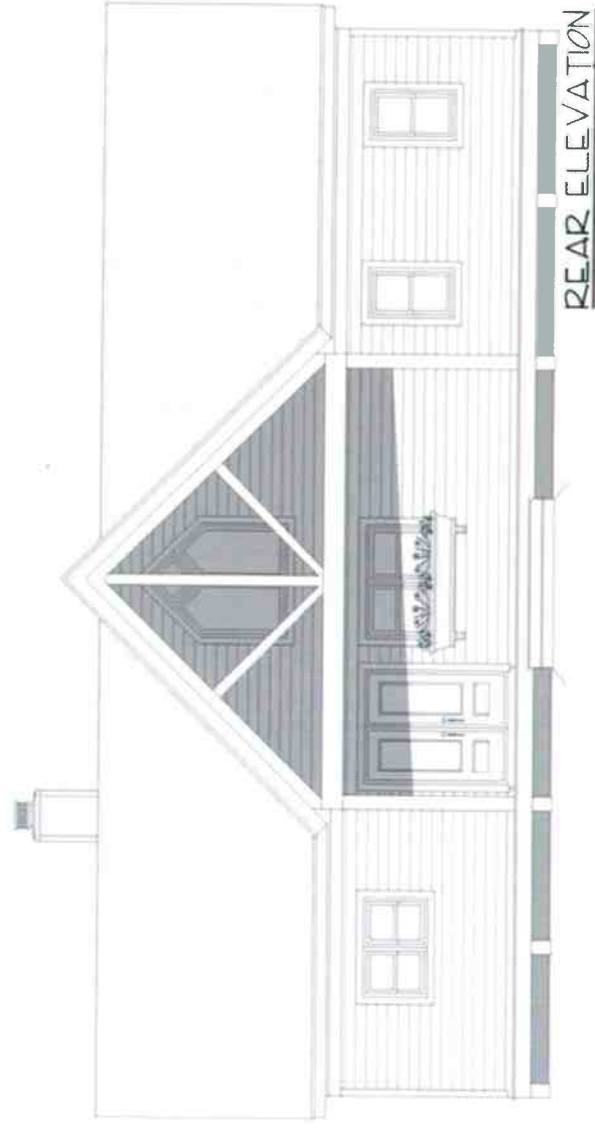
S 88°19'41" E
1036 east lot ↑
A & L Hammock
202102359

A & L Hammock
202102359



FRONT ELEVATION





Pin it





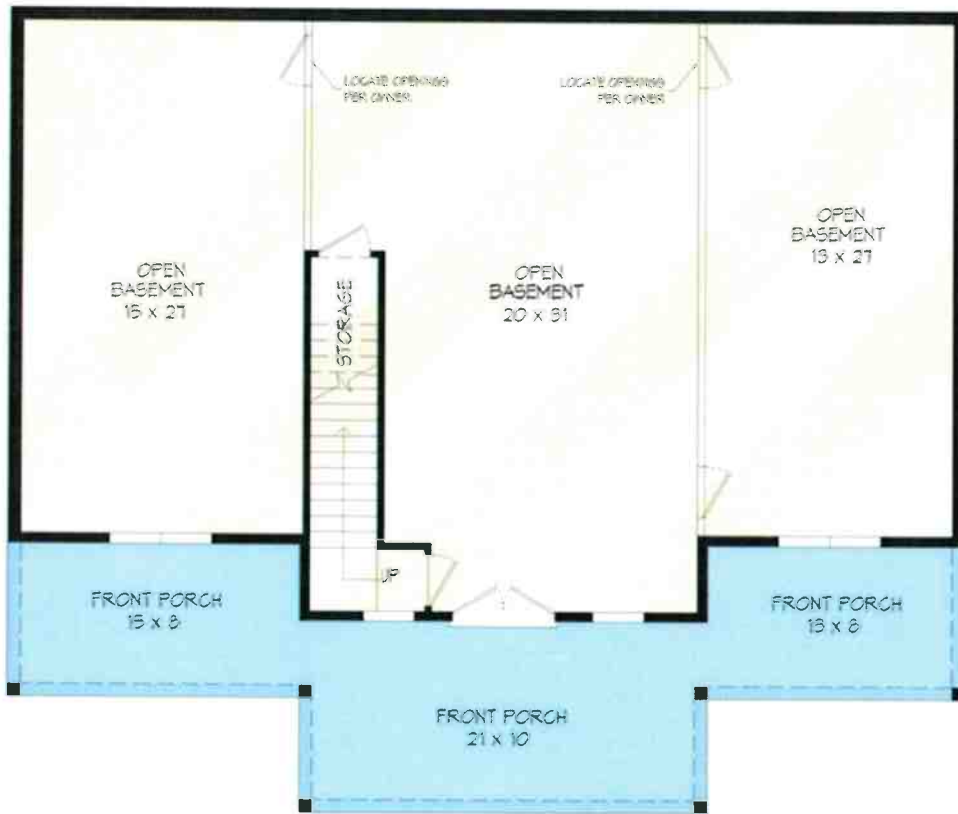
Pin it



REVERSE



REAR PORCH
ABOVE

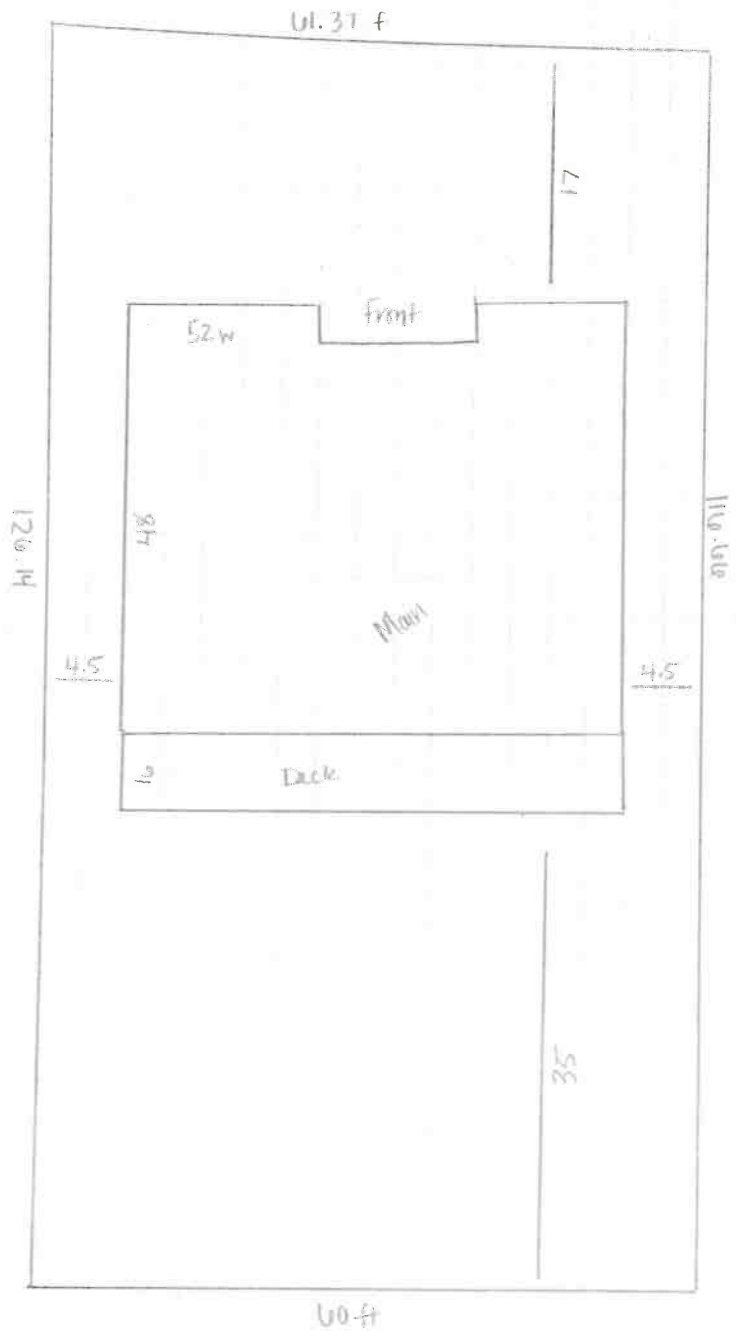


Pin it

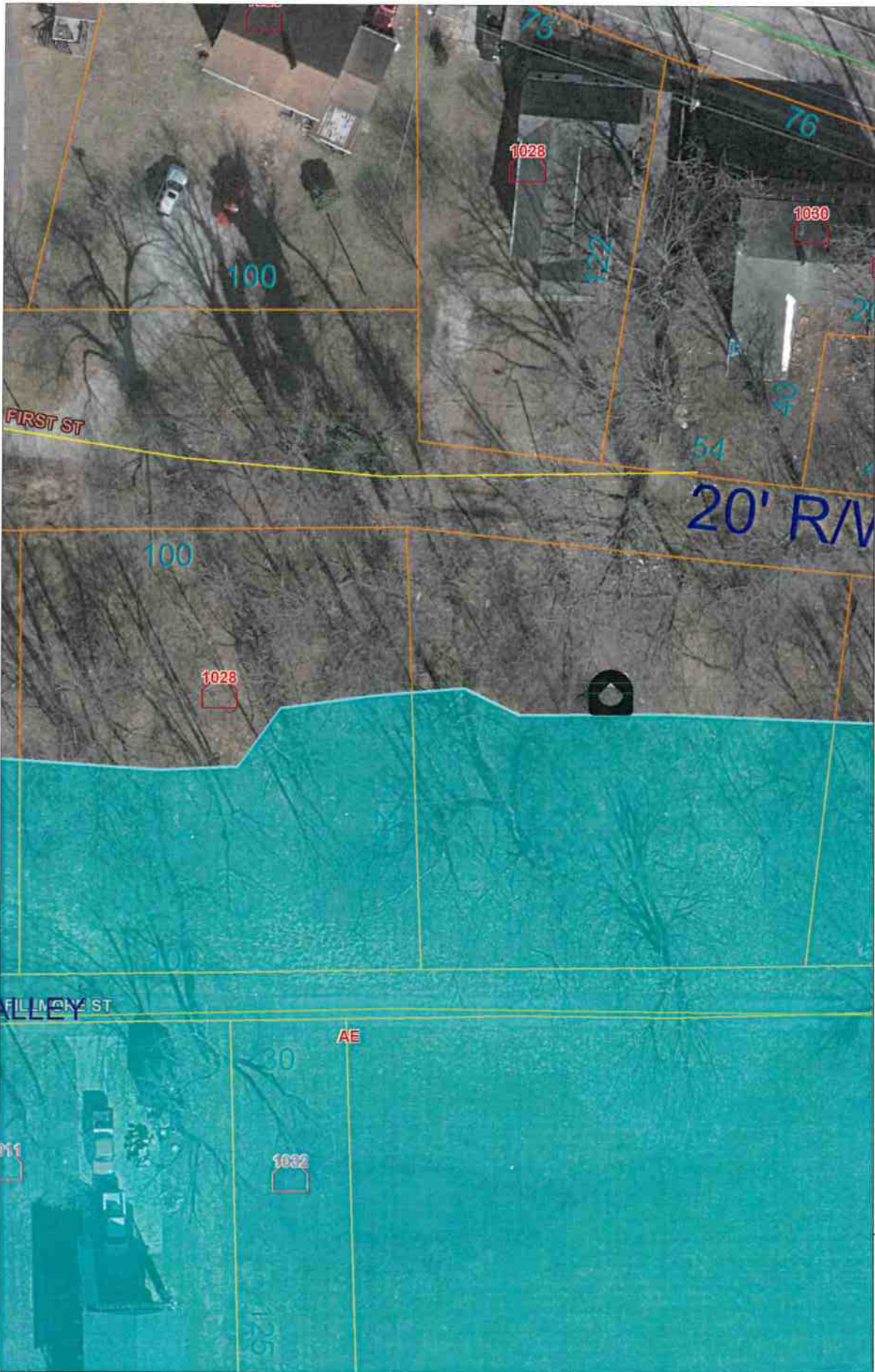


REVERSE

1030 E First Street
Roger Welch



New Build
Total Structure
52w x 61d
Setbacks
- Front - 17 ft
- Back - 35 ft
- Left - 4.5 ft
- Right - 4.5 ft



2015 Flood Map
FLD_ZONE:

- AE
- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundaries
- Addresses
- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Roads
- Highways



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) _____

Property Address: (address) _____

Proposed Action to: (explain) build a new single family home, 3 bed 3 1/2 bath with two car garage. Main floor to include 2 bedrooms, 2 full baths 1 half bath, kitchen and family room.
Basement will include 2 car garage, 1 bedroom and 1 full bath, storage. Basement is unfinished bed and bath for future use.

Meeting will be held on: (date) 8/28/2023 _____

POSTING DEADLINE

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

8/13/2023

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