

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1003 East St. to return fire-damaged structure to 1844 footprint & design.



Application Date: August 7, 2023

HDBR Meeting Date: August 28, 2023

Project Description:

Certificate of Appropriateness application to *return fire-damaged structure to 1844 footprint & design.*

Current Zoning:

Historic District Residential (HDR)

Project Location:

627 Walnut St.

Applicant:

Ron Bateman
204 Plum St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photos of property
Drawings of floorplan & elevations
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1848
Style	2/3 double pile, Italianate
Evaluation	Contributing
Survey Notes	

Alterations:

Heavily fire damaged

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 26.0 New Construction - Additions p. 106-108

26.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

26.3 The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding or trim may be allowed. SEE SIDING GUIDELINES.

26.6 Wood windows are most appropriate for new additions within the historic district; however, substitute window materials may also be acceptable for new additions. SEE WINDOWS GUIDELINES.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guidelines because the proposed project will return the residential structure to its original footprint; *is in* conformance with the Ordinance because the proposed project will not negatively impact the rhythm of spacing of buildings on the street; and *is in* conformance with SOI for Restoration because the proposed project to restore the original structure will repair and save historic materials.

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:

Restoration

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.

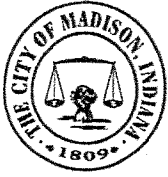
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

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: RON & MARLENE BAEMAN
 Street: 204 PLUM STREET
 City: MADISON State: IN Zip: 47250
 Phone (Preferred): 907-764-8502
 Phone (Alternate): 907-764-8507
 Email: rkbaem@qmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
 Street: _____
 City: _____ State: _____ Zip: _____
 Phone (Preferred): _____
 Phone (Alternate): _____
 Email: _____

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

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 627 WALNUT, MADISON

Zoning Classification: RES

Type of Project (Check all that apply)

- New Building
- Addition to Building
- Relocating a Building
- Demolition

- Restoration, Rehabilitation, or Remodel
- Fence or Wall
- Sign
- Other: _____

Description of Existing Use: APARTMENTS

Description of Proposed Use: SINGLE FAMILY RESIDENCE

Name of Contractor (If applicable): BAEMANS (WITH ERD CON)

Per the City of Madison Historic District Ordinance, an application must include the following in addition to the usual material required for a building permit at the time of application. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- COA Addendum

Moving Buildings:

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

Demolition:

- Photographs with captions

Provide a detailed Narrative statement describing the proposed scope of work. If the project includes more than one type of project, please divide the description into sections.

HEAVILY MODIFIED PROPERTY - W/ PERCENT
 FIRE DAMAGE.

ORIGINAL STRUCTURE WAS BUILT IN 1844/45
 HOME OF ARTHUR BALD TAYLOR,
 TIMBER FRAME

MODIFIED IN THE 1880'S FOR USE AS A STORE
 MODIFIED AGAIN IN THE 1930'S INTO APTS.

THE PLAN IS TO RESTORE THE ORIGINAL SECTION
 INTO AN AUTHENTIC ~~RE~~ APPEARING COPY
 OF THE 1844 HOME.

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	BRICK / ROSTER	SAME
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	WOOD	SAME
<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 checked="" type="checkbox"/>	Chimneys	57	HDBR/STAFF	BRICK	REPAIR SAME
<input type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input checked="" type="checkbox"/>	Foundations	63	STAFF	STONE	REPAIR ORIGINALS
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input checked="" type="checkbox"/>	Porches	68	HDBR/STAFF	WOOD	SAME
<input type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	WOOD	NEW REPLACE
<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.

8/6/23
Date

[Signature]
Signature of Applicant

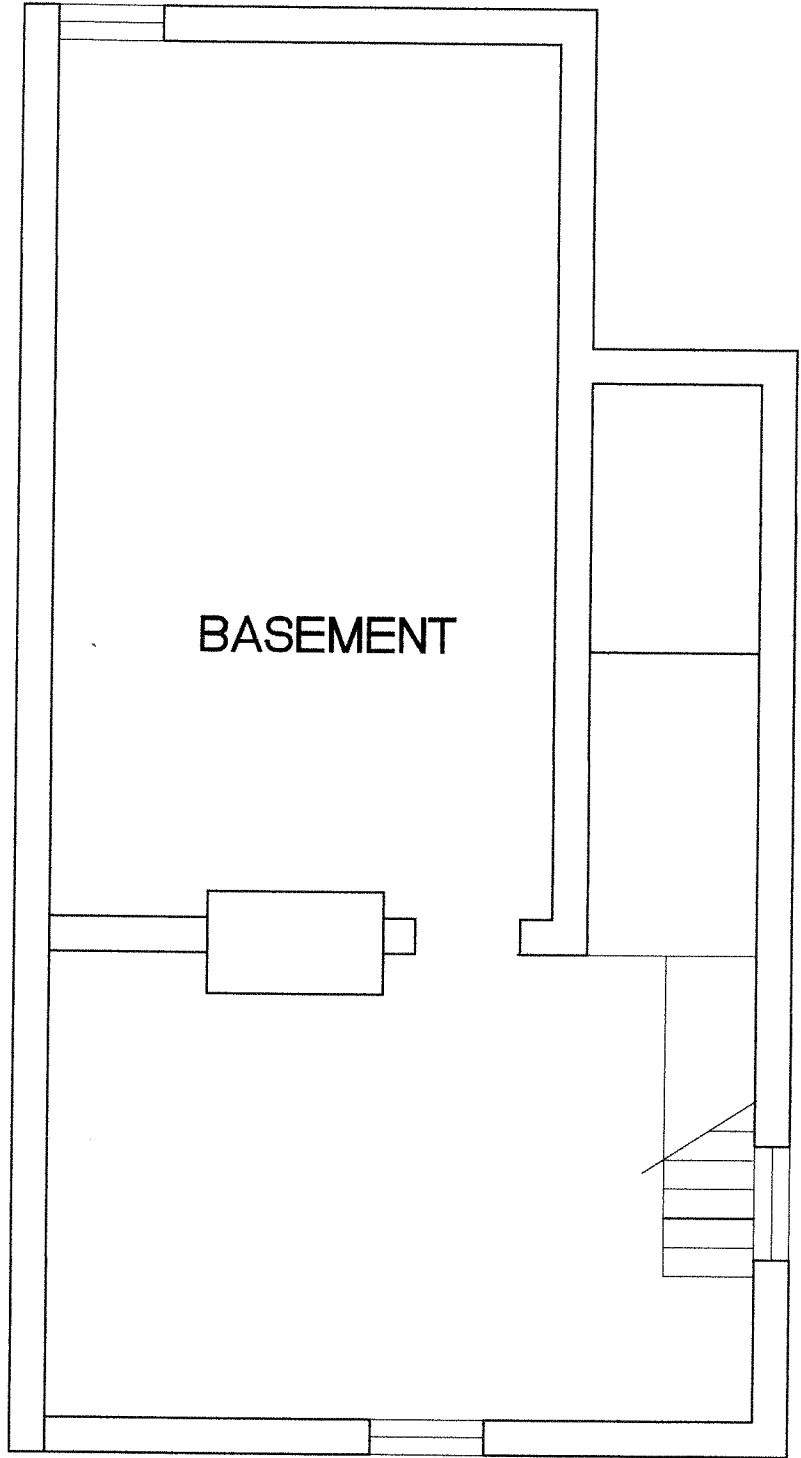
COMPLETED BY PLANNING OFFICE	Meeting Information: Historic District Board of Review
Application Accepted on: _____	101 W Main St, Madison, IN 47250 - Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 5:30PM
Application to be Reviewed by:	Action on Application:
<input type="checkbox"/>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

Documentation Review (Completed by Planning Office)

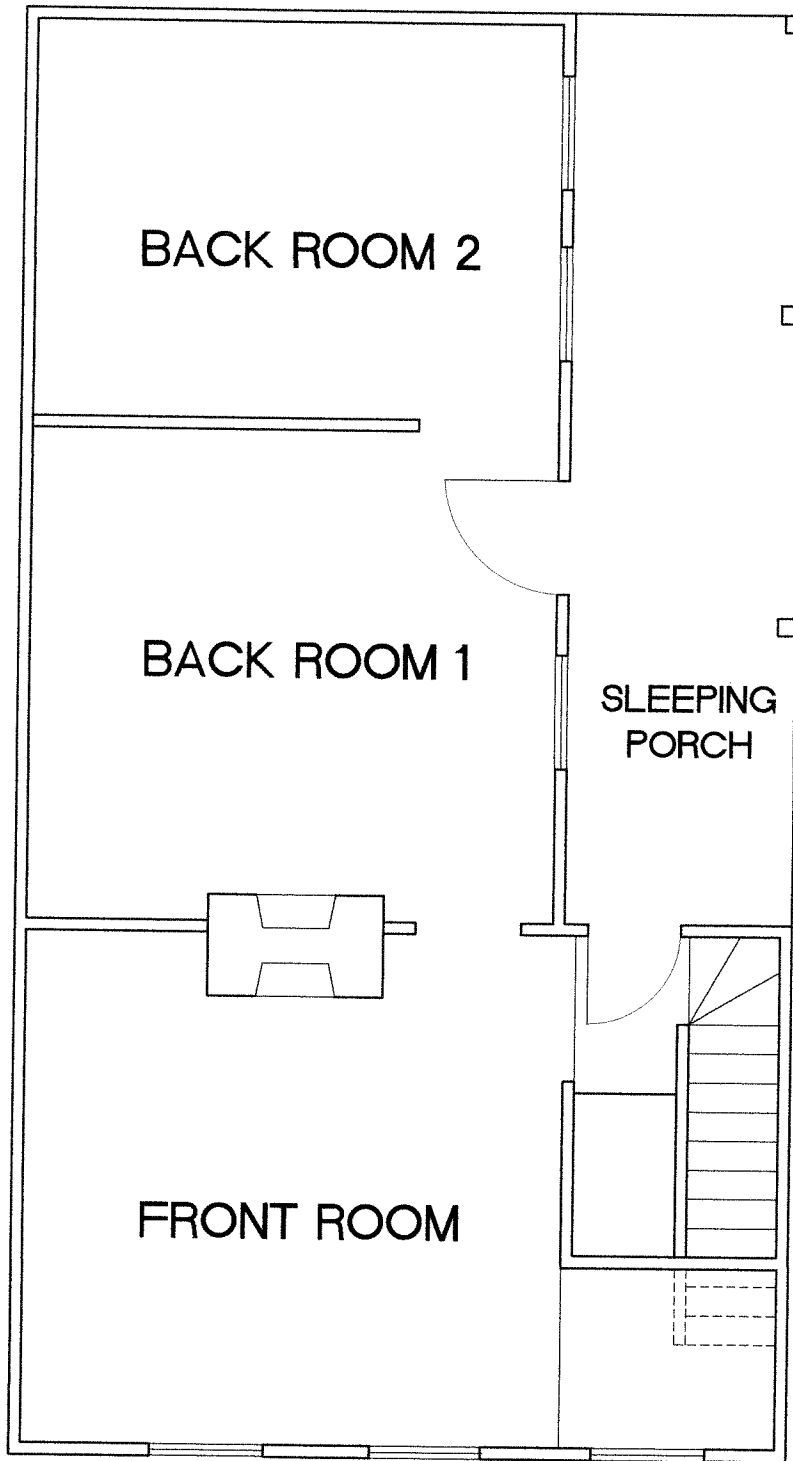
- | | |
|--|---|
| ____ Owner Authorization provided (if req'd) | ____ Required supporting documents are provided |
| ____ Site plan is adequate | ____ COA Addendum (if req'd) |
| ____ Application is complete | ____ Notification Sign given to applicant |



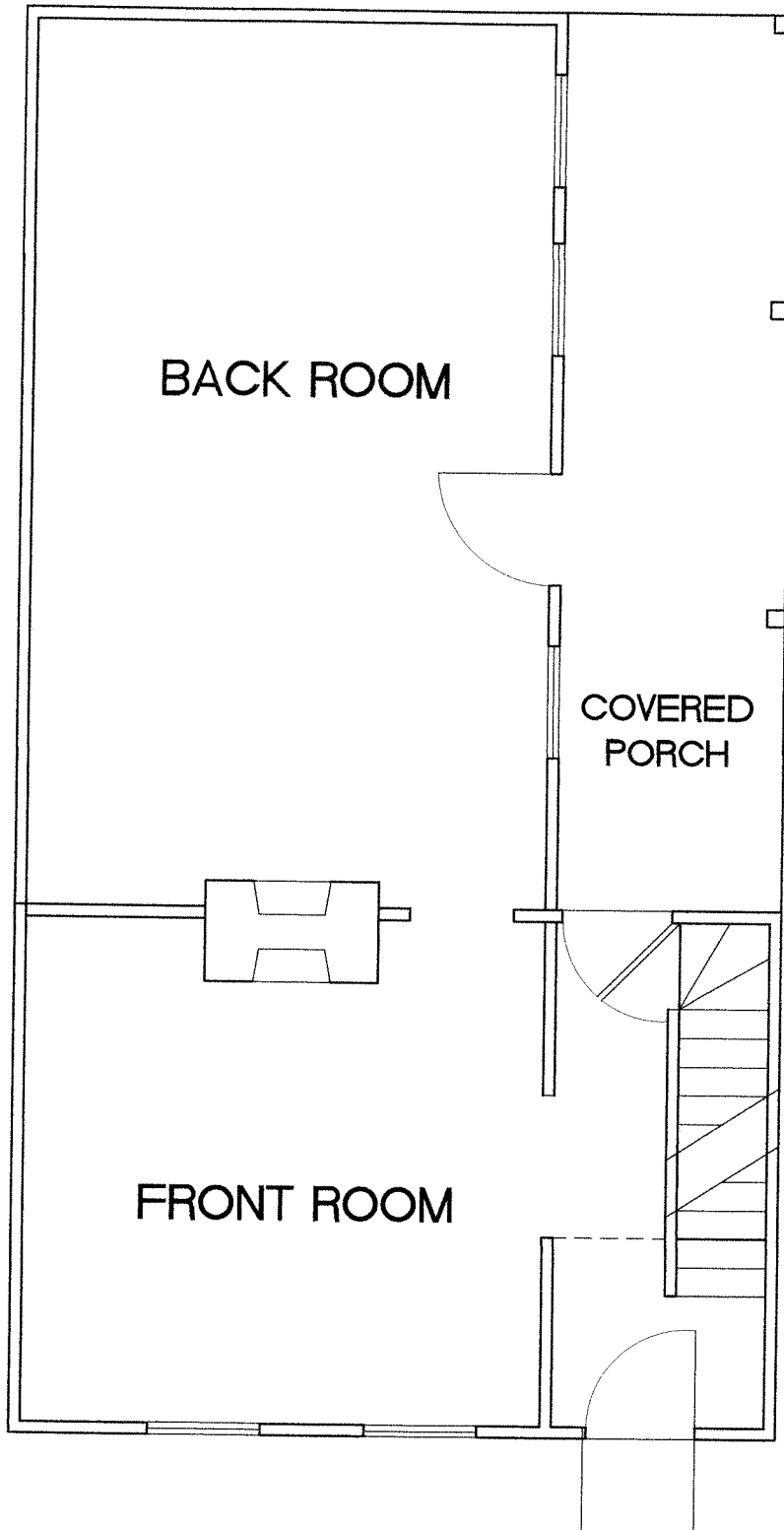
1 627 WALNUT ORIGINAL SITE PLAN
NTS



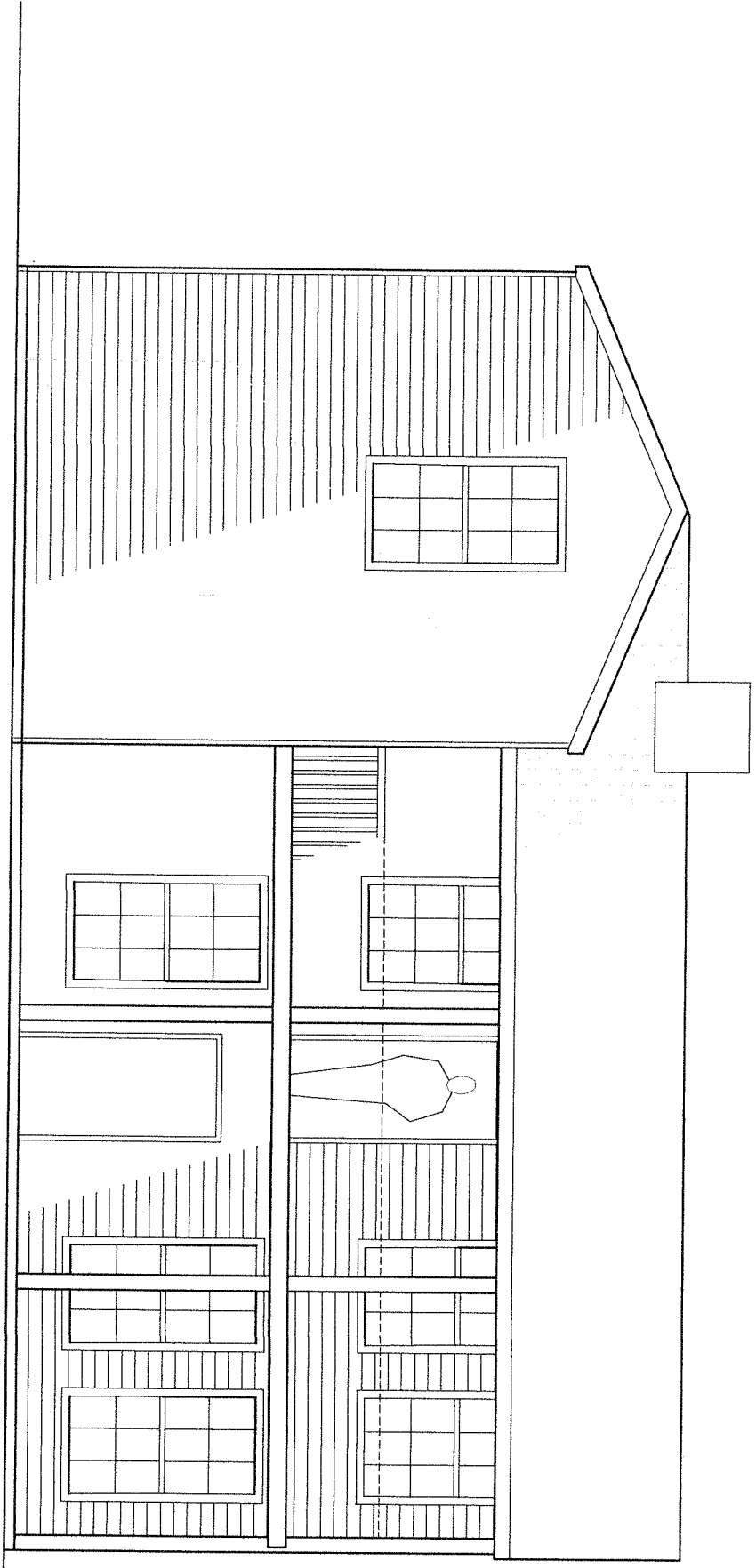
2 627 WALNUT ORIGINAL BASEMENT
3/16" = 1'



3 627 WALNUT ORIGINAL 2ND FLOOR
3/16" = 1'

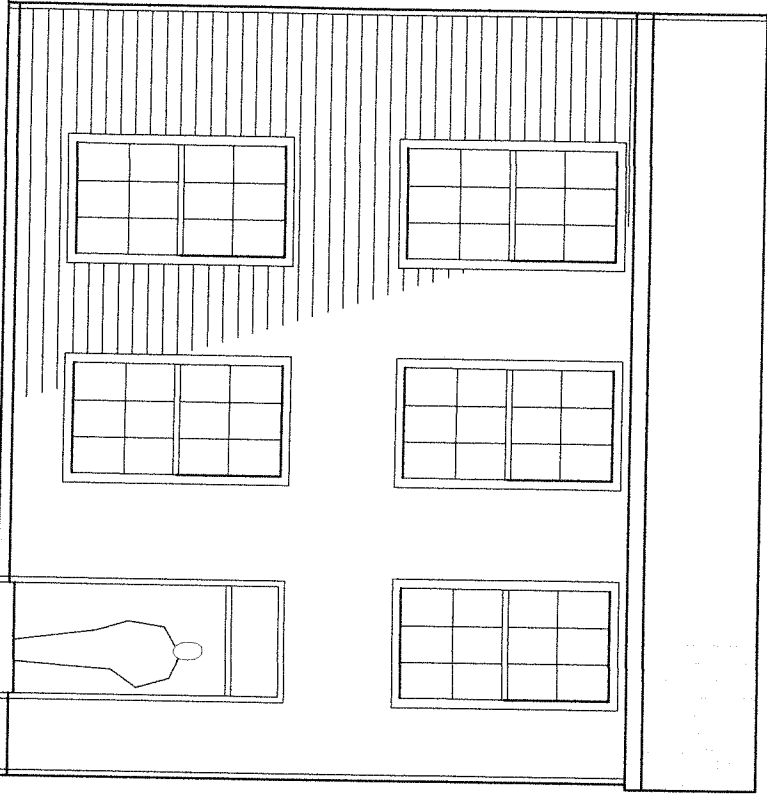


4 627 WALNUT ORIGINAL 1ST FLOOR
3/16" = 1'



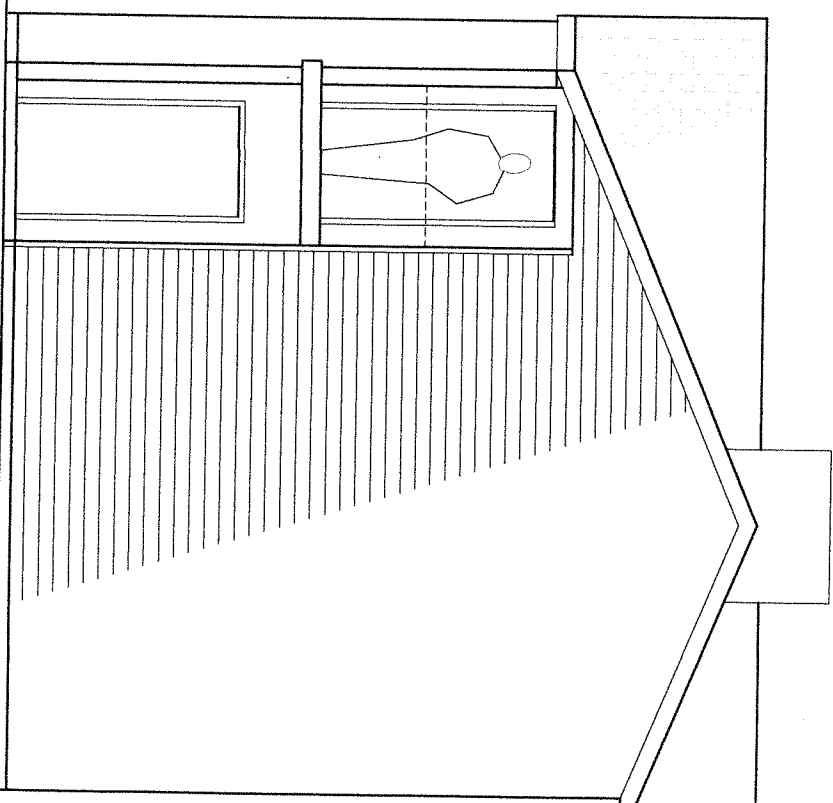
5

TAYLOR NORTH ELEVATION
3/16" = 1'



8

627 WALNUT ORIGINAL EAST ELEVATION
3/16" = 1'



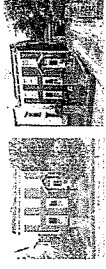
7

627 WALNUT ORIGINAL WEST ELEVATION
3/16" = 1'

Search for '808' in Madison, Indiana (16 results)

CLEAR SEARCH RESULTS

808 W Main St Madison, Indiana USA



1850



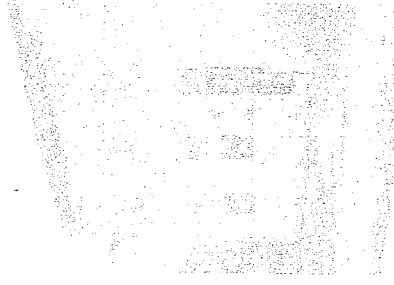
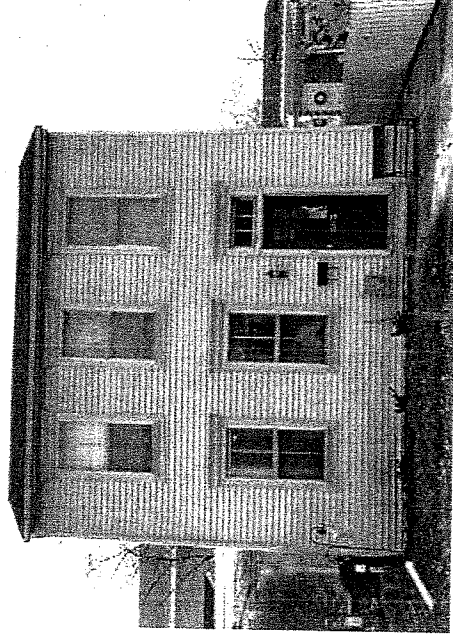
Search for '505' in Madison, Indiana (10 results)

[CLEAR SEARCH RESULTS](#)

505 Poplar St Madison, Indiana USA



1860?



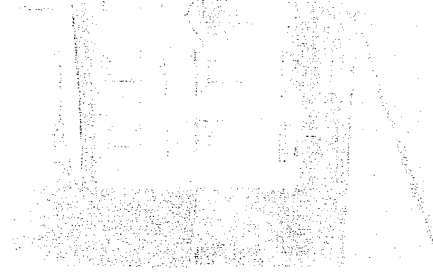
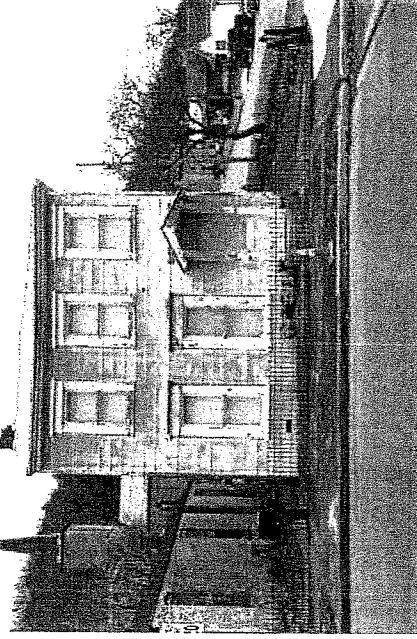
Search for '502' in Madison, Indiana (8 results)

CLEAR SEARCH RESULTS

502 East St Madison, Indiana USA

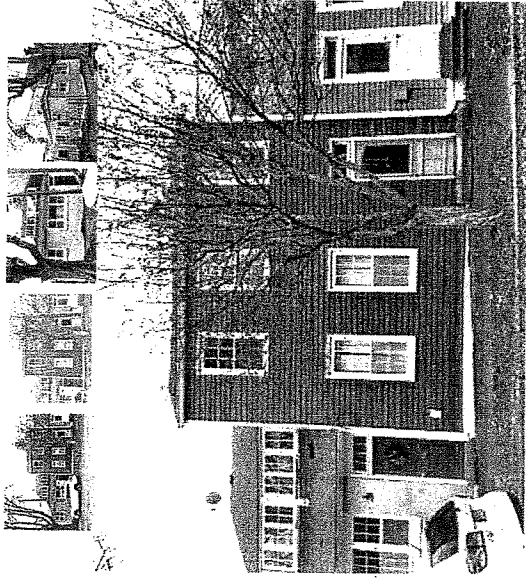


1845

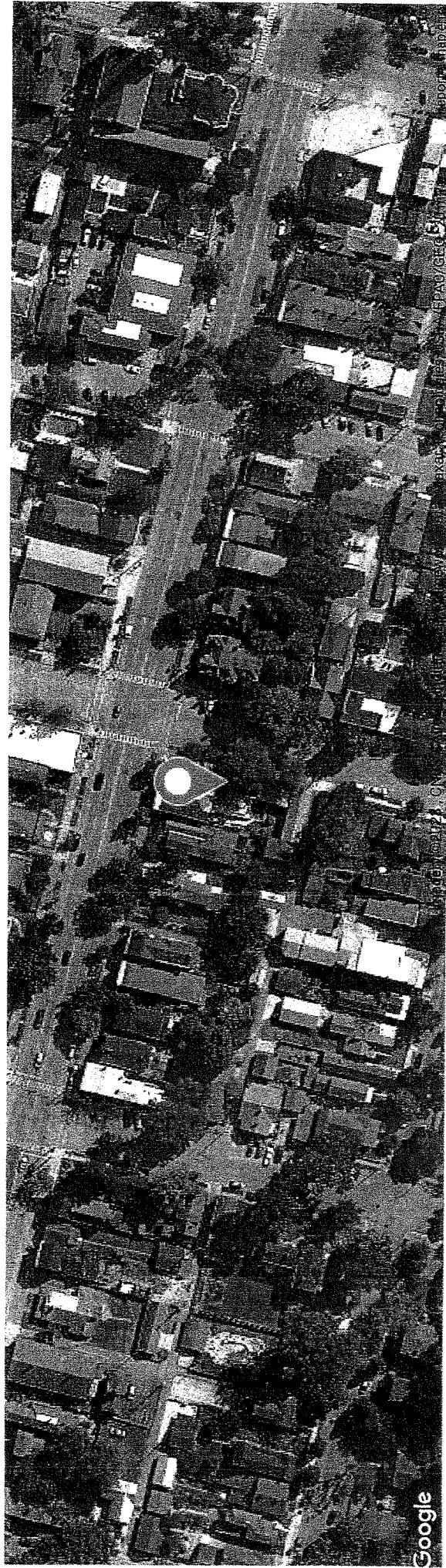


315-317 Vine St Madison, Indiana USA

627 PARSONS
HAD A 3 LITE
TRANSOM



1850



315-317 Vine St

111 E 4th St Madison, Indiana USA

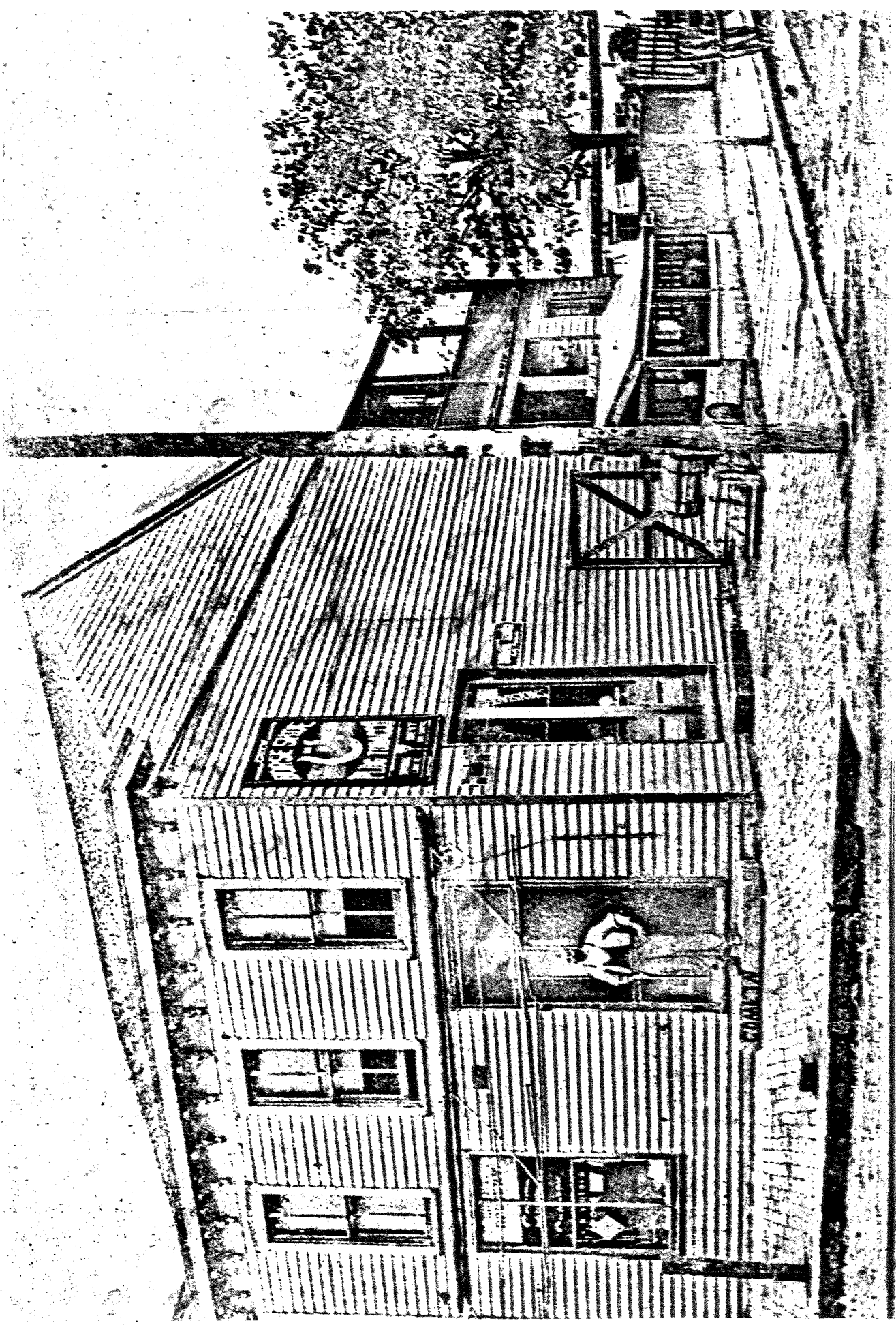


1844



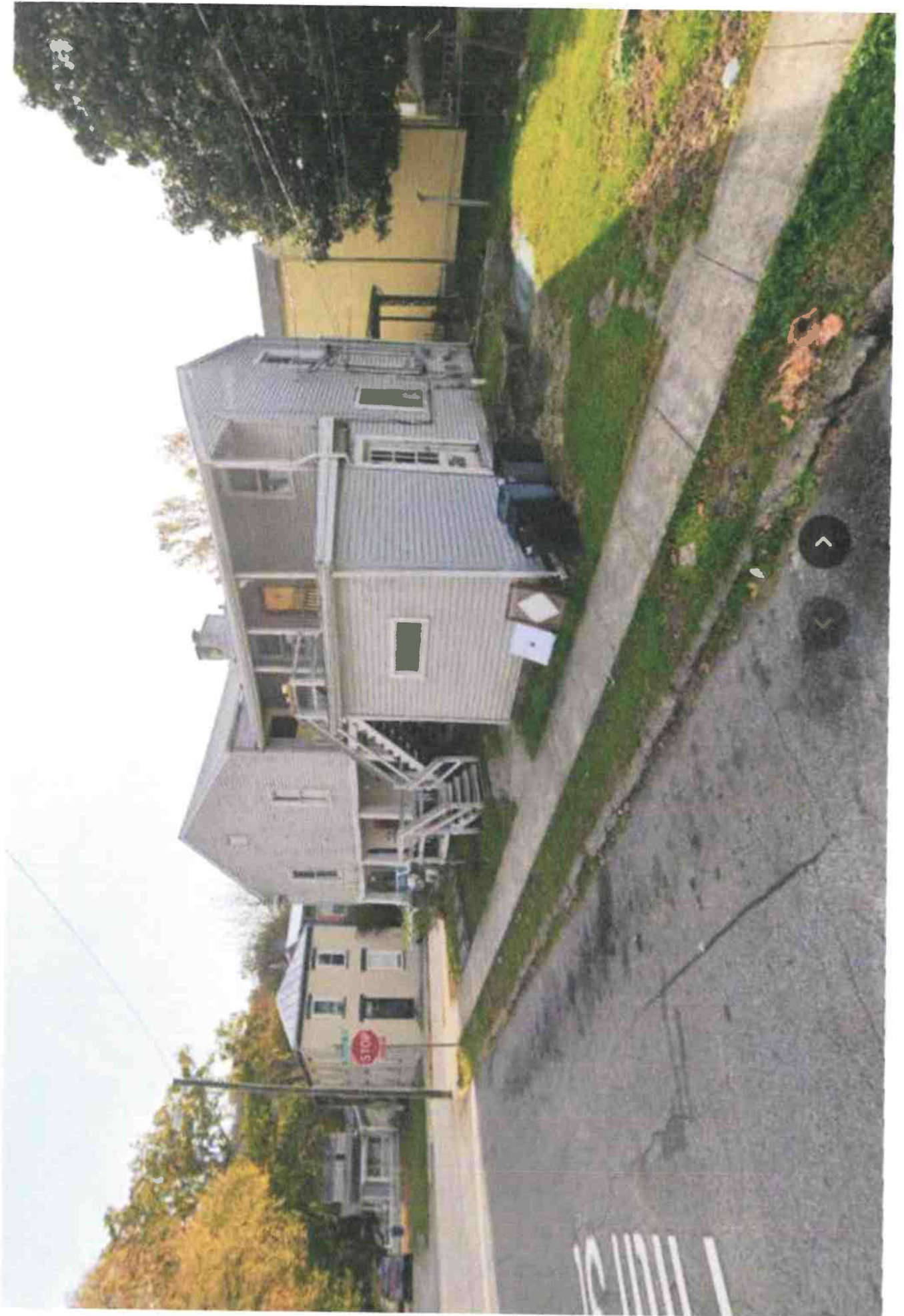
Custer House

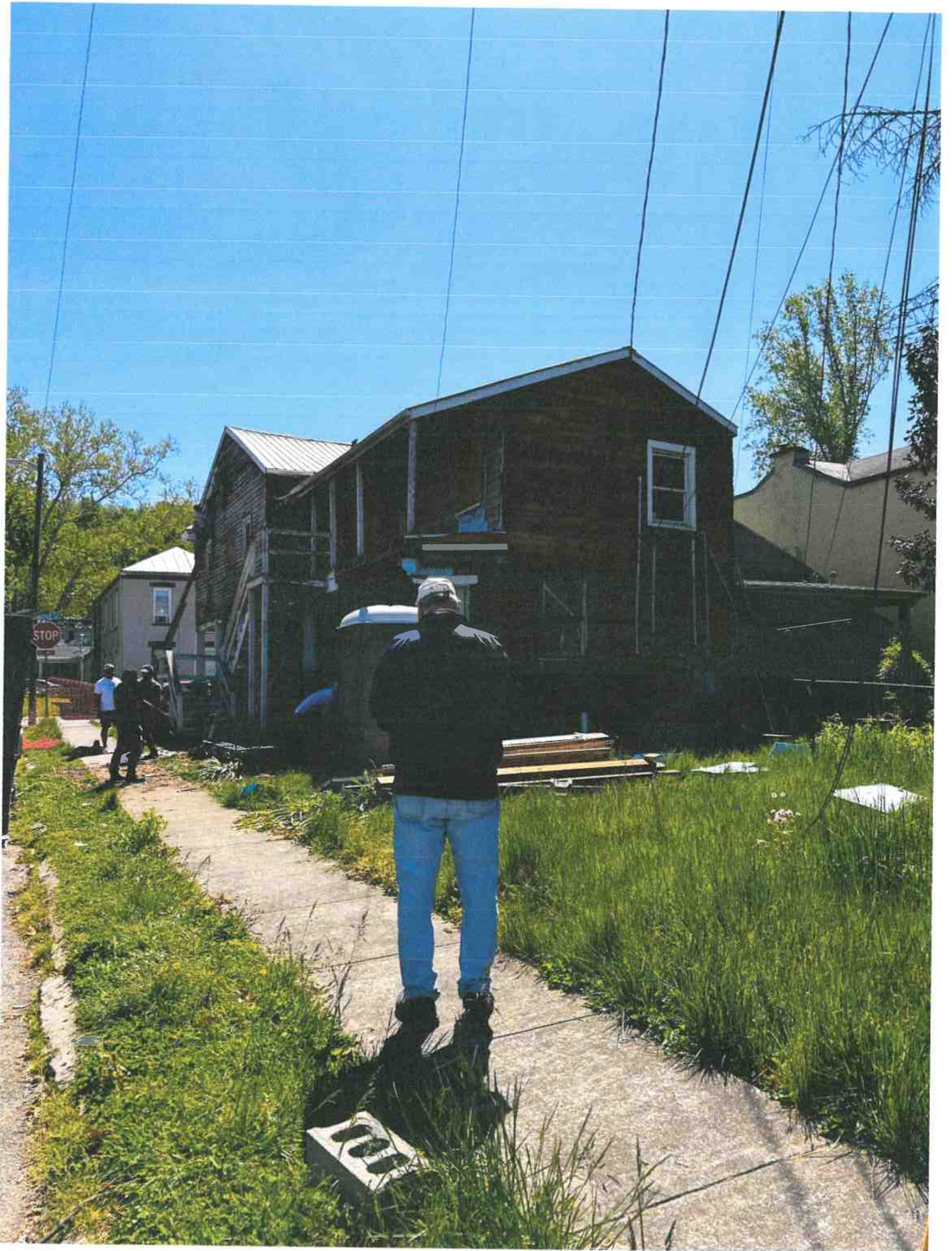
V000748 @ JCHS Archives



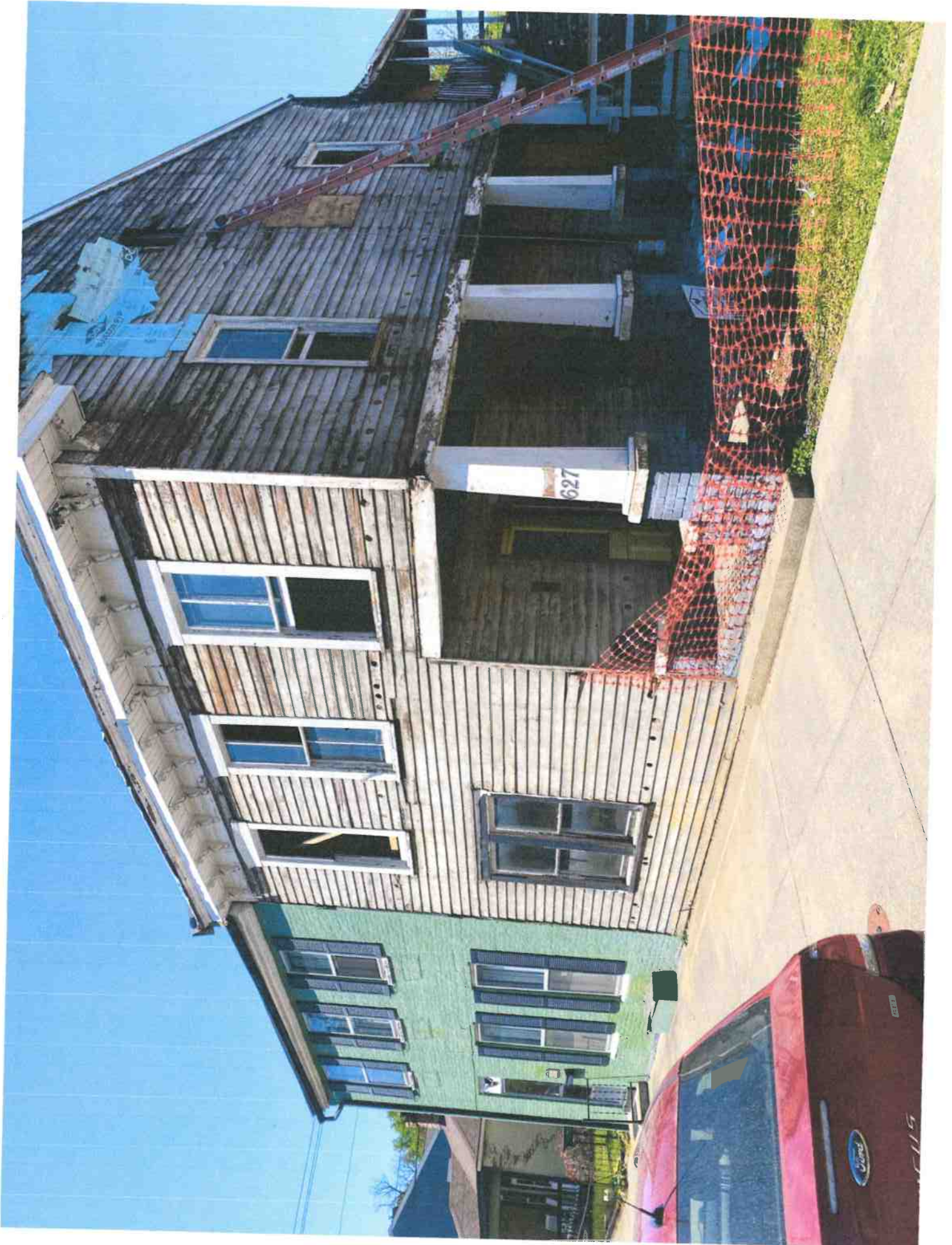
T.H.C. & ... 1881-1881 627 Walnut







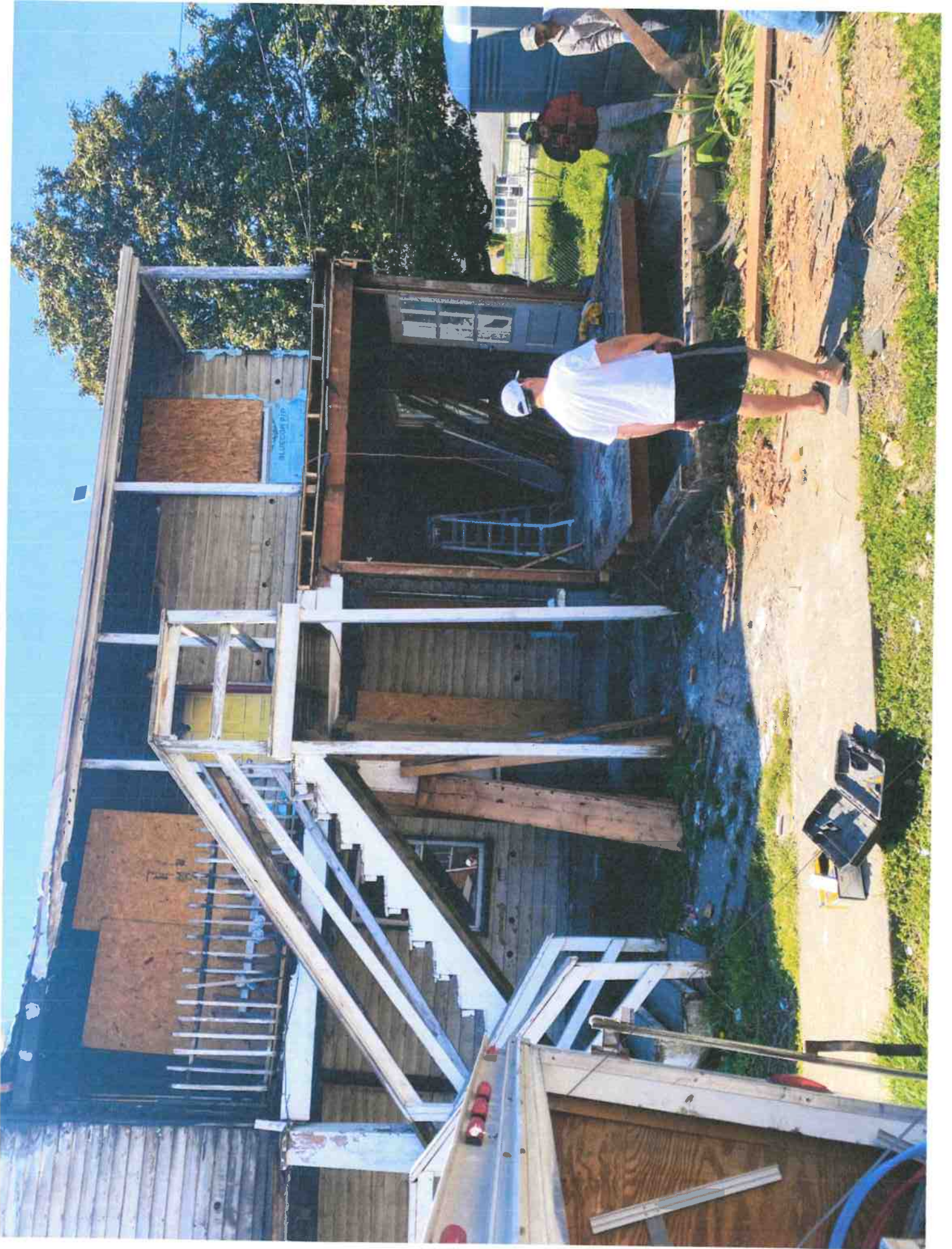


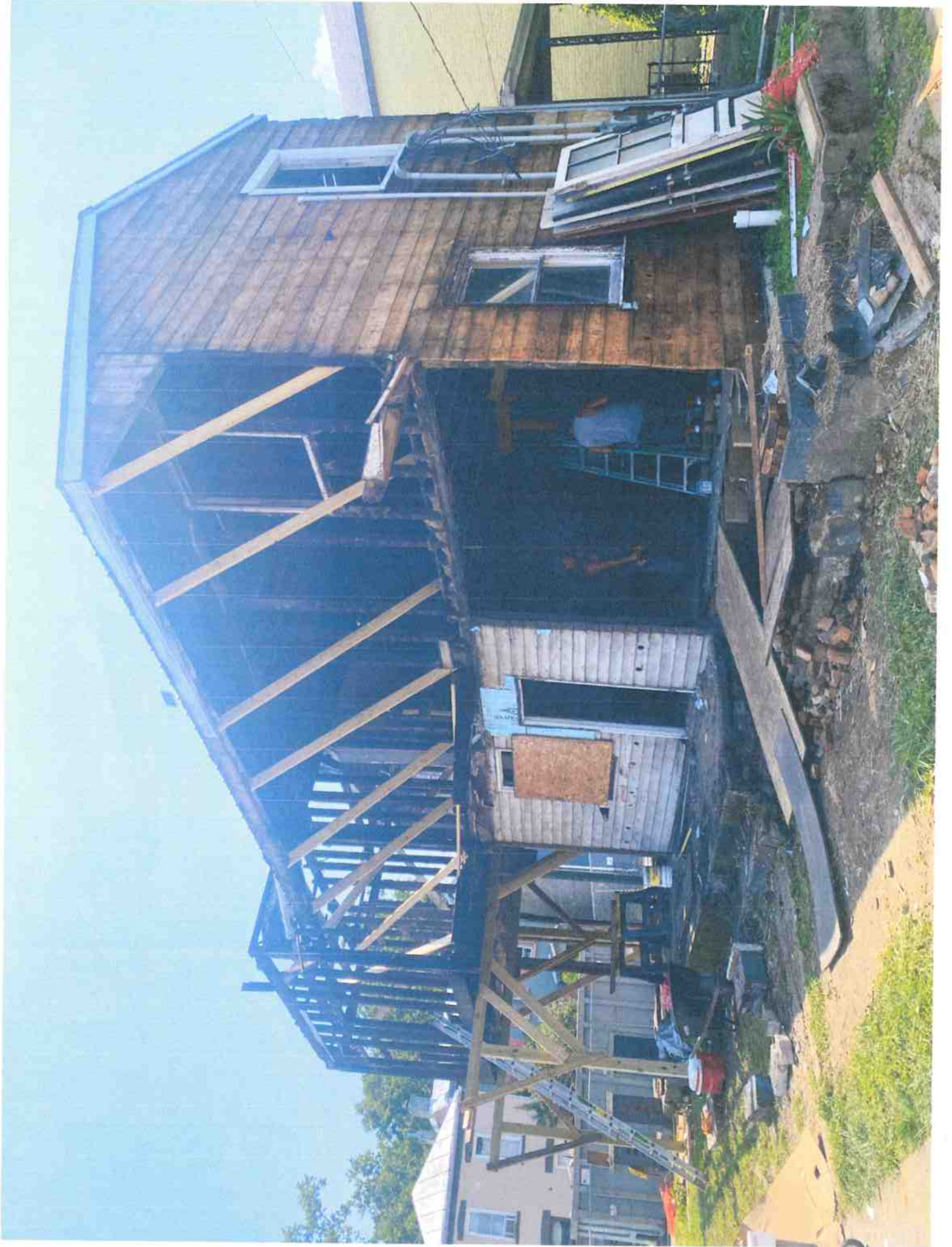


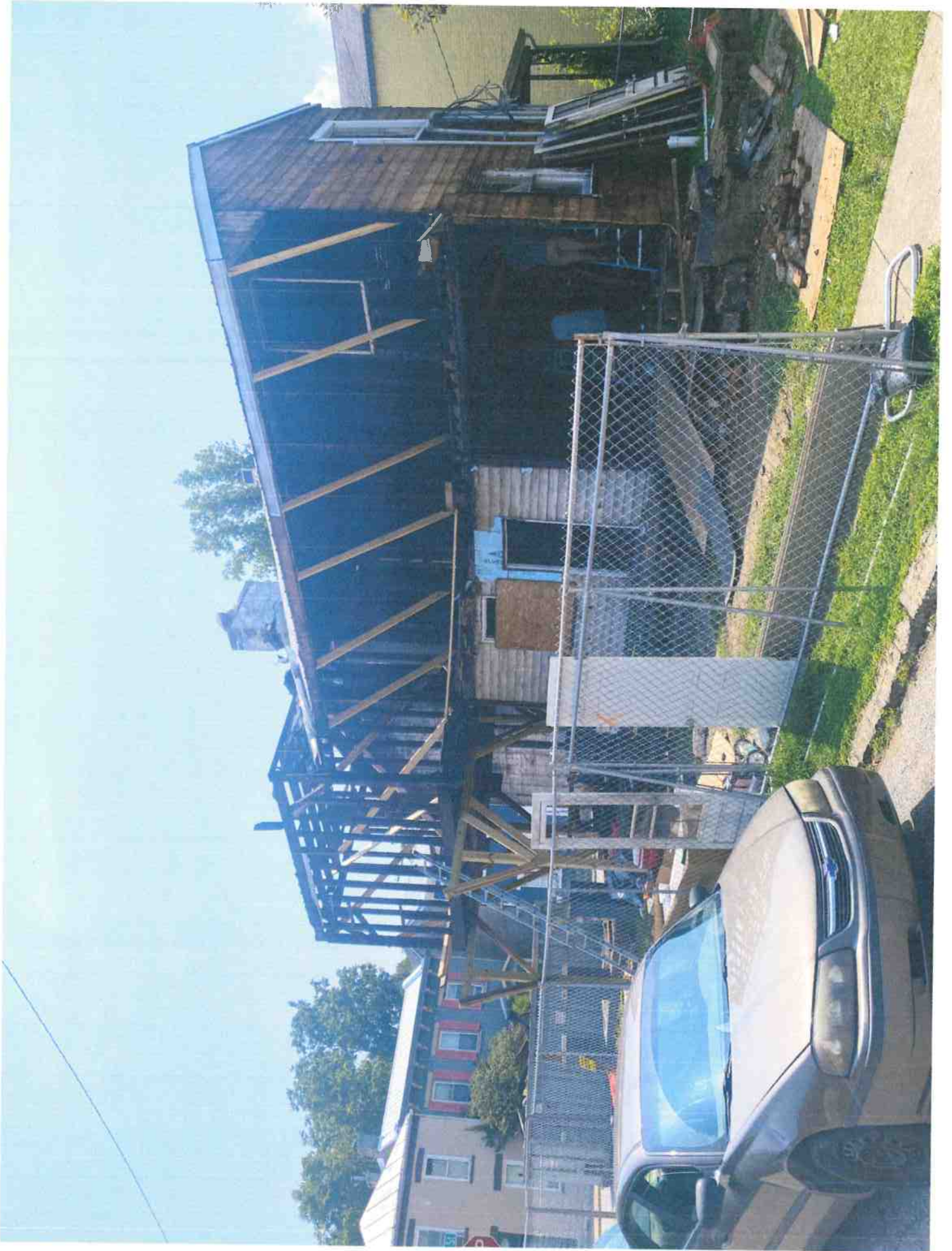
627

Ford

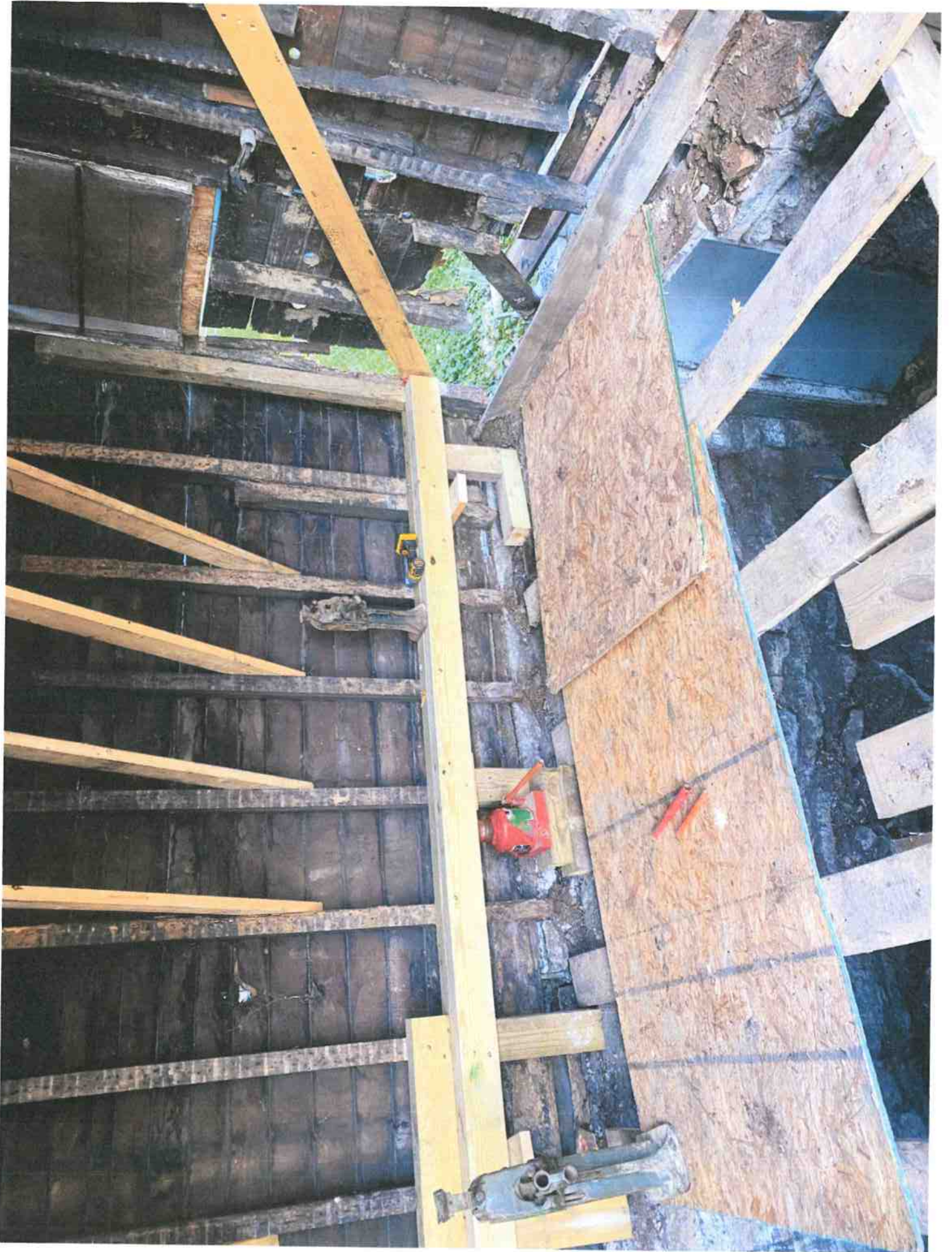
Focus

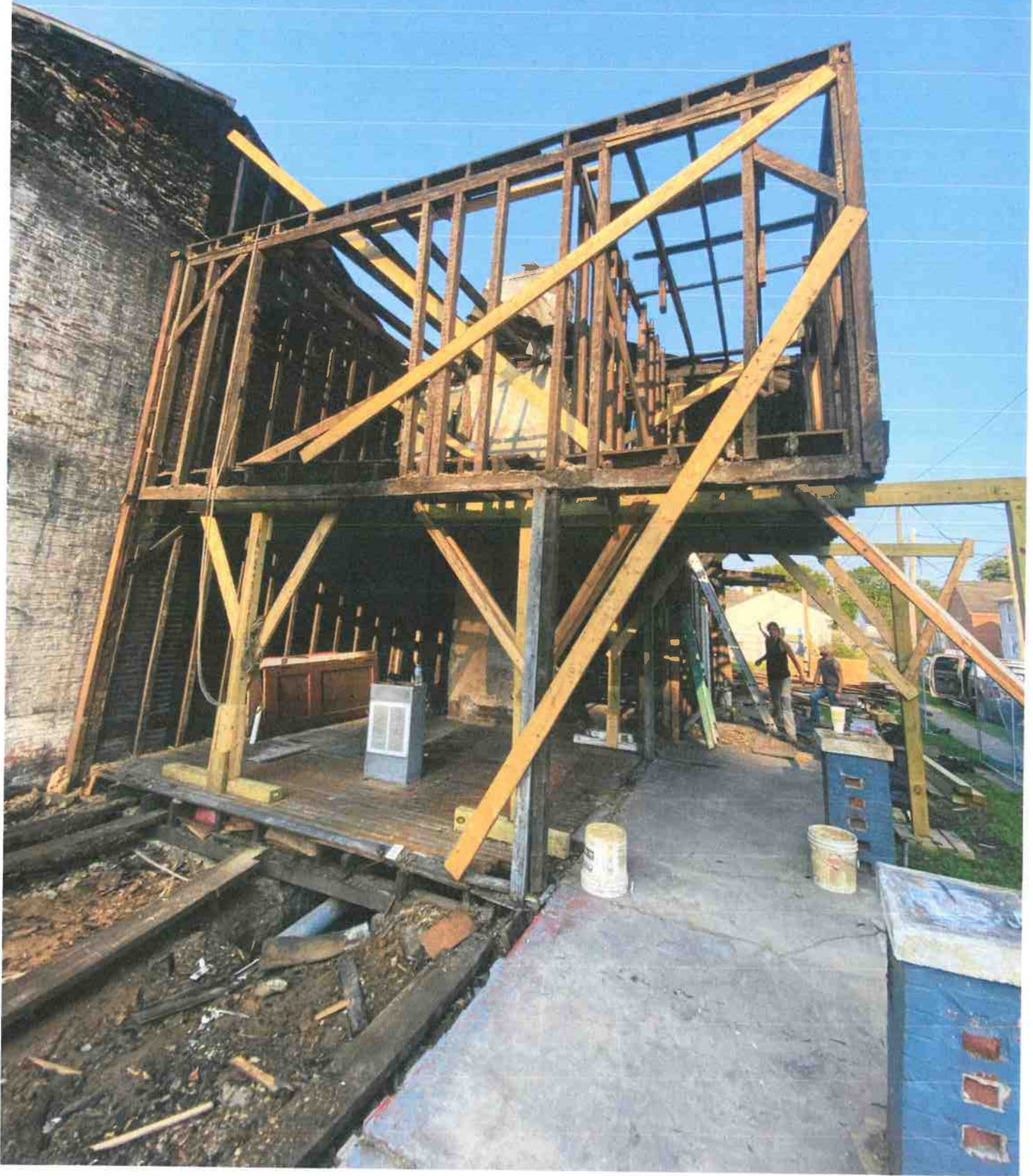












HISTORIC RESOURCE INVENTORY FORM

Resource Address: 627 Walnut St Madison Indiana 47250 USA
County: Jefferson
Historic name: Archibald Taylor House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes west to rear of lot. Wood stairs to side second story.



Lat/Long: 38.7394696393922200, -85.3759215736107000 [WGS84]
 UTM: Zone 16S, 641150.2127 mE, 4289117.9489 mN
 Parcel No. GIS/Ref/ID: 29129

Historical Information

Historic Function: Commerce/Trade: Mixed	Current Function: Domestic: Multiple Dwelling
Construction Date: ca. 1840-1849 , circa 1848*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Italianate	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): vinyl siding	
Stories: 2, Bays:	Roof Material: standing seam metal	
Form or Plan: 2/3 Double Pile, rectangular	Roof Type: Side Gable , Decorative cornice , brackets	
Foundation: parged rubblestone	Windows: wood 1/1 double-hung sashes	
General condition: Fair	Chimney(s):	
Basement:	Porch: single-story full-span open porch	

Historical Summary:

Home of Archibald Taylor, an African-American blacksmith and early resident of Georgetown. It is likely that Taylor's blacksmith shop was in the original commercial space and Taylor lived above.

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	Level of potential eligibility	Landmark potential
<input type="checkbox"/> Individually eligible	<input type="checkbox"/> National	<input type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined		

Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 2-story house in the Italianate style built in 1848. The building is rectangular in plan. The foundation is parged rubblestone. Exterior walls are vinyl siding. The building has a side gable roof clad in standing seam metal with decorative cornice and brackets. Side gable, projecting Italianate cornice with scrolled brackets, shed metal roof on rear addition. Windows are wood, 1/1 double-hung sashes. 2/2 windows at the second floor with pedimented wood surrounds. There is a single-story, full-span open porch characterized by an integrated (under the main) roof with battered wood posts on square brick piers. Replacement doors.

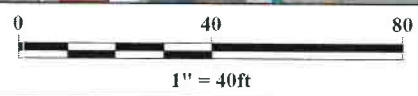
Survey and Recorder

Project: Search for '627 walnut' in Madison, Indiana (1 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #29129, surveyed Sep 12, 2002, Site Number 3-0887
Inventoried: 09/20/2021 11:43:46 am Last updated: 06/13/2022 8:36:41 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 Boundaries
 - Sewer Structures
 - Addresses
 - Common Addresses

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



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Ron & Marlene Bateman

Property Address: (address) 627 Walnut St.

Proposed Action to: (explain) return fire-damaged structure to 1844 footprint & design

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