

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 111 E. First St. to build 10'x6" x 10'6" 1 story addition with 13'6" x 13'6" rooftop deck on the rear of home.



Application Date: August 28, 2023

HDBR Meeting Date: September 25, 2023

Project Description:

Certificate of Appropriateness application to build 10'x6" x 10'6" 1 story addition with 13'6" x 13'6" rooftop deck on the rear of home.

Current Zoning:

Central Business District (CBD)

Project Location:

111 E. First St.

Applicant:

John Campbell
111 E. First St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photos of property
Drawings of proposed addition
Photos of proposed material
Site plan
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1890
Style	Gabled Ell, Italianate
Evaluation	Contributing
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 – 26.0 New Construction – Additions p. 106-108

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

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.

26.4 Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features. Additions should be set in at least one foot (1') to show a break between the original structure and the new addition.

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. **26.7** Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

26.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

Madison Historic District Design Guidelines – 27.0 New Construction - Decks

27.1 Locate decks only on the rear ground level of historic buildings or other ground floor level where the deck is not visible from public view. To help reduce the visual impact, the sides of decks should be recessed or set in from each rear corner, rather than flush.

27.3 Decks should be attached to the historic building so that they may be removed without significant damage.

27.4 Provide proper flashing and other details to reduce or eliminate moisture damage to the historic structure.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guideline 26.1 because the new addition will be located on the rear; *is in* conformance with Guidelines 26.2 & 26.3 because the new addition will be of compatible size in reference to height, scale, size, & massing & is compatible in terms of materials and style; *is in* conformance with Guideline 26.4 because the rear addition could be removed without irreversible damage to significant features; *is in* conformance with Guideline 26.6 because the new windows will be either wood or aluminum clad wood; *is in* conformance with Guideline 26.7 because the roofline of the new 1 story addition will be of similar eave height as the primary structure and the top railing height of the proposed new deck will be lower than the height of the primary structure; *is in* conformance with the ordinance §151.31 because the proposed addition will be located on the rear and visible on the east from Mulberry St. looking west but not from the front of the structure, will have compatible materials, and will be of an appropriate scale for the primary structure; and *is in* conformance with SOI for Rehabilitation because the proposed addition will be constructed so that if it is removed in the future, the integrity of the historic property would be largely intact.

Ordinance:

§151.31 Preservation of Historic Buildings

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

Rehabilitation

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation Brief:

N/A

Think GIS Map





HDCA-23-105

Certificate of Appropriateness (COA)
Application
Status: Active
Submitted On: 10/2/2023

Primary Location
111 E FIRST ST
MADISON, IN 47250

Owner
Campbell John F & Cynthia J
1ST ST 111 MADISON, IN 47250-3401

Applicant

John Campbell
 563-676-2284
 campmulmaddav@gmail.com
 904 College Ave.
Davenport, IA 52803

General Information

Are you the owner?*

Yes

Zoning Classification

CBD

Legal Description of Property

Will you be working with a Contractor?

No

Description of Existing Use

residential

Description of Proposed Use

residential

Type of Project

Select which applies to your project.*

Addition to Building

Define Other

Description(s) of Work

Scope of Work*

build 10'6" x 10'6" 1 story addition with rooftop deck on the rear

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Demolition

Doors & Entrances

Fences and Walls

Fire Escapes & Staircases

Foundations

Gutters & Downspouts

Historic Garages & Outbuildings

Lighting

New Construction/Addition

Pools, Fountains, Gazebos and Pergolas

Porch Columns & Railings

Porches

Ramps and Lifts

Roofs

Shutters

Siding

Signage

Storefronts


Storm Doors and Storm Windows

Utilities

Windows

Other

Building Information

Please List All Building Materials* 

composite siding; wood

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 Distrcit 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*

John Campbell
Oct 2, 2023

Attachments

Site Plan
(111-E-1st-St).jpg
111 E. First St. site plan.jpg
Uploaded by Brooke Peach on Oct 2, 2023 at 9:41 AM

Samples/Brochures
(111-E-1st-St)_image1_31787__(111-E-1st-St).jpg
111 E. First St. siding sample 1.jpg
Uploaded by Brooke Peach on Oct 2, 2023 at 9:29 AM

Structure Plan
(111-E-1st-St).pdf
Cambell Historic review rev 2.pdf
Uploaded by Brooke Peach on Oct 2, 2023 at 9:28 AM

Photographs
(111-E-1st-St)_image1_31787__(111-E-1st-St)_image2_image.jpg
31787__(111-E-1st-St)_image1_31787__(111-E-1st-St)_image2_image.jpg
Uploaded by Brooke Peach on Oct 2, 2023 at 9:32 AM

REQUIRED

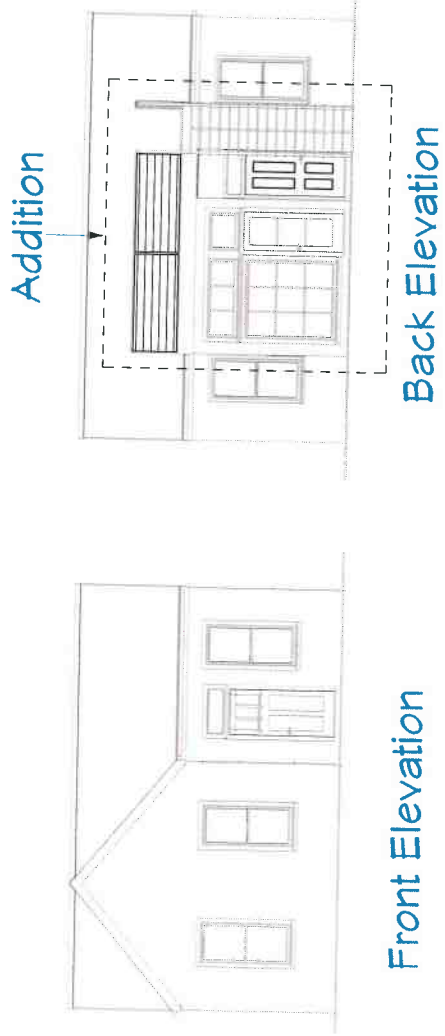
Floor Plan
(111-E-1st-St).pdf
Cambell Historic review rev 2.pdf
Uploaded by Brooke Peach on Oct 2, 2023 at 9:29 AM

Additional Supporting Documents
(111-E-1st-St)_INDIANA_JEFFERSON__(111-E-1st-St).pdf
(111-E-1st-St)_INDIANA_JEFFERSON__(111-E-1st-St)_image1_31787__(111-E-1st-St)_image2_image.jpg
Uploaded by Brooke Peach on Oct 2, 2023 at 9:29 AM

t/vpc3-fil3787ad1b1f135787image1-111-E-1st-St__image2__image.jpg
nager_Mon_10-02-2023-09-29-49.jpg Oct 3, 2023 at 9:29 AM
3-10- **111 E. First St. siding sample 2.jpg**
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sample_2_Uploaded_by_Brad_Pepp Oct 2, 2023 at 9:30 AM
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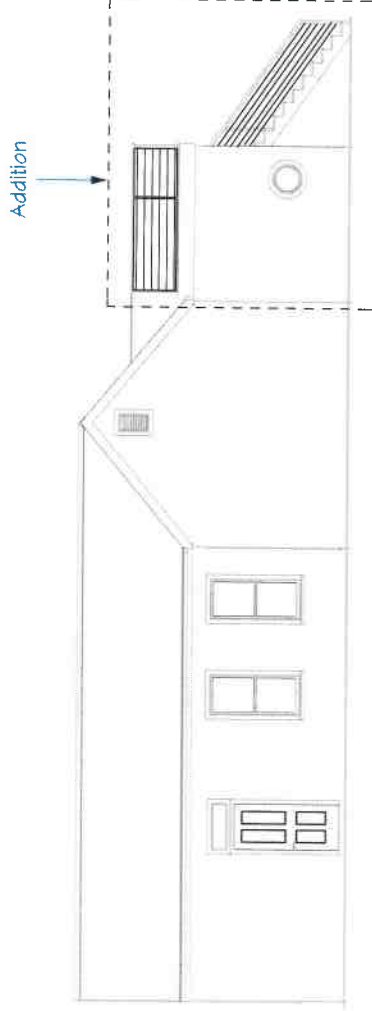
Drawings by: Ryan Rodgers



Campbell John F & Cynthia J 111 E First St MADISON, IN 47250



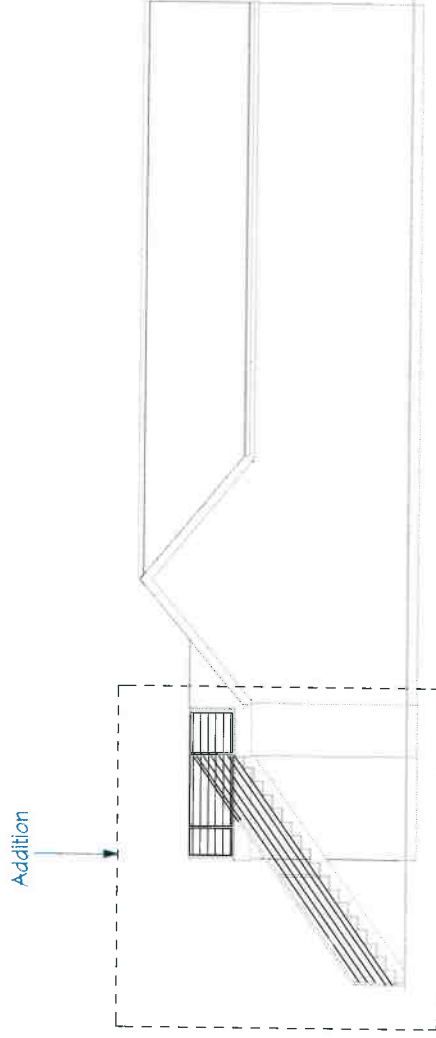
Drawings by: Ryan Rodgers



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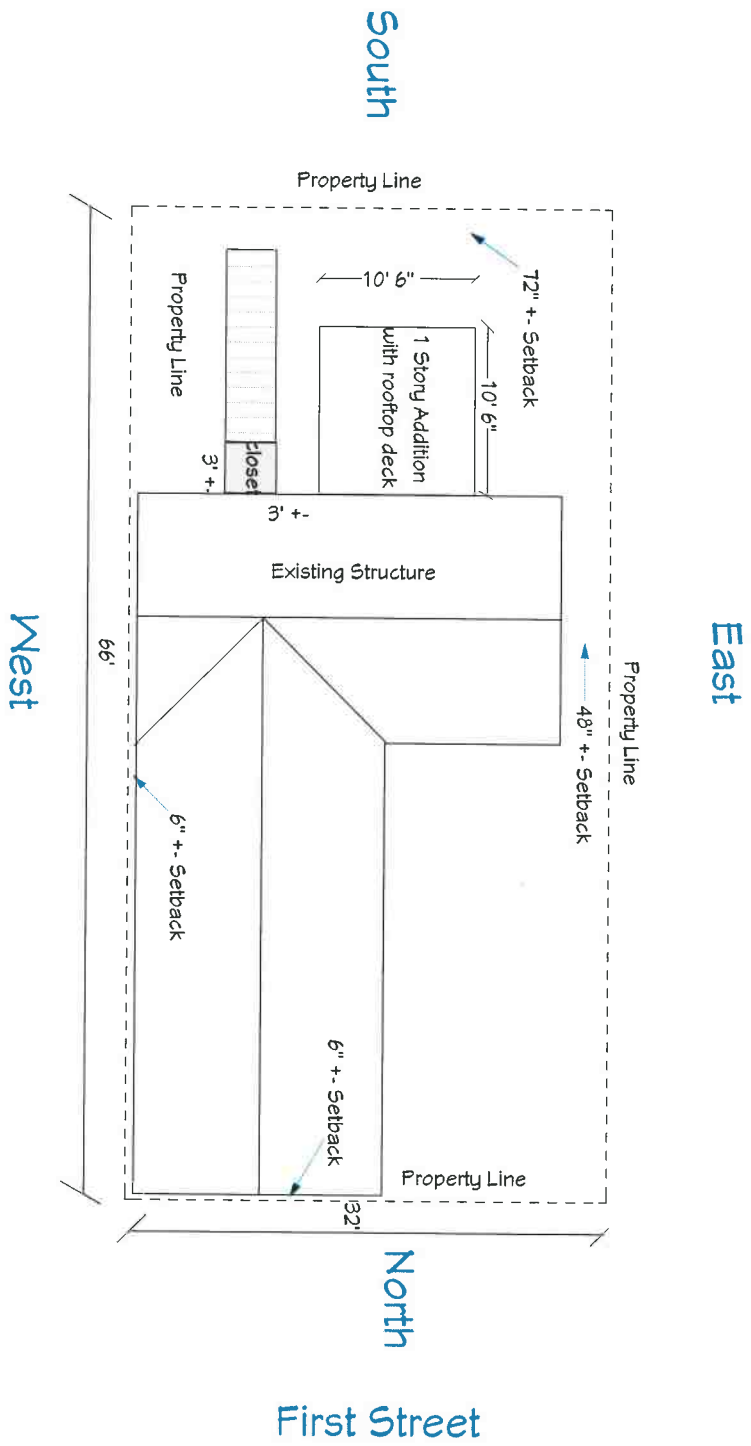


Drawings by: Ryan Rodgers



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HISTORIC RESOURCE INVENTORY FORM

Resource Address:
111 E 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: A concrete path leads to front entry. There is a chain link fence at the side yard and a wrought iron fence at the front yard.



Lat/Long: 38.734393600000000, -85.379235500000000 [WGS84]
 UTM: Zone 16S, 640872.1532 mE, 4288549.5260 mN
 Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1890-1899 , circa 1890*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: and Italianate	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): brick (Flemish and common bond)	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Gabled Ell, L	Roof Type: Cross gable	
Foundation: rubblestone	Windows: historic wood 2/2 double-hung sashes	
General condition: Good	Chimney(s): one brick center straddle ridge	
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)

<i>Recommendation</i>	<i>Level of potential eligibility</i>	<i>Landmark potential</i>
<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 1-story house with Italianate influences built in 1890. The building is l in plan. The foundation is rubblestone. Exterior walls are brick (flemish and common bond). The building has a cross gable roof clad in asphalt shingles. Gabled-ell medium pitch with boxed eaves, pierced attic vent at gable front encircled in brick surround. There is one center, straddle ridge, brick chimney. Windows are historic wood, 2/2 double-hung sashes. Two-over-two windows with flat dressed stone lintels and sills. Segmental arch upper light panel door with transom window above.

Survey and Recorder

Project: Search for '111 e 1' in Madison, Indiana (33 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 Aug 14, 2002, Site Number 3-0462
Inventoried: 09/20/2021 11:43:29 am Last updated: 07/05/2022 6:31:29 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



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) John Campbell

Property Address: (address) 111 E. First St.

Proposed Action to: (explain) build new 10'6"x10'6" addition with 13'6" x 13'6" rooftop deck on the rear

Meeting will be held on: (date) 10/23/2023

POSTING DEADLINE

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

10/08/2023

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