



## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 1016 Park Ave. build a 20-ft x 25-ft addition on the rear of the home and reattach the existing deck. The addition will have a block foundation, wood-frame construction and will match the existing home's vinyl windows, vinyl siding, and shingle roof.*



**Application Date:** November 3, 2023  
**HDBR Meeting Date:** November 27, 2023

**Project Description:**

Certificate of Appropriateness application to build a 20-ft x 25-ft addition on the rear of the home and reattach the existing deck. The addition will have a block foundation, wood-frame construction and will match the existing home's vinyl windows, vinyl siding, and shingle roof.

**Current Zoning:**

Historic District Residential (HDR)

**Project Location:**

1016 Park Ave

**Applicant:**

Madison Pilgrim Holiness Church  
1004 Park Ave.  
Madison, IN 47250

**Owner:**

Same

**Supporting Documents:**

- COA application
- Photo of property
- Site plan
- Copy of HDBR meeting public sign

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

Date	c. 1874
Style	Gabled Ell
Evaluation	Non-Contributing
Survey Notes	

**Alterations:**

vinyl siding; replacement asphalt shingles; replacement vinyl, 6/1 double-hung windows; deck; replacement door; addition; Porch enclosed as part of house.

**Historical Information/Misc. Important Information:**

**Prior COA Approvals:**

**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.

**26.6** 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.

*Madison Historic District Design Guidelines – 27.0 NEW CONSTRUCTION – DECKS p. 109*

**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.

**27.2** Design decks to eliminate physical or visual damage to significant historic architectural features.

**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.

**Ordinance:**

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

(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:

NA

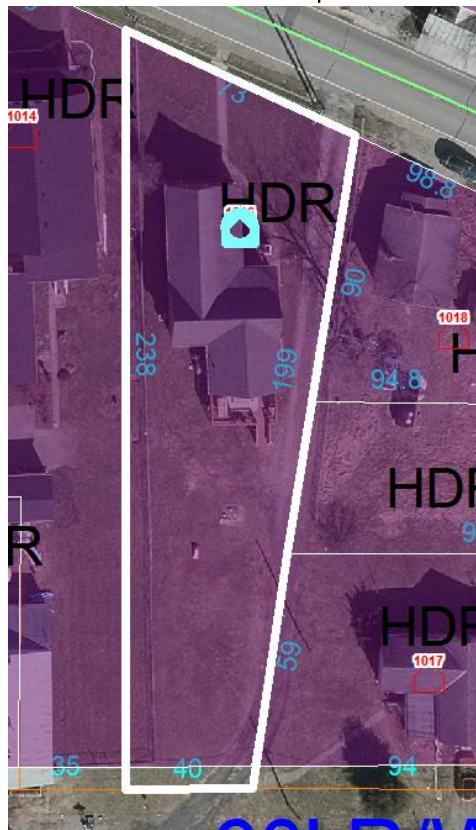
#### Preservation Brief:

NA

#### Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guidelines because structure is rated non-contributing and the addition is compatible with the style of the building; and *is in* conformance with the Ordinance.

Think GIS Map





# MADISON

*Indiana*  
Planning, Preservation and Design

101 W Main St  
Madison, IN 47250  
(812) 265-8324

## 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: Madison Pilgrim Holiness Church  
 Street: 1004 Park Ave  
 City: Madison State: IN Zip: 47250  
 Phone (Preferred): 217-549-0832  
 Phone (Alternate): \_\_\_\_\_  
 Email: nathansaidiron78@gmail.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: 1016 Park Ave, Madison

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

### Type of Project (Check all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> New Building         | <input type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input checked="" 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: Residence

Description of Proposed Use: Residential Dining Room

Name of Contractor (if applicable): \_\_\_\_\_

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.

Building 20x25 dining room addition to back of house. Poured basement footer with block foundation, poured cement pad. Wood frame construction, with matching windows siding, and shingles to the current house. Change of roof pitch to a more suitable angle. Removal of current deck and reattachment to the rear of new addition.

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 type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<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 type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<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 checked="" type="checkbox"/>	New Construction - Additions	109	HDBR	none	
<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 checked="" type="checkbox"/>	Relocation	115	HDBR	wood deck	wood deck
<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.

Nov 3, 2023  
Date

Nathaniel L. Lissner Pastor  
Signature of Applicant

<b>COMPLETED BY PLANNING OFFICE</b>	<b>Meeting Information: Historic District Board of Review</b>
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       |

Addition - 25x20

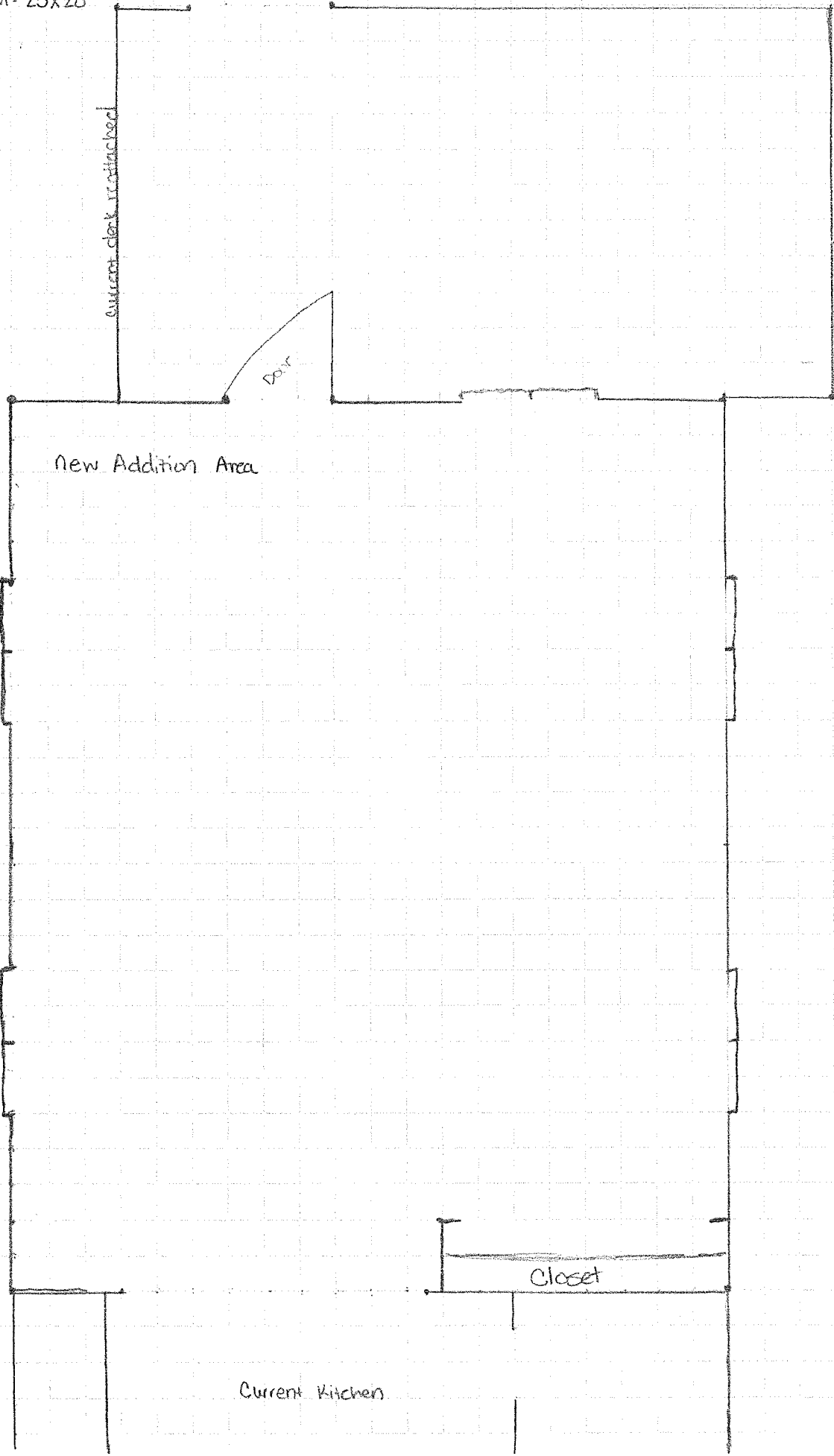
current deck restricted

door

New Addition Area

closet

Current Kitchen









# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) Madison Pilgrim Holiness Church

Property Address: (address) 1016 Park Ave

Proposed Action to: (explain) Build a 20' x 25' addition on the rear of the home and reattach the existing deck.

The addition will have a block foundation, wood-frame construction, and will match the existing home's vinyl windows, vinyl siding, and shingles.

Meeting will be held on: (date) November 27, 2023

**POSTING DEADLINE**

**11/17/23**

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

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

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>1016 Park Ave Madison Indiana 47250 USA</b>
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: Ground slopes to south. Linear concrete path to entry, curvilinear gravel drive from street to rear alley. Concrete retaining wall and stone step.



Lat/Long: 38.7339741000000200, -85.3655070711639500 [WGS84]
UTM: Zone 16S, 642066.2903 mE, 4288524.1882 mN
Parcel No.

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879 , circa 1874*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

## Architectural Information

Category: building, House	Style:	<input checked="" type="checkbox"/> Additions (2000s) <input checked="" type="checkbox"/> Alterations (2000s) <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: frame	Exterior Material(s): vinyl siding	
Stories: 1.5, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Gabled Ell, L	Roof Type: Cross gable , box cornice	
Foundation: rubblestone	Windows: replacement vinyl 6/1 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	Porch: deck	

## Historical Summary:

### Status (Current Listing or Designation)

National:  indiv.  district  landmrk.  
 State/Province:  indiv.  district  landmrk.  
 Local:  indiv.  district  landmrk.

1982, Madison Local Historic District

### Evaluation (Preparer's Assessment of Eligibility)

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

*Eligibility:* Applicable NHL Criteria: 1, 4  
*Integrity:* Massive addition and alterations.

### Landmark potential

National  
 State  
 Local

**Description/Remarks**

This is a 1.5-story house built in 1874. The structural system is frame. The foundation is rubblestone. Exterior walls are vinyl siding. The building has a cross gable roof clad in replacement asphalt shingles with box cornice. Overhanging eaves. Windows are replacement vinyl, 6/1 double-hung sashes. There is a deck. Replacement door. There is an addition. Porch enclosed as part of house.

**Survey and Recorder**

Project: Madison, Indiana	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), surveyed Sep 25, 2002, Site Number 4- 129
Inventoried: 09/20/2021 11:43:56 am Last updated: 06/24/2022 11:48:15 am by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No