



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 120 E Second St to replace existing canvas awning with black metal awning. Modify storefront entryway with new doors and windows. Add architectural elements to cornice. Add 6-ft black chain link fence on west alley side to the rear and wrap around rear of the building to conceal dumpster area. Remove metal overhangs on the rear of the building.



Application Date: November 6, 2023

HDBR Meeting Date: November 27, 2023

Project Description:

Certificate of Appropriateness application to replace existing canvas awning with black metal awning. Modify storefront entryway with new doors and windows. Add architectural elements to cornice. Add 6-ft black chain link fence on west alley side to the rear and wrap around rear of the building to conceal dumpster area. Remove metal overhangs on the rear of the building.

Current Zoning:

Central Business District (CBD)

Project Location:

120 E Second St

Applicant:

Curt Rafferty
947 Shaker Mill Road
Bowling Green, Kentucky 42103

Owner:

Same

Supporting Documents:

COA application
Photo of property
Renderings of proposed changes
Floor plan
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	C 1950
Style	20 th Century Commercial
Evaluation	Non-Contributing
Survey Notes	

Alterations:

Modern glass and aluminum doors.

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 6.0 AWNINGS AND CANOPIES p. 54-55

- 6.1 Repair existing canvas or metal awnings with in-kind materials.
- 6.2 Replace awnings with appropriate materials, design, and dimensions.
- 6.3 Install new awnings on buildings at traditional locations such as over storefronts and upper façade windows.
- 6.5 Select awnings of traditional design. Shed-type awnings are most appropriate for historic buildings. Arched awnings should be installed only over an arched opening. Bubble, concave, or convex awnings are discouraged except where used originally. Awnings may be retractable or fixed in place.
- 6.6 Use awnings of traditional materials. Canvas awnings are appropriate for late nineteenth- and early twentieth-century buildings. Metal awnings are appropriate on mid- to late twentieth-century dwellings.
- 6.9 Awnings should be constructed of canvas duck or cotton and polyester blends and may be treated with acrylic. Vinyl is not an appropriate material for awnings.

Madison Historic District Design Guidelines – 7.0 CORNICES p. 56

- 7.4 Do not add inauthentic cornices to the building. Added cornices to a property should be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

Madison Historic District Design Guidelines – 17.0 STOREFRONTS p. 78-81

- 17.7 Replacement storefront doors should be consistent with traditional designs. If the original door is missing from a storefront, replacement with a traditional design is appropriate. Doors of single-light glass and wood design or paneled wood are recommended.
- 17.9 If replacement of a non-historic storefront is desired, it should be in a traditional storefront design with bulkheads, display windows, and transoms.

17.12 Only lightly tinted glass is appropriate on a storefront and reflective glass should not be used. If privacy is needed, utilize drapes or blinds behind the display window.

Madison Historic District Design Guidelines – 20.0 FENCES AND WALLS p. 88-90

20.5 Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, texture, material, and design. Appropriate fence materials along front or readily visible side property lines include wood pickets or metal designs. Fence types such as wire, chain-link, and vinyl are not appropriate.

20.6 Fences shall not exceed a height of three (3) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet in height. The transition between low front fences and higher rear fences should be made as far to the rear of the enclosed structure or yard as possible, and no more than half the depth of the yard forward of the principal structure.

20.9 Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain-link, and wire. The use of these materials may be appropriate for rear yards and side yards not visible from the public view. If chain-link fencing is introduced it is recommended to be vinyl coated (dark green or black) to be as unobtrusive as possible. Use plantings such as ivy or other vines to screen metal fences.

Ordinance:

(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.

(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.

(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.

Secretary of the Interior Standards:

NA

Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

The awning and storefront project *are in* conformance with the Guidelines because structure is rated non-contributing and the proposed changes are compatible with the style of the building; while the

cornice and fencing project *are not in* conformance with the guidelines, staff finds the changes fitting for the use of the structure; and *is in* conformance with the Ordinance.

Think GIS Map





HDCA-23-117

Certificate of Appropriateness (COA)

Application

Status: Active

Submitted On: 11/6/2023

General Information

Are you the owner?*

Yes

Zoning Classification

City of Madison Business

Legal Description of Property

39-13-02-241-019.000-007

Will you be working with a Contractor?

Yes

Description of Existing Use

Grocery Store

Description of Proposed Use

Dollar General Market

Contractor Information

Company Name

Mike Measel, Inc

Contractor Name

Mike Measel

License Number

945

Expiration Date

—

Phone

606-305-2386

Email

mike.measel@measelinc.com

Mailing Address

45 JR Reynolds RD

City

Eubank

State

KY

Zip Code

42567

Type of Project

Select which applies to your project.*

Restoration, Rehabilitation, or Remodel

Define Other 🌐

Select which applies to your project.*

Fence or Wall

Define Other 🌐

Select which applies to your project.*

Demolition

Define Other 🌐

Description(s) of Work

Scope of Work*

Front of Building (Second Street): Remove existing doors / windows / lighting / canopy / any conduit that is noticeable and repair brick. Replace with new storefront doors and windows to match existing openings as close as possible. Replace canopy with metal canopy / replace sign lighting with new exterior lighting / paint front of building gray and add design feature at top of mansard.

East Side of Building (Mulberry Street): Remove existing lighting / repair and replace any damaged gutters & downspouts and paint black / repair any loose or damaged brick / remove awning at back left side of building / seal up any openings / replace door at back left side of building / replace lighting if necessary / paint east side building walls gray / paint brick columns darker gray / add 3 murals to east side building in every other opening between columns.

South Side Back Building (First Street): Remove any damaged doors and replace / remove existing wire fencing and replace if required by tenant / remove any electrical conduits and replace if necessary / remove any existing lighting and replace / remove existing bollards and replace in tenants designated area / remove yellow guard rail and replace with black chain link fencing and black slats / add dumpster area and conceal with black chain link fencing and black slats / add gate in front of dumpster enclosure with black fencing and slats / add black fencing gate(s) to entrance of receiving area in back along First Street (this would replace the dumpster enclosure). Paint back of building gray and doors black. Remove / paint and/or replace metal roofing overhang. Dollar General may require a scissor lift for access to second floor receiving area. This will come with the Scope of Work and will be made accessible to board when received.

West Side Building (Alley): Remove HVAC units and replace (either rooftop or ground). Remove any non useable vents and seal openings / remove exterior extruding metal enclosure and seal opening / seal up any openings that are non-useable with brick / fix any brick and or replace that is damaged / repair and replace any gutters or downspouts damaged and paint black / paint side of building gray and paint extruding brick columns darker gray / remove any existing electrical conduit and replace / remove an existing fencing and posts along receiving area at front right of building and replace with black chain link fencing and black slats / add black gate for enclosure to hide receiving area. Repair and / or replace doors and paint black

Roof: Replace all HVAC equipment / satellite dishes / electrical and make any necessary repairs (roof has an estimated life expectancy of 15 years).

Building Elements

Architectural Details



Existing Material*

None

Proposed Material*

Crown at top front of building - see cut sheet

Awnings & Canopies

Existing Material*

Burgandy fabric

Proposed Material*

Black metal

Chimneys

Deck

Demolition

Existing Material*

Windows / doors

Proposed Material*

New storefront doors and windows - see example

Doors & Entrances

Existing Material*

Silver doors / windows

Proposed Material*

Black storefront and windows

Fences and Walls

Existing Material*

None

Proposed Material*

Black chain link with black slats - see example

Fire Escapes & Staircases

Foundations

Gutters & Downspouts

Historic Garages & Outbuildings

Lighting

Existing Material*

Metal gooseneck lighting

Proposed Material*

Black gooseneck lighting

New Construction/Addition

Porch Columns & Railings

Ramps and Lifts

Proposed Material*

Scissor lift at back of building (if necessary)

Shutters

Signage

Existing Material*

Silver metal door

Storm Doors and Storm Windows

Windows

Proposed Material*

New storefront window frame black frame and tinted windows - see example

Pools, Fountains, Gazebos and Pergolas

Porches

Existing Material*

Concrete ramps if necessary, make ADA Compliant and add Scissor Lift at rear of building if required by DG Scope of Work

Roofs

Siding

Storefronts

Proposed Material*

DG standard storefront entry - see example

Utilities

Existing Material*

Silver trim window frame / tinted windows

Other

Fence Information

Fence Height*

6

Fence Length*

150

Please List Fence Materials*

Black Chain Link and black slats

Gate(s) and Gate Material(s) 🌐

Black chain link and black slats

Fence Installation:

On a plinth

With posts in concrete

In-ground

Other

Fence Installation*

With posts in concrete

Signs

Sign Size*

Dollar General responsible for this

Sign Installation*

Other

Sign Message*

Dollar General responsible for this

Please List Sign Materials*

Dollar General responsible for this

Sign Installation:

Other, Please Specify*


Dollar General will apply for signage

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*

 Curtis S Rafferty
Nov 6, 2023

History

Date	Activity
11/6/2023, 7:49:01 AM	Curt Rafferty started a draft of Record HDCA-23-117
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerCity from "" to "Bowling Green"
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerEmail from "" to "curtrafferty@mindspring.com"
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerName from "" to "Madison 353, LLC"
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerPhoneNo from "" to "270-320-7722"
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerPostalCode from "" to "42103"
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerState from "" to "KY"
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerStreetName from "" to "Shaker Mill Road"
11/6/2023, 7:52:14 AM	Curt Rafferty altered Record HDCA-23-117, changed ownerStreetNo from "" to "947 Shaker Mill Road"

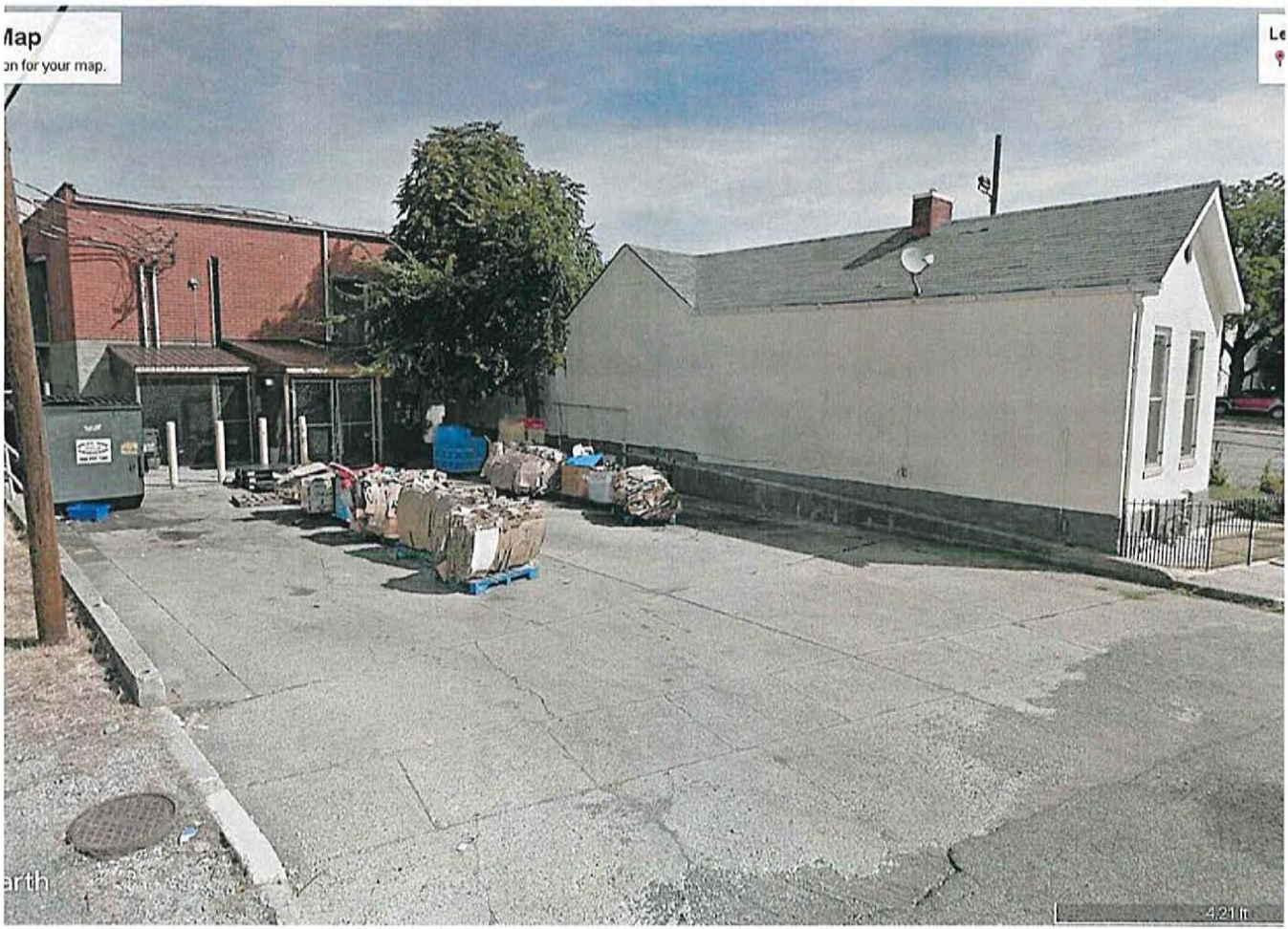
Date	Activity
11/6/2023, 9:02:30 AM	Curt Rafferty submitted Record HDCA-23-117
11/6/2023, 9:02:32 AM	approval step Application Review was assigned to Nicole Schell on Record HDCA-23-117
11/6/2023, 11:13:57 AM	Nicole Schell changed Scope of Work from "Front of Building (Second Street): Remove existing doors / windows / lighting / canopy / any con..." to "<div>Front of Building (Second Street): Remove existing doors / windows / lighting / canopy / an..." on Record HDCA-23-117
11/6/2023, 11:16:58 AM	Nicole Schell changed is applicant paying by credit card? from "" to "true" on Record HDCA-23-117
11/6/2023, 11:16:58 AM	Nicole Schell changed Send for HDBR review from "" to "true" on Record HDCA-23-117
11/6/2023, 11:16:58 AM	Nicole Schell changed Notification Sign from "" to "2" on Record HDCA-23-117
11/6/2023, 11:17:12 AM	Nicole Schell approved approval step Application Review on Record HDCA-23-117
11/6/2023, 11:49:49 AM	completed payment step Fee Payment on Record HDCA-23-117
11/6/2023, 11:49:51 AM	approval step Director of Planning Review was assigned to Nicole Schell on Record HDCA-23-117

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Application Review	11/6/2023, 9:02:31 AM	11/6/2023, 11:17:12 AM	Nicole Schell	-
🕒 Fee Payment	11/6/2023, 11:17:13 AM	11/6/2023, 11:49:49 AM	Curt Rafferty	-
✓ Director of Planning Review	11/6/2023, 11:49:50 AM	-	Nicole Schell	-
✓ HDBR Review	-	-	-	-
✓ Zoning Review	-	-	-	-

Map
on for your map.

Le



earth

4.21 ft

Map
on for your map.

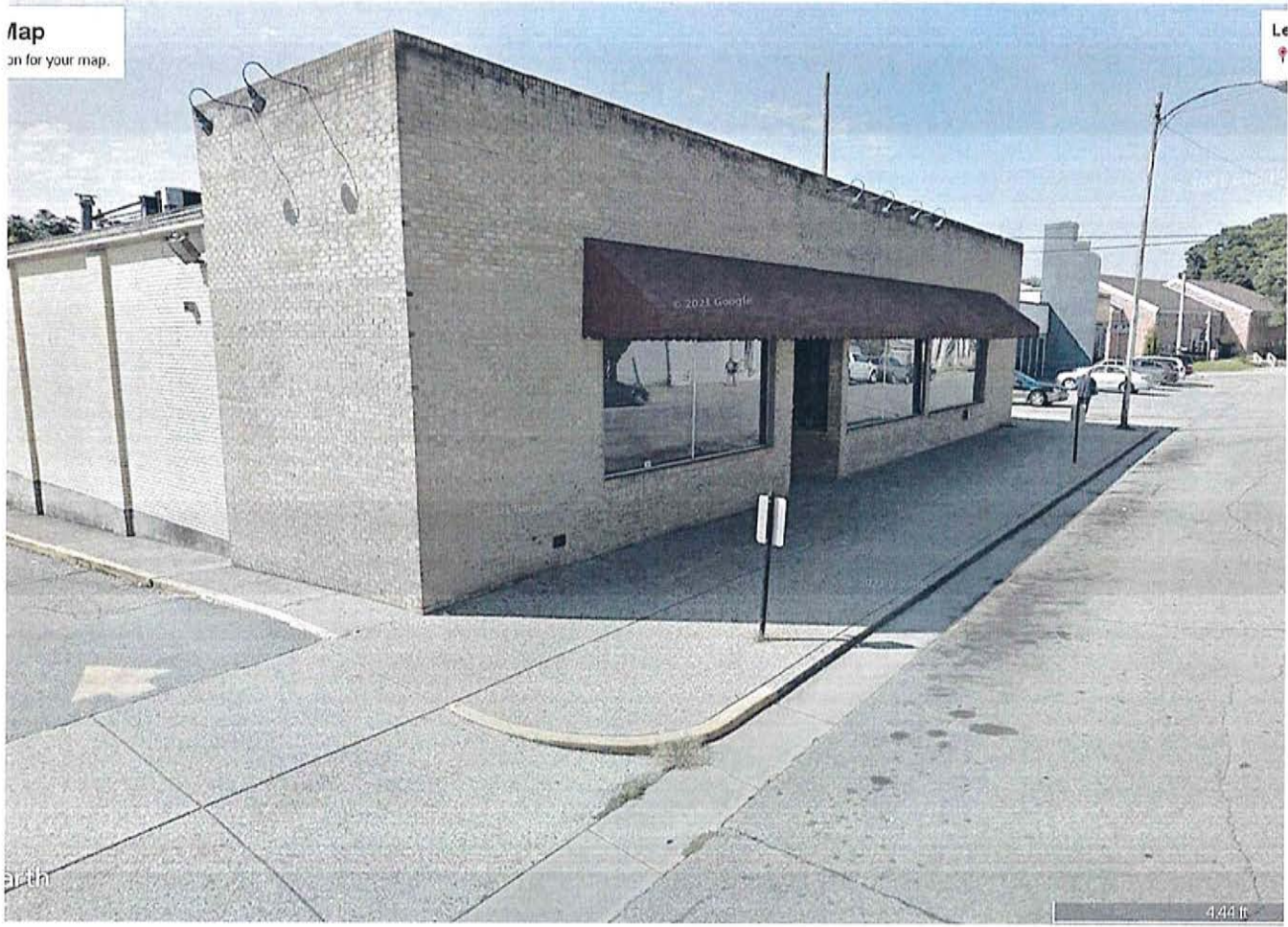
Le



earth

5.47 ft

Map
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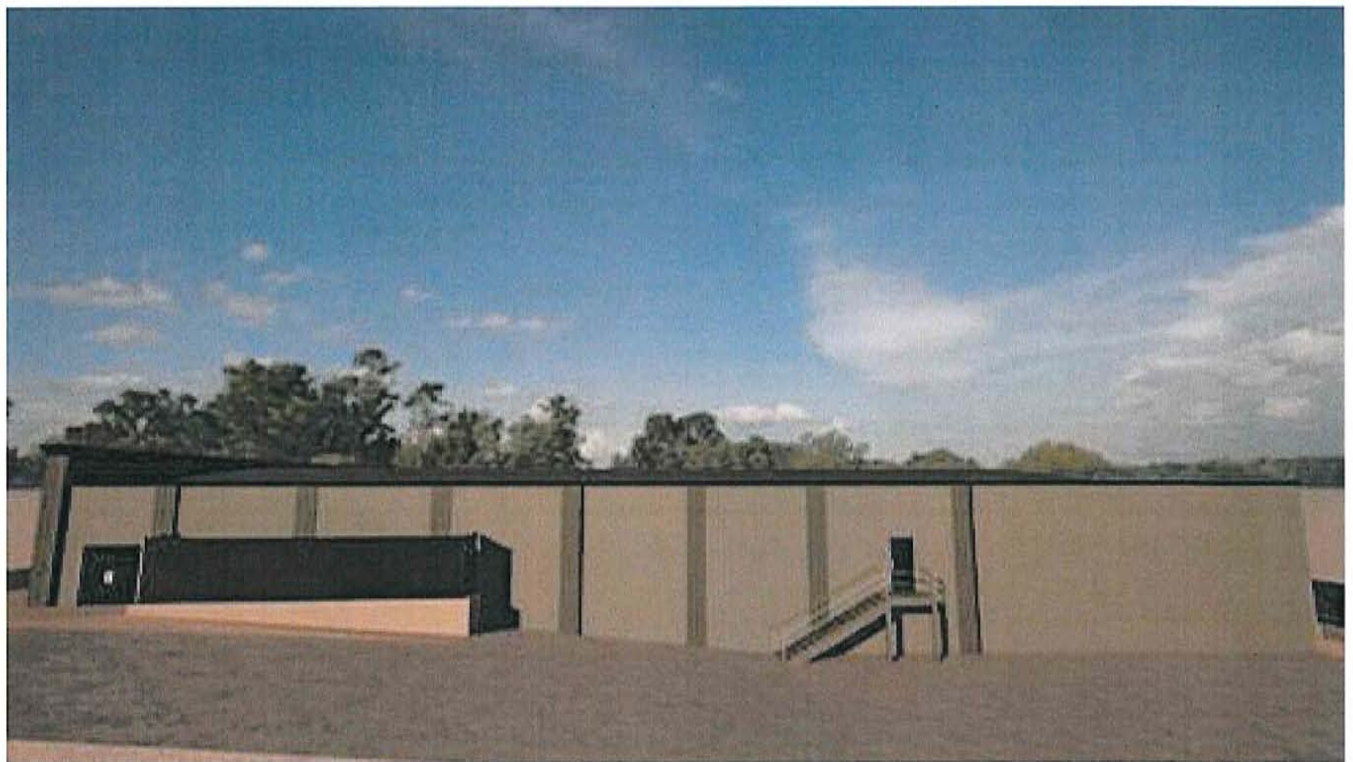


Map
on for your map.









MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Curt Rafferty

Property Address: (address) 120 E Second St

Proposed Action to: (explain) replace existing canvas awning with black metal awning. Modify storefront entryway with new doors and windows. Add architectural elements to cornice. Add 6-ft black chain link fence on west alley side to the rear and wrap around rear of the building to conceal dumpster area. Remove metal overhangs on the rear of the building.

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**

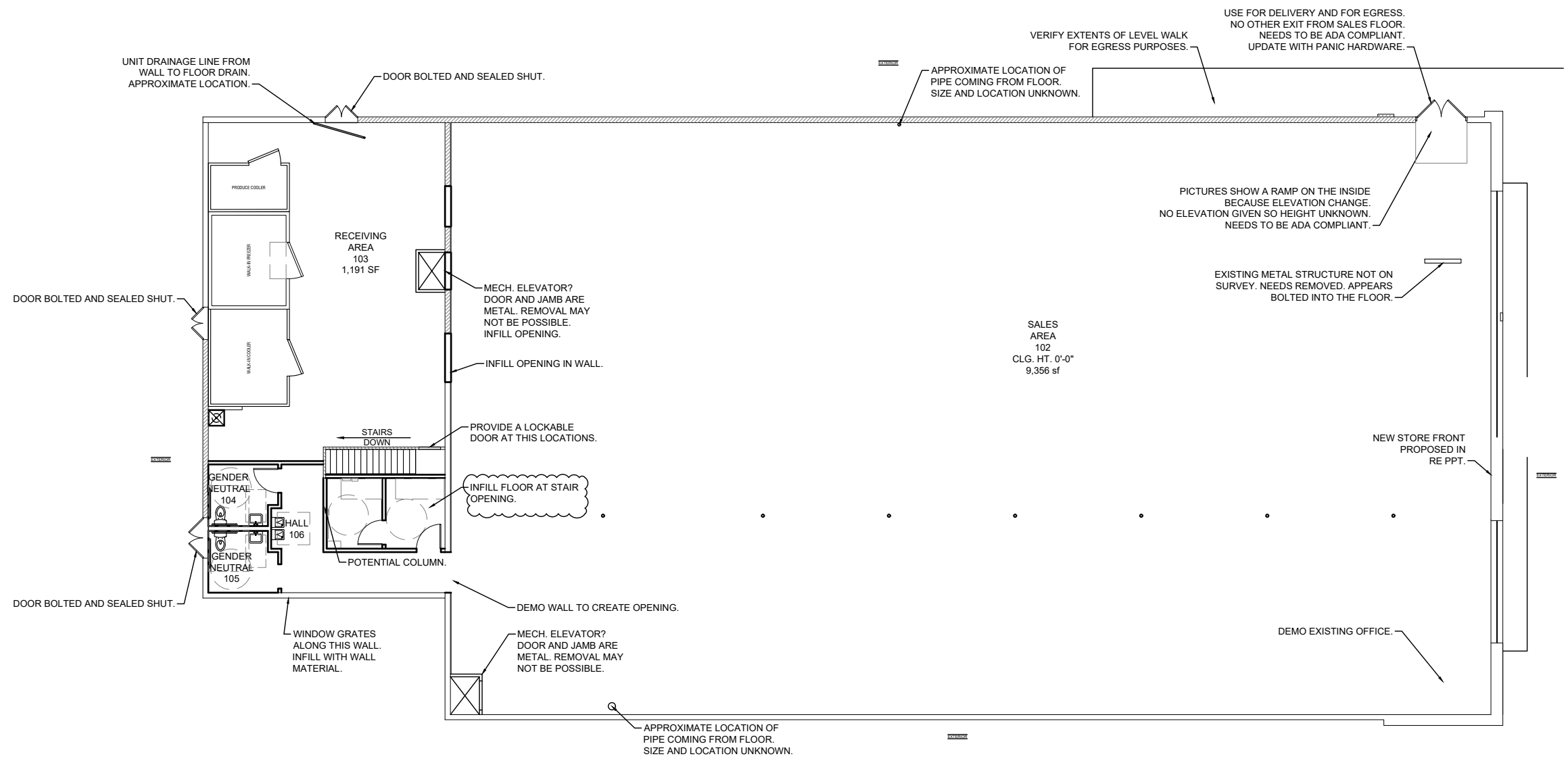
Time of Meeting: **5:30 PM**

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



PROPOSED LOCATION:
CITY ST
 ADDRESS
 REVISED BY:



A & E Department
 100 MISSION RIDGE
 GOODLETTSVILLE, TN 37072
 615-855-4000

DATE:
 x/xx/xxxx

SCALE:
 1/16" = 1'-0"

SHEET NO:

A1

PROPOSED FLOOR PLAN
 1/16" = 1'-0"

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 120 E 2nd 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: Land slopes south to river on this site. Parking lot on east half of lot.



Lat/Long: 38.7348394819860200, -85.3792565735412600 [WGS84]

UTM: Zone 16S, 640869.4454 mE, 4288598.9757 mN

Parcel No.

Historical Information

Historic Function: Commerce/Trade: Specialty Store	Current Function: Vacant/Not in Use
Construction Date: ca. 1950-1959 , circa 1950*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, Commercial Building	Style: 20th Century Commercial	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick	
Stories: 1, Bays:	Roof Material:	
Form or Plan: , rectangular	Roof Type: Flat	
Foundation: poured concrete	Windows: aluminum 1 fixed	
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

Level of potential eligibility

- National
 State
 Local

Landmark potential

- National
 State
 Local



Description/Remarks

This is a 1-story commercial building in the 20th Century Commercial style built in 1950. The structural system is masonry. The foundation is poured concrete. Exterior walls are brick. The building has a flat roof. Flat roof with parapet. Windows are aluminum, 1-light fixed. Modern glass and aluminum large pane display windows. Modern glass and aluminum doors.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 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), surveyed Aug 13, 2002, Site Number 3- 0427
Inventoried: 09/20/2021 11:43:28 am Last updated: 06/29/2022 11:25:41 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