



## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 601 Walnut St. to demolish the 1950s addition on the west side. Construct an 18-ft x 26-ft garage attached to the structure.*



Application Date: November 30, 2023  
HDBR Meeting Date: December 18, 2023

### Project Description:

Certificate of Appropriateness application to demolish the 1950s addition on the west side. Construct an 18-ft x 26-ft garage attached to the structure.

### Current Zoning:

Historic District Residential (HDR)

### Project Location:

601 Walnut St

### Applicant:

William Jewell  
601 Walnut  
Madison, IN 47250

### Owner:

Same

### Supporting Documents:

- COA application
- Photo of property
- Drawings of proposed addition
- Copy of HDBR meeting public sign

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

Date	c. 1840
Style	Italianate
Evaluation	Contributing
Survey Notes	

### Alterations:

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

Windows

<b>Guidelines, Standards, &amp; Ordinances</b>
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HDBR Guidelines:

*Madison Historic District Design Guidelines – 24.0 NEW CONSTRUCTION OUTBUILDINGS p. 101-102*

24.1 The design of new garages and other accessory buildings should be compatible with dwellings in the historic district.

24.2 Site new garages and accessory buildings appropriately on the lot.

24.4 The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

24.5 Materials used for new garages and outbuildings should reflect the historical development of the property.

24.6 Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

24.7 Windows which are readily visible from the public right-of-way should be appropriate to the style of the house. Visible pedestrian doors should either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

24.8 Metal garage doors with a paneled design may be appropriate.

24.9 At double garages, two single garage doors rather than one larger, double door should be installed.

*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.

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.

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.

26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings.

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.

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 – 32.0 DEMOLITION p. 116-117*

32.1 Choose demolition only as a last resort.

32.2 Document the historic resource prior to demolition.

32.3 Salvage architectural features and building materials for reuse or study.

**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:**

*Standards for Rehabilitation*

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will 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.

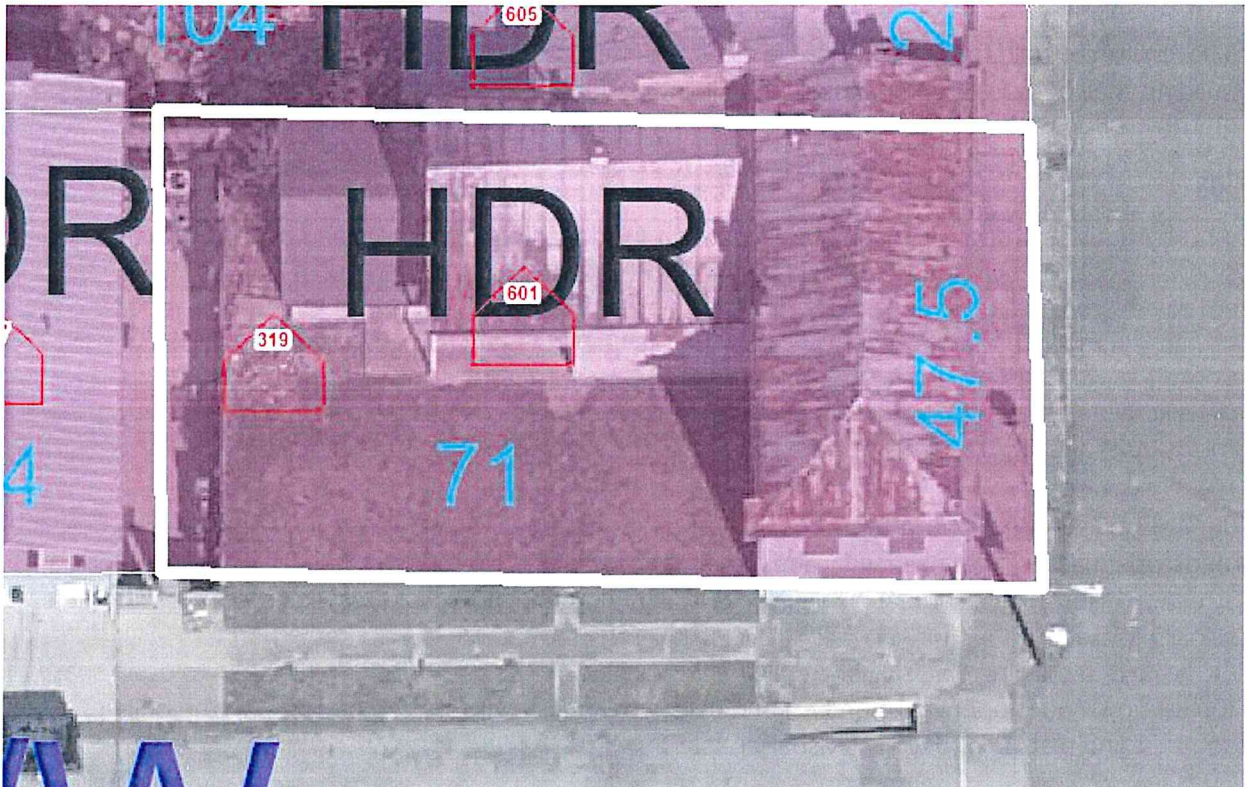
**Preservation Brief:**

N/A

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines; *is in* conformance with the Ordinance because the proposed materials and addition will be visually compatible with the existing structure; and *is in* conformance with SOI for Rehabilitation.

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: william jewell  
Street: 601 Walnut  
City: Madison State: in Zip: 47250  
Phone (Preferred): 812 558 6643  
Phone (Alternate): \_\_\_\_\_  
Email: williamjewell45@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: 601 Walnut, Madison 47250

Zoning Classification: single family residential

Type of Project (Check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> New Building                    | <input type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input checked="" type="checkbox"/> Addition to Building | <input checked="" type="checkbox"/> Fence or Wall                |
| <input type="checkbox"/> Relocating a Building           | <input type="checkbox"/> Sign                                    |
| <input checked="" type="checkbox"/> Demolition           | <input type="checkbox"/> Other: _____                            |

Description of Existing Use: single family owner occupied

Description of Proposed Use: single family owner occupied

Name of Contractor (If applicable): Probably B&R roofing but not a final decision yet

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.

We are proposing to remove a 1950 addition on the west side of 601 Walnut (one old room) and replace with a garage with a 468 s/f footprint(18x26 deep). We would also like to have a privacy fence enclosing our side yard (sample included of fence material). We are hoping the fence will help mitigate the theft issues we have had there. Our neighbor to the west has the same fence surrounding their patio.

A cut sheet for the garage door is included, the siding will be 6 inch hardy lap siding painted the current house color. , driveway is concrete, roof is white shingles to match the other white roof on the existing building. Projected date of construction is starting the end of Jan., 2024.

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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 checked="" type="checkbox"/>	Concrete & Stucco	42	STAFF	<b>grass</b>	<b>concrete</b>
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	old J/m cement shingles	6 inch hardy lap siding
<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 checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	<b>none</b>	see sample of garage door
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input checked="" type="checkbox"/>	Foundations	63	STAFF	<b>none</b>	<b>concrete</b>
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input checked="" type="checkbox"/>	Light Fixtures	66	STAFF	<b>none</b>	1 front light on r/h corner of the new garage
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	<b>white shingle</b>	
<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 checked="" type="checkbox"/>	Fences and Walls	88	STAFF	<b>none</b>	privacy fence around side yard
<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	50s addition in the space for the garage	
<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 checked="" type="checkbox"/>	Demolition	116	HDBR	no the 1 story 50s addition on the west side of current struct	
<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.

11/30/23  
Date

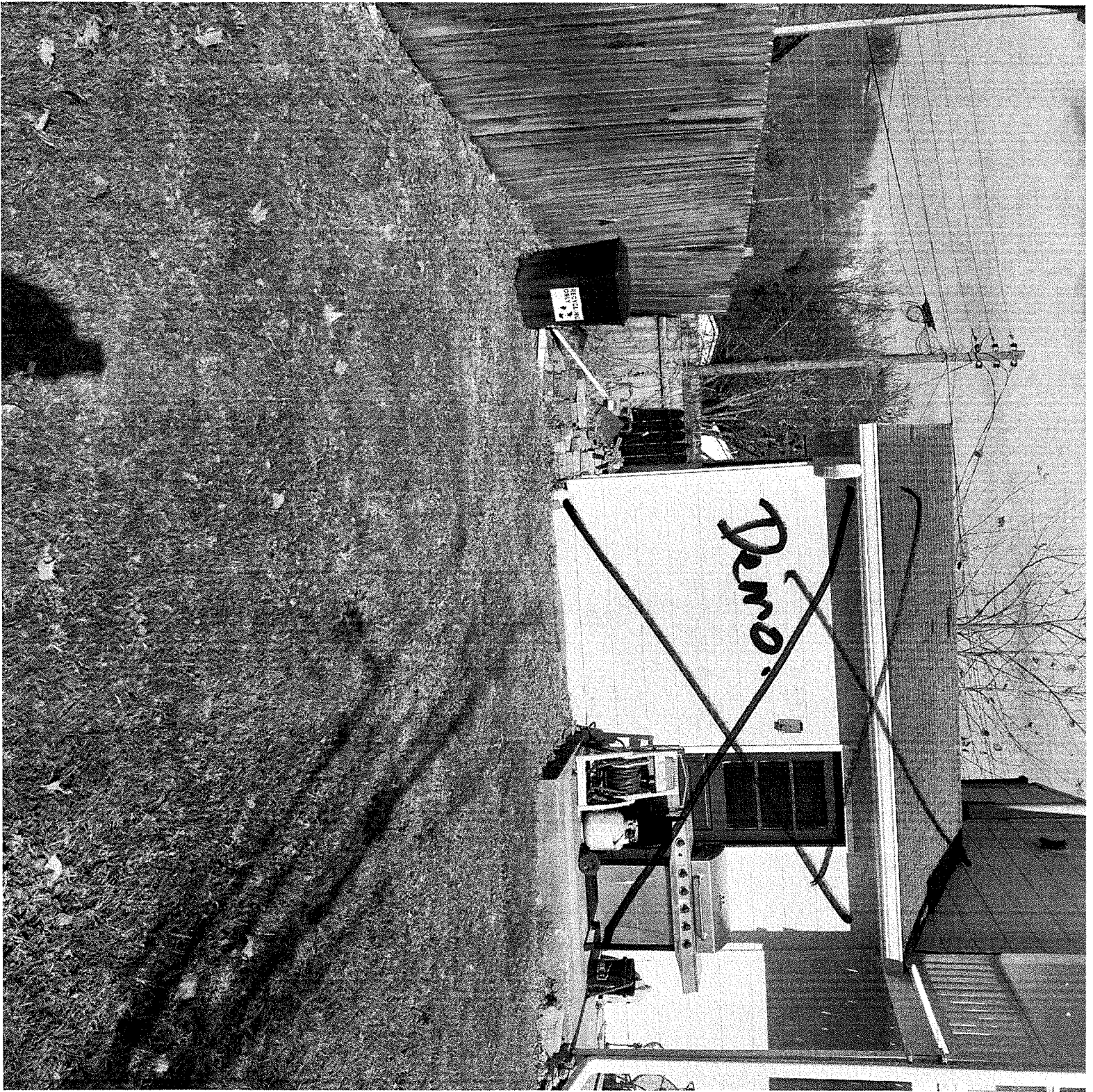
  
Signature of Applicant

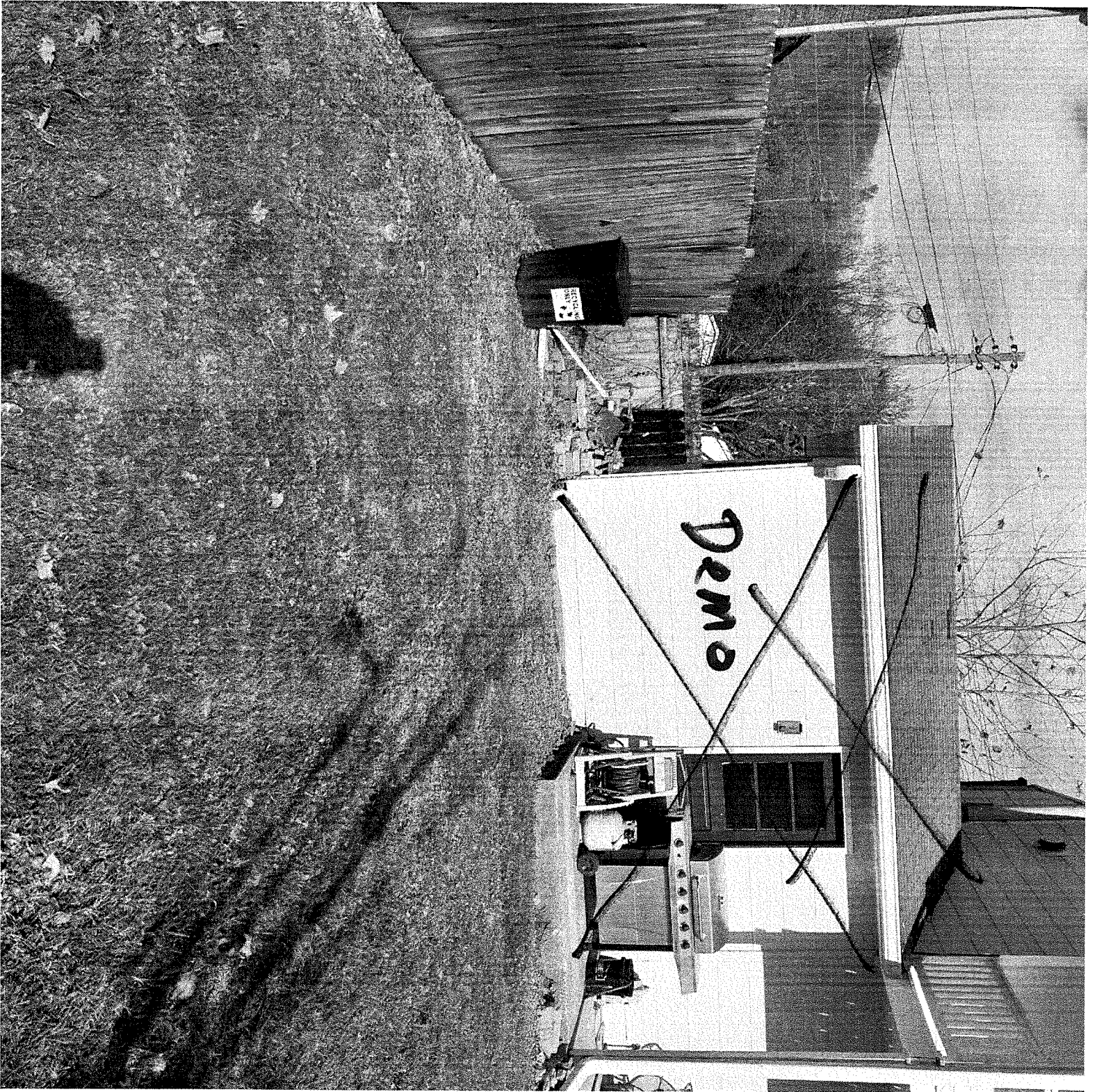
<b>COMPLETED BY PLANNING OFFICE</b>	<b>Meeting Information: Historic District Board of Review</b>
Application Accepted on: _____	101 W Main St, Madison, IN 47250 – Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 5:30PM
Application to be Reviewed by:	Action on Application:
<input 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       |







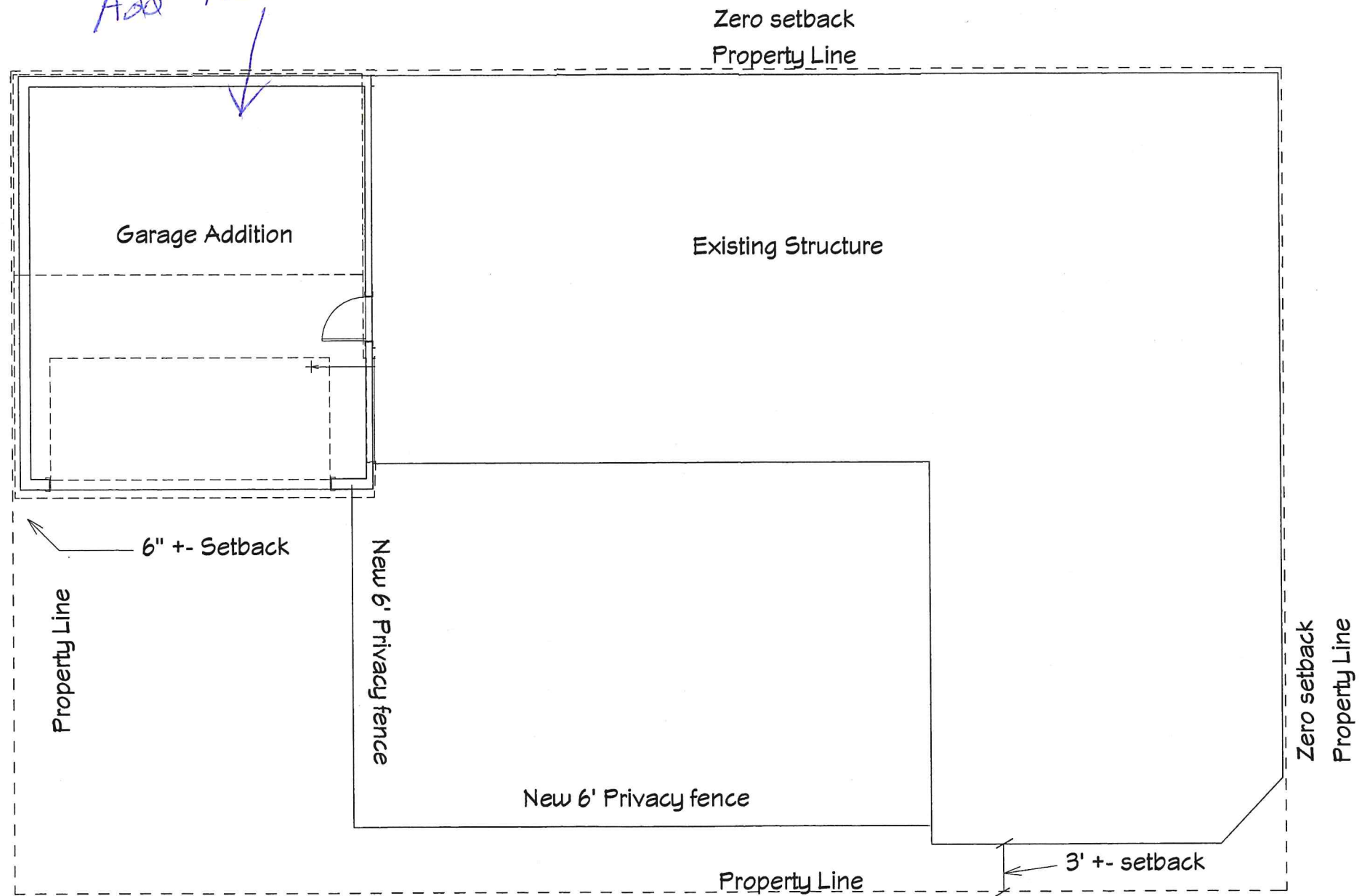


Drawings provided by:

Ryan Rodgers  
619.818.6112 | rj@pmlane.com

*Demo old Addition  
Add New Garage*  
North

West



South  
4th Street

Jewell William E and Bibb Nancy N  
601 Walnut St MADISON, IN 47250



# Proposed Project:

Drawings provided by:

Ryan Rodgers  
812-818-6772 ryan@pinelanellc.com

Demo existing 14X16 addition Circa 1980S

Construct 18'6" X 24' garage

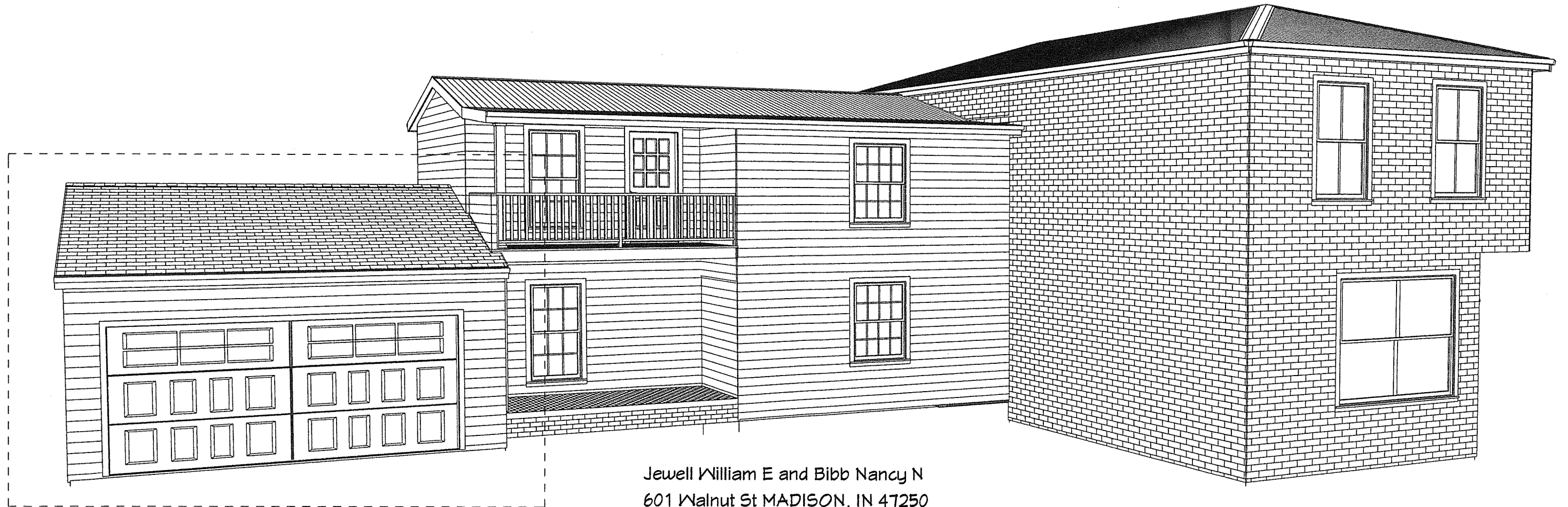
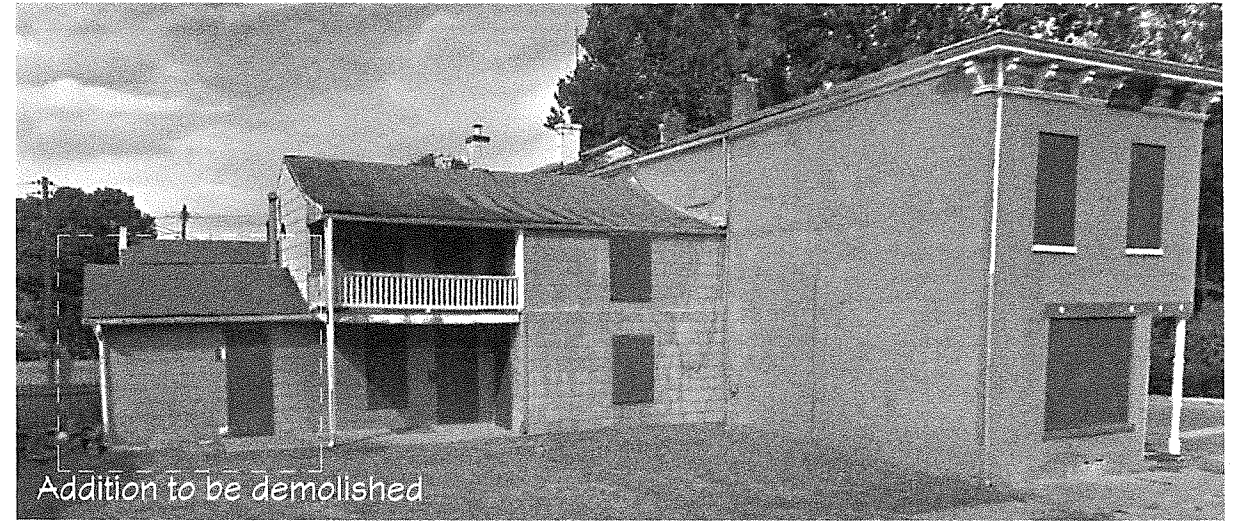
LP Smart siding, James Hardie Fiber cement or Wood

12' Steel garage door with wood grain Glass option TBD

Fiberglass shingle roof (Similar to roof on addition to be removed)

Trim & gutters to match existing

Construction of a privacy fence along the side yard facing 4th street and along new driveway leading to garage.



Garage addition

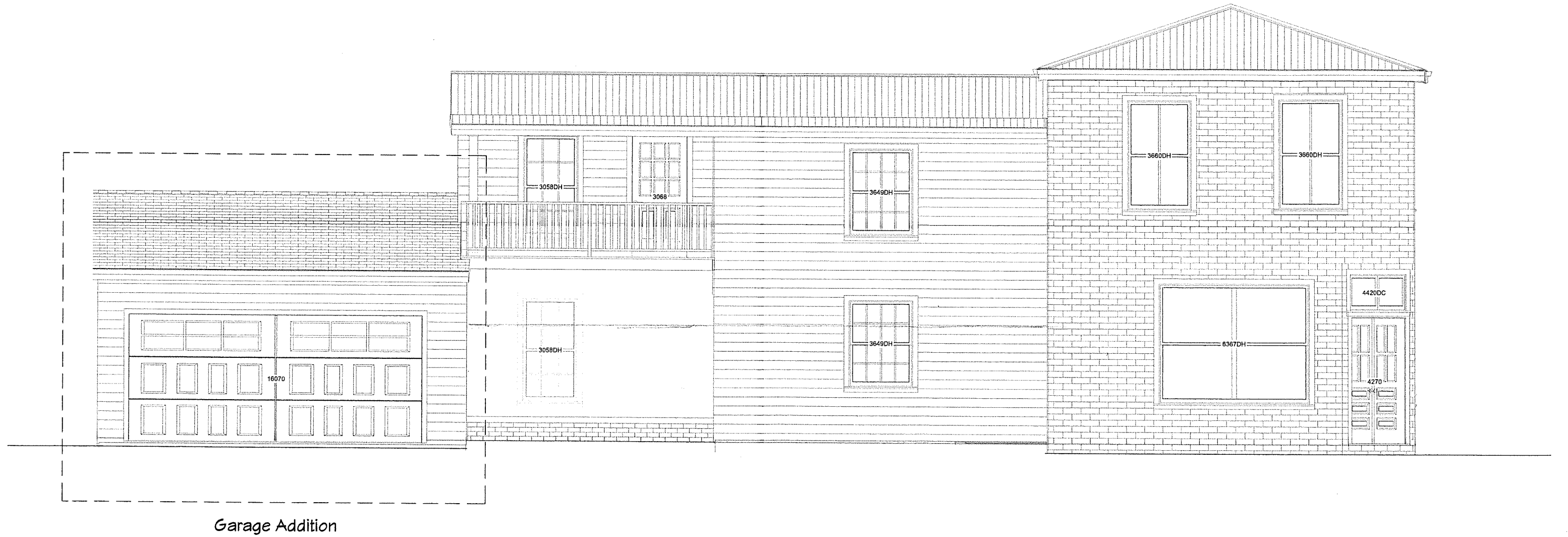
Jewell William E and Bibb Nancy N  
601 Walnut St MADISON, IN 47250



Drawings provided by:

Ryan Rodgers  
812-818-6712 ryan@pinelanelc.com

South Elevation



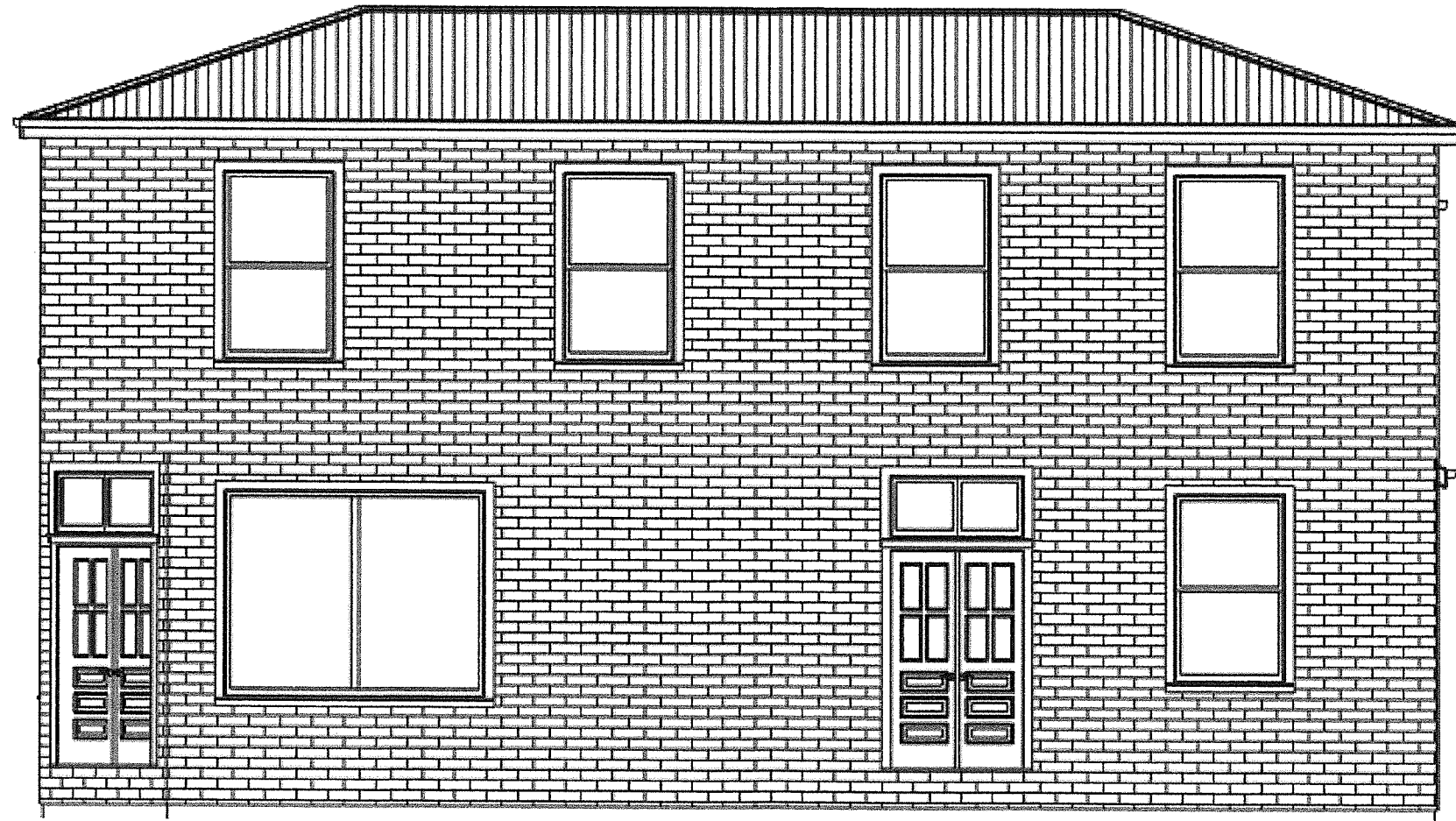
Jewell William E and Bibb Nancy N  
601 Walnut St MADISON, IN 47250



Drawings provided by:

Ryan Rodgers  
812-818-6772 ryan@pinelanellc.com

East Elevation



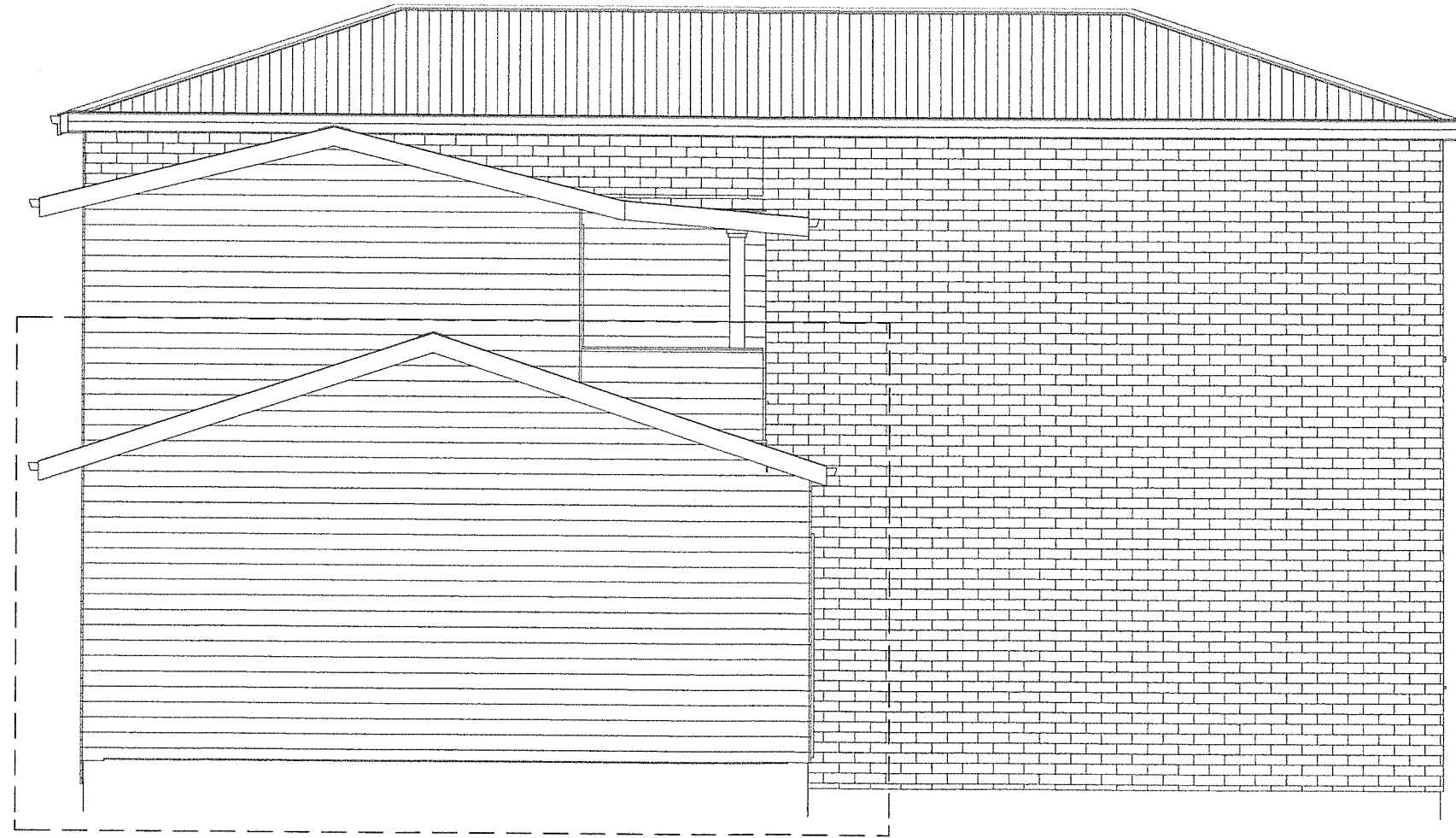
Jewell William E and Bibb Nancy N  
601 Walnut St MADISON, IN 47250



Drawings provided by:

Ryan Rodgers  
812-818-6772 ryan@pinelanellc.com

West Elevation



Garage Addition

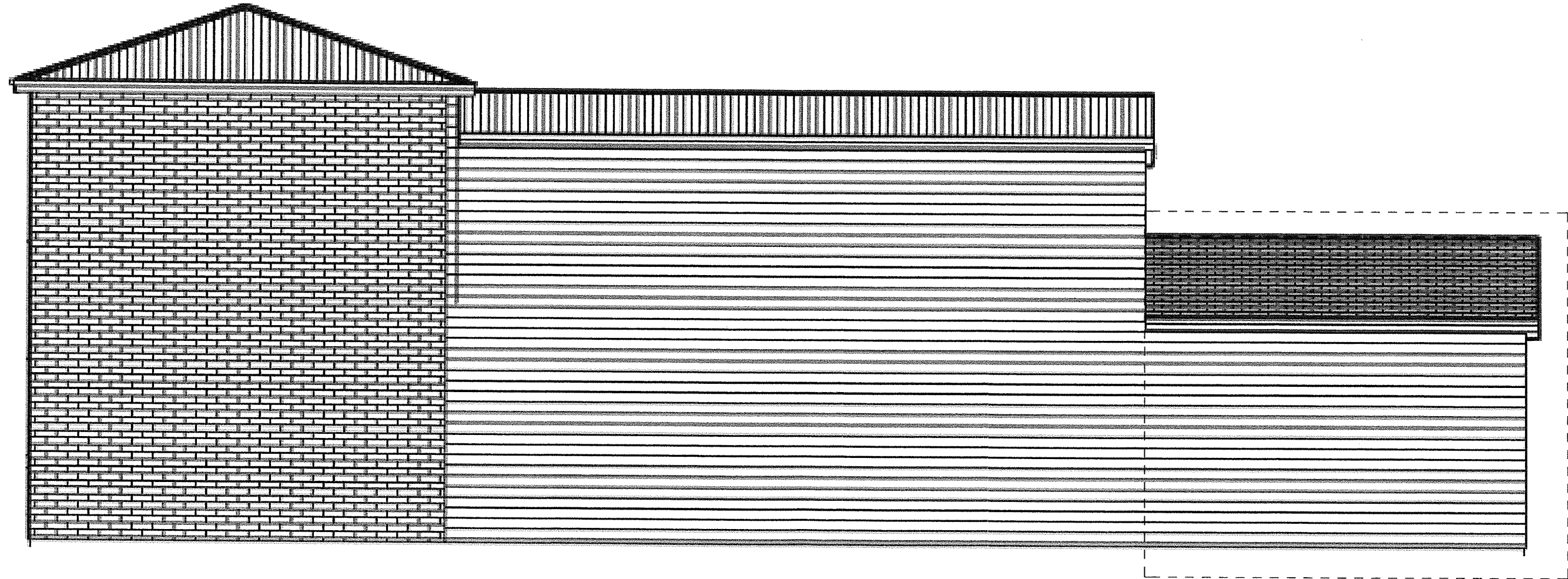
Jewell William E and Bibb Nancy N  
601 Walnut St MADISON, IN 47250



Drawings provided by:

Ryan Rodgers  
812-818-6772 ryan@pinelanelc.com

North Elevation



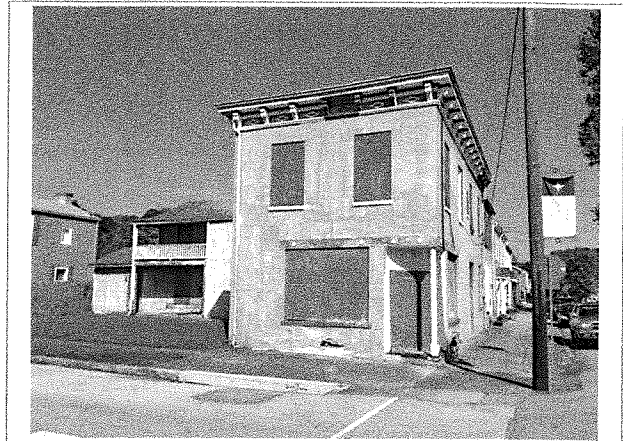
Garage Addition

Jewell William E and Bibb Nancy N  
601 Walnut St MADISON, IN 47250



# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>601 Walnut St 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: Flat ground. Linear concrete walk from 4th Street to rear entrance.



Lat/Long: 38.7387287235700200, -85.3758968582664400 [WGS84]  
 UTM: Zone 16S, 641153.8197 mE, 4289035.7632 mN  
 Parcel No. GIS/Ref/ID: 29119

## Historical Information

Historic Function: Commerce/Trade: Specialty Store	Current Function: Vacant/Not in Use
Construction Date: ca. 1840-1849 , circa 1840s*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

## Architectural Information

Category: building, Commercial Building	Style: and Italianate	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): historic brick, historic asbestos siding	
Stories: 2, Bays:	Roof Material: standing seam metal	
Form or Plan: Two-Part Commercial Block, irregular	Roof Type: Hipped , Decorative cornice , brackets	
Foundation: stone	Windows: historic wood 2/2 double-hung sashes	
General condition: Fair	Chimney(s): two brick	
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)

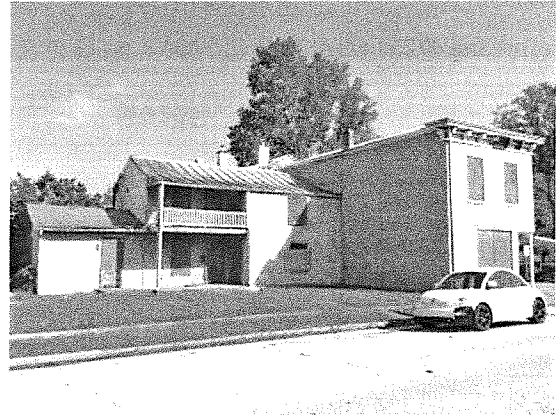
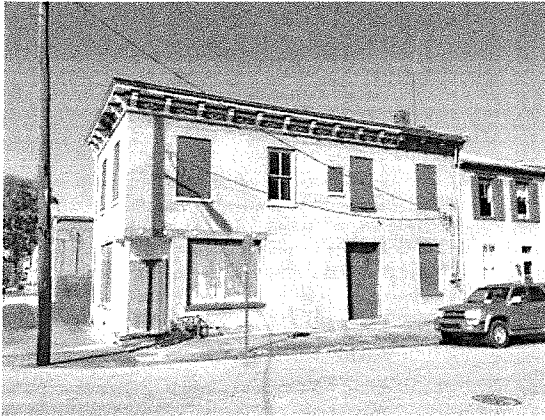
**Recommendation**  
 Individually eligible  
 Eligible as contributing resource  
 Not eligible / non-contributing  
 Not determined

**Level of potential eligibility**  
 National  
 State  
 Local

Eligibility: Applicable NHL Criteria: 1, 4

### Landmark potential

National  
 State  
 Local



**Description/Remarks**

This is a 2-story commercial building with Italianate influences built in 1840s. The structural system is masonry. The foundation is stone. Exterior walls are historic brick and historic asbestos siding. Brick is common bond. The building has a hipped roof clad in standing seam metal with decorative cornice and brackets. Hipped roof with wide projecting Italianate cornice of pressed metal with scrolled brackets and decorative panels. Gable roof on addition. There are two brick chimneys. Windows are historic wood, 2/2 double-hung sashes. All windows and doors are boarded up except for one 2/2 wood double-hung window on 2nd floor east facade. Incised corner entry with transom window and cast iron surround with corner post. Italianate cornice

Date source: Shown on 1854 Madison map

**Survey and Recorder**

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: October 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) ID #29119, surveyed Sep 12, 2002, Site Number 3-0877
Inventoried: 09/20/2021 11:43:45 am Last updated: 06/13/2022 7:47:55 pm 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

# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) William Jewell

Property Address: (address) 601 Walnut St

Proposed Action to: (explain) Demolish 1950s addition on the west side. Construct a 18-ft x 26-ft garage attached to the structure.

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Meeting will be held on: (date) December 18, 2023

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

Time of Meeting: 5:30 PM

**POSTING DEADLINE**

**12/4/2023**

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