



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 513 West St. to remove a side door and replace with a window.

Application Date: December 1, 2023

HDBR Meeting Date: January 22, 2024

Project Description:

Certificate of Appropriateness application to remove a side door and replace with a window.



Current Zoning:

Central Business District (CBD)

Project Location:

513 West St

Applicant:

Sankalp Pampattiwar
520 N Hereford Ln
Madison, IN 47250

Owner:

Same

Supporting Documents:

- COA application
- Photo of property
- Structure Plan
- Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	c. 1835
Style	Federal and Italianate
Evaluation	Contributing
Survey Notes	

Alterations:

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 9.0 DOORS AND ENTRANCES p. 59-61

9.1 Retain and preserve original doors and entrances.

9.2 Maintain and preserve original doors and entrances.

9.4 Do not enclose or conceal an original door opening on the primary façade or an elevation readily visible from the public right-of-way.

Madison Historic District Design Guidelines – 18.0 WINDOWS p. 82-86

18.7 New windows must match the originals in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar between the panes.

18.8 New window openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features.

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features 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. Replacement of missing features will be substantiated by documentary and physical evidence.

Preservation Brief:

N/A

Conformance with Guidelines, Ordinance & Standards:

The project *is not in* conformance with guidelines. Staff does not believe the doorway is original as Sanborn maps show multiple variations of rear additions on the structure; however, the proposed vinyl window is not appropriate; *is not in* conformance with the Ordinance because the proposed materials is not visually compatible with the existing structure; and is *not* in conformance with SOI for Rehabilitation because the proposed alterations involve more than minimal exterior visual change.

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: Sankalp Pampattiwar
Street: 520 N Hereford Ln
City: Madison State: IN Zip: 47250
Phone (Preferred): (213)810-2706
Phone (Alternate): (812)571-0970
Email: sankalp.pampattiwar@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: 513 West St, Madison IN, 47250

Zoning Classification: Historic

Type of Project (Check all that apply)

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

Description of Proposed Use: Multi Unit Airbnb

Name of Contractor (If applicable): Moreno Construction LLC

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 checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	Metal Door	Vinyl Window
<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.

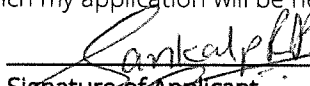
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input 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.

11/30/2023

Date

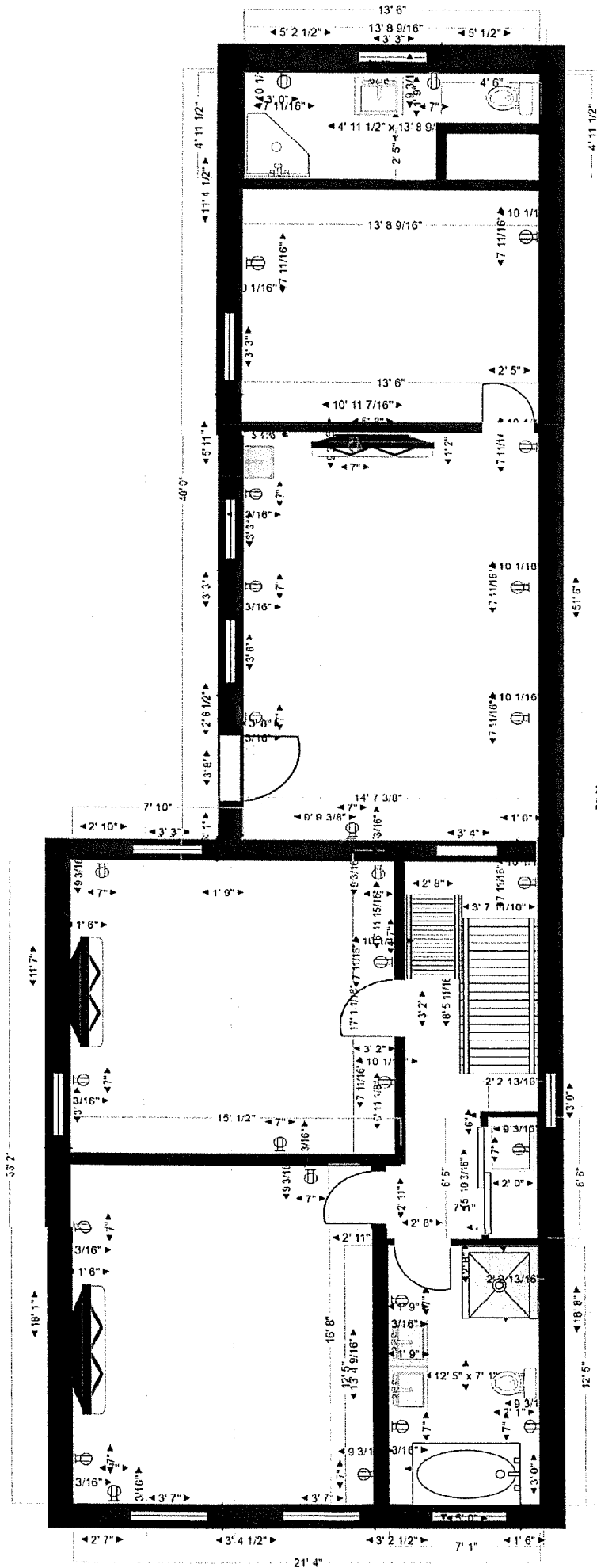

Signature of Applicant

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 |

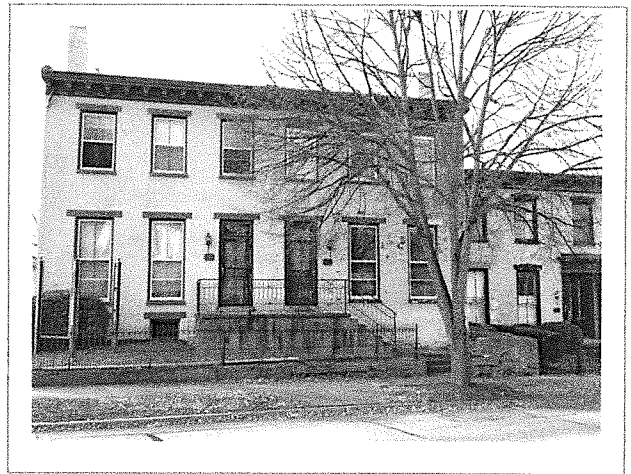




513 West. St — Top Unit

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 515 West St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name: King's Daughters' Hospital Building
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: King's Daughters' Hospital
Land unit size:
Site/Setting: Ground level is below entry and dips slightly to the north. Walk is from the north. Street tree. Wrought iron fence on concrete platform.



Lat/Long: 38.7382706588329800, -85.3804165631599500 [WGS84]
UTM: Zone 16S, 640761.8802 mE, 4288977.9687 mN
Parcel No. GIS/Ref/ID: 28187

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Health Care: Medical Business/Office
Construction Date: ca. 1830-1839 , circa 1835*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Federal 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	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: 2/3 Double Pile, rectangular	Roof Type: Side Gable , Decorative cornice , brackets	
Foundation: parged rubblestone	Windows: historic wood 2/2 double-hung sashes	
General condition: Good	Chimney(s): two brick side right	
Basement:	Porch: Stoop	

Historical Summary:

Status (Current Listing or Designation)

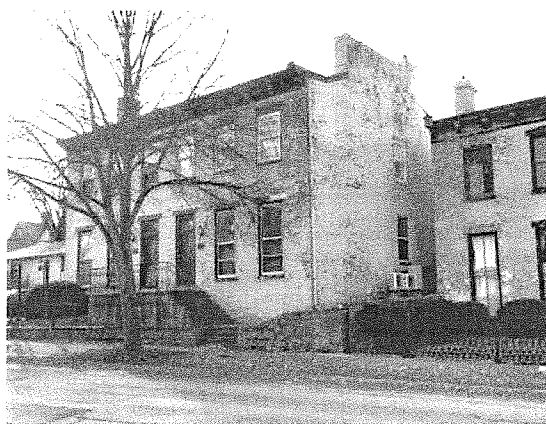
National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.
 2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation	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 Federal style with Italianate influences built in 1835. The foundation is parged rubblestone. Exterior walls are brick. The building has a side gable roof clad in replacement asphalt shingles with decorative cornice and brackets. Low pitch. There are two side right, brick chimneys. Chimneys are connected with a parapet. Windows are historic wood, 2/2 double-hung sashes. Stone sills and lintels. There is a stoop. Concrete landing with metal railings, steps from north. Wood and glass door, stone lintel. Italianate cornice.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: November 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 #28187, surveyed Aug 27, 2002, Site Number 3-0644
Inventoried: 09/20/2021 11:43:36 am Last updated: 06/24/2022 3:19:17 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) Sankalp Pampattiwar

Property Address: (address) 513 West St

Proposed Action to: (explain) Remove a side door and replace with window

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

POSTING DEADLINE

12/4/2023

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