



## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 423 Mill St. to remove current windows and replace with more environmentally friendly aluminum clad windows. Remove siding wrap house with house wrap and replace siding with LP smart siding. Remove windows in bedrooms on second level that are 12" from floor level to make them safe for children. Remove fireplace and chimney in rear section of house and leave the chimney in the front section of house. Open up rear covered porch and make it open. Possibly add dormer to roof similar to the adjoining duplex. Remove door on north side of house.*



Application Date: January 3, 2024  
HDBR Meeting Date: February 26, 2024

### Project Description:

Certificate of Appropriateness application to remove current windows and replace with more environmentally friendly aluminum clad windows. Remove siding wrap house with house wrap and replace siding with LP smart siding. Remove windows in bedrooms on second level that are 12" from floor level to make them safe for children. Remove fireplace and chimney in rear section of house and leave the chimney in the front section of house. Open up rear covered porch and make it open. Possibly add dormer to roof similar to the adjoining duplex. Remove door on north side of house.

Current Zoning:  
Historic District Residential (HDR)

Project Location:  
423 Mill St

Applicant:  
Russell Benkert  
423 Mill St  
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. 1875
Style	Duplex
Evaluation	Contributing
Survey Notes	Windows are original wood, 6/6 double-hung sashes. Windows are 6/6 windows and with various others throughout. There is a single-story, full-span open porch characterized by a hipped roof clad in asphalt shingles with doric wood posts. Door at 423 is a modern replacement

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

### Guidelines, Standards, & Ordinances

HDBR Guidelines:

*Madison Historic District Design Guidelines* – 3.0 MATERIALS, WOOD SIDING AND SHINGLES p. 44-46

3.1 Retain and preserve historic wood siding, shingles, trim, ornamentation, and other wood decorative elements.

3.2 Maintain existing original wood siding, shingles, trim, ornamentation, and other wood decorative elements.

3.3 Repair existing wood elements wherever possible.

3.5 If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion.

3.6 Avoid replacing clapboard siding with shingle siding (or vice versa) or replacing clapboard siding with siding of a different width or profile.

3.9 The use of fiber cement (cementitious) siding may be approved for replacement of deteriorated wood siding, new structures, non-historic structures and additions to historic structures not visible from the public view.

*Madison Historic District Design Guidelines* – 8.0 CHIMNEYS p. 57-58

8.1 Retain original chimneys on the primary façade or locations readily visible from the public right-of-way.

8.2 Maintain the structural integrity of an original chimney following the guidelines for brick/masonry.

8.4 Replace original chimneys in kind.

*Madison Historic District Design Guidelines* – 9.0 DOORS & 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* – 14.0 PORCHES p. 68-70

14.11 Reconstruct missing porches or porch details based on accurate documentation of such features.

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

18.1 Retain and preserve historic windows including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings.

18.2 Maintain existing historic windows where possible.

18.3 Repair existing historic windows where possible, rather than replacing entire window units.

*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.

26.11 Rooftop additions for commercial buildings may be approved under certain conditions.

#### **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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
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.
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:

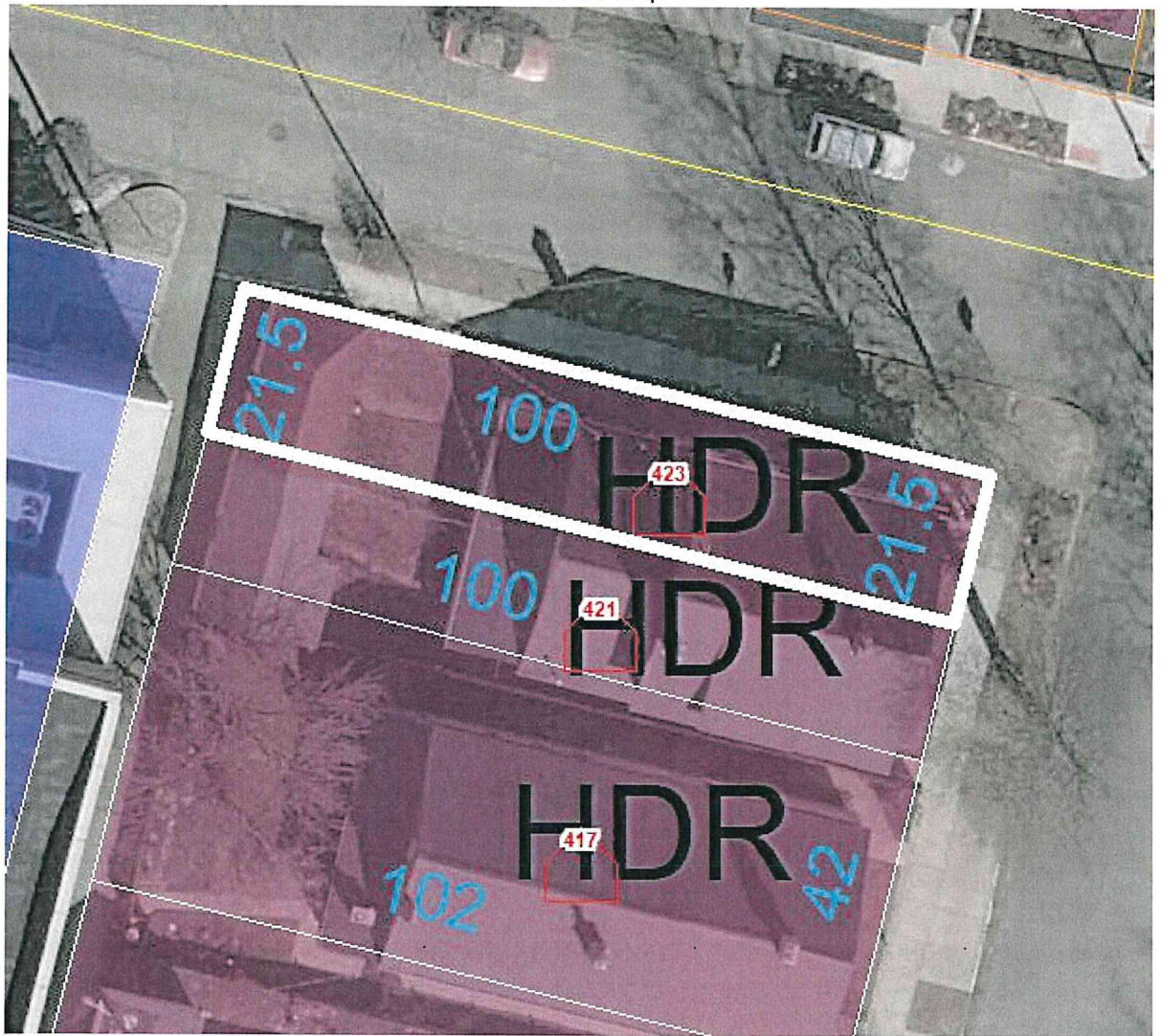
NPS Preservation Brief #14 New Exterior Additions to Historic Buildings: Preservation Concerns

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

The porch portion of this project *is in* conformance with the guidelines, ordinance, and SOI for Rehabilitation. While the windows show evidence of needing to be replaced, their removal is not appropriate. If more evidence showing the deterioration of the wood siding was provided, the replacement with LP Smart siding would be appropriate. The rest of the project *is not in* conformance.



Think GIS Map





**HDCA-24-1**

Certificate of  
Appropriateness (COA)  
Application

Status: Active

Submitted On: 1/2/2024

**Primary Location**

423 MILL ST  
MADISON, IN 47250

**Owner**

GEYMAN MARGARET E  
MILL ST 423 MADISON, IN  
47250-3107

**Applicant**

Russell Benkert

812-599-0763

@ russell.benkert@gmail.com

235 Sunrise Dr.  
Madison, Indiana 47250

**General Information**

**Are you the owner?\***

No

**Zoning Classification**

Historic

**Legal Description of Property**

423 Mill St.

**Will you be working with a Contractor?**

No

**Description of Existing Use**

Primary Residence

**Description of Proposed Use**

Primary Residence

**Property Owner Information**

**Phone (Preferred)**

812-599-0763


**Phone (Alternate)**

**Email**

russell.benkert@gmail.com

**Type of Project**

Select which applies to your project.\*

Define Other 

Restoration, Rehabilitation, or Remodel

**Description(s) of Work**

**Scope of Work\***

Remove current windows and replace with more environmentally friendly aluminum clad windows.

Remove siding wrap house with house wrap and replace siding with LP smart siding.

Remove windows in bedrooms on second level that are 12" from floor level to make them safe for children.

Remove fireplace and chimney in rear section of house and leave the chimney in the front section of house.

Open up rear covered porch and make it open.

Possibly add dormer to roof similar to the adjoining duplex.

Remove door on north side of house.

**Building Elements**

**Architectural Details**

**Awnings & Canopies**

**Chimneys**

**Existing Material\***

stone

**Proposed Material\***

none

**Deck**

**Demolition**

**Doors & Entrances**

**Existing Material\***

modern door

**Proposed Material\***

none

**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**



Existing Material\*

asphalt shingle

Proposed Material\*

asphalt shingle

Shutters

Siding

Existing Material\*

Wood

Proposed Material\*

LP Smart side

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Existing Material\*

wood / glass

Proposed Material\*

wood / glass / aluminum


Other

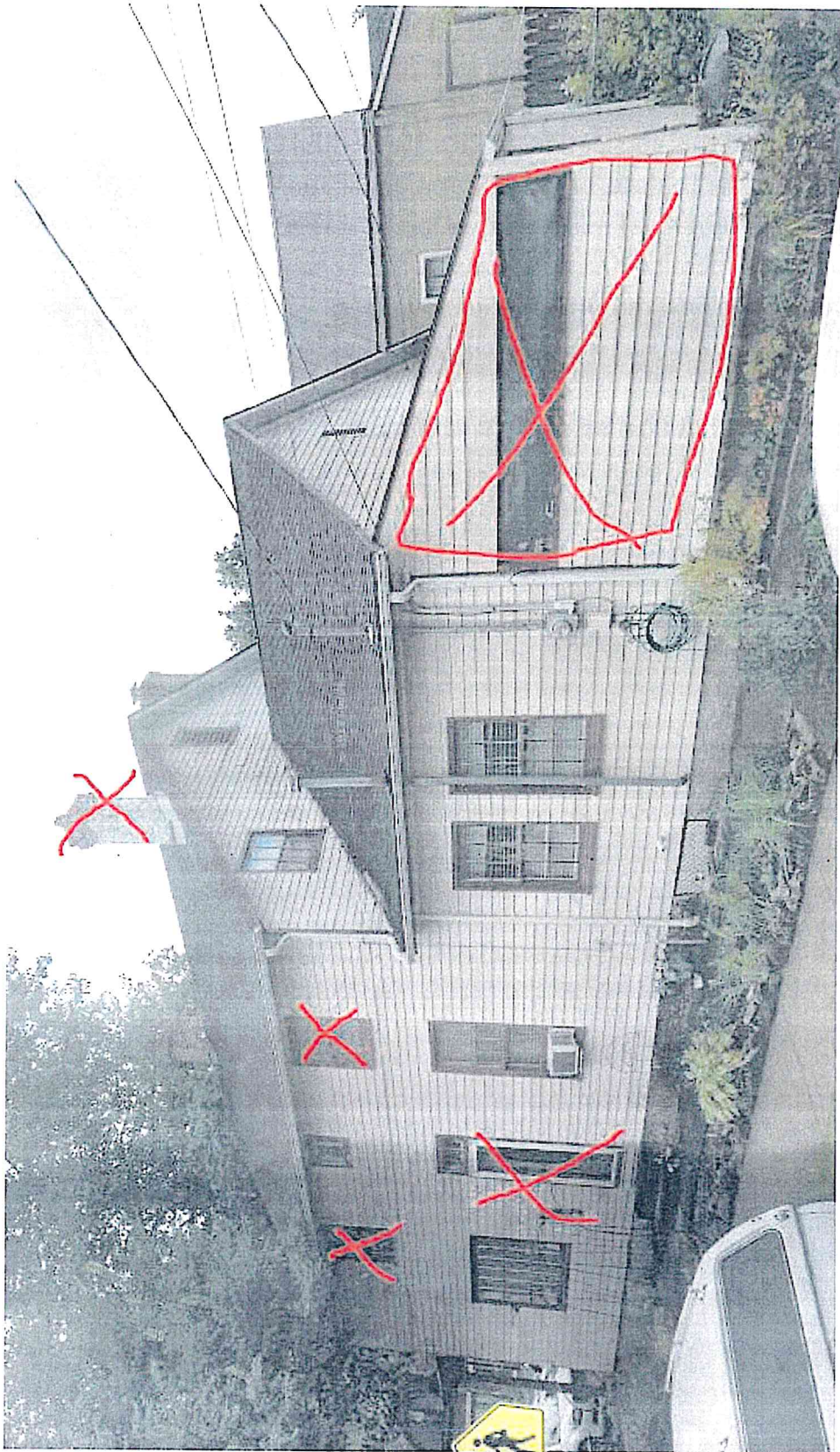
## Acknowledgement

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\*

 Russell Benkert  
Jan 2, 2024



**Nicole Schell**

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**From:** Benkert, Russell <russell.benkert@superatv.com>  
**Sent:** Wednesday, January 3, 2024 1:30 PM  
**To:** Nicole Schell  
**Subject:** 423 Mill st.

Nicole –

Here are some pictures of the house I couldn't upload.  
Let me know if there are any questions of any other pics needed.

Window rot 1

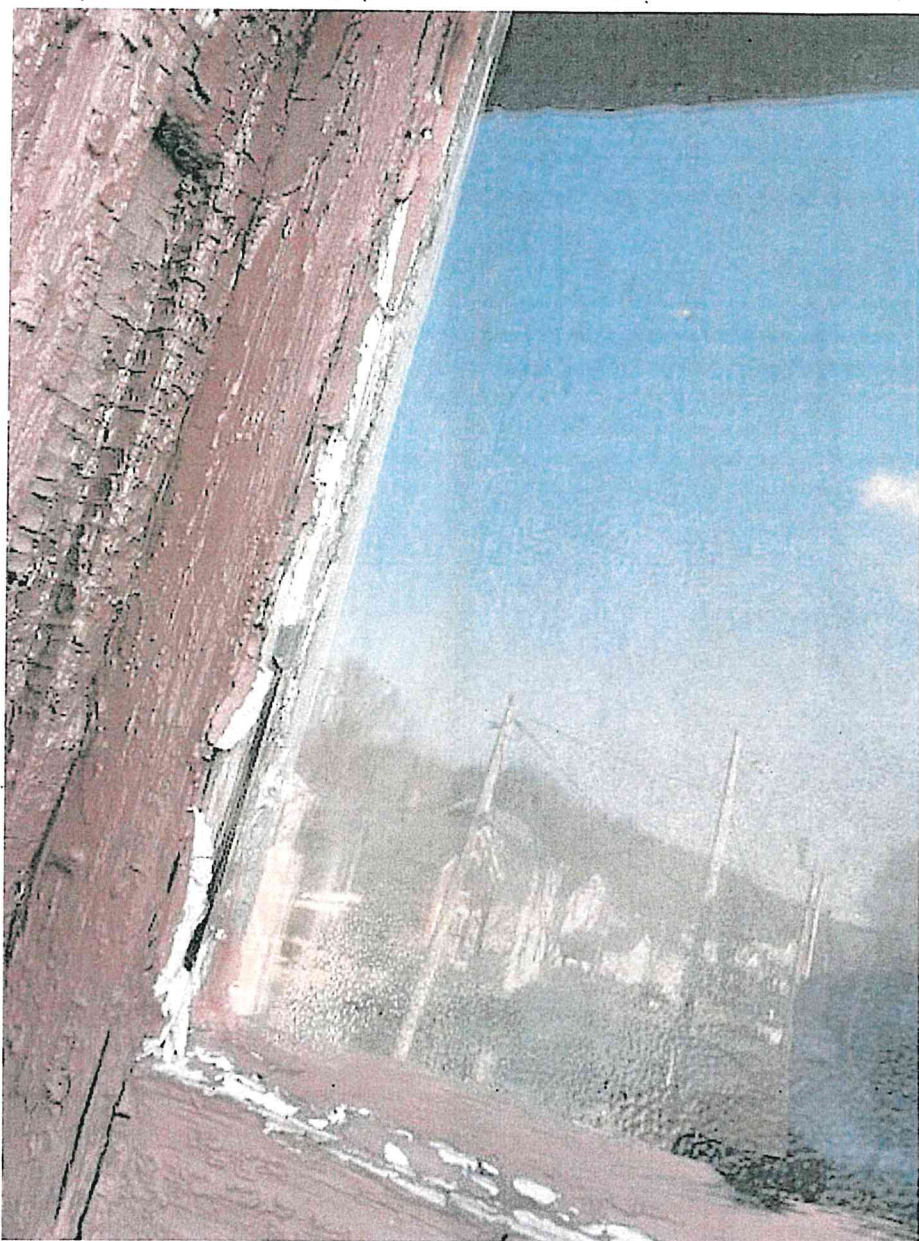


Window rot 2





Bad glazing on window with rot



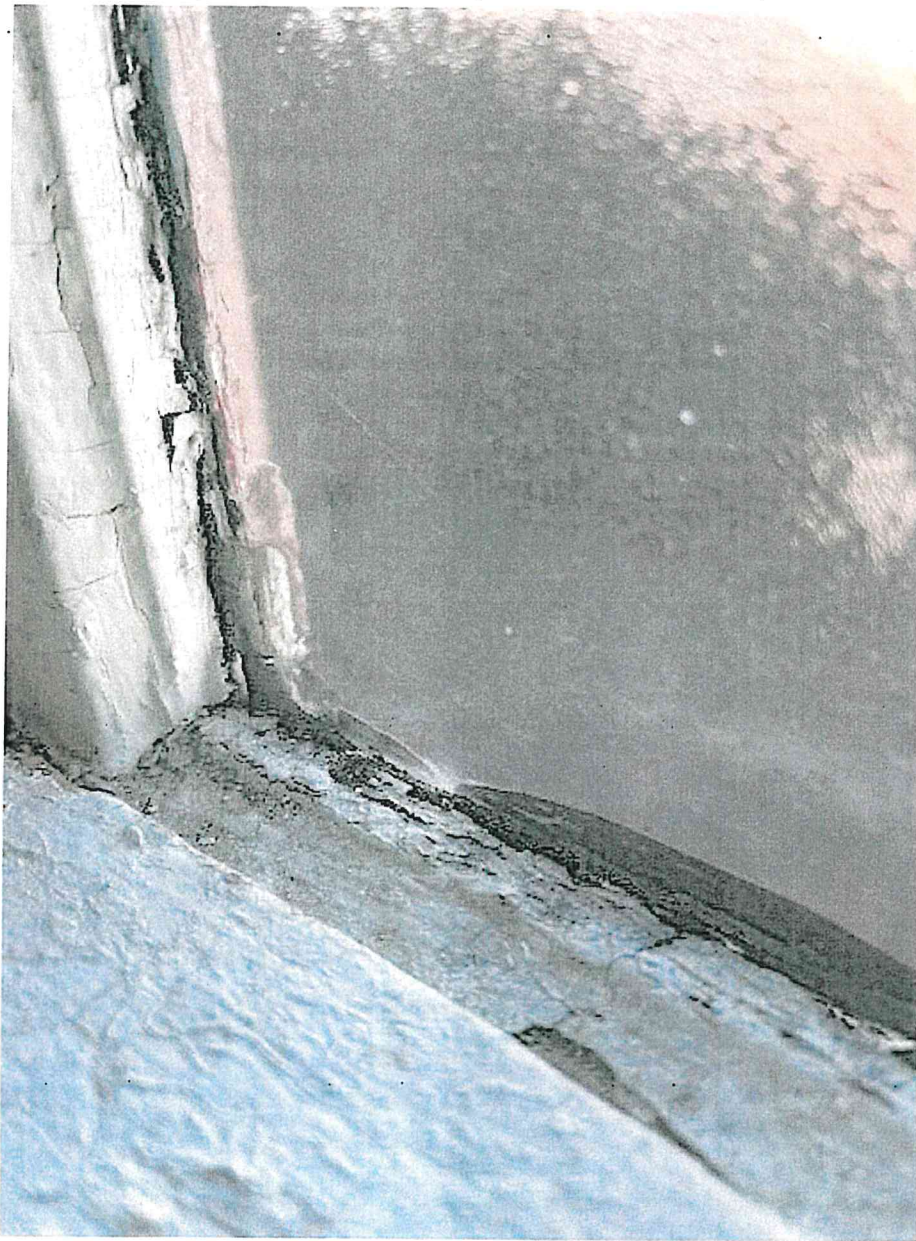
Rot in window from inside (if zoomed in you can see through the sash by the pane)





Rot in window from inside (if zoomed in you can see through the sash by the pane)





Window in bedroom that is safety issue because of height from floor.



Bedroom 2 with window safety issue because of height from floor.

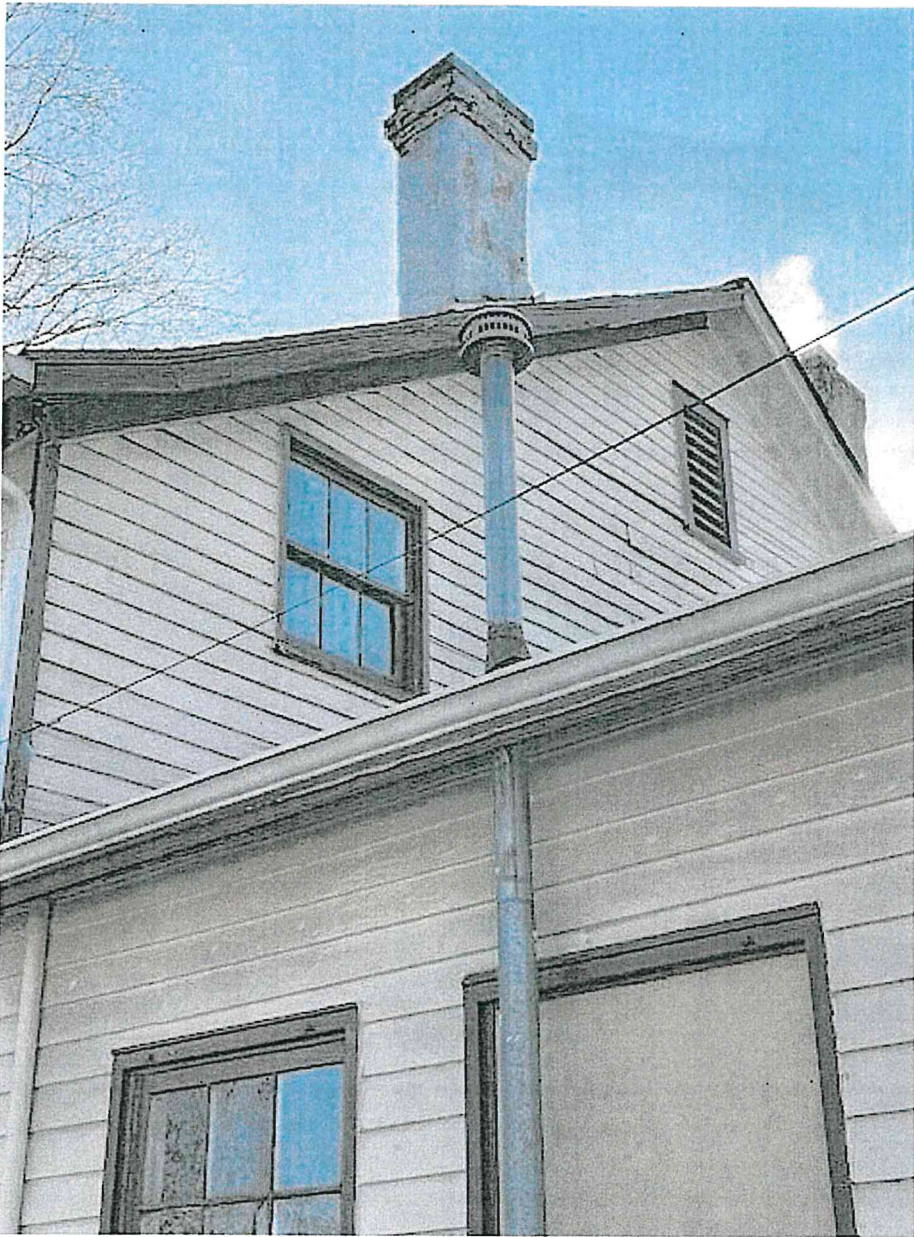


Window rot north side





Chimney deterioration west side.

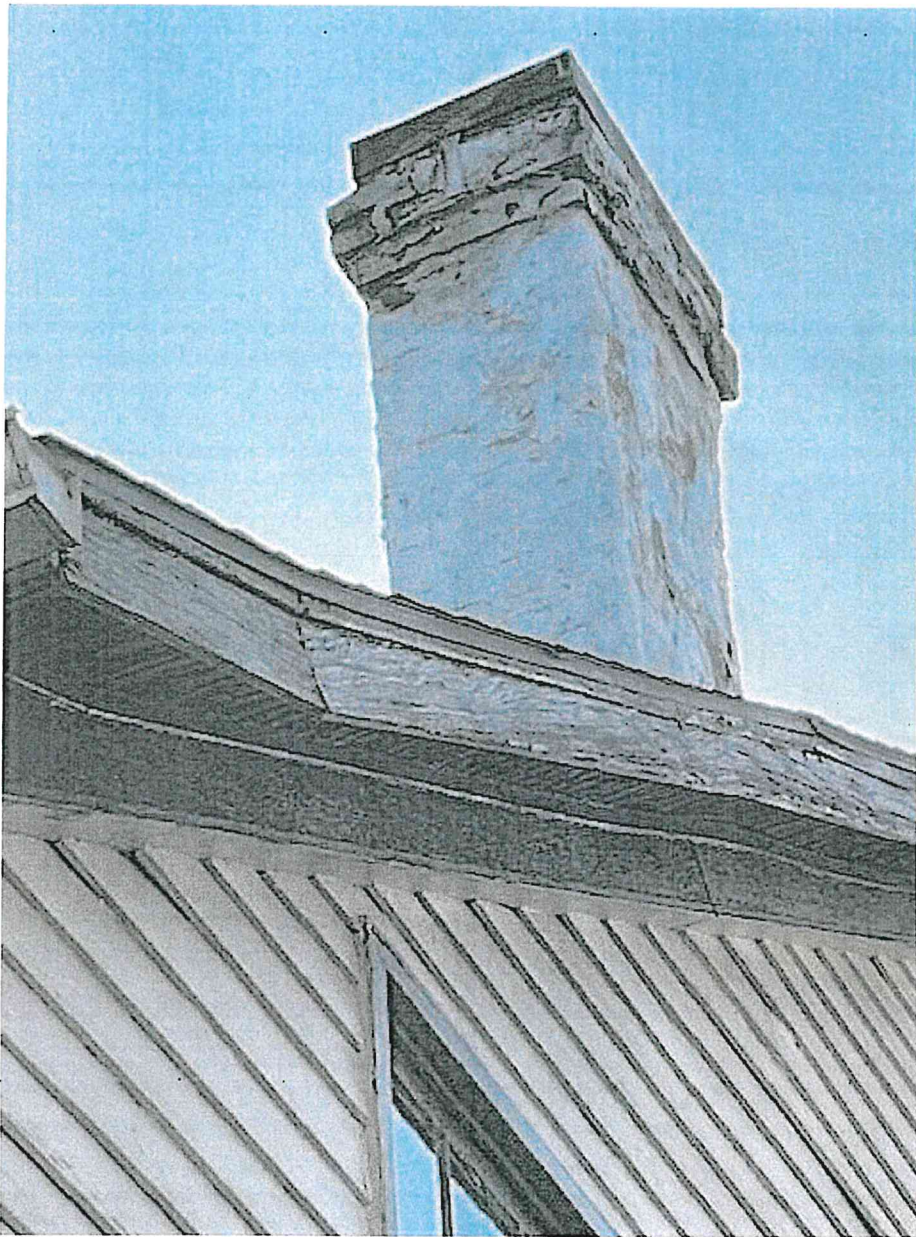


Siding / fascia rot west side





Close up of chimney deterioration and fascia rot close up.



Siding rot north side



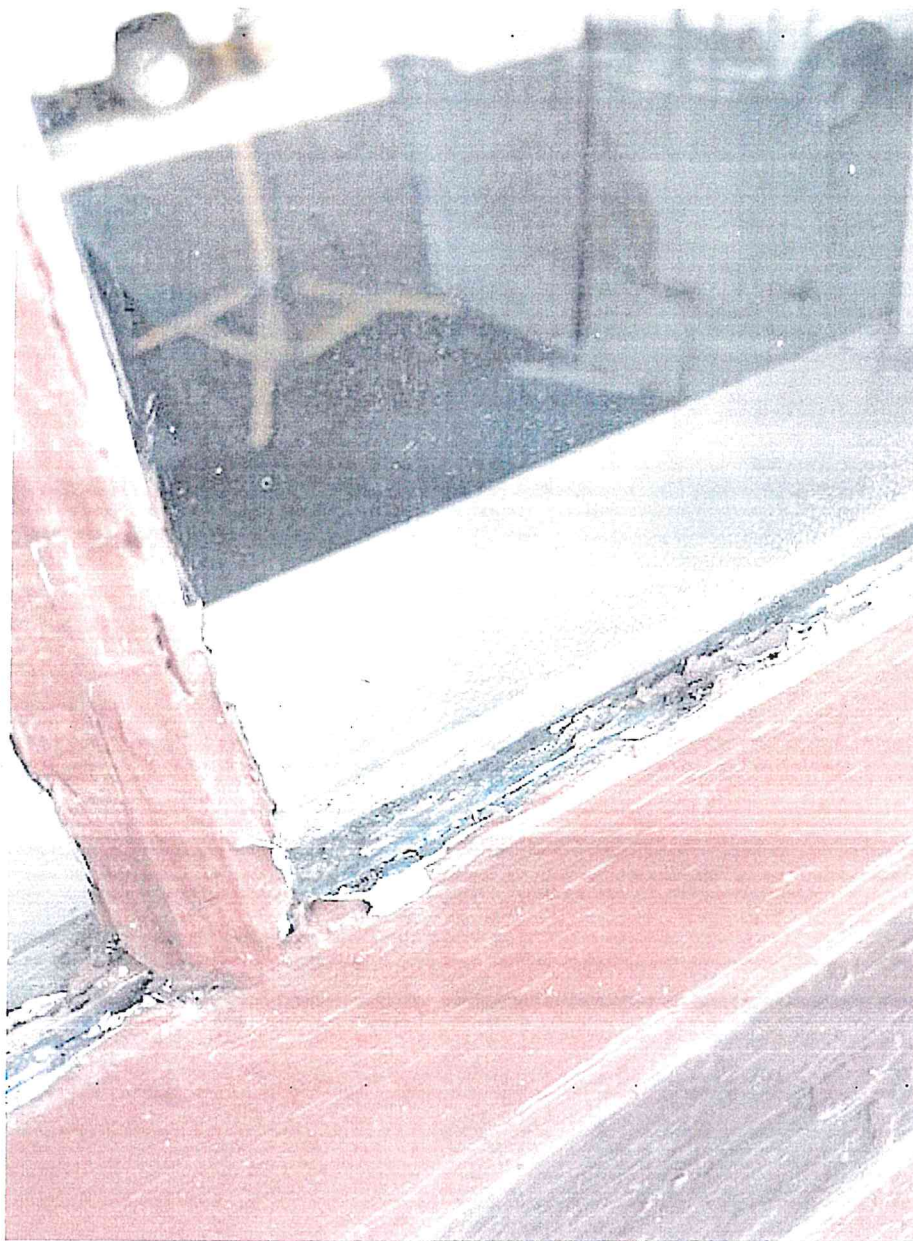


Window rot bad glazing north side



Window rot bad glazing north side



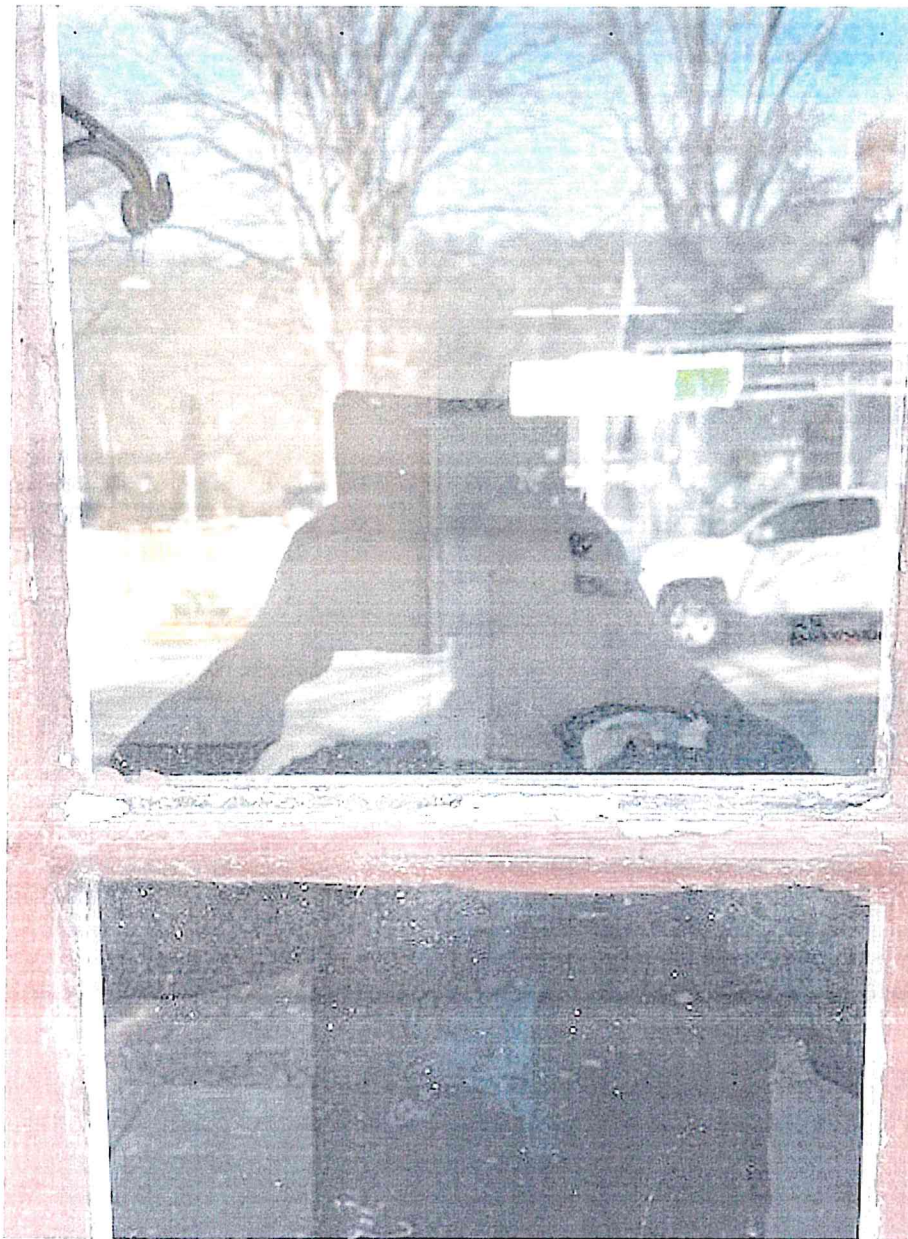


Window rot bad glazing north side



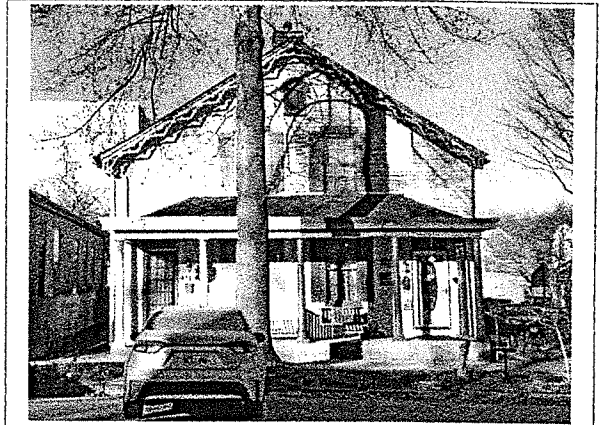
Window rot bad glazing north side





# HISTORIC RESOURCE INVENTORY FORM

Resource Address: 421-423 Mill St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: On a slight hill sloping to the north with linear paths to the entrances and a chain link fence in the rear yard.



421 on left, 423 on right

Lat/Long: 38.7386740921450540, -85.3873212539673000 [WGS84]

UTM: Zone 16S, 640160.9534 mE, 4289012.1443 mN

Parcel No. GIS/Ref/ID: 28138

## Historical Information

Historic Function: Domestic: Multiple Dwelling	Current Function: Domestic: Multiple Dwelling
Construction Date: ca. 1870-1879, circa 1875*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

## Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural:	Exterior Material(s): clapboard	
Stories: 1.5, Bays:	Roof Material: asphalt shingles	
Form or Plan: Duplex, rectangular	Roof Type: Front gable, Decorative cornice, decorative bargeboard	
Foundation: concrete	Windows: original wood 6/6 double-hung sashes	
General condition: Good	Chimney(s): one brick center straddle ridge and one brick side right side slope	
Basement:	Porch: single-story full-span open porch	

## Historical Summary:

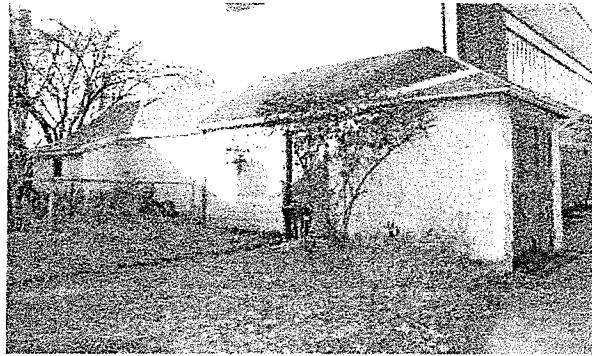
### Status (Current Listing or Designation)

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)

<b>Recommendation</b>	<b>Level of potential eligibility</b>	<b>Landmark potential</b>
<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 1.5-story house built in 1875. The foundation is concrete. Exterior walls are clapboard. The building has a front gable roof clad in asphalt shingles with decorative cornice and decorative bargeboard. Gabled roof with one central chimney, decorative scroll sawn bargeboard, wall dormer with a shed roof on the south side of the house. There is one center, straddle ridge, brick chimney and one side right, side slope, brick chimney. Windows are original wood, 6/6 double-hung sashes. Windows are 6/6 windows and with various others throughout. There is a single-story, full-span open porch characterized by a hipped roof clad in asphalt shingles with doric wood posts. Door at 423 is a modern replacement; door at 421 is wood with multi-light panels.

**Survey and Recorder**

Project: Madison, Indiana	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) ID #28138, surveyed Jul 30, 2002, Site Number 2-524
Inventoried: 09/20/2021 11:43:11 am Last updated: 07/29/2022 12:21:12 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) Russell Benkert

Property Address: (address) 423 Mill St

**Proposed Action to: (explain)** Remove current windows and replace with more environmentally friendly aluminum clad windows. Remove siding wrap house with house wrap and replace siding with LP smart siding. Remove windows in bedrooms on second level that are 12" from floor level to make them safe for children. Remove fireplace and chimney in rear section of house and leave the chimney in the front section of house. Open up rear covered porch and make it open. Possibly add dormer to roof similar to the adjoining duplex. Remove door on north side of house.

Meeting will be held on: (date) January 22, 2024

**POSTING DEADLINE**

1/8/2024

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