



## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 518 W Second St to install a 9-ft x 12-ft metal gazebo and a 10-ft x 13-ft deck in the backyard.*

**Application Date:** April 1, 2024  
**HDBR Meeting Date:** April 22, 2024



### Project Description:

Certificate of Appropriateness application to install a 9-ft x 12-ft metal gazebo and a 10-ft x 13-ft deck in the backyard.

### Current Zoning:

Historic District Residential (HDR)

### Project Location:

518 W Second St

### Applicant:

Judy Stacier  
518 W Second St  
Madison, IN 47250

### Owner:

Same

### Supporting Documents: (Only include items included with application – sample list below)

- COA application
- Photo of property
- Site plan
- Sample of Structure
- Survey Form
- Copy of HDBR meeting public sign

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

Date	c. 1910
Style	Craftsman
Evaluation	Contributing
Survey Notes	

### Alterations:

Rear addition

## Historical Information/Misc. Important Information:

### Prior COA Approvals:

Windows 1-2024

Storm windows 12-2023

Storm door 3-2024

## Guidelines, Standards, & Ordinances

### HDBR Guidelines:

*Madison Historic District Design Guidelines* – 22.0 POOLS, FOUNTAINS GAZEBOS AND PERGOLAS p. 93

**22.1** Gazebos and pergolas should be constructed of wood and painted in colors that complement the adjoining building.

**22.2** Gazebos and pergolas should not obscure views or damage historic features of the adjoining building.

**22.3** Gazebos and pergolas should be located out of or with limited public view.

*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.

**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:

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:**

NA

**Preservation Brief:**

NA

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

The project is in conformance with the guidelines and ordinance since the pergola and deck are located at the rear of the property and will be minimally visible from the streets or alley.

Think GIS Map





### HDCA-24-36

Certificate of  
Appropriateness (COA)  
Application

Status: Active  
Submitted On: 4/1/2024

### Primary Location

518 E SECOND ST  
MADISON, IN 47250

### Owner

Schwartz Robert and Stacier  
Judy  
2ND ST 518 MADISON, IN  
47250

### Applicant

Judy Staicer  
 781-267-3780  
 judystaicer@gmail.com  
 518 East 2nd Street  
Madison, IN 47250

## General Information

Are you the owner?\*

Yes

Zoning Classification

residential

### Legal Description of Property

A part of Lot 5 Block 4, John McIntire's Addition east to the City of Madison, Indiana, to-wit: Beginning at the northeastst corner of said Lot 5 formed by the intersection of the south line of Second Street and the west line of St. Michael's Avenue; thence west with the south line of Second Street 91 feet to the northeast corner of that part of said Lot 5 once owned by Ida M. Hitz; thence south with said Hitz's lot east line 165 feet to the north line of the public alley running east and west through said block; thence east with the north line of said alley 91 feet to the west line of St. Michael's Avenue; thence north with the west line of St. Michael's Avenue 165 feet to the place of beginning. Being and intended to be the same real estate conveyed to Rick Lostutter and Ann Lostutter by a Warranty Deed from James D. Koontz and Carolyn Koontz, dated October 7 2004, and recorded October 18, 2004 as Instrument No. 2004-06118, in the Recorder's Office of Jefferson County, Indiana.

Will you be working with a Contractor?

Yes

### Description of Existing Use

yard

### Description of Proposed Use


add floating deck (approx. 10' x 13' x 1') with steel-framed fabric covered gazebo on west side of house, well back from street (near the garage).

### Contractor Information

Company Name	Contractor Name
License Number	Expiration Date
	—
Phone	Email
Mailing Address	City
State	Zip Code

### Type of Project

Select which applies to your project.\*

Define Other 

New Building

## Description(s) of Work

### Scope of Work\*

We want to install a steel-framed, fabric covered gazebo in our yard for socializing. Because the yard is not level we would need to build a wooden deck on which to place the gazebo. The gazebo is 9 x 12, and the deck would be about 10 x 13. We don't have a contractor yet but will hire someone to build the deck if this is approved. The gazebo will not impede the view of the house from any direction. The gazebo is similar to the one at this site: <https://www.wayfair.com/outdoor/pdp/clihome-13-ft-w-x-10-ft-d-metal-patio-gazebo-wame1000.html>

## Building Elements

### Architectural Details

### Awnings & Canopies

### Chimneys

### Deck

### Existing Material\*

none

### Proposed Material\*

wood

### Demolition

### Doors & Entrances

### Fences and Walls

### Fire Escapes & Staircases

### Foundations

### Gutters & Downspouts

### Historic Garages & Outbuildings

### Lighting

**New Construction/Addition**

**Pools, Fountains, Gazebos and Pergolas**

**Existing Material\***

none

**Proposed Material\***

steel frame with fabric cover

**Porch Columns & Railings**

**Porches**

**Ramps and Lifts**

**Roofs**

**Shutters**

**Siding**

**Signage**

**Storefronts**

**Storm Doors and Storm Windows**

**Utilities**

**Windows**

**Other**

## Building Information

Please List All Building Materials\* 🌐


Deck: wood frame with wood decking. Purchased steel-framed gazebo with fabric cover.

## Acknowledgement

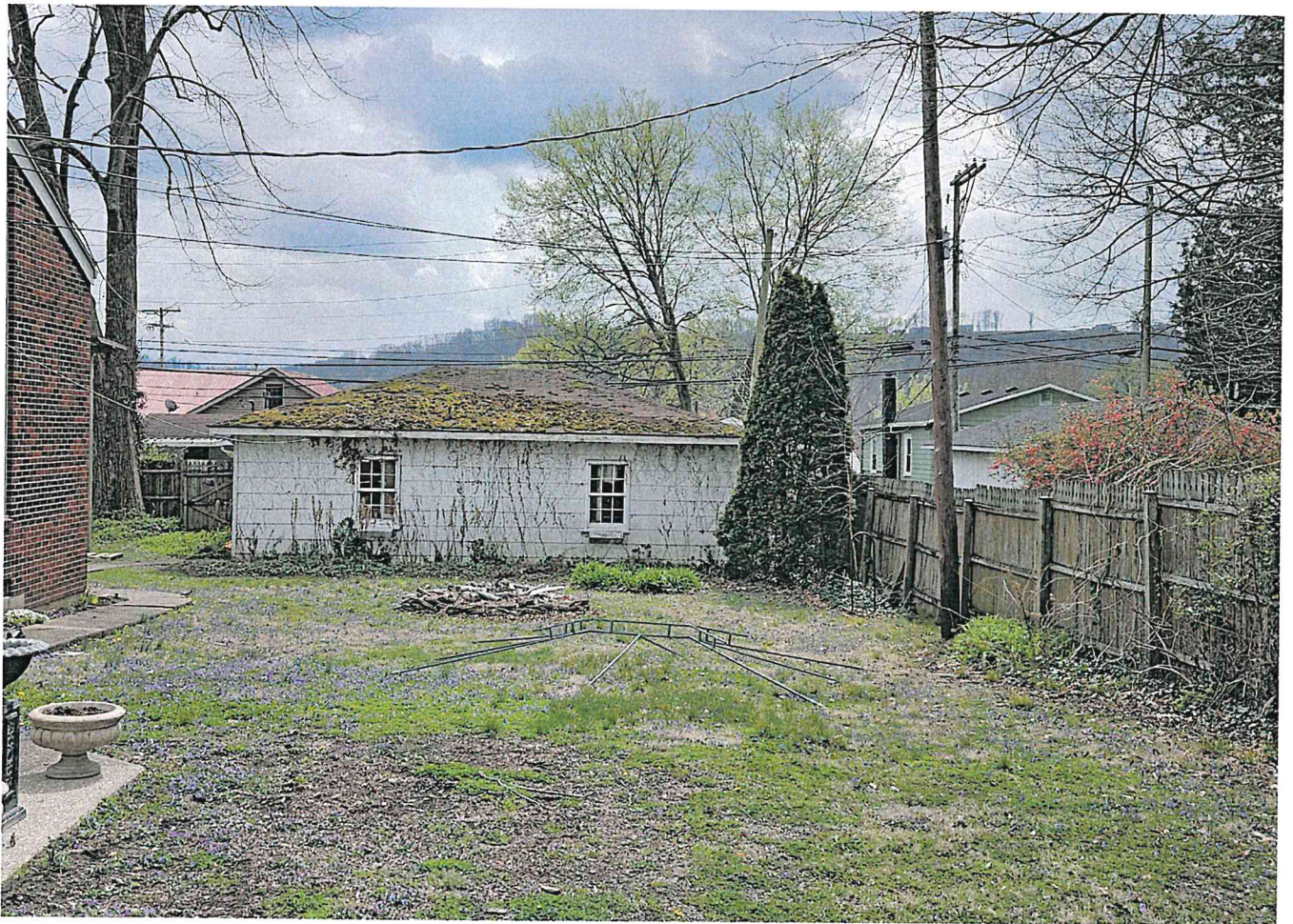
**Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:**

- 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\***

 Judith Staicer  
Apr 1, 2024





SITE PLAN FOR 518 E 2ND STREET SHOWING PROPOSED DECK

The rectangle in this image shows the approximate location of the deck we are proposing. The 35.2 ft measurement was created in GIS. The deck will be approximately 10 x 13 feet. It will be well more than 3 feet from the west property line.



# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>518 E 2nd 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: On flat ground. Main walk to entry is linear from street. Front hedges. A simple wrought iron fence around front yard. Chain link and wood privacy fences in rear.



Lat/Long: 38.7349143902550700, -85.3732243834323700 [WGS84]  
 UTM: Zone 16S, 641393.6257 mE, 4288616.5890 mN  
 Parcel No. GIS/Ref/ID: 30062

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1910-1919 , circa 1910*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

## Architectural Information

Category: building, House	Style: Craftsman	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: masonry	Exterior Material(s): brick (stretcher bond), wood siding	
Stories: 1.5, Bays:	Roof Material: asphalt shingles	
Form or Plan: Bungalow, square	Roof Type: Side Gable , brackets	
Foundation: Stone	Windows: historic wood 3/1 double-hung sashes	
General condition: Excellent	Chimney(s): one brick center	
Basement:	Porch: single-story Full-width 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)

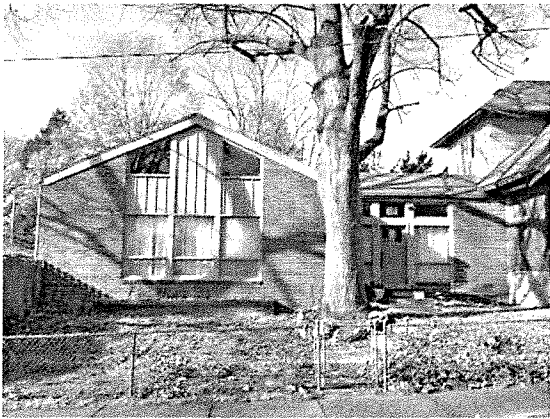
**Recommendation**  
 Individually eligible  
 Eligible as contributing resource  
 Not eligible / non-contributing  
 Not determined

**Level of potential eligibility**  
 National  
 State  
 Local

Eligibility: Applicable NHL Criteria: 4

### Landmark potential

National  
 State  
 Local



**Description/Remarks**

This is a 1.5-story house in the Craftsman style built in 1910. The structural system is masonry. The foundation is stone. Exterior walls are brick (stretcher bond) and wood siding. Brick is stretcher bond. Siding in gable ends and on dormers. The building has a side gable roof clad in asphalt shingles and brackets and two hipped dormers. High pitched side gable with front and rear hipped roof dormers. Simple board bargeboard with tapered extensions, brackets. There is one center, brick chimney. Windows are historic wood, 3/1 double-hung sashes. Most windows are 3/1 vertical lights, also 4/1. There is a single-story, full-width open porch characterized by an integrated (under the main) roof with square brick posts. Multi-light main entry door with multi-light sidelights and transom. There is a single-story, rear, brick and frame addition. Rear brick addition with gable roof attached through one-story link.

**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) ID #30062, surveyed Oct 01, 2002, Site Number 4-177
Inventoried: 09/20/2021 11:43:59 am Last updated: 07/05/2022 7:53:56 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**  
*Indiana*  
Planning, Preservation and Design

# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness

Application has been made by: (name) Judy Staicer

Property Address: (address) 518 W Second St

Proposed Action to: (explain) \_\_\_\_\_

Install 9-ft x 12-ft metal gazebo and a 10-ft x 13-ft deck in the backyard.

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

**POSTING DEADLINE**

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

4/7/2024

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 Planning, Preservation, & Design at (812) 265-8324.