



**PROJECT BRIEF**

*Historic District Board of Review Application for Certificate of Appropriateness at 1211 W Main St to build a 26-ft x 26-ft two story garage at the rear of the property.*



Application Date: May 17, 2024  
HDBR Meeting Date: June 24, 2024

**Project Description:**

Certificate of Appropriateness application to build a 26-ft x 26-ft two story garage at the rear of the property.

**Current Zoning:**

Medium Density Residential (R-8)

**Project Location:**

1211 W Main St

**Applicant:**

Larry and Joni Hoffman  
1211 W Main St  
Madison, IN 47250

**Owner:**

Same

**Supporting Documents:**

- COA application
- Rendering
- Structure Plan
- Site Plan
- Copy of HDBR meeting public sign

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

Date	C. 1890
Style	Gabled Ell
Evaluation	Contributing
Survey Notes	House has vinyl windows, aluminum siding, and standing meal roof.

**Alterations:**

Historical Information/Misc. Important Information:

Prior COA Approvals:

## Guidelines, Standards, & Ordinances

### 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.

### 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:**

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.

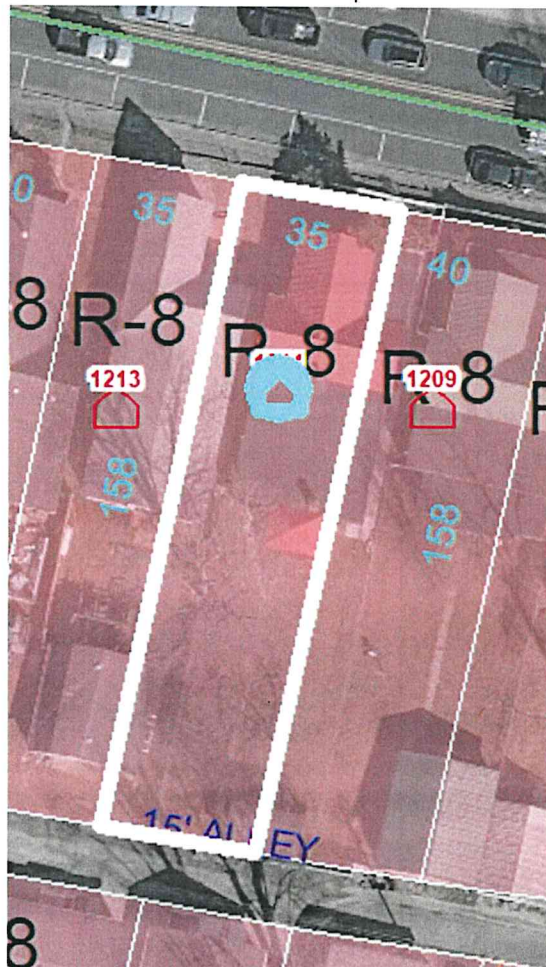
**Preservation Brief:**

NA

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

The project is in conformance with the guidelines or ordinance.

Think GIS Map





# MADISON

*Indiana*  
Planning, Preservation and Design

101 W Main St  
Madison, IN 47250  
(812) 265-8324

## Application for Certificate of Appropriateness

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at [www.madison-in.gov/reporting](http://www.madison-in.gov/reporting).

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: Larry & Joni Hoffman  
 Street: 121 West Main St  
 City: MADISON State: IN Zip: \_\_\_\_\_  
 Phone (Preferred): 513-312-0913 (Larry)  
 Phone (Alternate): 317-512-8496 (Joni)  
 Email: ljhoffmanjr@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: 1211 W. Main St MADISON IN  
 Zoning Classification: R-8

### Type of Project (Check all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> New Building | <input 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: residential

Description of Proposed Use: residential

Name of Contractor (If applicable): \_\_\_\_\_

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.

*(R) would like to build a Residential Garage in Back yard 26'x 26' garage 2 Story (See attached Documents)*  
*(S) Please See attached Plans for location of garage.*

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 type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<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 checked="" type="checkbox"/>	New Construction - Outbuildings	101	HDBR		Fiber Cement Siding Aluminum / Bricks
<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.

3/17/2024  
Date

*[Handwritten Signature]*  
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)

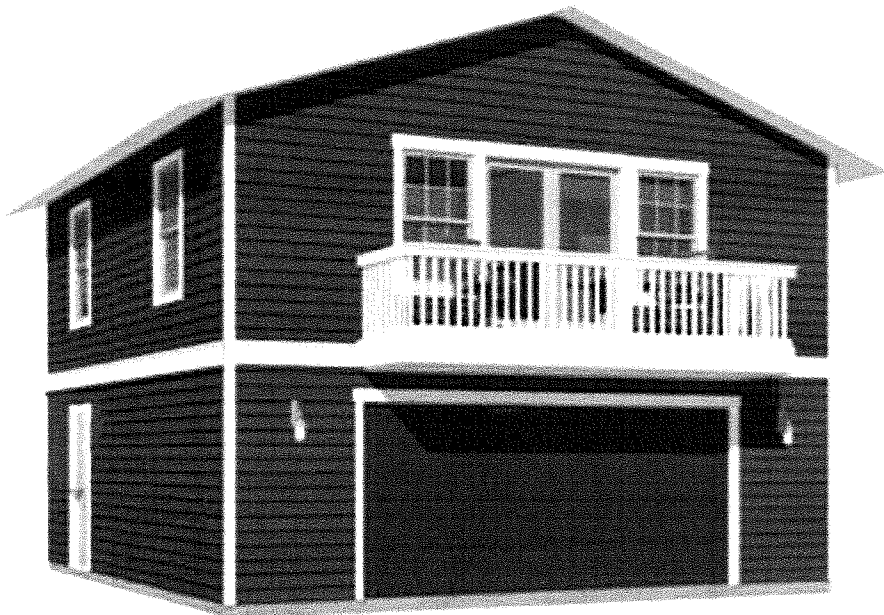
- \_\_\_ Owner Authorization provided (if req'd)
- \_\_\_ Site plan is adequate
- \_\_\_ Application is complete

- \_\_\_ Required supporting documents are provided
- \_\_\_ COA Addendum (if req'd)
- \_\_\_ Notification Sign given to applicant



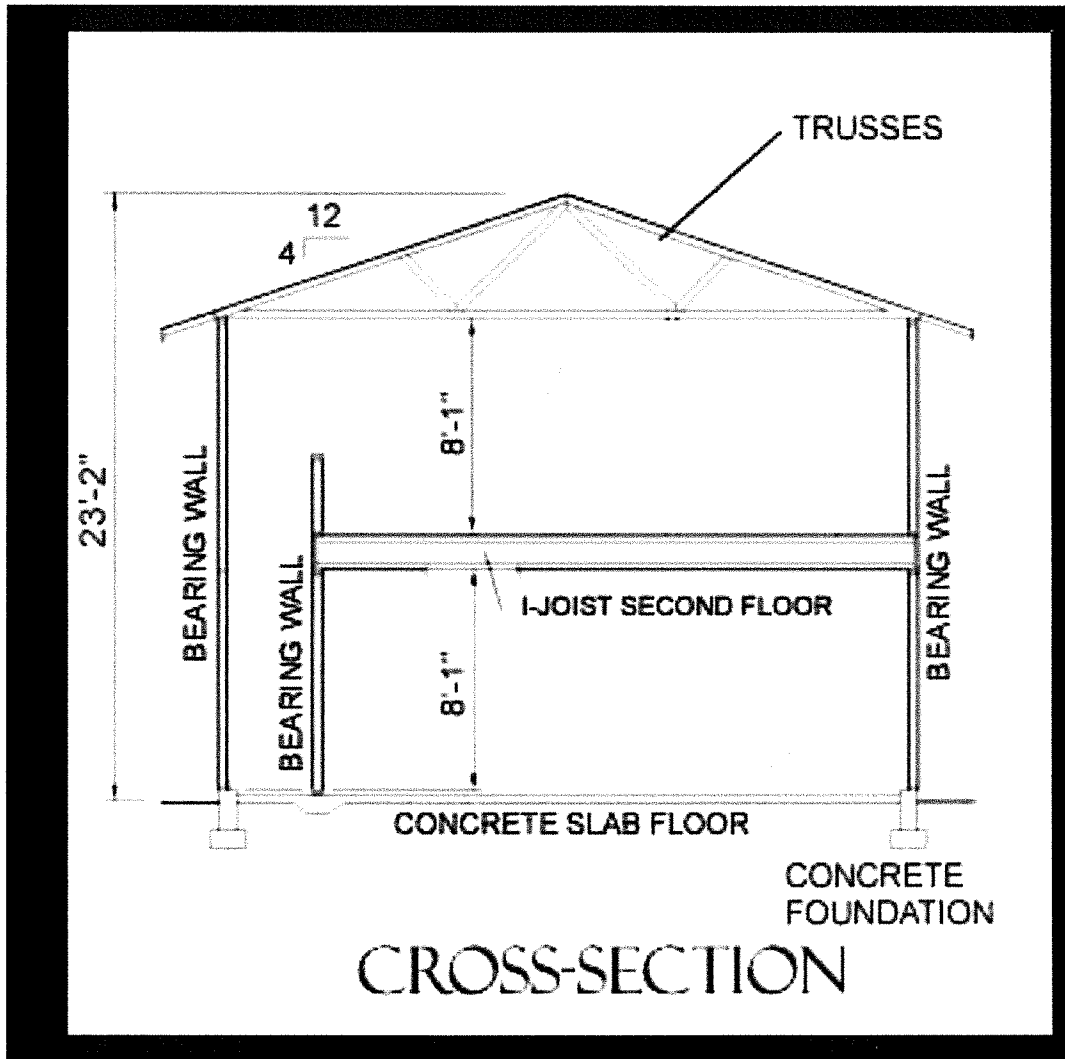
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 1211 W. MAIN ST / HOFFMAN





513-312-0913  
1211 W. MAIN ST / HOFFMAN

2 of 3



513-312-0913  
 1241 W. MAIN ST / Holburn



**MADISON**  
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# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness

Application has been made by: (name) Larry and Joni Hoffman

Property Address: (address) 1211 W Main St

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

Build a 26' x 26' two story garage at rear of property.

Meeting will be held on: (date) June 24, 2024

**POSTING DEADLINE**

6/10/24

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