



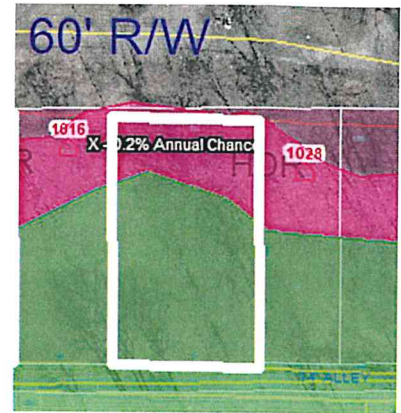
PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1016+ E First St to adjust to build a 44-ft x 66-ft new residential structure.

Application Date: May 31, 2024
HDBR Meeting Date: June 24, 2024

Project Description:

Certificate of Appropriateness application to build a 44-ft x 66-ft new residential structure.



Current Zoning:
HISTORIC DISTRICT RESIDENTIAL (HDR)

Project Location:
1016+ E First St

Applicant:
Kyle and Stephanie Smith
255 E Crowe St,
Hanvoer, Indiana 47243

Owner:
Johnson Bernard and Hammock
Anthony
PO Box 1065
Madison, IN 47250

Supporting Documents:

- COA application
- Photo of property
- Site Plan
- Floor Plan
- Renderings
- Owner Authorization form
- Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

| | |
|--------------|------------------|
| Date | NA |
| Style | Vacant Lot |
| Evaluation | Non-contributing |
| Survey Notes | |

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 23.0 NEW CONSTRUCTION-DWELLINGS p. 94-100

Building Placement

23.1 Maintain a similar front, side, and rear yard setback to other historic buildings on the block and/or side of the street.

23.2 Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

23.3 Place outbuildings and accessory structures in side and rear yards.

23.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources. If an artifact dating prior to December 31, 1870 is discovered, follow the guidance for archaeology set forth in Appendix E.

Building Height/Scale

23.5 New construction should have heights consistent with neighboring dwellings along the block.

23.6 Make the scale of the proposed building compatible with the scale of contributing structures along the block or side of street.

23.7 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

23.8 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

Materials

23.9 Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district.

23.10 The use of substitute products such as vinyl, aluminum and pressed board siding may be appropriate.

23.11 Use materials in traditional ways.

23.12 Vinyl clad and vinyl frame windows may be used in new construction provided that the surrounding window trim and the muntin pattern are appropriate to the architectural style and period of the structure.

Details

23.13 Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

23.14 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

Texture

23.15 Create in new construction a similar degree of texture as that found in contributing buildings in the historic district.

Form and Rhythm

23.16 Design new construction that reflects the basic shapes and forms on the block and in the historic district.

23.17 Maintain consistency with style of buildings and contributing structures found on the block and/or side of the street.

23.18 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings.

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

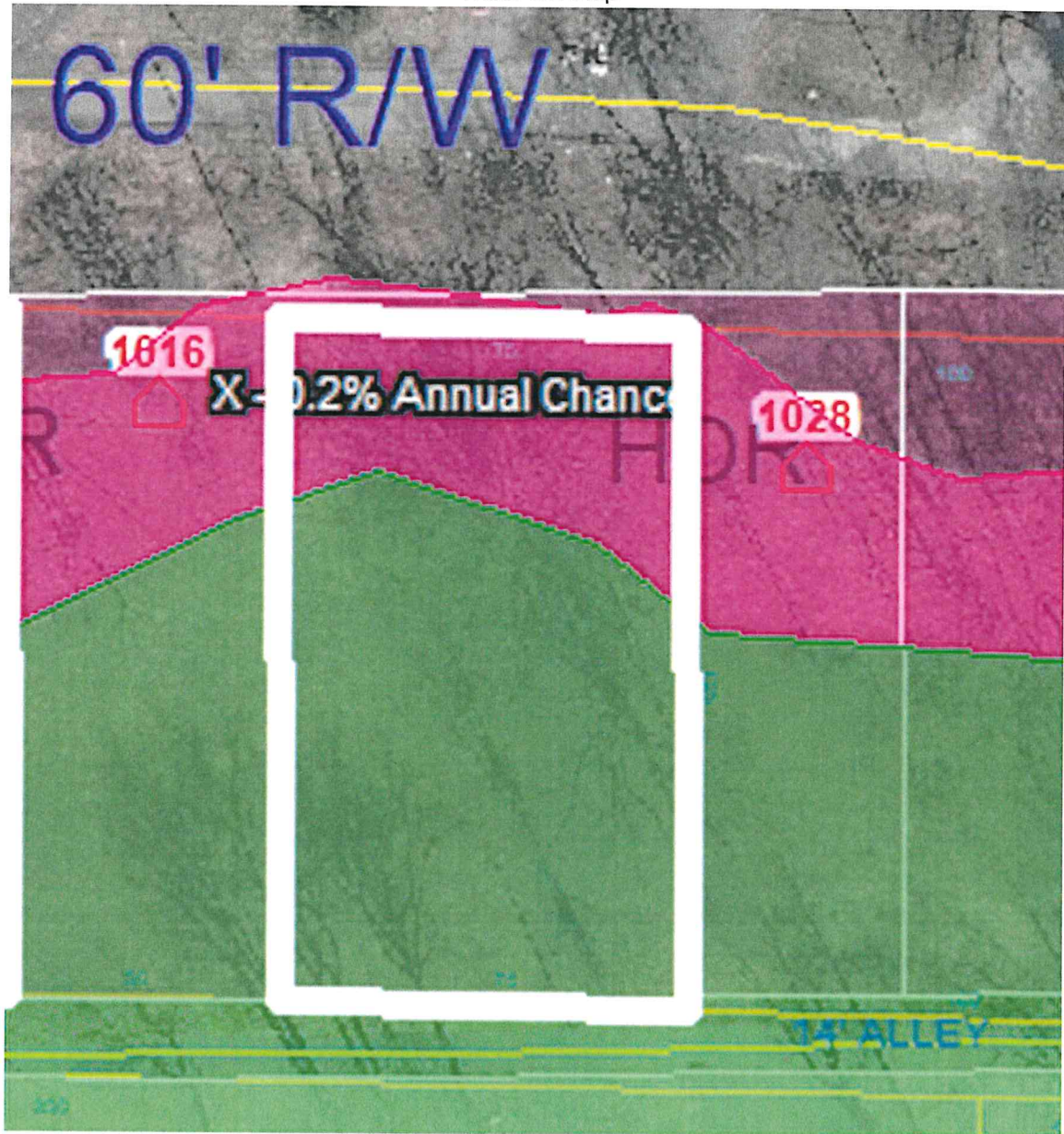
Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

This project *is in* conformance with the guidelines and ordinance.

Think GIS Map





HDCA-24-56

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 5/31/2024

Primary Location

~~1028~~ ¹⁰¹⁶⁺ E FIRST ST
MADISON, IN 47250

Owner

Johnson Bernard and
Hammock Anthony
Lot 57 & 58 John Sheets
Addition MADISON, IN 47250

Applicant

Kyle and Stephanie Smith
 812-599-6729
 steffy55@hotmail.com
 255 E Crowe St
Hanvoer, Indiana 47243

General Information

Are you the owner?*

No

Zoning Classification

HDR

Legal Description of Property

011-04234-00LOTS93,95,89&91, SHEETS ADD E 11-138-12, 1028 E FirstSt

Will you be working with a Contractor?

Yes

Description of Existing Use

Vacant-Plotted Lot

Description of Proposed Use

New home construction

Property Owner Information

Phone (Preferred)

812-599-2008

Phone (Alternate)

Email

hammockcontr@aol.com

Contractor Information

Company Name

Riverside Group, LLC

Contractor Name

Lisa Hammock

License Number

1302

Expiration Date

—

Phone

812-273-8785

Email

kwehner@riversidecontractingllc.com

Mailing Address

PO Box 57

City

Milton

State


KY

Zip Code

40045-0057

Type of Project

Select which applies to your project.*

Define Other 

New Building

Description(s) of Work

Scope of Work*

New home construction. Infill project. 44 ft wide by 66 ft deep. Modern ranch style 1,676 sq feet with added back porch and concrete patio. New concrete driveway both top (First Street) and bottom (Fillmore Alley). Dark gray LP siding, with black metal roof. Black aluminum clad framed windows and sliding doors.

Rear elevation basement level to have added garage door right side and added slider to far left side. The back porch staircase moves to the right side of porch and extends toward Fillmore Alley onto lower patio. Front porch railing to match the back porch railing.

Building Elements

Architectural Details

Awnings & Canopies

Existing Material*

Vacant lot

Proposed Material*

Wood/Metal/LP

Chimneys

Deck

Existing Material*

Vacant lot

Proposed Material*

Wood/Trex decking

Demolition

Existing Material*

Vacant lot

Proposed Material*

Infill project

Doors & Entrances

Existing Material*

Vacant lot

Proposed Material*

Glass/Aluminum clad

Fences and Walls

Existing Material*

Vacant lot

Foundations

Proposed Material*

Concrete-Walkout basement

Existing Material*

Vacant lot

Historic Garages & Outbuildings

Existing Material*

Vacant lot

New Construction/Addition

Porch Columns & Railings

Proposed Material*

Wood/Metal/Clear glass

Existing Material*

Vacant lot

Fire Escapes & Staircases

Proposed Material*

Wood/Metal/Glass

Existing Material*

Vacant lot

Gutters & Downspouts

Proposed Material*

LP

Lighting

Proposed Material*

Downward black metal

Pools, Fountains, Gazebos and Pergolas

Existing Material*

Vacant lot

Porches

Proposed Material*

Wood/Metal

Ramps and Lifts

Roofs

Existing Material*

Vacant lot

Proposed Material*

Metal

Shutters

Existing Material*

Vacant lot

Proposed Material*

LP

Siding

Existing Material*

Vacant lot

Proposed Material*

LP

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Existing Material*

Vacant lot

Proposed Material*

City water, gas, sewer, and electric

Windows

Existing Material*

Vacant lot

Proposed Material*

Glass/Black Aluminum clad

Other

Building Information

Please List All Building Materials* 


Wood frame, metal roof, LP siding, concrete foundation, driveway, patio, windows-aluminum clad, glass, brick, stone

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*

 Stephanie Smith
May 30, 2024

PROPERTY OWNER AUTHORIZATION FORM

I/We, Anthony Hammock & Bernard Johnson hereby authorize
(Property Owner(s) – Please Print)

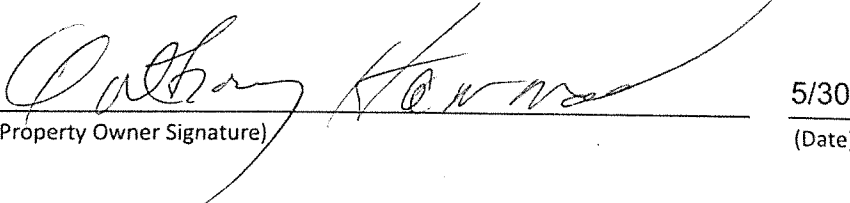
Stephanie &/or Kyle Smith, representative for n/a
(Applicant's Name) (Company, Firm, Organization)

to make application for a Certificate of Appropriateness to
(Type of Permit)

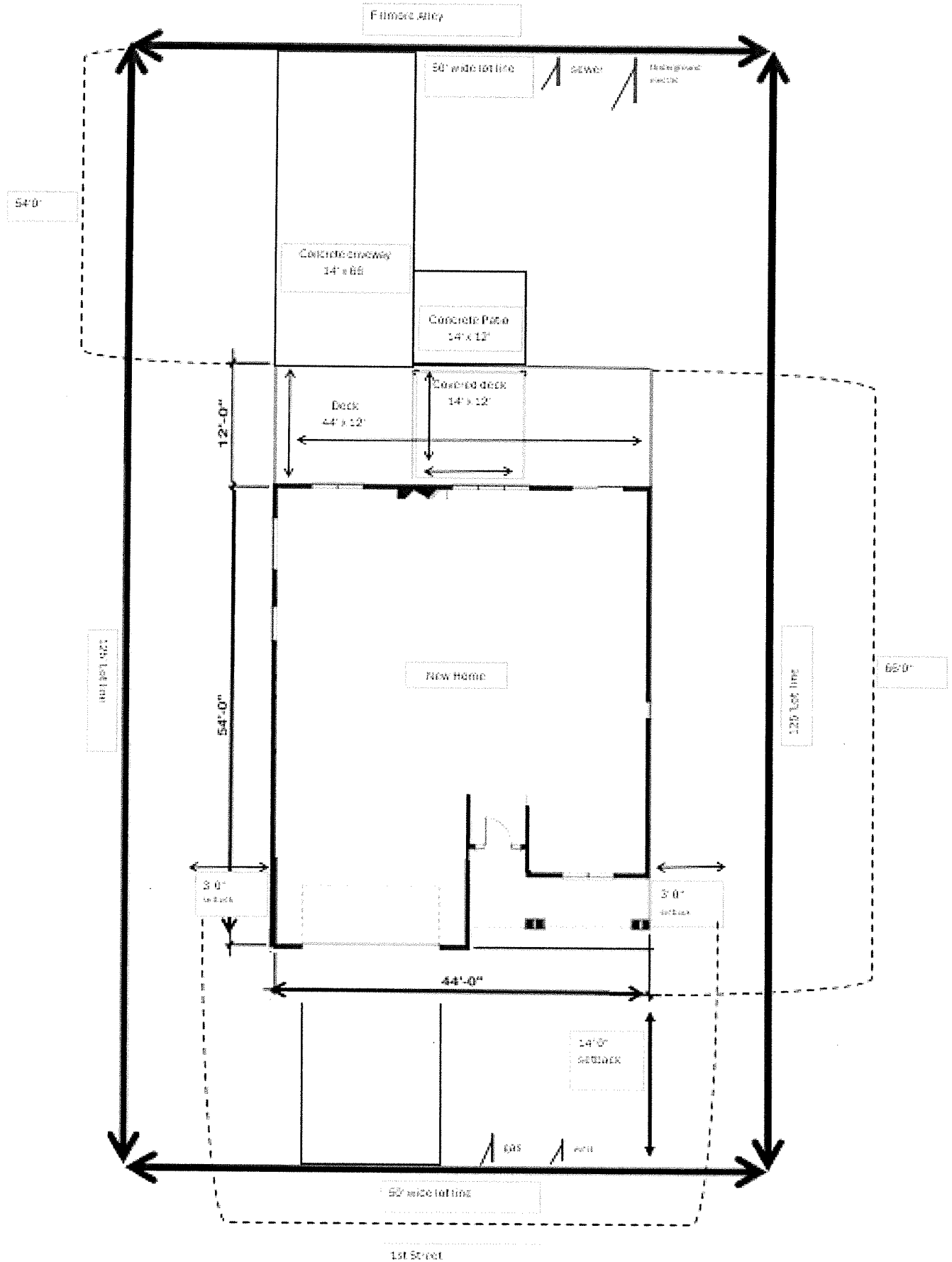
build a new home at
(Description of Proposed Work)

Lots 57 & 58 John Sheets Addition
(Property Address)

Madison, IN 47250
(City, State, Zip Code)


(Property Owner Signature) 5/30/2024
(Date)

Lot 57 and 58 John Shoetr Addition-Kyle and Stephanie Smith





View from Fillmore Alley



View from First Street



View to the left



View to the right



View across First Street



Neighbor to the right



Neighbor 2 and 3

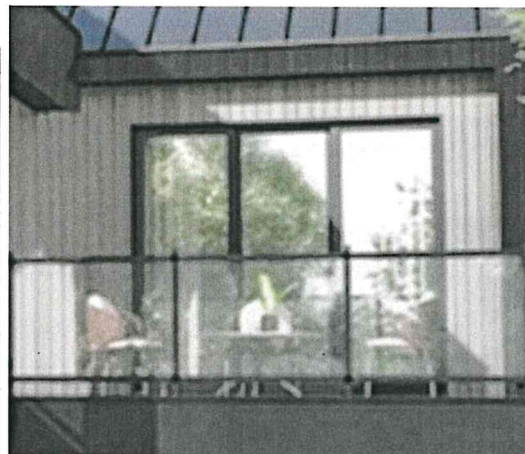


Homeowners: Kyle and Stephanie Smith--Builders: Tony and Lisa Hammack



Front of the house facing First Street-Gray LP siding/black metal roof/brick/rock accent

Sample garage door- Change front porch railing to match back porch railing.



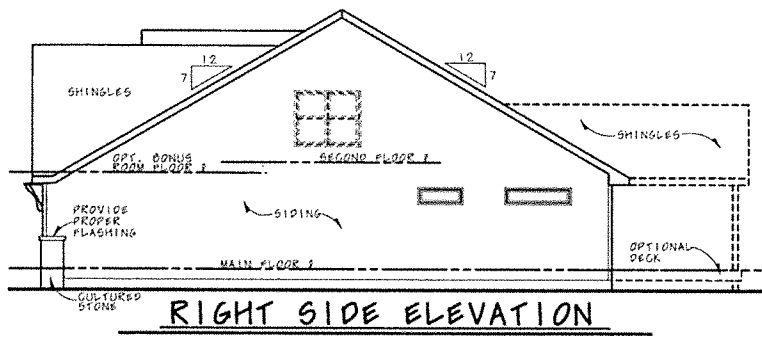
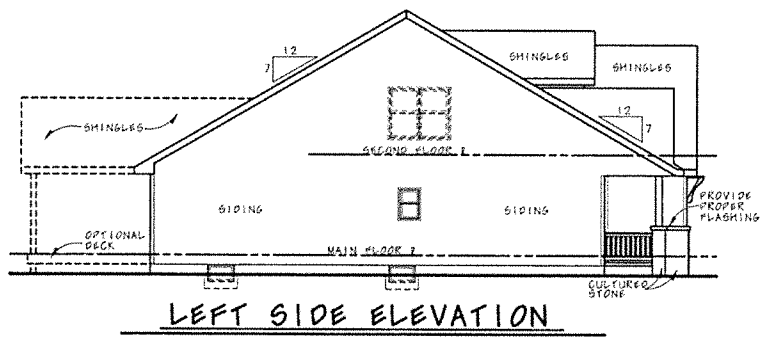
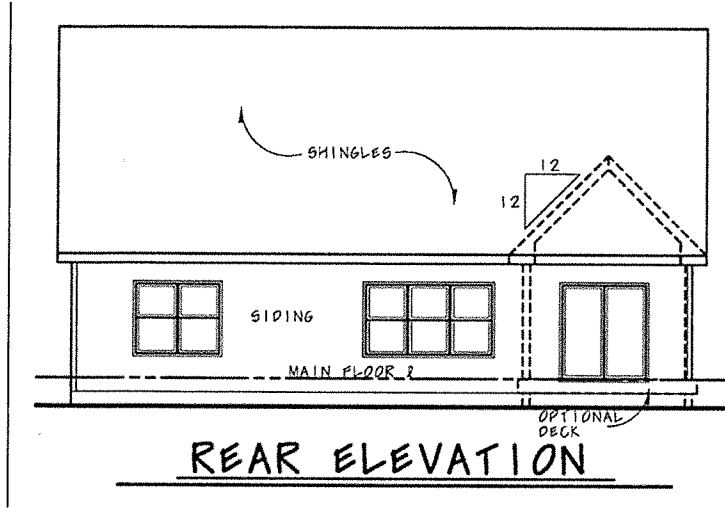


The rear of the house facing Filmore Alley (river)-Stairs will be turned facing the river, landing near the edge of the concrete patio. On the right side of the basement will be a garage door and concrete driveway down to Filmore Alley. The left basement window will become a slider.

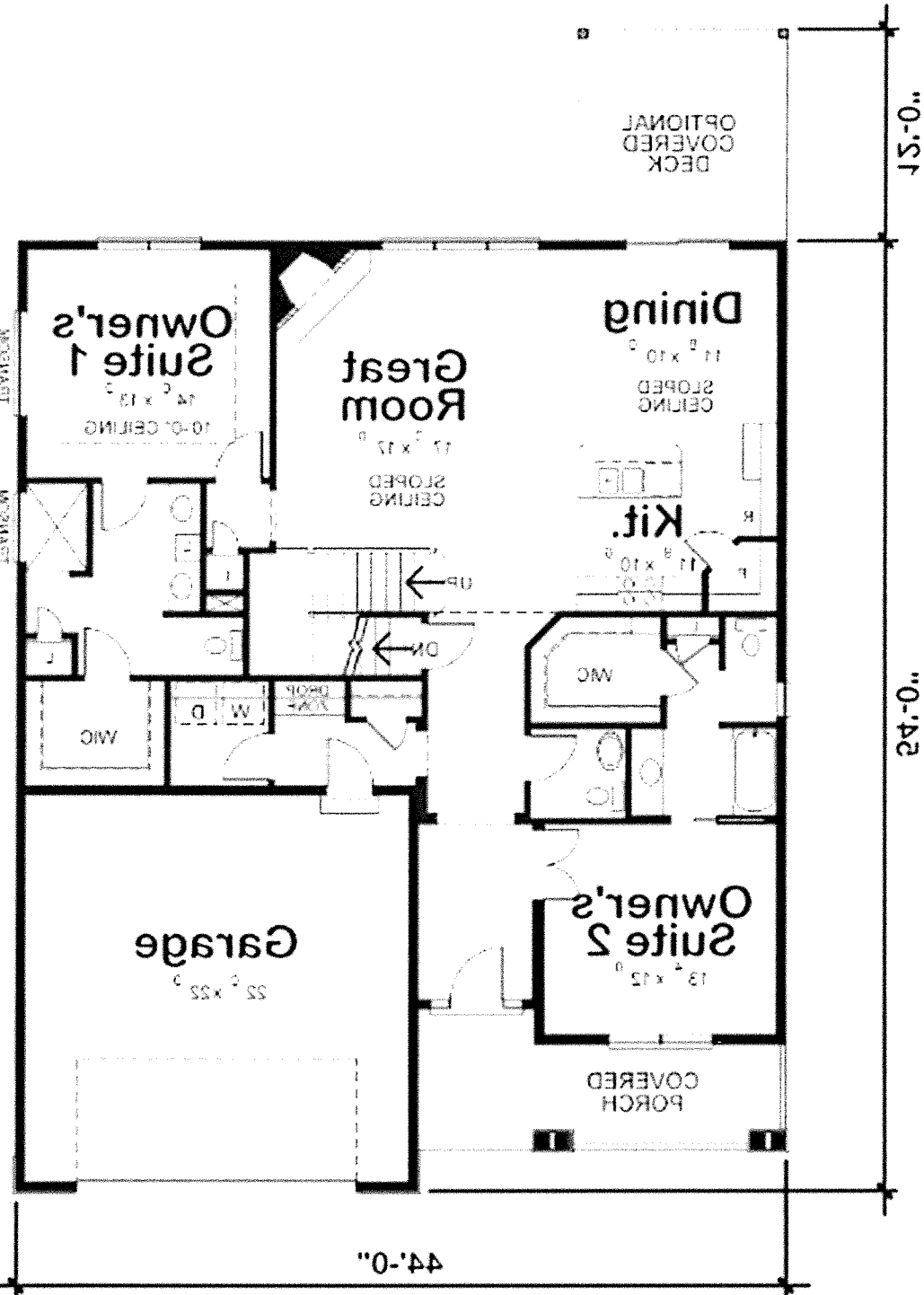
Sample garage door

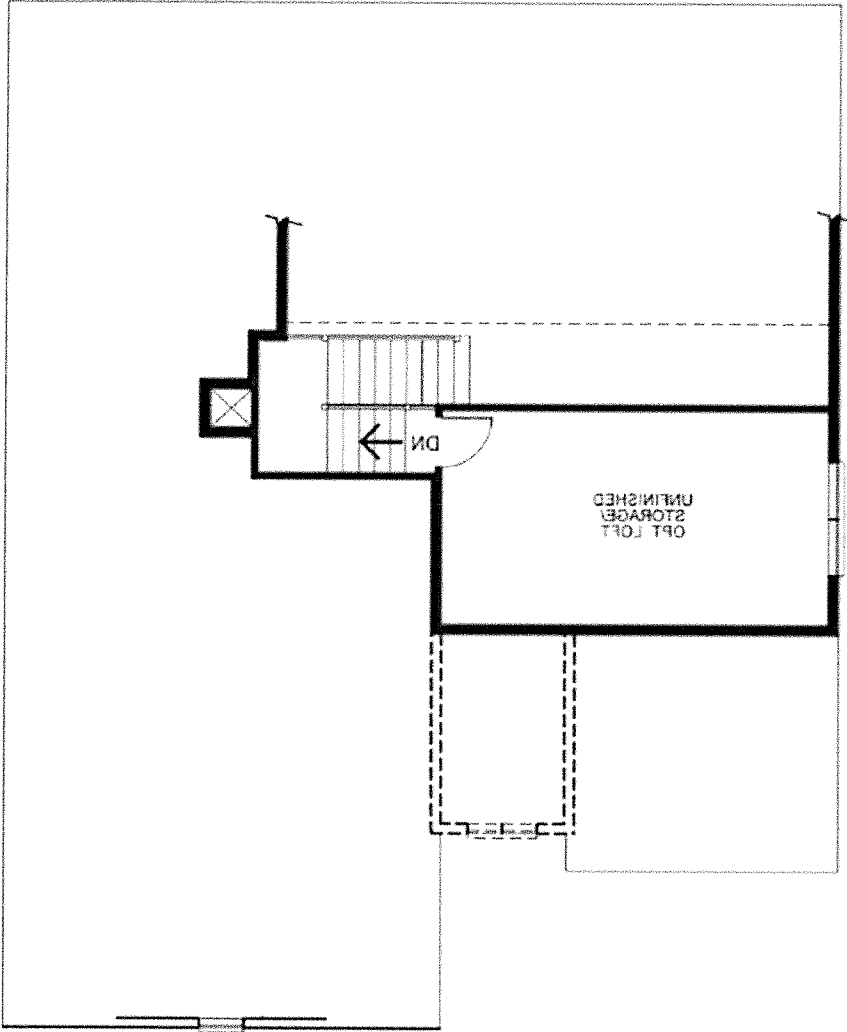


Elevations-walkout basement



Floor plan-over walk out basement 44 ft wide x 54 ft depth. Deck awning will be center and deck will run full width of the house.





Optional Bonus Level

2nd floor loft

Site Plan

FULL SPECS & FEATURES

Basic Features

Bedrooms : 2

Baths : 2.5

Stories: 1

Garages: 2

Dimension

Depth : 54'

Height : 26' 9"

Width : 44'

Area

Total : 1676 sq/ft

Bonus : 266 sq/ft

Garage : 512 sq/ft

Main Floor : 1676 sq/ft

* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.

Ceiling

Ceiling Details : Sloped ceiling in Great Room, Dining Room & Kitchen; 9' to 10' ceiling in master Bedroom

Main Ceiling : 9'

Upper Ceiling Ft : 8'

Roof

Primary Pitch : 7:12

Roof Framing : Conventional

Roof Type : Asphalt Shingle

Secondary Pitch : 7:12

Exterior Wall Framing

Exterior Wall Finish : Brick/Shingle/Siding

Framing : 2 x 6

Bedroom Features

2 Master Suites

Main Floor Bedrooms

Main Floor Master Bedroom

Split Bedrooms

Walk In Closet

Kitchen Features

Eating Bar

Kitchen Island

Walk In Pantry Cabinet Pantry

Additional Room Features

Great Room Living Room

Main Floor Laundry

Mud Room

Garage Features

Front Entry Garage

Lot Characteristics

Suited For Narrow Lot

Outdoor Spaces

Covered Front Porch



MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Kyle and Stephanie Smith (property owner: Bernard Johnson and Anthony Hammock)

Property Address: (address) 1067 4028-E FIRST ST

Proposed Action to: (explain) _____

Build a 44-ft by 66-ft new residential structure.

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

POSTING DEADLINE

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

6/10/24

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.