

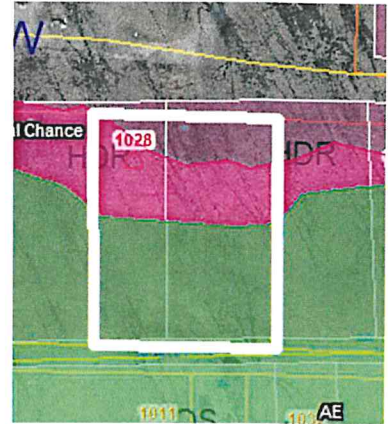


## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 1028 E First St to build a 42-ft x 58-ft new residential structure.*

Application Date: June 3, 2024  
HDBR Meeting Date: June 24, 2024

Project Description:  
Certificate of Appropriateness application to build a 42-ft x 58-ft new residential structure.



Current Zoning:  
HISTORIC DISTRICT RESIDENTIAL (HDR)

Project Location:  
1028 E First St

Applicant:  
Alexandra Hammock  
PO Box 1065  
Madison, IN 47250

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

- Supporting Documents:
- COA application
  - Photo of property
  - Structure Plan
  - Floor Plan
  - Renderings
  - Owner Authorization
  - 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

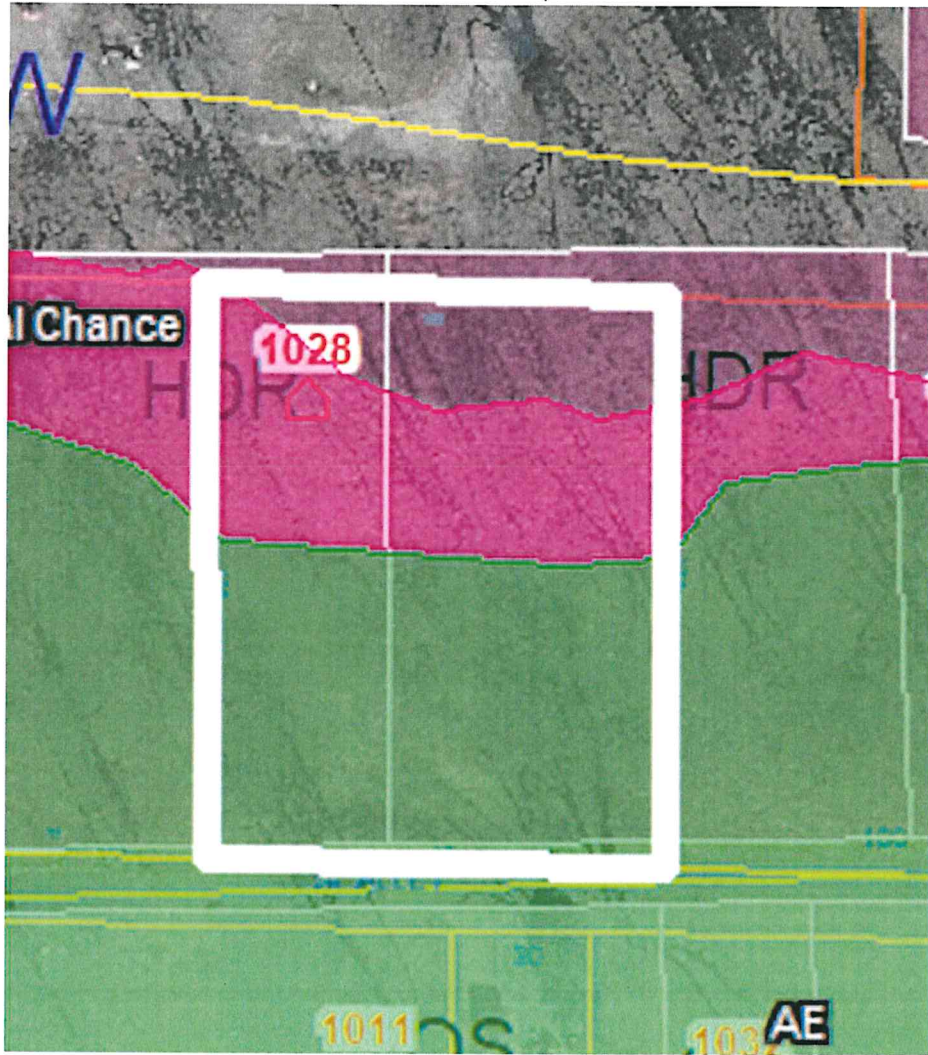
## Preservation Brief:

NA

## Conformance with Guidelines, Ordinance & Standards:

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

Think GIS Map





**HDCA-24-57**

Certificate of  
Appropriateness (COA)  
Application

Status: Active  
Submitted On: 6/3/2024

**Primary Location**

1028 E FIRST ST  
MADISON, IN 47250

**Owner**

Johnson Bernard and  
Hammock Anthony  
PO Box 1065 MADISON, IN  
47250

**Applicant**

Alexandra Hammock  
 812-599-7406  
alexandrahammock@gmail.com  
 PO Box 1065  
PO Box 1065  
Madison, IN 47250

**General Information**

**Are you the owner?\***

No

**Zoning Classification**

Vacant - Platted Lot

HDR

**Legal Description of Property**

011-04234-00 LOTS 93,95,89&91 SHEETS ADD E 11-138-12 1028 E First St

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

Yes

**Description of Existing Use**

Vacant - Platted Lot Lot 93 and Lot 95

**Description of Proposed Use**

Single Family Home

**Property Owner Information**

**Phone (Preferred)**

812-599-2008

**Phone (Alternate)**

812-599-5754

**Email**

alexandrahammock@gmail.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\***

3 bedroom 2 1/2 bath single family home on a basement foundation with 2 car garage

# Building Elements

## Architectural Details

## Chimneys

## Demolition

## Fences and Walls

## Foundations

## Proposed Material\*

Concrete Basement Foundation

## Historic Garages & Outbuildings

## New Construction/Addition

## Porch Columns & Railings

## Ramps and Lifts

## Awnings & Canopies

## Deck

## Doors & Entrances

## Fire Escapes & Staircases

## Existing Material\*

Concrete Basement Foundation

## Gutters & Downspouts

## Lighting

## Pools, Fountains, Gazebos and Pergolas

## Porches

## Roofs

Existing Material\*

Shingles

Proposed Material\*

Shingles

Shutters

Siding

Existing Material\*

LP Smart Side

Proposed Material\*

LP Smart Side

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Existing Material\*

City water and sewer, electric, and gas

Proposed Material\*

City water and sewer, electric, and gas

Windows

Existing Material\*

Aluminum clad

Proposed Material\*

Aluminum clad

Other

## Building Information

Please List All Building Materials\* 

Shingle Roof, Lp Siding, Aluminum Clad Windows, Brick Accent, Concrete Driveway, Concrete Patio on lower level, Wood Deck.




## 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\***

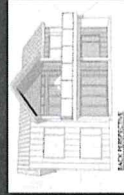
 Alexandra Hammock  
May 31, 2024





Save

Front View



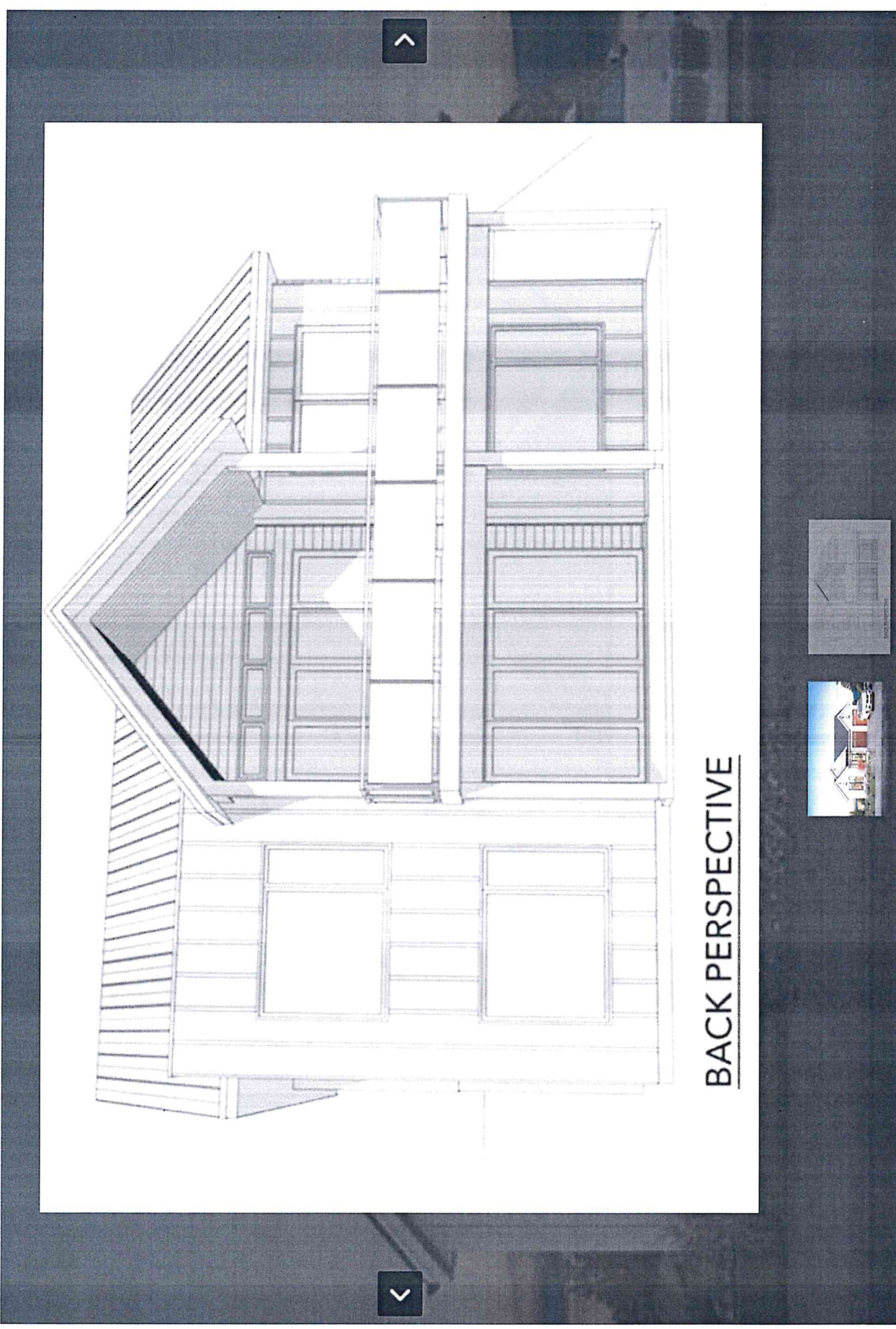
Photographs may reflect modified home | [View all 2 images](#)

© copyright by designer

## THE MAPLE MODERN FARMHOUSE STYLE HOUSE PLAN 6360



Rear View



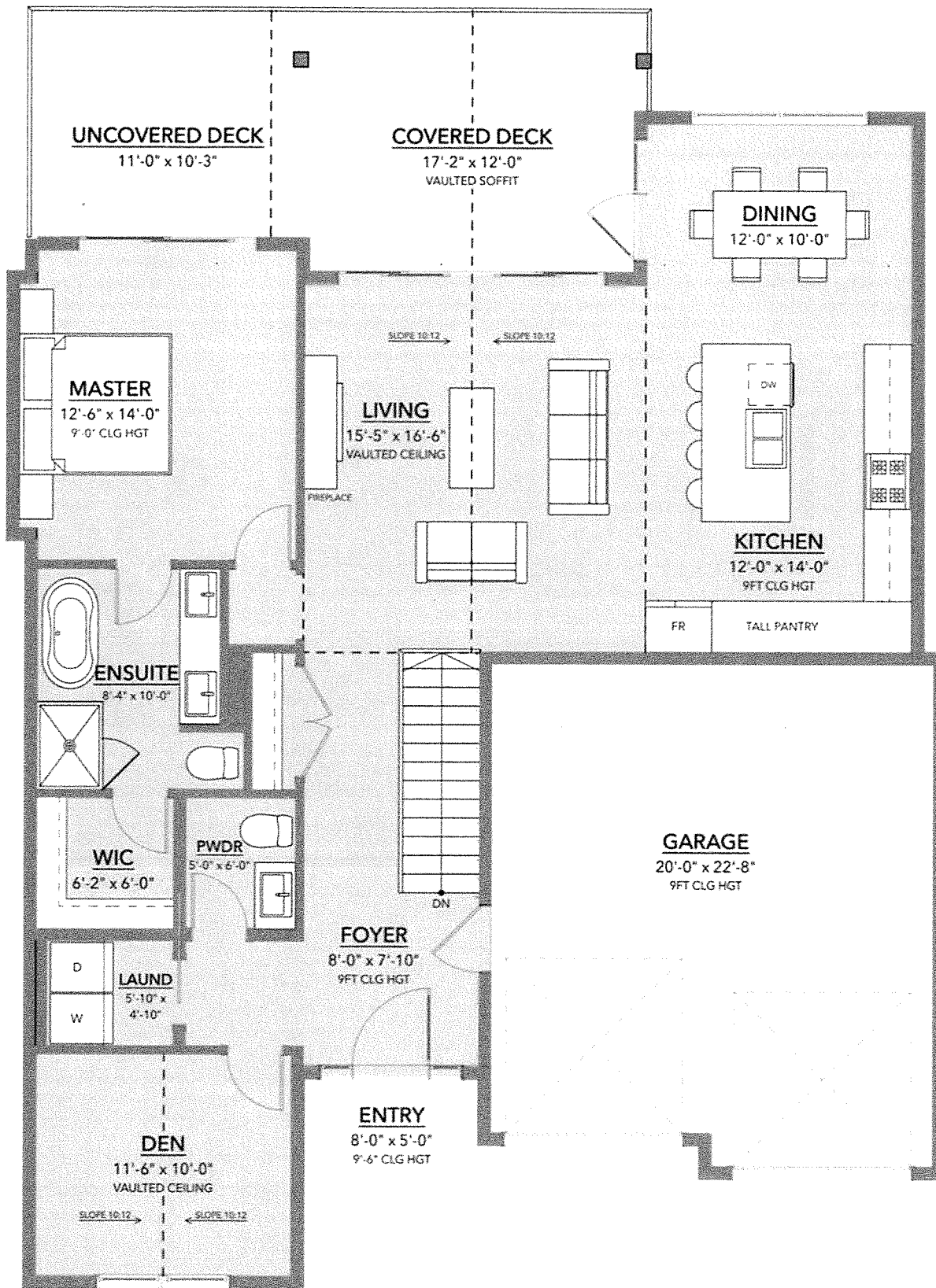
BACK PERSPECTIVE



Photographs may reflect modified home | [View all 2 images](#)

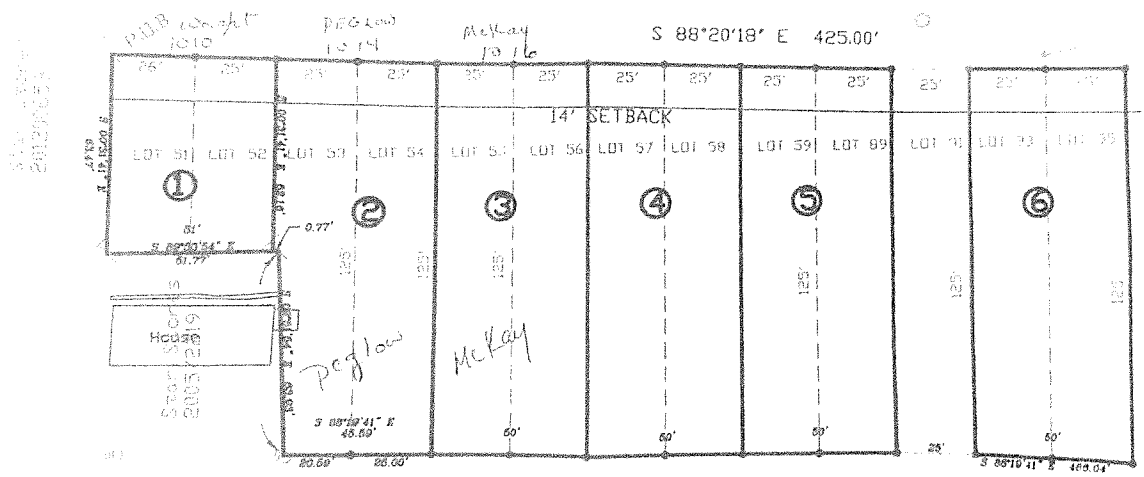
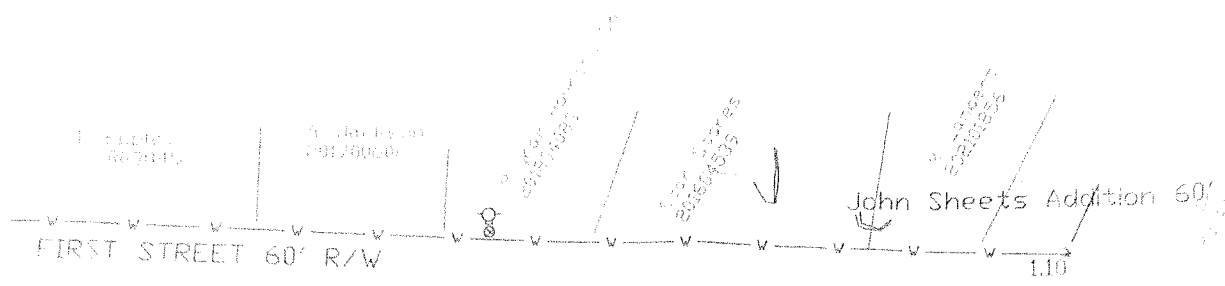
© copyright by designer

# THE MAPLE MODERN FARMHOUSE STYLE HOUSE PLAN 6360



# MAIN FLOOR

MAIN FLOOR AREA:	1,345 SQFT
WIDTH:	41'-6" (42'-4" w/ cantilever)
DEPTH:	55'-8" (57'-8" w/ deck cantilever)



FILMORE STREET 14' wide

C. & W. Bennett  
2015024-45

2  
11/15

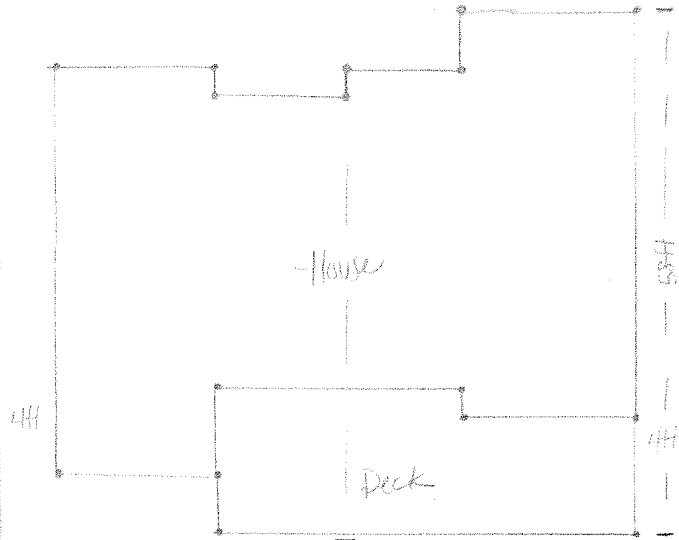
East 1st Street

125 ft

lot 93

lot 95

14 ft setback



58 ft

44 ft

44 ft

42 ft wide

125 ft

58 ft

House

42 ft wide  
58 ft long

Dimensions

Front - 44 ft

Left - 44 ft

Right - 44 ft

Back - 58 ft

25 ft

50 ft



PROPERTY OWNER AUTHORIZATION FORM

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

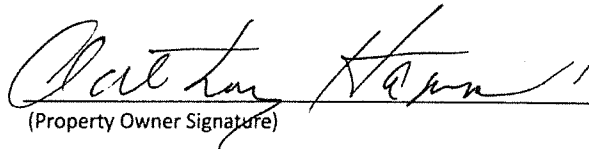
Alexandra Hammock, representative for Riverside Group LLC  
(Applicant's Name) (Company, Firm, Organization)

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

build a new house on 1st St at  
(Description of Proposed Work)

Lots 93 & 95 John Sheets Addition, 1st Street  
(Property Address)

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

  
(Property Owner Signature)

5/31/24  
(Date)



**MADISON**  
*Indiana*  
Planning, Preservation and Design

**MADISON HISTORIC DISTRICT  
BOARD OF REVIEW**

## **Request for Certificate of Appropriateness**

**Application has been made by: (name)** Alexandra Hammock

**Property Address: (address)** 1028 E First St

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

Build a 42-ft x 58-ft new home

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

**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.**