



**PROJECT BRIEF**

*Historic District Board of Review Application for Certificate of Appropriateness at 117/119 St Michaels Ave. to tear down current garage and replace with new garage.*

**Application Date:** August 20, 2024  
**HDBR Meeting Date:** September 23, 2024



**Project Description:**

Certificate of Appropriateness application to tear down current garage and replace with new garage.

**Current Zoning:**

HISTORIC DISTRICT RESIDENTIAL (HDR)

**Project Location:**

117/119 St. Michaels Ave

**Applicant:**

Duane and Sheryle Raab  
 117 St Michaels St.  
 Madison, IN 47250

**Owner:**

Same

**Supporting Documents:**

- COA application
- Photographs
- Copy of HDBR meeting public sign

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

Date	1860
Style	Italianate
Evaluation	Contributing
Survey Notes	

**Alterations:** Replacement wood doors with transoms

**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. New outbuildings should respect and blend with the architectural style and scale of the associated dwelling.

**24.2** Site new garages and accessory buildings appropriately on the lot. Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.

**24.3** If reconstruction of a missing garage or outbuilding is desired, it should be based on accurate evidence of the original configuration, form, massing, style, placement, and detail from photographic evidence or other documentation of the original building.

**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. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding, plywood and oriented strand board (OSB) are not sufficiently durable for exterior use and are not appropriate.

**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. These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, solid wood or wood garage doors with a paneled design are more appropriate.

**24.9** At double garages, two single garage doors rather than one larger, double door should be installed. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.

**24.10** New carports should be located at the rear of dwellings and not visible. Most carport designs have flat roofs and metal support columns and are not compatible with historic dwelling designs.

### 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*

2. 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.
11. 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.
12. 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.

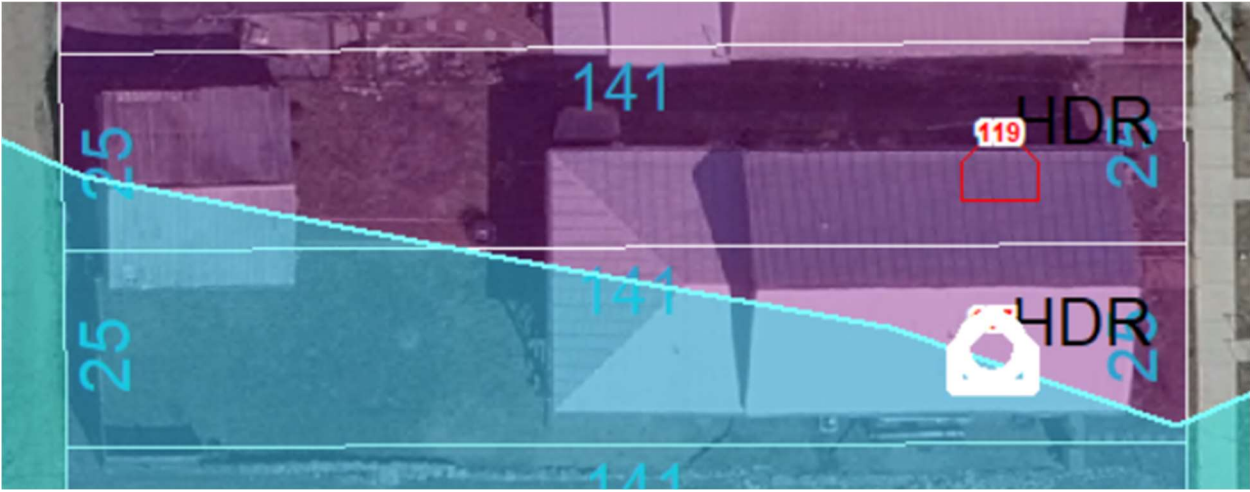
**Preservation Brief:**

N/A

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

This project is in conformance with the guidelines and ordinance.

Think GIS Map





## 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: Juane + Sheryl Raab  
 Street: 117 St Michaels Ave  
 City: Madison State: IN Zip: 47250  
 Phone (Preferred): 765-561-8070  
 Phone (Alternate): 765-561-4148  
 Email: draab48@hotmail.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: 117/119 St Michaels Ave Madison IN 47250

Zoning Classification: \_\_\_\_\_

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 checked="" type="checkbox"/> Demolition   | <input type="checkbox"/> Other: _____                            |

Description of Existing Use: Garage

Description of Proposed Use: Garage w/ upstairs for side hobbies

Name of Contractor (If applicable): Samuel Girard + ?

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.

Demo current garage and replace with new garage. New garage 28'x28' with 12'x28' pad and lean to roof. Variance request for set back on North side. We also want to move the new construction away from the alley to assist with approach.



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 checked="" type="checkbox"/>	Siding	44	HDBR/STAFF		
<input checked="" type="checkbox"/>	Metal	49	STAFF	vinyle side metal roof	Hardboard metal roof
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input checked="" type="checkbox"/>	Awnings & Canopies	54	STAFF	Not existing	New on south side
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	1 overhead 1 walk in	2 overhead 1 walk in
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input checked="" type="checkbox"/>	Foundations	63	STAFF	Concrete	Concrete
<input checked="" type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input checked="" type="checkbox"/>	Light Fixtures	66	STAFF		New lighting
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	metal	metal
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	3 aluminum	5 vinyl
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input checked="" type="checkbox"/>	Fences and Walls	88	STAFF	along alley	along alley
<input checked="" type="checkbox"/>	Mechanical Units	91	STAFF	N/A	Heating Cooling
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas (existing)	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	Vinyl Siding	Hardy board
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input checked="" type="checkbox"/>	New Construction - Additions	109	HDBR		2nd floor space
<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 checked="" type="checkbox"/>	Relocation	115	HDBR		Move garage West 6'
<input checked="" type="checkbox"/>	Demolition	116	HDBR	Old Garage	
<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.

8-20-2024  
Date

*[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





**COA Addendum – Fence/Wall or Signage**

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This COA addendum must be filed with an application for a Certificate of Appropriateness (COA) for projects which include a fence/wall or sign.

**FENCE/WALL**

Fence height: 6' Fence length: 20'

Fence materials: Please list fence materials.  
Wooden privacy type fence

Gate(s) and gate material(s): Please include number of gates and the material for each gate. If there will be no gates please put 0 (zero).

1, maybe 2 depending how they are configured

Fence installation:

- On a plinth
- In-ground
- With posts in concrete
- Other: \_\_\_\_\_

**SIGN**

Sign size: \_\_\_\_\_ Sign message: \_\_\_\_\_

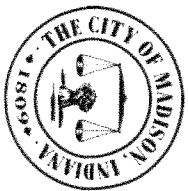
Sign letter size: \_\_\_\_\_

Dimension of building face: \_\_\_\_\_

Please list sign materials:  
 \_\_\_\_\_  
 \_\_\_\_\_

Sign installation:

- Flat on structure
- At right angle
- Beside door
- Above door/window
- On glass window
- Other: \_\_\_\_\_



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

**MADISON HISTORIC DISTRICT  
BOARD OF REVIEW**

# Request for Certificate of Appropriateness

Application has been made by: (name) Duane and Sherlye Raab

Property Address: (address) 117 St Michaels Ave

Proposed Action to: (explain) \_\_\_\_\_  
demolish old garage and replace with new 28' x 28' garage

Meeting will be held on: (date) September 23, 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 Planning, Preservation, & Design at (812) 265-8324.

**POSTING DEADLINE**

9/8/24