



**PROJECT BRIEF**

*Historic District Board of Review Application for Certificate of Appropriateness at 1300 W. Second St. to replace the garage.*

Application Date: July 19, 2024

HDBR Meeting Date: November 25, 2024

Project Description:

Certificate of Appropriateness application to replace the garage.

Current Zoning:

R-8 RESIDENTIAL MEDIUM DENSITY (R-8)

Project Location:

1300 W. Second St.



Applicant:

Shane Calkin  
 1300 W. Second St.  
 Madison, IN 47250

Owner:

Same

Supporting Documents:

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

Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	
Evaluation	Contributing
Survey Notes	

Alterations:

NA

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.

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

The project is in conformance with Guidelines.

**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:**

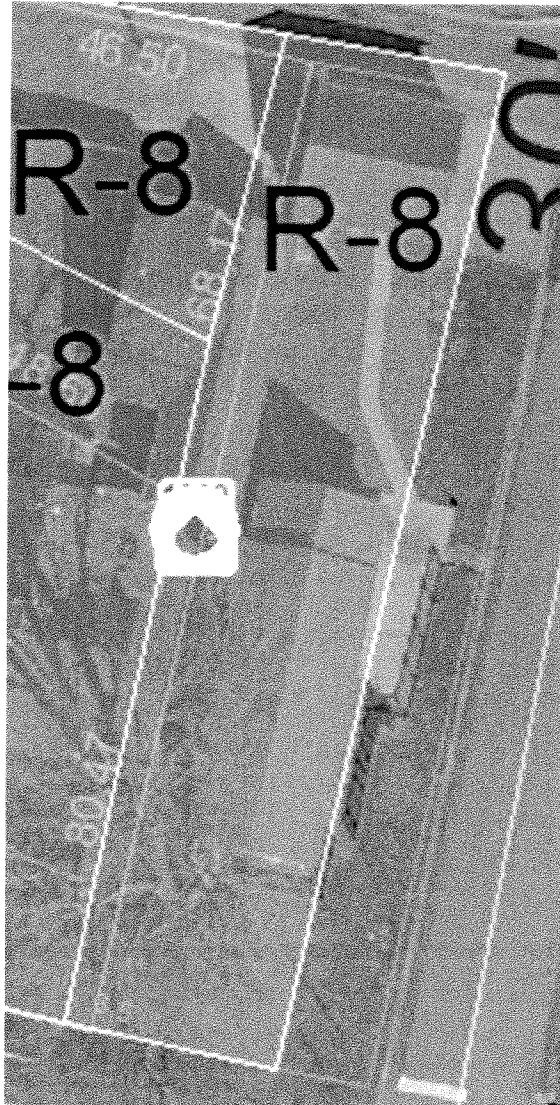
*Standards for Rehabilitation*

1. 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.
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:**

N/A

Think GIS Map



# HISTORIC RESOURCE INVENTORY FORM

Resource Address:  
**1300 W 2nd St**  
**Madison Indiana 47250 USA**

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 plateau with slight incline to east and south, located on the second terrace above river. Small plantings, one large deciduous tree. Concrete steps, path, and patio.



Lat/Long: 38.7395384775814400, -85.4020240288360500 [WGS84]  
 UTM: Zone 16S, 638881.3600 mE, 4289085.6583 mN  
 Parcel No.

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879, circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

## Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: frame	Exterior Material(s): Vertical Wood Siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Shotgun, rectangular	Roof Type: Gabled	
Foundation: rubblestone	Windows: wood 4/4 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	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

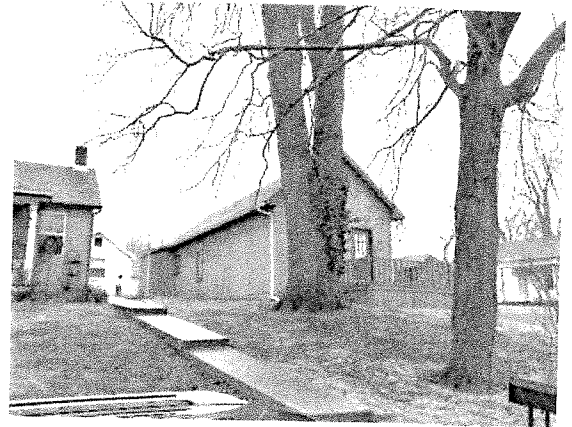
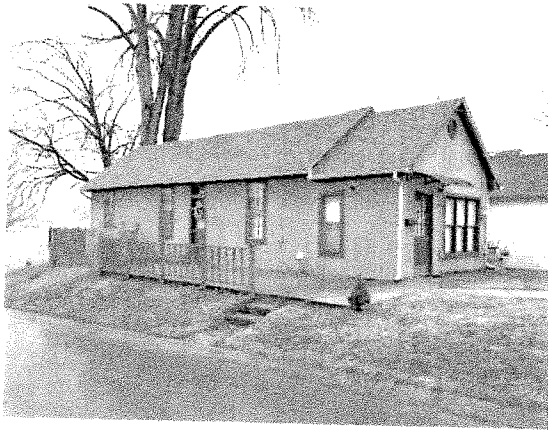
Level of potential eligibility

National  
 State  
 Local

Eligibility: Applicable NHL Criteria: 4

### Landmark potential

National  
 State  
 Local



**Description/Remarks**

This is a 1-story house built in 1870. The structural system is frame. The foundation is rubblestone. Exterior walls are vertical wood siding. Siding is modern. The building has a gabled roof clad in asphalt shingles. Fascia, boxed cornice, attic vents. Windows are wood, 4/4 double-hung sashes. Wood surrounds, aluminum storm windows. Wrap-around wood deck. Upper-light panel doors on front and side. Transom on side facing Marine Street.

**Survey and Recorder**

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: February 2022
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), surveyed Jun 26, 2002, Site Number 1-059
Inventoried: 09/20/2021 11:42:51 am Last updated: 06/18/2022 6:46:42 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



### HDCA-24-96

Certificate of  
Appropriateness (COA)  
Application

Status: Active

Submitted On: 9/6/2024

### Primary Location

1300 W SECOND ST  
MADISON, IN 47250

### Owner

Shane Calkin  
Jackson Street 213  
Jeffersonville, IN 47130

### Applicant

Shane Calkin  
 502-639-9646  
 shane.calkin@gmail.com  
 1300 West Second St  
Madison, IN 47250

## Internal Review

Staff Completing Online Form

is applicant paying by credit card?

Send for HDBR review

Notification Sign

2

Incomplete application

incomplete signs paid by credit card?

Approval/Denial Date

—

Approved/Denied

—

Name and Title of Reviewer

Additional Comments

## General Information

Are you the owner?\*

Yes

Zoning Classification

Residential

Legal Description of Property

Single Family residence.

Will you be working with a Contractor?

No

Description of Existing Use

I am looking to replace the garage.

Description of Proposed Use

Garage

## Type of Project

Select which applies to your project.\*

Restoration, Rehabilitation, or  
Remodel

Define Other 

Garage



## Description(s) of Work

### Scope of Work\*

I am looking to replace the existing garage. I have zoning in the works, as well as my permit. I was informed just now I need to get approval. The building will be nearly identical. I am just going with a pole barn in its place, same location, the colors should be similar to the house.

## Building Elements

### Architectural Details

### Awnings & Canopies

### Chimneys

### Deck

### Demolition

### Existing Material\*

wood siding, wood structure

### Proposed Material\*

metal siding pole barn

### Doors & Entrances

### Existing Material\*

garage door and side door

### Proposed Material\*

garage door and side door

### Fences and Walls

### Fire Escapes & Staircases

**Foundations**

**Gutters & Downspouts**

**Historic Garages & Outbuildings**

**Lighting**

**New Construction/Addition**

**Pools, Fountains, Gazebos and Pergolas**

**Porch Columns & Railings**

**Porches**

**Ramps and Lifts**

**Roofs**

**Shutters**

**Siding**

**Signage**

**Storefronts**

**Storm Doors and Storm Windows**

**Utilities**

**Windows**


**Other**

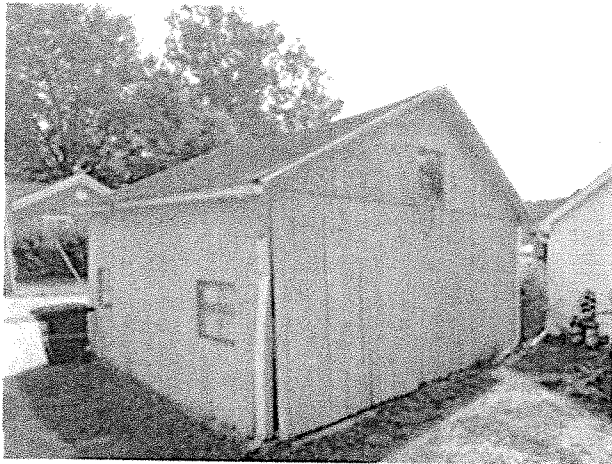
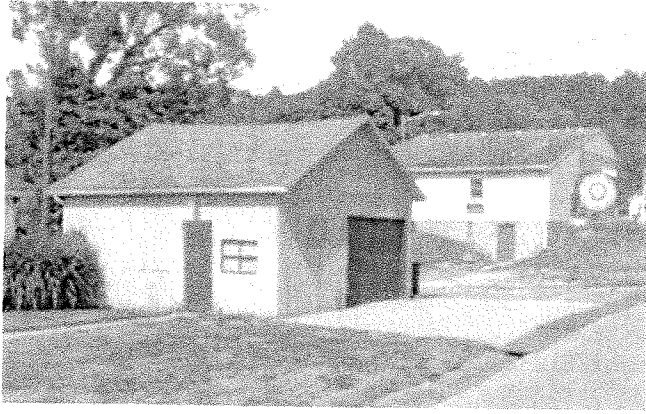
## Acknowledgement

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

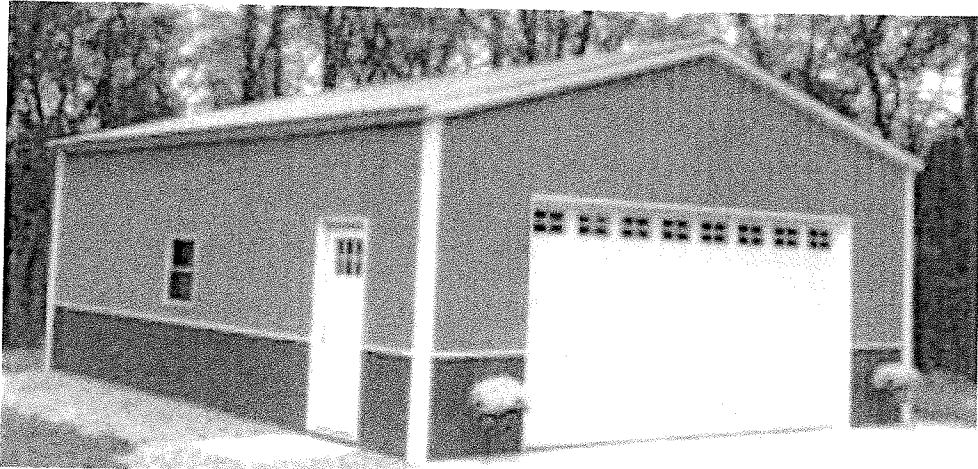
- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application 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\***

 Shane T. Calkin  
Sep 6, 2024



This is an example of what I plan on putting back in this current place. The color should be closer to the tan./brown of the current house. Awaiting approval from the zoning board to replace the existing structure.





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

**MADISON HISTORIC DISTRICT  
BOARD OF REVIEW**

# Request for Certificate of Appropriateness

Application has been made by: (name) Shane Calkin

Property Address: (address) 1300 W. Second St.

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

Demolish and replace garage with new one

Meeting will be held on: (date) October 28, 2024

**POSTING DEADLINE**

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

10-13-2024

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.