



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness 1122 W. Second St. to demolish and rebuild back addition.

Application Date: November 4, 2024
HDBR Meeting Date: November 25, 2024

Project Description:
Certificate of Appropriateness application to change demolish and rebuild back addition.



Current Zoning:
R-8 RESIDENTAL MEDIUM DENSITY (R-8)

Project Location:
1122 W. Second St.

Applicant:
Hanging Rock Properties
902 Michigan Rd.
Madison, IN 47250

Owner:
Same

Supporting Documents:
COA application
Photographs
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	1850
Style	
Evaluation	Contributing
Survey Notes	Single story rear addition

Alterations: Single story rear addition
Historical Information/Misc. Important Information:
Prior COA Approvals:

Guidelines, Standards, & Ordinances
HDBR Guidelines:

Madison Historic District Design Guidelines – 26.0 NEW CONSTRUCTION – ADDITIONS p.106-108

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

26.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

26.3 The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

26.4 Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features. Additions should be set in at least one foot (1') to show a break between the original structure and the new addition.

26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding or trim may be allowed. SEE SIDING GUIDELINES.

26.6 Wood windows are most appropriate for new additions within the historic district; however, substitute window materials may also be acceptable for new additions. SEE WINDOWS GUIDELINES.

26.7 Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

26.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

26.9 Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

26.10 Additions which are appropriately sized and scaled may be added at the rear of commercial buildings.

26.11 Rooftop additions for commercial buildings may be approved under certain conditions. Rooftop additions for additional living space or decks may be appropriate if the addition is stepped back from the main façade of the building by at least thirty (30) feet. On corner lots, the addition should be stepped back at least twenty (20) feet on the side street. With the zoning height restriction of forty-five feet, only a small number of commercial buildings would have the potential for a rooftop addition.

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:

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

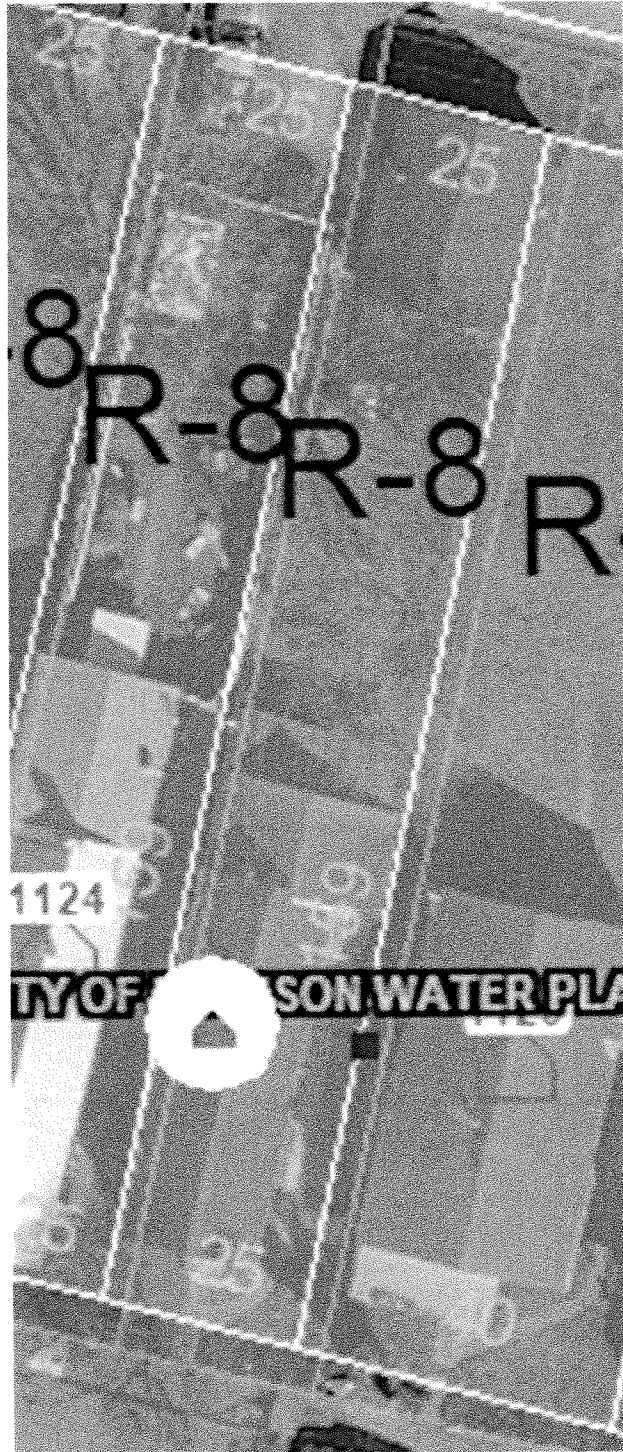
Preservation Brief:

9: The Repair of Historic Wooden Windows

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance.

Think GIS Map



HISTORIC RESOURCE INVENTORY FORM

Resource Address:
1122-22.5 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 the second terrace above the river. Concrete path to front and rear entrances. Mature trees. Concrete retaining wall.



Lat/Long: 38.7387150439471400, -85.3980594300594300 [WGS84]

UTM: Zone 16S, 639227.5453 mE, 4289000.3004 mN

Parcel No. GIS/Ref/ID: 32221

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1850-1859 , circa 1850*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style:	<input checked="" type="checkbox"/> Additions (c. 1990) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including Guest House
Structural: masonry	Exterior Material(s): brick	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Shotgun, L	Roof Type: Gable Front	
Foundation: parged	Windows: vinyl 1/1 double-hung sashes	
General condition: Excellent	Chimney(s): one brick	
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

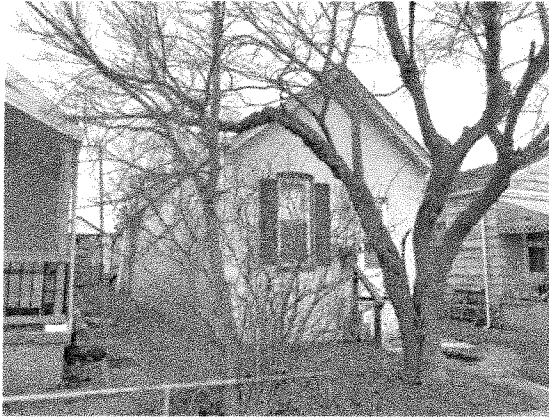
Level of potential eligibility

National
 State
 Local

Landmark potential

National
 State
 Local

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 1-story house built in 1850. The structural system is masonry. The foundation is parged. Exterior walls are brick. Brick is common bond. The building has a gable front roof clad in asphalt shingles. Gabled roof, boxed eaves, brick chimney. There is one brick chimney. Windows are vinyl, 1/1 double-hung sashes. 1/1 windows in segmental arch openings. Upper multi-light panel door with blocked transom, storm door, stone steps and modern railing in segmental arch opening. Side entry door blocked, second entrance in rear addition. There is a single-story, rear, frame addition.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
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) ID #32221, surveyed Jul 18, 2002, Site Number 2-331
Inventoried: 09/20/2021 11:43:03 am Last updated: 06/18/2022 6:55:37 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



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.

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: Hanging Rock Properties
 Street: 902 Michigan Rd.
 City: Madison State: IN Zip: 47250
 Phone (Preferred): 812-701-1344
 Phone (Alternate): _____
 Email: Red pepper cater@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: 1122 W. 3RD Madison, IN

Zoning Classification: Residential

Type of Project (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> New Building | <input checked="" 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: Replacing like windows, Rebuilding back

Description of Proposed Use: Residential Add on building

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.

Rebuilding BACK Addition of Building
AND Replacing Windows Adding TRANSOM TO Front
Door.

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		Hardy Siding
<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 checked="" type="checkbox"/>	Foundations	63	STAFF		Concrete Rehab
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input type="checkbox"/>	Porches	68	HDBR/STAFF		
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF		Shingles
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF		Vinyl
<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 (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 checked="" type="checkbox"/>	New Construction - Residential	94	HDBR		Wood +
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		Hardy Siding
<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:

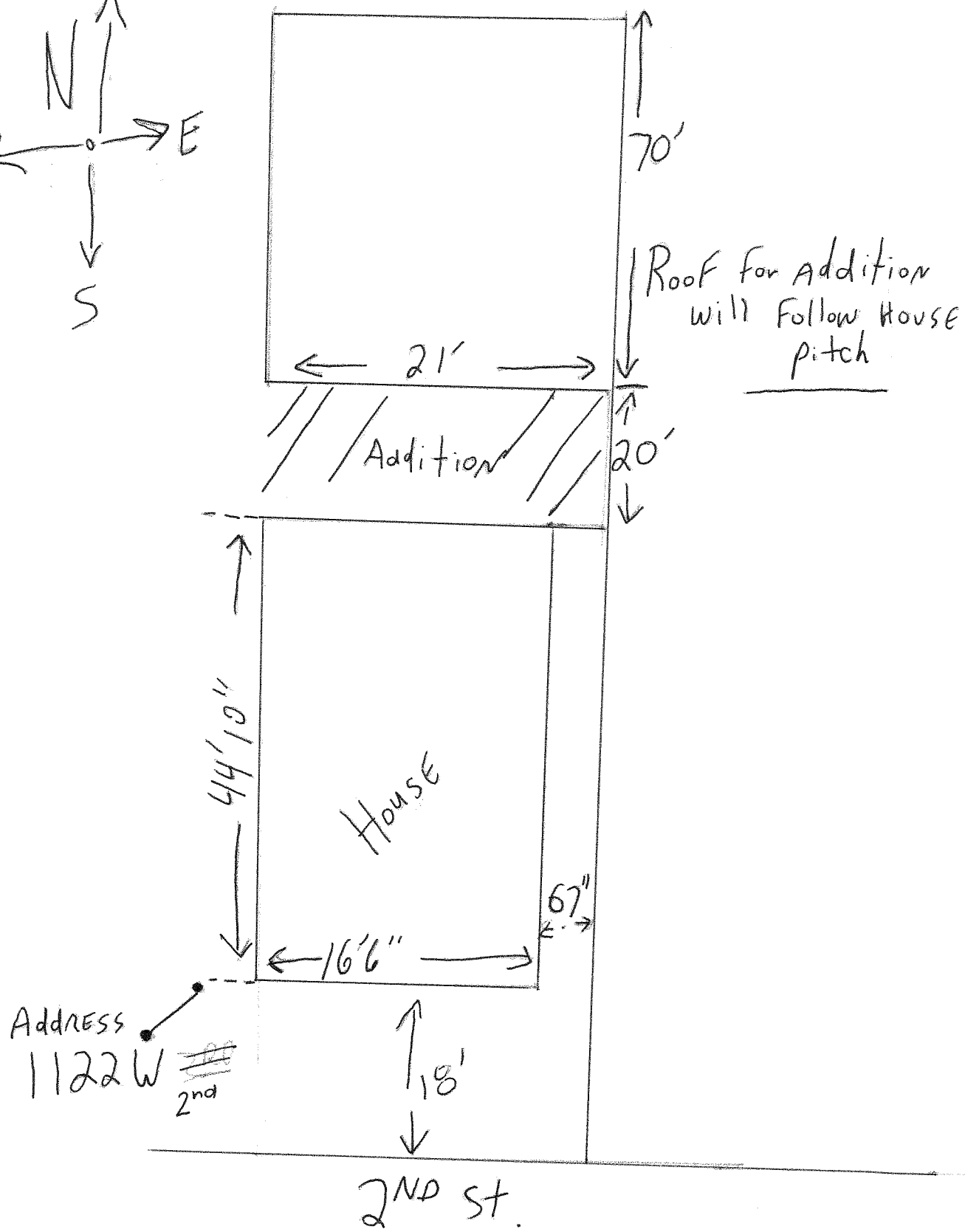
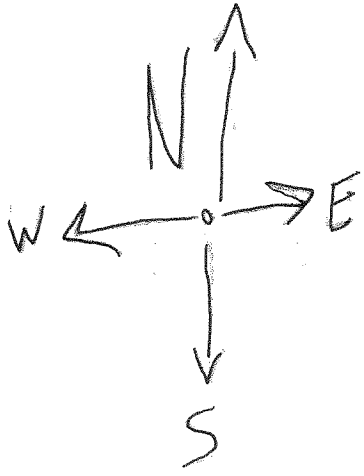
- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications.
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application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

Date Signature of Applicant

<p>COMPLETED BY PLANNING OFFICE</p> <p>Application Accepted on: _____</p> <p>Application Accepted by: _____</p> <p>Application to be Reviewed by:</p> <p><input type="checkbox"/> HDBR <input type="checkbox"/> STAFF</p>	<p>Meeting Information: Historic District Board of Review</p> <p>101 W Main St, Madison, IN 47250 - Council Chambers</p> <p>Meeting Date: _____ Time: 5:30PM</p> <p>Action on Application:</p> <p><input type="checkbox"/> HDBR/STAFF COA issued <input type="checkbox"/> HDBR/STAFF COA denied</p> <p><input type="checkbox"/> HDBR Extended <input type="checkbox"/> Sent to HDBR by Staff</p>
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Documentation Review (Completed by Planning Office)

- | | |
|--|---|
| ____ Owner Authorization provided (if req'd) | ____ Required supporting documents are provided |
| ____ Site plan is adequate | ____ COA Addendum (if req'd) |
| ____ Application is complete | ____ Notification Sign given to applicant |



Roof for Addition
will Follow House
pitch

Address
1122 W
2nd

2ND ST.

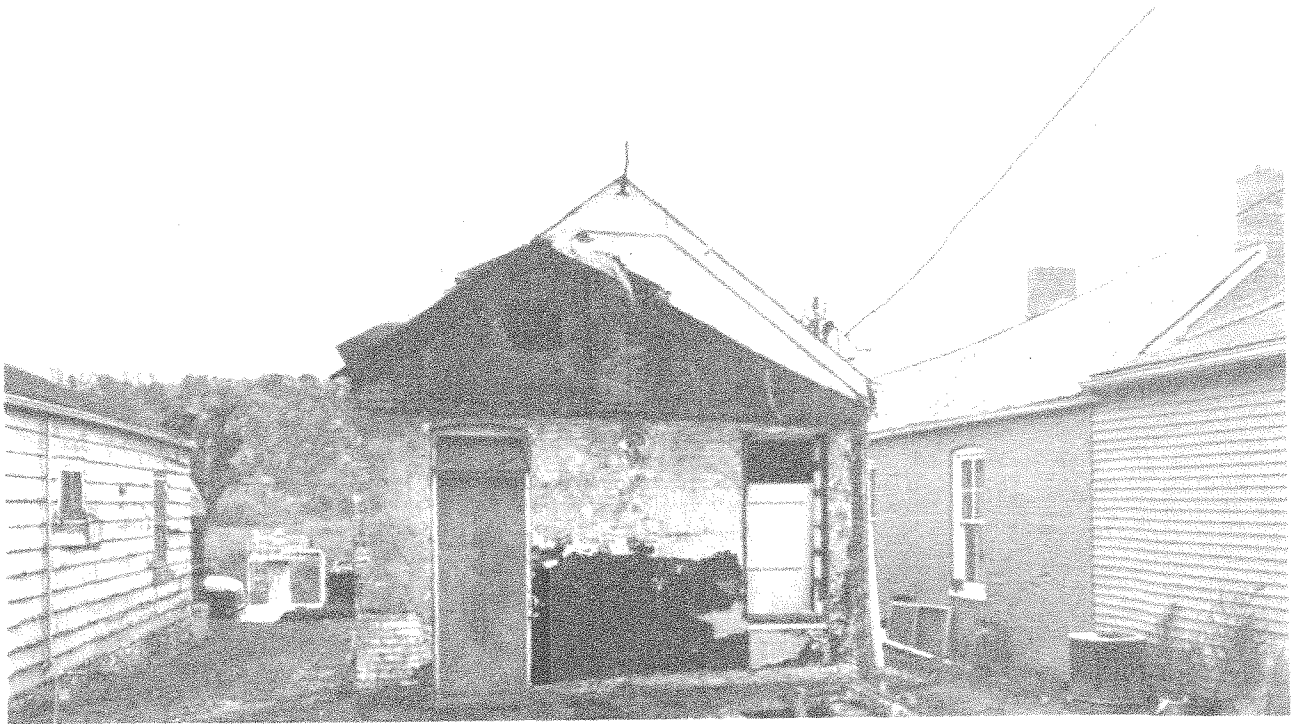
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Date: October 31, 2024 at 1:52 PM
To: John Heitz redpeppercater@gmail.com

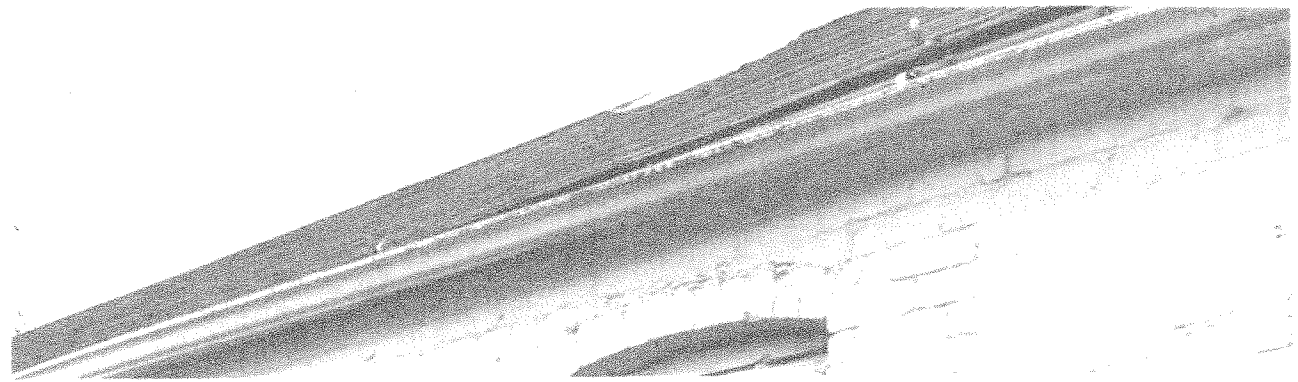
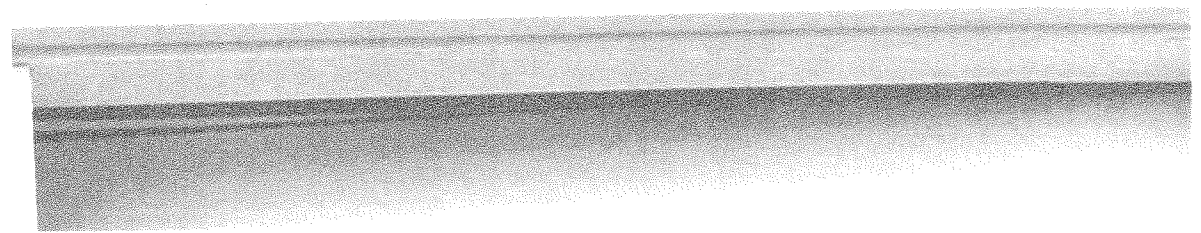
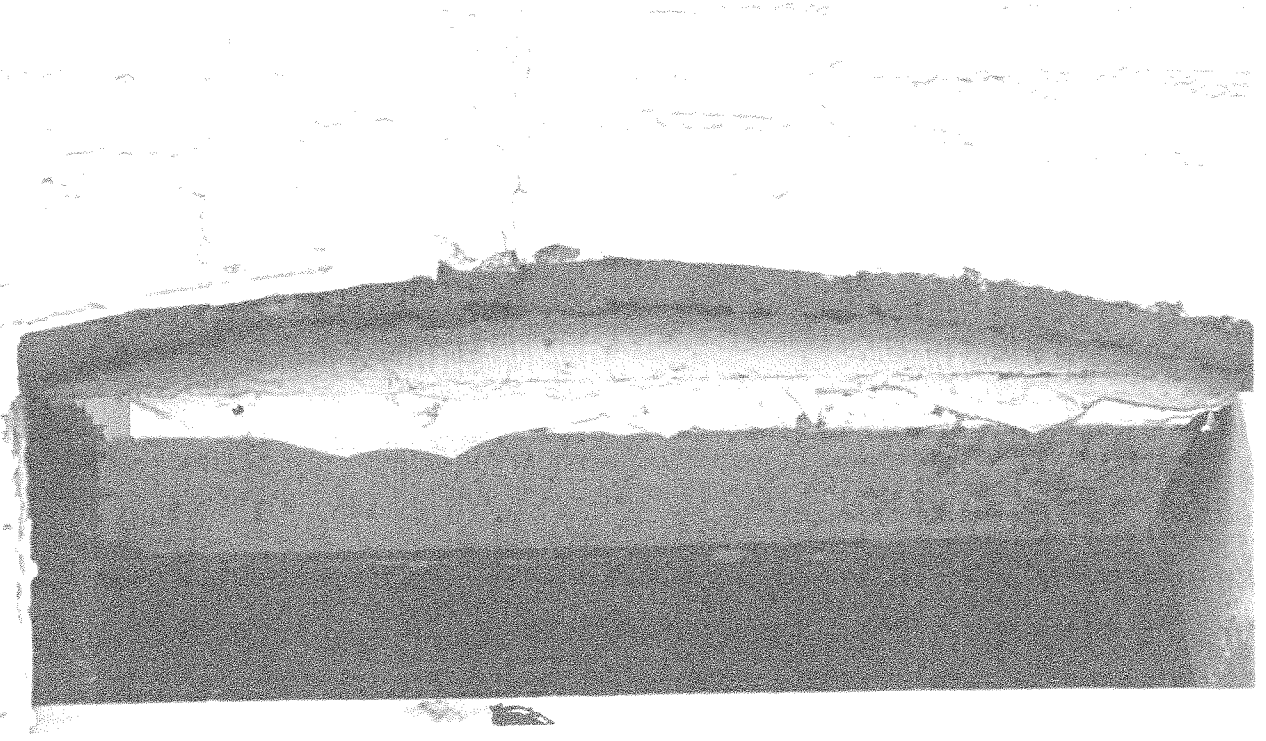
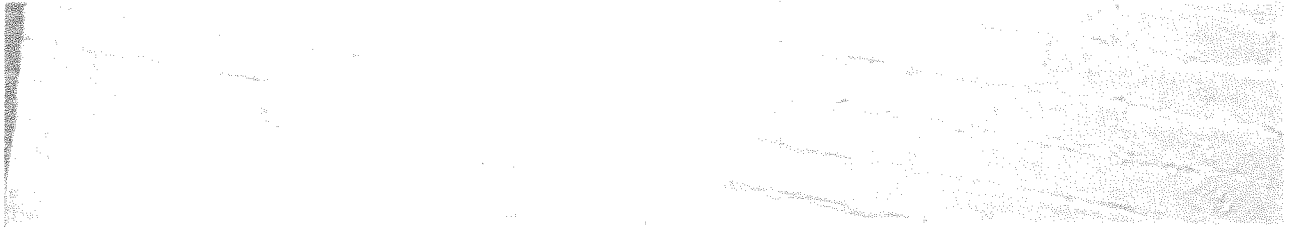


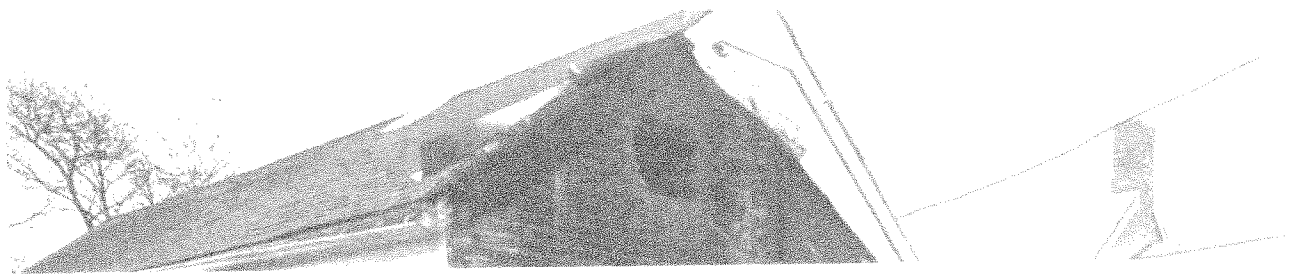
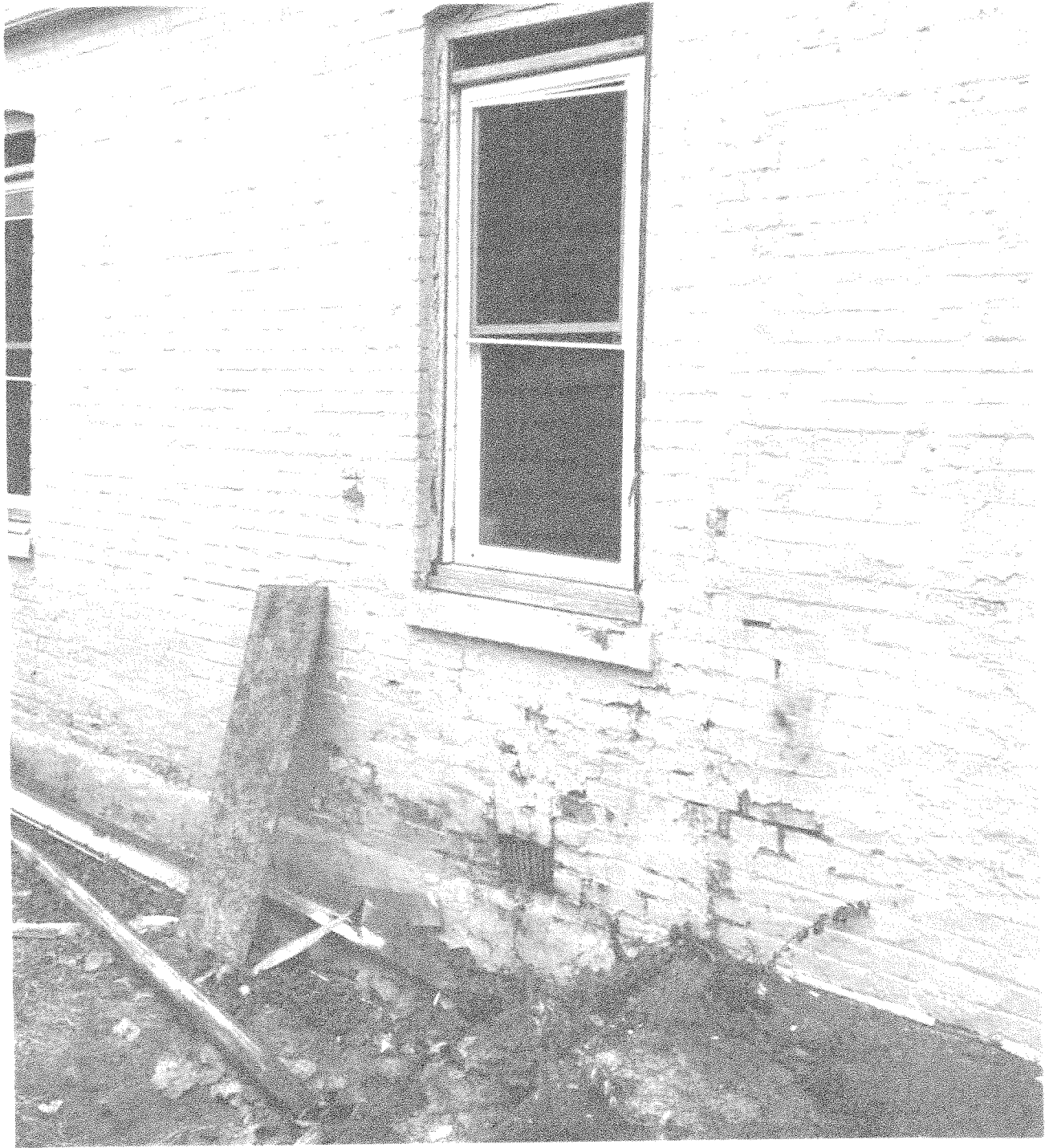
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To: John Heitz redpeppercater@gmail.com

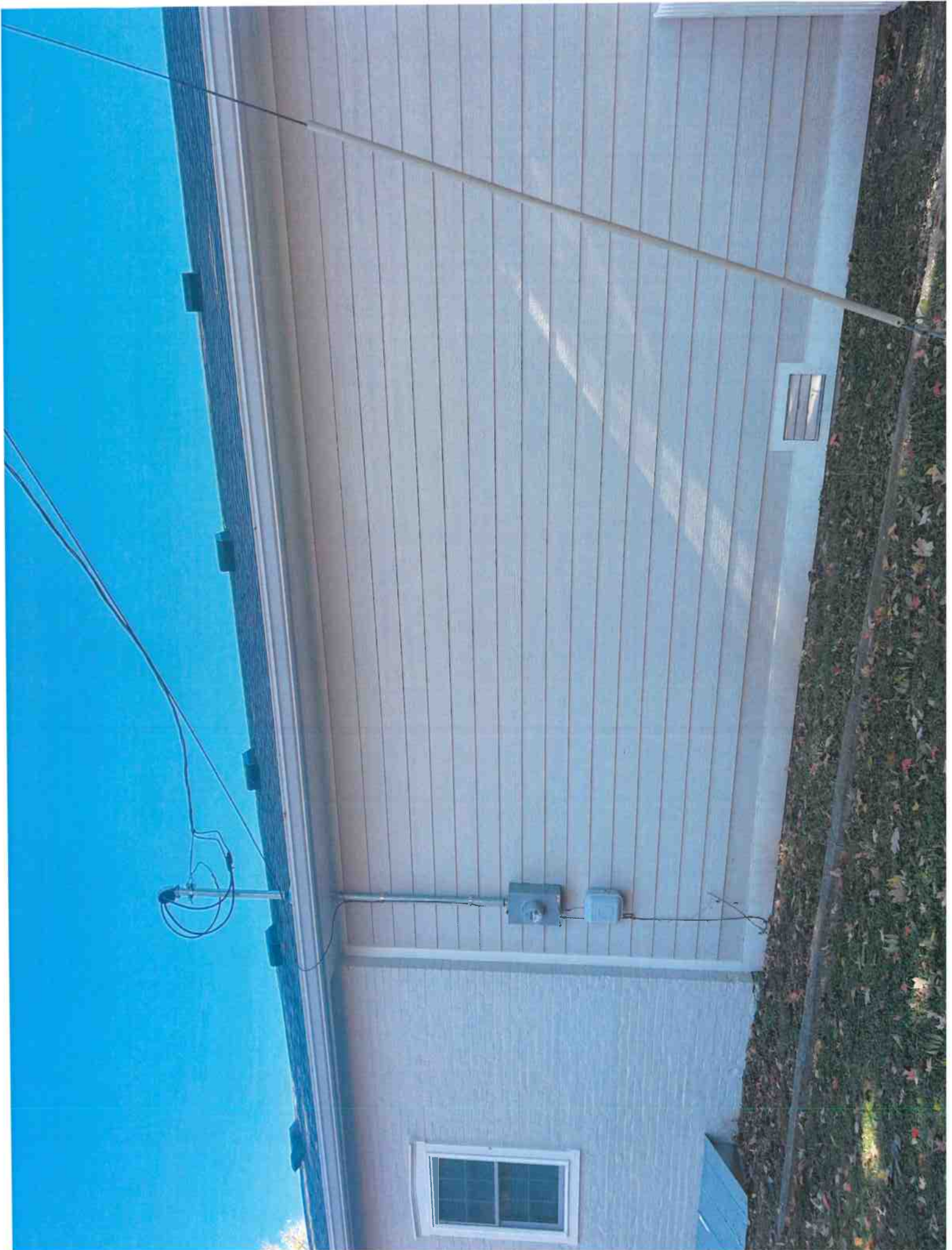


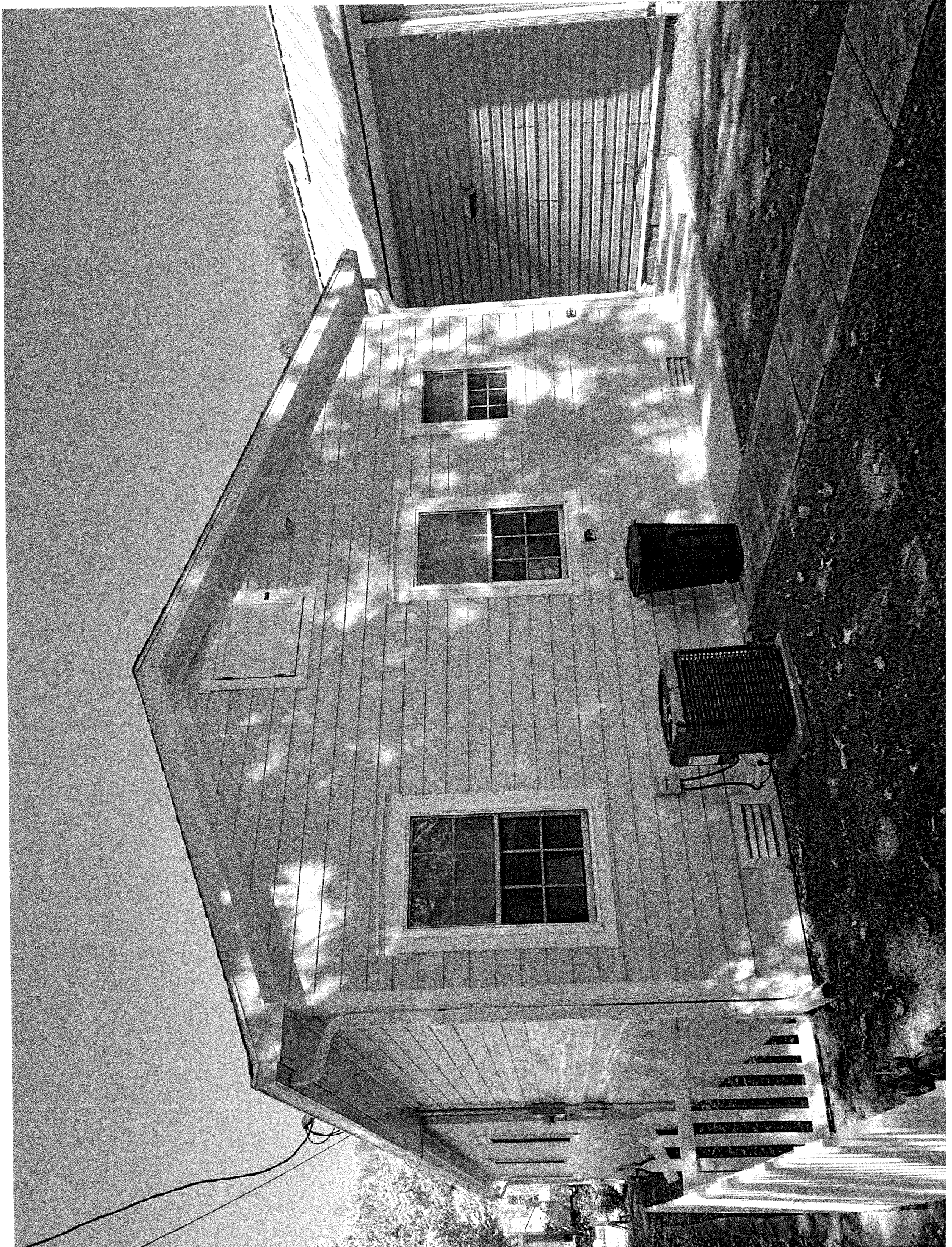
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MADISON
Indiana

Planning, Preservation and Design

**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) John Heitz

Property Address: (address) 1122 W. Second St.

Proposed Action to: (explain) replace windows, rebuild back addition, and add transom to front door

Meeting will be held on: (date) November 25, 2024 **POSTING DEADLINE**

Place of Meeting: City Hall — 101 W. Main Street, Madison, IN 47250 **11-10-2024**

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.