

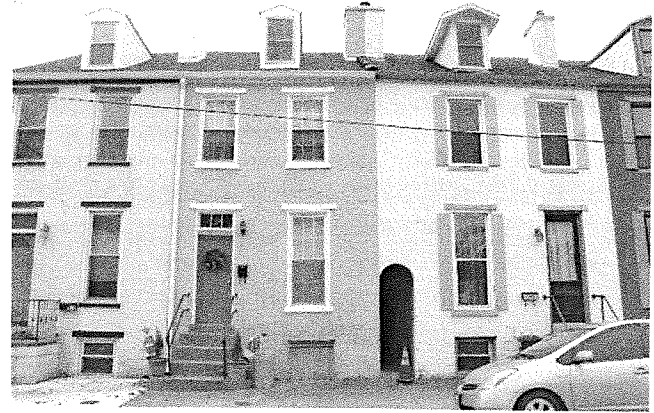


PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 412 E. Third St to replace and extend front steps to make safer.

Application Date: November 11, 2024
 HDBR Meeting Date: February 24, 2025

Project Description:
 Certificate of Appropriateness application to replace and extend front steps to make safer.



Current Zoning:
 Historic District Residential (HDR)

Project Location:
 412 E. Third

Applicant:
 Daniel Duran
 270 Broadway St.
 Shelbyville, IN 46176

Owner:

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

Alterations, Historical Information, & Prior Approvals:

| | |
|--------------|--|
| Date | c. 1840 |
| Style | Federal |
| Evaluation | Contributing |
| Survey Notes | Windows are replacement vinl, 6/6 double hung sashes, wood door with transom |

Alterations:
 NA

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 10.0 FIRE ESCAPES AND EXTERIOR STAIRS p. 62

10.1 Meet accessibility and life-safety building code requirements so that the historic building and its character defining features are preserved.

10.2 Consult with code officials to identify alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.

10.3 If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance.

10.4 Locate fire doors, exterior fire stairs, ADA ramps, or elevator additions on rear or non-readily visible elevations. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building

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.

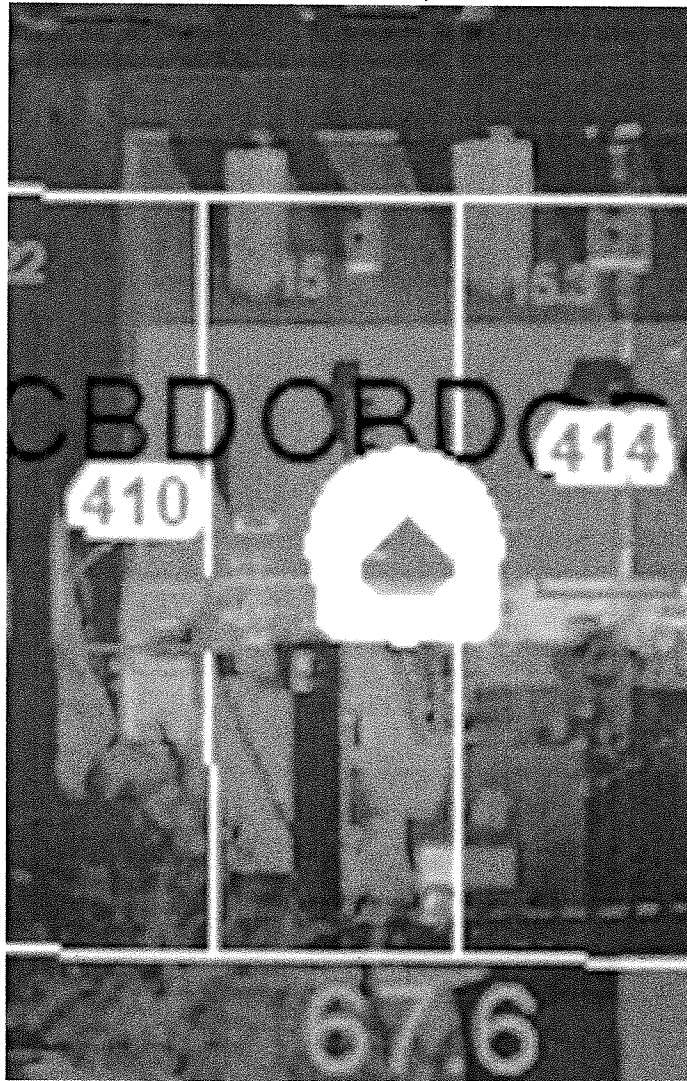
Secretary of the Interior Standards:

N/A

Preservation Brief:

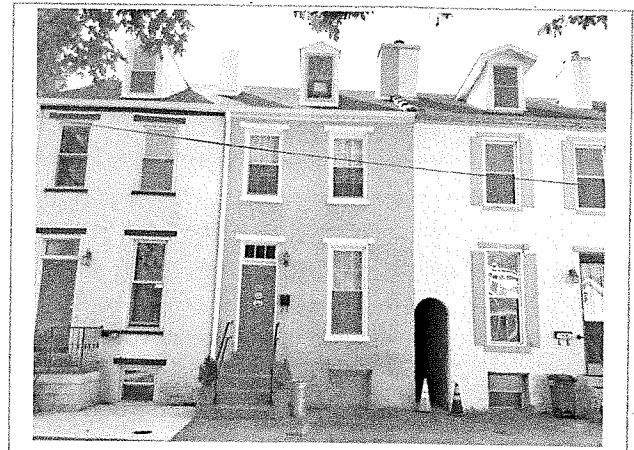
N/A

Think GIS Map



HISTORIC RESOURCE INVENTORY FORM

| |
|--|
| Resource Address: 412 E 3rd St Madison Indiana 47250 USA |
| County: Jefferson |
| Historic name: Baltimore Row |
| Present name: |
| Local place name: |
| Visible from public right of way: Yes |
| Ownership: Private |
| Owner/Address: |
| Land unit size: |
| Site/Setting: |



Lat/Long: 38.7373533946119500, -85.3751190766864600 [WGS84]

UTM: Zone 16S, 641224.1314 mE, 4288884.3346 mN

Parcel No. GIS/Ref/ID: 29056

Historical Information

| | |
|--|---|
| Historic Function: Domestic: Single Dwelling | Current Function: Domestic: Single Dwelling |
| Construction Date: ca. 1840-1849, circa 1840* | Architect: |
| Original or Significant Owners: | Builder: |
| Significant Date/Period: | Developer: |
| Areas of Significance: Architecture Community Planning and Development | |

Architectural Information

| | | |
|--|---|---|
| Category: building, House | Style: Federal | <input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: |
| Structural: masonry | Exterior Material(s): brick, vinyl siding | |
| Stories: 2.5, Bays: | Roof Material: replacement asphalt shingles | |
| Form or Plan: 1/3 Double Pile, rectangular | Roof Type: Side Gable, flush eaves, dentil moulding | |
| Foundation: brick | Windows: replacement vinyl 6/6 double-hung sashes | |
| General condition: Good | Chimney(s): one brick side right | |
| Basement: | Porch: Stoop | |

Historical Summary:

Windle p. 62.

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.
 2006, Madison National Historic Landmark District

Evaluation (Preparer's Assessment of Eligibility)

| | | |
|---|---------------------------------------|-----------------------------------|
| Recommendation | Level of potential eligibility | Landmark potential |
| <input type="checkbox"/> Individually eligible | <input type="checkbox"/> National | <input type="checkbox"/> National |
| <input checked="" type="checkbox"/> Eligible as contributing resource | <input type="checkbox"/> State | <input type="checkbox"/> State |
| <input type="checkbox"/> Not eligible / non-contributing | <input type="checkbox"/> Local | <input type="checkbox"/> Local |
| <input type="checkbox"/> Not determined | | |

Eligibility: Applicable NHL Criteria: 1, 4

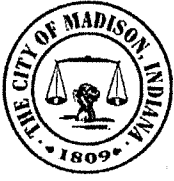
1982, Madison Local Historic District

Description/Remarks

This is a 2.5-story house in the Federal style built in 1840. The structural system is masonry. The foundation is brick. Exterior walls are brick and vinyl siding. Dormer sided. Brick is common bond. The building has a side gable roof clad in replacement asphalt shingles with flush eaves and dentil moulding and one gabled dormer. Medium pitched roof with gabled dormer, brick dentil frieze. There is one side right, brick chimney. Windows are replacement vinyl, 6/6 double-hung sashes. Dressed stone lintels and sills, window to basement. There is a stoop. Wood door with transom.

Survey and Recorder

| | | |
|---|---|--|
| Project: Madison, Indiana | Sequence/Key no.: | Survey Date: October 2021 |
| Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect | Report Title/Name: Madison Local Historic District Update | Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #29056, surveyed Jul 18, 2002, Site Number 3-0183 |
| Inventoried: 09/20/2021 11:43:18 am Last updated: 06/06/2022 12:03:10 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: Daniel Duran
 Street: 270 E. Broadway St.
 City: Shelbyville State: IN Zip: 46176
 Phone (Preferred): 317 448-6236
 Phone (Alternate): _____
 Email: dandur@ yahoo.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: 412 E. Third St, Madison

Zoning Classification: _____

Type of Project (Check all that apply)

- New Building
- Addition to Building
- Relocating a Building
- Demolition
- Restoration, Rehabilitation, or Remodel
- Fence or Wall
- Sign
- Other: Front porch/steps

Description of Existing Use: Front steps, front and rear facade, back wall

Description of Proposed Use: Front steps made to be safer

Name of Contractor (If applicable): Steve Land

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.

The front steps of the residence are not only crumbling and falling apart, the steps are 10" in height making them unsafe. I would like to tear out the existing concrete steps and move them out to 40" from the street and also replace them with historically correct bricks and wrought iron railings. The back wall is severely bowed in and cased in multiple places. Bryan Shaw looked at the back wall and deemed it dilapidated. There are also multiple cracks in the front end rear of the home and sagging brick.

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 checked="" type="checkbox"/> | Brickwork & Masonry | 40 | STAFF | | |
| <input type="checkbox"/> | Concrete & Stucco | 42 | STAFF | | |
| <input type="checkbox"/> | Siding | 44 | HDBR/STAFF | | |
| <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 | | |
| <input type="checkbox"/> | Historic Garages & Outbuildings | 64 | HDBR/STAFF | | |
| <input type="checkbox"/> | Light Fixtures | 66 | STAFF | | |
| <input checked="" type="checkbox"/> | Porches | 68 | HDBR/STAFF | <i>concrete</i> | <i>brick</i> |
| <input type="checkbox"/> | Roofs | 71 | HDBR/STAFF | | |
| <input type="checkbox"/> | Signs | 74 | STAFF | | |
| <input type="checkbox"/> | Storefronts | 78 | HDBR/STAFF | | |
| <input type="checkbox"/> | Windows | 82 | HDBR/STAFF | | |
| <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 | | |

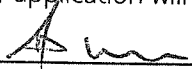
Include a list of existing and proposed materials for each applicable category.

| Check all that apply | Building Element | Guideline Page # | Approval Types | Existing Material | Proposed Material |
|--------------------------|------------------------------------|------------------|----------------|-------------------|-------------------|
| <input type="checkbox"/> | New Construction - Residential | 94 | HDBR | | |
| <input type="checkbox"/> | New Construction - Outbuildings | 101 | HDBR | | |
| <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.

11-11-2024
Date


Signature of Applicant

| | | | |
|-------------------------------------|--------------------------------|---|--|
| COMPLETED BY PLANNING OFFICE | | Meeting Information: Historic District Board of Review | |
| 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) | ____ Required supporting documents are provided |
| ____ Site plan is adequate | ____ COA Addendum (if req'd) |
| ____ Application is complete | ____ Notification Sign given to applicant |



MADISON

Planning, Preservation and Design

**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) Daniel Duran

Property Address: (address) 412 E. Third St

Proposed Action to: (explain)

replace the front steps to lessen the slope for safety

Meeting will be held on: (date) February 24, 2025

POSTING DEADLINE

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

02-09-2025

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.