



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 206 W. First St to add small, fixed windows to living space, replace single door with a French door, add a garage door, and remove the exterior stairs to the second floor.

Application Date: February 2, 2024
HDBR Meeting Date: February 24, 2025



Project Description:

Certificate of Appropriateness application to add small, fixed windows to living space, replace single door with a French door, add a garage door, and remove the exterior stairs to the second floor..

Current Zoning:
Historic District Residential (HDR)

Project Location:
206 W. First St.

Applicant:
1809 Property Group LLC
6115 65th Place
Indianapolis, IN 46220

Owner:

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

Alterations, Historical Information, & Prior Approvals:

Date	c. 1980*
Style	
Evaluation	Non-contributing
Survey Notes	

Alterations:

NA

Historical Information/Misc. Important Information:

Upon further investigation, the structure was actually constructed in the 1930s as a barrack used in Seymour, Indiana's Freeman Field. The structure was moved to the current site by the Goodman family, where it was used as the first home of Madison Chemical Company.

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 9.0 DOORS AND ENTRANCES p. 59-61

9.1 Retain and preserve original doors and entrances.

9.2 Maintain and preserve original doors and entrances. Retain historic entrance features including decorative and functional aspects such as original jambs, sills, and headers of openings. Retain original primary doors on the main façade, as they contribute to a building's historic appearance. It is not appropriate to infill or cover historic door openings on primary facades or readily visible elevations.

9.3 Repair deteriorated or damaged historic doors consistent with historic materials. The repair of historic doors should be undertaken with methods to retain their historic fabric and appearance as much as possible. Use epoxy to strengthen deteriorated wood.

9.4 Do not enclose or conceal an original door opening on the primary façade or an elevation readily visible from the public right-of-way.

9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals. Select replacement doors carefully to match the original doors in materials, dimensions, and panel configuration. Appropriate materials may include wood or fiberglass. The new doors should be in keeping with the style and period of the building. Use historic photographs to identify details about original doors if possible.

9.6 Never create a new door opening where none existed on a readily visible facade. Creating a new opening in a historically solid wall surface compromises the building's architectural integrity and is not appropriate. A new opening may be permitted on a rear or side elevation if it is not readily visible from the public right-of-way. The new entrance should still be compatible in scale, size, proportion, placement, and style to historic openings.

9.7 Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood and metal storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate, as are storm doors with a panel configuration matching that of the historic door. Otherwise, storm doors should be the full-view type. The standard "colonial" type storm door with scalloped trim and cross-buck bottom half is not appropriate.

9.8 Preserve historic screen doors, or select a screen door design that allows view of the original primary door it covers. Wood screen doors should be appropriate for the period and style of the structure.

9.9 Full-view security doors are appropriate for entrances not visible from the street. These should not be ornate or elaborate in their structural framework.

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.

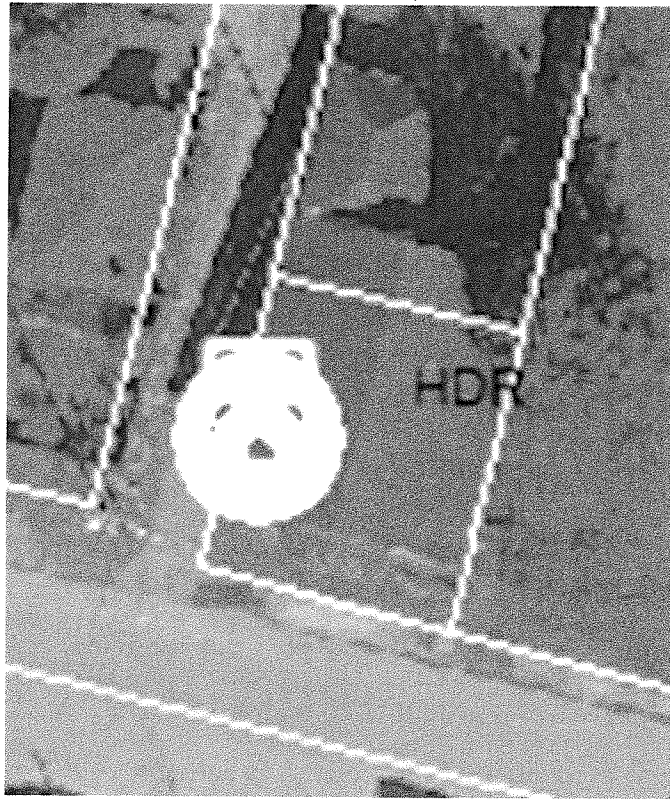
Secretary of the Interior Standards:

N/A

Preservation Brief:

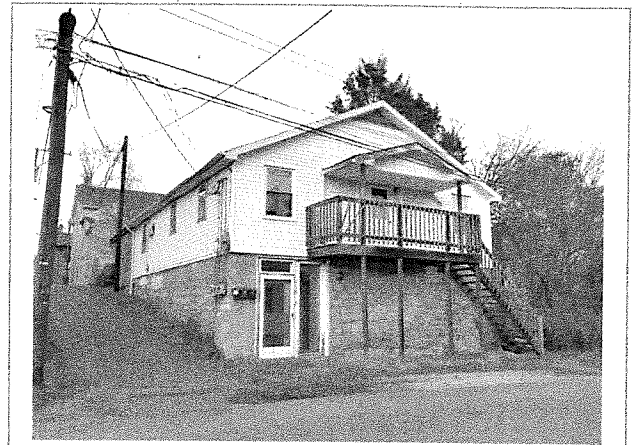
N/A

Think GIS Map



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 206 W 1st 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: Built on platform nine feet above street level. Abuts street.



Lat/Long: 38.7348898764335300, -85.3818322944774500 [WGS84]

UTM: Zone 16S, 640645.4606 mE, 4288600.6076 mN

Parcel No.

Historical Information

Historic Function: Domestic: Multiple Dwelling	Current Function: Vacant/Not in Use
Construction Date: ca. 1980-1989, circa 1980*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: Masonry and Frame	Exterior Material(s): vinyl siding, concrete block	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Gable Front	
Foundation: Stone	Windows: vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Originally carriage house for house on 211 W. 2nd Street.

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 type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input checked="" type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined		

1982, Madison Local Historic District



Description/Remarks

This is a 2-story house built in 1980. The structural system is masonry and frame. The foundation is stone. Exterior walls are vinyl siding and concrete block. The building has a gable front roof clad in asphalt shingles. Front gable medium pitch with vent at gable end. Windows are vinyl, 1/1 double-hung sashes. Wood deck and canopy at second level with wood stairs and wood posts. Full-light door and storm door.

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), surveyed Aug 13, 2002, Site Number 3-0460
Inventoried: 09/20/2021 11:43:29 am Last updated: 06/18/2022 7:06:10 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



HDCA-25-9

Certificate of
Appropriateness (COA)
Application

Status: Active
Submitted On: 2/2/2025

Primary Location

206 W FIRST ST
MADISON, IN 47250

Owner

1809 Property Group LLC
65TH PLACE 6115
INDIANAPOLIS, IN 46220

Applicant

Tony Steinhardt
 317-523-0579
 thstein94@att.net
 221 West First Street
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

011-033315-00 off w 1/2 lot 5 1st addition w 32.5 by 39.5 11-118-58.1 206 West First Street

Will you be working with a Contractor?

Yes

Description of Existing Use

Previous owner had not used the property for over 25 years. The existing dwelling was 3 apartments.

Description of Proposed Use

Single Family Dwelling

Contractor Information

Company Name

Reynolds Residential

Contractor Name

Darin Reynolds

License Number

899

Expiration Date

-

Phone

812-292-0148

Email

reynoldsresidential@gmail.com

Mailing Address

4512 W. 1100 N.

City

Dupont

State

IN

Zip Code

47231

Type of Project

Select which applies to your project.*

Define Other 

Restoration, Rehabilitation, or
Remodel

Description(s) of Work

Scope of Work*

During removal of the exterior vinyl siding, it was discovered the original dutch lap siding still existed beneath. After further investigation, information surfaced that the structure was built in the 1930's as a barracks in Seymour, Indiana by the Defense Department at Freeman Field. As with many military bases after WWII, families could deconstruct buildings and rebuild them elsewhere. This structure was moved to Madison in the late 1940's and rebuilt on a vacant site at 206 West First Street. This site and structure was the location where Madison Chemical Company was founded by the Goodman Family, who resided at 211 West Second Street, the adjacent property to the north.

The dutch lap siding will be repaired and replaced as necessary to honor its original significance. The vinyl windows will be removed and replaced in roughly the same locations (modified over the years) with aluminum clad, 4 over 4, double hung windows. Upper small fixed windows will be added in the vaulted ceiling that will be exposed in the living area. A french door will be located in the existing single door opening on the second floor allowing access to a repaired porch. The stair to the porch will be removed and an interior stairwell will be built with access on the ground level through the location of the existing door and sidelight. A garage door will be added at the center of the structure to allow for garage access on the first floor. A cantilevered roof will be added over the french doors to give protection from the elements. Stonework, a new shingled roof, and gutters will complete the exterior renovation of the structure, bringing back life to a long-time vacant structure.

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Existing Material*

wood

Proposed Material*

wood, metal, composite decking

Demolition

Existing Material*

vinyl and wood

Fences and Walls

Foundations

Proposed Material*

stone and dutch lap siding

Existing Material*

aluminum - stand

Historic Garages & Outbuildings

New Construction/Addition

Porch Columns & Railings

Ramps and Lifts

Doors & Entrances

Proposed Material*

aluminum and wood

Fire Escapes & Staircases

Existing Material*

stone and concrete block

Gutters & Downspouts

Proposed Material*

aluminum - half round

Lighting

Pools, Fountains, Gazebos and Pergolas

Porches

Roofs

Existing Material*

shingles

Proposed Material*

Shingles

Shutters

Siding

Existing Material*

wood

Proposed Material*

wood

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Existing Material*

vinyl and wood

Proposed Material*

aluminum and wood


Other

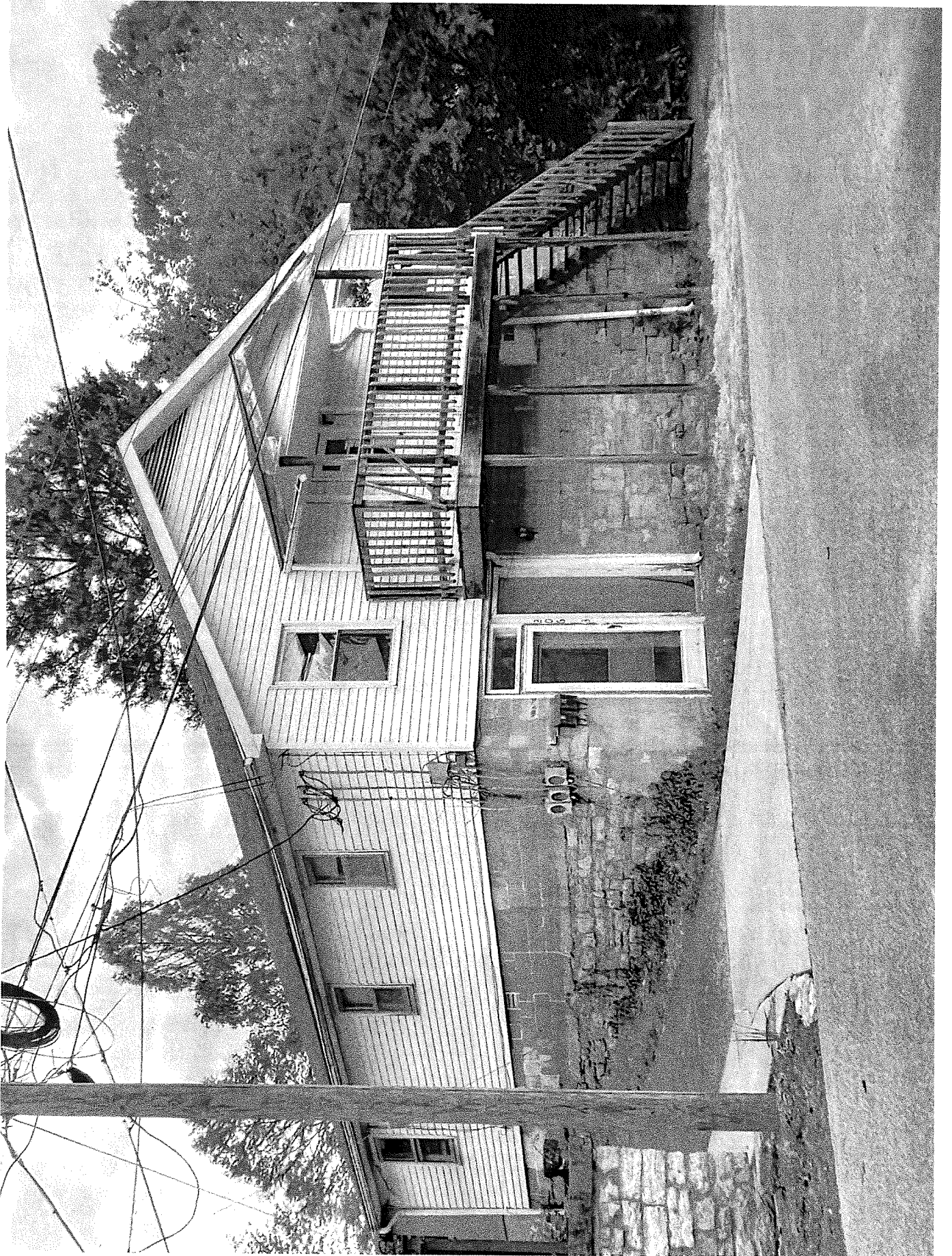
Acknowledgement

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.

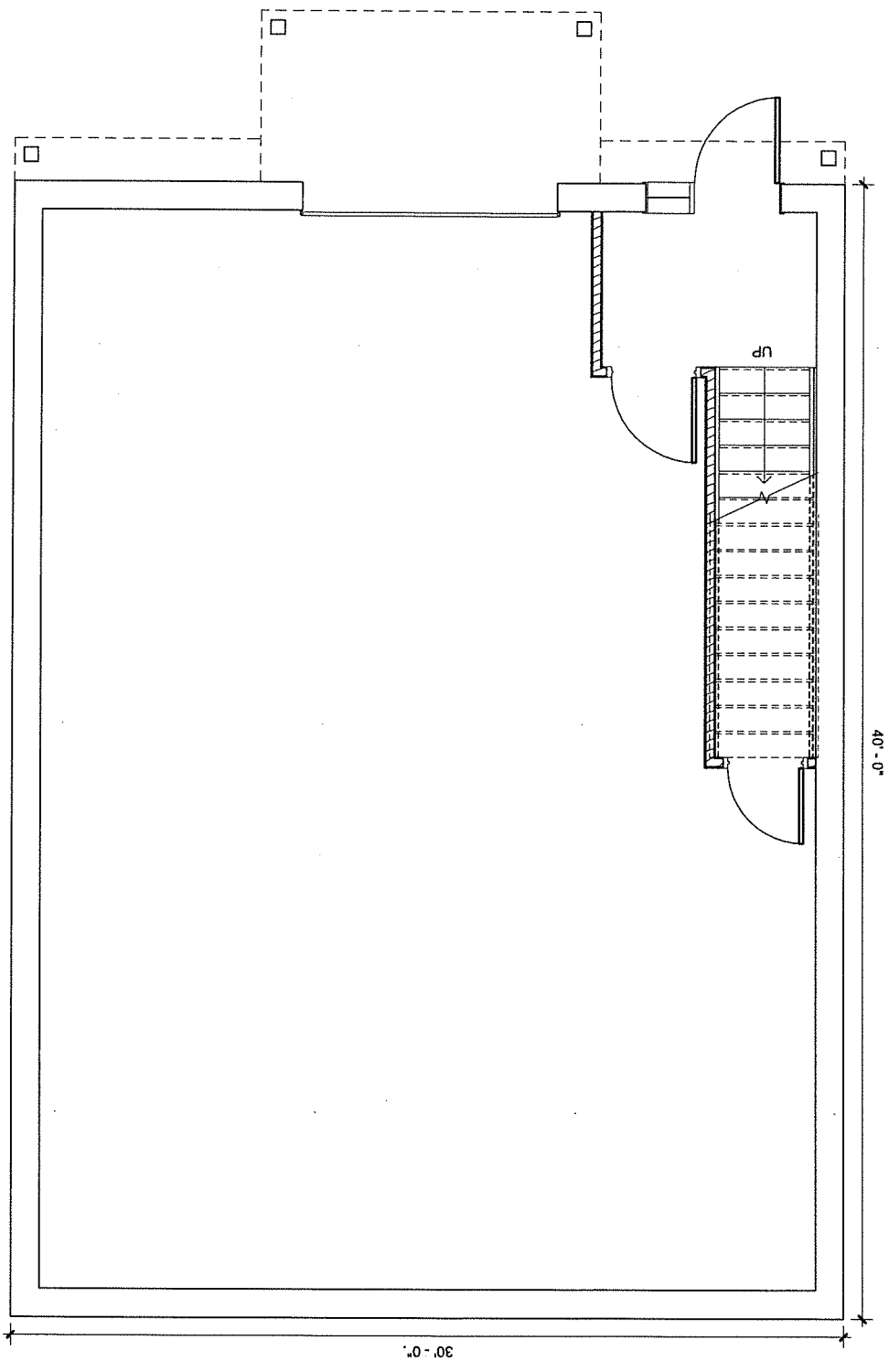
Digital Signature*

 Norbert A Steinhardt III
Feb 2, 2025



GROUND FLOOR

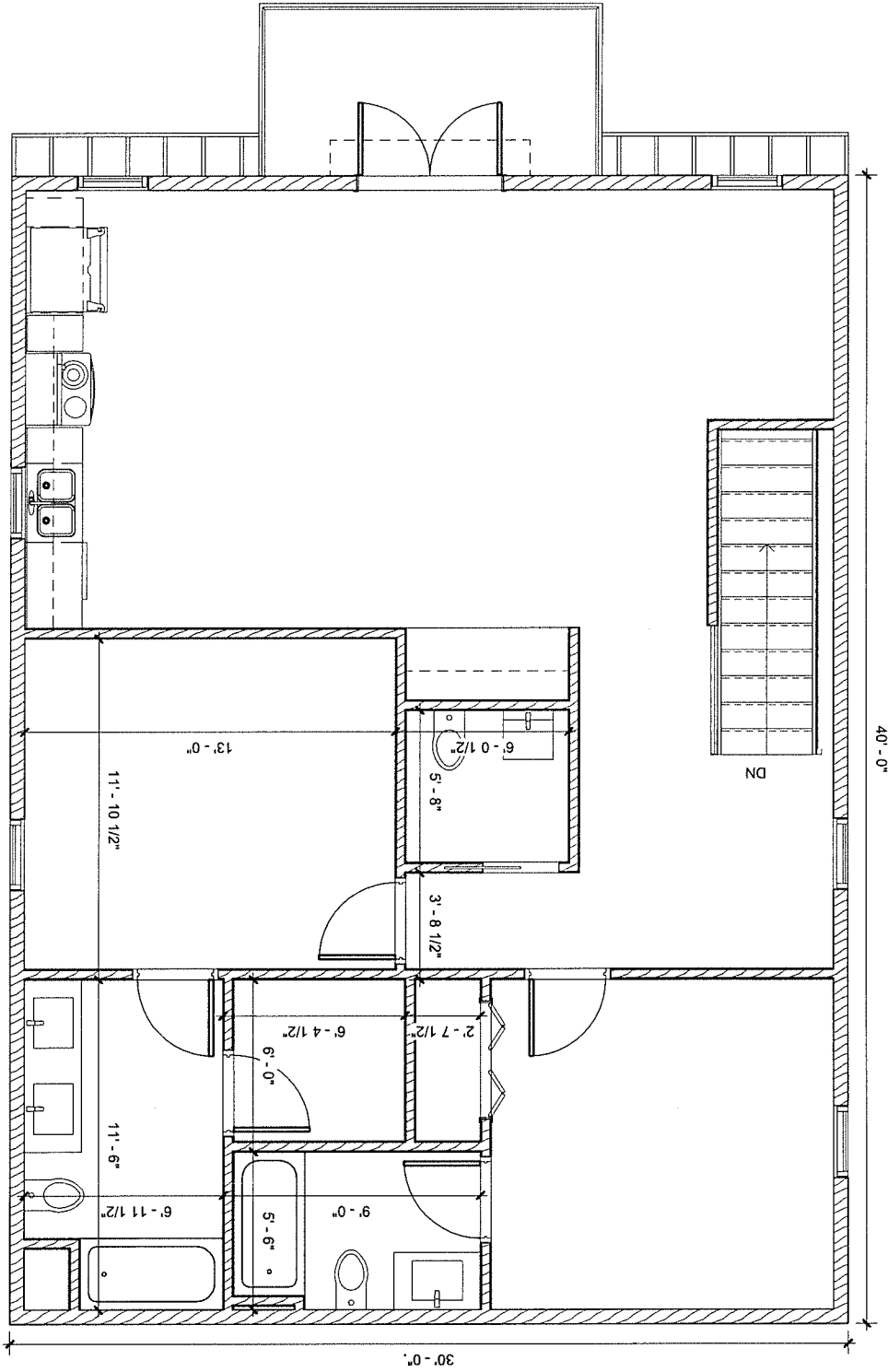
1/4" = 1'-0"

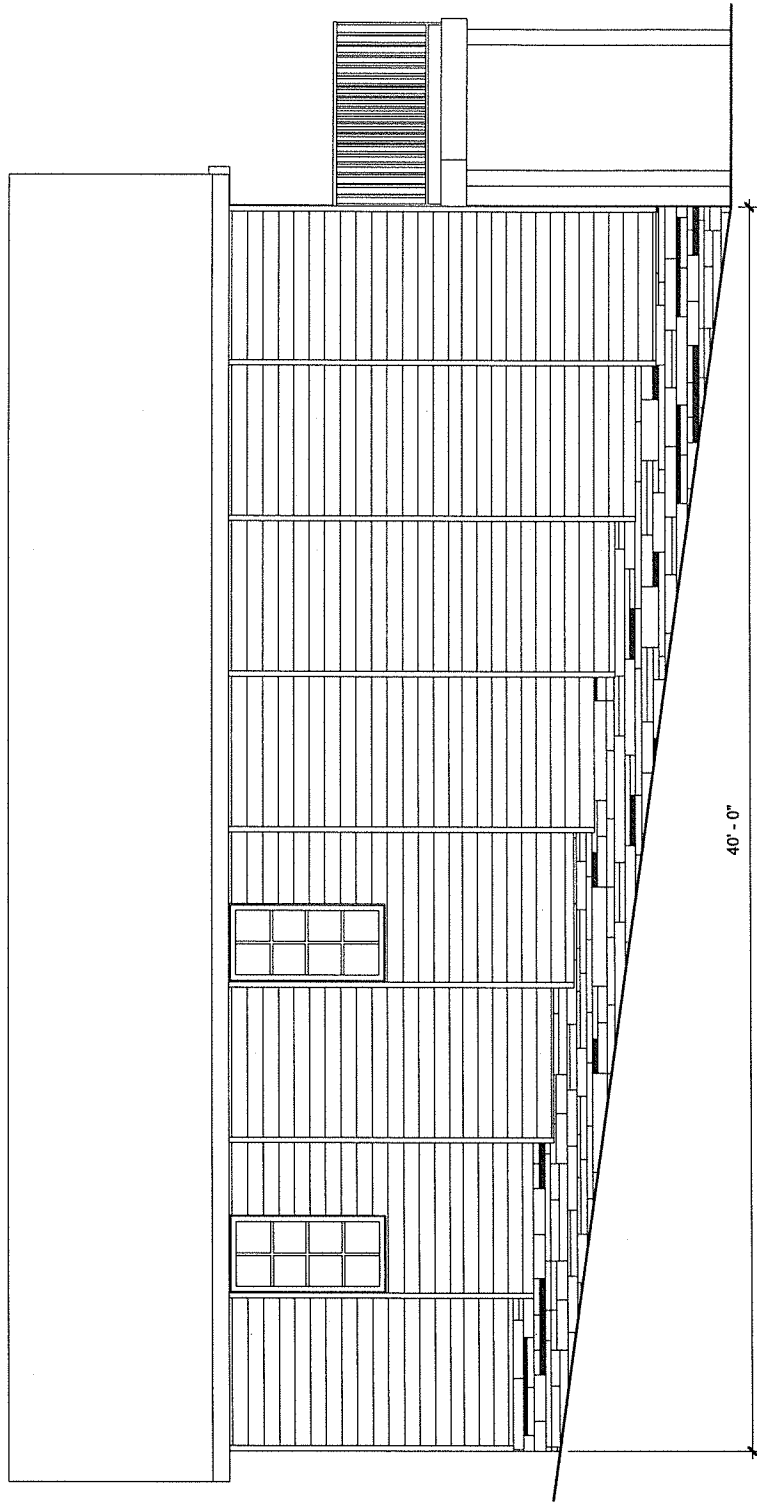




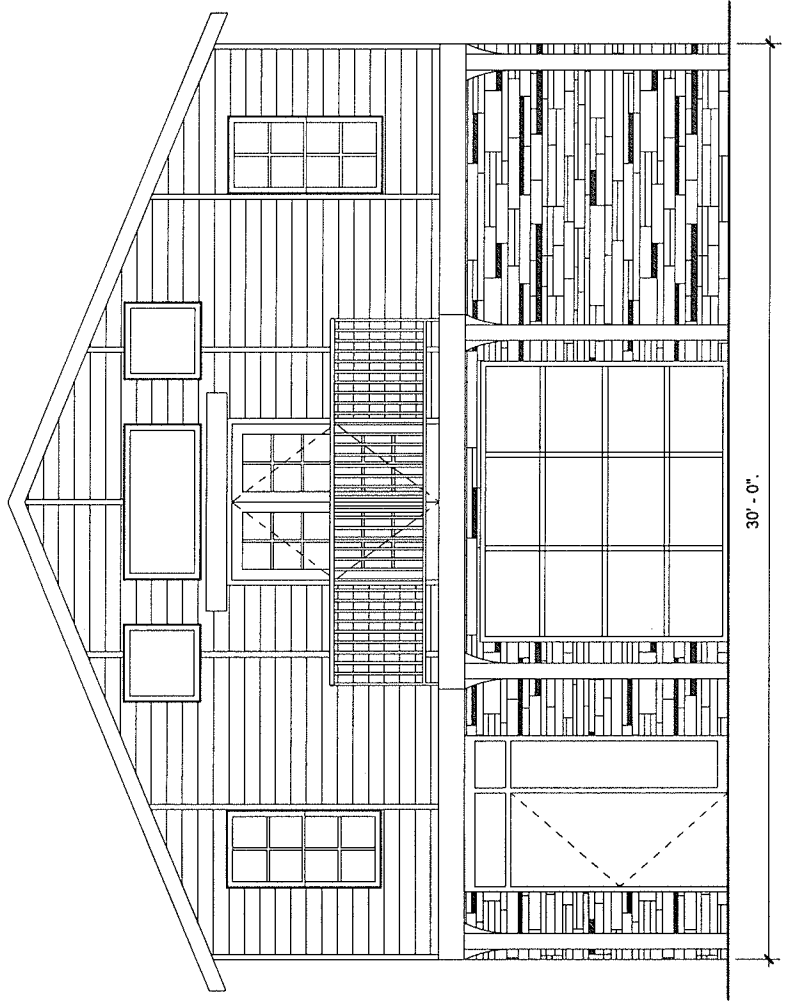
MAIN FLOOR

1/4" = 1'-0"

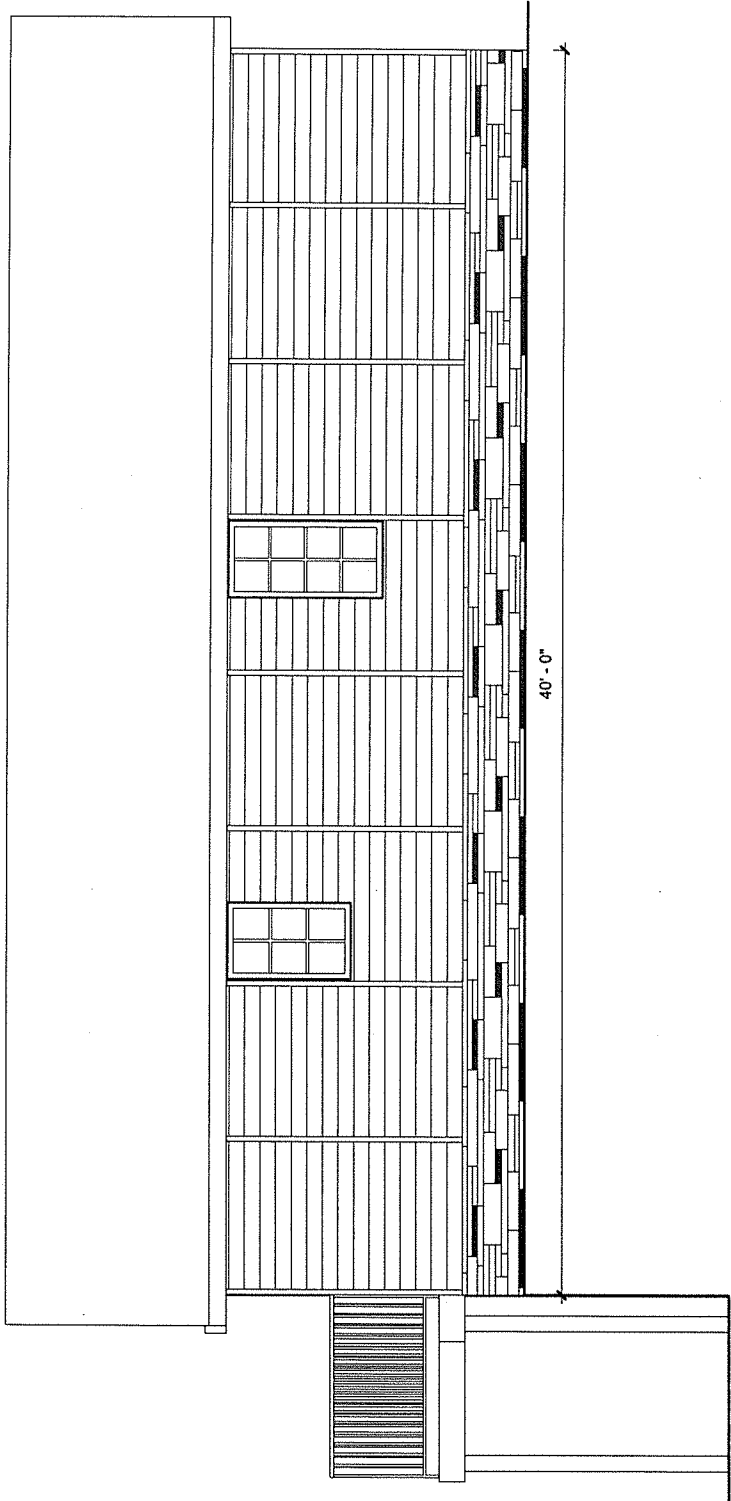




WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



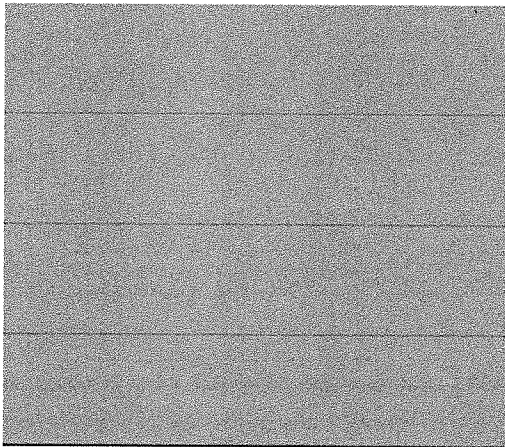
EAST ELEVATION
1/4" = 1'-0"

206 West First Street Exterior Details

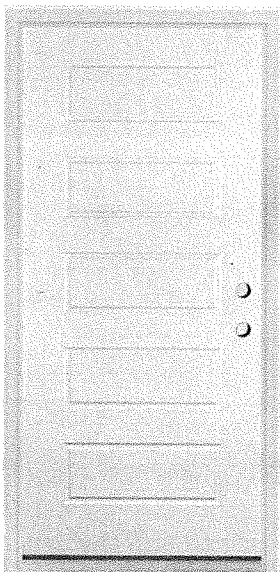
Dutch Lap siding - exterior



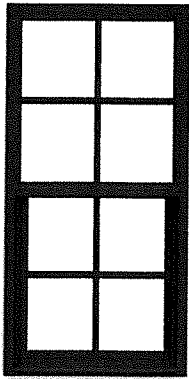
Garage Door – Flush Panel



Exterior-First Street Basement Door without glass (will have sidelight)



Exterior Wood Window – Pella Reserve or other aluminum clad/wood window



Exterior railing system on porch





Planning, Preservation and Design

MADISON
Indiana

**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) Tody Steinhardt

Property Address: (address) 206 W First St

Proposed Action to: (explain) _____

Removal of exterior stairs, addition of garage door to center of first floor, addition of cantilevered roof above French door, replacing single door with French door, addition of windows to vaulted ceiling in living area

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.