



**PROJECT BRIEF** – *Historic District Board of Review Application for Certificate of Appropriateness at 745 W. Main St. demolish the rear porch and clear area.*



|                                         |                                   |
|-----------------------------------------|-----------------------------------|
| Current Zoning: Specialty District (SD) | Project Location: 745 W. Main St. |
| Applicant: Karen Modisett               | Owner: same                       |

Preliminary Staff Recommendation: **Approve**

**Conditions:**

1. N/A

**Reasoning:**

Project is in conformance with the guidelines.

**History, Relevant Information, & Prior Approvals:**

**History:**

N/A

**Relevant Information:**

N/A

**Prior Approvals:**

Removal of vinyl siding to uncover original wood siding.



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

|              |                                  |
|--------------|----------------------------------|
| Date         | c. 1850                          |
| Style        | Federal and Italianate           |
| Evaluation   | Contributing                     |
| Survey Notes | Single-story rear frame addition |

**Guidelines, Standards, & Ordinances**

HDBR Guidelines: *Madison Historic District Design Guidelines – 14.0 Porches p. 68-70*

Ordinance: 151.34 Visual Compatibility Factors

# HISTORIC RESOURCE INVENTORY FORM

|                                                                         |
|-------------------------------------------------------------------------|
| Resource Address:<br><b>745 W Main St<br/>Madison Indiana 47250 USA</b> |
| 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:                                                           |



Lat/Long: 38.7380084999999850, -85.3901587533729600 [WGS84]

UTM: Zone 16S, 639915.6258 mE, 4288933.9385 mN

Parcel No. GIS/Ref/ID: 27004

## 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: Federal and Italianate                         | <input checked="" type="checkbox"/> Additions<br><input type="checkbox"/> Alterations<br><input type="checkbox"/> Moved<br><input type="checkbox"/> Other<br>Ancillary structures: |
| Structural: masonry                        | Exterior Material(s): brick                           |                                                                                                                                                                                    |
| Stories: 2, Bays:                          | Roof Material: asphalt shingles                       |                                                                                                                                                                                    |
| Form or Plan: 2/3 Single Pile, rectangular | Roof Type: Side Gable , Decorative cornice , brackets |                                                                                                                                                                                    |
| Foundation: Stone                          | Windows: historic wood 2/2 double-hung sashes         |                                                                                                                                                                                    |
| General condition: Excellent               | Chimney(s): one brick center                          |                                                                                                                                                                                    |
| Basement:                                  | Porch: single-story Full-width open 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 2-story house in the Federal style with Italianate influences built in 1850. The structural system is masonry. The foundation is stone. Exterior walls are brick. Brick is common bond. The building has a side gable roof clad in asphalt shingles with decorative cornice and brackets. Decorative cornice, sawtooth, brackets, large brick chimney. There is one center, brick chimney. Windows are historic wood, 2/2 double-hung sashes. 2/2 windows with stone sills, elaborate hoods on 2nd story with dentils, shutters. Wood storm windows. There is a single-story, full-width open porch characterized by a hipped roof clad in asphalt shingles with battered wood posts on square brick piers. Battered pilasters. Full light leaded glass paned wooden front entrance. 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 #27004, surveyed Jul 18, 2002, Site Number 2-308 |
| Inventoried: 09/20/2021 11:43:01 am<br>Last updated: 07/29/2022 10:34:37 am by Doug Kaarre / 312.467.5445 x 220 | Level of Survey:<br><input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive | Additional Research Recommended?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                    |



## 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: Karen Modisett  
 Street: 745 W. Main St.  
 City: Madison State: IN Zip: 47250  
 Phone (Preferred): 812-265-5098  
 Phone (Alternate): \_\_\_\_\_  
 Email: Karen.modisett@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: 745 W. Main St, Madison, IN  
 Zoning Classification: Residential

### Type of Project (Check all that apply)

- |                                                |                                                                  |
|------------------------------------------------|------------------------------------------------------------------|
| <input 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: deck

Description of Proposed Use: clear space

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.

The deck is on the back southside of home. It has deteriorated and for safety needed to be removed. The deck has rotted materials as well as sections that have become detached.

The space will be cleared until a future use for it has been made.

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 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 type="checkbox"/> | Foundations                                     | 63               | STAFF          |                   |                   |
| <input type="checkbox"/> | Historic Garages & Outbuildings                 | 64               | HDBR/STAFF     |                   |                   |
| <input type="checkbox"/> | Light Fixtures                                  | 66               | STAFF          |                   |                   |
| <input type="checkbox"/> | Porches                                         | 68               | HDBR/STAFF     |                   |                   |
| <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 checked="" type="checkbox"/> | Demolition                         | 116              | HDBR           | Wood, Trex        | none              |
| <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.

3.3.2025

Date

Karen Modersitt

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)**

- |                                                                  |                                                                     |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Owner Authorization provided (if req'd) | <input type="checkbox"/> Required supporting documents are provided |
| <input type="checkbox"/> Site plan is adequate                   | <input type="checkbox"/> COA Addendum (if req'd)                    |
| <input type="checkbox"/> Application is complete                 | <input type="checkbox"/> Notification Sign given to applicant       |



