



**PROJECT BRIEF** – *Historic District Board of Review Application for Certificate of Appropriateness at 1030 Park Ave. to build a garage on the vacant lot adjacent to the house and to replace and enclose rear second and third floor decks together.*



<b>Current Zoning:</b> Historic District Residential (HDR)	<b>Project Location:</b> 1030 Park Ave.
<b>Applicant:</b> Robin Mingione	<b>Owner:</b> same

Preliminary Staff Recommendation: **Approve**

**Conditions:**

1. N/A

**Reasoning:**

Project is in conformance with the guidelines.

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

**History:**

Likely built by Benjamin and Martha Brushfield, who immigrated to Madison from England in 1832. It does not appear in the 1854 Madison map and may have been built soon after. (All new interior, nine fireplaces, recreated poplar woodwork interior. Post and beam construction. 2002)

**Relevant Information:**

N/A

**Prior Approvals:**

N/A



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

Date	c. 1855
Style	Federal
Evaluation	Contributing
Survey Notes	

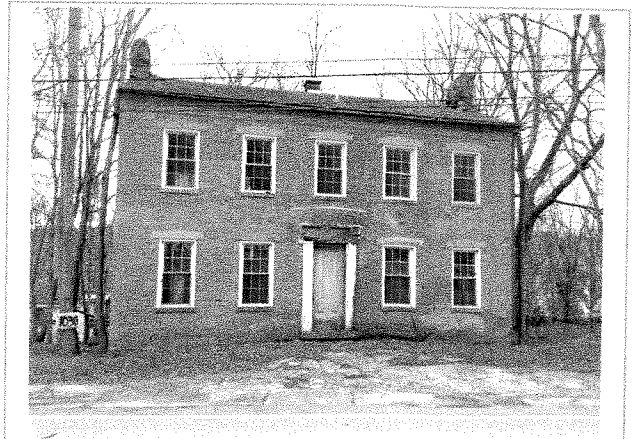
**Guidelines, Standards, & Ordinances**

**HDBR Guidelines:** *Madison Historic District Design Guidelines - 24.0 New Construction - Additions p. 106-108*

**Ordinance:** 151.34 Visual Compatibility Factors

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>1030 Park Ave Madison Indiana 47250 USA</b>
County: Jefferson
Historic name: Brushfield House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground drops sharply to south, creating split level. Broken pavement in front. Mature trees.



Lat/Long: 38.7336725300638850, -85.3643711221248800 [WGS84]

UTM: Zone 16S, 642165.6282 mE, 4288492.4848 mN

Parcel No. GIS/Ref/ID: 32064

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Vacant/Not in Use
Construction Date: ca. 1850-1859, circa 1855*	Architect:
Original or Significant Owners: Benjamin & Martha Brushfield	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 checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including domestic building
Structural: masonry	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: I-House, rectangular	Roof Type: Side Gable, flush eaves, corbelling	
Foundation: rubblestone	Windows: replacement vinyl 6/6 double-hung sashes	
General condition: Poor	Chimney(s): two brick Sides	
Basement:	Porch:	

## Historical Summary:

Likely built by Benjamin and Martha Brushfield, who immigrated to Madison from England in 1832. It does not appear in the 1854 Madison map and may have been built soon after. (All new interior, nine fireplaces, recreated poplar woodwork interior. Post and beam construction. 2002)

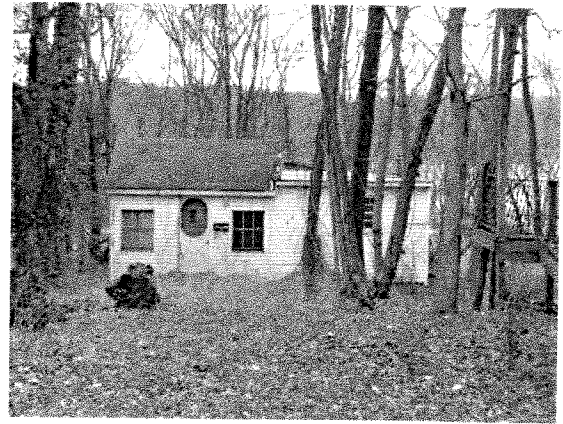
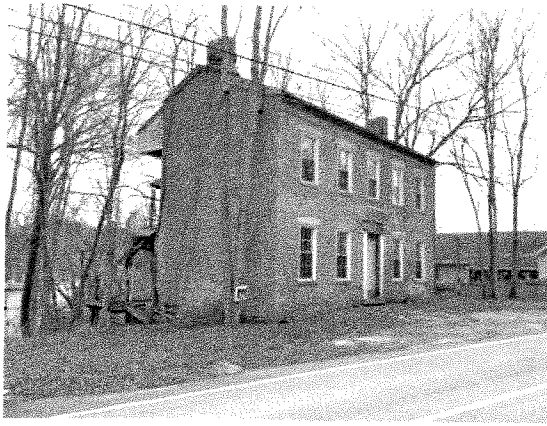
## Status (Current Listing or Designation)

National:  indiv.  district  landmrk.  
 State/Province:  indiv.  district  landmrk.  
 Local:  indiv.  district  landmrk.

## Evaluation (Preparer's Assessment of Eligibility)

<b>Recommendation</b>	<b>Level of potential eligibility</b>	<b>Landmark potential</b>
<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



**Description/Remarks**

This is a 2-story house in the Federal style built in 1855. The structural system is masonry. The foundation is rubblestone. Exterior walls are brick. Brick is common bond. The building has a side gable roof clad in replacement asphalt shingles with flush eaves and corbelling. Side gabled low pitch, brick corbelling and dentils at front facade. There are two sides, brick chimneys. Chimneys covered in tarp. Windows are replacement vinyl, 6/6 double-hung sashes. 6/6 replacement windows with flat dressed slightly pedimented stone lintels and sills. Historic wood paneled door with partially missing surround (bracketed cornice with dentils 2002).

**Survey and Recorder**

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 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 #32064, surveyed Sep 25, 2002, Site Number 4-134
Inventoried: 09/20/2021 11:43:57 am Last updated: 06/24/2022 11:57:04 am 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-25-23**  
Certificate of Appropriateness  
(COA) Application  
Status: Active  
Submitted On: 3/4/2025

**Primary Location**  
1030 PARK AVE  
MADISON, IN 47250  
**Owner**  
Prickett Mark  
STATE ST 424 MADISON, IN 47250


**Applicant**  
 Robin Mingione  
 812-493-3707  
 robin.mingione@exprealty.com  
 47 Country Manor  
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

HDR

Legal Description of Property

1030 Park Ave., Madison, IN 47250

Will you be working with a Contractor?

—

**Description of Existing Use**

single family residence (dilapidated/vacant)

**Description of Proposed Use**

single family residence

**Type of Project**

Select which applies to your project.\*

Define Other ⓘ

Restoration, Rehabilitation, or Remodel

Select which applies to your project.\*

Define Other ⓘ

New Building

**Description(s) of Work**

**Scope of Work\***

building a garage on the vacant lot adjacent to the house, replace and enclose rear second and third floor decks together (board)

restoration of front stoop, replacement of windows, replacement of doors (staff)

**Building Elements**

**Architectural Details**

**Existing Material\***

NA

**Proposed Material\***

wood/steel

**Awnings & Canopies**

**Chimneys**

**Deck**

**Demolition**

**Doors & Entrances**

**Existing Material\***

metal

**Proposed Material\***

wood

**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**

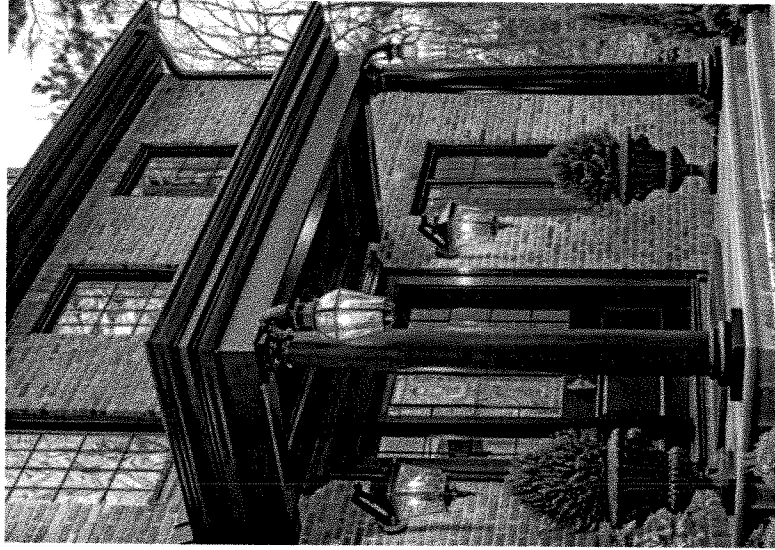
**Utilities**

**Windows**

**Other**



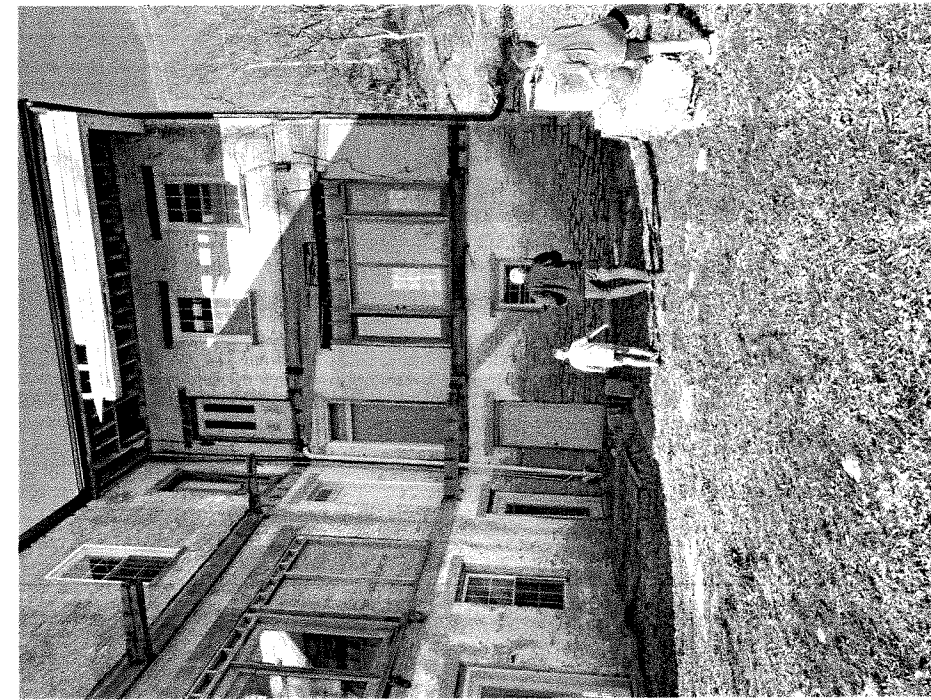
Current Front Elevation



Front Portico Conceptual Addition



House on Main St similar design



Current Rear Elevation

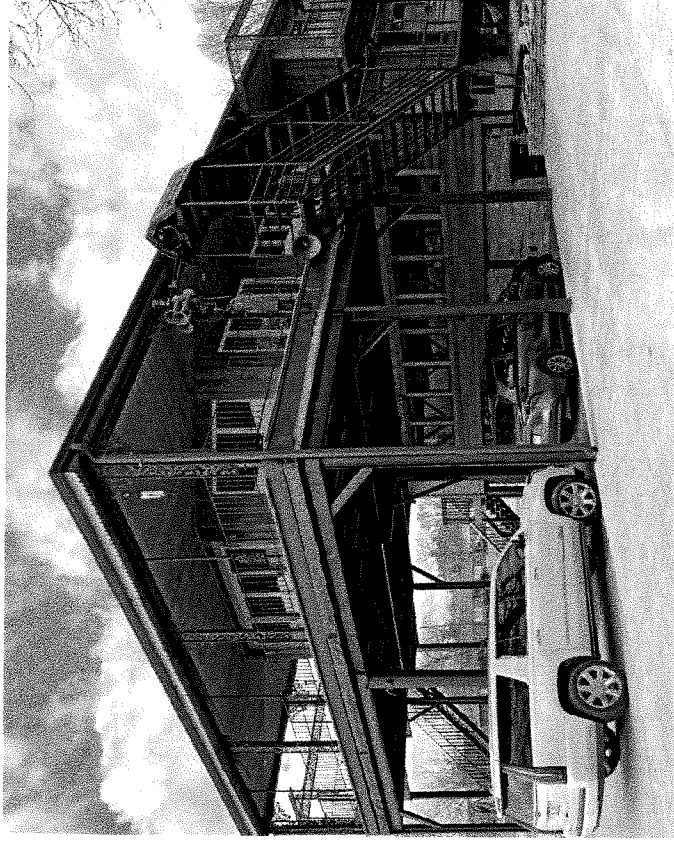


Future Conceptual Design- lower level open patio  
Story 1 & 2 closed in glass rear with metal roof, steel/wood  
structure



Another conceptual

Rear elevation – lower level will not be enclosed

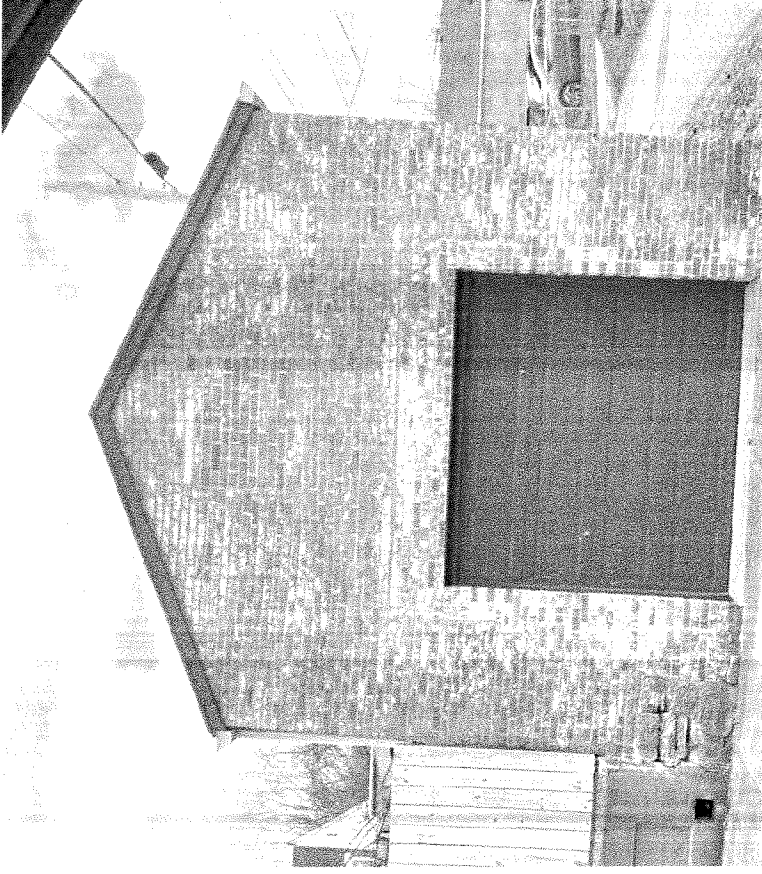


Similar design in downtown Madison on Main Street





Front Wall/fence conceptual



Carriage House Conceptual in Downtown- New construction  
Similar size street view to new construction garage  
prefer hard siding walls and metal roof. – May add brick/stone accent  
To be built after house is complete.