



## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 810 E. Second St. to add on to existing deck 24'x8' on front but set back 4'.*

Application Date: July 20, 2023

HDBR Meeting Date: August 28, 2023



### Project Description:

Certificate of Appropriateness application to add on to existing deck 24'x8' on front but set back 4'.

### Current Zoning:

Historic District Residential (HDR)

### Project Location:

810 E. Second St.

### Applicant:

Keith Acree  
216 E. Second St.  
Madison, IN 47250

### Owner:

Mark Timmons  
810 E. Second St.  
Madison, IN 47250

### Supporting Documents:

- COA application
- Photo of property
- Site plan
- Copy of HDBR meeting public sign
- GIS map

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

Date	c. 1860
Style	Vernacular
Evaluation	Contributing
Survey Notes	

### Alterations:

Exposed fastener metal roof on porch roof

**Historical Information/Misc. Important Information:**

N/A

**Prior COA Approvals:**

Vinyl siding, doors, awning

<b>Guidelines, Standards, &amp; Ordinances</b>
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**HDBR Guidelines:**

*Madison Historic District Design Guidelines – 27.0 New Construction - Decks p. 109*

27.1 Locate decks only on the rear ground level of historic buildings or other ground floor level where the deck is not visible from public view. To help reduce the visual impact, the sides of decks should be recessed or set in from each rear corner, rather than flush.

27.2 Design decks to eliminate physical or visual damage to significant historic architectural features.

27.3 Decks should be attached to the historic building so that they may be removed without significant damage.

**Conformance with Guidelines, Ordinance & Standards:**

The project is *not* in conformance with Guideline 27.1 because the proposed deck expansion will be located on the front; *is in* conformance with Guidelines 27.2 & 27.3 because the proposed expansion of the existing deck (which itself is non-conforming) will not significantly impact the visual historic character more than it already is impacted by the existing deck and it may be removed without damage to the existing historic structure; *is in* conformance with the ordinance because the proposed new deck expansion will not visually impact the aesthetic of the site significantly more than it already does; *is not* in conformance with SOI for Rehabilitation because the proposed expansion of the deck is not compatible with the historic structure.

**Ordinance:**

151.34 Visual Compatibility Factors

(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.

**Secretary of the Interior Standards:**

*Standards for Rehabilitation*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**Preservation Brief:**

N/A

Think GIS Map





**HDCA-23-77**

Certificate of  
Appropriateness (COA)  
Application  
Status: Active  
Submitted On: 7/20/2023

**Primary Location**

810 E SECOND ST  
MADISON, IN 47250

**Owner**

Timmons Mark & Bobbie Jo  
2ND ST 810 MADISON, IN  
47250

**Applicant**

Keith Acree  
 812-701-9328  
 keithaacree@gmail.com  
 216 E Second St  
Madison, IN 47250

**General Information**

**Are you the owner?\***

No

**Zoning Classification**

HDR

**Legal Description of Property**

**Will you be working with a Contractor?**

Yes

**Description of Existing Use**

residential

**Description of Proposed Use**

same

## Property Owner Information

Phone (Preferred)

812-701-9328

Phone (Alternate)

Email

keithaacree@gmail.com

## Contractor Information

Company Name

KAC Specialties

Contractor Name

Keith Acree

License Number

Expiration Date

–

Phone

Email

Mailing Address


City

State

Zip Code

Type of Project

Select which applies to your project.\*

Define Other 

Addition to Building

## Description(s) of Work

### Scope of Work\*

add on to existing deck 24'x8' on front but set back 4'

## Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Existing Material\*

wood

Proposed Material\*

wood

Demolition

Doors & Entrances

Fences and Walls

Existing Material\*

none

Proposed Material\*

wood

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**

# Fence Information

Fence Height\*

4

Fence Length\*

66

Please List Fence Materials\*

wood

Gate(s) and Gate Material(s) 

3 gates made of wood

## Fence Installation:

On a plinth

With posts in concrete

In-ground

Other

Fence Installation\*

On a plinth




## 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\*

 Keith Acree  
Jul 20, 2023

## Attachments

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# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>810 E 2nd St 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: On slight rise. Linear walk to front. Mature trees. Alley is at the west side.



Lat/Long: 38.7349960686573500, -85.3701700699405700 [WGS84]

UTM: Zone 16S, 641658.9502 mE, 4288630.3756 mN

Parcel No.

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1860-1869 , circa 1860*	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 type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: frame	Exterior Material(s): aluminum siding	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Gable Front , box cornice , decorative bargeboard	
Foundation: not visible	Windows: historic wood 4/4 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story wrap-around deck	

## 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

Eligibility: Applicable NHL Criteria: 1, 4

#### Level of potential eligibility

- National  
 State  
 Local

#### Landmark potential

- National  
 State  
 Local



**Description/Remarks**

This is a 2-story house built in 1860. The building is rectangular in plan. The structural system is frame. The foundation is not visible. Exterior walls are aluminum siding. The building has a gable front roof clad in replacement asphalt shingles with box cornice and decorative bargeboard. Medium pitch with boxed cornice, single pendant (modern) at gable end. Windows are historic wood, 4/4 double-hung sashes. There is a single-story, wrap-around deck. Replacement door with transom and canopy.

**Survey and Recorder**

Project: Search for '810 e 2' in Madison, Indiana (13 results)	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), surveyed Oct 01, 2002, Site Number 4-196
Inventoried: 09/20/2021 11:44:00 am Last updated: 06/01/2022 7:20:52 pm by /	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

PROPERTY OWNER AUTHORIZATION FORM

I/We, Mark & Bobbie Jo Timmons hereby authorize  
(Property Owner(s) – Please Print)

Keith ACREE, representative for KAC SPECIALTIES  
(Applicant's Name) (Company, Firm, Organization)

to make application for a \_\_\_\_\_ to  
(Type of Permit)

Add to existing deck 24' x 8' on front but setback 4' at  
(Description of Proposed Work)

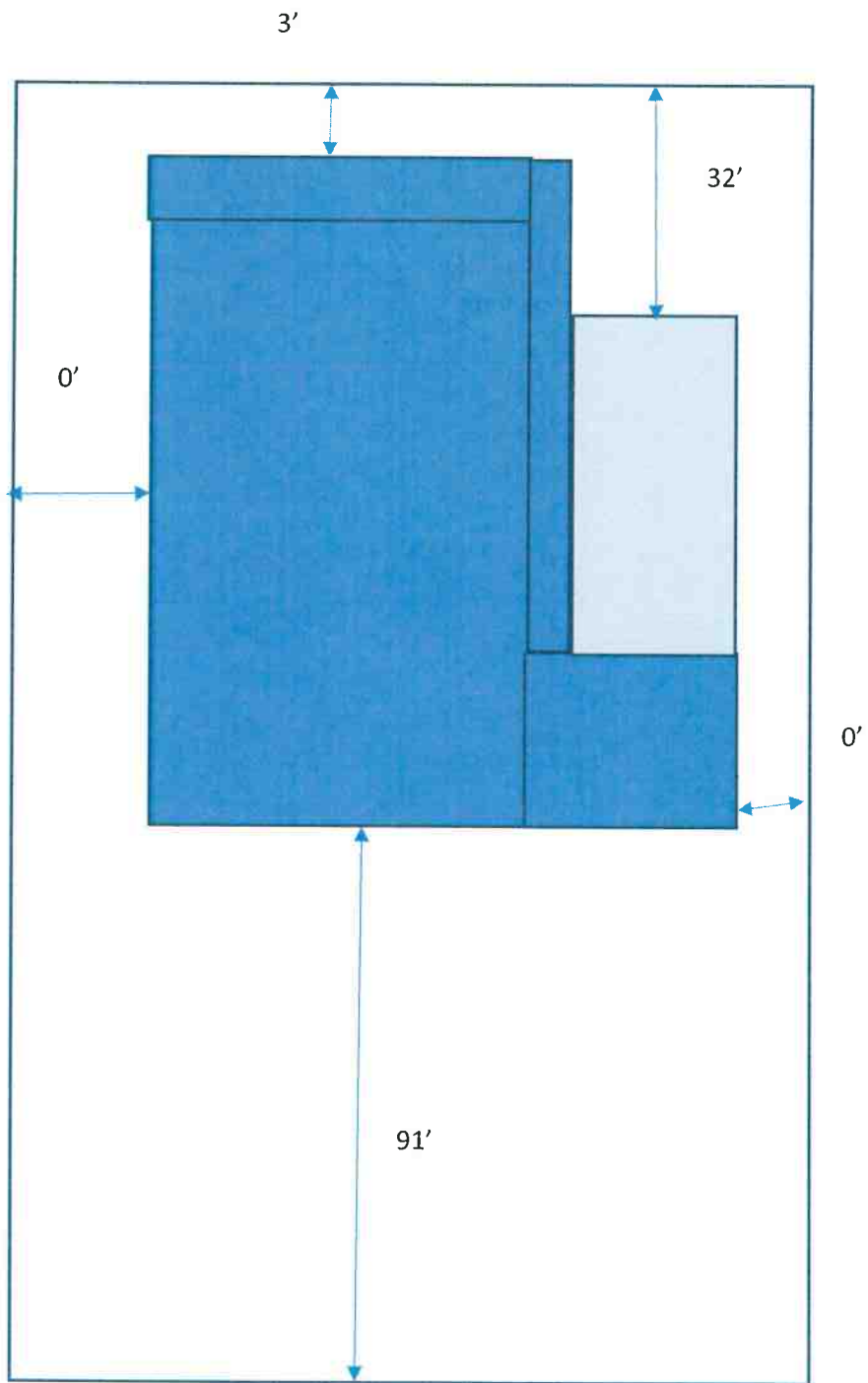
810 E. SECOND ST.  
(Property Address)

MADISON, IN., 47250  
(City, State, Zip Code)

Mark A. Timmons  
(Property Owner Signature)

7/20/23  
(Date)

Bobbie Jo Timmons



Madison, Indiana  
Google Street View  
May 2023 See more dates

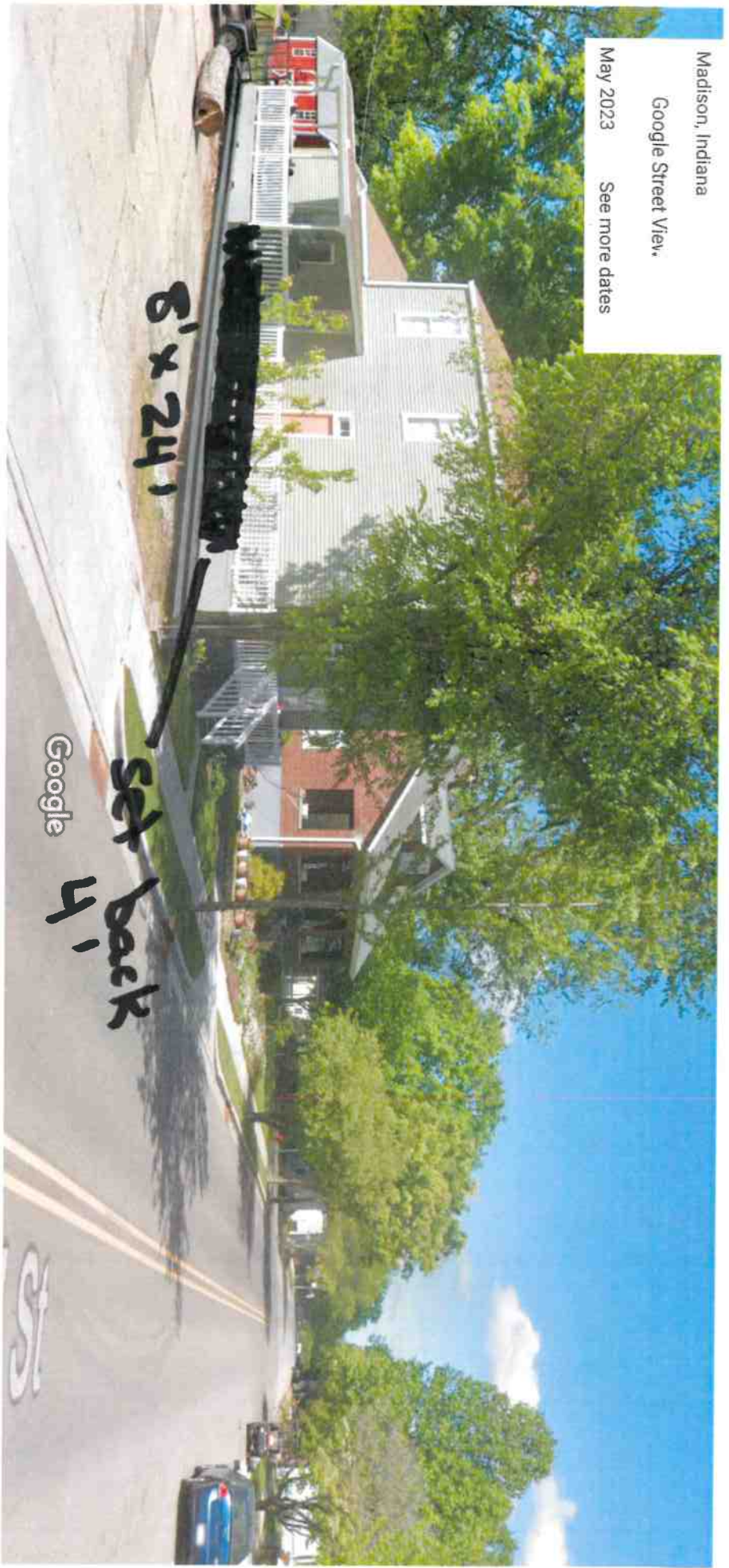


Image capture: May 2023 © 2023 Google

- Way Taproom
- House of Breakfast
  - Waffles by Madison
  - Eat at Sit
  - Riverboat

Madison, Indiana

Google Street View

May 2023

See more dates



Image capture: May 2023 © 2023 Google

WayTaproom-

House  
eakfast

ites by  
dison

Erstst

Riverboa





2015 Flood Map

FLD\_ZONE:

AE

-  Regional Counties
-  County Boundary
-  Townships
-  Water
-  Parcels
-  Corporate Boundaries

-  Addresses
-  Common Addresses

-  Regional Counties
-  Regional Roads
-  Regional Highways
-  Water
-  Railroad
-  Roads
-  Highways





# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) Keith Acree/KAC Specialties

Property Address: (address) 810 E. Second St.

Proposed Action to: (explain) add on to existing deck 24'x8' on front but set back 4'

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Meeting will be held on: (date) 8/28/2023

**POSTING DEADLINE**

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

8/14/2023

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 Historic Preservation (812) 274-0253 or Plan Commission (812) 265-8324