

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1215 W. Main St. to install 24'x20'x7' metal carport in backyard driveway area; build roof over existing wood deck on east side of home.



Application Date: August 7, 2023
 HDBR Meeting Date: August 28, 2023

Project Description:
 Certificate of Appropriateness application to install 24'x20'x7' metal carport in backyard driveway area; build roof over existing wood deck on east side of home.

Current Zoning: Residential Medium Density (R-8) **Project Location:** 1215 W. Main St.

Applicant: Jacqueline Greene
 1215 W. Main St.
 Madison, IN 47250

Owner: Same

- Supporting Documents:**
- COA application
 - Photo of proposed carport
 - Site plan
 - Copy of HDBR meeting public sign
 - GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1900
Style	Shotgun
Evaluation	Contributing
Survey Notes	

Alterations:
 Vinyl windows, aluminum siding, modern replacement doors, blocked transom windows

Historical Information/Misc. Important Information:
N/A

Prior COA Approvals:
N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 12.0 New Construction - Outbuildings p. 116-117

24.1 The design of new garages and other accessory buildings should be compatible with dwellings in the historic district. New outbuildings should respect and blend with the architectural style and scale of the associated dwelling.

24.2 Site new garages and accessory buildings appropriately on the lot. Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.

24.5 Materials used for new garages and outbuildings should reflect the historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding, plywood and oriented strand board (OSB) are not sufficiently durable for exterior use and are not appropriate.

24.6 Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

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

14.8 The creation of a false historical appearance, such as adding Victorian ornament to a plain early twentieth-century porch, is not appropriate.

14.9 Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns, metal or plastic balustrades are not appropriate.

14.12 It is not appropriate to add new porches, entrances, or balconies to primary elevations or other areas of a building that are seen from the public view if none existed historically.

Conformance with Guidelines, Ordinance & Standards:

The project is *not* in conformance with the Guideline 24.1 because the design of the proposed carport is not compatible with the architectural style of the primary structure; *is in* conformance with 24.2 because the site plan indicates the location to be one compatible to the streetscape; *is in* conformance with Guideline 24.4 because the proposed garage will be of an appropriate mass, size, & height; *is in* conformance with Guidelines 24.6 because the proposed roof ridge will not be higher than the primary

structure; is *not* in conformance with Guideline 14.12 because the proposed porch roof would be highly visible from the front of the structure; *is in* conformance with the Ordinance because the proposed porch roof and carport will be visually compatible with the surrounding structures; and is *not* in conformance with SOI for Rehabilitation 3 because the addition of a porch roof that never existed on the primary façade is not appropriate.

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.
- (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.

Secretary of the Interior Standards:

Rehabilitation

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Preservation Brief:

N/A

Think GIS Map





HDCA-23-83

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 8/7/2023

Primary Location

1215 W MAIN ST
MADISON, IN 47250

Owner

Greene Jacqueline M
MAIN ST 1215 MADISON, IN
47250

Applicant



General Information

Are you the owner?*

Yes

Zoning Classification

R-8

Legal Description of Property

Will you be working with a Contractor?

-

Description of Existing Use

residential


Description of Proposed Use

same

Type of Project


Select which applies to your project.*

New Building

Define Other 

Select which applies to your project.*

Addition to Building

Define Other 

Description(s) of Work

Scope of Work*

install 24'x20'x7' metal carport in backyard driveway area; build roof over existing wood deck on east side of home

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Demolition

Doors & Entrances

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

Existing Material*

none

Proposed Material*

wood/shingle

Shutters

Siding

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Other

Building Information

Please List All Building Materials* 


metal, wood, shingle

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*

 Jacqueline Greene
Aug 7, 2023

Attachments

Site Plan
1215 W. Main St. site plan.tif

Upload by Brooke Peach on Aug 7, 2023 at 9:13 AM
_plan_Mon_Aug_7_2023_09-13-19.tif?
Samples/Brochures
3-07T13%3A11%3A07Z&se=2023-08-
dows.net/1215-W-Main-St_carnort_example.jpg
GfHIB9y9f0t5hixcyrpU1XCKMFUA3Ifp28%3D)
ort_example_mon_Aug7_2023_09-13-19.jpg?sv=2021-
-07T13%3A11%3A07Z&se=2023-08-

xyjZAFLSv%2B0kjlGCEYh1UH1LvYEdDQtc%3D)
Photographs

et/vpc3-0811_(1215-W-Main-St)_image1_30811_(1215-W-Main-
St)_image1_image.jpg?sv=2021-08-53-54.jpg?sv=2021-
;el_image_Mon_Aug_7_2023_08-53-54.jpg?sv=2021-
:2023-08-
Upload by Brooke Peach on Aug 7, 2023 at 8:53 AM
h4fEFAZYSx72Gk8pTKQdX9tvJcMAxBUCGaK194%3D)

REQUIRED

Additional Supporting Documents

s.net/vpc3-0811_INDIANA_JEFFERSON_(1215-W-Main-St) (1).pdf
N_(1215-W-Main-St) (1).pdf
23-08-07T13%3A11%3A07Z&se=2023-08-
Xc86s4DVTThSjwSTnukEeyBQ4E%2Fb%2FNh8%3D)



Application for
Certificate of Appropriateness

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: Jacqueline Greene
 Street: 1215 W. Main Street
 City: Madison State: IN Zip: 47250
 Phone (Preferred): (812) 599-4668
 Phone (Alternate): (727) 603-2563
 Email: jackiearmelgreene@gmail.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: 1215 W. Main Street, Madison, IN

Zoning Classification: _____

Type of Project (Check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input checked="" type="checkbox"/> Addition to Building | <input type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

Description of Existing Use: single family residence

Description of Proposed Use: adding carport in back and roof over existing side deck

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.

carport - I would like to have a 24'W X 20'D X 7'H metal carport installed in my backyard/drive area to provide a covering for my vehicles.

Roof over existing deck - I would like to have a roof constructed over the existing wood deck on the east side of my house, to keep water from rain from entering my door and to keep water away from the east side of the house.

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 checked="" 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	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 checked="" type="checkbox"/>	New Construction - Outbuildings	101	HDBR	none	metal carport
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input checked="" type="checkbox"/>	New Construction - Additions	109	HDBR	existing wood deck	roof over existing deck
<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:

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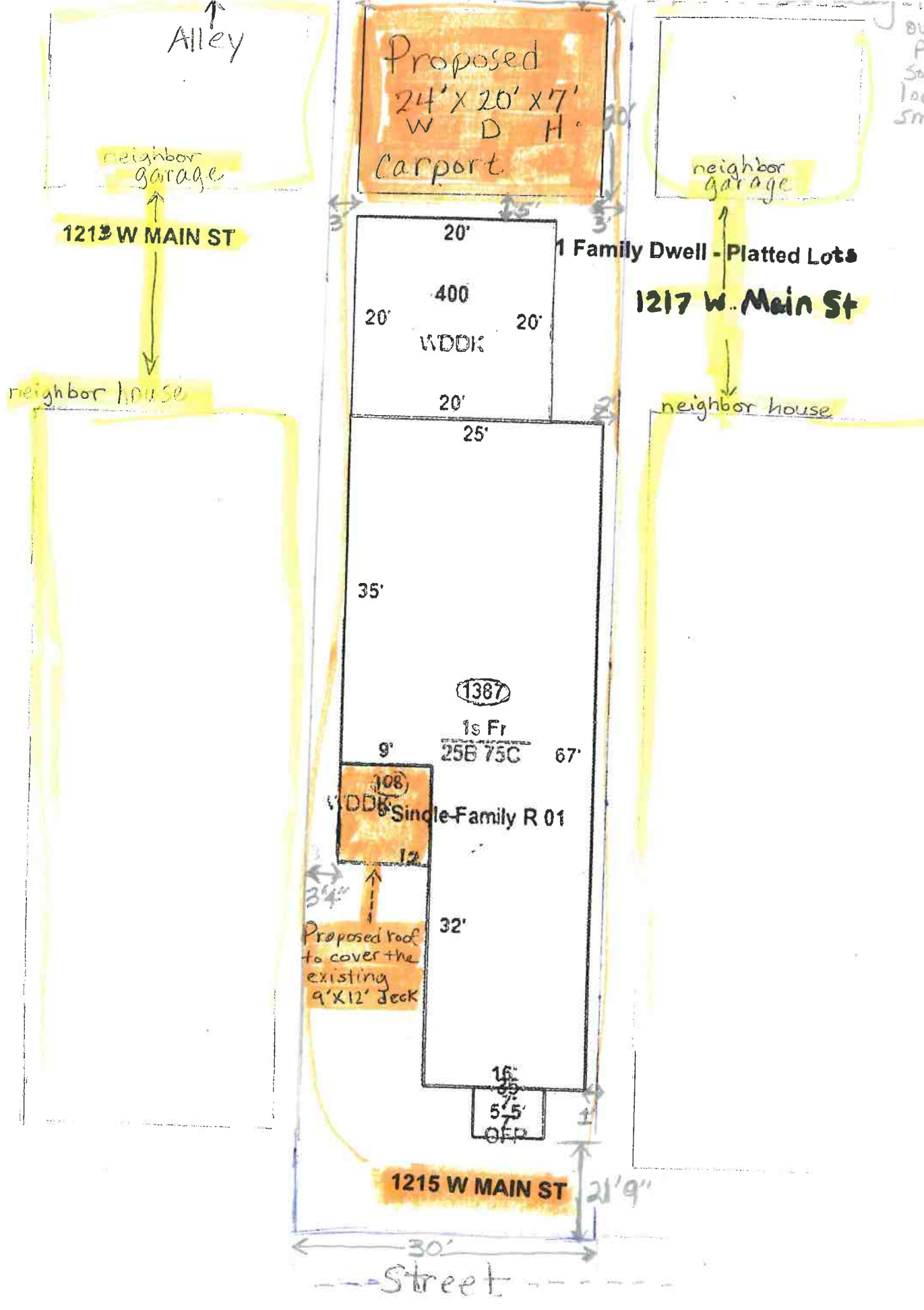
8/4/2023
Date

Jacqueline Greene
Signature of Applicant

COMPLETED BY PLANNING OFFICE Application Accepted on: _____ Application Accepted by: _____ Application to be Reviewed by: <input type="checkbox"/> HDBR <input type="checkbox"/> STAFF	Meeting Information: Historic District Board of Review 101 W Main St, Madison, IN 47250 - Council Chambers Meeting Date: _____ Time: 5:30PM Action on Application: <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
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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 |



Alley

Proposed
24' x 20' x 7'
W D H
Carport

neighbor garage

1213 W MAIN ST

neighbor house

20'
400
WDDK
20'
20'

1 Family Dwell - Platted Lots

1217 W Main St

neighbor house

25'
35'
9'
25B 75C
67'

1387

1s Fr

108
WDDK
Single-Family R 01
12'

Proposed roof
to cover the
existing
9' x 12' Deck

5'5'
OFF

1215 W MAIN ST

21'9"

30'
Street

bu
p
So
loc
sm



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1215 W Main St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: A linear walkway leads to the front porch and the side entrance. The yard is surrounded by a wrought iron fence.



Lat/Long: 38.7402176000000000, -85.4027492000000000 [WGS84]
 UTM: Zone 16S, 638817.0161 mE, 4289159.9242 mN
 Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1900-1909 , circa 1900*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Social History	

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:	Exterior Material(s): aluminum siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Shotgun, L	Roof Type: Cross gable	
Foundation: rubblestone	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story single-bay portico	

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
Eligibility: Applicable NHL Criteria: 1, 4

Landmark potential
 National
 State
 Local



Description/Remarks

This is a 1-story house built in 1900. The building is l in plan. The foundation is rubblestone. Exterior walls are aluminum siding. The building has a cross gable roof clad in asphalt shingles. Windows are replacement vinyl, 1/1 double-hung sashes. There is a single-story, single-bay portico characterized by a gabled roof clad in asphalt shingles with square wood posts. Front door and the two at the side are all modern replacements. All have transom windows that have been blocked.

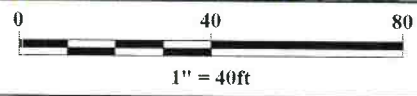
Survey and Recorder

Project: Search for '1215 w main' in Madison, Indiana (1 results)	Sequence/Key no.:	Survey Date: February 2022
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect.	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Jun 24, 2002, Site Number 1-033
Inventoried: 09/20/2021 11:42:51 am Last updated: 06/22/2022 9:26:41 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



- 2015 Flood Map
 FLD_ZONE:
 AE
- Regional Counties
 - County Boundary
 - Townships
 - Water
 - Parcels
 - Corporate Boundaries
 - Sewer Structures
 - Addresses

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Jacqueline Greene

Property Address: (address) 1215 W. Main St.

Proposed Action to: (explain) install 24'x20'x7' metal carport in backyard driveway area; build roof over existing wood deck on east side of home

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

POSTING DEADLINE

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

8/13/2023

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