

## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 1019 Walnut St. to anchor a prebuilt 12'x20' storage barn to existing concrete foundation.*



Application Date: August 7, 2023

HDBR Meeting Date: August 28, 2023

### Project Description:

Certificate of Appropriateness application to anchor a prebuilt 12'x20' storage barn to existing concrete foundation.

### Current Zoning:

Residential Medium Density (R-8)

### Project Location:

1019 Walnut St.

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### Applicant:

Aaron Grubbs  
1019 Walnut St.  
Madison, IN 47250

### Owner:

Same

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### Supporting Documents:

COA application  
Photos of property  
Photos of proposed accessory building  
Copy of HDBR meeting public sign  
GIS map

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

Date	c. 1945
Style	Vernacular
Evaluation	Non-Contributing
Survey Notes	

### Alterations:

Modern metal replacement doors

### Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

## Guidelines, Standards, & Ordinances

### HDBR Guidelines:

*Madison Historic District Design Guidelines* – 24.0 New Construction Outbuildings p. 101-102

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.

24.4 The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

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.

### Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guidelines because the proposed outbuilding will be compatible with the primary structure, will be sited appropriately, is of an appropriate massing, and will be made of conforming materials appropriate to the style of the primary structure; and *is in* conformance with the Ordinance because the proposed materials of the outbuilding are visually compatible to the primary structure; *is in* conformance to the SOI for Rehabilitation because if removed from the site in the future, the outbuilding will not damage or alter the historic structure.

### Ordinance:

#### 151.34 Visual Compatibility Factors

(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.

### Secretary of the Interior Standards:

#### *Rehabilitation*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation Brief:

N/A

### Think GIS Map





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: Claren Gubbis  
 Street: 4607 N St Rd 62  
 City: Madison State: IN Zip: 47250  
 Phone (Preferred): 812-493-5088  
 Phone (Alternate): 812-574-3000  
 Email: grobby47250@yahoo.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: 1019 Walnut St  
 Zoning Classification: Commercial

Type of Project (Check all that apply)

- |  |  |
|--|--|
| <input checked="" 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 type="checkbox"/> Demolition              | <input type="checkbox"/> Other: _____                            |

Description of Existing Use: Existing 14x30 concrete pad between buildings

Description of Proposed Use: Addition of a 12x20 storage building

Name of Contractor (if applicable): TUFF Shed of Louisville

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.

a professionally built and delivered 12x20 storage  
barn to be painted white/blk trim as to match  
existing structure.

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 checked="" type="checkbox"/>	Metal	49	STAFF		
<input checked="" type="checkbox"/>	Architectural Details	52	HDBR/STAFF		Sub Floor wood siding
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		wood double doors
<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	93	STAFF		

Include a list of existing and proposed materials for each applicable category.

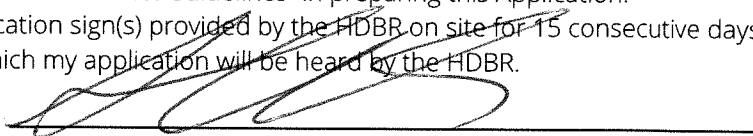
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input checked="" type="checkbox"/>	New Construction - Outbuildings	101	HDBR		wood/metal
<input type="checkbox"/>	New Construction - 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 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:

- 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.

8-4-23

Date



Signature of Applicant

<b>COMPLETED BY PLANNING OFFICE</b>	<b>Meeting Information: Historic District Board of Review</b>
Application Accepted on: _____	<b>101 W Main St, Madison, IN 47250 - Council Chambers</b>
Application Accepted by: _____	<b>Meeting Date: _____ Time: 5:30PM</b>
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)

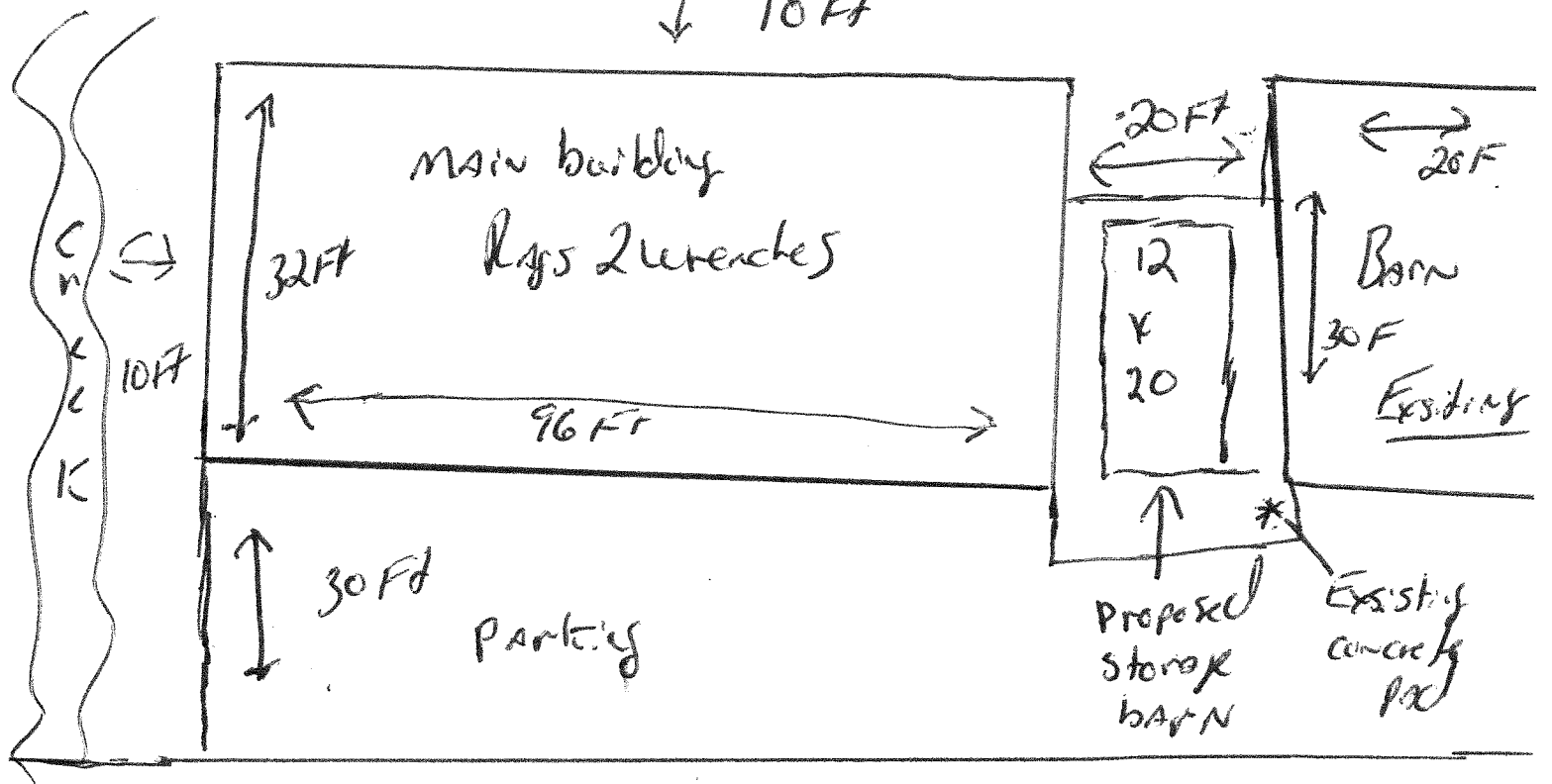
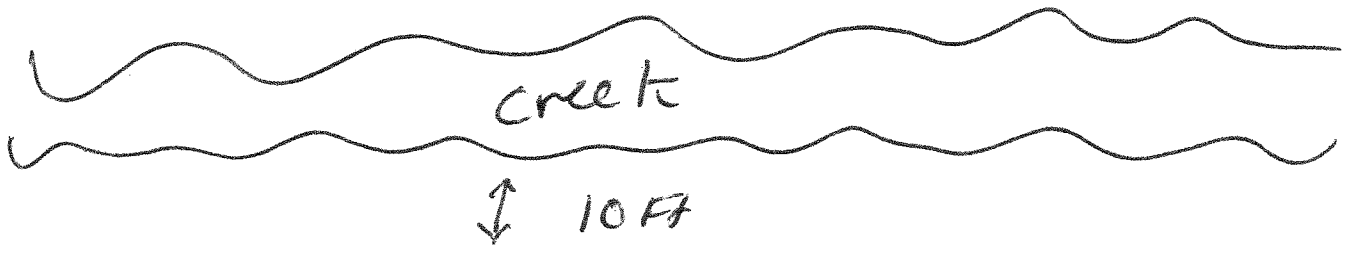
- |   |  |
|---|--|
| ___ Owner Authorization provided (if req'd) | ___ Required supporting documents are provided |
| ___ Site plan is adequate                   | ___ COA Addendum (if req'd)                    |
| ___ Application is complete                 | ___ Notification Sign given to applicant       |

W

Hill Side

S

N

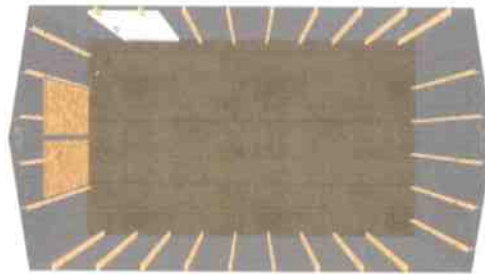






Wall D

Wall A



Wall C

Wall B

**Base Details/Permit Details**

**Building Size & Style**

Premier Tall Ranch - 12' wide by 20' long

**Paint Selection**

Base: No Paint, Trim: No Paint

**Roof Selection**

Nickel Gray 3 Tab

**Drip Edge**

White

**Optional Details**

**Doors**

3' x 6'7" Double Shed Door (6'), Security Package, Drip Cap  
 6-Panel Residential Door (Left Hand Inswing),

**Windows**

3'x3' Insulated Horizontal Sliding Window

**Floor and Foundation**

8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**

3 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

Anchored to Concrete with Shed Floor

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Google Maps 971 US-421



Madison, Indiana  
 Google Street View  
 Jun 2023 See more dates

Image capture: Jun 2023 © 2023 Google

VACATION CAMPER



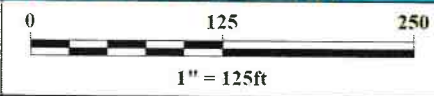
Dugan

Proposed wooden storage building 12x20  
 Anchored to Existing concrete pad. pad is  
 14 x 30. To be painted white w/blk  
 trim to match building.



- MadisonZoning**  
Zoning Code:
- HS
  - M-1
  - R-8
- 2015 Flood Map**  
FLD\_ZONE:
- AE
- Regional Counties
  - County Boundary
  - Townships
  - Water
  - Parcels
  - Corporate Boundary
  - Sewer Structures
  - Water Storage Tanks
  - Water Structures
- △ Addresses
  - Common Addresses

- Regional Count
- Regional Roads
- Regional Highw
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails



**TO WHOM IT MAY CONCERN, I AARON GRUBBS AM SUBMITTING THE FOLLOWING APPLICATIONS TO THE REQUIRED BOARDS FOR THE INSTALLATION OF A STORAGE BARN TO BE LOCATED AT RAGS 2 WRENCHES 1019 WALNUT ST, MADISON IN 47250.**

**AS CAN BE SEEN FROM OUR IMPROVEMENTS TO THIS HISTORIC STRUCTURE I HIGHLY VALUE THE APPEARANCE OF MY COMPANY. AS WELL AS THE INITIAL APPEARANCE TO THE PEOPLE ARRIVING IN OUR HISTORIC TOWN FROM 421. IN ORDER TO KEEPING UP WITH THE "CLEAN AND NEAT" LOOK, MY BUSINESS HAS GROWN TO THE POINT WHERE SPACE IS BECOMING LIMITED INSIDE. AS WELL AS LOSING SOME STORAGE DUE TO THE 2022 FLOOD.**

**AS YOU WILL SEE IN MY PROVIDED RENDERINGS THE BUILDING WILL BE ANCHORED TO AN EXISTING CONCRETE PAD, HOWEVER YET STILL CONSIDERED MOBILE SHOULD IT NEED REMOVED AT ANY**

***TIME. THE BARN WILL ALSO BE PAINTED  
TO MATCH THE EXISTING SCHEME AS WELL  
AT THE BARN THAT CURRENTLY EXSISTS.  
(CURRENTLY GRAY) THANK YOU FOR  
YOUR CONSIDERATION AND TIME.***

***SINCERELY AARON GRUBBS.***

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>1011 Walnut St Madison Indiana 47250 USA</b>
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: Located on flat grade across the road from highway 421. The area at the front is paved, and behind is Crooked Creek and urban forest.



Lat/Long: 38.7441351680821600, -85.3760077312828000 [WGS84]

UTM: Zone 16S, 641133.5376 mE, 4289635.5773 mN

Parcel No.

## Historical Information

Historic Function: Transportation: Road-Related (Vehicular)	Current Function: Transportation: Road-Related (Vehicular)
Construction Date: ca. 1940-1949 , circa 1945*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, Commercial Building	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total
Structural:	Exterior Material(s): concrete block	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, irregular	Roof Type: Multiple	
Foundation: concrete block	Windows: aluminum 1 fixed	
General condition: Good	Chimney(s):	
Basement:	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



**Description/Remarks**

This is a 1-story commercial building built in 1945. The building is irregular in plan. The foundation is concrete block. Exterior walls are concrete block. The building has both smooth and formed, rough-faced concrete block. The building has a multiple roof clad in asphalt shingles. One part of the building has a flat roof behind a parapet wall and the remaining areas have hipped roofs. Windows are aluminum, 1-light fixed. The doors are modern and of metal. There are pedestrian doors and vehicle overhead doors.

**Survey and Recorder**

Project: Madison, Indiana	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 Sep 13, 2002, Site Number 3-0918
Inventoried: 09/20/2021 11:43:47 am Last updated: 06/28/2022 2:35:52 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

# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) Aaron Grubbs

Property Address: (address) 1019 Walnut St.

Proposed Action to: (explain) anchor a prebuilt 12'x20' storage barn to existing concrete foundation

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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**

8/13/2023

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