



**PROJECT BRIEF**

*Historic District Board of Review Application for Certificate of Appropriateness at 407 E. Vaughn Dr. to build top floor addition on north side of structure.*



Application Date: August 29, 2023 (resubmitted)  
HDBR Meeting Date: June 24, 2024

**Project Description:**

Certificate of Appropriateness application to build top floor addition on north side of structure.

**Current Zoning:**

Open Space (OS)

**Project Location:**

407 E. Vaughn Dr.

**Applicant:**

Bob Vonch  
1679 Old SR 62  
Madison, IN 47250

**Owner:**

B & H of Madison LLC  
1679 Old SR 62  
Madison, IN 47250

**Supporting Documents:**

- COA application
- Photo of property
- Drawings of proposed addition
- Copy of HDBR meeting public sign
- GIS map

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

Date	c. 1900
Style	Vernacular
Evaluation	Non-Contributing
Survey Notes	

**Alterations:**

Cementitious & aluminum siding; corrugated exposed fastener roof; casement windows w/ applied muntins (on some windows); modern doors

Historical Information/Misc. Important Information:

Board of Zoning Appeals granted a variance of use to allow this structure to be used as a dwelling unit.

Prior COA Approvals:

N/A

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

*Madison Historic District Design Guidelines* – 26.0 New Construction - Additions p. 88-90

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

26.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

26.3 The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

26.4 Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features. Additions should be set in at least one foot (1') to show a break between the original structure and the new addition. 26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding or trim may be allowed. SEE SIDING GUIDELINES.

26.6 Wood windows are most appropriate for new additions within the historic district; however, substitute window materials may also be acceptable for new additions. SEE WINDOWS GUIDELINES. 26.7 Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

26.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

26.9 Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

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

The project *is in* conformance with Guidelines; however, the addition will affect a primary façade [this structure is located on a highly visible corner, so all sides are highly visible. This project *is in* conformance with the Ordinance because the proposed materials and addition will be visually compatible with the existing structure; and is *not* in conformance with SOI for Rehabilitation because the proposed alterations involve more than minimal exterior visual change.

**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.
- (C) Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares, and places to which the building is visually related.
- (D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.
- (E) Rhythm of spacing of buildings on streets. The relationship of the building to open space between it and adjoining buildings shall be visually compatible to the 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.
- (I) Walls of continuity. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, and building facades, shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings, squares, and places to which it is visually related.
- (J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

**Secretary of the Interior Standards:**

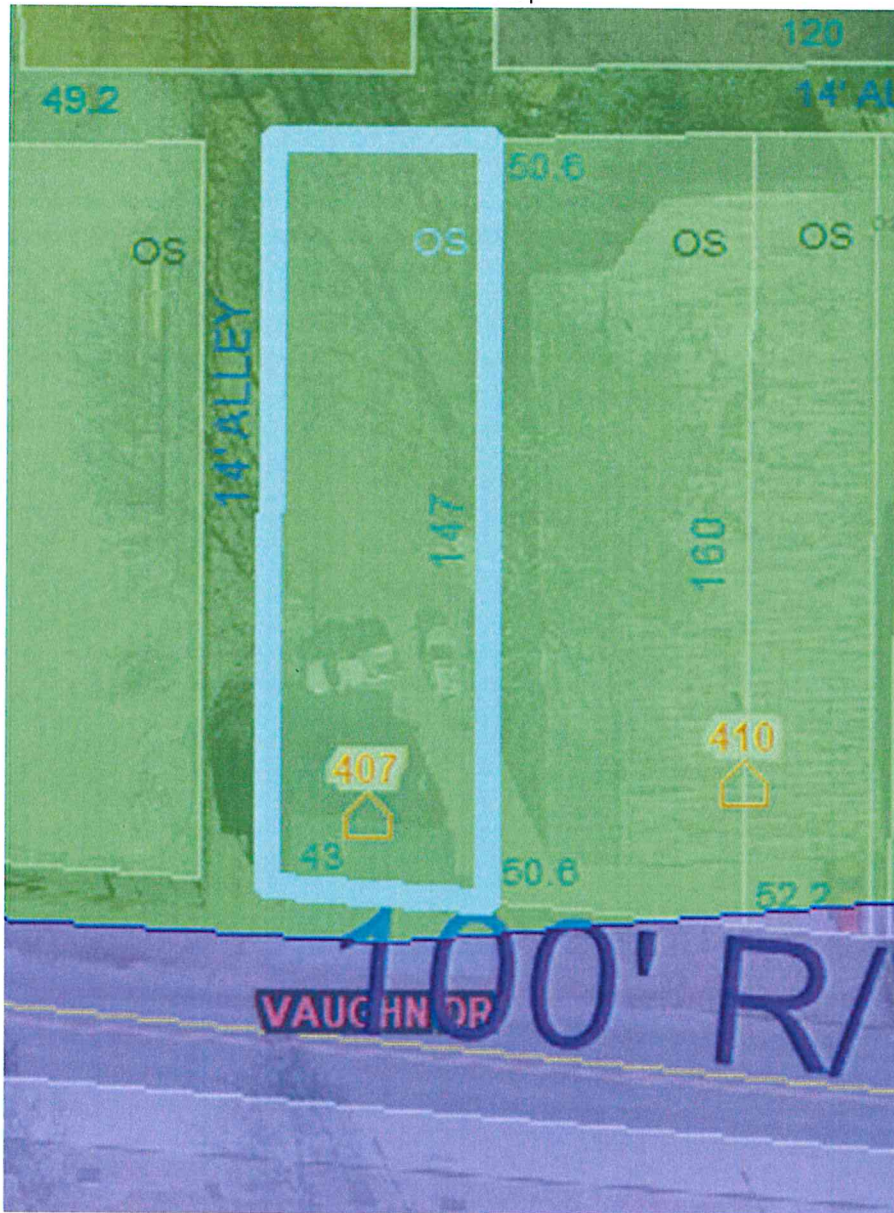
*Standards for Rehabilitation*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
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





### HDCA-23-93

Certificate of  
Appropriateness (COA)  
Application

Status: Active  
Submitted On: 8/29/2023

#### Primary Location

407 E VAUGHN DR  
MADISON, IN 47250

#### Owner

B & H OF MADISON LLC  
OLD SR 62 1679 Madison, IN  
47250-8496

#### Applicant

Bob Vonch  
 812-599-5853  
 djvonch@yahoo.com  
 1679 N Old St Rd 62  
Madison, IN 47250

## General Information

Are you the owner?\*

Yes

Zoning Classification

OS

### Legal Description of Property

Will you be working with a Contractor?

Yes

### Description of Existing Use

residential

### Description of Proposed Use

same

## Contractor Information

Company Name

B & R Construction & Repair

Contractor Name

Steve Buchanan

License Number

Expiration Date

—

Phone

Email

502-523-3466

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\*

build top floor addition on north side of structure

## 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**

**Shutters**

**Siding**

**Signage**

**Storefronts**

**Storm Doors and Storm Windows**

**Utilities**

**Windows**

**Other**

## Building Information

Please List All Building Materials\* 


hardie board siding, metal roof, vinyl windows to match existing windows in home

## 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\***

 Staff on behalf of Bob Vonch  
May 30, 2024



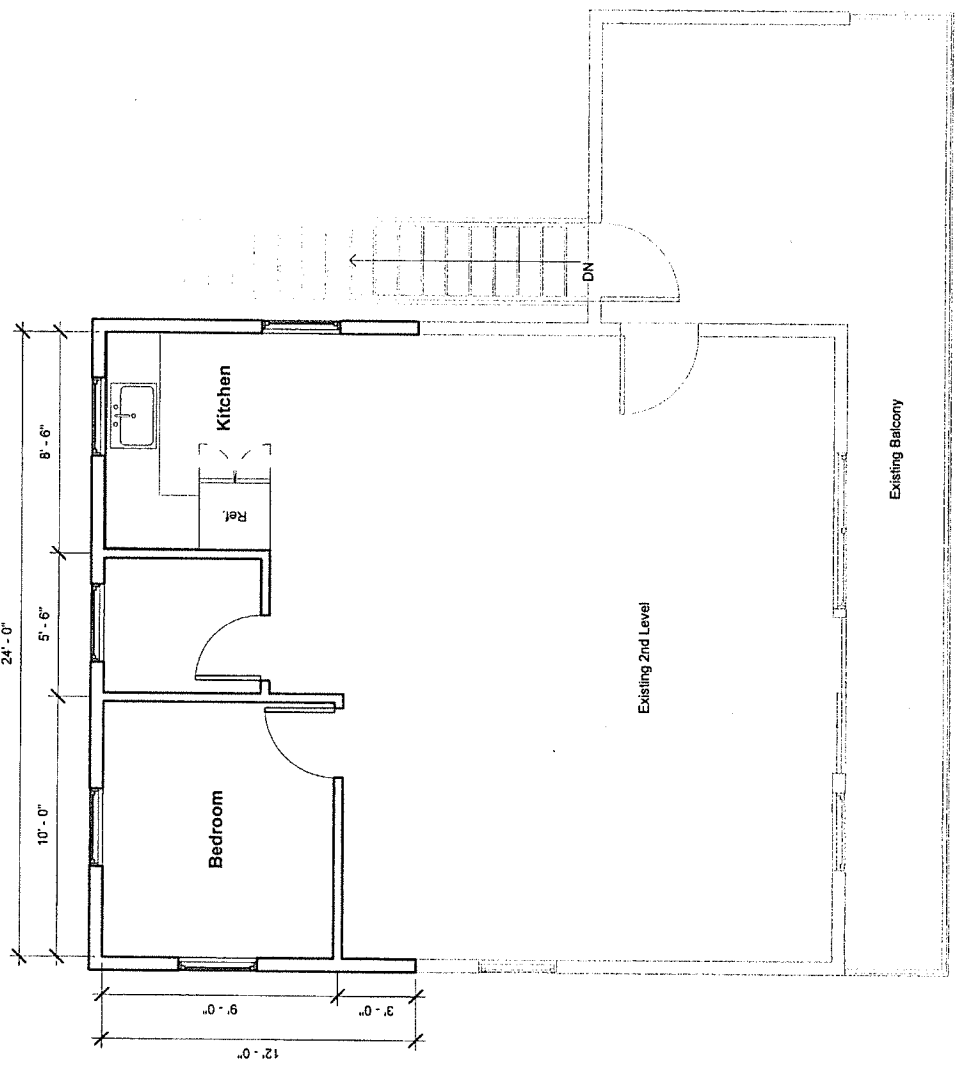
**PRELIMINARY**  
NOT FOR CONSTRUCTION

# FPBH, Inc.

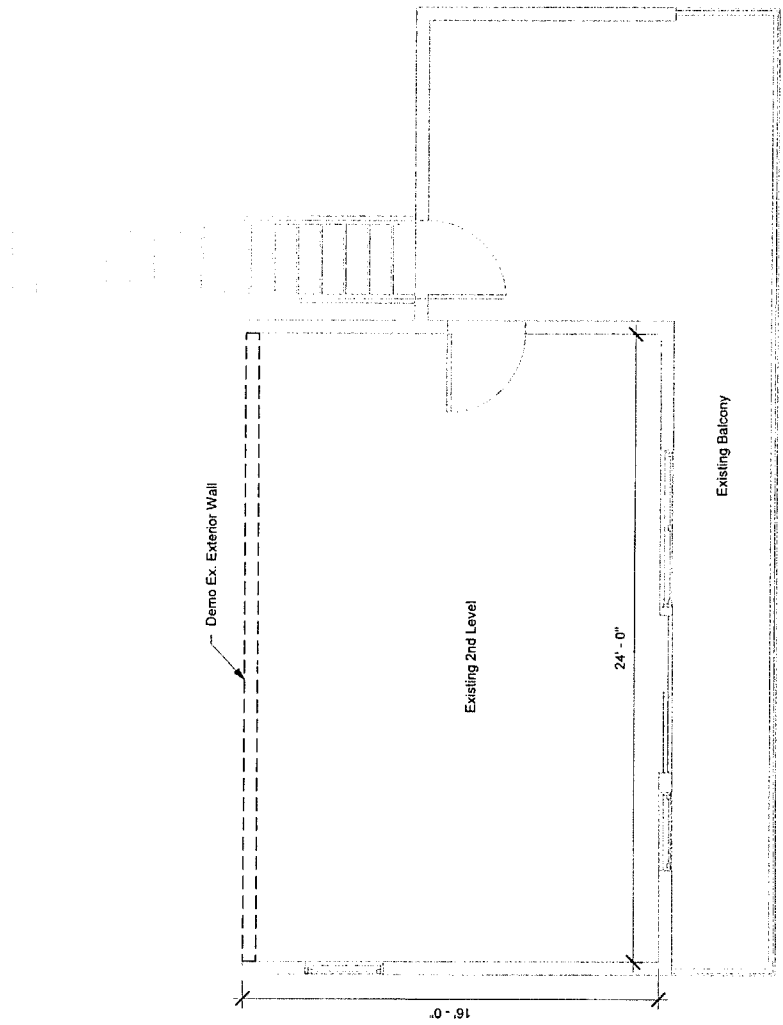
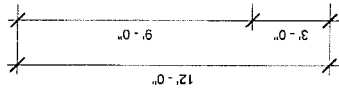


Engineers • Surveyors • Planners • Inspectors  
Offices in North Vernon, Seymour, & New Castle  
72 Henry Street, PO Box 47  
North Vernon, IN 47265  
P: (812) 344-2045 Toll Free: 1-866-FNG-CPBM

Revision Schedule	
#	Date




② Level 2 Proposed Floor Plan  
1/4" = 1'-0"

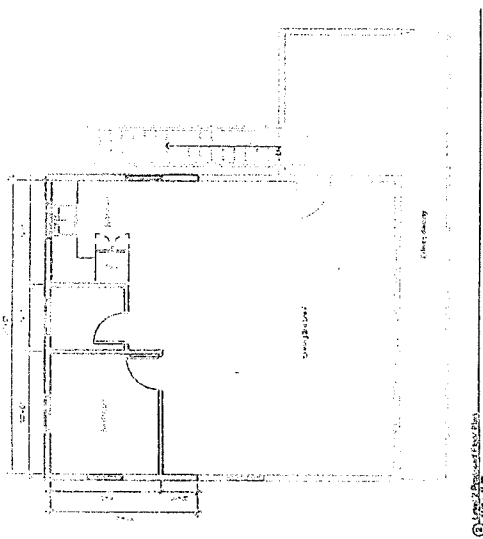


① Level 2 Existing & Demo Floor Plan  
1/4" = 1'-0"

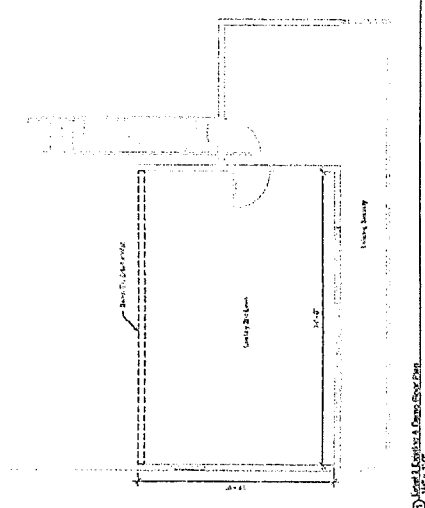
② Level 2 P  
1/4" = 1'-0"

12/14/2017 11:34:11 AM

 <b>FBBH, Inc.</b> Engineers • Architects • Planners • Program Managers 22 North Street, 2nd Floor 02129 Boston, Massachusetts www.fbbh.com		<b>PRELIMINARY</b> For Construction
Scale: 1/4" = 1'-0"	Sheet: 101-A101	
Drawn By: BDT	Client: L&L	
File No: 2017001	Project Name: 407 E. Virginia Drive 2nd Story Addition	
	Client: L&L Holdings, LLC	
	Project Description: 407 E. Virginia Drive 2nd Story Addition	
	Location: 407 E. Virginia Drive 2nd Story Addition	
	Level: 2nd Floor Plan	
	Design Phase: Preliminary	
	Sheet Number: A101	



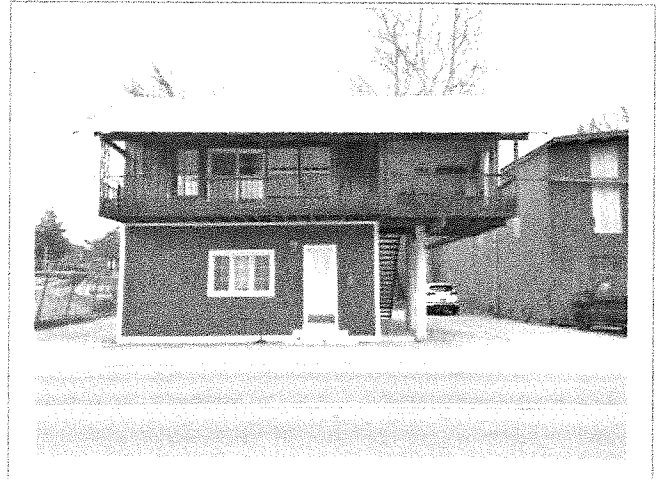
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# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>407 E Vaughn Dr 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: On flat ground on first tier above river. Gravel area surrounds building.



Lat/Long: 38.7327928000000000, -85.3748785000000000 [WGS84]  
 UTM: Zone 16S, 641254.0269 mE, 4288378.5901 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:	

## 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): cementitious/hardy plank siding, aluminum siding	
Stories: 2, Bays:	Roof Material: corrugated metal	
Form or Plan: Vernacular, rectangular	Roof Type: Gabled	
Foundation: parged concrete	Windows: 1 casements	
General condition:	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

### Evaluation (Preparer's Assessment of Eligibility)

<i>Recommendation</i>	<i>Level of potential eligibility</i>	<i>Landmark potential</i>
<input type="checkbox"/> Individually eligible	<input type="checkbox"/> National	<input type="checkbox"/> National
<input type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input checked="" type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined		

1982, Madison Local Historic District

**Description/Remarks**

This is a 2-story house built in 1900. The building is rectangular in plan. The foundation is parged concrete. Exterior walls are cementitious/hardy plank siding and aluminum siding. The building has a gabled roof clad in corrugated metal. Side gable metal roof, modern with expressed rafters. Windows are , 1-light casements. Each casement is one light with applied muntins in 6 light configuration. Side windows are 1/1. Upper front windows are double hung with 1/1 and 6/6 applied muntins. Modern door.

**Survey and Recorder**

Project: Search for '407 e vaughn' in Madison, Indiana (1 results)

Sequence/Key no.:

Survey Date: December 2021

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 Aug 20, 2002, Site Number 3-0514

Inventoried: 09/20/2021 11:43:31 am

Level of Survey:

Additional Research Recommended?

Last updated: 06/18/2022 8:21:00 pm by /

Reconnaissance  Intensive

Yes  No



**MADISON**  
*Indiana*  
Planning, Preservation and Design

**MADISON HISTORIC DISTRICT  
BOARD OF REVIEW**

## **Request for Certificate of Appropriateness**

**Application has been made by:** (name) Bob Vonch

**Property Address:** (address) 407 E Vaughn Dr

**Proposed Action to:** (explain) \_\_\_\_\_

Build a 24-ft x 12-ft rear second story addition.

**Meeting will be held on:** (date) June 24, 2024

**POSTING DEADLINE**

6/10/24

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

**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 Planning, Preservation, & Design at (812) 265-8324.**