



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 710 E. First St. to tear down old shed and replace with new shed with vinyl siding to match the house.

Application Date: August 26, 2024

HDBR Meeting Date: September 23, 2024

Project Description:

Certificate of Appropriateness application to tear down old shed and replace with new shed with vinyl siding to match the house.



Current Zoning:

Historic District Residential (HDR)

Project Location:

710 E. First St.

Applicant:

Heidi Geiges
710 E. First St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

- COA application
- Photographs
- Site plan
- Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	c. 1910
Style	
Evaluation	Non-Contributing
Survey Notes	Two-story rear and side frame addition

Alterations: There is a two-story, rear and side, frame addition. Massive addition at ell.

Historical Information/Misc. Important Information:

Prior COA Approvals:

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.

24.3 If reconstruction of a missing garage or outbuilding is desired, it should be based on accurate evidence of the original configuration, form, massing, style, placement, and detail from photographic evidence or other documentation of the original building.

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.

24.7 Windows which are readily visible from the public right-of-way should be appropriate to the style of the house. Visible pedestrian doors should either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

24.8 Metal garage doors with a paneled design may be appropriate. These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, solid wood or wood garage doors with a paneled design are more appropriate.

24.9 At double garages, two single garage doors rather than one larger, double door should be installed. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.

24.10 New carports should be located at the rear of dwellings and not visible. Most carport designs have flat roofs and metal support columns and are not compatible with historic dwelling designs.

Conformance with Guidelines, Ordinance & Standards:

The project is not in conformance with Guidelines or Ordinance due to proposed materials.

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.

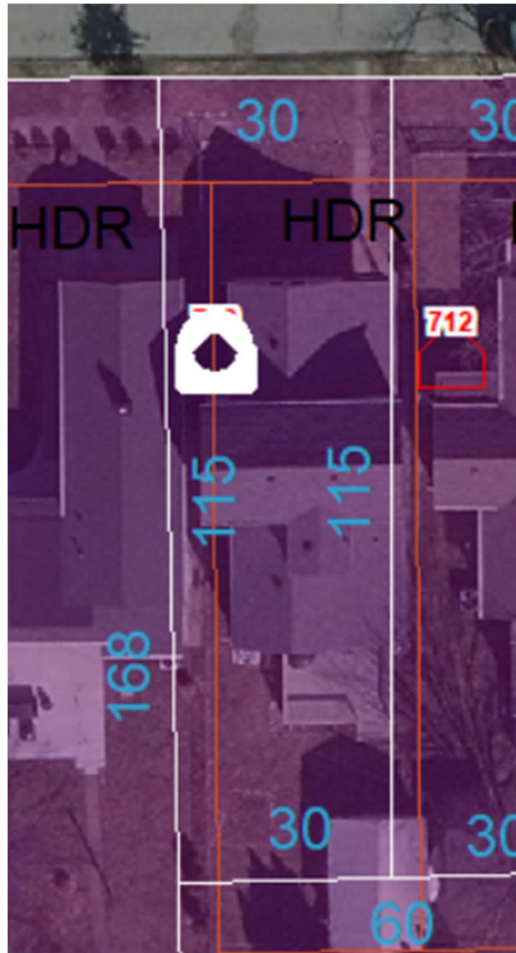
Secretary of the Interior Standards:*Standards for Rehabilitation*

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





MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

<u>Application for Certificate of Appropriateness</u> (COA)	DBR Staff Review Fee	\$ 10.00
	HDBR Application Fee*	\$ 25.00
	HDBR Ad Fee*	\$ 15.00
	Sign Fee*	\$ 2.00 per street

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

* 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: Heidi Geiges
 Street: 710 E. 1st St.
 City: Madison State: IN Zip: 47250
 Phone (Preferred): 650-346-6649
 Phone (Alternate): _____
 Email: hgeiges@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: 710 E. 1st Street Madison, IN 47250

Zoning Classification: Residential

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 checked="" type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

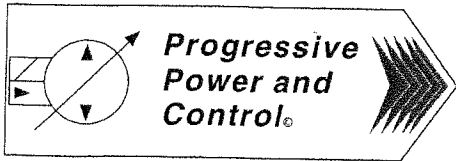
Description of Existing Use: storage of ladder & old screens

Description of Proposed Use: outdoor furniture / suitcases / tools / exercise / gardening materials

Name of Contractor (If applicable): Aaron Wilson

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 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 checked="" type="checkbox"/>	Fences and Walls	88	STAFF	none - f.o. y - came by tree chain link sides	Black Aluminum
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas (existing)	93	STAFF		

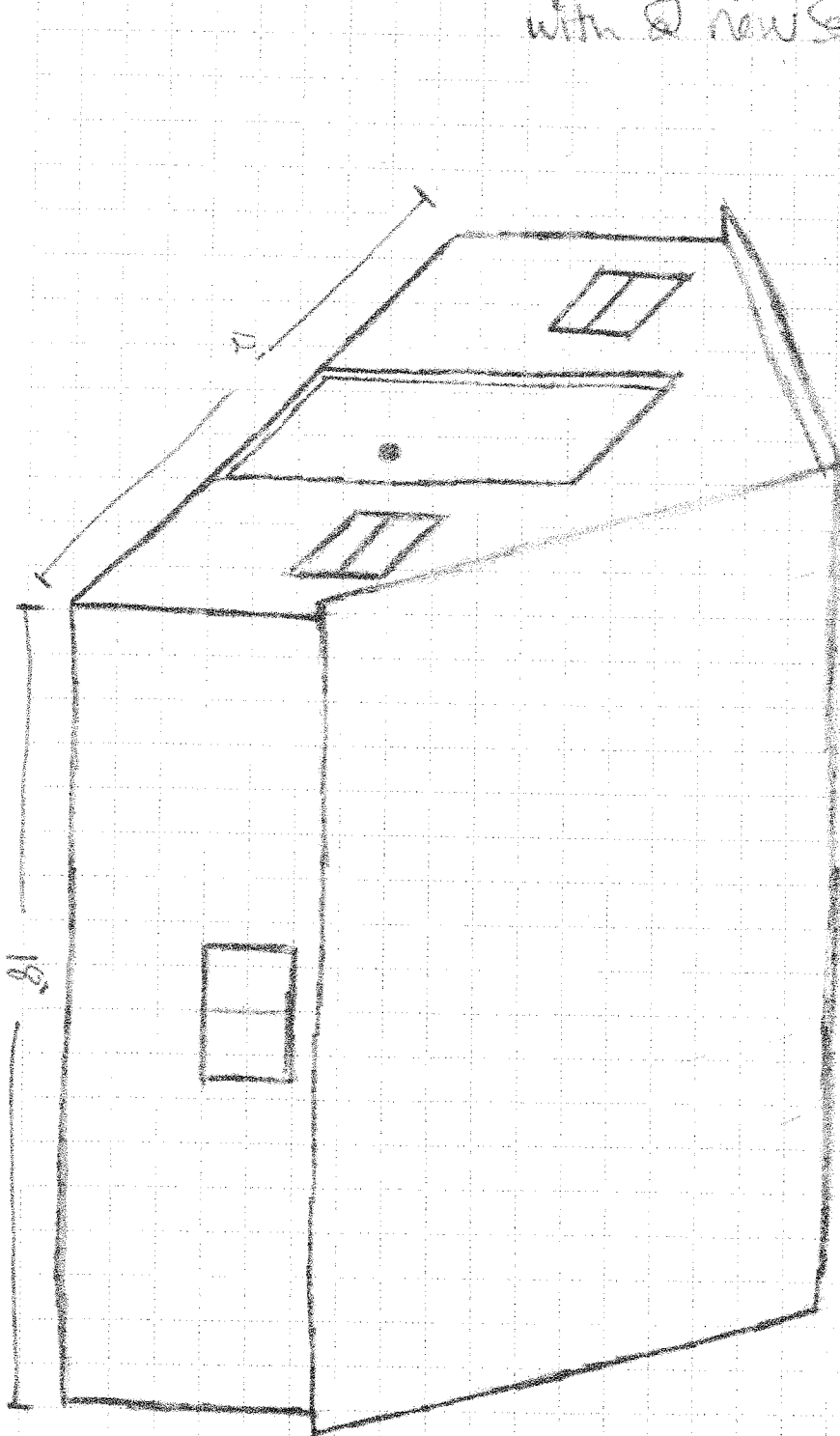


(317) 849.5115
 (800) 875.5196
 (317) 849.5255 (FAX)

Client: Heidi Gerner
 Job#: 710 E 1st Street Madison 4725
 Date: _____
 By: _____

HYDRAULICS: Sales, Service, Systems Engineering

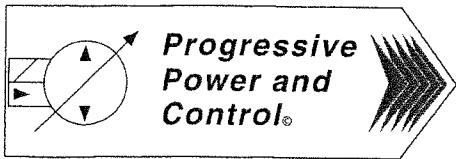
Replacing existing structure
 with a new structure



- 1 - 36" entry door
- 2 - 24" x 24" windows / Frost / Bulk
- 2 - 36" x 24" sliding windows

East end up against property line
 VARIANCE FROM SETBACKS
 OFF

South end up against property line
 VARIANCE FROM SETBACKS
 OFF



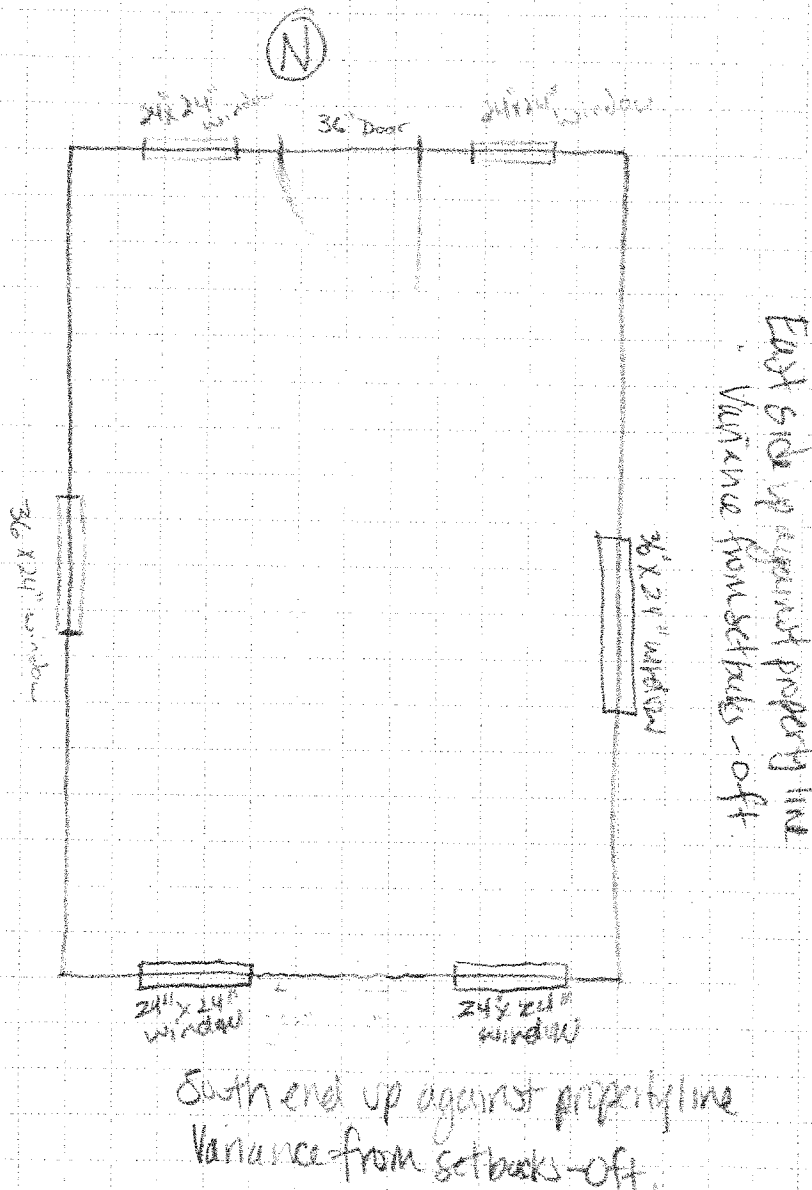
Progressive
Power and
Control

(317) 849.5115
(800) 875.5196
(317) 849.5255 (FAX)

Client: _____
Job#: _____
Date: _____
By: _____

HYDRAULICS: Sales, Service, Systems Engineering

Scale



A.W. General Construction LLC
 202 Central Ave, Crothersville, IN 47229

Prepared for:
 Heidi Geiges
 hgeiges@yahoo.com
 (650) 346-6649

Building, fence, and window repair

SERVICE	TOTAL
Tear down and remove existing building	\$800.00
Rebuild shed.	\$5,000.00

We will rebuild a 12'x18' shed on existing foundation. It will have vinyl siding and asphalt shingle roof. We will also install 6 windows and 1 entry door. The inside will be insulated and finished with drywall and trim. Floor and electrical work not included in price.

\$275.00

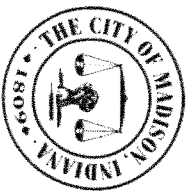
\$2,300.00

We will form and pour a curb around the perimeter of the property where the fence goes. Curb will stick out of the ground 6" and will be at least 6" into the ground. it will have 1 run of rebar in it. Fence post will also be set into curb.

labor for building fence	\$2,500.00
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SERVICE	PRICE	QUANTITY	TOTAL
Materials for new shed	\$4,800.00	1	\$4,800.00

2"x4"s for walls, 2"x6"s for rafters and ceiling joists, vinyl siding to match house, white soffit and white fascia metal plywood for walls and roof, ice and water guard for under shingles, 3tab shingles, insulation, drywall, drywall mud, base board, door trim, 1 3' entry door, 4 vertical opening windows (2'x3'), 2 sliding windows (2'x3'), nails and screws,



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**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) Heidi Geiges

Property Address: (address) 710 E. First St.

Proposed Action to: (explain) _____
demolish old 12'x18' plywood-sided, metal roofed shed in backyard and replace with new 12'x18' vinyl-sided, asphalt-shingle roofed shed

Meeting will be held on: (date) September 23, 2024

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.

POSTING DEADLINE

09-08-2024



