



MADISON

Indiana
Planning, Preservation and Design

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1030 East St. to change the roof pitch on rear of house and add deck to connect to front porch from rear.

Application Date: June 24, 2024

HDBR Meeting Date: October 28, 2024

Project Description:

Certificate of Appropriateness application to change roof pitch on rear of house and add deck to connect to front porch from rear.



Current Zoning:

R-8 RESIDENTIAL MEDIUM DENSITY (R-8)

Project Location:

1030 East St.

Applicant:

Trevor Templeton
22911 Voyles Rd.
Borden, IN 47106

Owner:

Same

Supporting Documents:

COA application
Photographs
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	1975
Style	
Evaluation	Non-contributing
Survey Notes	

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

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

- 14.1 Retain and preserve historic porches, entrances, and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.
- 14.2 Maintain historic porch features and components. Follow design guidelines for wood or masonry materials as relevant.
- 14.3 Repair, rather than replace, historic porch and entrance elements, wherever feasible. Use repair techniques which preserve historic material, including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections. Replacement elements should match the original in size, shape, pattern, color, and texture.
- 14.4 Replace in-kind using appropriate materials. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months. The use of alternate materials that duplicate the appearance, texture and architectural detail may be considered by the HDBR.
- 14.5 The enclosure or other alteration of original or historic front porches is not appropriate in the historic district. The enclosure of porches at the rear, or other areas not seen from the public view, is appropriate if the enclosure is designed and constructed in a manner that preserves the historic features of the porch.
- 14.6 Covering a porch with non-historic material such as vinyl or metal siding, or “winterizing” a screened porch by permanently attaching plastic sheeting is not appropriate.
- 14.7 Using indoor-outdoor carpeting to weather-proof a porch floor is not appropriate.
- 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.
- 14.10 Removing a porch that is not repairable and not replacing it, or replacing it with a new porch that does not convey the same visual appearance on contributing historical properties is not appropriate.
- 14.11 Reconstruct missing porches or porch details based on accurate documentation of such features. Such documentation may include evidence found on the building, historic photographs, or compatible details found on another porch in the district of the same period and general style. The owner shall provide the HDBR with such documentation in the application for a COA.
- 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.
- 14.13 When replacing a missing or nonhistoric porch railing keep the height as consistent as possible with adjacent dwellings. Indiana’s building code requires a 36” handrail when the porch height is 32” or more above ground level. However, existing handrails in the Madison Historic District are typically less than 36” high.

Madison Historic District Design Guidelines – 15.0 ROOFS p. 71-73

15.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to portions of the roof of a contributing building if that roof slope can be seen from public view.

15.2 Preserve, maintain, and repair historic roofing details and materials such as slate, standing-seam metal, and tile. Replace in kind only if necessary due to deterioration or damage. Replace only the damaged or deteriorated portion using materials identical to the original if possible. Apply an elastomeric coating to a deteriorated metal roof. This thin waterproof coating expands and contracts with temperature fluctuations without obscuring the roof's historic profile or seam definition.

15.3 Retain original features such as ornamental eaves, cornices, dormers, finials, cresting, steeples, and other details that add to a building's overall character. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and should be compatible with both the building and surrounding buildings.

15.4 New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Cedar shake roofs are not appropriate for the historic district due to their lack of durability and susceptibility to damage from storms. Asphalt or fiberglass-asphalt shingles as well as metal standing seam are acceptable substitutes for wood shingles. Any distinctive patterns of shingles or slates shall be retained and/or replicated exactly. Galvanized standing-seam with a large ridge, exposed fastener and snap lock roofs are not appropriate in the historic district. Instead, use standing seam metal with a crimped edge or the appearance of a crimped edge. Seams on new metal roofs should be no more than one-and one-half inches (1 1/2") in profile to be consistent as possible with historic metal roof profiles. Use hand-crimped ridges to avoid over-sized, modern ridge caps. Historic pan widths ranging between sixteen and eighteen inches should be used. Snaplock roofs which follow these guidelines may be appropriate.

15.5 Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, antennas, and solar collectors. These are not permitted when their installation or later removal would damage or destroy a significant roof feature. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.

15.6 Skylights may be added at roof locations not readily visible from the public right-of-way.

15.7 Install roof ventilators or other vents behind parapet walls so they are not readily visible from the street.

15.8 The installation of half-round gutters and downspouts are preferable to "K" or ogee design but these gutter profiles are also appropriate.

15.9 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the building.

15.10 It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking sufficient historical, pictorial, or physical documentation.

15.11 Avoid altering the existing roof pitch or introducing a new roof pitch.

15.12 Avoid using a substitute material for the replacement of a deteriorated historic element that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

15.13 Install new gutters without damaging or obscuring architectural features. It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters. Gutters of all materials except copper should have a painted finish. Half-round gutters are appropriate for most contributing properties. Wood gutters may be appropriate for certain period restoration projects.

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:

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Preservation Brief:

9: The Repair of Historic Wooden Windows

Conformance with Guidelines, Ordinance & Standards:

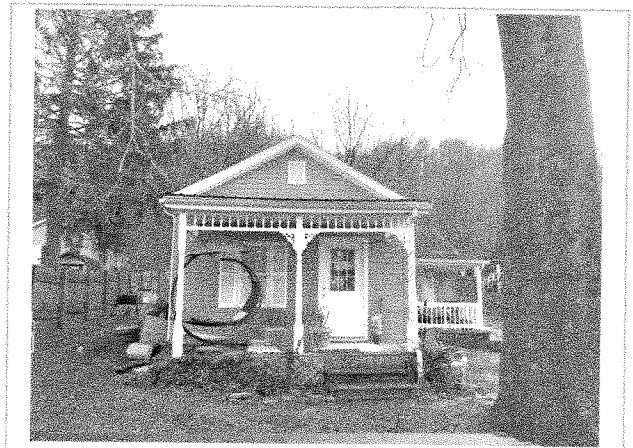
This project is in conformance with the guidelines and ordinance.

Think GIS Map



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1030 East St Madison Indiana 47250 USA
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 flat ground with small embankment. Concrete path. Gravel driveway. Deciduous trees. Creek runs through property.



Lat/Long: 38.7473529108020100, -85.3750257349876300 [WGS84]

UTM: Zone 16S, 641212.5431 mE, 4289994.1843 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1880-1889 , circa 1880*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style: Folk Victorian	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including shed
Structural: frame	Exterior Material(s): vinyl siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Gabled Ell, L	Roof Type: Gabled	
Foundation: not visible	Windows: vinyl 1/1 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	Porch: single-story Full-width open porch	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☐ district ☐ landmrk.
State/Province: ☐ indiv. ☐ district ☐ landmrk.
Local: ☐ indiv. ☒ district ☐ landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

☐ Individually eligible
☒ Eligible as contributing resource
☐ Not eligible / non-contributing
☐ Not determined

Level of potential eligibility

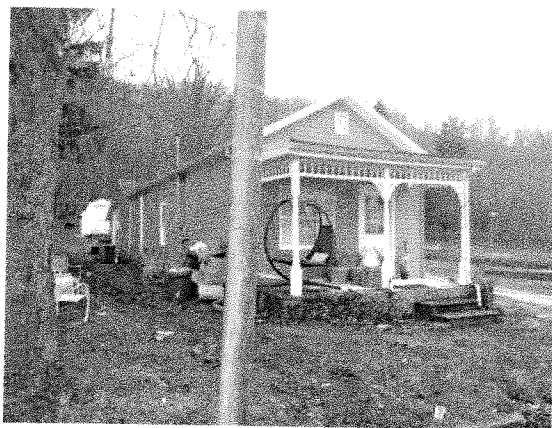
☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local

1982, Madison Local Historic District

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 1-story house in the Folk Victorian style built in 1880. The structural system is frame. The foundation is not visible. Exterior walls are vinyl siding. The building has a gabled roof clad in asphalt shingles. Front gable with simple mold at cornice frieze. Windows are vinyl, 1/1 double-hung sashes. Shutters. There is a single-story, full-width open porch characterized by a shed roof with turned wood posts. Decorative spindlework and brackets. Rear porch with shed roof, square wood columns, wood railings. Panel door with multiple lights.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: February 2022
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Oct 11, 2002, Site Number 4-404
Inventoried: 09/20/2021 11:44:09 am Last updated: 06/20/2022 2:55:55 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



MADISON

Indiana

Planning, Preservation and Design

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

Application for Certificate of Appropriateness

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.

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: Trevor Templeton
Street: 1030 East St.
City: Madison State: IN Zip: 47250
Phone (Preferred): 859-230-3928
Phone (Alternate): 502-572-8772
Email: templeton12@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Trevor Templeton
Street: 22911 Voyles Rd
City: Borden State: IN Zip: 47106
Phone (Preferred): 859-230-3928
Phone (Alternate): 502-572-8772
Email: templeton12@gmail.com

* 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: 1030 East St. Madison IN 47250

Zoning Classification: ✓

Type of Project (Check all that apply)

- ☐ New Building
- ☐ Addition to Building
- ☐ Relocating a Building
- ☐ Demolition

- ☒ Restoration, Rehabilitation, or Remodel
- ☐ Fence or Wall
- ☐ Sign
- ☐ Other: _____

Description of Existing Use: needs new roof / Bathroom remodel
Description of Proposed Use: Deck construction / rehab interior

Name of Contractor (If applicable): Owner Trevor Templeton

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.

Only change is the back kitchen area
has a sloped pitch on inside area to
were you hit your head in the kitchen.
So I have raised the wall 2ft only
so I have head room, no footer
or concrete work is needed for
simple solution. Honestly believe it
was like that to begin with at
one time.

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 type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input type="checkbox"/>	New Construction - Additions	109	HDBR		
<input checked="" type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF	nothing	Deck
<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.

9-26-24
Date

Tommy Terpstra
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 |

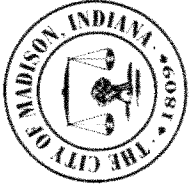
Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

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 checked="" type="checkbox"/>	Siding	44	HDBR/STAFF		
<input checked="" type="checkbox"/>	Metal	49	STAFF	Gutters	Gutters
<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		add a gutter pre fabric
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input checked="" type="checkbox"/>	Porches	68	HDBR/STAFF	wood	wood
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	shingle	shingle
<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 (existing)	93	STAFF		









MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Trevor Templeton

Property Address: (address) 1030 East St.

Proposed Action to: (explain) _____

Changing the pitch of the roof over back kitchen to accommodate two new feet of headroom and building a new deck on the back of the house to connect to the front porch in a wrap-around style

Meeting will be held on: (date) October 28, 2024

POSTING DEADLINE

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

10-13-2024

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.