



**PROJECT BRIEF**

*Historic District Board of Review Application for Certificate of Appropriateness at 747 W. Main St. to demolish unsafe garage structure and replace it with a new garage on the same footprint.*



Application Date: October 6, 2024  
 HDBR Meeting Date: October 28, 2024

**Project Description:**

Certificate of Appropriateness application to demolish unsafe garage structure and replace it with a new garage on the same footprint.

**Current Zoning:**

SD – Specialty District (SD)

**Project Location:**

747 W. Main St.

**Applicant:**

David Carlow  
 747 W. Main St.  
 Madison, IN 47250

**Owner:**

Same

**Supporting Documents:**

- COA application
- Photos of garage
- Site Plan
- Copy of HDBR meeting public sign

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

Date	c. 1899
Style	Queen Anne
Evaluation	Significant
Survey Notes	

**Alterations:**

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.

### 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.

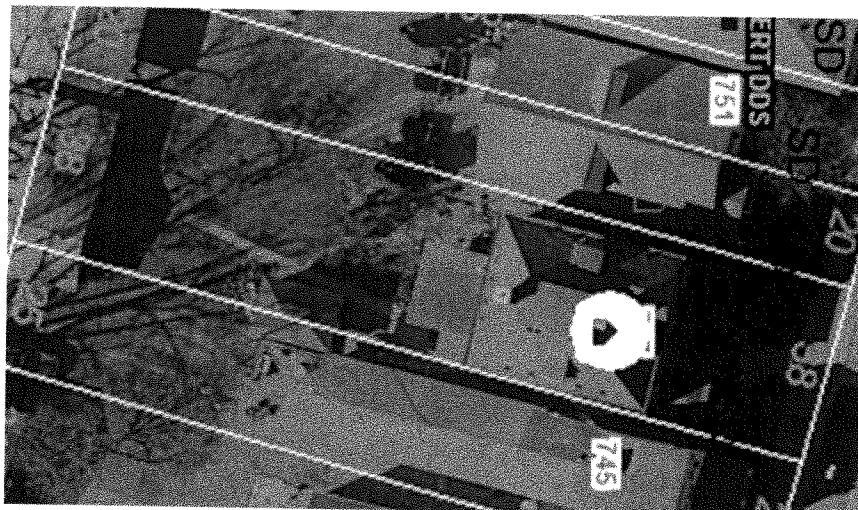
Secretary of the Interior Standards:

Preservation Brief:

Conformance with Guidelines, Ordinance & Standards:

The project is in conformance with the guidelines and ordinance.

Think GIS Map



# HISTORIC RESOURCE INVENTORY FORM

Resource Address:  
**747 W Main 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: Path to front and east side entrances. Iron fence and gate.



Lat/Long: 38.7379799770183100, -85.3902845423278800 [WGS84]  
 UTM: Zone 16S, 639904.7482 mE, 4288930.5809 mN  
 Parcel No. GIS/Ref/ID: 27003

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1880-1889 , documented 1899*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

## Architectural Information

Category: building, House	Style: Queen Anne	<input checked="" type="checkbox"/> Additions (c. 1907) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: masonry	Exterior Material(s): brick	
Stories: 2.5, Bays:	Roof Material: asphalt shingles	
Form or Plan: , asymmetrical	Roof Type: Hip and gable , Decorative cornice	
Foundation: Stone	Windows: wood 1/1 double-hung sashes	
General condition: Excellent	Chimney(s): one brick center and one brick Rear	
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.

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

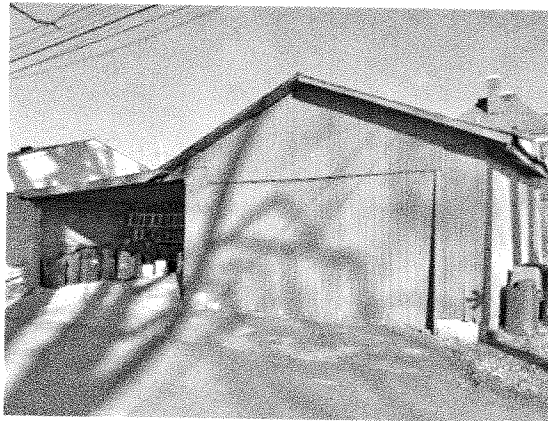
National  
 State  
 Local

#### Landmark potential

National  
 State  
 Local

Eligibility: Applicable NHL Criteria: 1, 4





**Description/Remarks**

This is a 2.5-story house in the Queen Anne style built in 1899. The structural system is masonry. The foundation is stone. Exterior walls are brick. Brick is Flemish bond. The building has a hip and gable roof clad in asphalt shingles with decorative cornice and three shed-roofed dormers. Hipped and gabled with plain frieze, decorative cornice, wood returns on gable end with brick pendant decoration, brick chimney. There is one center, brick chimney and one rear, brick chimney. Windows are wood, 1/1 double-hung sashes. 1/1 windows with flat dressed stone sills and lintels, stained glass elliptical window in gable front with segmental brick arch, diamond paned windows in shed style dormers. Bay window on east facade. There is a single-story, full-width open porch characterized by a hip-and-gable roof clad in asphalt shingles with round wood posts. A full width one-story porch has paired classic columns, decorative wood spindles, and a central low pediment. Rear porch similar to the front. There is notable art glasswork on the full transom entry door. There is a two-story, rear, frame addition. The house at 747 W. Main Street is a fine example of the Queen Anne style, with decorative Free Classic detailing (See V & L. McAlester, A Field Guide to American Houses, Page, 264).

Date source: Owner 2021

**Survey and Recorder**

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
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) ID #27003, surveyed Jul 18, 2002, Site Number 2-307
Inventoried: 09/20/2021 11:43:01 am Last updated: 07/29/2022 10:35:21 am 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



### HDCA-24-101

Certificate of  
Appropriateness (COA)  
Application

Status: Active  
Submitted On: 10/6/2024

### Primary Location

747 W MAIN ST  
MADISON, IN 47250

### Owner

CARLOW DAVID W & MARY  
ROSE  
MAIN ST 747 MADISON, IN  
47250-3150

### Applicant

DAVID CARLOW  
 812-701-2243  
 dwcarlow@yahoo.com  
 747 W MAIN ST  
MADISON, IN 47250-3150

## Internal Review

Staff Completing Online Form

is applicant paying by credit card?

Send for HDBR review

Notification Sign

2

Incomplete application

incomplete signs paid by credit card?

Approval/Denial Date

—

Approved/Denied

—

Name and Title of Reviewer

Additional Comments

## General Information

Are you the owner?\*

Yes

Zoning Classification

SD

Legal Description of Property

011-04278-00 38 FT OFF W SIDE LOT 133 3RD ADD W 38 FT X 168 FT 11-141-11  
747 W MAIN ST

Will you be working with a Contractor?

Yes

Description of Existing Use

RESIDENTIAL PROPERTY WITH UNATTACHED GARAGE/CARPORT

Description of Proposed Use

DEMOLISH CURRENT GARAGE/CARPORT AND CONSTRUCT NEW  
GARAGE/CARPORT ON SAME FOOTPRINT

## Contractor Information

Company Name

B & R Construction & Repair

Contractor Name

Steve & Tina Buchanan

License Number

97

Expiration Date

—

Phone

502-523-3466

Email

j6420d@yahoo.com

Mailing Address

1627 Fisher Rdg

City

Milton

State

KY


Zip Code

40045

## Type of Project

Select which applies to your project.\*

Other

Define Other 

DEMOLITION & NEW  
CONSTRUCTION

## Description(s) of Work

### Scope of Work\*

I AM PROPOSING TO DEMOLISH THE EXISTING GARAGE/CARPORT WHICH IS STRUCTURALLY UNSOUND AND CONSTRUCT A NEW STRUCTURE ON THE SAME FOOTPRINT. I HAVE RECEIVED APPROVAL FROM BZA FOR SETBACKS. THE CURRENT GARAGE IS 18 FT X 20 FT. THE CARPORT IS 17 FT X 20 FT. THE NEW GARAGE WILL MEASURE 22 FT X 24 FT WITH AN ATTACHED CARPORT OF 14 FT X 24 FT. ALL CONCRETE AND FOUNDATION WILL BE REPLACED. THE NEW STRUCTURE WILL BE CONSTRUCTED OF WOOD WITH A METAL ROOF. SIDING WILL BE OF APPROVED MATERIALS. I PLAN A CUPOLA & WEATHER VANE ON THE ROOF TO PROVIDE CHARACTER. THERE WILL BE AN OVERHEAD DOOR WITH A CARRIAGE DESIGN OR OTHER PERIOD LOOK. THERE WILL BE 1 WINDOW AND 1 MAN DOOR. MY HOME WAS BUILT IN 1899 AND I WANT A GARAGE THAT WILL BLEND IN WITH THE THE PERIOD.

# Building Elements

## Architectural Details

## Chimneys

## Demolition

## Proposed Material\*

WOOD

## Existing Material\*

WOOD

## Fences and Walls

## Foundations

## Proposed Material\*

CONCRETE

## Existing Material\*

N/A

## Awnings & Canopies

## Deck

## Existing Material\*

WOOD

## Doors & Entrances

## Proposed Material\*

FIBERGLASS

## Fire Escapes & Staircases

## Existing Material\*

CONCRETE

## Gutters & Downspouts

## Proposed Material\*

ALUMINUM

**Historic Garages & Outbuildings**

**Lighting**

**Existing Material\***

N/A

**Proposed Material\***

ALUMINUM

**New Construction/Addition**

**Pools, Fountains, Gazebos and Pergolas**

**Porch Columns & Railings**

**Porches**

**Ramps and Lifts**

**Roofs**

**Existing Material\***

METAL

**Proposed Material\***

METAL

**Shutters**

**Siding**

**Existing Material\***

WOOD

**Proposed Material\***

LP SMART SIDING OR HARDY BOARD

**Signage**

**Storefronts**

**Storm Doors and Storm Windows**

**Utilities**

Windows

Existing Material\*

WOOD

Proposed Material\*

WOOD OR VINYL APPROPRIATE

Other

## Building Information

Please List All Building Materials\* 


CONCRETE FOUNDATION, WOOD TRUSSES AND WALL STUDS, FIBERGLASS ENTRANCE AND OVERHEAD DOORS, METAL ROOF, ALUMINUM GUTTERS AND DOWNSPOUTS, LP SMART OR HARDY BOARD SIDING, APPROVED WINDOW

## Acknowledgement

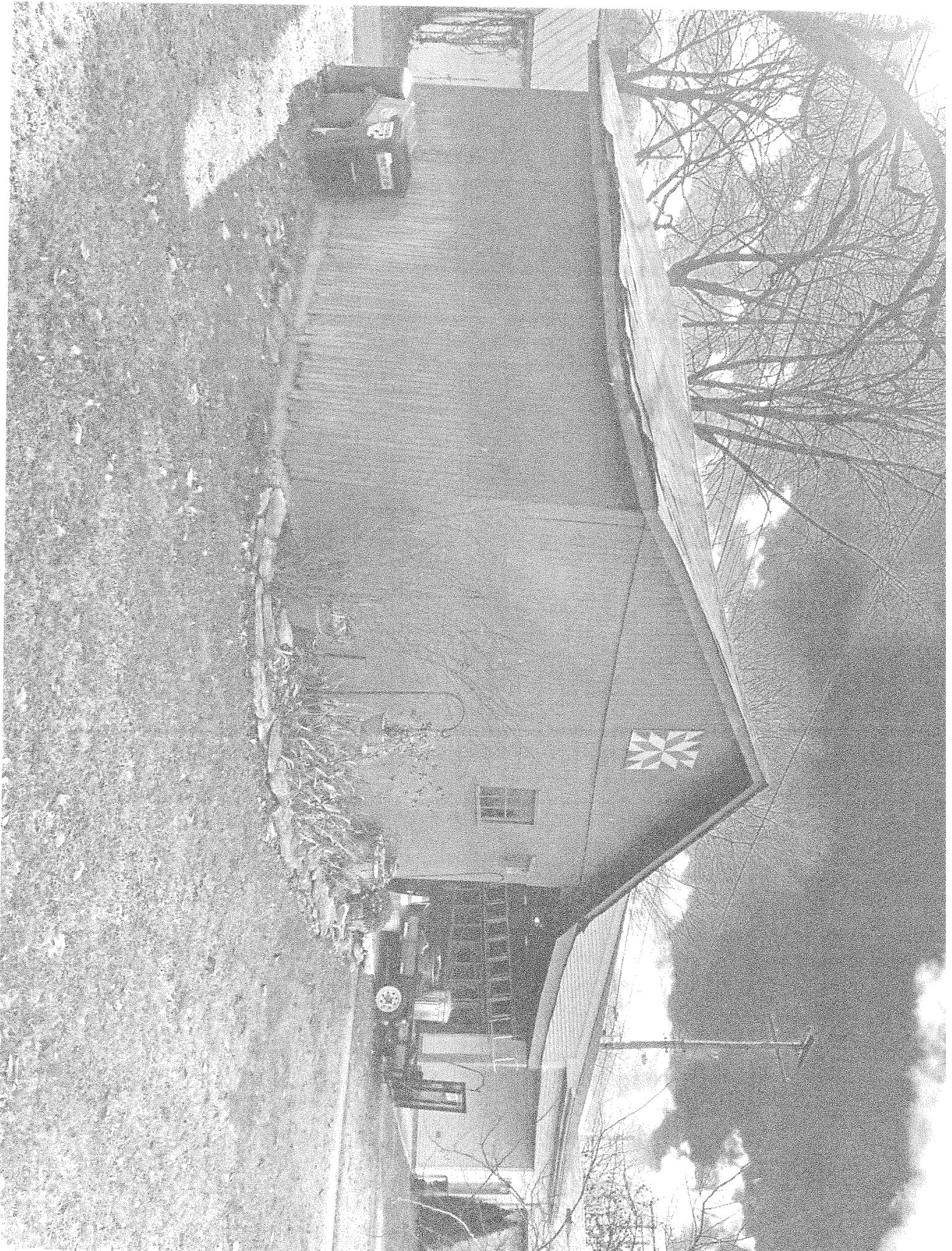
**Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:**

- 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.

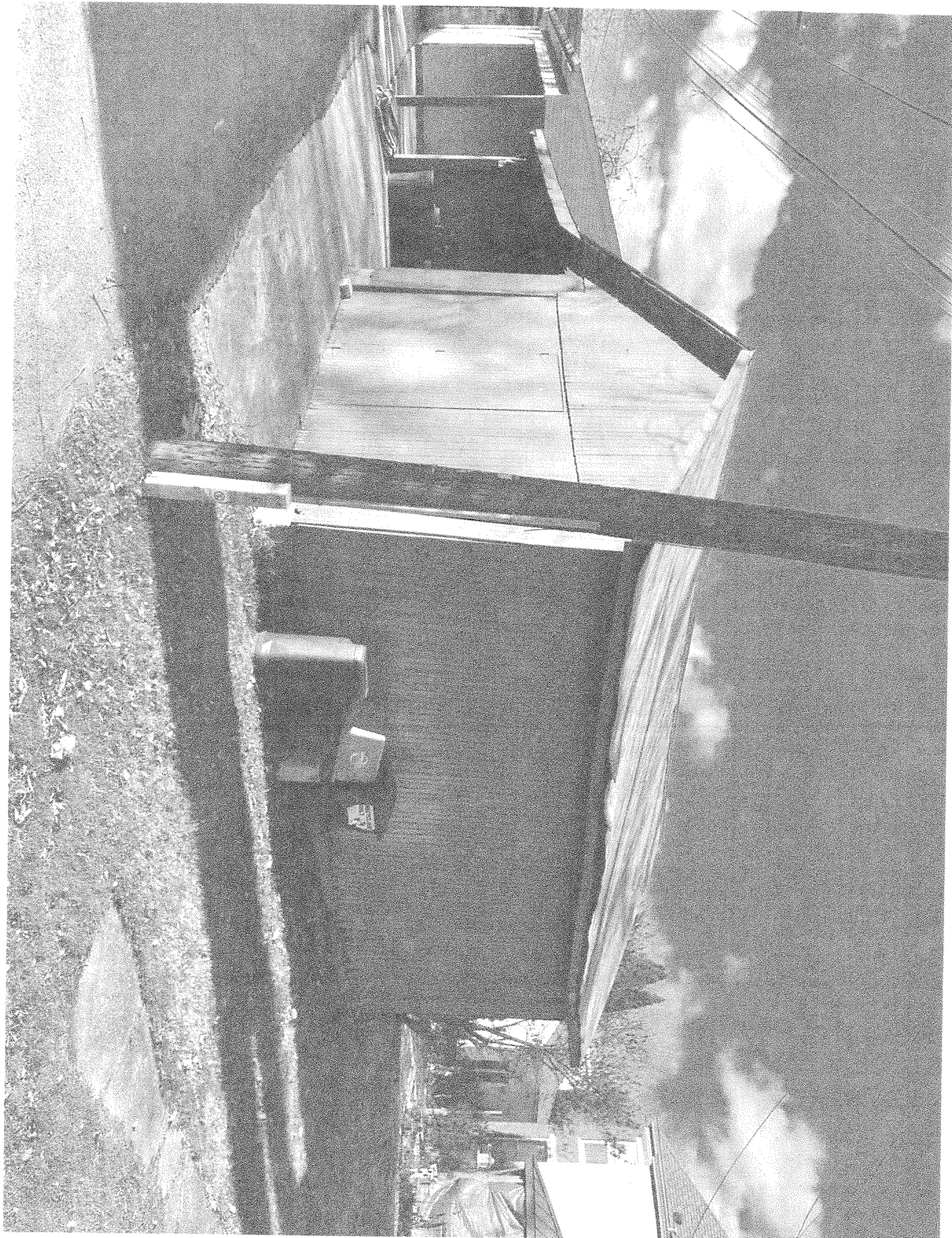
**Digital Signature\***

 DAVID CARLOW  
Oct 6, 2024

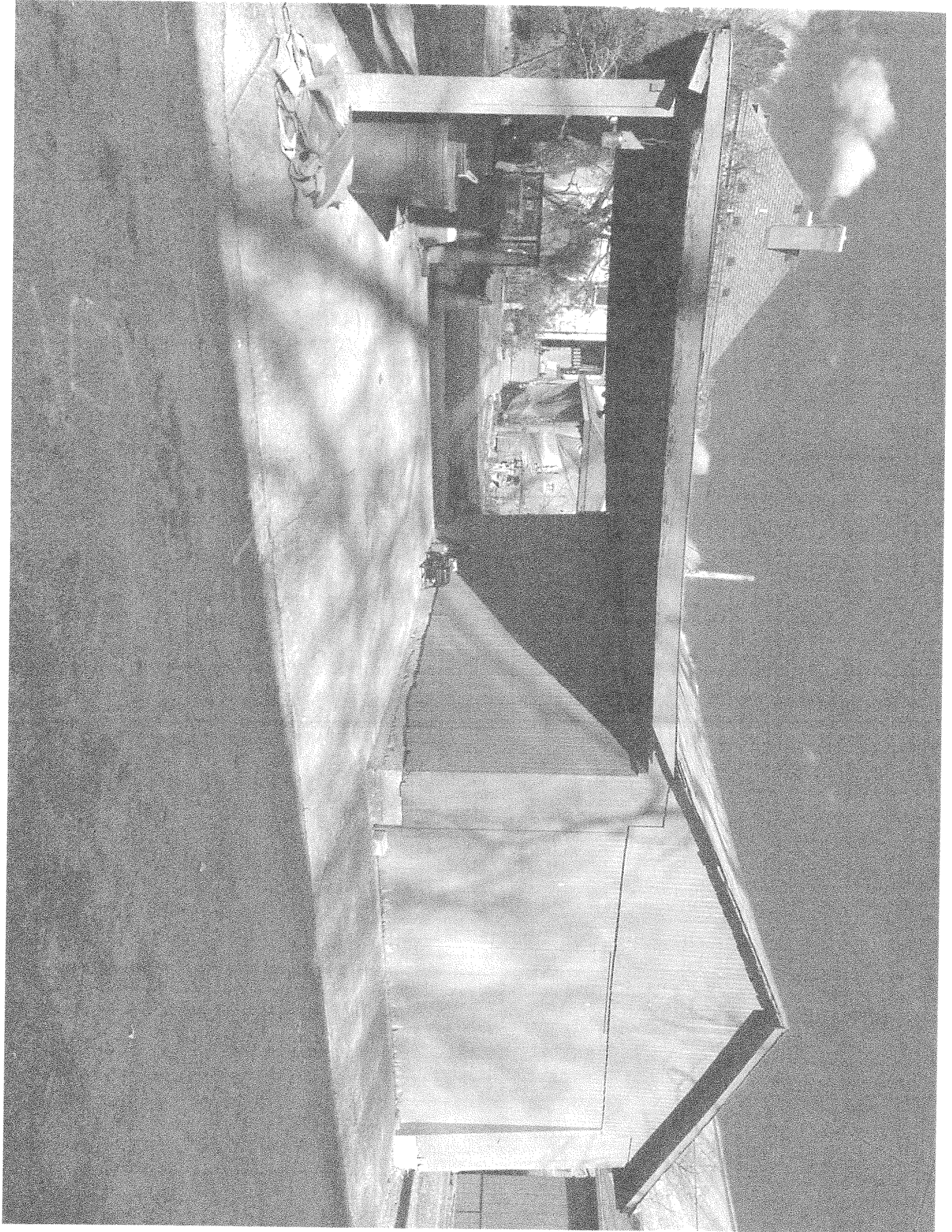




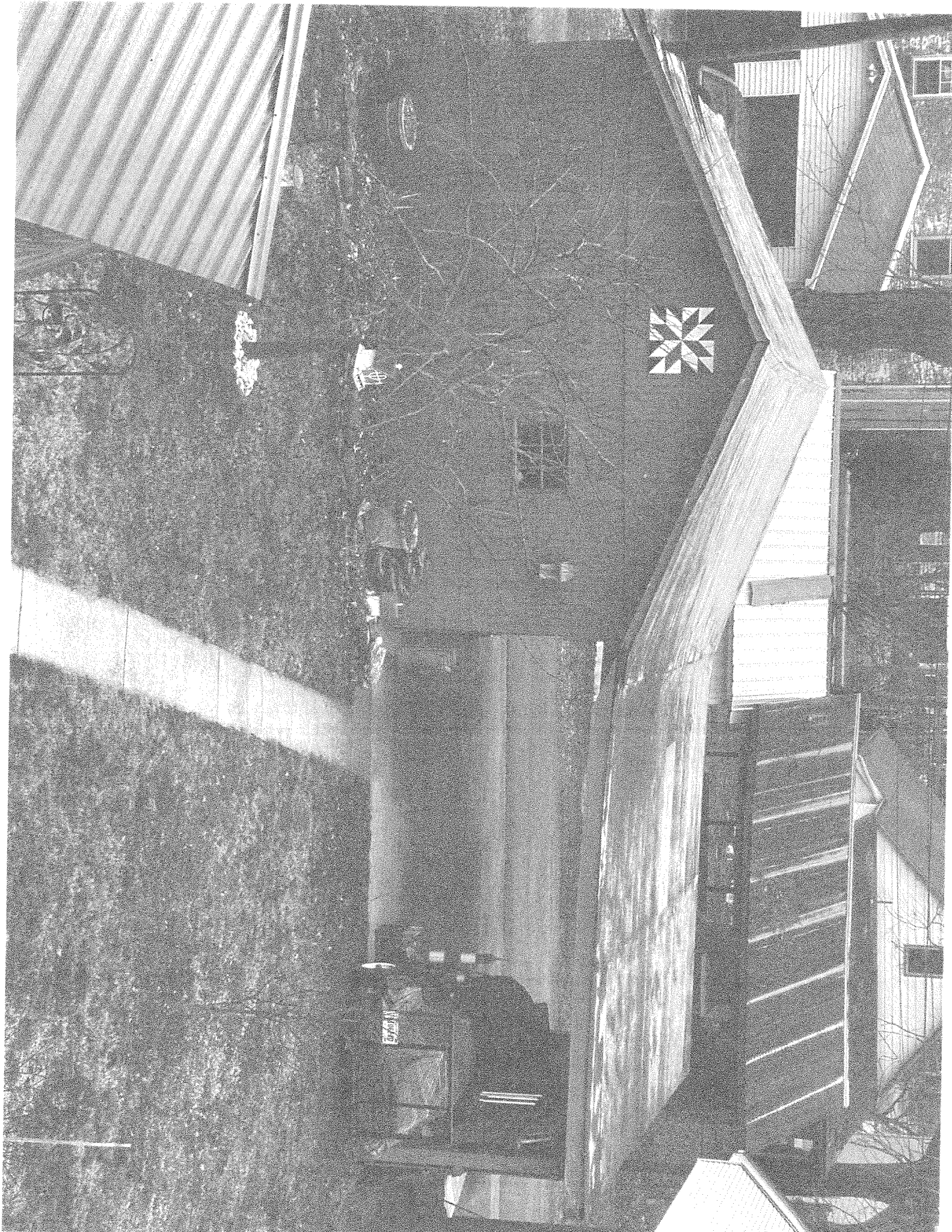




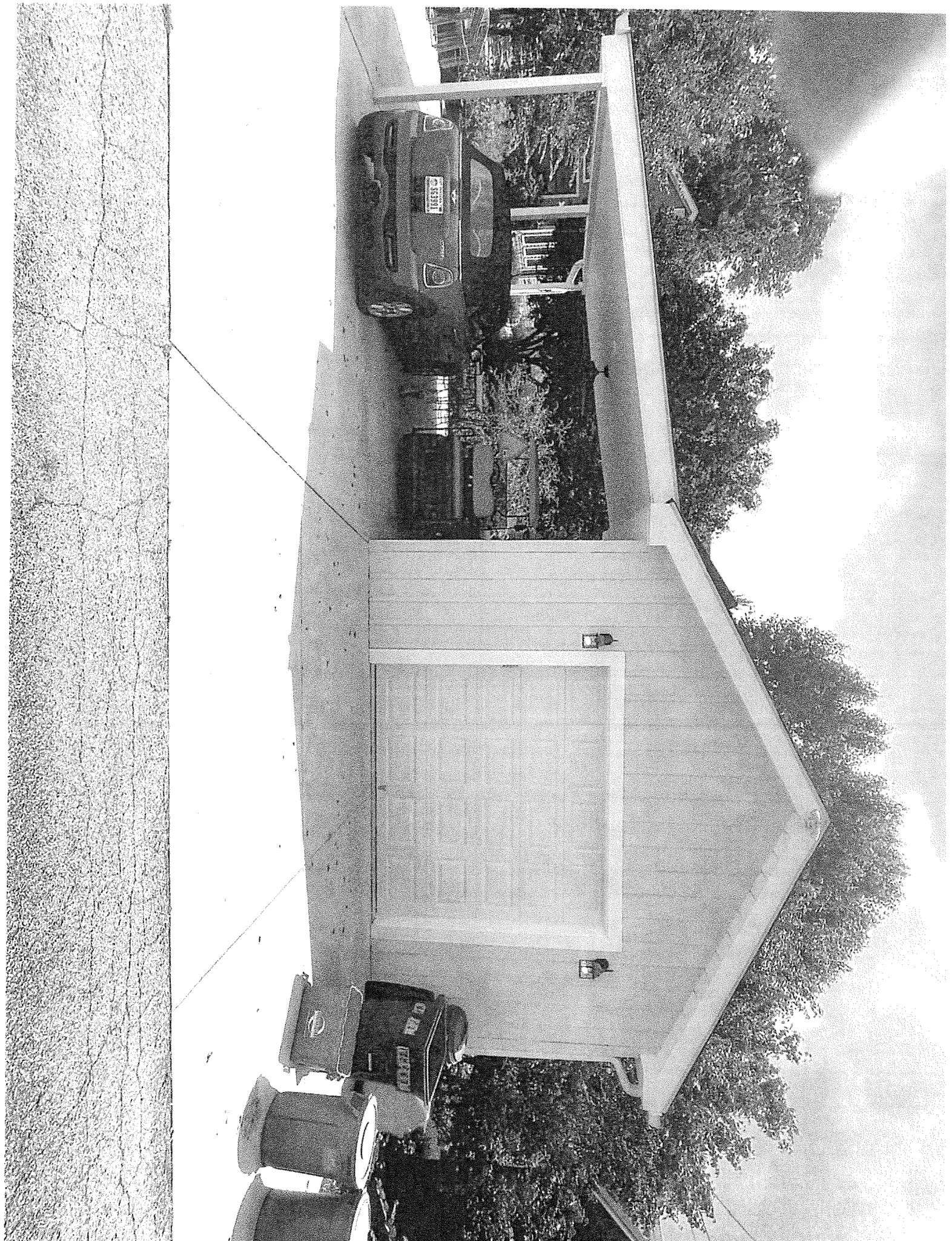




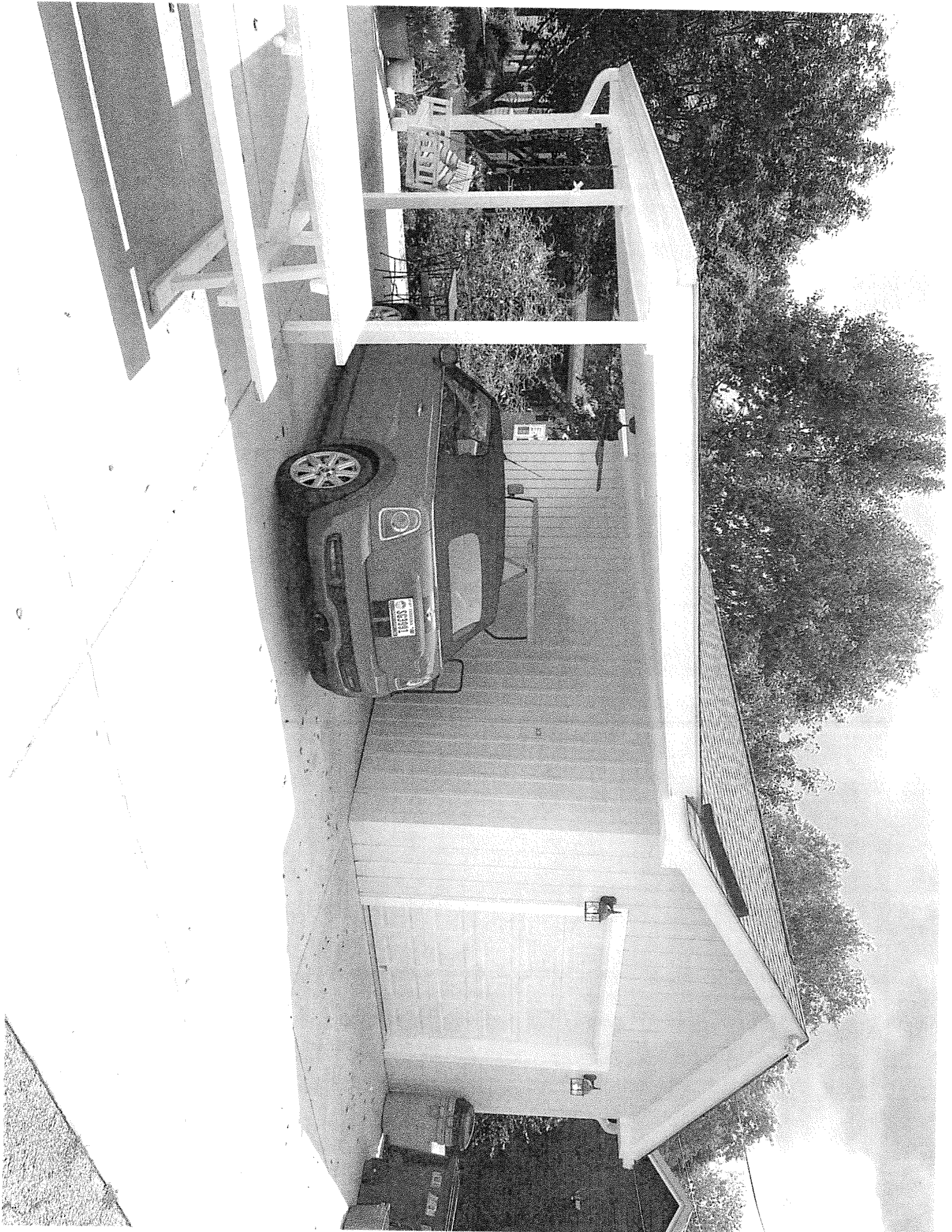




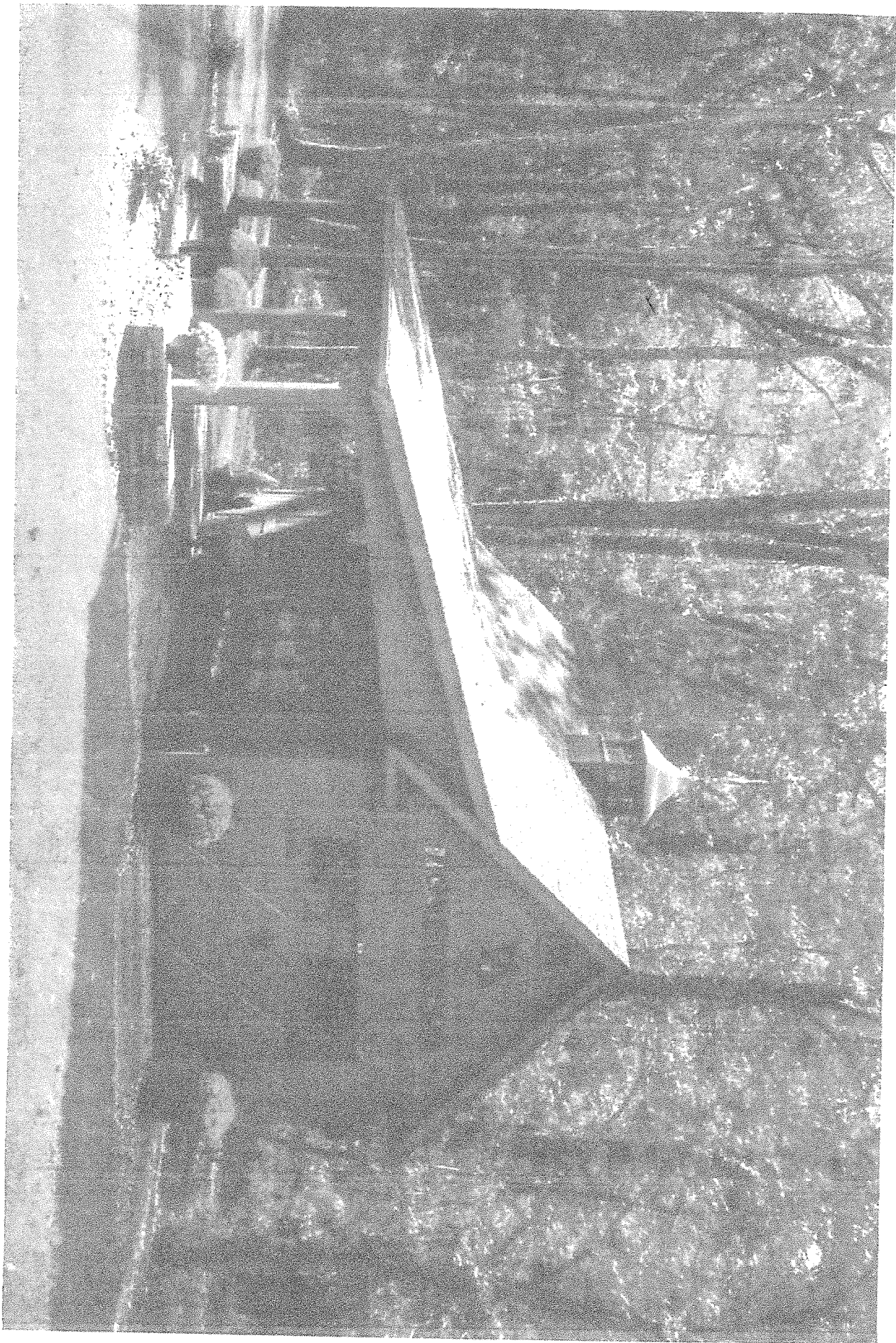


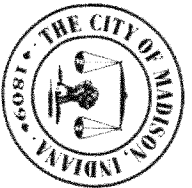












**MADISON**  
*Indiana*  
Planning, Preservation and Design

**MADISON HISTORIC DISTRICT  
BOARD OF REVIEW**

## Request for Certificate of Appropriateness

Application has been made by: (name) David Carlow

Property Address: (address) 747 W Main St.

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

Demolish current unsafe garage and construct new garage on the same footprint

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.