

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1029 W. Second St. to install solar panels on the rear roof elevations.

Application Date: January 4, 2022

HDBR Meeting Date: January 23, 2023



Project Description:

Certificate of Appropriateness application to install solar panels on the rear roof elevations.

Current Zoning:

Heavy Manufacturing (M-2)

Project Location:

1029 W. Second St.

Applicant:

Rick Grote
1029 W. Second St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photo of property
Photos of proposed panel locations
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:	
Date	c. 1900
Style	Warehouse
Evaluation	Non-Contributing
Survey Notes	

Alterations:

1990 rear addition, 6/6 vinyl double-hung sashes windows

Historical Information/Misc. Important Information:

See Preservation Brief below

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 29.0 New Construction – Energy Retrofits p. 112-114

Property owners in the Madison Historic District may request methods for improving overall energy efficiency. It is important that such concerns be addressed in ways that do not compromise the character of the dwelling or the district. Historic dwellings were constructed with wide eaves, large floor-to-ceiling heights, transoms, and other methods for natural heating and cooling. Taking advantage of energy-efficient historic assets and responsibly retrofitting historic buildings can maximize their potential for energy conservation. Before making energy upgrades, an energy audit should be completed on the house or building. An energy audit is a study of a building's energy use and equipment. The audit will determine how and where energy is escaping from the building. The auditor will develop a list of energy conservation measures that could be implemented to reduce energy usage and costs in the building.

29.3 Install new energy upgrades in areas and spaces that will require the least amount of alteration to the building exterior, historic building fabric, and site features.

29.5 Minimize the visual impact of solar panels. Solar panels should not be seen from the public right-of-way. Locate them on rear rooftops, back yards, or rear accessory buildings that are out of public view. Rear elevations or rear roof slopes are the best location for solar panels.

29.6 Ensure that solar panel hardware attached to a dwelling is not readily visible from the street. Mount solar panels on rooftops flush with the roofline. If not attached to the building, locate solar panels in side or rear yards. Do not use hardware, frames, and piping with a reflective finish.

Conformance with Guidelines, Ordinance & Standards:

The project is *in* conformance with Guidelines 29.3, 29.5, & 29.6 because the proposed solar panels will be installed on the rear roof elevations – the lower rear roof installation will be either not visible or minimally visible from First Street and the upper rear roof installation will be minimally visible from either Second or First Street; is *in* conformance with SIS for Rehabilitation 9-10 because the installation of the solar panels

Ordinance:

§151.33 Nonrated Buildings in Primary Areas

The construction of a new building or structure, and the moving, reconstruction, or alteration, conspicuously affecting the external appearance of any existing nonrated building, structure, or appurtenance thereof within the primary area shall be generally of such form, proportion, mass, configuration, building material, texture, and location on a lot as will be compatible with other buildings and spaces in the historic area, particularly with buildings designated as historic.

Secretary of the Interior Standards:

Standards for Rehabilitation

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:

#3 – Improving Energy Efficiency in Historic Buildings

Pg. 15 excerpt:

Solar Energy: Man has sought to harness the power of solar energy to heat, cool, and illuminate buildings throughout history. Construction techniques and design strategies that utilize building materials and components to collect, store, and release heat from the sun are described as “passive solar design.” As previously discussed, many historic buildings include passive solar features that should be retained and may be enhanced. Compatible additions to historic buildings also offer opportunities to incorporate passive solar features. Active solar devices, such as solar heat collectors and photovoltaic systems, can be added to historic buildings to decrease reliance on grid-source fossil-fuel powered electricity. Incorporating active solar devices in existing buildings is becoming more common as solar collector technology advances. Adding this technology to historic buildings, however, must be done in a manner that has a minimal impact on historic roofing materials and preserves their character by placing them in locations with limited or no visibility, i.e., on flat roofs at a low angle or on a secondary roof slope. Solar collectors used to heat water can be relatively simple. More complex solar collectors heat a fluid or air that is then pumped through the system to heat or cool interior spaces. Photovoltaic panels (PV) transform solar radiation into electricity. The greatest potential for the use of PV panels in historic buildings is on buildings with large flat roofs, high parapets, or roof configurations that allow solar panels to be installed without being prominently visible. The feasibility of installing solar devices in small commercial and residential buildings will depend on installation costs, conventional energy rates, and available incentives, all of which will vary with time and location. The same factors apply to the use of solar collectors for heating water, but smaller installations may meet a building's need and the technology has a considerable track record.

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: Rick Grote

Street: 1029 W Second St.

City: Madison State: IN Zip: 47250

Phone (Preferred): (812) 493-9652

Phone (Alternate): _____

Email: rgrote@seidata.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Rick Grote

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: 1029 W Second St.

Zoning Classification: 499, Other Commercial Structures (Per wthGis)

Type of Project (Check all that apply)

- | | |
|--|--|
| <input 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 checked="" type="checkbox"/> Other: Solar panels on Roof |

Description of Existing Use: Antique Mall, Residential Apartments, Storage Space, Industrial Storage

Description of Proposed Use: No Change

Name of Contractor (If applicable): _____ TBD _____

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.

Install Solar panels on Roof top. Over Southern facing asphalt shingles, and on flat roof just south of those shingles

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
	Brickwork & Masonry	40	STAFF		
	Concrete & Stucco	42	STAFF		
	Siding	44	HDBR/STAFF		
	Metal	49	STAFF		
	Architectural Details	52	HDBR/STAFF		

	Awnings & Canopies	54	STAFF		
	Cornices	56	HDBR/STAFF		
	Chimneys	57	HDBR/STAFF		
	Doors & Entrances	59	HDBR/STAFF		
	Fire Escapes & Staircases	62	HDBR/STAFF		
	Foundations	63	STAFF		
	Historic Garages & Outbuildings	64	HDBR/STAFF		
	Light Fixtures	66	STAFF		
	Porches	68	HDBR/STAFF		
	Roofs	71	HDBR/STAFF		
	Signs	74	STAFF		
	Storefronts	78	HDBR/STAFF		
	Windows	82	HDBR/STAFF		
	Window Shutters and Screens	87	HDBR/STAFF		
	Fences and Walls	88	STAFF		
	Mechanical Units	91	STAFF		
	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
	New Construction - Residential	94	HDBR		
	New Construction – Outbuildings	101	HDBR		
	New Construction – Commercial	103	HDBR		
	New Construction – Additions	109	HDBR		
	New Construction – Decks	109	HDBR/STAFF		

	New Construction –Accessibility	110	HDBR/STAFF		
X	New Construction –Energy Retrofit	112	HDBR/STAFF		
	Relocation	115	HDBR		
	Demolition	116	HDBR		
	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.

1/3/22
Date

[Signature]
Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: _____

Application Accepted by: _____

Application to be Reviewed by:

☐ HDBR

☐ 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:

☐ HDBR/STAFF COA issued

☐ HDBR/STAFF COA denied

☐ HDBR Extended

☐ Sent to HDBR by Staff

Documentation Review (Completed by Planning Office)

____ Owner Authorization provided (if req'd)

____ Site plan is adequate

____ Application is complete

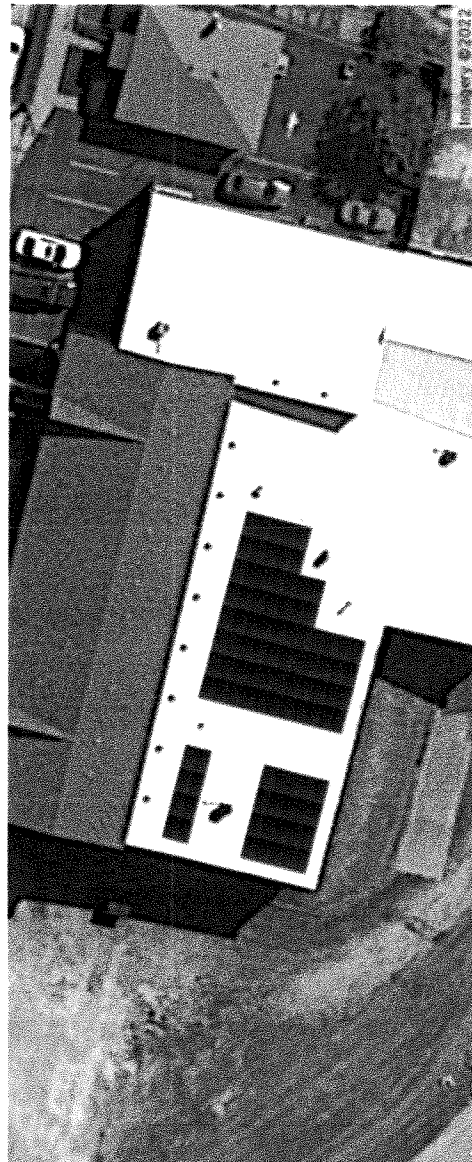
____ Required supporting documents are provided

____ COA Addendum (if req'd)

____ Notification Sign given to applicant

Overhead view of proposed solar panels.

(Will be updated to also show panels on the southern shingle portion of the roof.



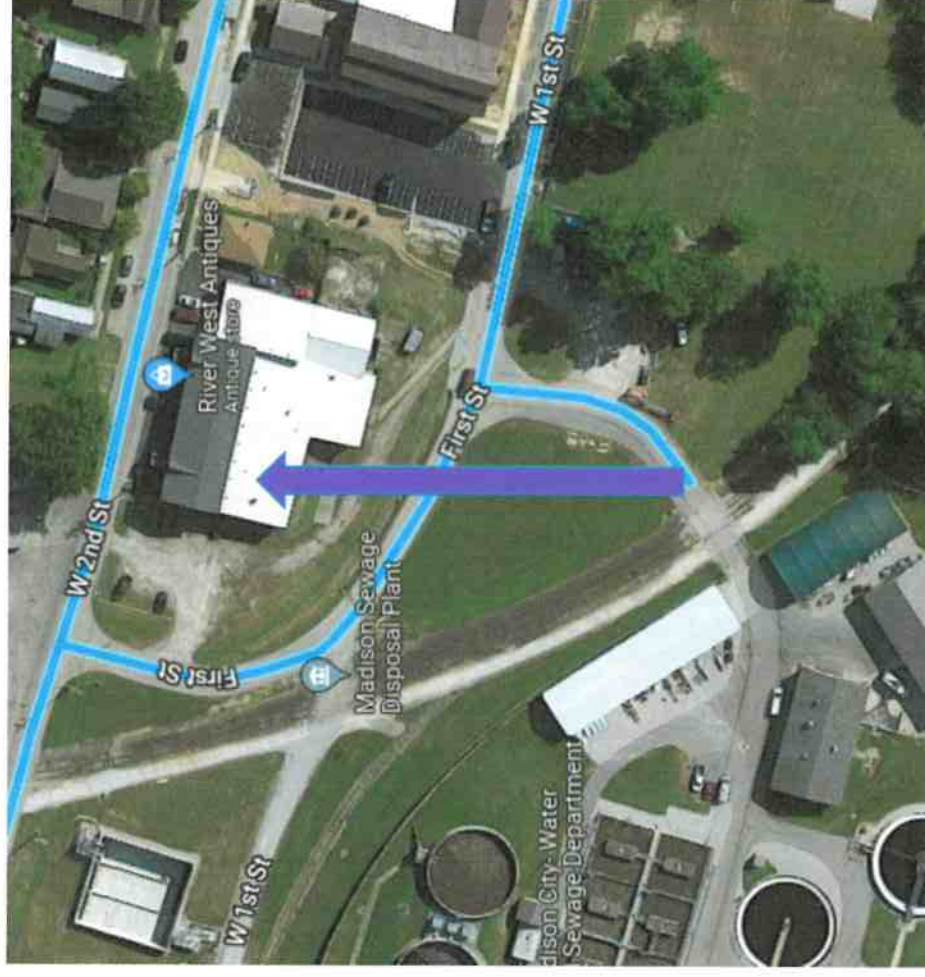
The panels will be completely obscured from the front of the building

Rear 1029 W 2nd St.

View from about 100 yds
south of building.
(google maps)



The is an overhead showing where the view in the second slide originated. It is approximately 100 yards from the building. And not in a public right of way.





Street Level view (Public right of Way). The roof where the solar panels are to be placed is not visible from the south.



From 1st St – Looking east toward the building, it is possible that, if you looked real hard – you might see some panels, but it will not be obvious.

Rear 1029 W 2nd St.

View from about 100 yds
south of building.
(google maps)

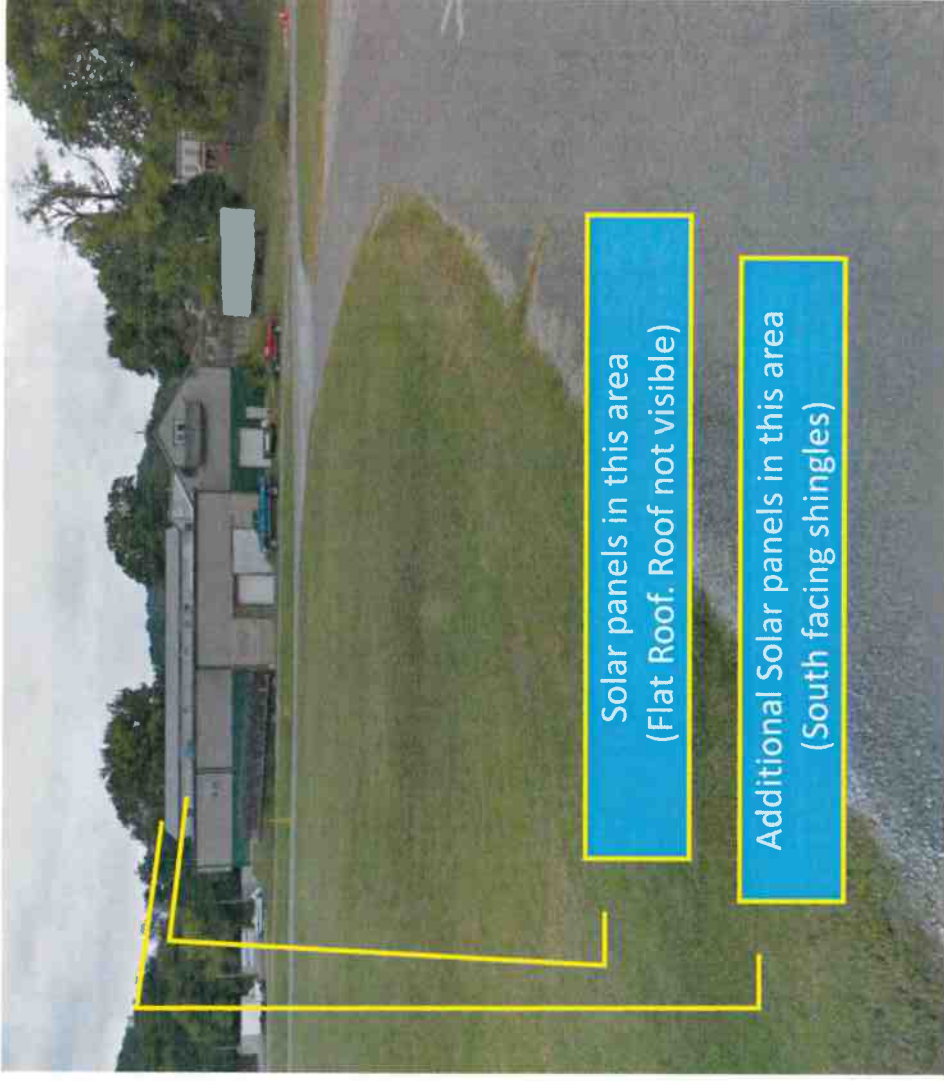




Street Level view (Public right of Way). The roof where the solar panels are to be placed is not visible from the south.

Rear 1029 W 2nd St.

View from about 100 yds
south of building.
(google maps)





Street Level view (Public right of Way). The roof where the solar panels are to be placed is not visible from the south.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
1029 W 2nd St
Madison Indiana 47250 USA

County: Jefferson

Historic name:

Present name: Riverwest Antique Mall

Local place name:

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Land unit size:

Site/Setting: On a hill sloping to the west, rear embankment. Paved parking in front and east, gravel parking on west and drive to the rear.



Lat/Long: 38.7377967851340940, -85.3951550294303800 [WGS84]

UTM: Zone 16S, 639481.7730 mE, 4288902.8179 mN

Parcel No.

Historical Information

Historic Function: Commerce/Trade: Warehouse	Current Function: Commerce/Trade: Commercial Building
Construction Date: ca. 1900-1909 , circa 1900*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, Warehouse	Style:	<input checked="" type="checkbox"/> Additions (c. 1920/1990) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: Masonry and Frame	Exterior Material(s): brick, concrete block	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: , irregular	Roof Type: Side Gable	
Foundation: concrete block	Windows: vinyl 6/6 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	Porch: two-story Full-width open porch	

Historical Summary:

Evidence that this building was previously a warehouse.

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 2-story warehouse built in 1900. The structural system is masonry and frame. The foundation is concrete block. Exterior walls are brick and concrete block. Also vertical metal siding. The building has a side gable roof clad in asphalt shingles. Side gabled with two front gables, shed roof over rear sections. Windows are vinyl, 6/6 double-hung sashes. 6/6 and picture windows, some with stone lintels and brick sills. There is a two-story, full-width open porch characterized by an integrated (under the main) roof with round wood posts. Recessed entry with upper-light basket handle panel door, wood surround and globe lights. There is a two-story, rear addition.

Survey and Recorder

Project: Search for '1029 w 2' in Madison, Indiana (5 results)	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), surveyed Jul 23, 2002, Site Number 2-386
Inventoried: 09/20/2021 11:43:05 am Last updated: 07/11/2022 7:30:33 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



- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundaries
- Sewer Structures
- Addresses
- Common Addresses
- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails





MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Rick Grote

Property Address: (address) 1029 W. Second St.

Proposed Action to: (explain) install solar panels on the rear roof elevations

Meeting will be held on: (date) 1/23/2023

POSTING DEADLINE

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

1/07/2023

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