

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 815 E. First St. to install solar panels on the rear roof elevation.

Application Date: March 2, 2023
HDBR Meeting Date: March 27, 2023



Project Description:
Certificate of Appropriateness application to install solar panels on the rear roof elevation.

Current Zoning: Historic District Residential (HDR) Project Location: 815 E. First St.

Applicant: Owner:
Jeremy McCloskey Same
815 E. First St.
Madison, IN 47250

- Supporting Documents:
- COA application
 - Photo of property
 - Solar panel placement diagram
 - Copy of HDBR meeting public sign
 - GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1870
Style	Shotgun
Evaluation	Contributing
Survey Notes	

Alterations:
Rear wing addition with vinyl siding

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

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

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 29.0 New Construction – Energy Retrofits 29.3 because installation will not significantly alter or damage the historic building fabric and site features; *is in* conformance with 29.5-29.6 because the solar panels will not be highly visible although the proposed installation is on the south façade because the roof pitch and height of the structure would greatly conceal the panels from the south and western angles (may be visible from the east); *is in* conformance with the ordinance because the proposed solar panel installation aligns to §151.34 Visual Compatibility Factors; *is in* conformance with SIS for rehabilitation because the proposed solar panel installation will not significantly impact the primary front facade.

Ordinance:

151.34 Visual Compatibility Factors

(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.

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.

Preservation Brief:

N/A

Think GIS Map





HDCA-23-22

Certificate of Appropriateness (COA) Application

Status: Active

Date Created: Mar 2, 2023

Applicant

Jeremy McCloskey
jeremy.n.mccloskey@gmail.com
815 E. First St.
Madison, IN 47250
937-248-4495

Primary Location

815 E FIRST ST
MADISON, IN 47250

Owner:

Mccloskey Terri & Jeremy
815 FIRST STREET MADISON, IN 47250

Internal Review

Notification Sign

1

Send for HDBR review



Approval/Denial Date

03/27/2023

General Information

Are you the owner?

Yes

Zoning Classification

HDR

Will you be working with a Contractor?

No

Description of Existing Use

residential

Description of Proposed Use

same

Type of Project

Select which applies to your project.

Other

Define Other

solar panels

Description(s) of Work

Scope of Work

install solar panels on the shallow sloped section of the backside of the roof

Acknowledgement

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

Digital Signature

Jeremy McCloskey

03/02/2023

- 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.

Attachments

webp

815 E. First St..webp

Uploaded by Brooke Peach on Mar 2, 2023 at 3:42 pm

pdf

HDBR COA App- Mccloskey.pdf

Uploaded by Brooke Peach on Mar 2, 2023 at 3:41 pm

pdf

Solar Panel Location Detail.pdf

Uploaded by Brooke Peach on Mar 6, 2023 at 11:17 am

History

Date	Activity
Mar 2, 2023 at 3:38 pm	Brooke Peach started a draft of Record HDCA-23-22
Mar 2, 2023 at 3:42 pm	Brooke Peach submitted Record HDCA-23-22
Mar 2, 2023 at 3:42 pm	approval step Application Review was assigned to Brooke Peach on Record HDCA-23-22
Mar 4, 2023 at 1:47 pm	Brooke Peach assigned approval step Historic Preservationist Review to Brooke Peach on Record HDCA-23-22
Mar 4, 2023 at 1:47 pm	Brooke Peach assigned approval step Director of Planning Review to Nicole Schell on Record HDCA-23-22
Mar 6, 2023 at 11:17 am	Brooke Peach added attachment Solar Panel Location Detail.pdf to Record HDCA-23-22



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 fees.~~

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: Jeremy McCloskey
Street: 815 E. 1st St
City: Madison State: IN Zip: 47250
Phone (Preferred): 937-248-4495
Phone (Alternate):
Email: jeremy.n.mccloskey@gmail.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: 815 E. 1st St Madison, IN

Zoning Classification:

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 type="checkbox"/> Other: <u>Solar Panels</u> |

Description of Existing Use:

Description of Proposed Use:

Name of Contractor (if applicable):

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 checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	asphalt	solar panels
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Scorefronts	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	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
<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 type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF		
<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.
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3/2/2023

Date



Signature of Applicant

John A. Wells

COMPLETED BY PLANNING OFFICE		Meeting Information: Historic District Board of Review	
Application Accepted on: _____		101 W Main St, Madison, IN 47250 - Council Chambers	
Application Accepted by: _____		Meeting Date: _____ Time: 5:30PM	
Application to be Reviewed by:		Action on Application:	
HDBR	STAFF	<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

Documentation Review (Completed by Planning Office)

- | | |
|--|---|
| <input type="checkbox"/> Owner Authorization provided (if req'd) | <input type="checkbox"/> Required supporting documents are provided |
| <input type="checkbox"/> Site plan is adequate | <input type="checkbox"/> COA Addendum (if req'd) |
| <input type="checkbox"/> Application is complete | <input type="checkbox"/> Notification Sign given to applicant |

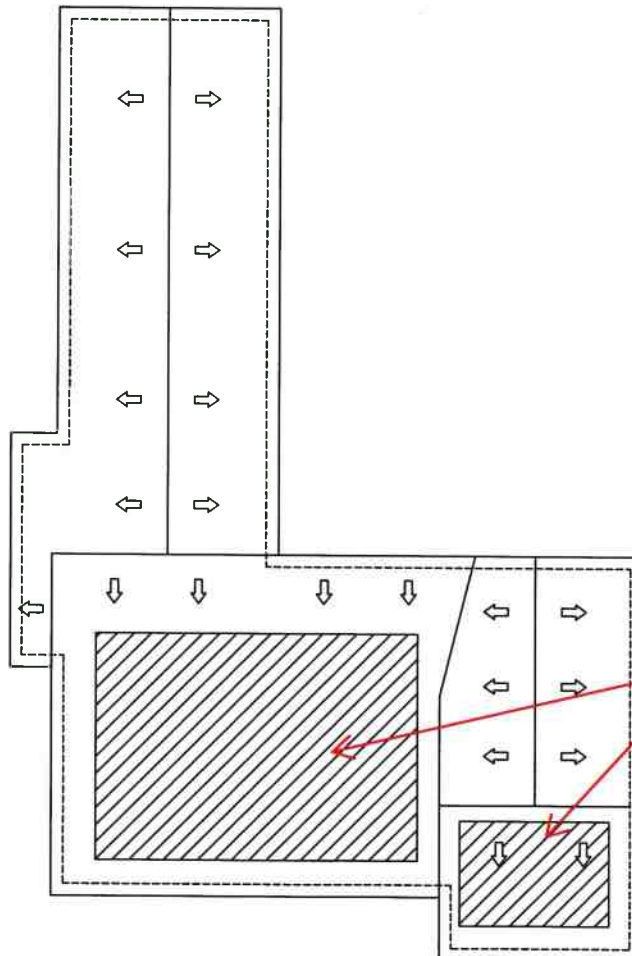


Front View From Street



Rear View

East First Street

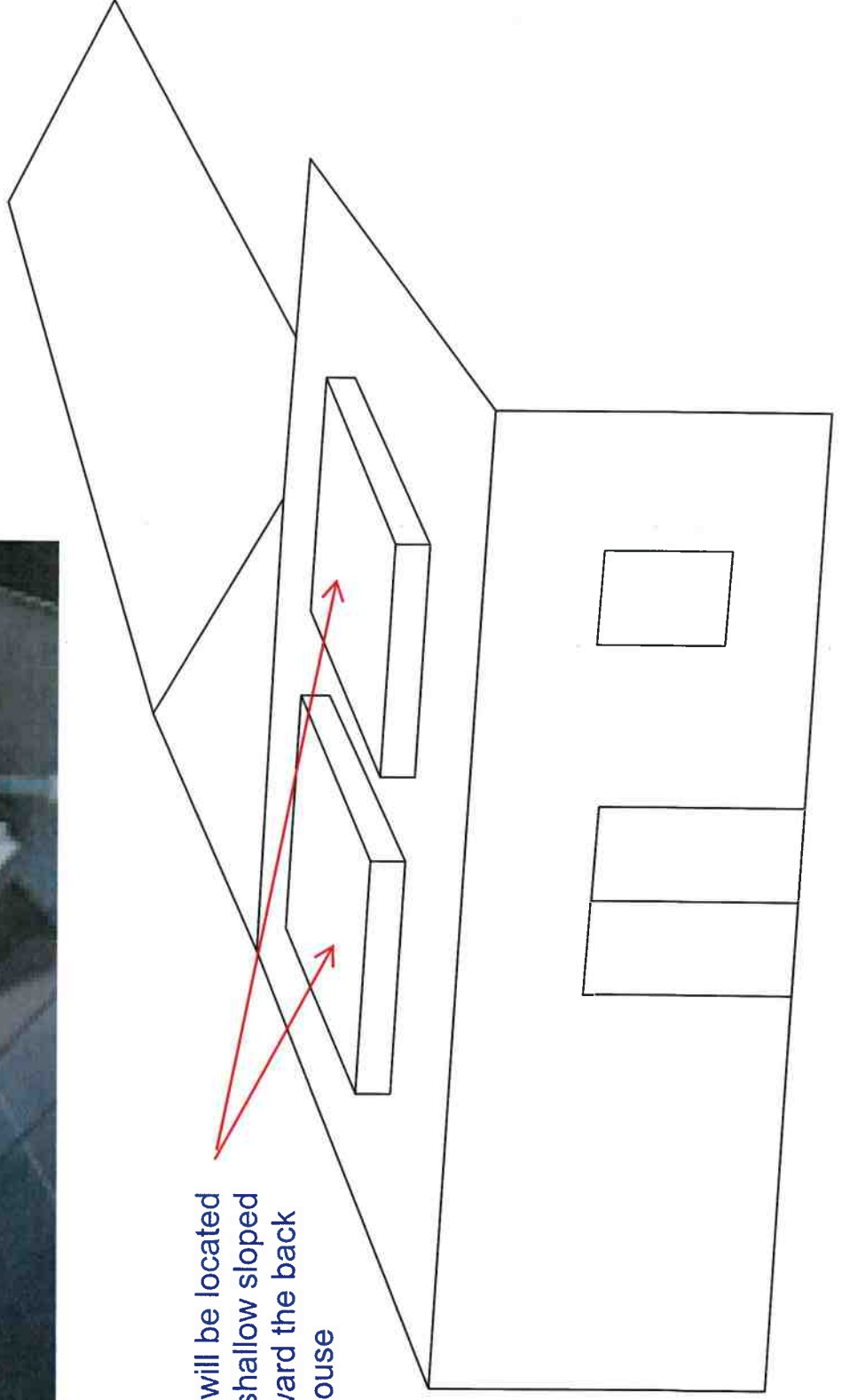


Proposed Solar Panel Locations

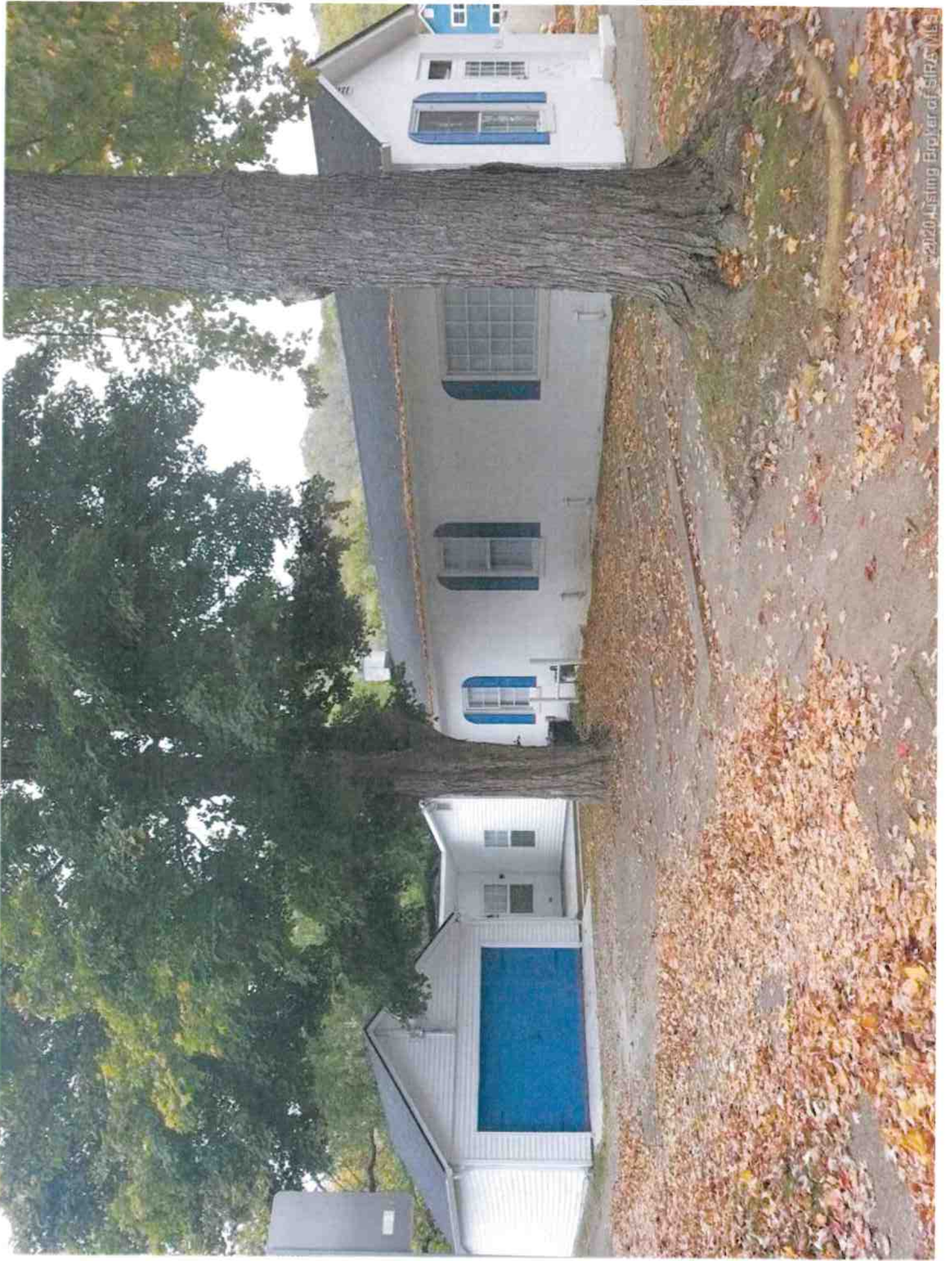
Overall Roof Plan



While we have not selected the exact type of panels, we are looking for something in this range.



Panels will be located on the shallow sloped roof toward the back of the house



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 815 E 1st 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. Parking and driveway off alley to west. Mature trees. Low concrete retaining wall around yard.



Lat/Long: 38.7341652392295540, -85.3700961588954900 [WGS84]

UTM: Zone 16S, 641667.0163 mE, 4288538.2880 mN

Parcel No. GIS/Ref/ID: 32068

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, House	Style:	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick, vinyl siding	
Stories: 1, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Shotgun, rectangular	Roof Type: Gable Front , box cornice	
Foundation: parged	Windows: historic wood 6/6 double-hung sashes	
General condition: Good	Chimney(s): one brick center	
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

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

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

Eligibility: Applicable NHL Criteria: 1, 4

Level of potential eligibility

☐ National
☐ State
☐ Local

Landmark potential

☐ National
☐ State
☐ Local



Description/Remarks

This is a 1-story house built in 1870. The structural system is masonry. The foundation is parged. Exterior walls are brick and vinyl siding. Brick is common bond. Vinyl siding at rear wing. The building has a gable front roof clad in replacement asphalt shingles with box cornice. Low pitch, boxed eaves, small vent at attic. There is one center, brick chimney. Windows are historic wood, 6/6 double-hung sashes. Flat dressed stone lintels and brick rowlock sills, fixed shutters. Multi-light door with transom. There is a single-story, rear ell, frame addition. Attached garage and wing with new primary entry.

Survey and Recorder

Project: Search for '815 e 1' in Madison, Indiana (13 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32068, surveyed Oct 02, 2002, Site Number 4-224
Inventoried: 09/20/2021 11:44:01 am Last updated: 05/10/2022 6:32:04 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



2015 Flood Map

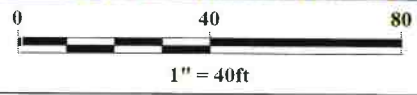
FLD_ZONE:

AE

- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundary

Addresses

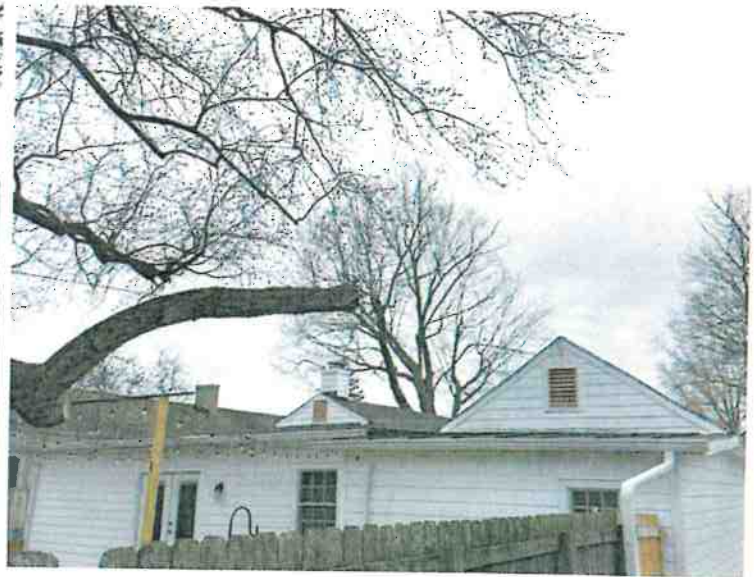
- Regional Count
- Regional Roads
- Regional Highw
- Water
- Railroad
- Roads
- Highways



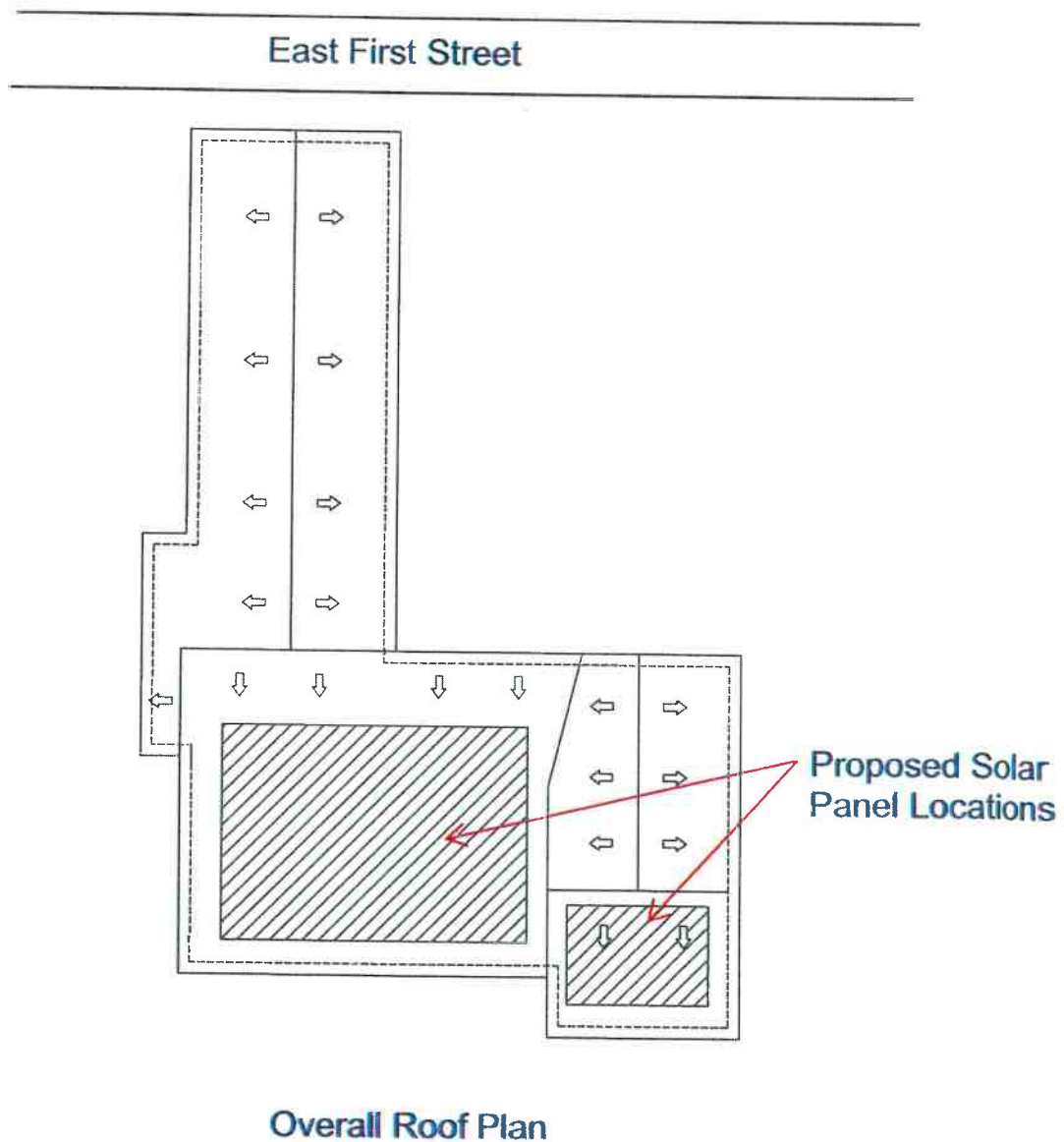




Front View From Street



Rear View

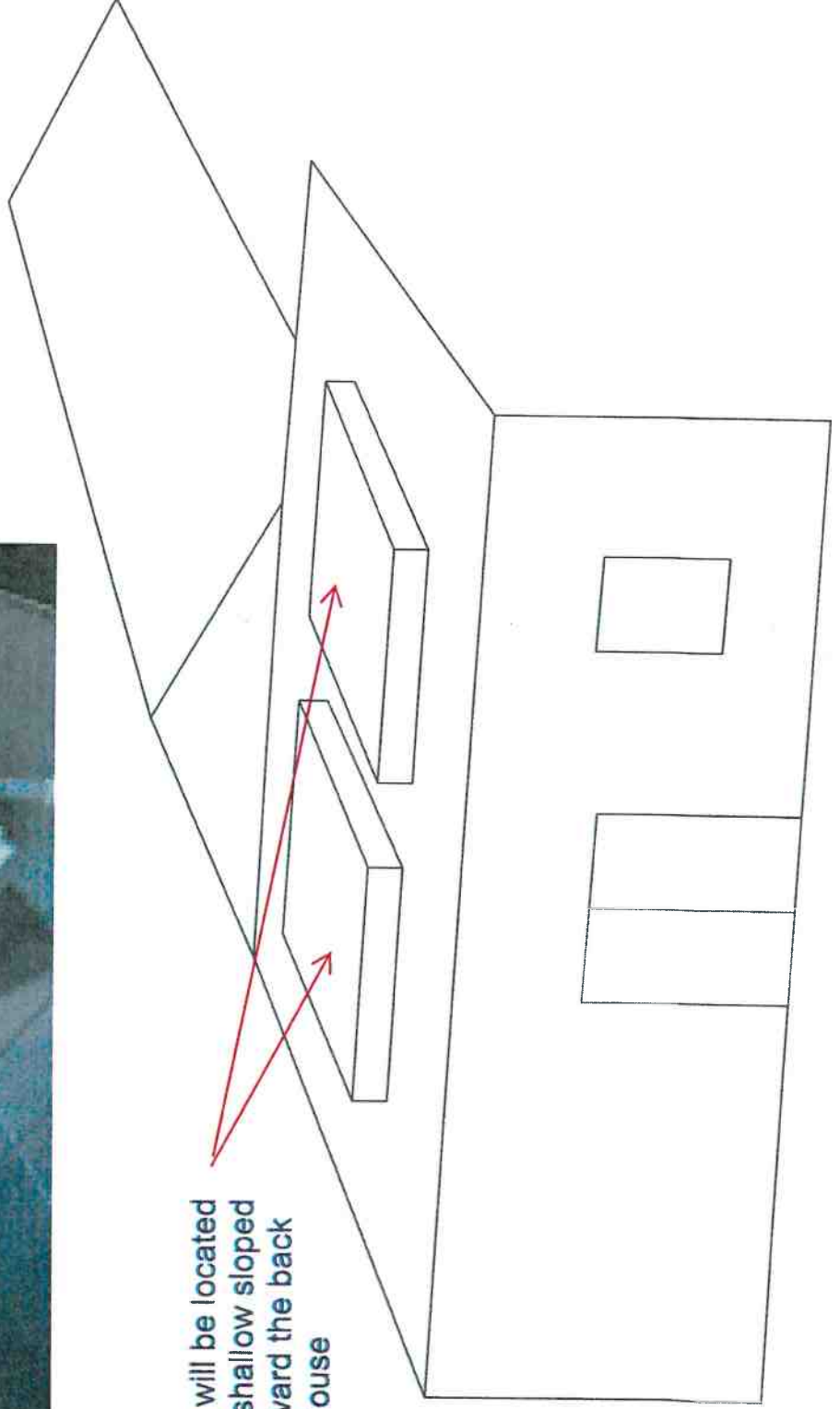
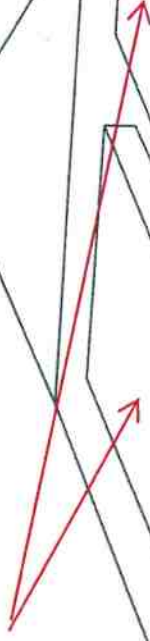


Overall Roof Plan

While we have not selected the exact type of panels, we are looking for something in this range.



Panels will be located on the shallow sloped roof toward the back of the house



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Jeremy McCloskey

Property Address: (address) 815 E. First St.

Proposed Action to: (explain) install solar panels on the shallow sloped section of the backside of the roof

Meeting will be held on: (date) 3/27/2023

POSTING DEADLINE

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

3/15/2023

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