

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 760 W. Third St. to: install solar panels on the south rooftop.

Application Date: February 8, 2023
HDBR Meeting Date: March 27, 2023



Project Description:
Certificate of Appropriateness application to install solar panels on the south rooftop.

Current Zoning: Historic District Residential (HDR) Project Location: 760 W. Third St.

Applicant: Emeka Koren
760 W. Third St.
Madison, IN 47250 Owner: Same

Supporting Documents:
COA application
Photos of property
Copy of HDBR meeting public sign
NHL survey sheet
GIS map

Date	c. 1860
Style	Italianate
Evaluation	Contributing
Survey Notes	

Alterations, Historical Information, & Prior Approvals:

Alterations:
N/A

Historical Information/Misc. Important Information:
N/A

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances
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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





MADISON

Indiana
Planning, Preservation and Design

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

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:

emeka koren

Street:

760 W 3rd St.

City: Madison State: IN Zip: 47250

Phone (Preferred): 812-599-6911

Phone (Alternate): 812-599-0611

Email: ekoren@madison.k12.in.us

OWNER INFORMATION (IF DIFFERENT*)

Name:

emeka koren

Street:

same

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: 760 W. 3rd St. (same)

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: Installation of rooftop solar panels

Description of Existing Use:

Residential home

Description of Proposed Use:

same

Name of Contractor (If applicable):

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.

We wish to add solar panels to the South face of the roof. There will be 10 panels on three sets of rails (see diagram). An inverter will be installed to connect the array to the electrical panel in the attic.

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	shingles	shingles and solar panels
	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.

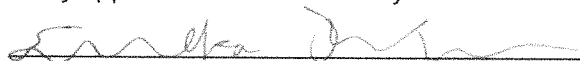
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
	New Construction - Residential	94	HDBR		
	New Construction – Outbuildings	101	HDBR		
	New Construction – Commercial	103	HDBR		
	New Construction – Additions	109	HDBR		
	New Construction – Decks	109	HDBR/STAFF		
	New Construction –Accessibility	110	HDBR/STAFF		
	New Construction –Energy Retrofit	112	HDBR/STAFF		
	Relocation	115	HDBR		
	Demolition	116	HDBR		
✓	Other: <u>Solar Panels</u>		HDBR/STAFF		<u>solar panels</u>

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.

2-6-23

Date


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:

<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)

____ Owner Authorization provided (if req'd)

____ Site plan is adequate

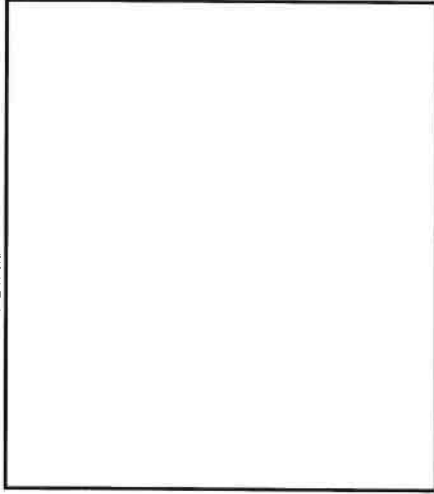
____ Application is complete

____ Required supporting documents are provided

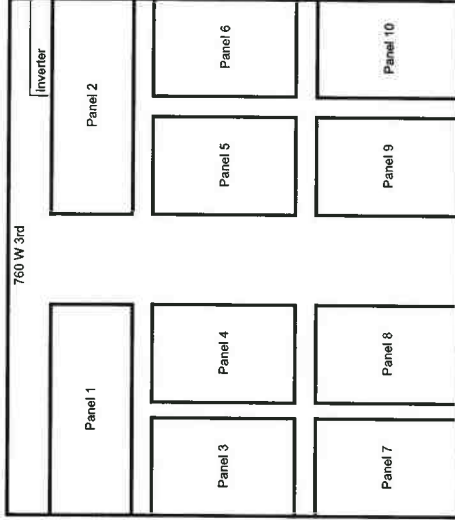
____ COA Addendum (if req'd)

____ Notification Sign given to applicant

762 W 3rd



760 W 3rd



16'

16'

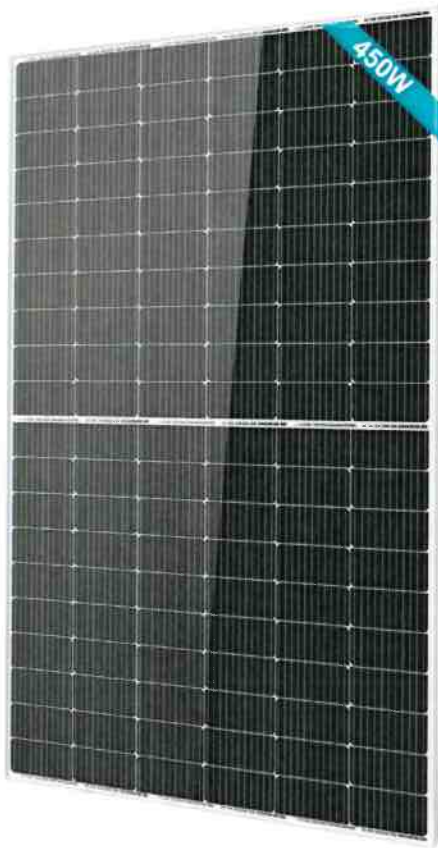
Each panel is 75.2" x 44.7"

Electrical Panel
(in the attic)

Inverter

[Link to solar panel website](#)

<https://www.solar.com/collections/solar-panels/products/50-watt-monocrystalline-solar-panel>



Solar Panels

450 WATT MONOCRYSTALLINE SOLAR PANEL

\$740.00 ~~\$871.00~~



Quantity

[ADD TO CART](#)
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More payment options



No Tax



Free Shipping



25 Year Output Warr

HIGHLIGHT:

★ The long-lasting 450W monocrystalline solar cells, the we design ensures that the panel can be used in all weather co

★ Solar panels are designed for industrial and professional using scratch resistant anodized aluminum with a twin wall f tough, sealed, aluminum frame will give you years and year consistent, free power.

★ 450 Watts Monocrystalline PV Panel is made with high cc efficiency cells, it has excellent performance in low light env

★ Easy Installation with pre-drilled hole. Corrosion-resistant frame for extended outdoor use. Suitable for Caravan, RV, (Electric car, Yacht, Boat, Tent or backpack etc.

★ High modules conversion efficiency. Grade A solar cell ar Rated waterproof solar panel connectors. This solar panel h 95% output warranty, 10 year 90% output warranty, 25 year output warranty.

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Be the first to ask a question about this.

FEATURE

SPECIFICATION

USER MANUAL

FAQ

REVIEWS



450 WATT MONOCRYSTALLINE SOLAR PANEL FOR OFF GRID SYSTEM

Sungoldpower solar panel provides quiet, clean energy, which makes it easy to get all the electrical power you need for the sun to supply a cabin, camper, RV, or boat. Each panel features highly efficient silicon solar cells. It also comes with an IP65-rated junction box, making it suitable for marine applications. The aluminum frame (corrosion-resistant) is ideal for extended outdoor use, enhancing the overall lifespan of a solar panel.

Generating power by using solar panels is the best utilization of the amount of sunlight. By doing so, you can minimize your energy bills and get free energy for an extended period.



Products ▾

Early Spring Sale

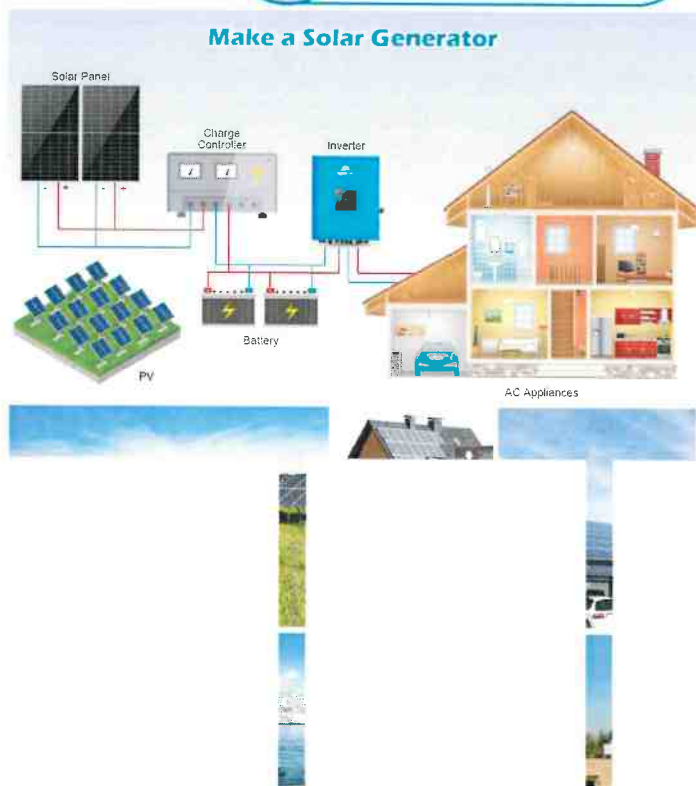
Community ▾

Company ▾

Support ▾



Make a Solar Generator



6500W 48V Solar Charge Inverter Parallel + Wifi Monitor UL1741 Standard
\$1,350.00

ADD TO CART

8KW Hybrid Solar Inverter UL1741 Standard
\$1,880.00

ADD TO CART

200 Watt Monocrystalline Solar Panel
\$438.00

ADD TO CART

5000W Solar Inverter+10.24KWH LifePO4 Battery Energy Storage 48V System
\$3,774.00 \$6,290.00

ADD TO CART

18000W 48V Split F Sine Wave Solar Inverter
\$3,950.00

ADD TO CART

EARLY SPRING SALE- UP TO 15% OFF *FREE SHIPPING *NO TAX



Products ▾

Early Spring Sale

Community ▾

Company ▾

Support ▾



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Refund Policy

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SIGN UP



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HISTORIC RESOURCE INVENTORY FORM

Resource Address: 760-762 W 3rd 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:



760 on right, 762 on left

Lat/Long: 38.7398148473315100, -85.3918230153442300 [WGS84]

UTM: Zone 16S, 639767.4501 mE, 4289131.8565 mN

Parcel No. GIS/Ref/ID: 32174

Historical Information

Historic Function: Domestic: Duplex/Double	Current Function: Domestic: Duplex/Double
Construction Date: ca. 1860-1869 , circa 1860*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, Duplex	Style: Italianate	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: 2/3 Double Pile, rectangular	Roof Type: Side Gable , Decorative cornice , paired brackets	
Foundation: Stone	Windows: wood 4/4 double-hung sashes	
General condition: Good	Chimney(s):	
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



760 on right.



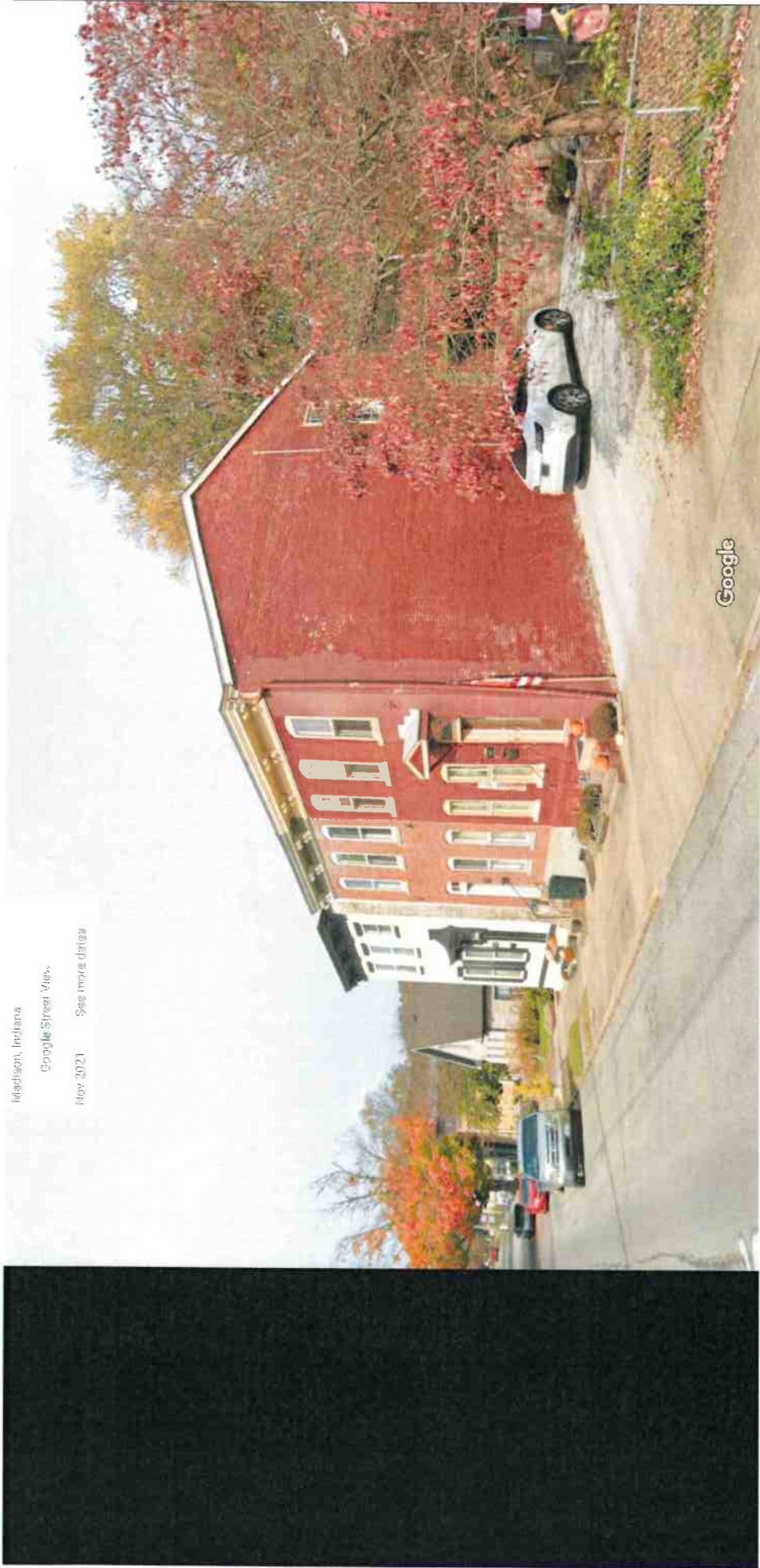
762 on left.

Description/Remarks

This is a 2-story duplex in the Italianate style built in 1860. The foundation is stone. Exterior walls are brick. Concrete or limestone water table on front facade, star-shaped anchor, brick Flemish bond on front facade only. The building has a side gable roof clad in asphalt shingles with decorative cornice and paired brackets. Wide overhanging eaves supported with paired decorative brackets. Windows are wood, 4/4 double-hung sashes. The windows at 762 are 1/1 replacements. Windows at 760 are 4/4 with segmental brick lintels and limestone sills below, 9/9 above. Door at 760 is wood with full light; door at 762 is wood paneled. Both have transom windows above.

Survey and Recorder

Project: Search for '760 w 3' in Madison, Indiana (1 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32174, surveyed Jul 02, 2002, Site Number 2-085
Inventoried: 09/20/2021 11:42:53 am Last updated: 07/19/2022 1:34:53 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



Indianapolis, Indiana
Google Street View
Nov 2021 See more dates

Image capture: Nov 2021 © 2023 Google

760 W 3rd St

Street View & 360°

All

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Emeka Koren

Property Address: (address) 760 W. Third St.

Proposed Action to: (explain) install solar panels on the south rooftop

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

POSTING DEADLINE

3/12/2023

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 Historic Preservation (812) 274-0253 or Plan Commission (812) 265-8324