

# PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1108 W. Main St. to: remodel to modify existing roofline to change to gable roof.

Application Date: April 14, 2023  
HDBR Meeting Date: May 22, 2023



Project Description:  
Certificate of Appropriateness application to remodel to modify existing roofline to change to gable roof.

Current Zoning:	Project Location:
Residential Medium-Density (R-8)	1103 W. Main St.

Applicant:	Owner:
Arliss Helton	Same
402 W. Third St.	
Madison, IN 47250	

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

Date	c. 1910
Style	Commercial
Evaluation	Contributing
Survey Notes	

Alterations, Historical Information, & Prior Approvals:

Alterations:  
c. 1940 cinderblock addition

Historical Information/Misc. Important Information:  
N/A

Prior COA Approvals:  
N/A

### Guidelines, Standards, & Ordinances

#### HDBR Guidelines:

*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.

15.4 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.

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

#### Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines 15.1 & 15.11 because the proposed roof change would continue the historic character of the original gable peak roofline that is a primary feature of the historic structure (cinderblock addition was built with a shed roof) but would *not* be in conformance if the goal is to preserve the c. 1940 addition roofline (which would be considered a historically significant alteration according to federal preservation standards); *is in* conformance with 15.4 because the proposed new roofing material is compatible with the existing material; *is in* conformance with the ordinance because the proposed roof modification does not alter the height in a manner that would make the structure visually incompatible with the adjacent buildings and brings the roof shape into compatibility with the buildings to which it is visually related; *is not* in conformance with SIS for rehabilitation because the proposed project will significantly alter the existing roofline.

#### Ordinance:

##### 151.34 Visual Compatibility Factors

(A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.

(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*

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Preservation Brief:**

N/A

**Think GIS Map**





## HDCA-23-46

### Certificate of Appropriateness (COA) Application

**Status:** Active

**Date Created:** Apr 14, 2023

#### Applicant

Arliss Helton  
miwinc@hotmail.com  
402 W. Third St.  
Madison, IN 47250  
812-265-6961

#### Primary Location

1108 W MAIN ST  
MADISON, IN 47250

#### Owner:

HELTON ARLISS & BETTY  
402 3RD ST MADISON, IN 47250-3343

#### Internal Review

##### Notification Sign

1

##### Send for HDBR review



#### General Information

##### Are you the owner?

Yes

##### Zoning Classification

Residential Medium Density

##### Will you be working with a Contractor?

No

##### Description of Existing Use

commercial

##### Description of Proposed Use

commercial

#### Type of Project

Select which applies to your project.

Restoration, Rehabilitation, or Remodel

## Description(s) of Work

### Scope of Work

remodel to modify existing roofline to change to gable roof

## Building Elements

### Doors & Entrances



### Existing Material

metal

### Proposed Material

metal

### Roofs



### Existing Material

metal

### Proposed Material

metal

### Siding



### Existing Material

brick/block

### Proposed Material

brick

## Acknowledgement

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

### Digital Signature


Arliss Helton

04/14/2023

- 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.

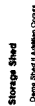
## Attachments

 doc14686820230414084520.pdf  
Uploaded by Brooke Peach on Apr 14, 2023 at 9:49 am



30801\_\_(1108-W-Main-St)\_\_image1\_\_30801\_\_(1108-W-Main-St)\_\_image1\_\_image.jpg  
Uploaded by Brooke Peach on Apr 14, 2023 at 9:50 am

① Existing Floor Plan  
3'16" = 1'-0"



2 Existing Building Section



Revision Schedule		
#	By	Date

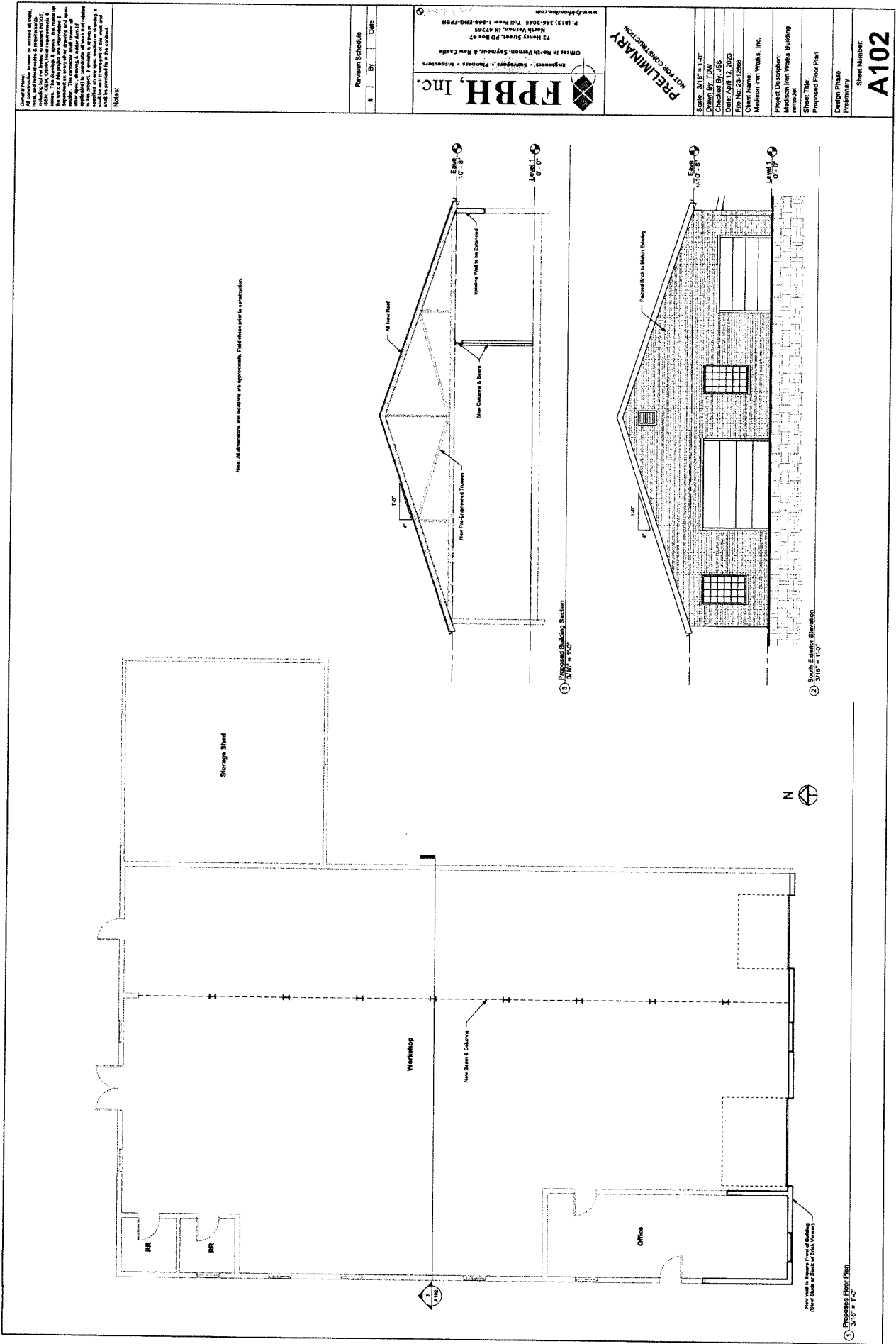
**FRBH, Inc.**

PRELIMINARY  
NOT FOR CONSTRUCTION

Scale: 3/16" = 1'-0"
Drawn By: TDW
Checked By: JSS
Date: April 12, 2023
File No.: 23-12886
Client Name: Medison Iron Works, Inc.
Project Description: Medison Iron Works Building remodel
Sheet Title: Existing Floor Plan
Design Phase: Preliminary

**A101**

[illegible]







# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>1108 W Main St Madison Indiana 47250 USA</b>
County: Jefferson
Historic name:
Present name: Madison Iron Works
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: The building is surrounded on three sides by a paved lot.



Lat/Long: 38.7403144687387000, -85.4002371134918000 [WGS84]

UTM: Zone 16S, 639035.1660 mE, 4289174.4873 mN

Parcel No.

## Historical Information

Historic Function: Unknown	Current Function: Industry/Processing/Extraction: Manufacturing Facility
Construction Date: ca. 1910-1919 , circa 1910*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Industry	

## Architectural Information

Category: building, Commercial Building	Style:	<input checked="" type="checkbox"/> Additions (c. 1940) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): brick, cinder block on addition	
Stories: 1, Bays:	Roof Material: corrugated metal	
Form or Plan: Vernacular, rectangular	Roof Type: Gabled	
Foundation: concrete	Windows: wood multi fixed	
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,

#### Level of potential eligibility

☐ National  
☐ State  
☐ Local

#### Landmark potential

☐ National  
☐ State  
☐ Local



#### Description/Remarks

This is a 1-story commercial building built in 1910. The building is rectangular in plan. The foundation is concrete. Exterior walls are brick and cinder block on addition. The building has a gabled roof clad in corrugated metal. Gable with shed extension at the east side of building. Windows are wood, multi-light fixed. At the side, the windows are 1-over-1. The front of the building has two vehicle doors. The pedestrian entrance is a door located at the side of the building. There is an addition.

#### Survey and Recorder

Project: Search for '1108 w main' in Madison, Indiana (1 results)	Sequence/Key no.:	Survey Date: February 2022
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), surveyed Jun 21, 2002, Site Number 1-022
Inventoried: 09/20/2021 11:42:50 am Last updated: 06/21/2022 4:30:37 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
- Sewer Structures

- Addresses
- Common Addresses

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





# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness



Application has been made by: (name) Madison Iron Works / Arliss Helton

Property Address: (address) 1108 W. Main St.

Proposed Action to: (explain) remodel to modify existing roofline to change to gable roof

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Meeting will be held on: (date) 5/22/2023

**POSTING DEADLINE**

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

5/08/2023

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