

## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 713 W. Main St. to install wood steps on rear exterior of building to second floor apartment; install new door between the windows to enter second floor apartment.*



Application Date: April 3, 2023

HDBR Meeting Date: April 24, 2023

### Project Description:

Certificate of Appropriateness application to install wood steps on rear exterior of building to second floor apartment; install new door between the windows to enter second floor apartment.

### Current Zoning:

Specialty District (SD)

### Project Location:

713 W. Main St.

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### Applicant:

Robert Helton  
713 W. Main St.  
Madison, IN 47250

### Owner:

Same

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### Supporting Documents:

COA application  
Photos of property  
Building plans  
Picture of new door  
Copy of HDBR meeting public sign  
GIS map

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

Date	1870
Style	Craftsman
Evaluation	Non-Contributing
Survey Notes	

**Alterations:**

Several additions, replacement doors & windows, chimney rebuilt & raised

**Historical Information/Misc. Important Information:**

N/A

**Prior COA Approvals:**

2022 – rooftop addition

<b>Guidelines, Standards, &amp; Ordinances</b>
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**HDBR Guidelines:**

*Madison Historic District Design Guidelines – 9.0 Doors and Entrances p. 59-61*

9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals. Select replacement doors carefully to match the original doors in materials, dimensions, and panel configuration. Appropriate materials may include wood or fiberglass. The new doors should be in keeping with the style and period of the building. Use historic photographs to identify details about original doors if possible.

*Madison Historic District Design Guidelines – 10.0 Fire Escapes & Exterior Stairs*

10.1 Meet accessibility and life-safety building code requirements so that the historic building and its character defining features are preserved.

10.4 Locate fire doors, exterior fire stairs, ADA ramps, or elevator additions on rear or non-readily visible elevations. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.

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

The project *is in* conformance with Guideline 9.5 because the proposed new door will be located on the rear of the structure and the proposed door is architecturally compatible with the structure; *is in* conformance with Guidelines 10.1 & 10.4 because the proposed stairway will be located on the rear of the structure and will be constructed of wood, which is compatible to the overall structure and other rear egress stairways in town; *is in* conformance with ordinance §151.34 because the proposed door and stairway will be visually compatible with the primary structure and others in the area; *is in* conformance with SIS for Rehabilitation because the installation of the door and stairway will damage historic material and will be located on the rear of the structure.

**Ordinance:**

*§151.34 Visual Compatibility Factors*

Within the primary area, new construction and existing buildings and structures and appurtenances thereof which are moved, reconstructed, materially altered, or repaired shall be visually compatible with buildings, squares, and places to which they are visually related generally in terms of the following factors:

(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.

(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.

#### Secretary of the Interior Standards:

##### *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:

##### #14 Exterior Additions to Historic Buildings: Preservation Concerns





# 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: Robert Helton  
Street: 713 W. Main St.  
City: Madison State: IN Zip: 47250  
Phone (Preferred): (502) 525-2072  
Phone (Alternate): \_\_\_\_\_  
Email: kylehelton\_32@yahoo.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: 713 W. Main St Madison, IN 47250

Zoning Classification: \_\_\_\_\_

### Type of Project (Check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> New Building                    | <input checked="" type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input checked="" 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: _____                                       |

Description of Existing Use: Vacant building.

Description of Proposed Use: Vacant building that will be used as an Optometry office and 2nd floor residence.

Name of Contractor (If applicable): Can Do Maintenance

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.

Steps will be built on the rear exterior of the building to enter the second floor apartment. Steps will be constructed of wood. A door will be placed between the windows to enter the second floor apartment.

[illegible]

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 checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<input checked="" 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 checked="" type="checkbox"/>	Porches	68	HDBR/STAFF		
<input type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	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.
- 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.

4/27/2023

Date

Signature of Applicant

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:
<input type="checkbox"/> HDBR <input type="checkbox"/> 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)

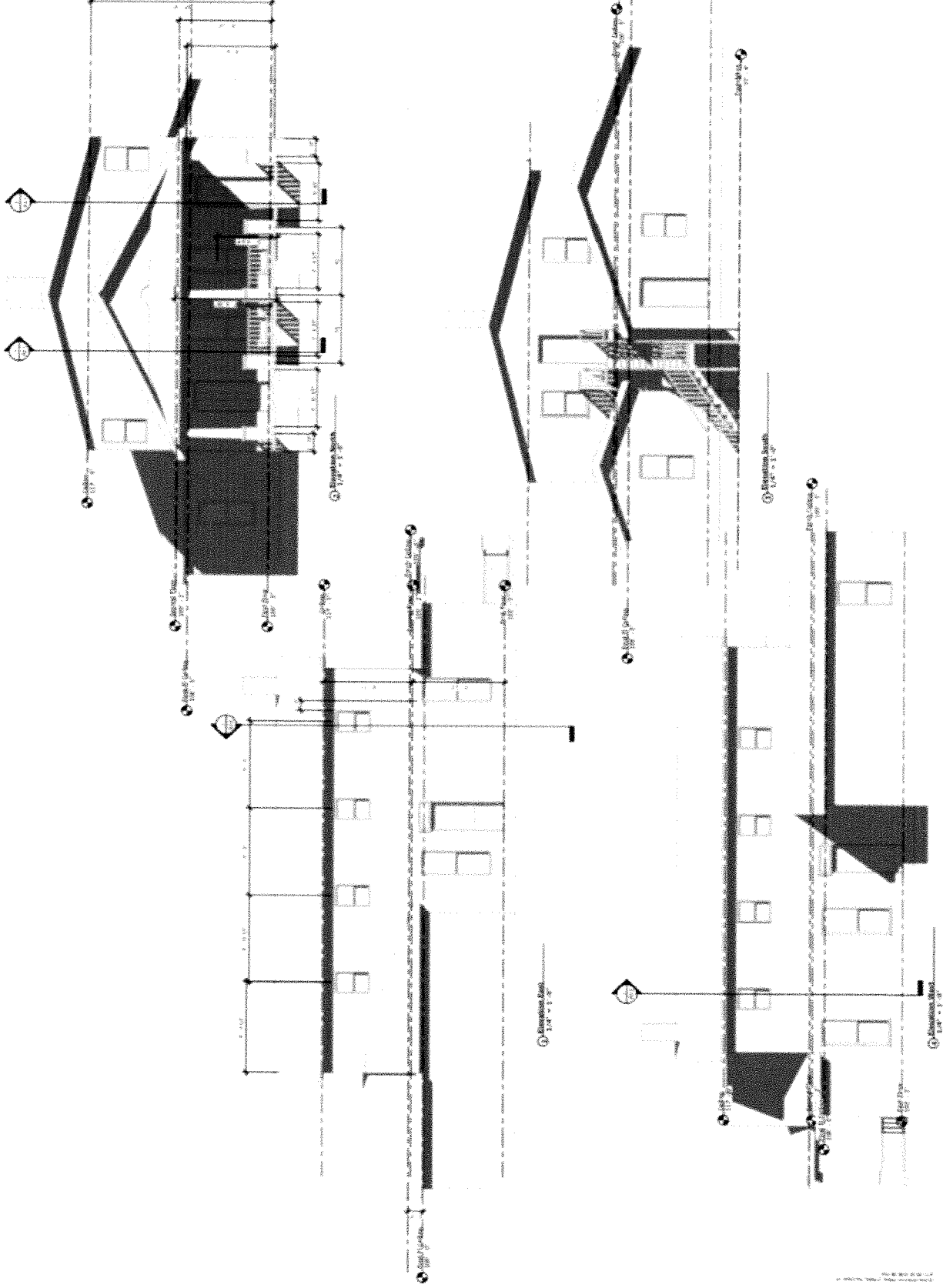
\_\_\_\_ Owner Authorization provided (if req'd)  
 \_\_\_\_ Site plan is adequate  
 \_\_\_\_ Application is complete

\_\_\_\_ Required supporting documents are provided  
 \_\_\_\_ COA Addendum (if req'd)  
 \_\_\_\_ Notification Sign given to applicant

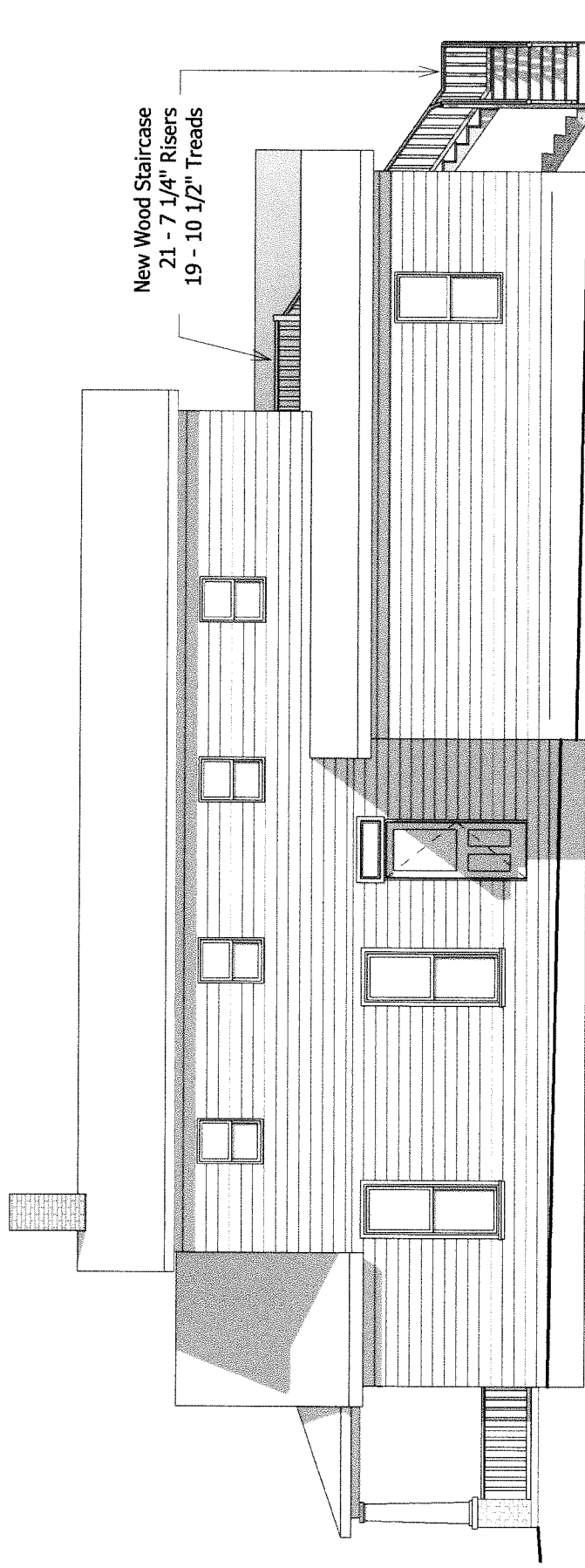
Elevations

O'Brien-Ellis  
Engineering  
465 Meadow Lane  
Madison, IN 47250  
812-223-0327 (ph.)

helton  
optometry clinic  
713 W Main Street,  
Madison, IN



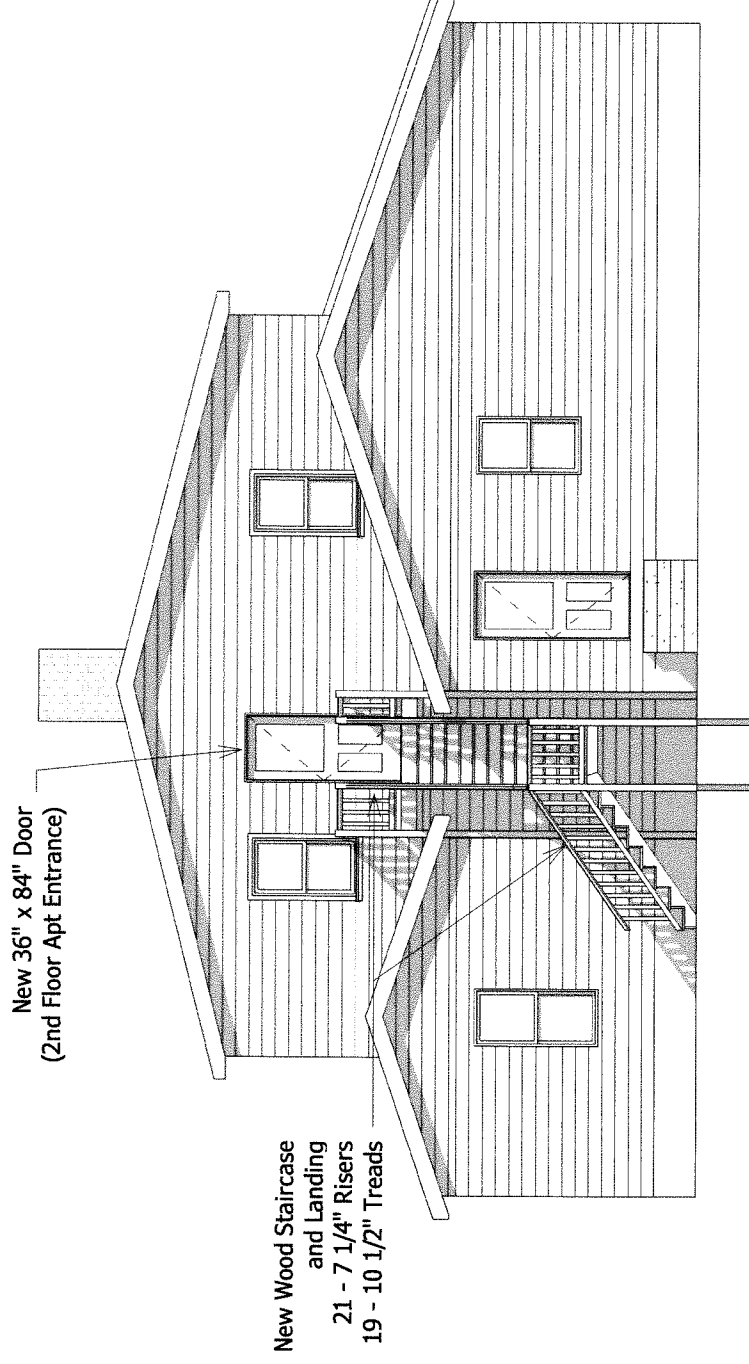




WEST (Alley Side) ELEVATION

Application for Certificate of Appropriateness

Helton Eye Care  
New Staircase and Landing  
730 W. Main Street



SOUTH (Rear Yard) ELEVATION

Application for Certificate of Appropriateness

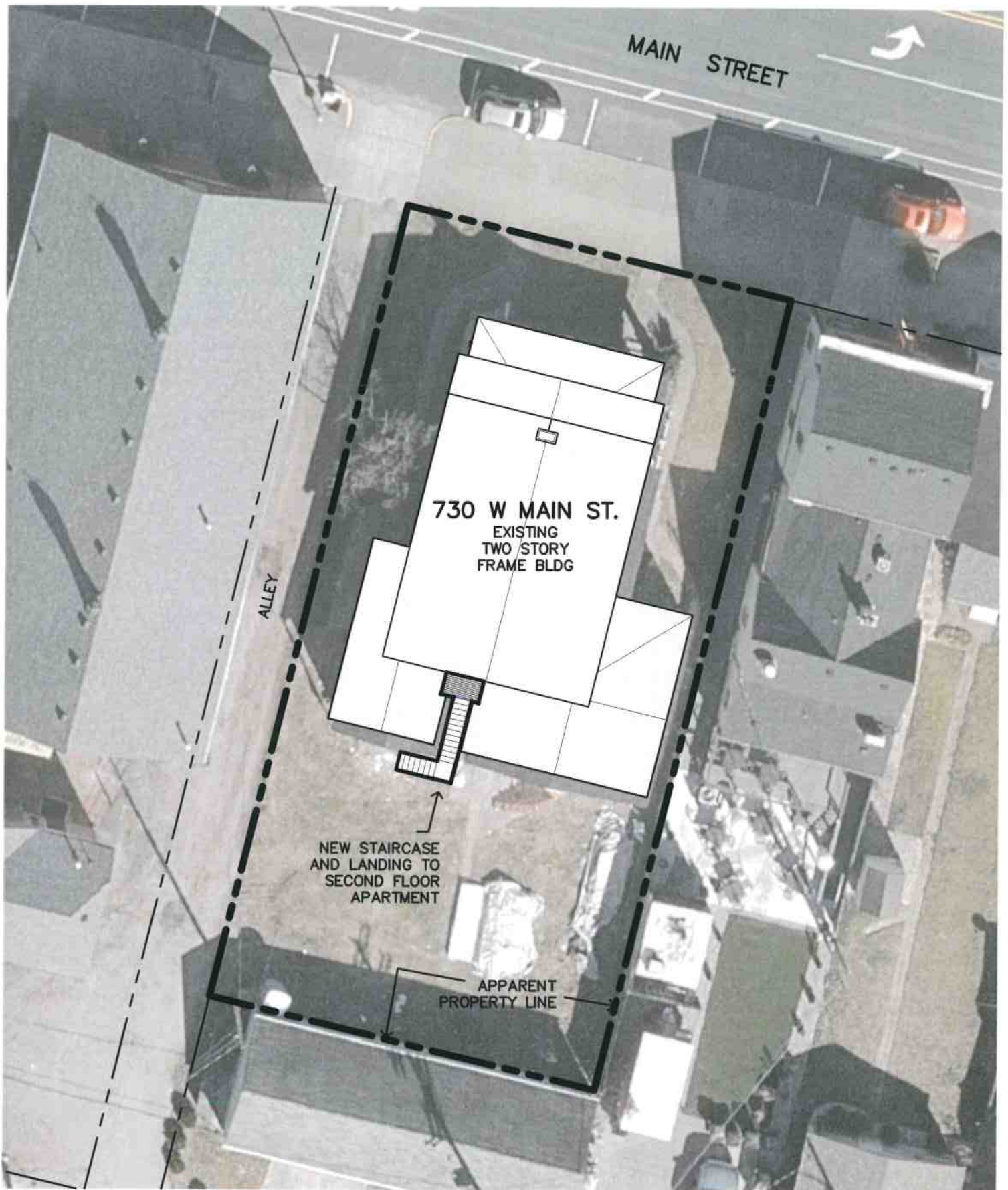
Helton Eye Care  
New Staircase and Landing  
730 W. Main Street



South side of building showing existing entrance and location of proposed staircase  
(upper landing and door between upstairs windows)

Application for Certificate of Appropriateness

Helton Eye Care  
New Staircase and Landing  
730 W. Main Street



HELTON — SITE PLAN  
NEW STAIRCASE AND LANDING  
730 WEST MAIN STREET

Search

Frankfort Lowe's

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40601

LOWE'S

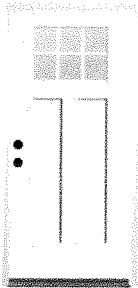
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Right-hand inswing

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1

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# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>713-715 W Main St Madison Indiana 47250 USA</b>
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: Two linear paths to porch – each extend to rear yard.



Lat/Long: 38.7375785027744750, -85.3881803177909800 [WGS84]

UTM: Zone 16S, 640088.4271 mE, 4288889.2453 mN

Parcel No. GIS/Ref/ID: 27015

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Vacant/Not in Use
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, Duplex	Style: and Craftsman	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: frame	Exterior Material(s): Wood Plank Siding	
Stories: 1.5, Bays:	Roof Material: asphalt shingles	
Form or Plan: Duplex, T	Roof Type: Gable Front , Bargeboard	
Foundation: not visible	Windows: historic wood 2/2 double-hung sashes	
General condition:	Chimney(s): one brick center	
Basement:	Porch: single-story Full-width open porch	

## Historical Summary:

1886 Sanborn stated that this was a grocery store.

## 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 1.5-story duplex with Craftsman influences built in 1870. The building is t in plan. The structural system is frame. The foundation is not visible. Exterior walls are wood plank siding. New siding is currently being installed; most of the walls are insulation wrap, plywood. The building has a gable front roof clad in asphalt shingles and bargeboard. Gable front roof with lower pitch gable front on second floor addition, hipped roof on side additions. Fan shaped bargeboard with decorative fascia in original gable. There is one center, brick chimney. Windows are historic wood, 2/2 double-hung sashes. Wood 2/2 windows with wide decorative wood surrounds on first floor, replacement 2/2 in addition. Fanlight in gable end. There is a single-story, full-width open porch characterized by a hipped roof clad in asphalt shingles with battered wood posts on square brick piers. Two wood 3/4-light doors with three vertical panes, decorative wood storm doors, transoms. There is a single-story, second floor and rear, frame addition. Second floor and rear additions currently under construction. Craftsman-style front porch.

#### Survey and Recorder

Project: Search for '713 w main' in Madison, Indiana (3 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) ID #27015, surveyed Jul 18, 2002, Site Number 2-319
Inventoried: 09/20/2021 11:43:02 am Last updated: 06/18/2022 7:43:20 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) Robert Helton

Property Address: (address) 713 W. Main St.

Proposed Action to: (explain) install wood steps on rear exterior of building to second floor apartment; install new door between the windows to enter second floor apartment

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