

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 1019 Walnut St. to anchor a prebuilt 12'x20' storage barn to existing concrete foundation.

Application Date: August 7, 2023
HDBR Meeting Date: August 28, 2023



Project Description:
Certificate of Appropriateness application to anchor a prebuilt 12'x20' storage barn to existing concrete foundation.

Current Zoning: Residential Medium Density (R-8) Project Location: 1019 Walnut St.

Applicant: Aaron Grubbs
1019 Walnut St.
Madison, IN 47250 Owner: Same

- Supporting Documents:
- COA application
 - Photos of property
 - Photos of proposed accessory building
 - Copy of HDBR meeting public sign
 - GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1945
Style	Vernacular
Evaluation	Non-Contributing
Survey Notes	

Alterations:
Modern metal replacement doors

Historical Information/Misc. Important Information:
N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances
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HDBR Guidelines:

Madison Historic District Design Guidelines – 24.0 New Construction Outbuildings p. 101-102

24.1 The design of new garages and other accessory buildings should be compatible with dwellings in the historic district. New outbuildings should respect and blend with the architectural style and scale of the associated dwelling.

24.2 Site new garages and accessory buildings appropriately on the lot. Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.

24.4 The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

24.5 Materials used for new garages and outbuildings should reflect the historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding, plywood and oriented strand board (OSB) are not sufficiently durable for exterior use and are not appropriate.

24.6 Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guidelines because the proposed outbuilding will be compatible with the primary structure, will be sited appropriately, is of an appropriate massing, and will be made of conforming materials appropriate to the style of the primary structure; and *is in* conformance with the Ordinance because the proposed materials of the outbuilding are visually compatible to the primary structure; *is in* conformance to the SOI for Rehabilitation because if removed from the site in the future, the outbuilding will not damage or alter the historic structure.

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.

Secretary of the Interior Standards:

Rehabilitation

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:

N/A

Think GIS Map

