

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 407 E. Vaughn Dr. to build top floor addition on north side of structure.

Application Date: August 29, 2023

HDBR Meeting Date: September 25, 2023



Project Description:

Certificate of Appropriateness application to build top floor addition on north side of structure.

Current Zoning:

Open Space (OS)

Project Location:

407 E. Vaughn Dr.

Applicant:

Steve Buchanan
1627 Fisher Ridge Rd.
Milton, KY 40045

Owner:

B & H of Madison LLC
1679 Old SR 62
Madison, IN 47250

Supporting Documents:

COA application
Photo of property
Drawings of proposed addition
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1900
Style	Vernacular
Evaluation	Non-Contributing
Survey Notes	

Alterations:

Cementitious & aluminum siding; corrugated exposed fastener roof; casement windows w/ applied muntins (on some windows); modern doors

Historical Information/Misc. Important Information:

N/A

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 26.0 New Construction - Additions p. 88-90

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

26.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

26.3 The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

26.4 Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features. Additions should be set in at least one foot (1') to show a break between the original structure and the new addition. 26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding or trim may be allowed. SEE SIDING GUIDELINES.

26.6 Wood windows are most appropriate for new additions within the historic district; however, substitute window materials may also be acceptable for new additions. SEE WINDOWS GUIDELINES. 26.7 Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

26.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

26.9 Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guideline 26.1 because the proposed new addition will be placed on the north but is *not in* conformance because the addition will affect a primary façade [this structure is located on a highly visible corner, so all sides are highly visible; however, given its status as a non-contributing structure, the addition will not have any impact upon the designation rating]; *is in* conformance with Guideline 26.2-26.3 because the proposed addition is of the appropriate massing in relation to the existing structure and the new materials will match existing materials; *is not in* conformance with Guideline 26.4 because the new addition will require the demolition of the entire north wall [unknown if the north wall is a historic original wall or contemporary wall]; *is in* conformance with 26.6-26.9 because the new windows will match the existing windows, the foundation will be the

same or compatible to the existing, and prior alterations/additions have been considered and factored in to the design of the proposed new addition; *is in* conformance with the Ordinance because the proposed materials and addition will be visually compatible with the existing structure; and is *not* in conformance with SOI for Rehabilitation because the proposed alterations involve more than minimal exterior visual change.

Ordinance:

151.34 Visual Compatibility Factors

- (A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.
- (B) Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares, and places to which it is visually related.
- (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.
- (D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.
- (E) Rhythm of spacing of buildings on streets. The relationship of the building to open space between it and adjoining buildings shall be visually compatible to the buildings, squares, and places to which it 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.
- (H) Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (I) Walls of continuity. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, and building facades, shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings, squares, and places to which it is visually related.
- (J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

Secretary of the Interior Standards:

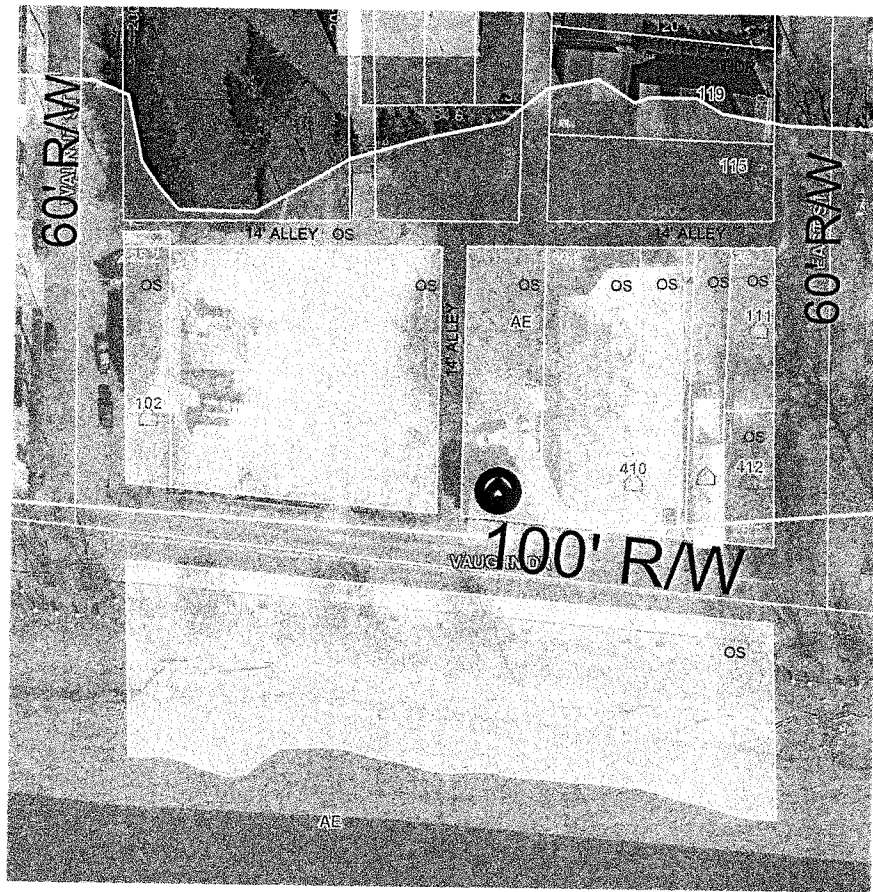
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

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: Bob Vouch
Street: 1679 N Old State Rd 62
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-599-5853
Phone (Alternate): _____
Email: _____

OWNER INFORMATION (IF DIFFERENT*)

Name: Bob Vouch
Street: 1679 N Old State Rd 62
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-599-5853
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: 407 E Vaughn

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: _____

Description of Existing Use: Residence

Description of Proposed Use: Residence

Name of Contractor (If applicable): B+R Construction + Repair

502.523-3466
Steve Buchanan

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.

Increasing living space to second floor of home

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 checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	Hardie	Hardie Siding
<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	Metal	Metal
<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 checked="" type="checkbox"/>	New Construction - Residential	94	HDBR		Hardie Siding
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input checked="" type="checkbox"/>	New Construction - Additions	109	HDBR		Hardie Siding
<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.

8/28/23
Date

Steve Buchanan
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:

☐ HDBR/STAFF COA issued ☐ HDBR/STAFF COA denied
☐ HDBR Extended ☐ 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

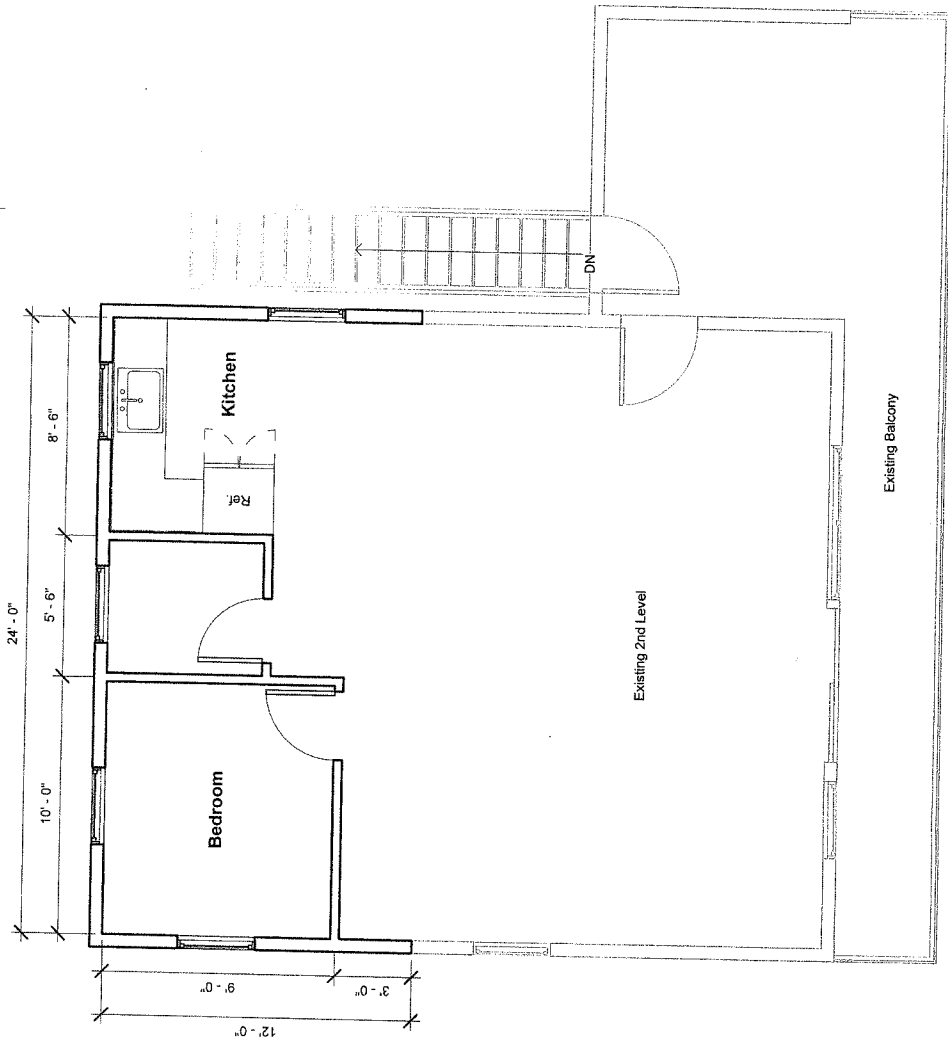
PRELIMINARY
NOT FOR CONSTRUCTION



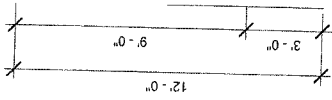
FPBH, Inc.
Engineers • Surveyors • Planners • Inspectors

Offices in North Vernon, Seymour, & New Castle
72 Henry Street, PO Box 47
North Vernon, IN 47265
P. (812) 346-7045 Toll Free: 1-866-FMG-FPBH

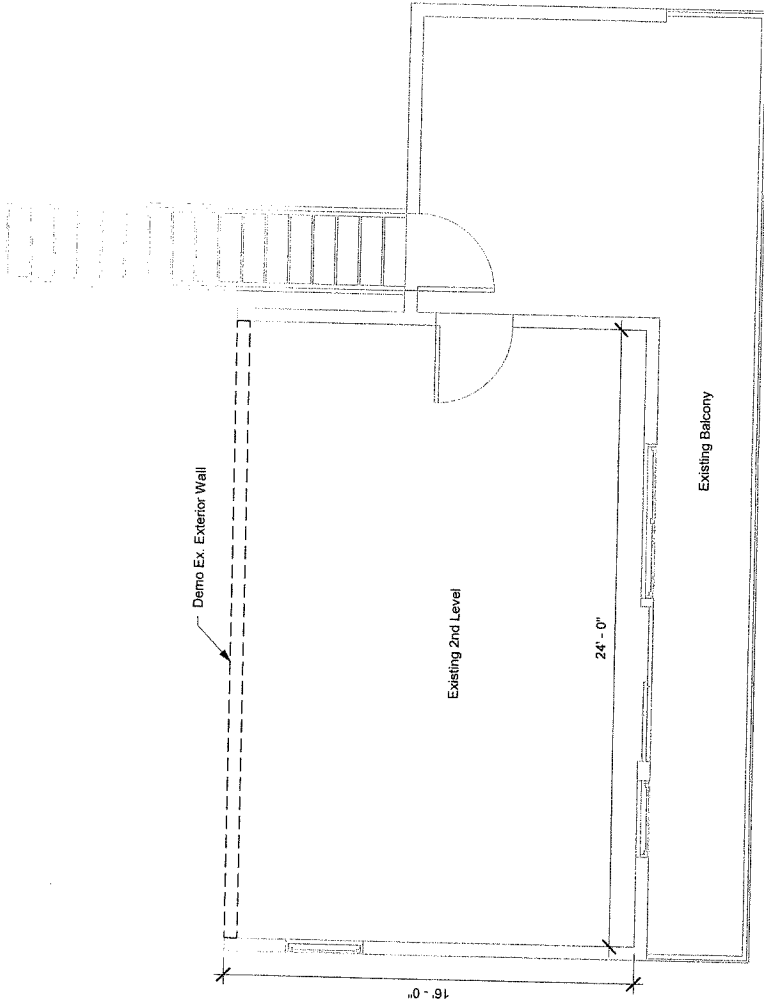
Revision Schedule		
#	By	Date



② Level 2 Proposed Floor Plan
1/4" = 1'-0"



② Level 2 Pr
1/4" = 1'-0"

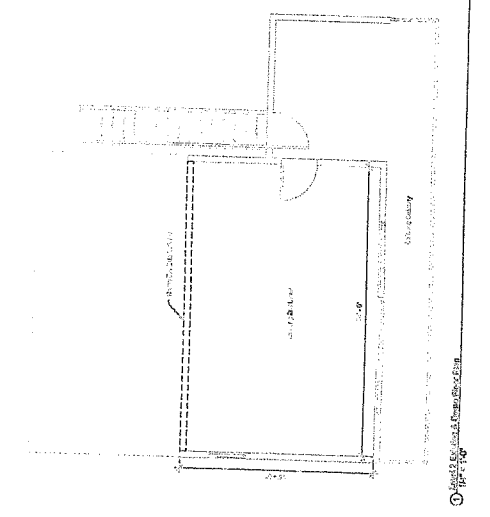
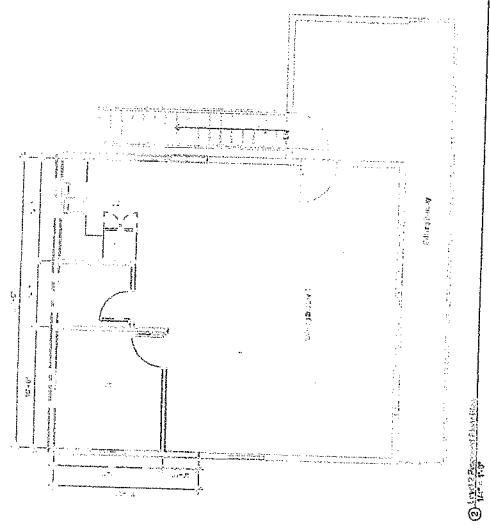


① Level 2 Existing & Demo Floor Plan
1/4" = 1'-0"

FPBH, Inc.
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2200 West 10th Avenue, Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112
www.fpbh.com

PRELIMINARY
NOT FOR CONSTRUCTION

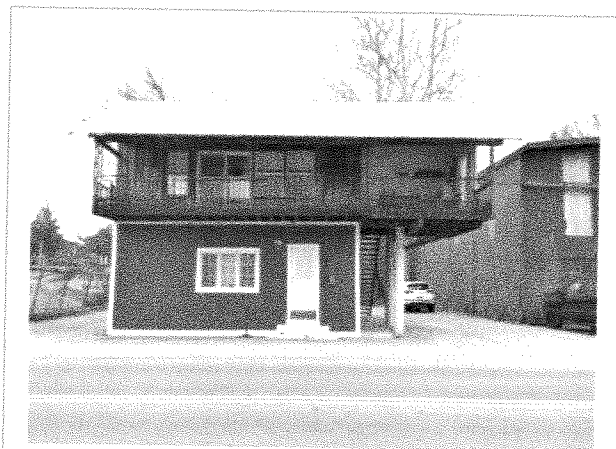
Sheet: M1 - FLD	Drawn By: JDD
Scale: 1/8" = 1'-0"	Check: JDD
Disc: 10/16/16	Rev: 23/10/16
Client Name:	PH Holdings, LLC
Project Description:	407 E Virginia Ave 2nd Story
Project Name:	PH Holdings, LLC
Design Phase:	Preliminary



Sheet Number:
A101

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 407 E Vaughn Dr Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: On flat ground on first tier above river. Gravel area surrounds building.



Lat/Long: 38.7327928000000000, -85.3748785000000000 [WGS84]

UTM: Zone 16S, 641254.0269 mE, 4288378.5901 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1900-1909, circa 1900*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): cementitious/hardy plank siding, aluminum siding	
Stories: 2, Bays:	Roof Material: corrugated metal	
Form or Plan: Vernacular, rectangular	Roof Type: Gabled	
Foundation: parged concrete	Windows: 1 casements	
General condition:	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

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Description/Remarks

This is a 2-story house built in 1900. The building is rectangular in plan. The foundation is parged concrete. Exterior walls are cementitious/hardy plank siding and aluminum siding. The building has a gabled roof clad in corrugated metal. Side gable metal roof, modern with expressed rafters. Windows are , 1-light casements. Each casement is one light with applied muntins in 6 light configuration. Side windows are 1/1. Upper front windows are double hung with 1/1 and 6/6 applied muntins. Modern door.

Survey and Recorder

Project: Search for '407 e vaughn' 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), surveyed Aug 20, 2002, Site Number 3-0514
Inventoried: 09/20/2021 11:43:31 am Last updated: 06/18/2022 8:21:00 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



MadisonZoning

Zoning Code:

-  CBD
-  HDR
-  OS

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

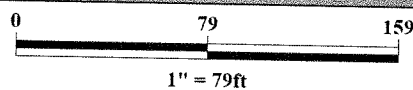
Dimensions

Roads

Highways

Trails

THINK



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Steve Buchanan

Property Address: (address) 407 E. Vaughn Dr.

Proposed Action to: (explain) build addition to north of second floor of structure using Hardie board, vinyl windows to match those existing in home, & metal roof to match

Meeting will be held on: (date) 9/25/2023

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

Time of Meeting: 5:30 PM

POSTING DEADLINE

9/10/2023

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) 274-2750 or Plan Commission (812) 265-8324