



PROJECT BRIEF – *Historic District Board of Review*
Application for Certificate of Appropriateness at 843 East St. to demolish the house on the lot to make room for Royer Corp trucks and manufacturing space.



Current Zoning: Medium Density Residential (R-8)	Project Location: 843 East St.
Applicant: Zach Zehron	Owner: Curt and Terrie Slack

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning:

The removal of this structure will not negatively impact the historic district. Any new additions to Royer would need to be reviewed by the board.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1950
Style	
Evaluation	Non-contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines Not Met:

Madison Historic District Design Guidelines – 32.0 Demolition p. 116-117

32.1 Choose demolition only as a last resort. Property owners of contributing buildings should design any replacement building to reflect the demolished building's height, scale, massing, and location. Applicants will have a heavy burden to demonstrate to the HDBR that a replacement building deviating from these aspects is congruous with the Historic District.

Ordinance:

151.32 Demolition of Buildings

(A) Whenever a property owner shows that a building is incapable of earning an economic return on its value, and the Board of Review fails to approve the issuance of a certificate of appropriateness, such building may be demolished; provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows:

- (1) For buildings rated historic: 12 months.
- (2) For buildings nonrated: 2 months.

(B) Notice shall be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice shall be published in a newspaper of general local circulation at least three times prior to demolition, the final notice of which shall be not less than 15 days prior to the date of the permit, and the first notice of which shall be published not more than 15 days after the application for a permit to demolish is filed. The purpose of this subchapter is to further the purposes of this chapter by preserving historic buildings which are important to the education, culture, traditions, and the economic values of the city, and to afford the city, interested persons, historical societies, or organizations, the opportunity to acquire or to arrange for the preservation of such buildings. The Board of Review may at any time during such stay approve a certificate of appropriateness in which event a permit shall be issued without further delay.

(C) Criteria for the Board to consider in the case of a proposed demolition:

- (1) The Board shall determine whether the building is in such a state of deterioration and disrepair or so structurally unstable as to make preservation, restoration, or rehabilitation impracticable.
- (2) The Board shall determine whether the removal of such a building would be detrimental to the character of the historic district, balancing the interest of the public in preserving the integrity of the district with the interest of the owner of the building in the use and utilization of the property.
- (3) The Board shall take into account possible alternatives to demolition and should apprise the owner of the building of such alternatives.

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines except for 32.1 as demolition has not been chosen as the last resort. The project is in conformance with the ordinance due to the structure's non-contributing status.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 843 East 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: On flat ground. Concrete path to front with wood ramp, concrete path along south side. Mature trees. Chain link fence. Parking lot to south.



Lat/Long: 38.7429012159577600, -85.3745665957008400 [WGS84]
UTM: Zone 16S, 641261.2192 mE, 4289500.8617 mN
Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1950-1959 , circa 1950*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style:	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): Stone Veneer, Vinyl Siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Ranch, rectangular	Roof Type: Hipped	
Foundation: concrete block	Windows: wood multi fixed	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story Partial-width portico	

Historical Summary:

Status (Current Listing or Designation)

National: ☐ indiv. ☐ district ☐ landmrk.
State/Province: ☐ indiv. ☐ district ☐ landmrk.
Local: ☐ indiv. ☒ district ☐ landmrk.

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

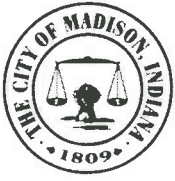


Description/Remarks

This is a 1-story house built in 1950. The foundation is concrete block. Exterior walls are stone veneer and vinyl siding. The building has a hipped roof clad in asphalt shingles. Low pitch. Windows are wood, multi-light fixed. Also 1/1 vinyl double-hung windows. There is a single-story, partial-width portico characterized by a shed roof clad in asphalt shingles with square wood posts. Replacement panel door. There is a single-story, rear, frame addition. Small hipped-roof rear addition.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: February 2022
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), surveyed Oct 08, 2002, Site Number 4-310
Inventoried: 09/20/2021 11:44:05 am Last updated: 06/28/2022 1:34:38 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



Application for Certificate of Appropriateness

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

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: Zach Zehren
Street: 1548 East SR 250
City: Madison State: IN Zip: 47250
Phone (Preferred): (812) 599-3184
Phone (Alternate): -
Email: zach2@royer-corp.co

OWNER INFORMATION (IF DIFFERENT*)

Name: Curt + Terrie Slack
Street: 4949 E. Pleasant Ridge Rd
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-701-9677
Phone (Alternate): 812-701-6299
Email: terrieslack@yahoo.com

* 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: 843 East street

Zoning Classification: _____

Type of Project (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input type="checkbox"/> Addition to Building | <input type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

Description of Existing Use: House

Description of Proposed Use: Demolish in order for trucks to have more swing to back into our dock.
-Potential to add more manufacturing space for Phase 2.

Name of Contractor (If applicable): Teton

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.

Demolition of whole house

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		
	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 (existing)	93	STAFF		

Include a list of existing and proposed materials for each applicable category.

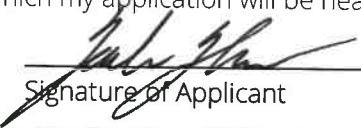
Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
	New Construction - Residential	94	HDBR		
	New Construction - Outbuildings	101	HDBR		
	New Construction - Commercial	103	HDBR		
	New Construction - Additions	109	HDBR		
	New Construction - Decks	109	HDBR/STAFF		
	New Construction - Accessibility	110	HDBR/STAFF		
	New Construction - Energy Retrofit	112	HDBR/STAFF		
	Relocation	115	HDBR		
	Demolition	116	HDBR		
	Other: _____		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.

8/1/25

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:

☐ 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

Due Aug 4 Meeting Aug 25



MADISON

Indiana
Planning, Preservation and Design

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

PROPERTY OWNER AUTHORIZATION FORM

I/We, Curt + Terrie Slack hereby authorize
(Property Owner(s) - Please Print)

Zach Zehren, representative for J&R Real Estate
(Applicant's Name) (Company, Firm, Organization)

to make application for a demolition permit to
(Type of Permit)

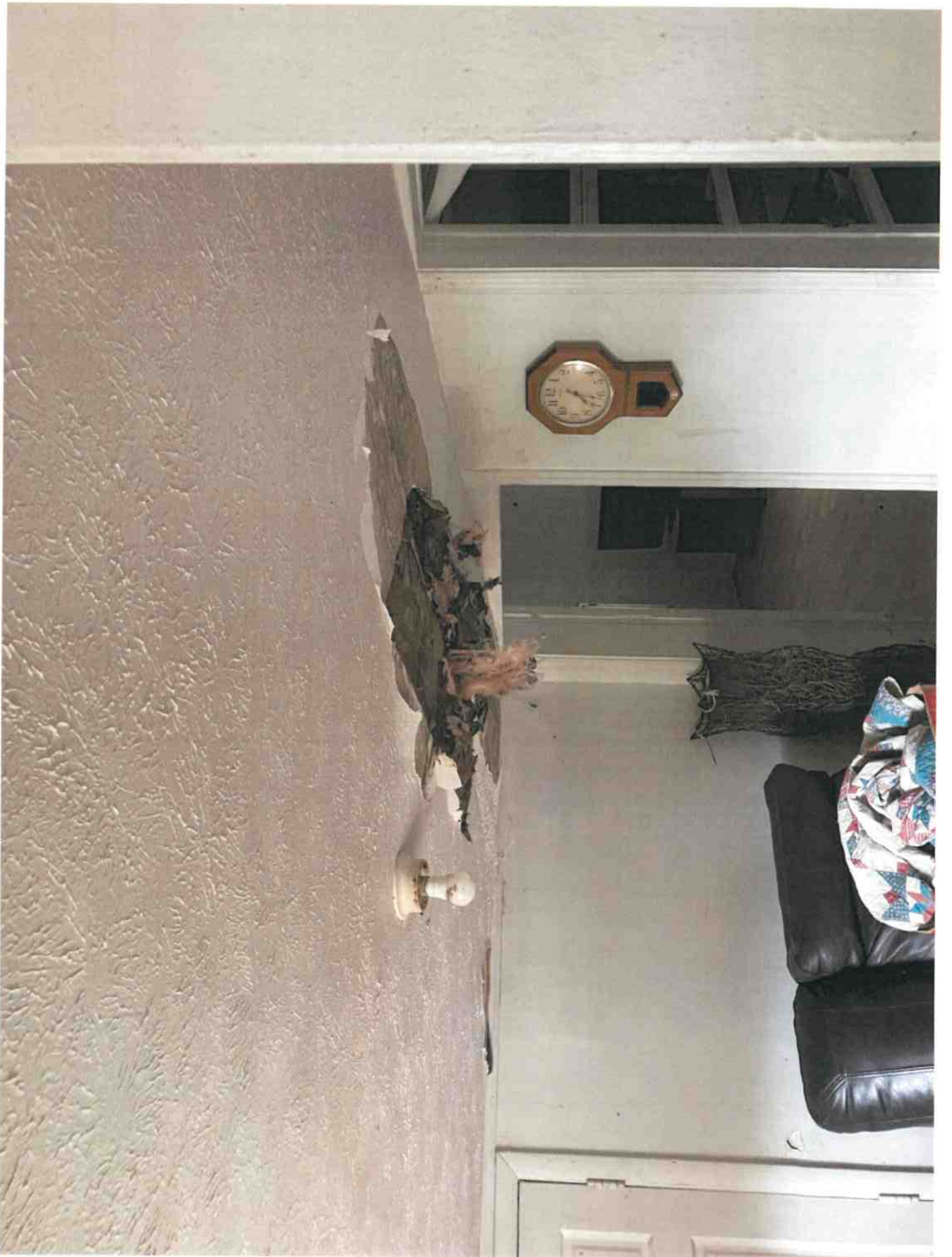
demolish and level the structure at
(Description of Proposed Work)

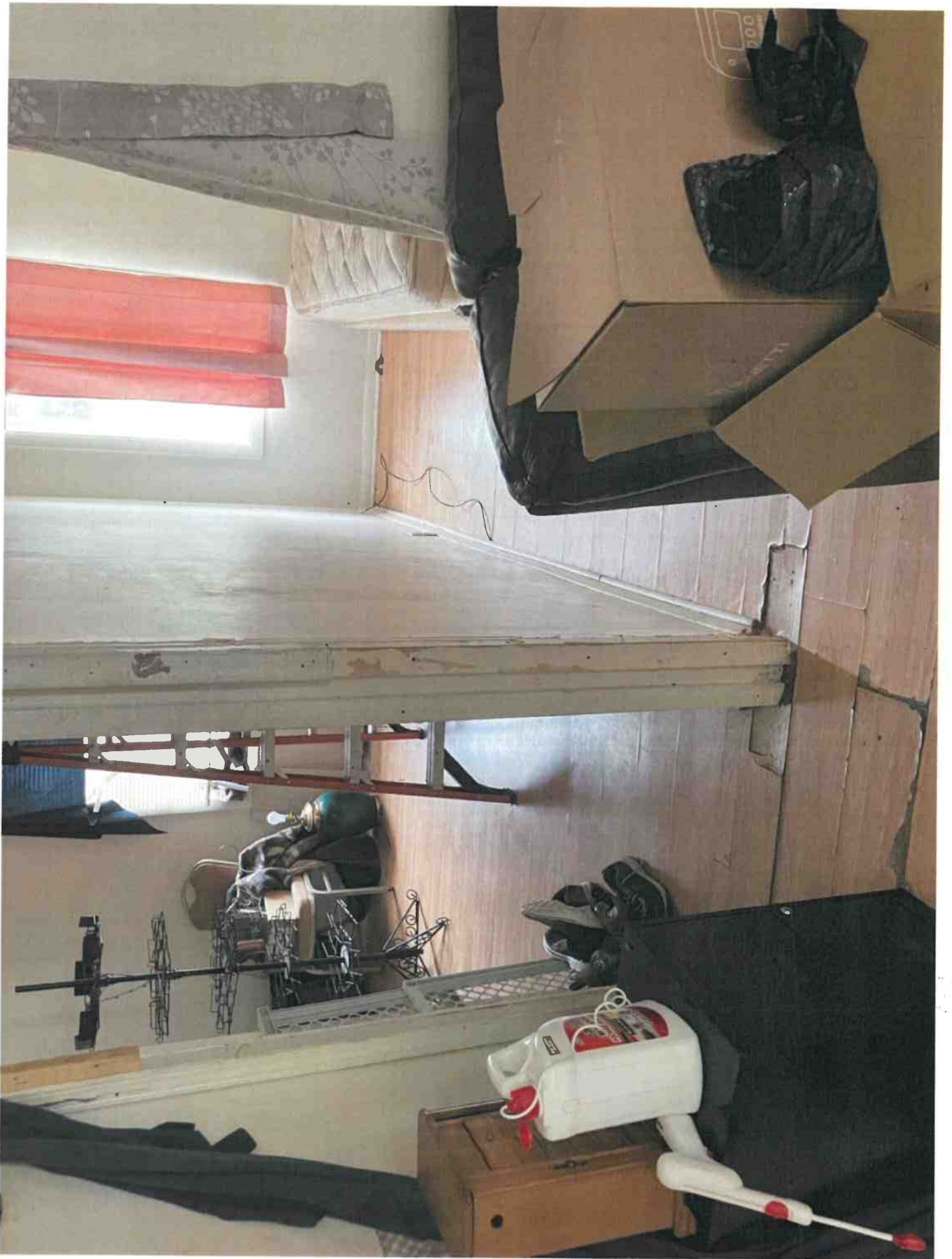
843 East Street
(Property Address)

Madison, IN, 47250
(City, State, Zip Code)

Curt Slack
(Property Owner Signature)
Terrie Slack

8-3-25
(Date)
8-3-25











MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Zach Zehron

Property Address: (address) 843 East St.

Proposed Action to: (explain) demolish house to make extra room for Royer Corp. trucks and manufacturing space

Meeting will be held on: (date) August 25, 2025

POSTING DEADLINE

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

08-10-2025

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 Planning, Preservation, & Design at (812) 265-8324.