





## Meeting: 4/27/2020

## COA STAFF REPORT

**ADDRESS:**

801 E Main St.

**PROPERTY OWNER:**

Mark Cady

**ZONING DISTRICT:**

General Business (GB)

**REQUEST:**

To replace doors with fiberglass doors. Replace windows with aluminum clad windows.



**Executive Summary:**

Applicant is requesting to replace doors with fiberglass doors and replace windows with aluminum clad windows.

**HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE**

<b>Date</b>	c. 1890
<b>Style</b>	Colonial Revival
<b>Evaluation</b>	Contributing
<b>Survey Notes</b>	Modern windows and doors with metal awnings

**DESIGN STANDARDS**

**Doors and Entrances – Commercial Guidelines page 40-42**

Doors are often an important visual element to a storefront. Historic entrances and doors should be retained, maintained, and, if needed, repaired. Missing or severely deteriorated doors should be replaced with historically appropriate doors. Screen, storm, and security doors should not detract from the historic appearance of their building.

1. Historic doors should be retained and maintained.
2. Primary entrances to commercial buildings should be accessible to meet ADA requirements. If this is not possible, alternative entrances should be available, clearly marked, and maintained to the same standards as the primary entrance.
3. If historic doors do not allow for universal access, they should be retrofitted to meet standards.
4. Deteriorated or damaged historic doors should be repaired using methods that allow them to retain their historic fabric as possible. Replace deteriorated wood with in-kind material, also known as a “Dutchman” repair. Epoxy is helpful in strengthening and replacing deteriorated wood.
5. Owners are encouraged to replace missing or severely damaged unserviceable historic doors with new doors that replicate the originals or other historic examples.



6. Clear-glass single-light or multiple-light, painted wood doors are usually appropriate for replacing missing original primary doors in the district's commercial buildings. The opening in secondary entrances may be smaller or doors may be solid wood. Dark or bronze-anodized metal, though less appropriate, may be substituted for wood.

**Windows – Commercial Guidelines page 56-59**

Many of the commercial buildings in Madison retain their original wood sash windows on the upper floors. Original windows should be preserved, maintained, or repaired. Windows should not be concealed, enclosed or covered. If replacements are necessary, they should match the original in size, materials, and number and arrangement of lights.

1. Historic windows should be retained and maintained.
2. Historic windows should not be covered or painted.
3. Deteriorated or damaged windows should be repaired so that the windows retain their historic appearances, replacing removed sections with in-kind materials. Use epoxy to strengthen deteriorated wood.
4. Replace missing panes or sashes rather than entire windows. If 80% of the window is damaged and/or missing, and windows must be replaced, use designs that replicate the missing historic windows or other historic examples that appear to be appropriate to the building being worked on, based on physical evidence.
5. Replacement windows should be of wood to match the original. Historic shutters should be retained and maintained.

**CONFORMANCE WITH THE DESIGN STANDARDS**

It is staff's opinion that the project is in conformance with the design guidelines since the doors and windows are replacements.

**NOTES FROM STAFF**

Board should ask about the style of windows and door being used. Staff recommends windows go back to a 4/4 design and the doors should be solid material or with a square light.



c. 1925

**For Staff Use Only**

HDBR Meeting Date: 3/23/2020

Action: \_\_\_\_\_ HDBR/Staff COA  
\_\_\_\_\_ HDBR Extended  
\_\_\_\_\_ HDBR/Staff Denied  
\_\_\_\_\_ Sent to HDBR by Staff

Date Received: 

**Application Requirements**

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 (see page 2), and the application fee.

**Application Deadline**

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

**Application Submission**

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN  
Office of Historic Preservation  
101 W. Main St., Madison, IN 47250  
Phone: (812) 274 - 0283  
Fax: (812) 265 - 3349

Email: [preservation@madison-in.gov](mailto:preservation@madison-in.gov)  
The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign (one sign per property line along a street or alley). A fee is not required for Staff review projects.

**Application Hearing**

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



# Application for Certificate of Appropriateness (COA)

**City of Madison, IN  
Historic District Board of Review**

**Project Information**

Address of property for proposed work: 801 E Main Street  
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other \_\_\_\_\_

Contractor: Cady Construction

**\*Applicant Mailing Address:**

Name(s): Mark Cady

Mailing Address: 9075 West Arbuckle Rd  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-416-1508 Email Address: in\_builder@yahoo.com

**Owner Mailing Address:**

Name(s): Same

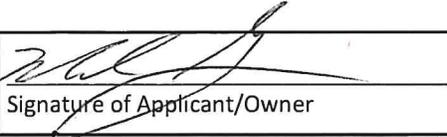
Mailing Address: Same  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: Same Email Address: Same

\*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

**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.

 3/2/20  
Signature of Applicant/Owner Date

# Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN  
Historic District Board of Review

### Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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
- Additional Information Sheet

#### **Moving Buildings:**

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

#### **Demolition:**

- Photographs with captions

### Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

We will be replacing the exterior windows and doors with new aluminum clad wood windows and doors on the North, South and West side of the hotel (as viewed from all public right-a-ways). See attached data sheet for models and specs.

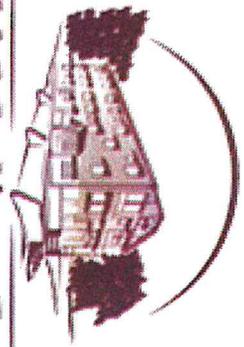
Thank you, Mark Cady

Continued on additional sheet

# Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN  
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	HDBR		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input checked="" type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR	Mixed	Wood Clad
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR	Wood Clad	Wood Clad
<input type="checkbox"/>	Other: _____		HDBR		



Old Madison Inn



Main Street

West

North

South

Roosevelt St

Roosevelt St

801 East Main Street

Iron Gate Inn

Hillside

Google

# FIBERGLASS DOOR ADVANTAGE

## What you can expect from your MASTERCRAFT® Fiberglass Door.

- (A) Complete Frame System**  
Choose from multiple frame options featuring high performance compression weatherstripping.
- (B) Energy Efficient Insulated Glass**  
Safety tempered insulated glass.
- (C) Reinforced Lock-Block**  
Added to provide strength and security.
- (D) Durable Fiberglass Construction**  
MASTERCRAFT® Fiberglass Doors are low maintenance, energy efficient doors. Made with HydroShield™ Technology to provide optimal protection against cold transfer and will not rust, rot, or dent.
- (E) Polyurethane Foam Core**  
MASTERCRAFT® Fiberglass Doors are filled with an environmentally friendly polyurethane foam core for the highest insulating value.
- (F) High Definition Panel Design**  
Deep embossing creates a sharp and detailed look, adding to the curb appeal of each unit.

### Fiberglass Options



Smooth  
Fiberglass

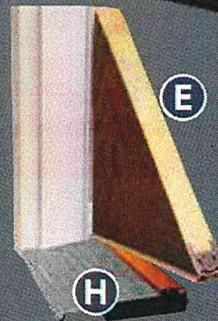


Stainable  
Woodgrain Fiberglass



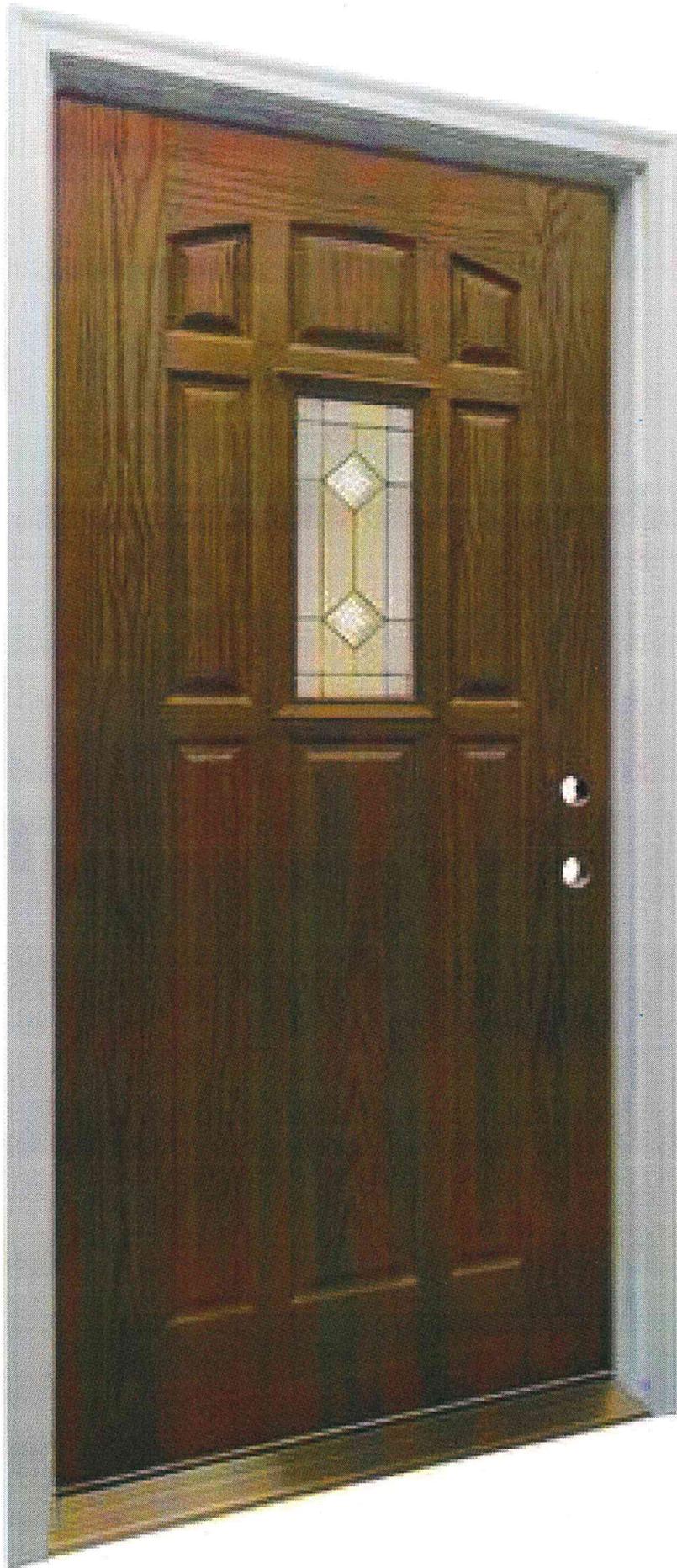
Prefinished  
Woodgrain Fiberglass

- (G) Tight Sealing Sweep**  
The flexible bottom sweep creates a tight seal to prevent water and air infiltration.
- (H) Superior Sill Construction**  
Our sill is designed to prevent energy loss and build-up of condensation and adjusts to create a tight seal. Each sill features a composite bottom that will not rot.



Augustine Small Oval Shown in  
Prefinished Woodgrain Fiberglass Early American

(G) Fiberglass Entry System  
Door Section View



# CRESTLINE®

Elite Clad



ALUMINUM CLAD WINDOWS & PATIO DOORS



**Crestline**  
Windows & Doors

# Why Crestline® Elite Premium Clad?

## We're More Than Just Vanilla Windows

Vanilla ice cream is good, but sometimes you want more choices. It's the same with windows and doors. Instead of settling for the basic, discover the possibilities with Crestline Elite. As you read this brochure, you will see that there are no limits to what you can do when designing your windows and patio doors. With Crestline, if you can dream it, you can have it.

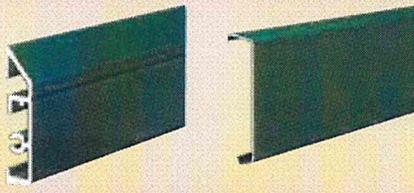
## Uncompromising Craftsmanship

Cut corners? Not Crestline. Since 1892, we have been handcrafting some of the finest doors and windows on the market, which means you can count on them to be exceptionally beautiful, reliable, and easy to operate.



### OPTIONS, OPTIONS, AND MORE OPTIONS

Crestline offers a full line of new construction and replacement products, all with the options you need to set your home apart. Choose from a wide variety of styles, standard and custom sizes and shapes, elegant wood interiors, unlimited exterior colors, designer hardware colors, and glass, grille and trim options. With so much to choose from, you'll discover the perfect windows and doors for your home.

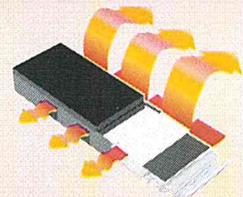


Ours

Other Manufacturers

### WORRY-FREE EXTERIORS

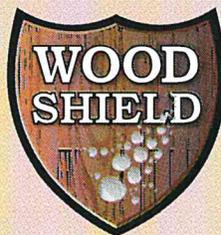
Our uniquely designed extruded aluminum cladding is 50% stronger than thin roll-form cladding used on many other windows. And stronger cladding means better protection against water and air infiltration, denting, and fading.



### ENERGY-EFFICIENT SYSTEM

Crestline's Real Warm Edge® spacer system bonds the two panes of insulated window or door glass together. This non-metallic spacer limits the amount of heat or cold that passes through the glass, making your home more comfortable.

### WOOD SHIELD™ 30-YEAR WARRANTY



Wood components used in the production of Crestline windows and doors are treated with an advanced process called Wood Shield™ that prevents any rot and decay. This warranty coverage includes all wood species offered, with 30-year coverage on clad wood windows.

LOOK BEYOND THE BASIC

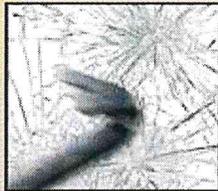
# SAVE ENERGY

We build some of the best windows on the market. So it follows that we use the best technology to help you use less energy, spend less to heat and cool your home, and spend less time on maintenance.

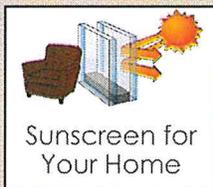
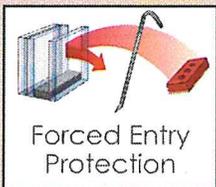
Our wide variety of glass options enable you to achieve optimum energy performance and comfort in any climate.



The Ultimate Option in Security & Energy Efficiency



SAFEGUARD™ offers an optional high-strength PVP interlayer creating a strong laminated inside pane of glass that increases resistance against certain impacts, thermal stress, and chemical deterioration. This helps protect your home from intruders, storms, loud sounds, and can even contribute to lower home insurance premiums.



## HIGH-PERFORMANCE GLASS

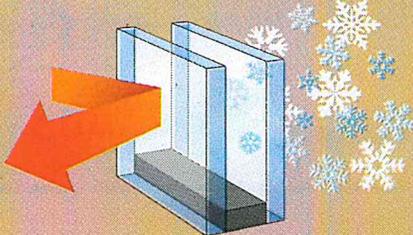
- Zo-e-shield® 5
- Zo-e-shield® 5 Extreme
- Zo-e-shield® 7
- Standard Lo-E
- Lo-E 240 for glare control and comfort
- Inert gas-filled airspace for improved energy efficiency\*
- Tinted - Bronze and Gray
- Tempered
- Obscure
- High-altitude
- Safeguard certified



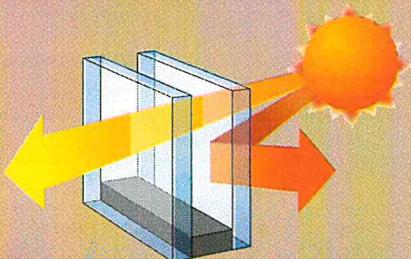
**AS AN ENERGY STAR PARTNER,** Crestline® has determined that all products bearing the ENERGY STAR logo meet or exceed the ENERGY STAR guidelines for energy efficiency.

\* Harmless inert gas increases energy efficiency by minimizing the transfer of warm and cold air. Not available in all states. Check for availability.

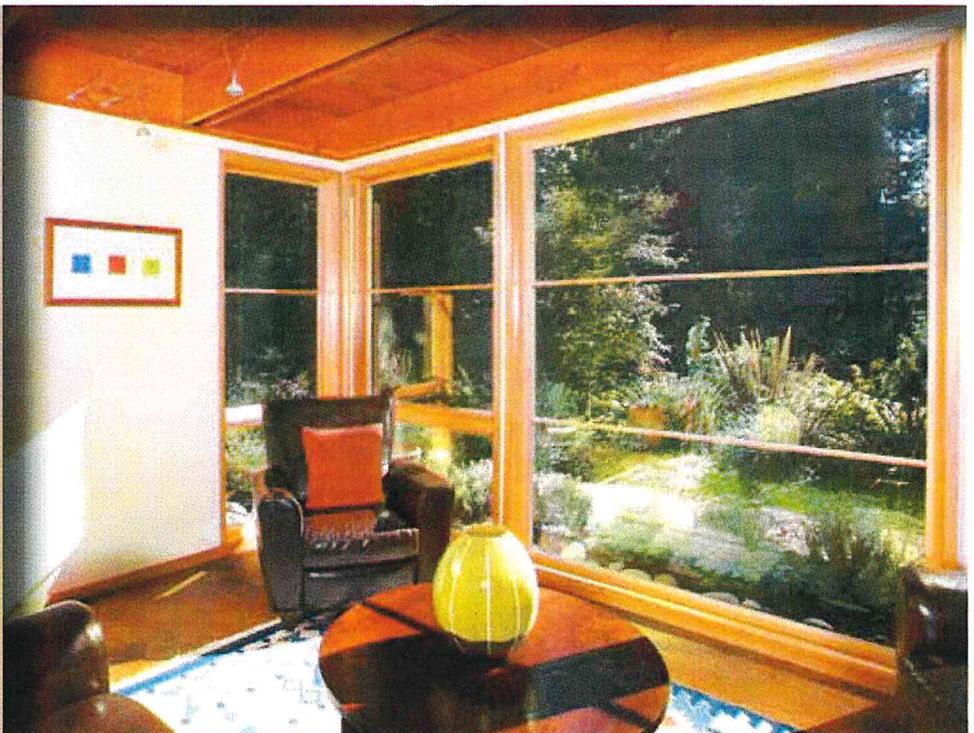
## COMFORT YEAR ROUND



During the winter, Zo-e-shield® minimizes heat loss, keeping rooms warmer

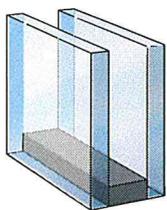


During the summer, Zo-e-shield® reflects the sun's heat, keeping rooms cooler



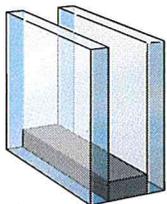
# SAVE MONEY, SAVE TIME.

## Glass Options



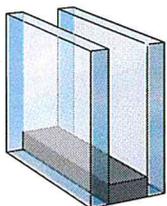
### Standard Lo-E<sup>2</sup>

- 2 panes of glass
- Double layer of Lo-E coating
- Optional inert gas-filled insulating airspace
- Real Warm-Edge<sup>®</sup> spacer



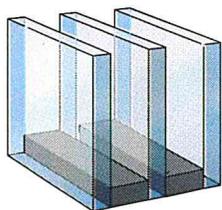
### Zo-e-shield <sup>5</sup>

- 2 panes of glass
- Triple layer of Lo-E coating
- Optional inert gas-filled insulating airspace
- Real Warm-Edge<sup>®</sup> spacer



### Zo-e-shield <sup>5E</sup>

- 2 panes of glass
- Triple layer of Lo-E coating
- Extreme Lo-E interior coating
- Optional inert gas-filled insulating airspace
- Real Warm-Edge<sup>®</sup> spacer



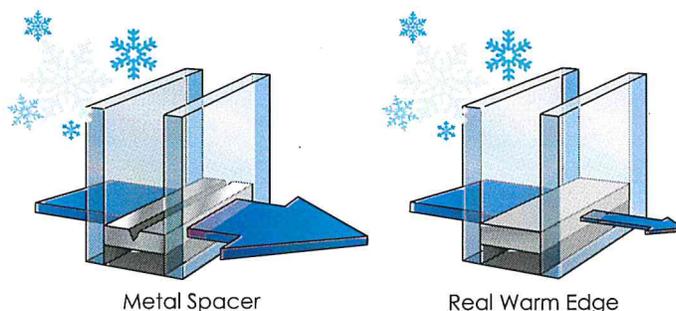
### Zo-e-shield <sup>7</sup>

- 3 panes of glass
- Multiple layers of Lo-E coating
- Optional 2 inert gas-filled insulating airspaces
- 2 Real Warm-Edge<sup>®</sup> spacers
- Available in casements, awnings, pictures and special shapes



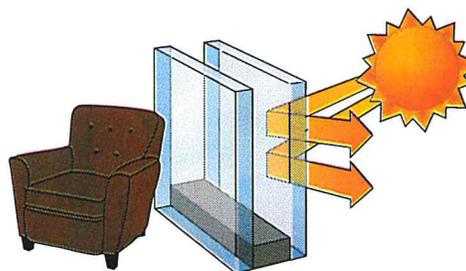
## What is Zo-e-shield<sup>®</sup> Glass?

Zo-e-shield<sup>®</sup> was designed for comfort and engineered for efficiency. Below are just a few of the added benefits of Zo-e-shield<sup>®</sup> glass. To learn more go to [zoeshield.com](http://zoeshield.com).



### REAL WARM-EDGE<sup>®</sup> SPACER

Crestline<sup>®</sup>'s Real Warm-Edge<sup>®</sup> spacer has no metal to transfer temperatures. This improves the efficiency of the glass and reduces condensation and frost build-up.



### SUNSCREEN FOR YOUR HOME

Furniture and flooring can be easily damaged by the sun. Crestline's Zo-e-shield<sup>®</sup> glass will filter out 95% of the harmful UV rays.



# IMAGINE

The right interior can make an ordinary room extraordinary. Crestline® Elite offers premium pine interiors (standard), as well as an array of hardwood options, including oak, maple, alder (knotty), cherry, mahogany, and vertical grain Douglas fir. So you can order a cherry interior for your den, a standard pine interior for your kitchen, or choose a wood that coordinates with your home's moldings and trim.

## Interior Finish Choices

All Elite windows and doors have a ready-to-finish wood interior. Or choose one of our prefinish options and we'll prime, paint, seal or stain your interiors for you, saving you time, work and money.

### FACTORY-STAINED INTERIORS

Our optional factory-stained pine or oak interiors feature two Clear Satin top coats for a beautiful, long-wearing finish. Best of all, they cost up to 50% less than staining them yourself.

- Five-step factory finish is applied to components prior to assembly for maximum coverage and protection
- Wood is stained and sealed on all surfaces—not just the top and sides—to seal out moisture
- Windows and doors arrive prefinished and ready to install—no additional work required

### SOLID WOOD INTERIORS



Pine (Standard)



Oak



Maple



Alder (Knotty)



Cherry



Mahogany



Douglas Fir

Wood within same species may vary in color and grain.

Crestline reserves the right to substitute ash for oak. These two hardwoods are virtually identical in color, texture, grain variation and finishing characteristics.

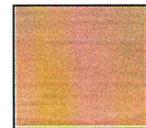
### FACTORY FINISHES



Clear Satin



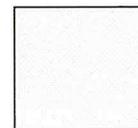
Golden Oak Stain



Fruitwood Stain



Chestnut Stain



Painted White

Stains available on pine and oak.

Colors are approximate

## ACCENTUATE YOUR WINDOWS

Our grille program has more flexibility so you have more options. Choose from distinctive grille styles, multiple configurations, and standard Prairie, Colonial and Gothic patterns. Or request a custom pattern that's all your own.



5/8" Flat Grilles in Airspace



5/8", 3/4" and 15/16" Profiled Grilles in Airspace



7/8" Perimeter Removable Wood Grilles



5/8", 7/8", 1-1/8" and 2" Simulated Divided Lites

**Grille In Airspace.** Prefinished aluminum grilles situated between the window panes where they are safe from dust, dirt and damage.

**Two-Toned Grilles.** 3/4" profiled aluminum grilles finished white on the interior with any of our 8 standard clad colors on the exterior.

**Perimeter Removable Wood Grilles.** Grilles that snap on and off of your window's interior for easy cleaning.

**Simulated Divided Lites.** Combines historically authentic grilles on the interior and exterior surfaces of your glass with grille work between the glass; stronger, more energy efficient and more affordable than true divided lites.

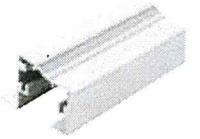
# ...YOUR PERFECT HOME.

## Exterior Trim Options

### ALUMINUM-CLAD TRIM



7/8" Brickmould



1-11/16" Brickmould\*



3-5/16" Flat Casing\*



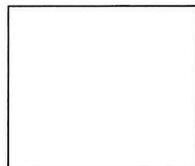
3-5/16" Historical Brickmould\*

\*Factory-applied trims will require masonry straps for installation.

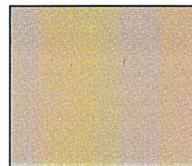
## Exterior Color Options

Our extruded aluminum-clad exteriors come in 8 standard colors so you have more choices—all at no additional cost. Want more options? Upgrade to one of our 47 Designer Series colors. Or request a custom color; anything is possible with our Custom Color-Match process.

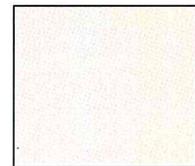
### STANDARD COLORS



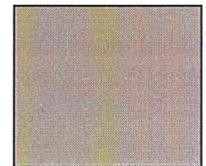
White



Almond



Cream



Taupe



Hunter Green



Brown



Brick Red



Dark Bronze



Charcoal Black



Jet Black



Terra Bronze



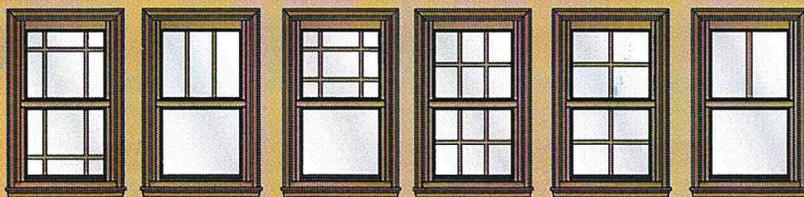
47 Designer Series Colors



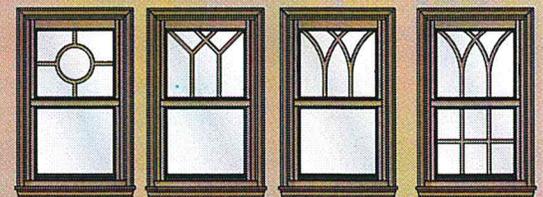
Custom Color Match

Colors are approximate

## GRILLE PATTERNS



Prairie and Colonial Patterns



Custom Patterns

Patterns may be affected by glass size. Drawings required for custom patterns.

ACCENTUATE

## A Time-Honored Classic

Our classic double hung windows are popular for their timeless beauty and ease of use. Both sash open so you can enjoy fresh air from both portions of your window at the same time. Select from a variety of grille options.

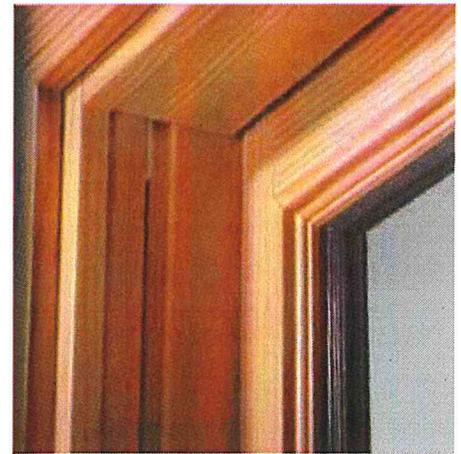
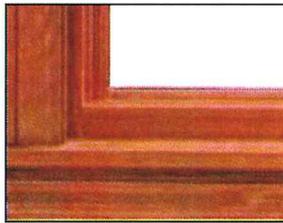
## Security for Your Home



Our stylish recessed lock and concealed keeper look great and create a secure, weathertight seal.

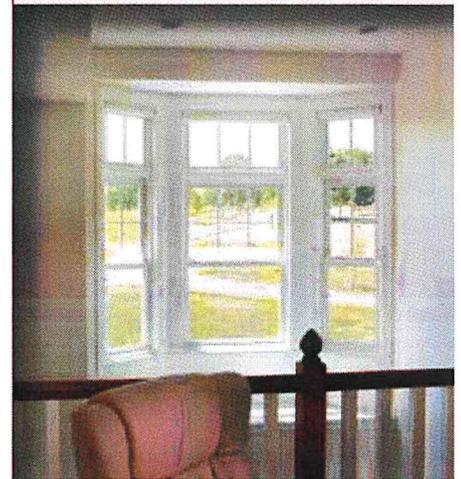
## Count on Our Construction

From the solid wood construction to the Innovative Constant Force Balance™ system, Crestline® Elite double hung windows outperform. Recessed latches enable you to tilt or remove both sash for cleaning. A built-in lift rail eliminates unnecessary hardware, keeping a clean look.



### OPTIONAL WOOD JAMB

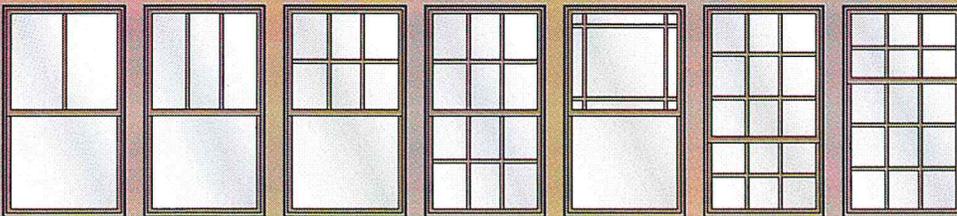
An optional vinyl jamb liner with a solid wood insert is available to conceal the balance system. All hardwood species have a matching insert; pine units have a maple insert. Clad units also have a matching exterior clad filler.



### CREATE AN ANGLE BAY

Add drama to your room with multiple double hung windows combined into an elegant 30° or 45° angle bay.

### OPTIONAL COLONIAL AND PRAIRIE GRILLE PATTERNS



Patterns may be affected by glass size.  
Drawing required for custom patterns.

Oriel Style

Cottage Style

# DOUBLE HUNG WINDOWS



# Madison National Historic Landmark Inventory

## Reconnaissance Survey Form

### Location Information

Street Address: **801 E. Main Street**

Date: c. 1890 Architect:

Historic Name: Victoria Inn

Historic Function: Domestic: Hotel

Common Name: Victoria Inn

### Description

Style: Colonial Revival

Current Function: Domestic: Hotel

Style 2:

Additions:

Category: Building Wall Cladding: vinyl siding and concrete

Openings: modern windows and doors w/ metal awnings and sliding doors, some of the windows on the first floor maintain their segmental arches

Roof: hip on gable roof w/ half timbering under front gable and a brick chimney

Foundation: parged Plan: Rectangular Stories: 3

Outbuildings:

Objects:

Nat'l Feat-Topo: on a hill rising to the east

Water Features:

Circulation: linear and curvilinear drives around the building along w/ many walkways and a parking lot

Street Furniture

Vegetation: urban forest to the east and other small plantings

Spatial Rel: parallel and recessed from main Street

Edges-Fences: metal fence around the building along w/ a concrete retaining wall Views-Vistas:

Resource Count: Contributing: 1 NonContributing: NR Status: Rating: C

Significance: NHL: C State: Local:

Criterion 1: x Criterion 2: Criterion 3:  
Criterion 4: x Criterion 5: Criterion 6:

Areas of Significance: Architecture, Community Planning and Development

Theme: 19th and 20th C. Architecture

Notes:

Architectural Description:



## Meeting: 4/27/2020

## COA STAFF REPORT

**ADDRESS:**

306 Jefferson St.

**PROPERTY OWNER:**

Phillip and Kitty Smith

**ZONING DISTRICT:**

Central Business District (CBD)

**REQUEST:**

To remove collapsed rear brick wall, windows, and door. Replace with framed wall and siding. Install 4 new wood windows and 1 wood door.



**Executive Summary:**

Applicant is requesting to remove collapsed rear brick wall, windows, and door. The applicant will replace with framed wall/siding and install 4 new wood windows and 1 wood door.

**HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE**

<b>Date</b>	c. 1830
<b>Style</b>	Federal
<b>Evaluation</b>	Contributing
<b>Survey Notes</b>	

**DESIGN STANDARDS**

**Brickwork/Masonry –Commercial Guidelines page 36-37**

Historic commercial buildings in downtown Madison are of brick, stone or concrete construction. If properly maintained, masonry can last indefinitely. The keys to brick and mortar preservation are to keep water out and to apply a soft mortar when repairs are needed. Abrasive cleaning of historic brick should not occur.

1. Original brick, stone, terra cotta, cast concrete and other masonry original to a building should be preserved and maintained.

**CONFORMANCE WITH THE DESIGN STANDARDS**

It is staff’s opinion that the project is not in conformance with the design guidelines since original brick should be maintained.

**NOTES FROM STAFF**

Brick wall has started to collapse and in order to save the building, the board may need to consider going against the guidelines and allowing a frame/sided wall be constructed in place of the brick wall.

**For Staff Use Only**

HDBR Meeting Date: 4/27/2020

Action: \_\_\_\_\_ HDBR/Staff COA  
\_\_\_\_\_ HDBR Extended  
\_\_\_\_\_ HDBR/Staff Denied  
\_\_\_\_\_ Sent to HDBR by Staff

Date Received:



**Application Requirements**

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 (see page 2), and the application fee.

**Application Deadline**

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

**Application Submission**

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN  
Office of Historic Preservation  
101 W. Main St., Madison, IN 47250  
Phone: (812) 274 - 0283  
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov  
The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign (one sign per property line along a street or alley). A fee is not required for Staff review projects.

**Application Hearing**

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



# Application for Certificate of Appropriateness (COA)

City of Madison, IN  
Historic District Board of Review

**Project Information**

Address of property for proposed work: 306 Jefferson  
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other \_\_\_\_\_

Contractor: to be determined

**\*Applicant Mailing Address:**

Name(s): Phillip R. + Kitty A. Smith

Mailing Address: 617 E. Main St., Madison, IN 47250  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: (317) 965-7808 Email Address: ronly2@earthlink.net

**Owner Mailing Address:**

Name(s): Same

Mailing Address: \_\_\_\_\_  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

**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.

Kitty A. Smith  
Signature of Applicant/Owner

March 9, 2020  
Date

# Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN  
Historic District Board of Review

### Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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
- Additional Information Sheet

#### Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

#### Demolition:

- Photographs with captions

### Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

Rear wall of structure has collapsed - so far outside corners are still holding.  
 (1) Replace East Wall, which is now three course brick with frame wooden and siding.  
 (2) Replace four (4) wood windows with wood windows; also replace wood panel door with S&B.  
 (3) all on existing foundation - footprint will not be changed.

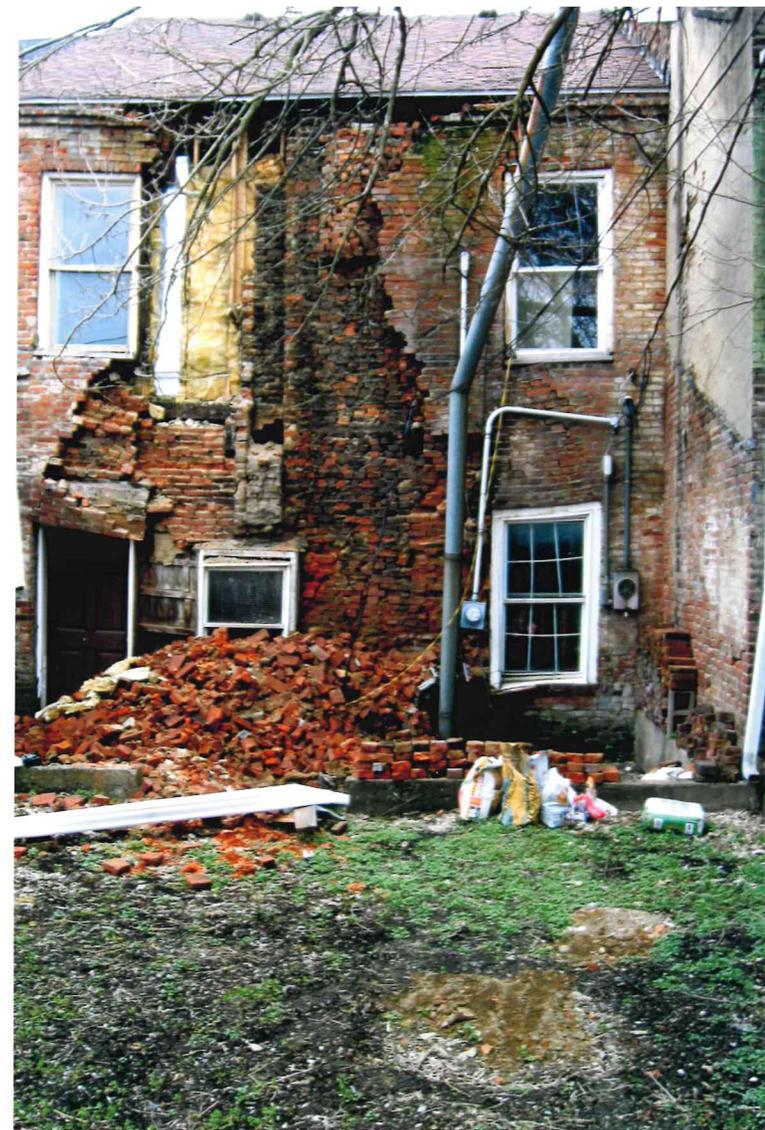
Continued on additional sheet

# Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN  
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	HDBR		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input checked="" type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR	Wood	Wood
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR	Wood	Wood
<input type="checkbox"/>	Other: _____		HDBR		





# Madison National Historic Landmark Inventory

## Reconnaissance Survey Form

Final Site No. 1375  
Site Group: 3  
Map: 6  
HABS #:  
USGS Quad:  
Survey# 26196  
Surveyor: MB  
Survey Date: 9/10/2002  
Photo Roll-Fr: A11 08-12  
Site Number: 3-0805  
Revision Date:

### Location Information

Street Address: 306 Jefferson Street

Date: c. 1830 Architect:

Historic Name: Commercial Building

Historic Function: Commerce: Specialty Store

Common Name: Skirvin & Skirvin Insurance

### Description

Style: Federal

Current Function: Commerce: Business/ Professional

Style 2:

Additions:

Category: Building Wall Cladding: brick common bond

Openings: panel door with side and upper transoms, 2/2 window on ground floor, replacement 1/1 on second floor, wood sills and surrounds

Roof: side gable medium pitch roof with brick corbelling and dentilling at cornice, parapetting at edge between buildings

Foundation: not visible Plan: Rectangular Stories: 2

Outbuildings: n/a

Objects: n/a

Nat'l Feat-Topo: ground slopes slightly south toward Ohio River

Water Features: n/a

Circulation: abuts sidewalk

Street Furniture: n/a

Vegetation: n/a

Spatial Rel: faces and aligned with Jefferson Streets, buildings to right and left

Edges-Fences: n/a Views-Vistas: n/a

Resource Count: Contributing: 1 NonContributing: . NR Status: Rating: N

Significance: NHL: C State: Local:

Criterion 1: X Criterion 2: Criterion 3:  
Criterion 4: X Criterion 5: Criterion 6:

Areas of Significance: Architecture, Community Development and Planning

Theme: 19th and 20th C. Architecture, Westward Expansion

Notes:

Windle, pg 68

Architectural Description:



## Meeting: 4/27/2020

## COA STAFF REPORT

**ADDRESS:**

316 Walnut St.

**PROPERTY OWNER:**

David Powell

**ZONING DISTRICT:**

Central Business District (CBD)

**REQUEST:**

To enclose side porch with Hardie board siding.



**Executive Summary:**

Applicant is requesting to enclose side porch with Hardie board siding.

**HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE**

<b>Date</b>	C. 1840
<b>Style</b>	Federal
<b>Evaluation</b>	Contributing
<b>Survey Notes</b>	

**DESIGN STANDARDS**

**Porches – Residential Guidelines page 49-50**

Porches are one of the most defining characteristics of historic houses. In most cases, historic porches should be retained, maintained, and, if needed, repaired. New porches should be consistent with the historic appearance of building to which they are attached.

1. In most cases, historic porches visible from the street should be retained and maintained.
2. Porches on the primary façade should not be enclosed, though screening is appropriate if the structural framework for the screen is minimal. Wood framing is preferred, though anodized or baked aluminum framing is acceptable; raw aluminum framing is not appropriate.
5. Original porches should not be removed. Porches on the rear and sides of dwellings may be enclosed when not visible from the street and if the height and shape of the porch roof is maintained.



Historic District Board of Review  
Office of Planning and Preservation  
City of Madison, IN

**CONFORMANCE WITH THE DESIGN  
STANDARDS**

It is staff's opinion that the project is not in conformance with the design guidelines because the guidelines state porches visible from the street should not be enclosed.

**NOTES FROM STAFF**

Enclosing the porch was approved by the board in July 2014 however the plans do not match the requested application. Board should treat this as a completely new application since none of the work was started.

For Staff Use Only

HDBR Meeting Date: 4/27/2020

Action: \_\_\_\_\_ HDBR/Staff COA  
\_\_\_\_\_ HDBR Extended  
\_\_\_\_\_ HDBR/Staff Denied  
\_\_\_\_\_ Sent to HDBR by Staff

Date Received:



Application Requirements

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 (see page 2), and the application fee.

Application Deadline

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

Application Submission

Return one copy of this completed application, application fee, and all supporting documents to:  
City of Madison, IN  
Office of Historic Preservation  
101 W. Main St., Madison, IN 47250  
Phone: (812) 274 - 0283  
Fax: (812) 265 - 3349

Email: preservation@madison-in.gov  
The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign (one sign per property line along a street or alley). A fee is not required for Staff review projects.

Application Hearing

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.



# Application for Certificate of Appropriateness (COA)

City of Madison, IN  
Historic District Board of Review

Project Information

Address of property for proposed work: 316 Walnut St  
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other \_\_\_\_\_

Contractor: \_\_\_\_\_

**\*Applicant Mailing Address:**

Name(s): David Powell

Mailing Address: 316 Walnut St., Madison, IN 47250  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-493-9893 Email Address: \_\_\_\_\_

**Owner Mailing Address:**

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

**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.

\_\_\_\_\_  
Signature of Applicant/Owner Date

# Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN  
Historic District Board of Review

### Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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
- Additional Information Sheet

#### **Moving Buildings:**

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

#### **Demolition:**

- Photographs with captions

### Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

Enclose rear/side porch with hardie board siding. Lower porch will have a wood entry door with glass side lights and transom. The upper porch will have a lattice sided Juliet balcony which extends out 2-ft from the enclosed porch to allow for placement of HVAC unit.

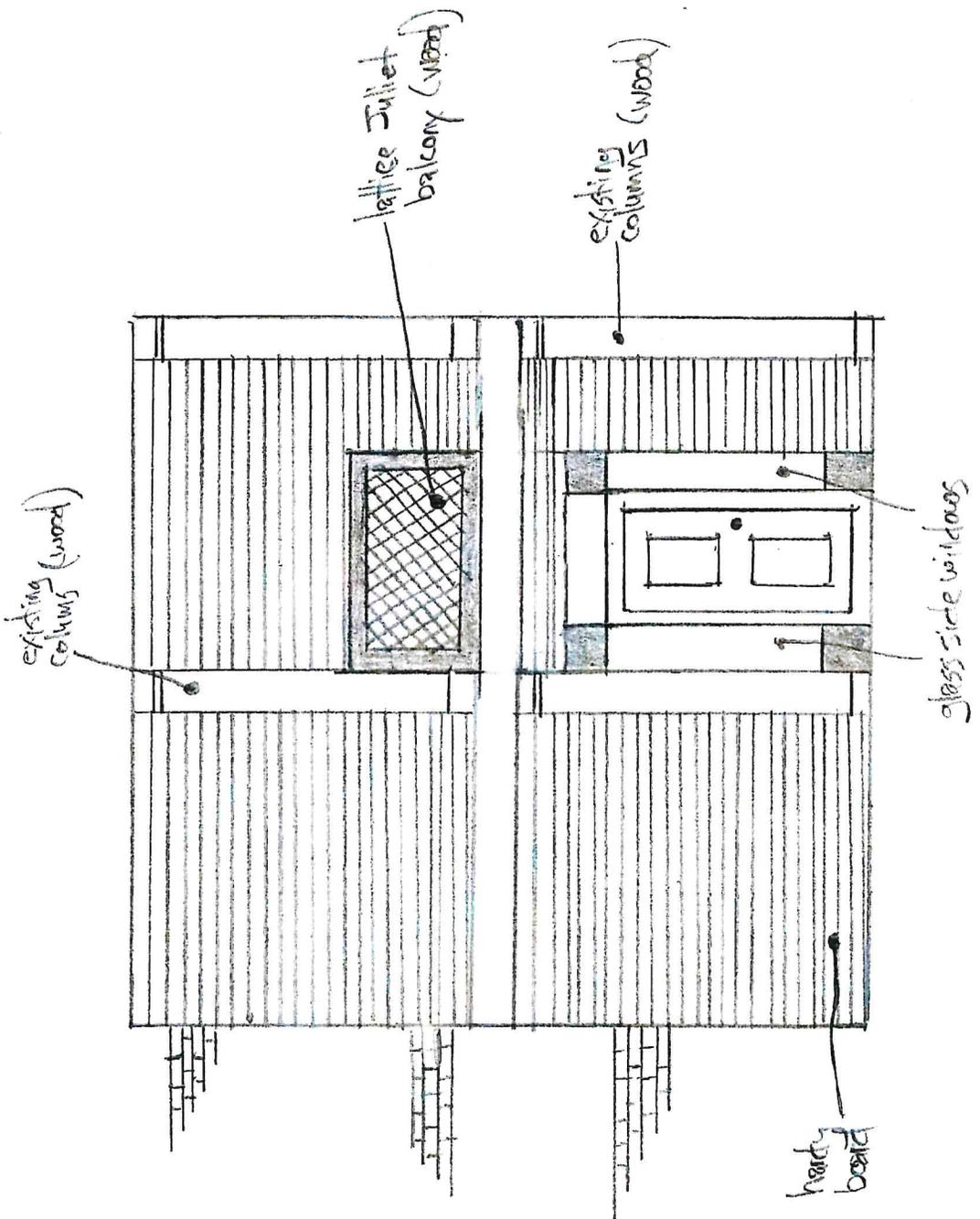
This request was previously approved by the board but the year to start the work passed before would could begin.

Continued on additional sheet

# Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN  
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	HDBR		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input checked="" type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF	wood; lattice siding	hardieboard siding, wood door
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	HDBR/STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR		



existing columns (wood)

lattice Juliet balcony (wood)

existing columns (wood)

glass side windows

brick piers

**Store #7**

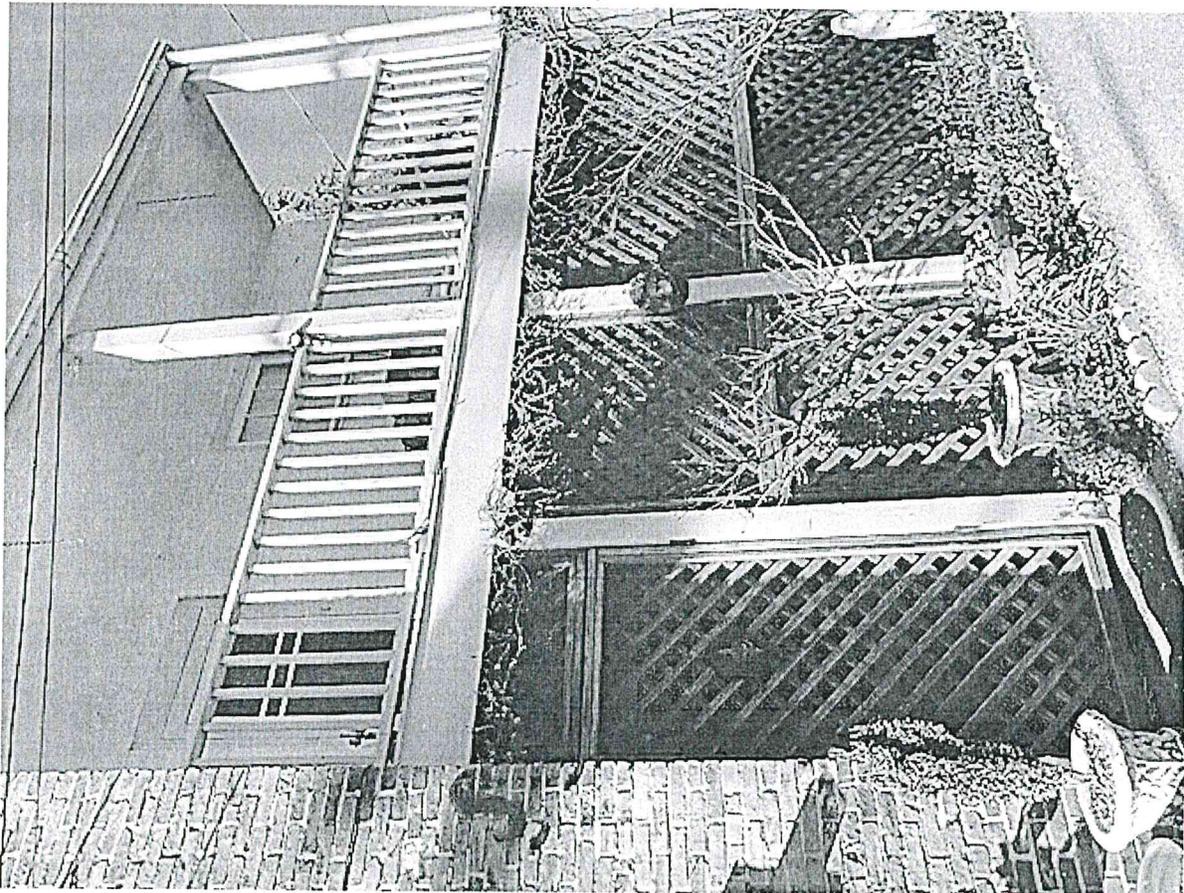
---

**From:** "David Powell" <dkppowell@aol.com>  
**Date:** Tuesday, March 31, 2020 9:59 AM  
**To:** "Store 007" <st007@shopamericanrental.com>  
**Subject:** Fwd: Historic Board

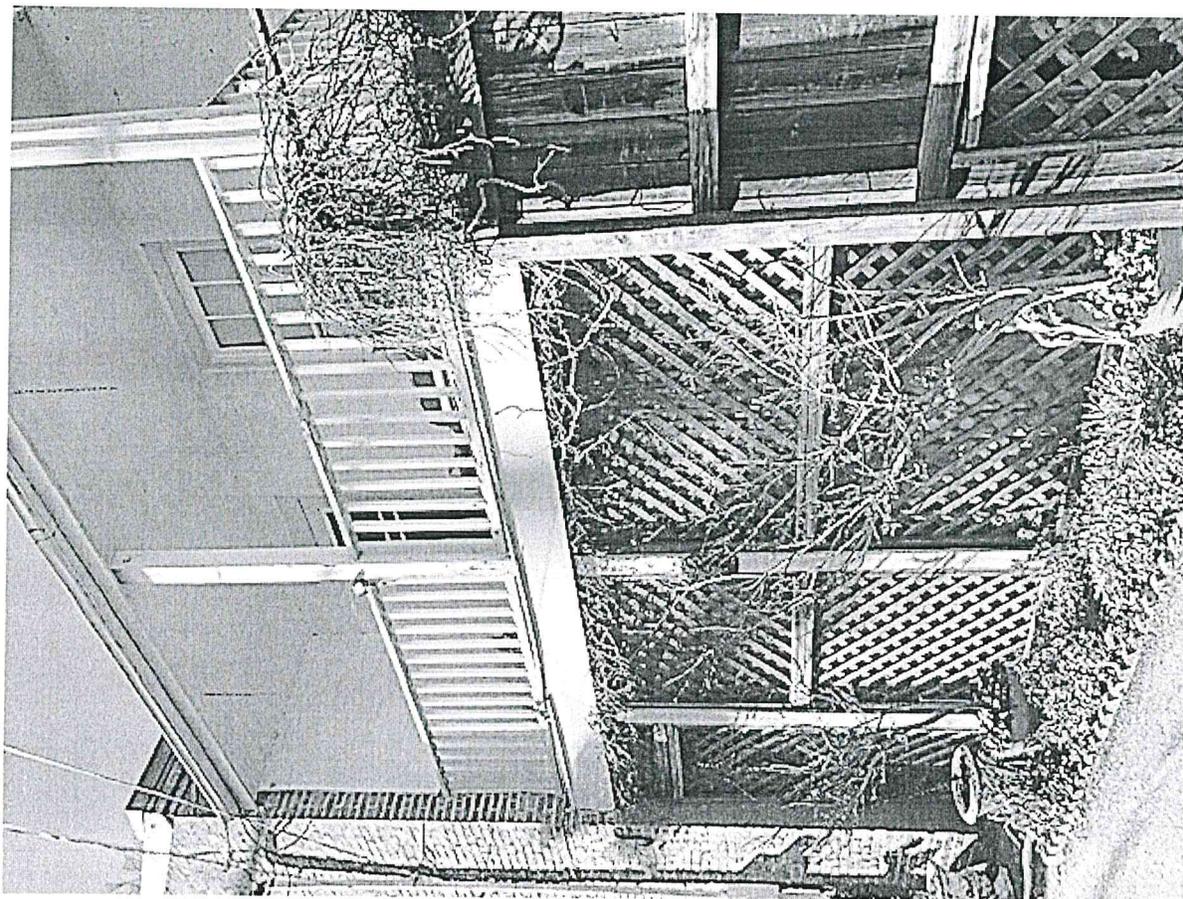
Sent from my iPhone

Begin forwarded message:

**From:** David Powell <dkppowell@aol.com>  
**Date:** March 31, 2020 at 9:57:00 AM EDT  
**To:** David Powell <dkppowell@aol.com>  
**Subject:** Historic Board



Current Porch 316 Walnut



Sent from my iPhone

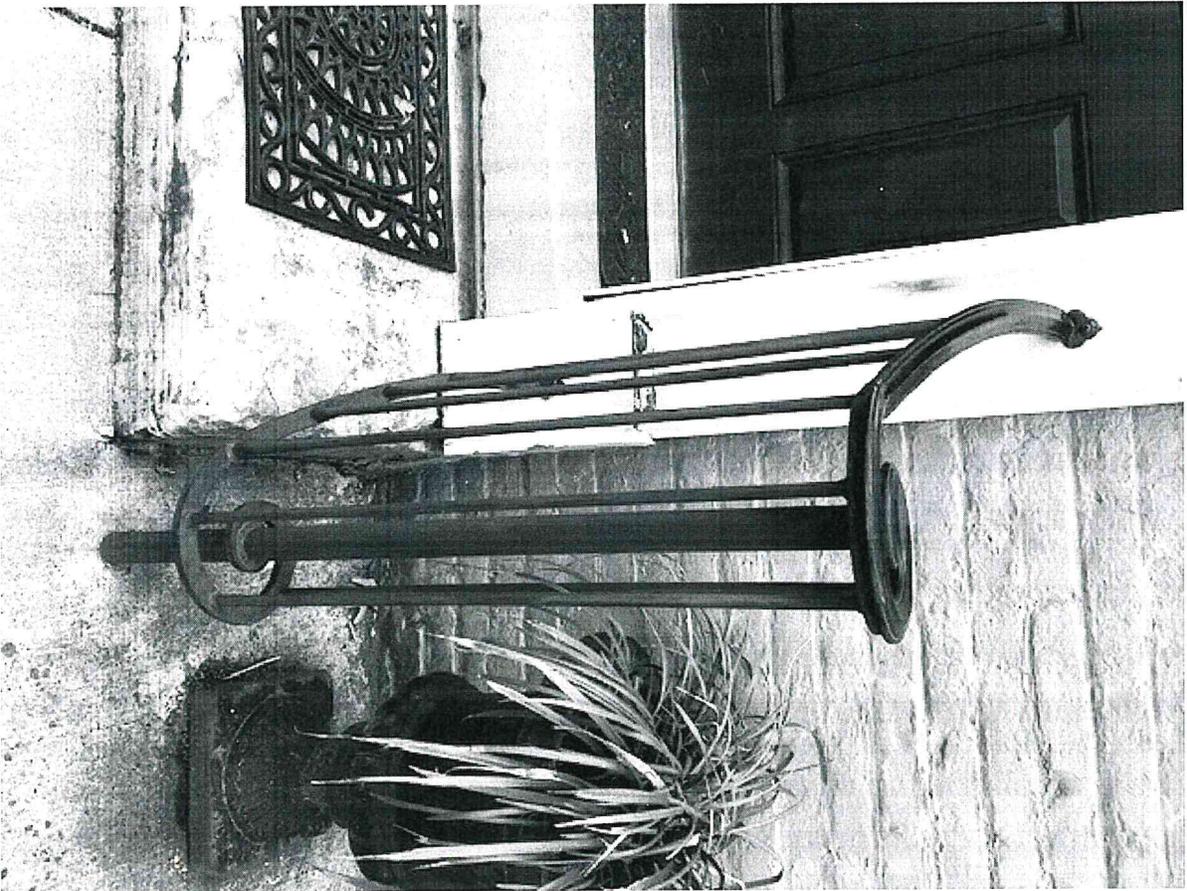
Current porch  
316 Walnut St.

clear at  
326 Mulberry

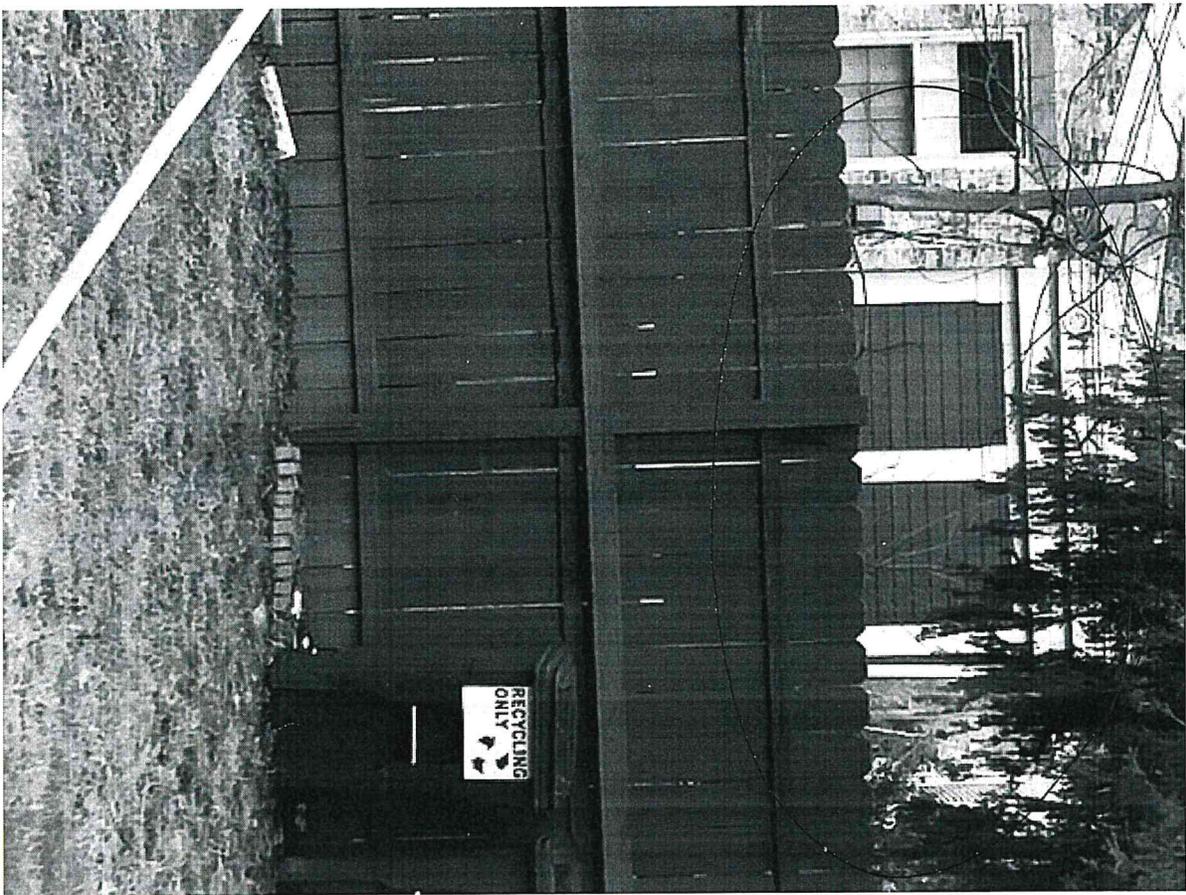


Mail at 424 East main  
for front of house

Sent from my iPhone



enclosed porch  
at 715 West 2nd St.



# Madison National Historic Landmark Inventory

## Reconnaissance Survey Form

Final Site No. 1508  
Site Group: 3  
Map: 6  
HABS #:  
USGS Quad:  
Survey# 26212  
Surveyor: MB  
Survey Date: 9/16/2002  
Photo Roll-Fr: A24 23-25  
Site Number: 3-0938  
Revision Date:

### Location Information

Street Address: 316 Walnut Street

Date: c. 1840 Architect:

Historic Name: First Robert McKim House

Historic Function: Domestic: Single Dwelling

Common Name:

### Description

Style: Federal

Current Function: Domestic: Single Dwelling

Style 2:

Additions:

Category: Building Wall Cladding: brick flemish bond

Openings: panel door, upper transom, 6/6 windows with stone sills, radiating brick voisseurs on side

Roof: side gable low pitch, parapetted gable end chimneys

Foundation: stone water table Plan: Rectangular Stories: 2

Outbuildings:

Objects:

Nat'l Feat-Topo: ground slopes south toward Ohio River

Water Features: n/a

Circulation: alley to south

Street Furniture

Vegetation: Street tree

Spatial Rel: abuts sidewalk, faces and aligned with Walnut Street

Edges-Fences: n/a Views-Vistas: County Jail to west

Resource Count: Contributing: 1 NonContributing: . NR Status: Rating: O

Significance: NHL: C State: Local:

Criterion 1: X Criterion 2: Criterion 3:  
Criterion 4: X Criterion 5: Criterion 6:

Areas of Significance: Architecture, Community Planning and Development

Theme: 19th and 20th C. Architecture, Westward Expansion

Notes:

### Architectural Description:

The c. 1840 home at 316 Walnut Street is a great example of the simplistic Federal style. The two-story rectangular house sits on a stone foundation with a stone water table. Its walls are laid in the brick Flemish bond pattern. It has a panel door with an upper transom light and six/over/six double hung windows set into openings with stone sills. Side windows also have radiating brick voisseurs. The roof is a side gabled of low pitch. Typical of the style, rising above the south side is a parapetted gable end chimney.



## Meeting: 4/27/2020

## COA STAFF REPORT

**ADDRESS:**

612 E Main St.

**PROPERTY OWNER:**

Sherry Eblen

**ZONING DISTRICT:**

Specialty District (SD)

**REQUEST:**

To replace wood window on rear with a metal and glass door.



**Executive Summary:**

Applicant is requesting to replace wood window on rear with a metal and glass door.

**HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE**

<b>Date</b>	C. 1920
<b>Style</b>	Tudor Revival Cottage
<b>Evaluation</b>	Contributing
<b>Survey Notes</b>	

**DESIGN STANDARDS**

**Windows – Residential Guidelines page 60-63**

Windows are prominent building components. Historic windows should be retained, maintained, and, if needed, repaired.

1. Original window should be preserved in their original size, location, and design, with their original materials and number of panes.

**Doors and Entrances – Residential Guidelines page 39-42**

Doors are often buildings' central visual elements and are particularly important features. Historic entrances and doors should be retained, maintained, and, if needed, repaired. Missing or severely deteriorated doors should be replaced with historically appropriate replacements. Screen, storm, and security doors should not detract from the historic appearance of their building.

1. Historic doors should be retained and preserved. They are also appropriate models for replacement, if necessary. Replacement doors should be of wood, with or without glass lights, and should complement the style of the house.



Historic District Board of Review  
Office of Planning and Preservation  
City of Madison, IN

4. Replacement doors may be of painted, paneled wood, with or without single or multiple clear glass openings.

**CONFORMANCE WITH THE DESIGN STANDARDS**

It is staff's opinion that the project may be in conformance with the design guidelines. The guidelines do not address changing a window to a door. This window is very visible from the alley but is not visible from the street.

**NOTES FROM STAFF**

**For Staff Use Only**

HDBR Meeting Date: 4/27/2020

Action: \_\_\_\_\_ HDBR/Staff COA  
\_\_\_\_\_ HDBR Extended  
\_\_\_\_\_ HDBR/Staff Denied  
\_\_\_\_\_ Sent to HDBR by Staff

Date Received:

4/1/2020



# Application for Certificate of Appropriateness (COA)

City of Madison, IN  
Historic District Board of Review

**Project Information**

Address of property for proposed work: 612 E Mam, Md  
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other \_\_\_\_\_

Contractor: Rick Eblen

**\*Applicant Mailing Address:**

Name(s): Sherry Eblen

Mailing Address: 411 W First St, Md 47250  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: 812-292-4636 Email Address: sherryle1@yahoo.com

**Owner Mailing Address:**

Name(s): Same

Mailing Address: \_\_\_\_\_  
(Street Number - Street Name - City - State - Zip Code)

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

**Application Requirements**

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 (see page 2), and the application fee.

**Application Deadline**

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

**Application Submission**

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN  
Office of Historic Preservation  
101 W. Main St., Madison, IN 47250  
Phone: (812) 274 - 0283  
Fax: (812) 265 - 3349

Email: [preservation@madison-in.gov](mailto:preservation@madison-in.gov)

The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign (one sign per property line along a street or alley). A fee is not required for Staff review projects.

**Application Hearing**

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.

**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.

Sherry Eblen

3/30/2020

Signature of Applicant/Owner \_\_\_\_\_ Date \_\_\_\_\_

# Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN  
Historic District Board of Review

### Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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
- Additional Information Sheet

#### Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

#### Demolition:

### Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

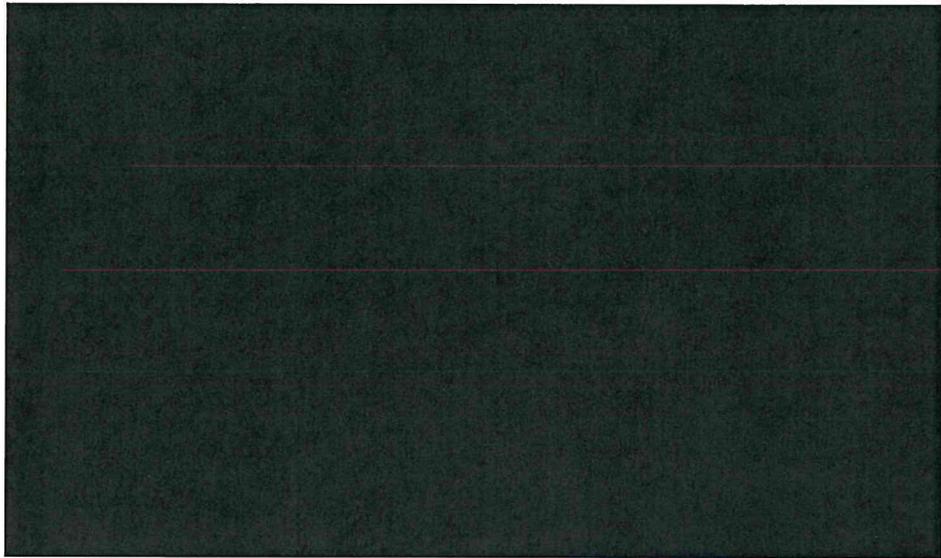
Replacing back window to a door.

Continued on additional sheet

# Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN  
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	HDBR		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input checked="" type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42 ✓	HDBR	NA	metal
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR		
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63 ✓	HDBR	wood	NA
<input type="checkbox"/>	Other:		HDBR		





DO NOT  
REMOVE  
PLASTIC  
IMMEDIATELY  
AFTER  
INSTALLATION

# Madison National Historic Landmark Inventory

## Reconnaissance Survey Form

### Location Information

Street Address: **612 E. Main Street**

Date: c. 1920 Architect:

Historic Name: House

Historic Function: Domestic: Single Dwelling

Common Name:

### Description

Style: Other: Tudor Revival Cottage

Style 2:

Category: Building Wall Cladding: brick

Openings: 10 painted dual windows w/ brick lintels w/ keystones, round arch panel door w/ dressed stone surround

Roof: multiple steep gables, w/ decorative molded frieze w/ very small stone returns in the gabled ends, dual pot chimney w/ narrow round arch in the middle of the chimney

Foundation: not visible Plan: Rectangular Stories: 1.5

Outbuildings: 2 modern gable front outbuildings, alum siding

Objects:

Nat'l Feat-Topo:

Water Features:

Circulation: linear alley runs along the west side of the house linear walkway to the entrance

Street Furniture

Vegetation: landscaping and small bushes shrubs and trees, large garden in the rear

Spatial Rel: parallel and slightly recessed from the road

Edges-Fences: wood fence in the rear

Views-Vistas:

Resource Count: Contributing: 1 NonContributing: . NR Status: Rating: C

Significance: NHL: C State: Local: x

Criterion 1:

Criterion 2:

Criterion 3:

Criterion 4:

Criterion 5:

Criterion 6:

Areas of Significance:

Theme:

Notes:

Architectural Description:

Final Site No. 1683

Site Group: 4

Map: 7

HABS #:

USGS Quad:

Survey# 30023

Surveyor: KS/EKT

Survey Date: 8/8/2002

Photo Roll-Fr: 74, 07-10

Site Number: 4-104

Revision Date:

Current Function: Domestic: Single Dwelling

Additions:



## Meeting: 4/27/2020

## COA STAFF REPORT

**ADDRESS:**

724 E Rear First St

**PROPERTY OWNER:**

Bethany Whybrew

**ZONING DISTRICT:**

Historic District Residential (HDR)

**REQUEST:**

To construct a 2-car garage.



**Executive Summary:**

Applicant is requesting to construct a 2-car garage.

**HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE**

<b>Date</b>	NA
<b>Style</b>	NA
<b>Evaluation</b>	Non-contributing
<b>Survey Notes</b>	

**DESIGN STANDARDS**

**Infill Buildings – Residential Guidelines page 69-71**

Where historic buildings have been lost or where there are vacant lots, new construction is encouraged to add to the streetscape and promote economic development. Infill construction in Madison's residential areas should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings. Contemporary designs are encouraged but replicas of historic designs may also be acceptable.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of scale and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New garages should be built at the rear of a dwelling or set well back on side elevations.



Historic District Board of Review  
Office of Planning and Preservation  
City of Madison, IN

**CONFORMANCE WITH THE DESIGN  
STANDARDS**

It is staff's opinion that the project is in conformance with the design guidelines. There is no dwelling on this site. There are carriage houses set on their own properties throughout downtown. Building will be compatible in terms of height, setback, materials, and form.

**NOTES FROM STAFF**

**For Staff Use Only**

HDBR Meeting Date: 4/27/2020

Action: \_\_\_\_\_ HDBR/Staff COA  
\_\_\_\_\_ HDBR Extended  
\_\_\_\_\_ HDBR/Staff Denied  
\_\_\_\_\_ Sent to HDBR by Staff

Date Received:



# Application for Certificate of Appropriateness (COA)

City of Madison, IN  
Historic District Board of Review

**Project Information**

Address of property for proposed work: 7249 Bear First St.  
(Street Number - Street Name)

Type of Project (Check all that apply):

- New Building
- Addition to Building
- Rebuilding, Restoration, Rehabilitation, Remodel
- Fence or Wall
- Sign
- Relocating a building
- Demolition
- Other \_\_\_\_\_

Contractor: Mark Pickett

**\*Applicant Mailing Address:**

Name(s): Bethany Whybrew  
Mailing Address: 640 US Hwy 36 E New Castle, IN  
(Street Number - Street Name - City - State - Zip Code) 47362

Phone Number: 765-748-6855 Email Address: bethany.cares@yahood.com

**Owner Mailing Address:**

Name(s): same as mailing  
Mailing Address: \_\_\_\_\_  
(Street Number - Street Name - City - State - Zip Code)  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*Note: If the applicant is not the owner, the legal notice and notification signage will include both the Applicant's name and the Owner's Name. Applicants must have owners permission to do proposed work.

**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.

**Application Requirements**

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 (see page 2), and the application fee.

**Application Deadline**

Applications for January-November are due by 4:00 p.m. on the first Monday of the month. Applications for December are due by 4:00 p.m. on the fourth Monday of November.

**Application Submission**

Return one copy of this completed application, application fee, and all supporting documents to:

City of Madison, IN  
Office of Historic Preservation  
101 W. Main St., Madison, IN 47250  
Phone: (812) 274 - 0283  
Fax: (812) 265 - 3349

Email: [preservation@madison-in.gov](mailto:preservation@madison-in.gov)  
The application fee (payable by cash or check made out to Madison City Plan Commission) is \$15.00 for projects which require HDBR Review and \$2.00 for each notification sign (one sign per property line along a street or alley). A fee is not required for Staff review projects.

**Application Hearing**

Complete applications submitted by the deadline will be heard before the Madison Historic District Board of Review at their regular meeting held every fourth Monday of January—November and on the third Monday of December. The meetings are at 5:30 p.m. in the City Hall, 101 W Main St, Madison, IN 47250.

Bethany Whybrew  
Signature of Applicant/Owner

4/2/2020  
Date

# Application for Certificate of Appropriateness (COA) Page - 2

City of Madison, IN  
Historic District Board of Review

### Required Supporting Documents

The following list includes the supporting documents necessary for review of a particular project. 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
- Additional Information Sheet

#### Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

#### Demolition:

- Photographs with captions

### Project Description

If the proposed scope of work will include more than one type of project please divide the description into sections.

(Example: 1. south side, replace 2 upper wood windows with wood windows; 2. roof, replace metal roof with asphalt shingles)

Construct 2 car garage at  
724 E Rear First St.

No plumbing, electric, insulated.  
drywall inside.

Skirt with thin stone, rest to be  
LP Smart Siding

Vinyl Soffit, Dimensional Shingles <sup>best</sup>  
match house at 720 & 722 Fillmore St

(1) main door, (1) 16 ft overhead door

\* See attached drawings

Continued on additional sheet

# Application for Certificate of Appropriateness (COA) Page - 3

City of Madison, IN  
Historic District Board of Review

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Additions	Commercial: 62-63 Residential: 68	HDBR		
<input type="checkbox"/>	Awnings	Commercial: 34-35 Residential: 35	HDBR		
<input type="checkbox"/>	Brickwork/Masonry	Commercial: 36-39 Residential: 36 - 37	HDBR		
<input type="checkbox"/>	Chimneys	Commercial: -- Residential: 38	HDBR		
<input type="checkbox"/>	Deck	Commercial: 60 Residential: 64	HDBR		
<input type="checkbox"/>	Demolition	Commercial: 71-72 Residential: 80-81	HDBR		
<input type="checkbox"/>	Doors & Entrances	Commercial: 40-42 Residential: 39-42	HDBR		
<input type="checkbox"/>	Fences and Walls	Commercial: -- Residential: 73	STAFF		
<input type="checkbox"/>	Fire Escapes & Staircases	Commercial: 43 Residential: 43	HDBR		
<input type="checkbox"/>	Foundations	Commercial: -- Residential: 44	HDBR/STAFF		
<input checked="" type="checkbox"/>	Garages & Outbuildings	Commercial: -- Residential: 45	HDBR	NONE	see attached
<input type="checkbox"/>	Gutters & Downspouts	Commercial: 44 Residential: 46	STAFF		
<input type="checkbox"/>	Infill Buildings and New Construction	Commercial: 64-66 Residential: 69-71	HDBR		
<input type="checkbox"/>	Lighting	Commercial: 45 Residential: 47	HDBR/STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos and Pergolas	Commercial: -- Residential: 75	HDBR		
<input type="checkbox"/>	Porch Columns & Railings	Commercial: -- Residential: 51-52	HDBR/STAFF		
<input type="checkbox"/>	Porches	Commercial: -- Residential: 49-50	HDBR/STAFF		
<input type="checkbox"/>	Ramps and Lifts	Commercial: 61 Residential: 65-67	HDBR		
<input type="checkbox"/>	Roofs	Commercial: 47 Residential: 53-54	HDBR/STAFF		
<input type="checkbox"/>	Shutters	Commercial: -- Residential: 55	HDBR/STAFF		
<input type="checkbox"/>	Siding	Commercial: -- Residential: 56-58	HDBR/STAFF		
<input type="checkbox"/>	Signs	Commercial: 48-51 Residential: 59	STAFF		
<input type="checkbox"/>	Storefronts	Commercial: 52-55 Residential: --	HDBR/STAFF		
<input type="checkbox"/>	Storm Doors and Storm Windows	Commercial: 40-42, 56-59 Residential: 39 - 42, 60 - 63	STAFF		
<input type="checkbox"/>	Utilities	Commercial: 70 Residential: 78	HDBR/STAFF		
<input type="checkbox"/>	Windows	Commercial: 56-59 Residential: 60-63	HDBR		
<input type="checkbox"/>	Other: _____		HDBR		

7/16 OSB w/ clips  
Truss 24 OC

4  
12

2x6 Gutter

Triple Cripple

38" RD

11 1/2 Dbl LVL

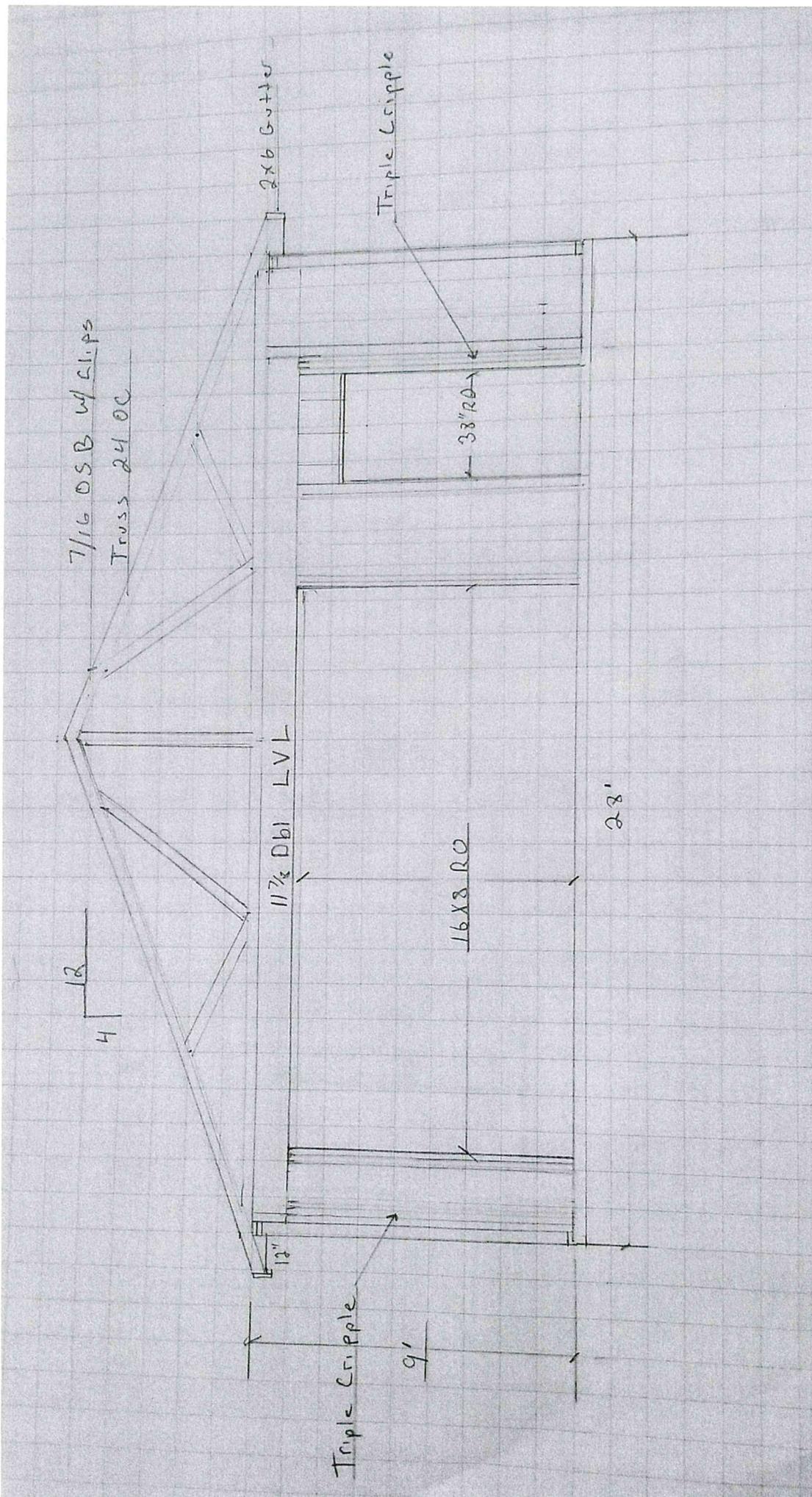
16x8 RO

28'

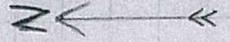
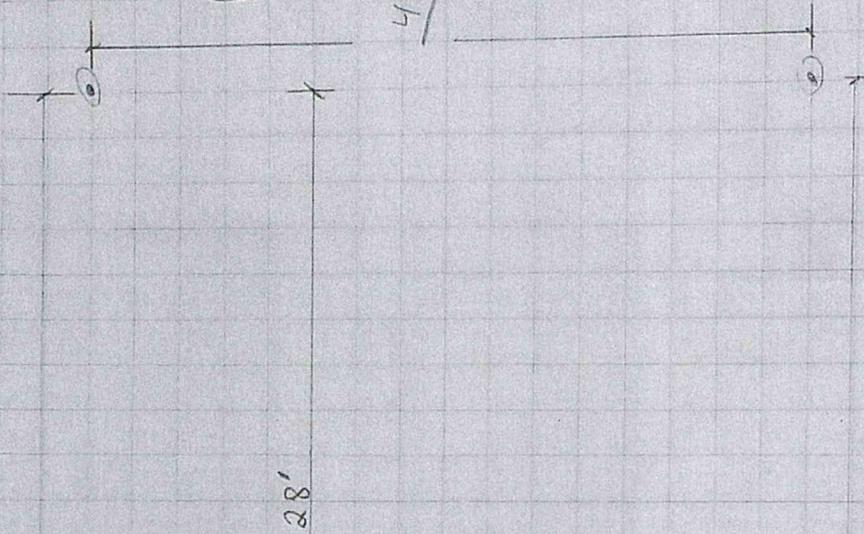
12"

Triple Cripple

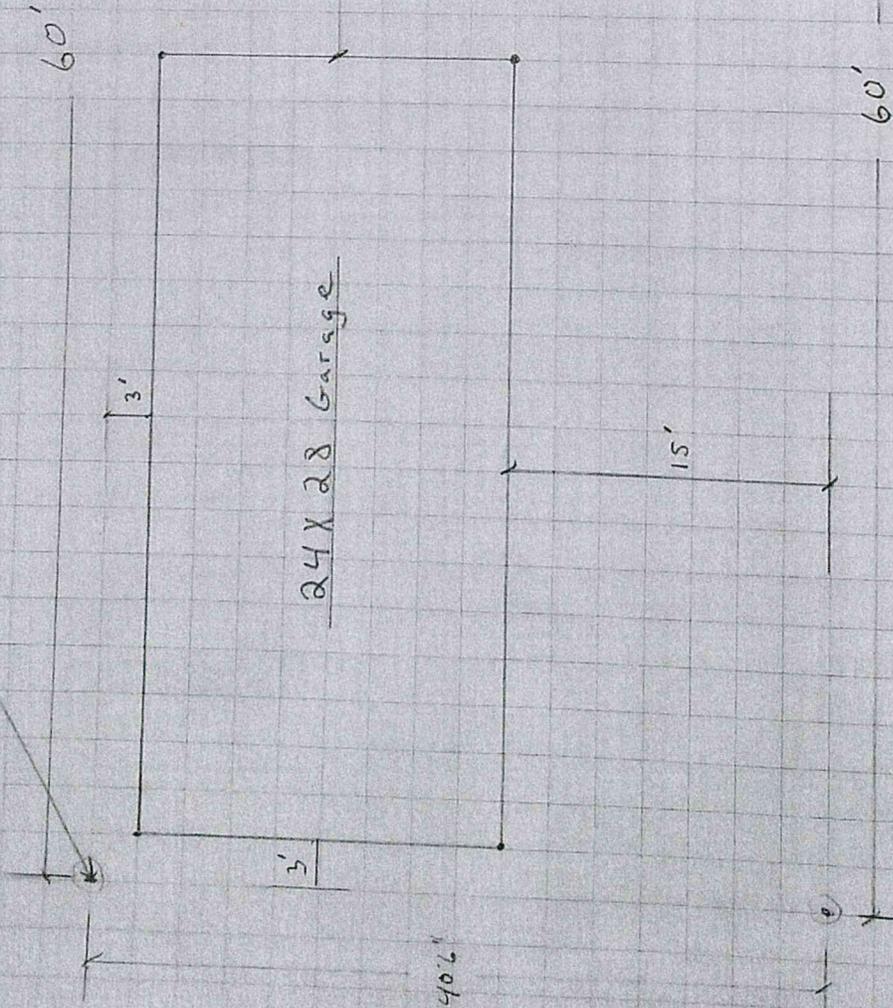
9'



Clay St.

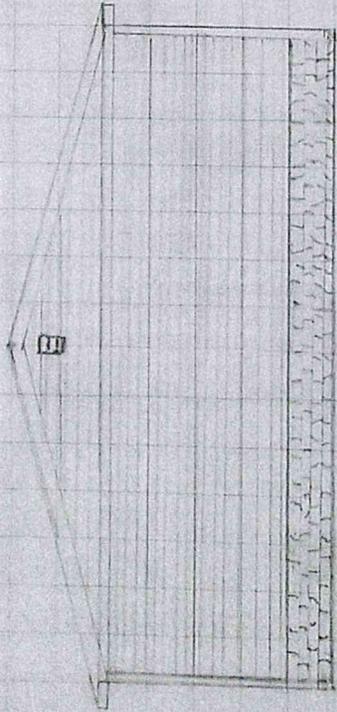
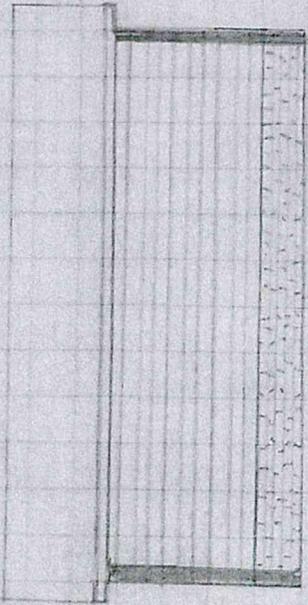
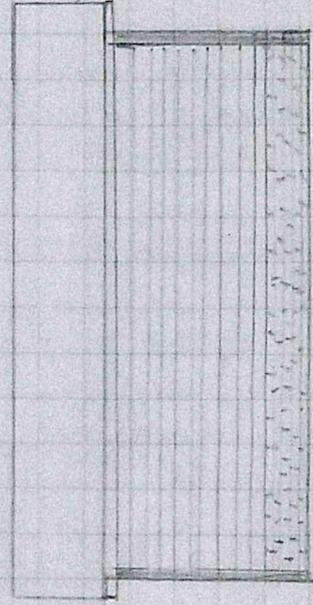


Property Corners

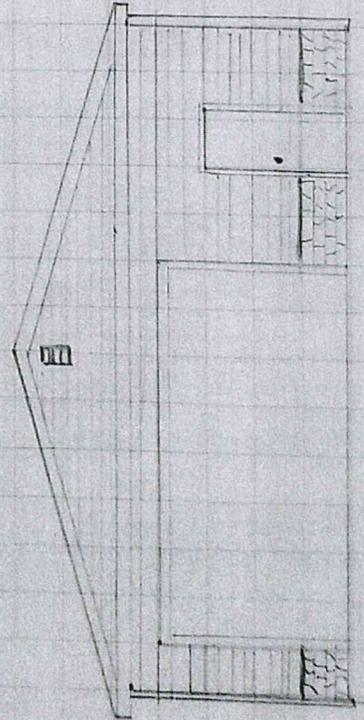


Fillmore St.

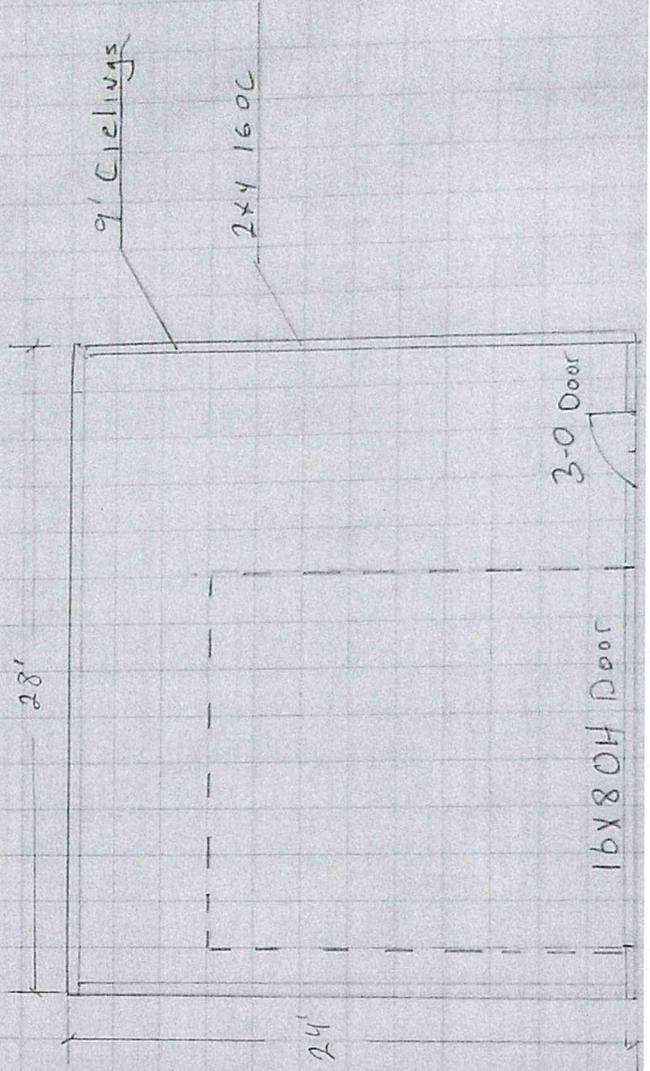
Site Plan



Rear Elevation



Front Elevation



28'

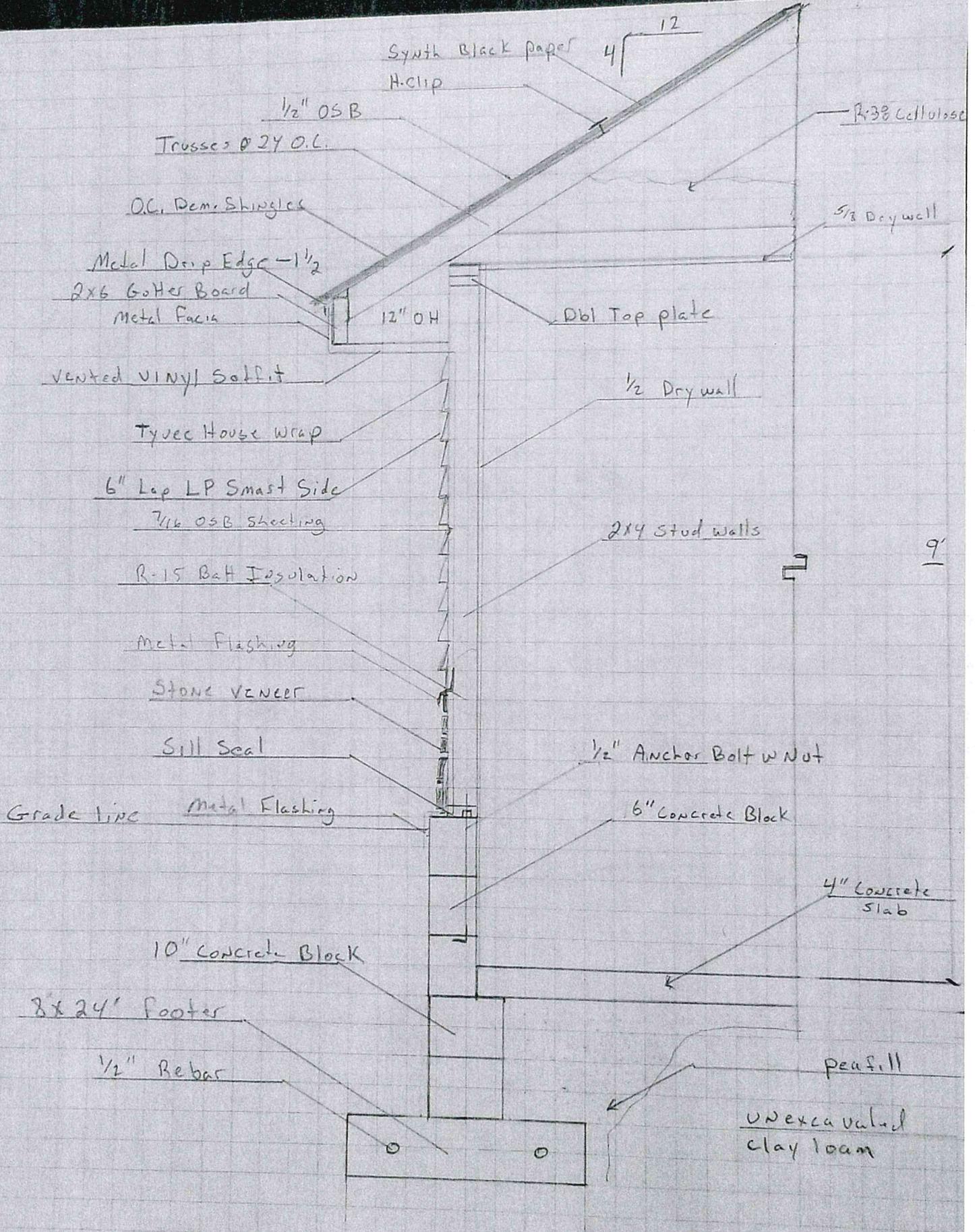
24'

9' Ceilings

2x4 1600

3-0 Door

16x80H Door



Synth Black paper  
H-clip

1/2" OSB

Trusses @ 24 O.C.

O.C. Rem. Shingles

Metal Drip Edge - 1 1/2  
2x6 Gutter Board  
Metal Facia

12" OH

Dbl Top plate

R-38 Cellulose

5/8 Dry wall

Vented VINYL Soffit

Tyvec House wrap

6" Lap LP Smart Side

7/16 OSB Sheathing

R-15 Batt Insulation

Metal Flashing

Stone VENEER

Sill Seal

1/2 Dry wall

2x4 Stud walls

1/2" Anchor Bolt w Nut

6" Concrete Block

Grade line

Metal Flashing

4" Concrete Slab

10" Concrete Block

8x24 Footer

1/2" Rebar

pea fill

Unexcavated clay loam

9'