

PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 320 Broadway Ave. to build a new faux balcony over the front entrance to match existing balconies on north side.

Application Date: May 1, 2023

HDBR Meeting Date: May 22, 2023



Project Description:

Certificate of Appropriateness application to build a new faux balcony over the front entrance to match existing balconies on north side.

Current Zoning:

Historic District Residential (HDR)

Project Location:

310 Broadway Ave.

Applicant:

Suzanne Hollinger
385 N. State Rd. 135, Ste. D
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photos of property
Drawings of proposed balcony
Copy of HDBR meeting public sign
GIS map

Alterations, Historical Information, & Prior Approvals:

Date	c. 1860
Style	Vernacular Commercial
Evaluation	Contributing
Survey Notes	

Alterations:

Aluminum clad vinyl windows on north side, replacement windows, faux balconies on north side upper floor, changed window to door on second floor northeast side

Historical Information/Misc. Important Information:
N/A

Prior COA Approvals:

2022 – faux balconies, windows, rooftop deck, change window to door

Guidelines, Standards, & Ordinances
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HDBR Guidelines:

Madison Historic District Design Guidelines – 6.0 Awnings & Canopies p. 54-55

6.3 Install new awnings on buildings at traditional locations such as over storefronts and upper façade windows.

6.5 Select awnings of traditional design. Shed-type awnings are most appropriate for historic buildings. Arched awnings should be installed only over an arched opening. Bubble, concave, or convex awnings are discouraged except where used originally. Awnings may be retractable or fixed in place.

6.6 Use awnings of traditional materials. Canvas awnings are appropriate for late nineteenth- and early twentieth-century buildings. Metal awnings are appropriate on mid- to late twentieth-century dwellings.

6.7 Install awnings so that they do not damage surrounding historic fabric.

6.8 An awning should not conceal or detract from architectural details and features. When adding an awning, take precise dimensions of the opening it will cover. The awning should be fitted into the opening with no overlap and covering of the adjacent surface, such as within a window opening or between porch columns. An awning should not extend over multiple openings; rather, each opening should have its own awning.

6.13 Awning installation should be with the least amount of anchor hardware possible and be readily reversible if removed. Anchor hardware into mortar joints not masonry units.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with Guidelines because the proposed faux balcony will act as an awning, is made of traditional materials, is consistent with previously approved and installed faux balconies on north façade, and will not conceal or detract from the architectural details; *is in* conformance with the ordinance §151.34 because the proposed faux balcony consistent with entrance projections and materials of awnings on nearby buildings; *is in* conformance with SIS for Rehabilitation because the proposed installation of the faux balcony will not damage the historic fabric and may be easily removed in the future without the destruction of historic materials.

Ordinance:

§151.34 Visual Compatibility Factors

(F) Rhythm of entrance or porch projection. The relationship of entrances and porch projections to sidewalks of buildings, squares, and places shall be visually compatible to the buildings to which it is visually related.

(G) Relationship of materials, and texture. The relationship of materials, and texture of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

Secretary of the Interior Standards:

Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Preservation Brief:

N/A

Think GIS Map





HDCA-23-53

Certificate of Appropriateness (COA) Application

Status: Active

Date Created: May 1, 2023

Applicant

Suzanne Hollinger
rsh1188@comcast.net
385 N. State Rd. 135
Ste. D
Greenwood, IN 46142
812-274-0253 ext. _____

Primary Location

310 BROADWAY ST
MADISON, IN 47250

Owner:

310 Broadway LLC
385 STATE ROAD 135 STE D GREENWOOD, IN
46142

Internal Review

Notification Sign

2

Send for HDBR review



General Information

Are you the owner?

Yes

Zoning Classification

HDR

Will you be working with a Contractor?

No

Type of Project

Select which applies to your project.

Other

Define Other

New Balcony

Description(s) of Work

Scope of Work

build a new faux balcony over the front entrance to match existing balconies on north side

Building Elements

Other



Existing Material

none

Proposed Material

wood & metal

Acknowledgement


Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

Digital Signature

Suzanne Hollinger
05/01/2023

- 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.

Attachments


 310 Broadway 2.tif

Uploaded by Brooke Peach on May 1, 2023 at 10:53 am

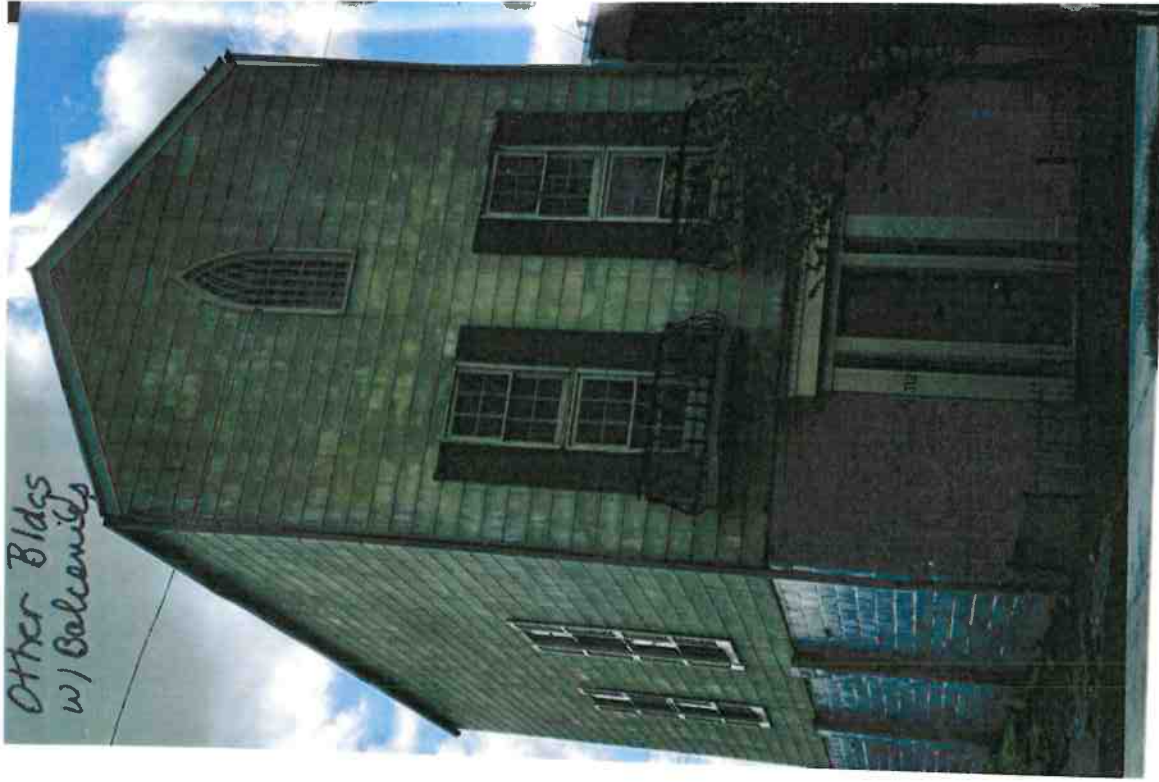


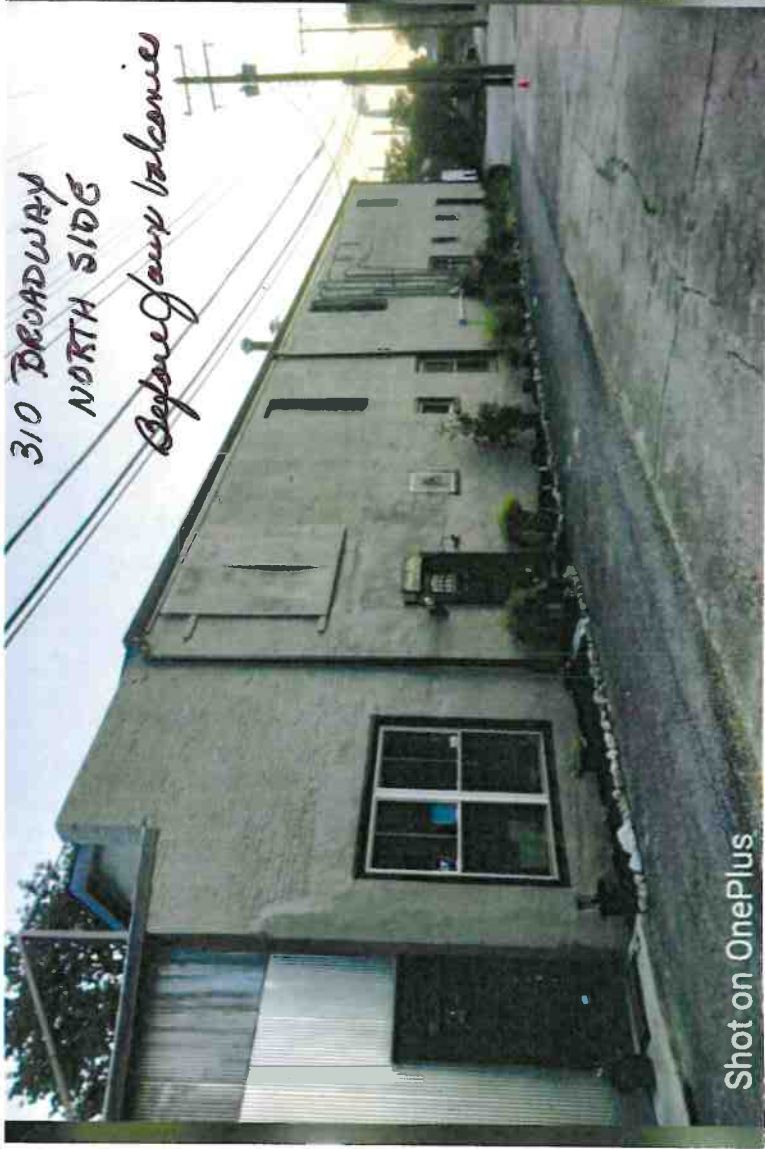
310 Broadway 1.png

Uploaded by Brooke Peach on May 1, 2023 at 10:20 am

 310 Broadway 3.tif

Uploaded by Brooke Peach on May 1, 2023 at 10:53 am





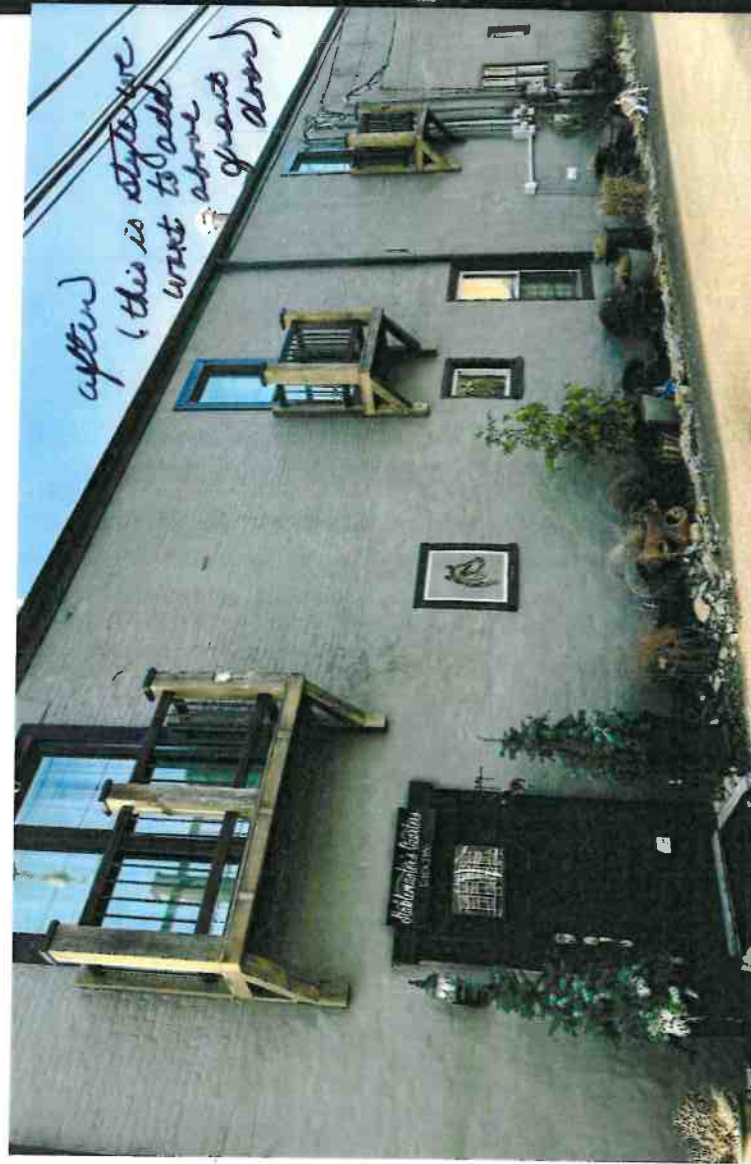
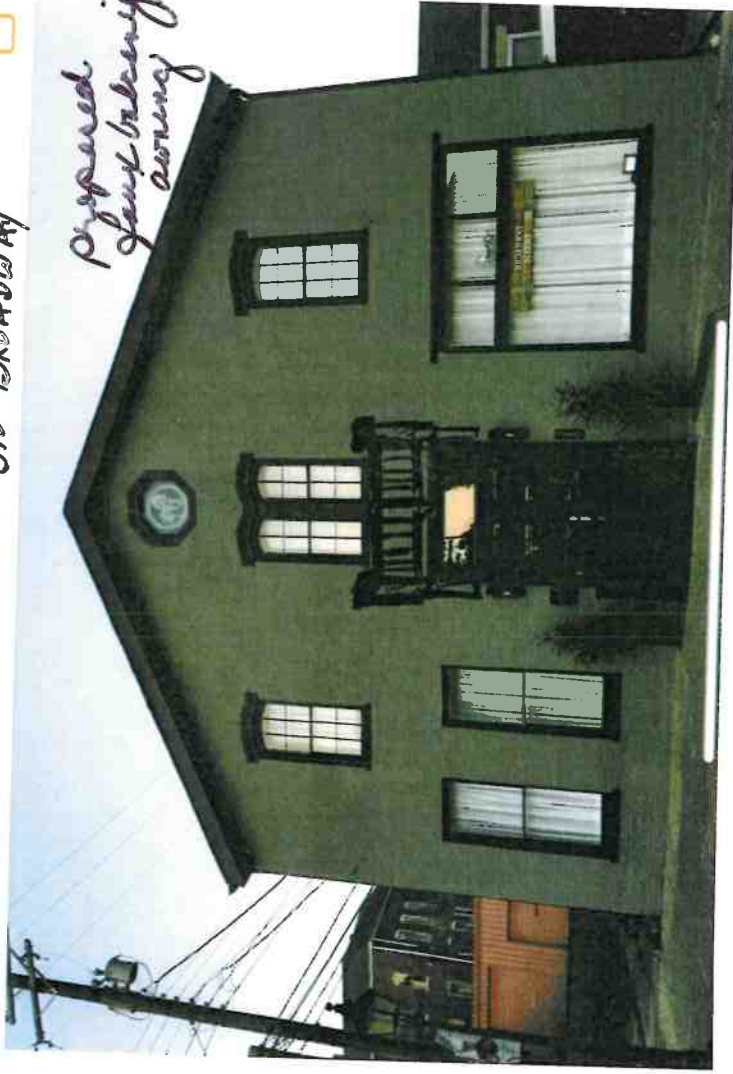
BROADWAY



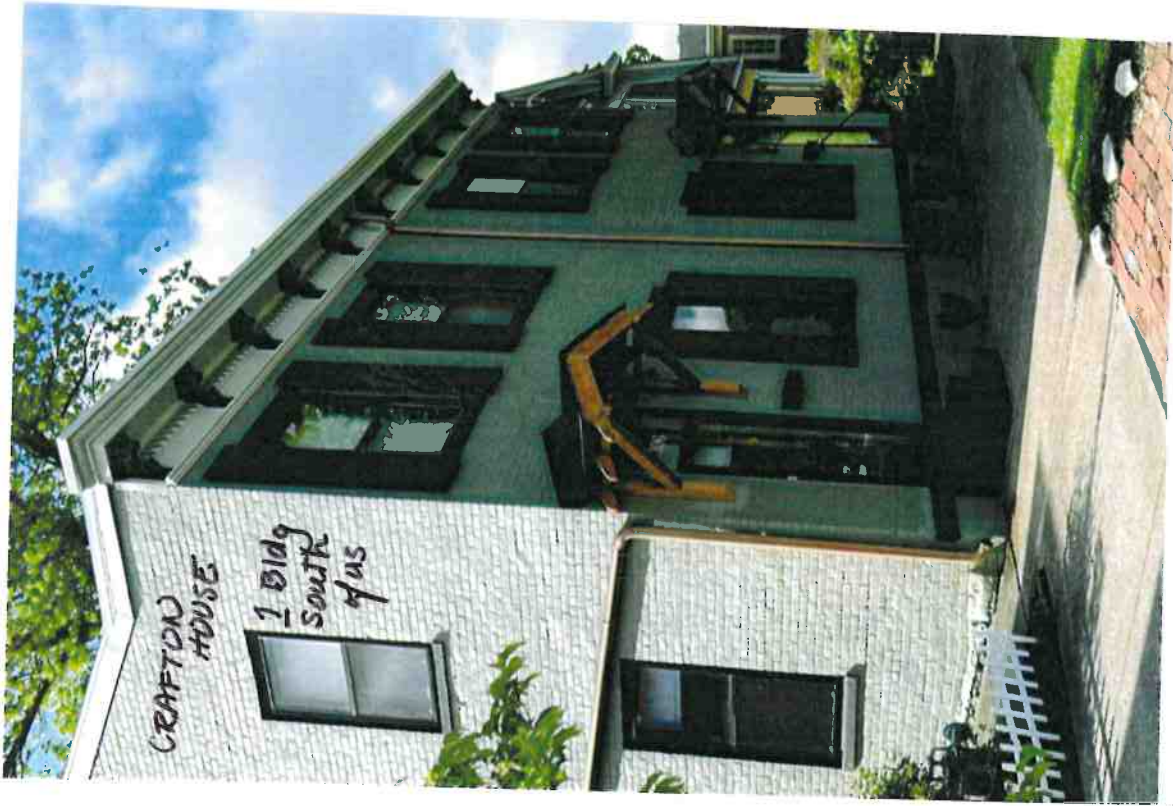
310 BROADWAY



Prepared
first building
away



after
(this is style we
want to add
above front
door)



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 310 Broadway St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name: Stablemaster's Quarters
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Land slopes south to river.



Lat/Long: 38.7361137605342660, -85.3829774785388900 [WGS84]

UTM: Zone 16S, 640543.5203 mE, 4288734.6701 mN

Parcel No. GIS/Ref/ID: 27175

Historical Information

Historic Function: Transportation: Road-Related (Vehicular)	Current Function: Domestic: Hotel/Inn
Construction Date: ca. 1860-1869 , circa 1860*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Transportation	

Architectural Information

Category: building, Commercial Building	Style:	<input checked="" type="checkbox"/> Additions (c. 1940) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Gable Front	
Foundation: parged	Windows: historic wood 6/6 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Mullon and Son Livery on 1886 Sanborn map, with carriage houses to Second Street.

Status (Current Listing or Designation)

National: ☐ indiv. ☒ district ☐ landmrk.

State/Province: ☐ indiv. ☐ district ☐ landmrk.

Local: ☐ indiv. ☒ district ☐ landmrk.

2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- ☐ Individually eligible
☒ Eligible as contributing resource
☐ Not eligible / non-contributing
☐ Not determined

Level of potential eligibility

- ☐ National
☐ State
☐ Local

Landmark potential

- ☐ National
☐ State
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

This is a 2-story commercial building built in 1860. The building is rectangular in plan. The structural system is masonry. The foundation is parged. Exterior walls are brick. Brick is common bond. The building has a gable front roof clad in asphalt shingles. Front gable with **overhanging** eaves, **octagonal** attic vent at gable. Windows are historic wood, 6/6 double-hung sashes. Modern picture window. Front facade with brick **segmental** arch openings, paired 4/4, 1/1, 6/6 with dressed stone sills, vinyl on sides. Many openings have been parged. Paired doors with transom. There is a single-story, rear addition. Rear addition on alley with mitered corner and corrugated siding.

Survey and Recorder

Project: Search for '310 broadway' in Madison, Indiana (1 results)	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #27175, surveyed Aug 26, 2002, Site Number 3-0598
Inventoried: 09/20/2021 11:43:34 am Last updated: 06/17/2022 5:26:34 pm by /	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

TEVE BROADWAY SERVICE

2015 Flood Map

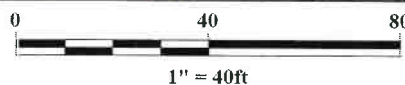
FLD_ZONE:

AE

- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundary
- Sewer Structures

- Addresses
- Common Addresses

- Regional Count
- Regional Roads
- Regional Highw
- Water
- Railroad
- Dimensions
- Roads
- Highways
- Trails



MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Suzanne Hollinger

Property Address: (address) 310 Broadway

Proposed Action to: (explain) build a new faux balcony over the front entrance to match existing balconies on north side

Meeting will be held on: (date) 5/22/2023

POSTING DEADLINE

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

5/08/2023

Time of Meeting: 5:30 PM

All interested persons are welcome to attend this hearing to voice their objections or support for the application.

For further information, Contact the Office of Historic Preservation (812) 274-0253 or Plan Commission (812) 265-8324