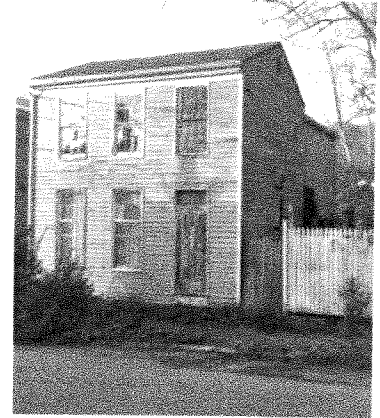


PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 611 Mulberry St. / 111 E. Fourth St. to relocate house to the northeast corner of the property & with the addition of a deck & garage with door access.



Application Date: June 5, 2023
 HDBR Meeting Date: June 26, 2023

Project Description:

Certificate of Appropriateness application to relocate house to the northeast corner of the property & with the addition of a deck & garage with door access.

Current Zoning:

Historic District Residential (HDR)

Project Location:

611 Mulberry St. / 111 E. Fourth St.

Applicant:

Link Ludington
 601 Mulberry St.
 Madison, IN 47250

Owner:

Same

Supporting Documents:

- COA application
- Photos of properties (existing & proposed)
- Elevation drawings
- Site plan
- Copy of HDBR meeting public sign
- GIS map

Alterations, Historical Information, & Prior Approvals:

Date	1844
Style	2/3 single pile, Federal
Evaluation	Contributing
Survey Notes	

Alterations:

Aluminum siding on west

Historical Information/Misc. Important Information:

House was moved in 1999 from 715 Poplar St.

Prior COA Approvals:

N/A

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 31.0 Relocation p. 115

31.1 Choose relocation only as a last resort to demolition. Property owners that want to relocate a contributing building for the purpose of site redevelopment should design any replacement building to reflect the relocated building's height, scale, massing, and location.

31.2 Document the original site thoroughly with drawings and photographs prior to relocation.

31.3 Move the building as a single unit in lieu of partial or complete disassembly, if possible.

31.4 Choose a site in the historic district, if possible.

31.5 If moved within the historic district position the building on the new site so it relates to adjacent buildings and the overall streetscape. Place the building so that orientation of its principal façade and front and side setbacks are compatible with the surrounding buildings.

31.6 Provide a new foundation whose height, design, and facing materials match those of the original, if possible.

Conformance with Guidelines, Ordinance & Standards:

The project *is in* conformance with the Guidelines 3.8 because the structure is not in its original location, the site has been thoroughly documented, the structure will be moved as a whole unit, the positioning on the new site will be compatible to surrounding structures, and a new foundation will be compatible; *is in* conformance with the Ordinance because the proposed relocation will be visually compatible with the rhythm of spacing of buildings on the street; and *is in* conformance with SOI for Rehabilitation because the proposed project will not destroy historic materials, features, or spatial relationships.

Ordinance:

151.34 Visual Compatibility Factors

(E) Rhythm of spacing of buildings on streets. The relationship of the building to open space between it and adjoining buildings shall be visually compatible to the buildings, squares, and places to which it is visually related.

Secretary of the Interior Standards:

N/A



HDCA-23-63

Certificate of
Appropriateness (COA)
Application

Status: Active

Submitted On: 6/5/2023

Primary Location

601 Mulberry Street
Madison, IN 47250

Owner

Bob Corum, Link Ludington
Mulberry Street 601 Mulberry
Street Madison, IN 47250

Applicant

Link Ludington

812-265-3714

linkludington@gmail.com

601 Mulberry Street
Madison, IN 47250

General Information

Are you the owner?*

Yes

Zoning Classification

HDR

Legal Description of Property

111 East Fourth Street, 611 Mulberry Street

Will you be working with a Contractor?

Yes

Description of Existing Use

PACE grant rehabilitation

Description of Proposed Use

residential

Contractor Information

Company Name

Contractor Name

License Number

Expiration Date

—

Phone

Email

Mailing Address


City

State

Zip Code


Type of Project

Select which applies to your project.*

Define Other 

Relocating a Building

Select which applies to your project.*

Define Other 

Restoration, Rehabilitation, or
Remodel

Description(s) of Work

Scope of Work*

Continue rehabilitation as outlined in existing COA and PACE grant application, but relocating house to northeast corner of property and with addition of deck and garage door access on rear elevation.

Building Elements

Architectural Details

Chimneys

Existing Material*

none

Demolition

Existing Material*

wood

Fences and Walls

Existing Material*

none

Foundations

Proposed Material*

Decorative split-face CMU

Awnings & Canopies

Deck

Proposed Material*

wood

Doors & Entrances

Proposed Material*

wood

Fire Escapes & Staircases

Proposed Material*

wood

Existing Material*

CMU

Gutters & Downspouts

Historic Garages & Outbuildings

Lighting

New Construction/Addition

Pools, Fountains, Gazebos and Pergolas

Porch Columns & Railings

Porches

Ramps and Lifts

Roofs

Shutters

Siding

Signage

Storefronts

Storm Doors and Storm Windows

Existing Material*

aluminum

Proposed Material*

aluminum

Utilities

Windows

Existing Material*

wood

Proposed Material*

wood and/or aluminum clad wood


Other

Acknowledgement

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

- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application will be deemed incomplete and will be placed on the next month's agenda
- I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.
- I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

Digital Signature*

 Link Ludington
Jun 5, 2023

Attachments

Photographs

[C:\Users\linklud\OneDrive\Documents\2023\PACE.pdf](#)
_13-17-39.pdf?sp=r&sv=2017-11-09&sk=5&st=2023-06-05T17:39:00Z&se=2023-06-05T17:39:00Z

REQUIRED

[jR%2BPMYwZHPdVmKjdeAgyR1cYzFwOTwmaM%3D\)](#)

Additional Supporting Documents

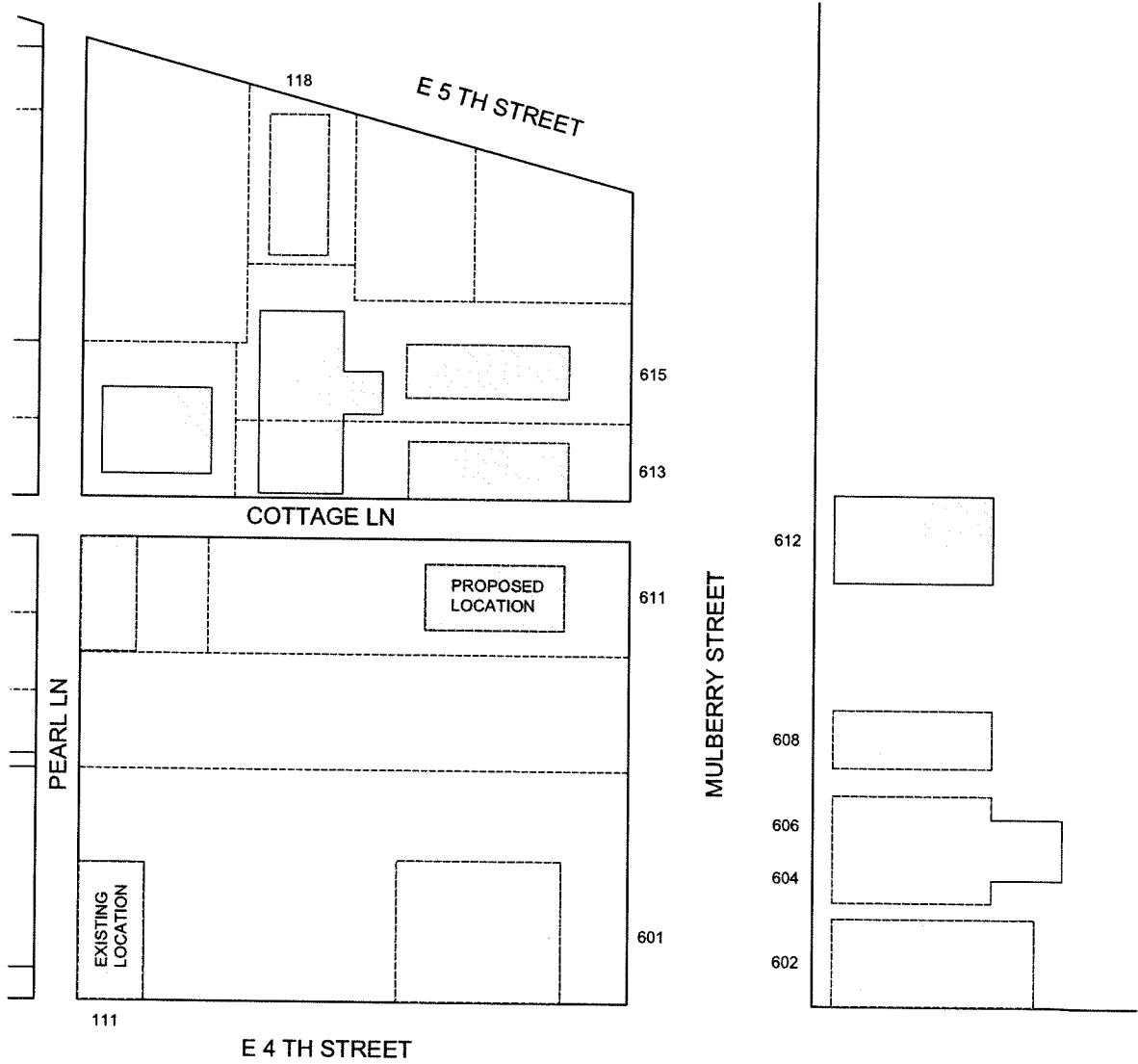
[idows.net\apps\relocation site plan.pdf](#)
an_Mon_Jun_05_2023_13-38-47.pdf?sp=r&sv=2017-11-09&sk=5&st=2023-06-05T17:38:47Z&se=2023-06-05T17:38:47Z

[\(Mc3v0YI9EIH7LWRFZa4crph73X6Wfz1Uk%3D\)](#)

CCH relocation elevations.pdf

[s.net/vpc3\CCH relocation elevations.pdf](#)
Mon_Jun_05_2023_13-39-07.pdf?sp=r&sv=2017-11-09&sk=5&st=2023-06-05T13:39:07Z&se=2023-06-05T13:39:07Z

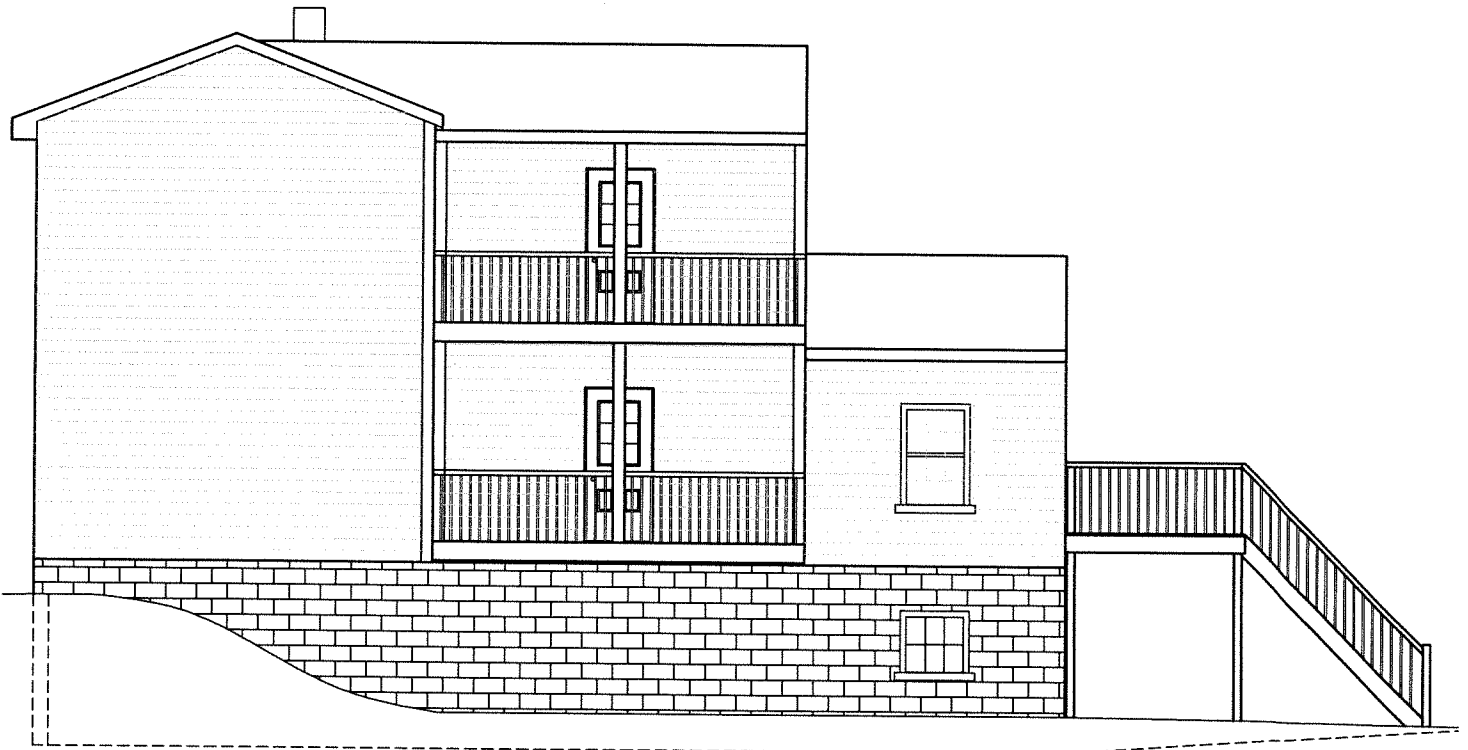
[MEPTGSIhfF3m%2Bcng%2FxCdyv3%2BtBikh0%3D\)](#)



1 CUSTER-COSBY HOUSE SITE PLAN
 NTS



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

2

CUSTER-COSBY PROPOSED ELEVATIONS

1/8"=1'-0"



Application for P.A.C.E.
Preservation & Community
Enhancement Grant Program

Application Fee: \$10.00

Purpose: Application is hereby made to request funding from the PACE Program. This application must be filed prior to work beginning on a property located within the City of Madison. This application does not replace the need for approval from the HDBR for properties located downtown.

APPLICANT INFORMATION

Date: 3 February 2023

Property Owner Name: Bob Corum, Link Ludington

Mailing Street Address: 601 Mulberry Street

City: Madison

State: Indiana

Zip: 47250

Phone (Preferred): 812-265-3714

Phone (Alternate): _____

Email: LinkLudington@gmail.com

PROJECT INFORMATION

Street Address: Custer-Cosby House; 111 East Fourth Street; Madison, Indiana

Total Cost of Project (include all costs to complete the entire project): \$71,500.00

Estimated Date of Completion of Work: April 2024

Hilltop

Downtown

GRANT INFORMATION

Rehabilitation
(Downtown) Grant

Curb Appeal
(Hilltop) Grant

Dilapidated
Structures Grant

Dangerous
Buildings Grant

Amount of Grant Requested (can be obtained from the office): \$25,000.00

A PACE grant application must include the following documents:

- Complete application
- Photographs of existing conditions of Property
- Project Plans (required if altering footprint or openings)
- Copies of Construction Quotes for the project
- Certificate of Appropriateness (COA) (If applicable)
- Proof of Property Insurance
- Proof of Ownership (Deed)
- Certificate of Incorporation (if organization/business)
- Unsafe Letter (Required for Dangerous Structures Grant)



DESCRIPTION OF THE PROJECT

The Custer-Cosby House is a two-story timber frame structure that was built on Poplar Lane by Charles Custer, a carpenter, as his family's residence in 1844. The house remained in his family after his death. In the late nineteenth and early twentieth centuries, the ethnic composition of this neighborhood changed as black citizens were displaced from the Georgetown neighborhood and other locations where they had lived, and the area around Broadway, Poplar Lane, Fifth Street, Sixth Street, and Elm Street became home to many black families. One of these was Charles Cosby, who operated a successful automotive repair garage for many years. In 1970, Cosby ran for Madison City Council and was elected, becoming the first black elected official in Jefferson County's history. He was re-elected for a second term in 1974.

After Cosby's death in 1978, the house remained in his family until it was acquired by King's Daughters Hospital, like many other properties in the neighborhood. Ultimately, KDH expansion plans called for demolition of all remaining structures in the area north and west of the hospital, extending to Broadway and Fifth Street. In 1999, negotiations with KDH ultimately resulted in the relocation of two of these houses to prevent their destruction (another house on West Street was also moved not long after this). One of these was the Custer House, which was moved to an empty lot at 111 East Fourth Street (Lot #22 in Block A of Sering and Leonard's Addition North). The other was a frame shotgun style house, which was moved to the City of Madison's Pearl Park on West Street, where it still stands also awaiting rehabilitation.

The Custer-Cosby House was placed upon a new foundation that was built to accommodate it and a limited amount of work was done to stabilize the structure in anticipation of future rehabilitation. Changing circumstances resulted in further more substantial work being delayed for many years, but the enhanced financial incentives provided by the PACE grant program have helped set the stage for this project finally to come to fruition.

DETAILED PROJECT SCHEDULE

Mobilization, demolition, site work: April-May 2023; Masonry: May; Exterior walls: June-September; Roof framing, roofing: July-October; Side porch: October-December; Doors, windows: October-January 2024; Painting, any other finishing work: November-April 2024.



DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)

Please explain what you will be rebuilding after the building is demolished. You must include a timeline for the rebuilding plan.

Additional pages are attached.

Applicant must read and initial the following:

J.V. I understand that the grant funds must be used only for the project described in this application. The work must be completed within twelve (12) months of the date that the grant is awarded. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

J.V. I understand that I must receive all required permits from the Office of Planning, Preservation, and Design and from the State of Indiana prior to beginning work on my project or I will forfeit any awarded grant monies.

J.V. I understand that a failure to complete any project may result in the City of Madison placing a lien on the property in order to recover grant monies in the amount of monies received by Recipient(s).

J.V. I understand that if any plans to the project change or if the contractor changes, I must notify the Director of Planning prior to the project construction continuing.

J.V. I understand that all property taxes must be current and that there cannot be any current tax liens against the property or current litigation between the City of Madison and the applicant. I understand that if one of these is not true, my application will not be considered for funds.

I certify that I have read the P.A.C.E. Program Guidelines and that all required documents are included in my final application packet.

L. Darling

Applicant(s) Signature

3 February 2023

Date

Documentation Review (Completed by Planning Office)

- Complete application
- Photographs of Property
- Project Plans (If required)
- Copies of Construction Quotes
- COA application filed (If applicable)
- Proof of Property Insurance
- Proof of Ownership (Deed)
- Certificate of Incorporation (If required)
- Unsafe Letter (If required)

Staff Notes



DETAILED PROJECT BUDGET WORKSHEET

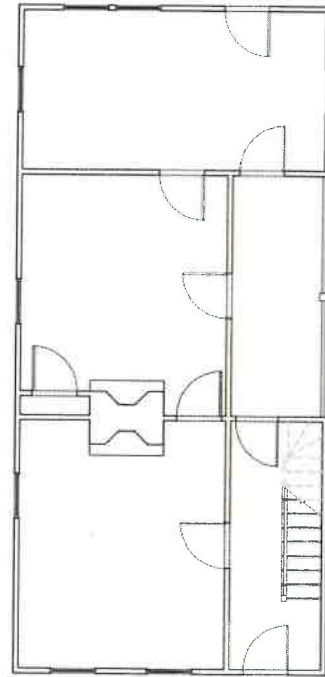
List all major tasks necessary to complete the proposed Project, the total budget, and the matching grant amount requested. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. The Detailed Project Budget Worksheet does not replace the need to include copies of construction quotes from a registered contractor. If a copy of quote from a registered contractor is not provided, the application will be deemed incomplete.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Demolition	\$8,500.00	
2	Masonry	4,500.00	
3	Roof, framing	8,500.00	
4	Exterior walls	20,000.00	
5	Doors, windows	18,000.00	
6	Side porch	12,000.00	
7			
8			
9			
10			
11			
12			
13			
14			
15			
	Totals	\$71,500.00	\$25,000.00

Additional pages are attached.



LOCATION MAP



PLAN



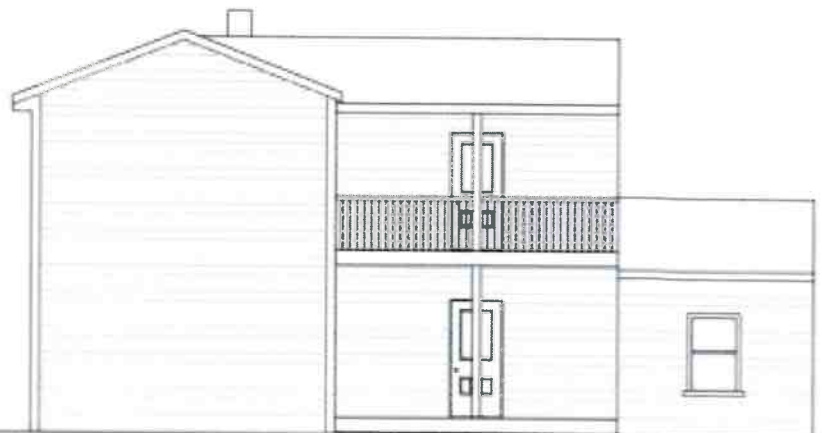
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

31 MAY, 1880

—[Lion Helling.]

OBITUARY.

Mr. Charles H. Custer, an old and much respected citizen, died at his home on Poplar Lane yesterday afternoon after a lingering illness. Mr. Custer was a native of Berks county, Pa., and was born in 1805—hence he was near 75 years of age. He removed to the Shenandoah Valley, Va., at the age of 18, where he married his now bereaved widow, and came to Madison in 1836, since which time he has been an honored citizen in this community. He was a zealous Odd-Fellow and a good fireman. He mastered three trades in his early life—carpenter, millwright and pattern-maker—and was a hard worker until failing strength incapacitated him for toil. He was buried this afternoon at four o'clock from his late residence, his funeral being largely attended by firemen and Odd-Fellows. In connection with this mention we are requested by the family to return their heart-felt thanks for the kindness of friends during the illness of the deceased.

Charles E. Cosby Sr., Madison councilman, dies

Madison City Councilman Charles E. Cosby Sr., 61, 713 Poplar St., died at 12:25 a.m. today at King's Daughters' Hospital.

He was a native and lifelong resident of Jefferson County, and was owner-operator of Cosby Motor Service, 119 W. 11th St. He was a member of St. Stephens A.M.E. Church of Lanover.

Cosby has been active in the community and politics most of his life. He was the 1977 recipient of the Madison Area Chamber of Commerce Community Service Award on Nov. 8, 1977.

He had served as Republican precinct committeeman of the second ward for the past 20 years and was the first Black in Madison to be elected to a political office. Cosby was elected to the Madison city council in 1970 and was elected to a second term in 1974.

In a letter written by Lide White Boys' Club director John Paul nominating Cosby for the Community Service Award, Paul said Cosby "has served his family, business, church, city council, Kiwanis Club, Lide White Boys' Club, Hoosier Trails Council of the Boy Scouts of America, Jefferson County United Way, IVY Tech board of directors, Madison City Park Board, NAACP, and Madison Area Chamber of Commerce in

a distinguished manner over many years in Madison."

As a member of the Madison Kiwanis Club, Cosby took an active part in the redevelopment of Kiwanis Park in 1973 and 1976, and Kiwanis Club youth fund raisers.

He had served on the Boys' Clubs board of directors and was president of the board in 1975 and 1976. He played a significant role in the growth of the club and in the club's work toward a new building.

Last month Cosby was presented the Boys' Clubs of America Bronze Medallion, which is awarded to laymen who have made significant and outstanding contributions to the Boys' Clubs of America movement.

Survivors include his wife, Mrs. Christine Tyree Cosby, two sons: Charles Jr. and Eugene, both of Madison; eight daughters: Mrs. Carole Gutes, Mrs. Naomi Oglesby, Mrs. Judith Brooks, and Mrs. Cecelia Humes, all of Indianapolis; Mrs. Elsie Perry and Mrs. Sheila Thomas, both of Madison; Dr. Marilyn Cosby Greene, Baltimore, Md.; and Mrs. Marlene Lynch, Rockford, Ill.; three brothers: James, Clifford and Fred, all of Madison; three sisters: Mrs. Bertha Shelton, Mrs. Maejla Perry and Mrs. Mattie Blackwell, all of Indianapolis; 28



CHARLES E. COSBY SR.

grandchildren; one great-grandchild; several nieces and nephews; and one aunt.

Services will be at 3 p.m. Tuesday at Trinity United Methodist Church with burial in Springdale Cemetery.

Friends may call at Gann Funeral Home after 2 p.m. tomorrow and until 11 a.m. Tuesday. And then from 12:30 p.m. until time of service at the church.

The family requests that expressions of sympathy take the form of donations to the Lide White Boys' Club or Kiwanis Park.



39-08-35-334-089-000-007

Ludington Link & Corum Robert

601 Mulberry St

510, 1 Family Dwell - Platted Lot

MADISON HISTORIC DISTRICT 4
3906994-007

1/3

General Information

Parcel Number
39-08-35-334-089-000-007
Parent Parcel Number
0110392700

Ownership

Ludington Link & Corum Robert
601 Mulberry St
Madison, IN 47250

Transfer Of Ownership

Date Owner Doc ID Code Book/Page Sale Price
01/01/1900 Ludington Link & Corum \$00

Notes

Legal

911-06027-00 LOTS 22,23,24,25,26
BLK A L & S ADD N11-113-1-31
601 MULBERRY ST

Property Class 510

1 Family Dwell - Platted Lot

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	GEN REVAL	GEN REVAL	GEN REVAL	AA	AA
As Of Date	06/28/2022	06/28/2021	06/30/2020	06/26/2019	01/01/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900
Land Res(1)	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$207,600	\$190,500	\$183,000	\$183,000	\$182,300
Imp Res(1)	\$198,000	\$184,700	\$174,600	\$174,600	\$173,900
Imp Non Res(2)	\$9,600	\$8,800	\$8,400	\$8,400	\$8,400
Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00
Total	\$219,500	\$202,400	\$194,900	\$194,900	\$194,200
Total Res(1)	\$209,900	\$196,600	\$189,000	\$189,000	\$188,800
Total Non Res(2)	\$9,600	\$8,800	\$8,400	\$8,400	\$8,400
Total Non Res(3)	\$00	\$00	\$00	\$00	\$00

Land Computations

Calculated Acreage 0.30

Land Data

Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
R		75	75x127	\$188	\$11,850	\$11,850

Developer Discount

Parcel Acreage 0.30

Location Information

County Jefferson
Township MADISON TOWNSHIP
District 007 (Local)

School Corp

MADISON CONSOLIDATED

Neighborhood 3906994-007

MADISON HISTORIC DISTRICT 4

Location Address

601 Mulberry St
Madison, IN 47250

Zoning

Residential

1/3

39-08-35-334-089-000-007

Characteristics

Topography

Level

Public Utilities

All

Streets or Roads

Paved, Sidewalk

Printed Sunday, February 5, 2023

39-08-35-334-089-000-007

Ludington Link & Corum Robert

601 Mulberry St

510, 1 Family Dwell - Platted Lot

MADISON HISTORIC DISTRICT 4
3906994-007

3/3

General Information

Occupancy Single-Family R 02
Description Single-Family R 02
Story Height 2.00
Style
Finished Area 1800 sqft

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Floor Finish

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Wall Finish

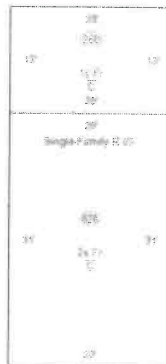
Heat Type

Central Warm Air

Roofing

Cost Ladder

Floor	Constr	Base	Finish
1	Wood Frame	880	880
2	Wood Frame	620	620
3			
4			
1/4			
1/2			
3/4			
Attic			
Basmt			
Crawl		880	0
Slab			



Specialty Plumbing

Description	Count	Value

Summary Of Improvements

Description	Year	Eff	Co	nd	Size	PC	Nbhd	Mrkt
Single-Family R 02	E-1	1900	1900	VP		100%		

Estimate

Dennis Webster

dwebstergm350sb@gmail.com

Link Ludington
111 East 4th St.
Madison Indiana 47250

Customer number	Document number	Page	Date	Valid to
1073	1112	1 / 2	2/2/2023	3/2/2023

Item	Quantity	Price	Sales tax	Total
Demolition Tear down chimney to below roof line; tear off existing shingles and any sheathing found to be in need of replacement; remove remaining aluminum siding and set aside for recycling.	1	8,500.00		8,500.00
Masonry Reconstruct chimney to height indicated to match historic appearance.	1	4,500.00		4,500.00
Roof and roof framing Repair and reinforce or replace rafters and sheathing as necessary to accommodate new roof surface; install architectural shingles with continuous ridge vent.	1	8,500.00		8,500.00
Exterior walls Repair and/or rebuild exterior wall framing to accommodate reinstatement of missing windows and reconstruction of second floor porch space; install wood clapboard, composite, or fiber reinforced cement siding to match original appearance; finish all siding and trim with primer and two finish coats of acrylic latex paint.	1	20,000.00		20,000.00
Doors and windows Restore and/or rehabilitate original facade windows and doors and three other original doors; replace existing modern back door with suitable new or salvaged replacement wood door to match historic appearance; repair and rehabilitate existing modern replacement windows or remove and replace with	1	18,000.00		18,000.00

Continued on page 2

Estimate

Dennis Webster

dwebstergm350sb@gmail.com

Link Ludington
111 East 4th St.
Madison Indiana 47250

Customer number	Document number	Page	Date	Valid to
1073	1112	2 / 2	2/2/2023	3/2/2023

Item	Quantity	Price	Sales tax	Total
new or salvaged windows of same size and configuration to match historic appearance.				
Side porch Reconstruct first and second floor side porch floors and install wood balustrade.	1	12,000.00		12,000.00
No Sales Tax: 71,500.00 x 0% = 0.00				

Total ex. tax	\$71,500.00
No Sales Tax	\$0.00
Total	\$71,500.00

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company

Dwelling Basic

New Business



Premium Summary

Dwelling #1:	\$762.00
111 E 4TH ST MADISON IN 47250-3421	
Policy Coverages	\$0.00
Additional Costs	\$0.00
Total Policy Premium	\$762.00

Note: a minimum earned premium of \$100.00 applies to this policy.

Policy Discounts

Claims Free Discount

Policy Summary

Policy Number:
103-307-915

Policy Period:
01/31/2023 to 01/31/2024 12:01 A.M. Standard Time

Named Insured(s):
LINK LUDINGTON
601 MULBERRY ST
MADISON IN 47250-3441

Contracted Agency:
ARLINGTON/ROE & CO INC - #556001
8888 KEYSTONE CROSSING
STE 900
INDIANAPOLIS IN 46240

Your Agent:
SECURITY INSURANCE AGENCY INC - #806400
PO BOX 710
MADISON IN 47250

Additional Named Insureds and Designees

Name: ROBERT CORUM, JR.	Address: 601 MULBERRY ST, MADISON IN 47250-3441
Relationship to Primary Named Insured: Spouse	Description of Interest: ADDITIONAL NAMED INSURED

Dwelling #1: 111 E 4TH ST, MADISON IN 47250-3421

Occupancy: Vacant	Residence Type: 1 Family Residence	Construction Type: Frame	Year Built: 1840	Protection Class Code: 4	Territory: 1
-----------------------------	--	------------------------------------	----------------------------	------------------------------------	------------------------

Coverage Detail

Coverage	Limit / Description	Premium
Dwelling (Fire & Extended Coverage)		\$607.00
Limit	90,000	
Loss Settlement	Actual Cash Value	
Roof Loss Settlement Option	Actual Cash Value	
All Other Peril Deductible	1,000	
Other Structures	9,000	Included
Loss Settlement	Actual Cash Value	
Roof Loss Settlement Option	Actual Cash Value	
Premises Liability	300,000	\$100.00
Medical Payments	5,000 Per person/25,000 Per occurrence	\$25.00

Dwelling Basic Policy Declaration

American Modern Property and Casualty Insurance Company

Policy Period: 01/31/2023 - 01/31/2024

Policy Number: 103-307-915

Policy Type: Dwelling Basic



Property Manager Premises Liability Extension		Included
Builder's Risk Renovation and/or New Construction		\$30.00
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included

Important Information

This dwelling does not have coverage for the peril of flood.

This dwelling does not have coverage for the peril of earthquake.

Premium \$762.00

Your Policy Documents

Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together.

Policy Level Forms (Forms that apply to all Dwelling)

- DW-CW-G-0001(01-15) - Condemnation Endorsement
- DB-CW-P-0001(01-15) - Dwelling Property - Basic Form
- DB-IN-A-0001(05-20) - Special Provisions - Indiana
- DW-IN-X-0004(08-18) - Criminal Acts Exclusion - Indiana
- IL-CW-G-0001(01-15) - Signature Endorsement

Forms that apply to Dwelling #1: 111 E 4TH ST, MADISON IN 47250-3421

- DY-CW-C-0001(01-16) - Premises Liability Endorsement
- DY-CW-C-0005(01-16) - Property Manager - Premises Liability
- DB-CW-C-0002(01-16) - Permitted Vacancy or Seasonal Usage Clause
- DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
- DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion
- DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- DB-CW-C-0009(01-15) - Builders Risk Renovation and/or New Construction Coverage
- IP-CW-C-0004(01-15) - Reinstatement of Limit

Policy Maintenance Information

Manage your policy online 24/7 with Online Services. Go to www.amig.com to sign up now. Or, download the Online Services mobile app for convenient on-the-go access.

MADISON HISTORIC DISTRICT BOARD OF REVIEW
CERTIFICATE OF APPROPRIATENESS

The Madison Historic District Board of Review at a meeting on: November 23, 1998 reviewed the application of: CORUM & LUDINGTON DESIGN ASSOCIATES for a Certificate of Appropriateness with regard to the following changes in the property at: 111 E. Fourth Street - Madison, IN 47250.

C. of A. to clear site, prepare foundation, place structure; remove any remaining unwanted modern materials or other features, aluminum siding, to facilitate restoration/rehabilitation of relocated house - present location of house is 715 Poplar St.

Subject to the following stipulations:

Said property of real estate is located in the area contained in the: (HDR) Zone, which is part of the original Comprehensive Master Plan Commission of Madison, Indiana, as determined by the PLAN COMMISSION of the City of Madison, Indiana. Said area is also known as: The Historic District

The Board of Review determined that the proposed change(s) is/are appropriate to the preservation of said area, and to the development standards in effect for the:-Historic District (Zone) area, pursuant to the purposes of the pertinent statutes and ordinances.

THIS CERTIFICATE OF APPROPRIATENESS IS HEREBY GRANTED
THIS 23rd DAY OF NOVEMBER, 1998

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Bob Snodgrass

Chairman, Vice Chairman or Building Inspector
(R.Snodgrass) (D. Steinert) (S. Horton)
or (Jim Storm)

PLEASE CHECK WITH THE BUILDING INSPECTOR !!!
THIS IS NOT A BUILDING PERMIT !!!!





HISTORIC RESOURCE INVENTORY FORM

Resource Address: 111 E 4th St Madison Indiana 47250 USA
County: Jefferson
Historic name: Custer House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Abuts sidewalk, wood gate on east, alley to west, mature trees in rear, bushes in parkway.



Lat/Long: 38.7386892130814300, -85.3794214765823400 [WGS84]

UTM: Zone 16S, 640847.5483 mE, 4289025.9489 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1840-1849 , documented 1844*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

Architectural Information

Category: building, House	Style: Federal	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): Wood Clapboard, aluminum siding	
Stories: 2, Bays:	Roof Material: asphalt shingles	
Form or Plan: 2/3 Single Pile, rectangular	Roof Type: Side Gable	
Foundation: concrete block	Windows: historic wood 6/9 double-hung sashes	
General condition: Poor	Chimney(s):	
Basement:	Porch:	

Historical Summary:

House was moved in 1999 from 715 Poplar Street. Situated at rear of 601 Mulberry Street lot.

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

Integrity: Good integrity.

Description/Remarks

This is a 2-story house in the Federal style built in 1844. The building is rectangular in plan. The foundation is concrete block. Exterior walls are wood clapboard and aluminum siding. Aluminum siding on west side. Rear wing covered in tarp. The building has a side gable roof clad in asphalt shingles. Stepped frieze. Windows are historic wood, 6/9 double-hung sashes. Upper windows 6/6, wood sills. Wood door and transom.

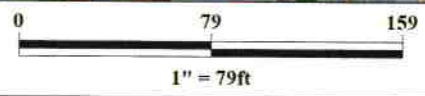
Survey and Recorder

Project: Search for '111 e 4' in Madison, Indiana (8 results)	Sequence/Key no.:	Survey Date: November 2021
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys:
Inventoried: 06/28/2022 12:23:59 pm Last updated: 06/28/2022 12:27:35 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



- 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) Link Ludington

Property Address: (address) 611 Mulberry St.

Proposed Action to: (explain) relocating house to northeast corner of property and with addition of deck and garage door access on rear elevation

Meeting will be held on: (date) 6/26/2023

POSTING DEADLINE

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

06/11/2023

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