



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 302 Marine St to demolition of rear addition and add windows and siding. Demolish the existing front porch and add an overhang over the doorway. Replace windows.



Application Date: November 6, 2023
HDBR Meeting Date: November 27, 2023

Project Description:

Certificate of Appropriateness application to demolition of rear addition and add windows and siding. Demolish the existing front porch and add an overhang over the doorway. Replace windows.

Current Zoning:

Residential Medium Density (R-8)

Project Location:

302 Marine St

Applicant:

Dee Comstock
310 Marine St.
Madison, IN 47250

Owner:

Same

Supporting Documents:

- COA application
- Photo of property
- Site plan
- Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	c. 1920
Style	Hall and Parlor
Evaluation	Contributing
Survey Notes	

Alterations:

Aluminum Siding; aluminum storm windows; modern metal porch columns; rear addition; screened-in porch at rear

Historical Information/Misc. Important Information:**Prior COA Approvals:****Guidelines, Standards, & Ordinances****HDBR Guidelines:**

Madison Historic District Design Guidelines – 6.0 AWNINGS AND CANOPIES p. 54-55

- 6.1 Repair existing canvas or metal awnings with in-kind materials.
- 6.2 Replace awnings with appropriate materials, design, and dimensions.
- 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.
- 6.9 Awnings should be constructed of canvas duck or cotton and polyester blends and may be treated with acrylic. Vinyl is not an appropriate material for awnings.

Madison Historic District Design Guidelines – 18.0 WINDOWS p. 82-86

- 18.1 Retain and preserve historic windows including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings.
- 18.2 Maintain existing historic windows where possible. Follow guidelines for wood or metal maintenance, as relevant.
- 18.3 Repair existing historic windows where possible, rather than replacing entire window units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. Reproduction glass is desirable but not required.
- 18.7 New windows must match the originals in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar between the panes. Snap-in grilles or grilles between glass are not appropriate for windows.
- 18.8 New window openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. New window openings shall not be added to the primary façade or elevations readily visible from the public right-of-way. New window openings may be added at rear or side elevations not readily visible.

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

32.2 Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HDBR shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HDBR and become a permanent record of the City of Madison.

32.3 Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums.

Ordinance:

(B) Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares, and places to which it is visually related.

(C) Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares, and places to which the building is visually related.

(D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.

(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.

(J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

Secretary of the Interior Standards:

Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

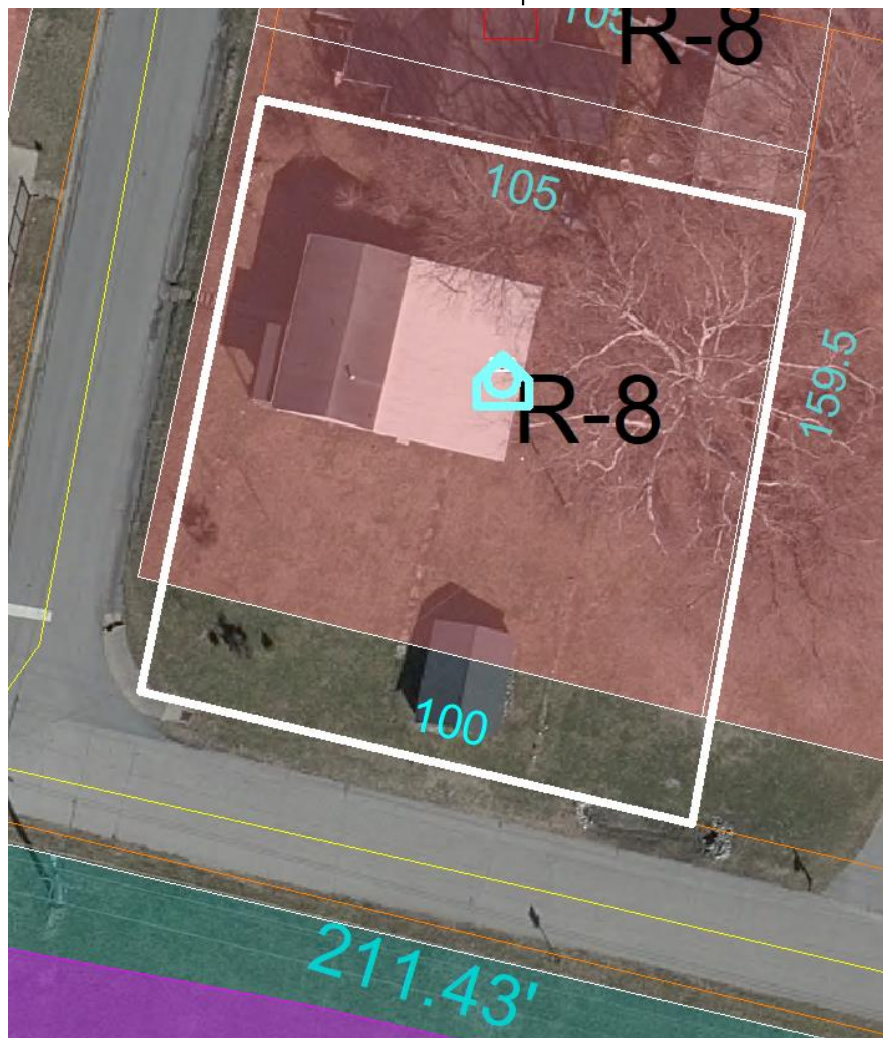
Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

The window and demolition project *are in* conformance with the Guidelines because addition is newer to the structure and the proposed changes to the windows are compatible with the style of the building; the awning/removal of the porch project *may not be in* conformance with the guidelines, as no evidence has been provided that the existing porch is not original to the home; the project *is not in* conformance with the Secretary of Interior Standards; and *is in* conformance with the Ordinance.

Think GIS Map





Application for
Certificate of Appropriateness

HDBR Staff Review Fee	\$ 10.00
HDBR Application Fee*	\$ 25.00
HDBR Ad Fee*	\$ 15.00
Sign Fee*	\$ 2.00 per street

* Required for applications being heard before the HDBR.

Purpose: All exterior changes visible from the public right-of-way (streets/alleys) within the Madison Historic District requires a Certificate of Appropriateness (COA). Applications must be complete before the HDBR or Staff can begin the review process. Submit this application form, all supplemental documentation as required, and the required fee(s).

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Dee Comstock
Street: 310 Marine Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 630-532-9100
Phone (Alternate): _____
Email: deecomstock@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 302 Marine Street, Madison, IN 47250

Zoning Classification: _____

Type of Project (Check all that apply)

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

Description of Existing Use: Vacant bldg. - vacant for at least 19 years

Description of Proposed Use: Renovate + Restore to original 1940's home

Name of Contractor (If applicable): Storm Contracting, Joel Storm

→ Return to a livable dwelling - for family use - maybe rental.

Per the City of Madison Historic District Ordinance, an application must include the following in addition to the usual material required for a building permit at the time of application. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- COA Addendum

Moving Buildings:

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

Demolition:

- Photographs with captions

Provide a detailed Narrative statement describing the proposed scope of work. If the project includes more than one type of project, please divide the description into sections.

1940's dwelling on corner lot. A two bedroom + screened porch was added in the mid 70's(??)

Three Phase Project.

Phase 1: Demo addition. Repair, replace windows (rotten)
Remove aluminum siding. Attempt to repair original wood lap siding.

Phase 2: Replace existing shingles w asphalt shingles - dimensional
Construct gable over front porch.

Phase 3: Run electrical, paint, + weatherproof

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	Brickwork & Masonry	40	STAFF		
<input type="checkbox"/>	Concrete & Stucco	42	STAFF		
<input checked="" type="checkbox"/>	Siding	44	HDBR/STAFF	Aluminum	Wood restoration OR LP/Handie
<input type="checkbox"/>	Metal	49	STAFF		
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input checked="" type="checkbox"/>	Awnings & Canopies	54	STAFF	Shed style	Gable?
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	original back door -	
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF		
<input type="checkbox"/>	Foundations	63	STAFF		
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF		
<input type="checkbox"/>	Light Fixtures	66	STAFF		
<input checked="" type="checkbox"/>	Porches	68	HDBR/STAFF	Wood & screen	demolish
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF		dimensional asphalt shingles
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	Wooden	replace per Board guidelines
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF		
<input type="checkbox"/>	Fences and Walls	88	STAFF		
<input type="checkbox"/>	Mechanical Units	91	STAFF		
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas	93	STAFF		

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

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR		
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR		
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input type="checkbox"/>	New Construction - Additions	109	HDBR		
<input type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Accessibility	110	HDBR/STAFF		
<input type="checkbox"/>	New Construction - Energy Retrofit	112	HDBR/STAFF		
<input type="checkbox"/>	Relocation	115	HDBR		
<input checked="" type="checkbox"/>	Demolition	116	HDBR	Wool & aluminum siding	o Regional wood siding
<input type="checkbox"/>	Other: _____		HDBR/STAFF		

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

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

11/6/23
Date

Ree Comstock
Signature of Applicant

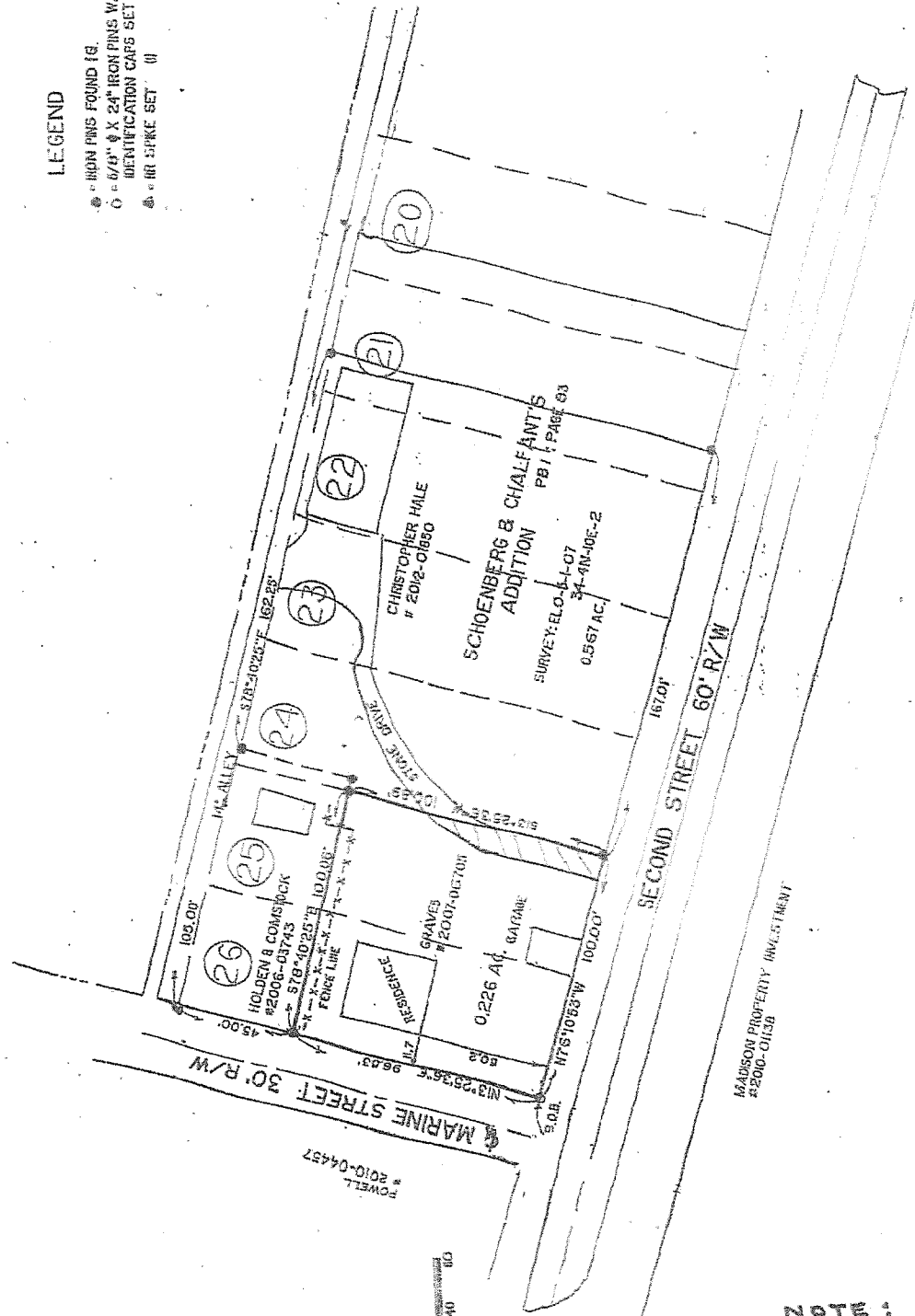
COMPLETED BY PLANNING OFFICE	Meeting Information: Historic District Board of Review
Application Accepted on: _____	101 W Main St, Madison, IN 47250 - Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 5:30PM
Application to be Reviewed by:	Action on Application:
<input type="checkbox"/> HDBR <input type="checkbox"/> STAFF	<input type="checkbox"/> HDBR/STAFF COA issued <input type="checkbox"/> HDBR/STAFF COA denied
	<input type="checkbox"/> HDBR Extended <input type="checkbox"/> Sent to HDBR by Staff

Documentation Review (Completed by Planning Office)

- | | |
|---|--|
| ___ Owner Authorization provided (if req'd) | ___ Required supporting documents are provided |
| ___ Site plan is adequate | ___ COA Addendum (if req'd) |
| ___ Application is complete | ___ Notification Sign given to applicant |

LEGEND

- - IRON PINS FOUND 18.
- - 6/8" X 24" IRON PINS W/YELLOW IDENTIFICATION CARDS SET THIS 61
- ⊙ - IR SPIKE SET (1)



MADISON PROPERTY INVESTMENT
#2010-0158

NOTE:
NOT TO
SCALE









MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness



Application has been made by: (name) Dee Comstock

Property Address: (address) 302 Marine St

Proposed Action to: (explain) Demolition of rear addition and add windows and siding. Demolish the existing front porch and add an overhang over the doorway. Replace windows.

Meeting will be held on: (date) November 27, 2023

POSTING DEADLINE

11/17/23

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

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

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 302 Marine St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: On plateau located on the second terrace of the river. Yard slopes to south and west. Linear concrete steps, metal railing, and path to front porch. Mature trees at rear.



Lat/Long: 38.7395117933382800, -85.4017356687172000 [WGS84]

UTM: Zone 16S, 638906.4747 mE, 4289083.1346 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , circa 1920*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style:	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including shed
Structural: frame	Exterior Material(s): aluminum siding	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Hall and Parlor, rectangular	Roof Type: Side Gable	
Foundation: concrete block	Windows: wood 1/1 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story Partial-width open porch	

Historical Summary:

Owner's son said that the property used to be a part of an orchard belonging to the house "in front of it", and that before his mother lived there his aunt did (source 2002).

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)

<i>Recommendation</i>	<i>Level of potential eligibility</i>	<i>Landmark potential</i>
<input type="checkbox"/> Individually eligible	<input type="checkbox"/> National	<input type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined		



Description/Remarks

This is a 1-story house built in 1920. The structural system is frame. The foundation is concrete block. Exterior walls are aluminum siding. The building has a side gable roof clad in asphalt shingles. Slight fascia. Shed roof on rear addition. Windows are wood, 1/1 double-hung sashes. Aluminum storm windows. There is a single-story, partial-width open porch characterized by a flat roof with modern metal posts. Screen porch in rear addition. Multi-light wood door and storm door. There is a single-story, rear, frame addition.

Survey and Recorder		
Project: Madison, Indiana	Sequence/Key no.:	Survey Date:
Prepared By:	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Jun 26, 2002, Site Number 1-063
Inventoried: 09/20/2021 11:42:52 am Last updated: 06/18/2022 4:41:50 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No