



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 701-703 West St to replace siding at 701 West St with LP smart siding. Replace the existing door on 703 West St with fiberglass door. Add new entrance on the rear of 703 West St on the second floor. Replace existing windows on 701 West St with vinyl windows, changing the size of one picture window. Add dormer on 701 West St. Add rear staircase to second floor on 703 West St. Replacing shingle roof with standing seam roof on 701 West St.

Application Date: January 17, 2024

HDBR Meeting Date: February 26, 2024

Project Description:

Certificate of Appropriateness application to replace siding at 701 West St with LP smart siding. Replace the existing door on 703 West St with fiberglass door. Add new entrance on the rear of 703 West St on the second floor. Replace existing windows on 701 West St with vinyl windows, changing the size of one picture window. Add dormer on 701 West St. Add rear staircase to second floor on 703 West St. Replacing shingle roof with standing seam roof on 701 West St.



Current Zoning:

Central Business District (CBD)

Project Location:

701-703 West St

Applicant:

Brian Marshall
201 Plum St
Madison, IN 47250

Owner:

Same

Supporting Documents:

COA application
Photo of property
Structure Plan
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

701 West St

Date	c. 1880
Style	Vernacular
Evaluation	Non-Contributing
Survey Notes	Vinyl siding, replacement shingles, replacement door

703 West St

Date	c. 1870
Style	Italianate
Evaluation	Contributing
Survey Notes	Ground floor segmental arch openings with a double row of brick soldiers as a lintel and one infill window. Segmental arch openings and stone sills on north. Historic wood door and replacement door with sidelights and transoms.

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 3.0 MATERIALS, WOOD SIDING AND SHINGLES p. 44-46

3.8 The use of vinyl or aluminum siding or trim is not appropriate.

3.9 The use of fiber cement (cementitious) siding may be approved for replacement of deteriorated wood siding, new structures, nonhistoric structures and additions to historic structures not visible from the public view.

Madison Historic District Design Guidelines – 9.0 DOORS AND ENTRANCES p. 59-61

9.1 Retain and preserve original doors and entrances.

9.2 Maintain and preserve original doors and entrances.

9.4 Do not enclose or conceal an original door opening on the primary façade or an elevation readily visible from the public right-of-way.

9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals.

9.6 Never create a new door opening where none existed on a readily visible facade.

Madison Historic District Design Guidelines – 15.0 ROOFS p. 71-73

15.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs.

15.2 Preserve, maintain, and repair historic roofing details and materials such as slate, standing-seam metal, and tile.

15.4 New roofing materials should be compatible with either the existing or original roofing material.

15.5 Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs.

15.10 It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking sufficient historical, pictorial, or physical documentation.

15.11 Avoid altering the existing roof pitch or introducing a new roof pitch.

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.

18.3 Repair existing historic windows where possible, rather than replacing entire window units.

18.4 Replace in kind, using replacement windows that match the existing historic elements as closely as possible.

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.

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.

Madison Historic District Design Guidelines – 26.0 NEW CONSTRUCTION – ADDITIONS p. 106-108

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

26.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower it visually.

26.3 The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location.

26.4 Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features.

26.11 Rooftop additions for commercial buildings may be approved under certain conditions.

Madison Historic District Design Guidelines – 28.0 NEW CONSTRUCTION – ACCESSIBILITY AND LIFE SAFETY p. 110-111

28.1 Locate fire exits, stairs, landings, and ramps so that they are compatible with the character of the building or site.

28.2 Introduce new or alternate means of access to the historic building, in ways that do not compromise the appearance of an historic entrance or front porch.

Ordinance:

151.34 Visual Compatibility Factors

- (A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.
- (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.
- (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.
- (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.
- (H) Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (I) Walls of continuity. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, and building facades, shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings, squares, and places 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:

Standards for 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.
- 6. 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.
- 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.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation Brief:

NPS Preservation Brief #04 Roofing for Historic Buildings

NPS Preservation Brief #8 Aluminum and Vinyl Sidings on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

NPS Preservation Brief #09 The Repair of Historic Wooden Windows

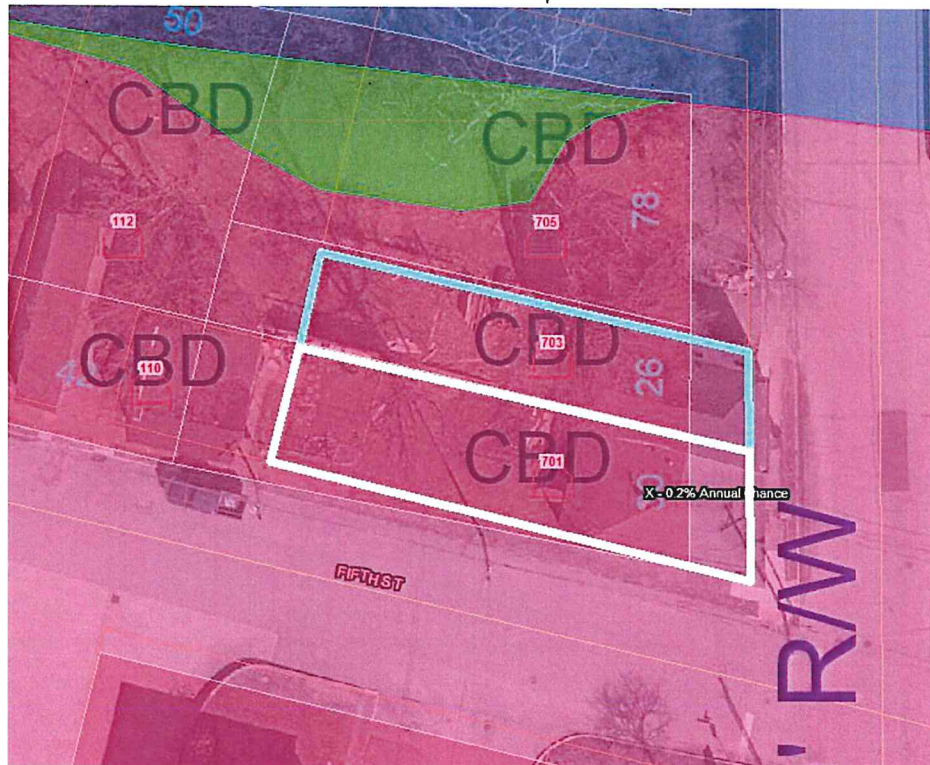
NPS Preservation Brief #14 New Exterior Additions to Historic Buildings: Preservation Concerns

NPS Preservation Brief #32 Making Historic Properties Accessible

Conformance with Guidelines, Ordinance & Standards:

The door and roof portion of this project *is in* conformance with the guidelines, ordinance, and SOI for Rehabilitation. While vinyl windows are generally inappropriate within the historic district, this structure is non-contributing, and the proposed vinyl window would not impact the rating of this structure or be detrimental to the district. The proposed addition of the dormer on 701 West St would generally not be appropriate however this building is non-contributing and its modification would not be detrimental to the district. The modification of the second story window to a door is questionable. The guidelines state not to create a new doorway on a façade visible from the street; however, this is on the rear of the structure and is needed for fire egress.

Think GIS Map





MADISON

Indiana
Planning, Preservation and Design

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

Application for Certificate of Appropriateness

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

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

* Required for applications being heard before the HDBR.

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

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

APPLICANT INFORMATION

Name: BRIAN MARSHALL
 Street: 201 Plum ST
 City: MADISON State: IN Zip: 47250
 Phone (Preferred): 812 701-5651
 Phone (Alternate): _____
 Email: blm47250@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: 701 west 701/703 West Street

Zoning Classification: Central BUS

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 type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

Description of Existing Use: _____

Description of Proposed Use: Residential

Name of Contractor (if applicable): _____

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.

Rehabing Both Bldg into Residential Housing
 701 2 BR 1 BATH 703 2 2 BR APARTMENTS

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	Vinyl	LP Smart Siding (701)
<input checked="" type="checkbox"/>	Metal	49	STAFF	Shingle	STANDING SEAM meta (701)
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF		
<input type="checkbox"/>	Awnings & Canopies	54	STAFF		
<input type="checkbox"/>	Cornices	56	HDBR/STAFF		
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF		
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	N/A	FIBERGLASS (703)
<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 type="checkbox"/>	Porches	68	HDBR/STAFF		
<input type="checkbox"/>	Roofs	71	HDBR/STAFF		
<input type="checkbox"/>	Signs	74	STAFF		
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF		
<input checked="" type="checkbox"/>	Windows	82	HDBR/STAFF	WOOD	WOOD FOR (703) Vinyl For (701)
<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 checked="" type="checkbox"/>	New Construction - Additions	109	HDBR	N/A	SHED DOORWAY (701) LPSIDE, METAL ROOF
<input checked="" type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF	N/A	ENHANCE STAIRS (703)
<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 type="checkbox"/>	Demolition	116	HDBR		
<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.

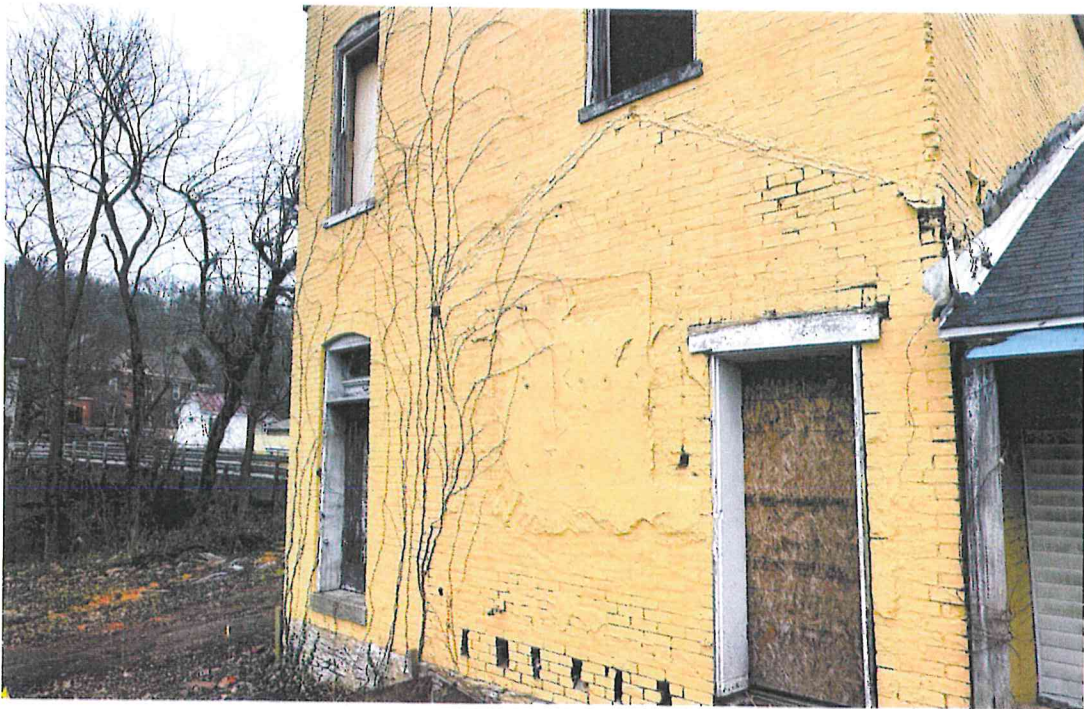
1-17-24
Date

[Signature]
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

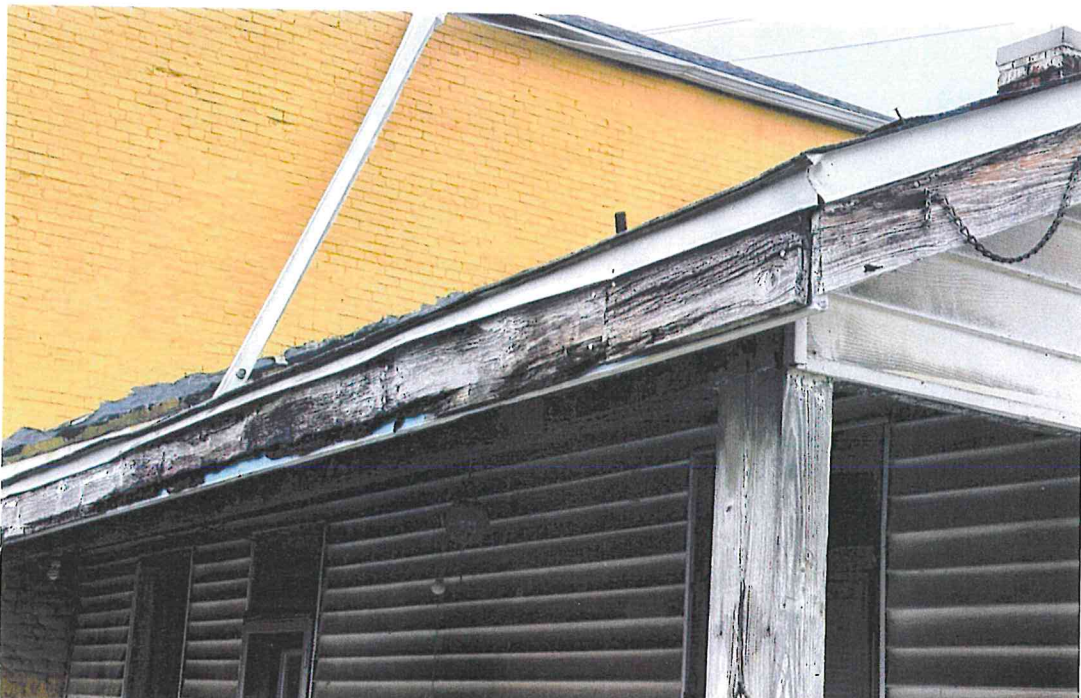
Documentation Review (Completed by Planning Office)

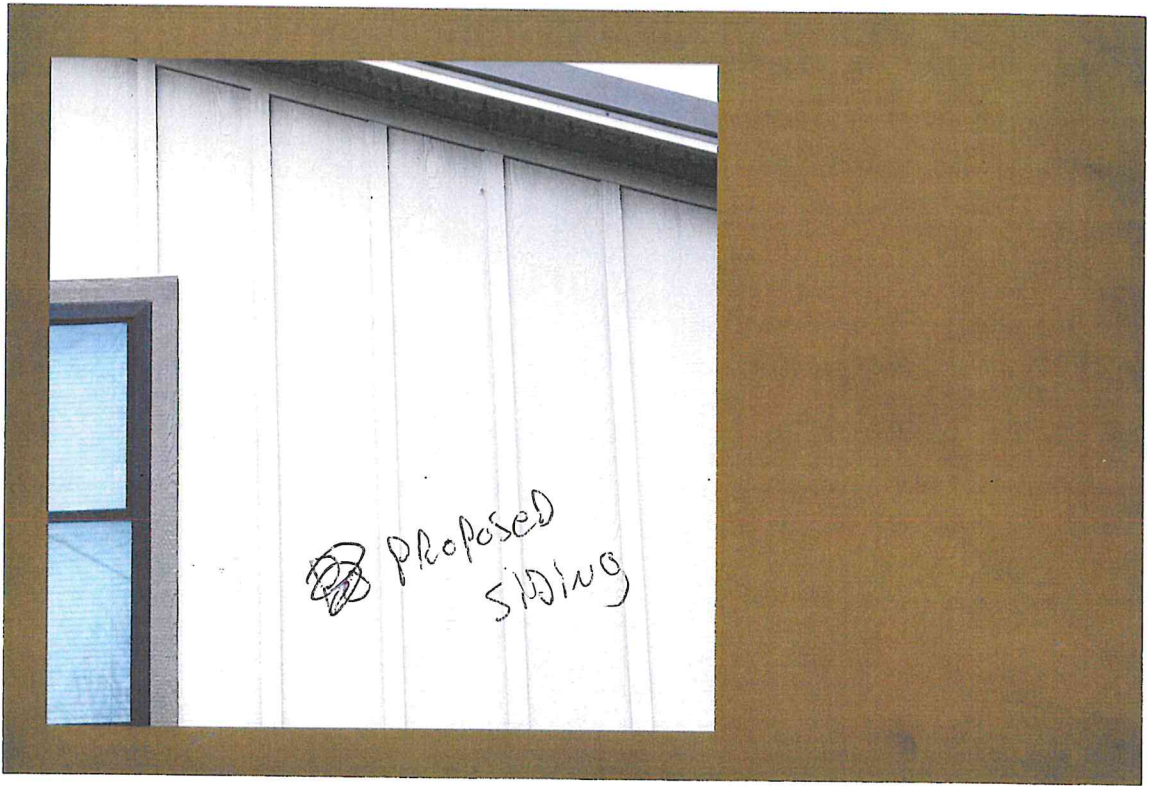
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|---|--|
| ___ Owner Authorization provided (if req'd) | ___ Required supporting documents are provided |
| ___ Site plan is adequate | ___ COA Addendum (if req'd) |
| ___ Application is complete | ___ Notification Sign given to applicant |

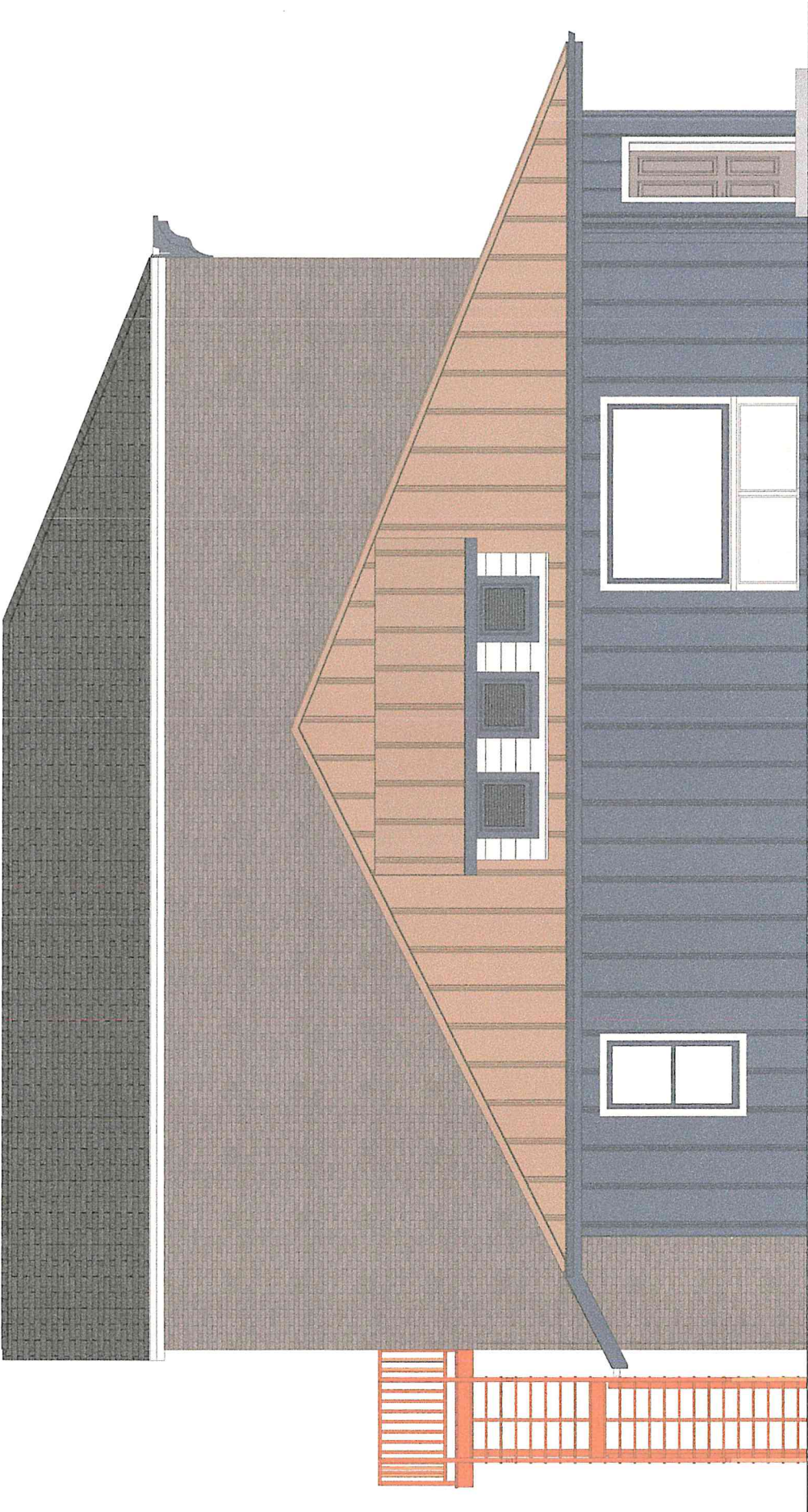


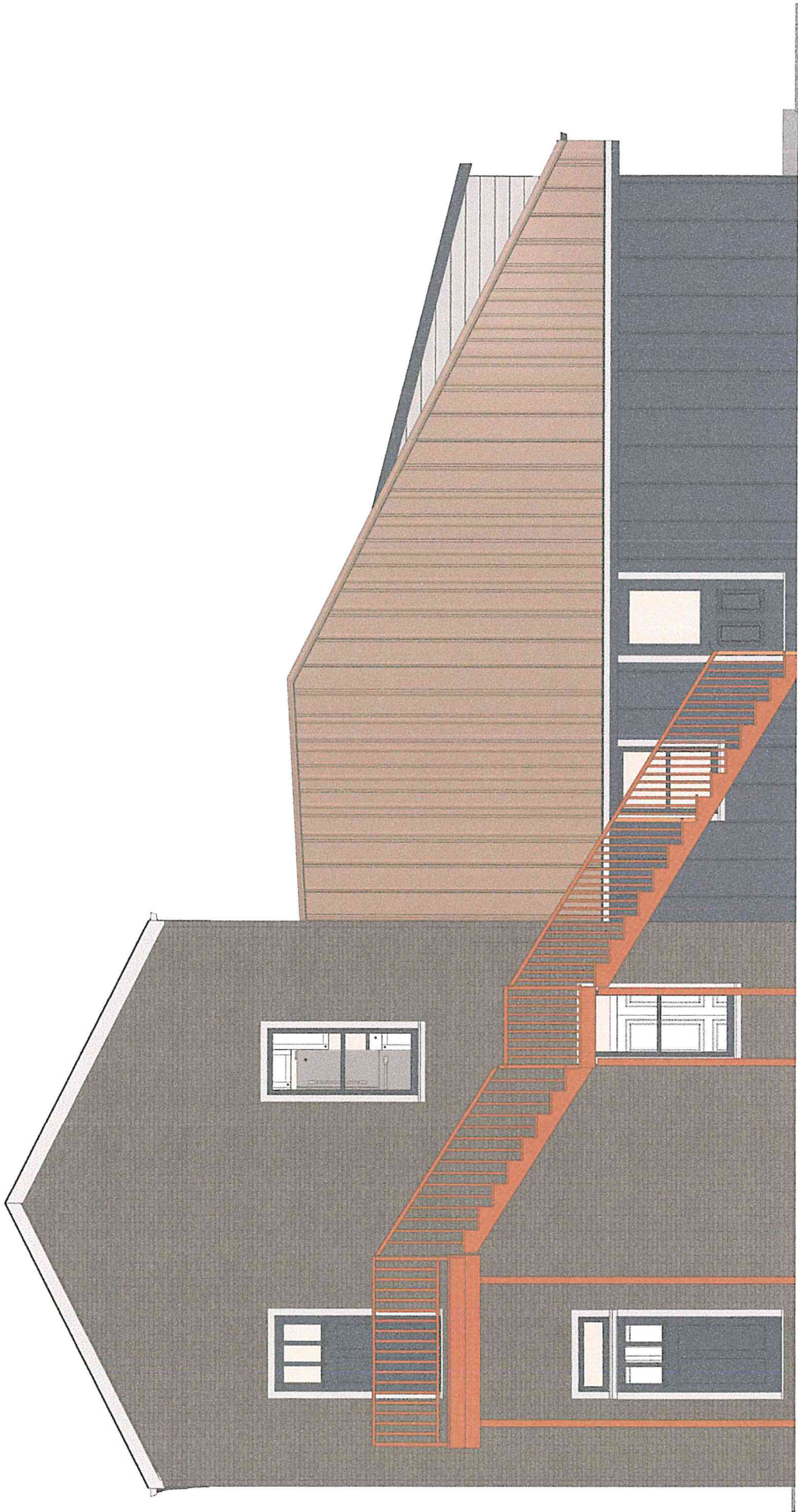


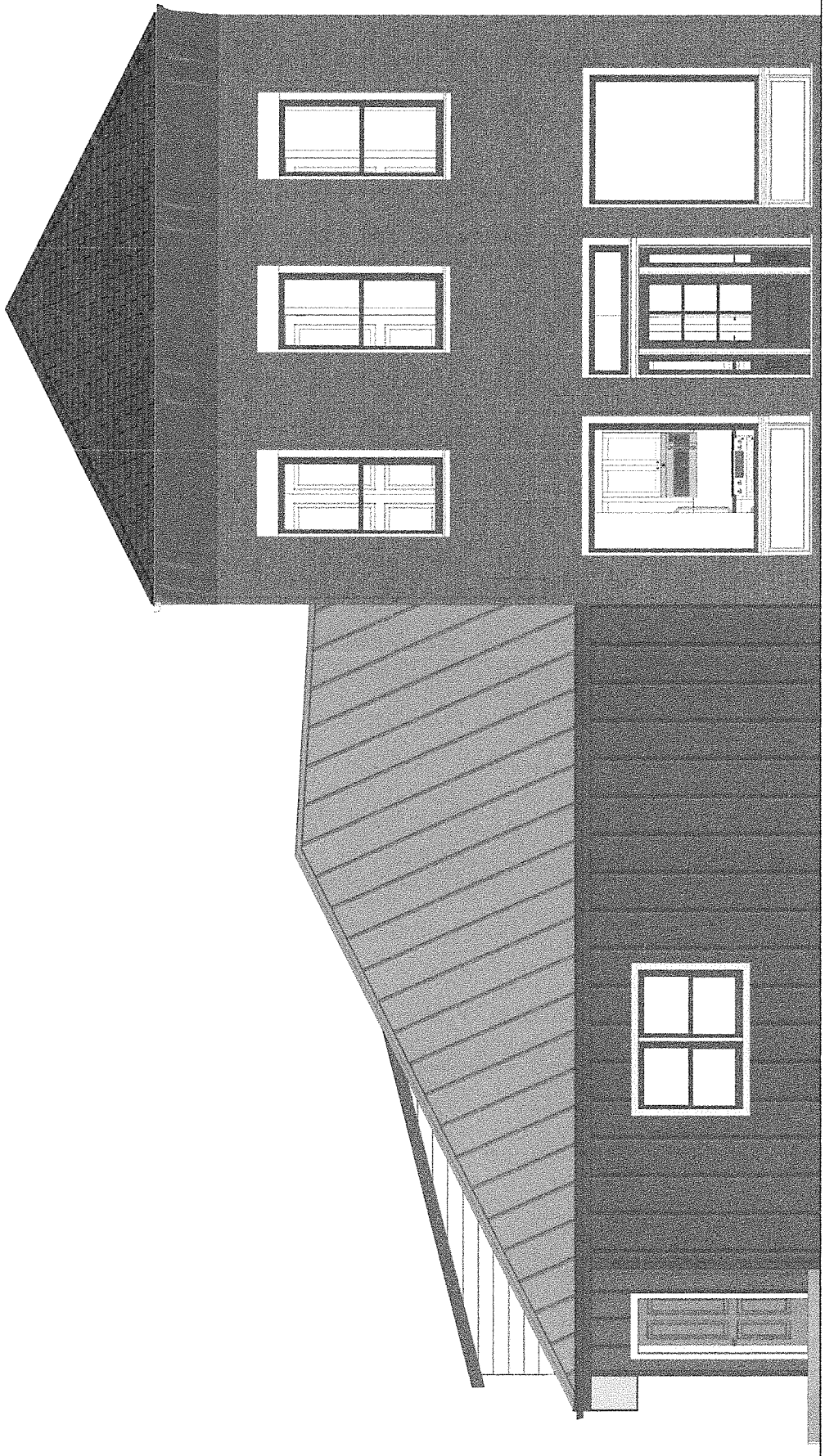


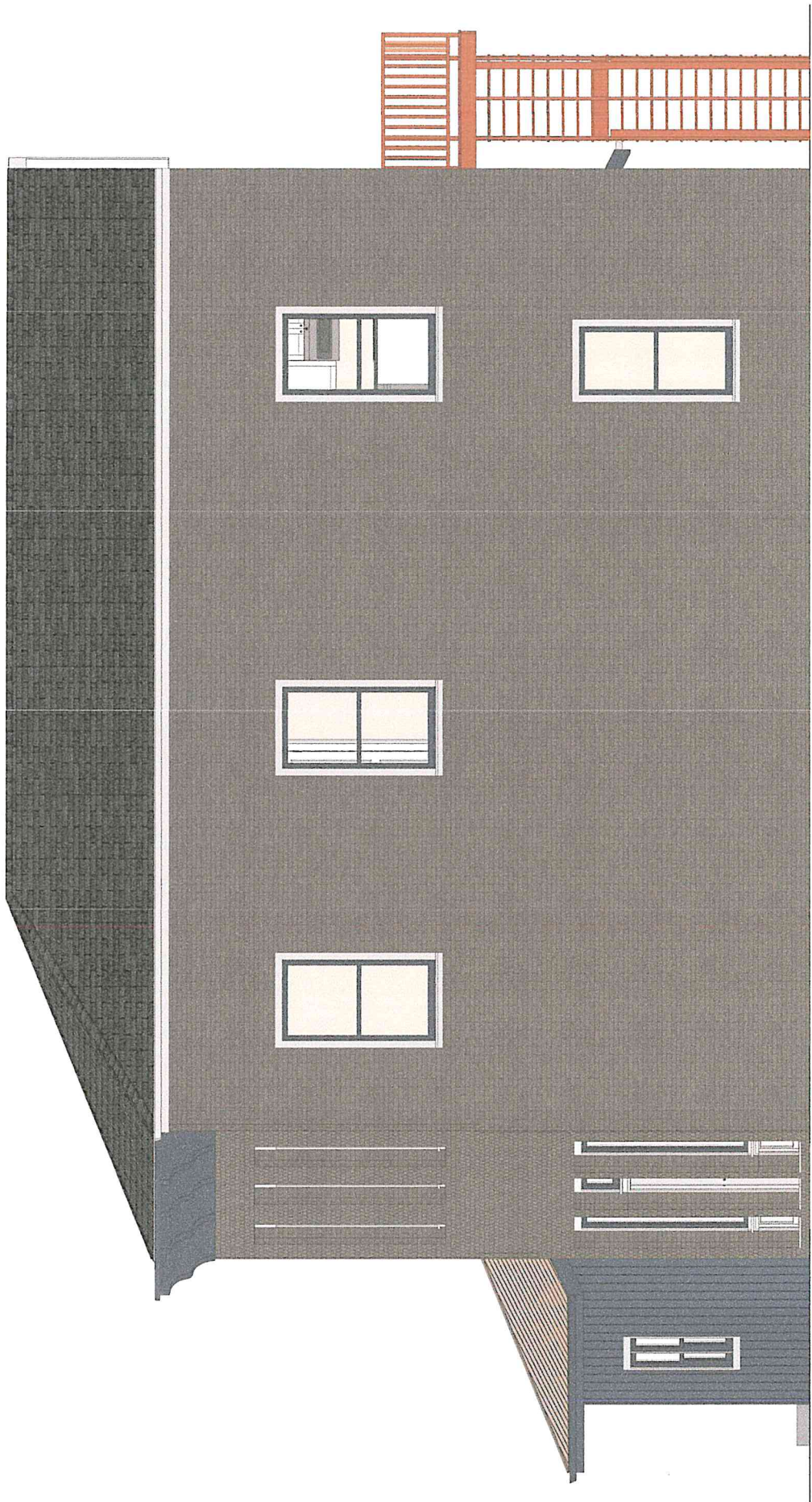






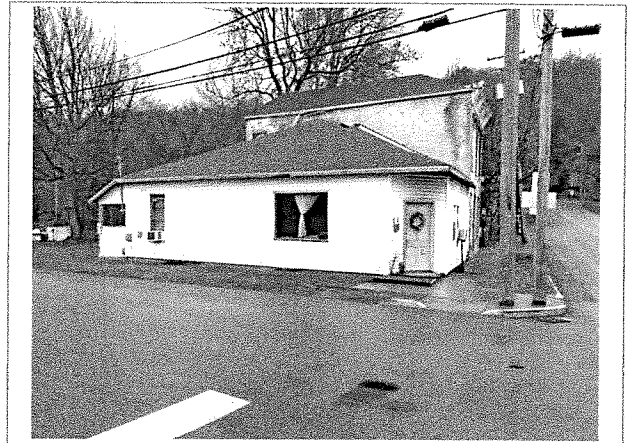






HISTORIC RESOURCE INVENTORY FORM

Resource Address: 701 West St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On flat ground.



Lat/Long: 38.7398892185328900, -85.3804230619712900 [WGS84]

UTM: Zone 16S, 640758.1372 mE, 4289157.5797 mN

Parcel No.

Historical Information

Historic Function: Commerce/Trade: Restaurant	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1880-1889 , circa 1880*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, Commercial Building	Style:	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): vinyl siding	
Stories: 1, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: Vernacular, irregular	Roof Type: Hipped	
Foundation: concrete block	Windows: fixed	
General condition: Fair	Chimney(s):	
Basement:	Porch:	

Historical Summary:

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

Description/Remarks

This is a 1-story commercial building built in 1880. The foundation is concrete block. Exterior walls are vinyl siding. The building has a hipped roof clad in replacement asphalt shingles. Windows are fixed. Clipped corner entry with replacement door.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Aug 27, 2002, Site Number 3-0652
Inventoried: 09/20/2021 11:43:37 am Last updated: 06/24/2022 6:46:57 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

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 703 West St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On slight rise, near Crooked Creek. Paved driveway to north, mature tree.



Lat/Long: 38.7399660328780800, -85.3803981386230400 [WGS84]

UTM: Zone 16S, 640760.1526 mE, 4289166.1426 mN

Parcel No. GIS/Ref/ID: 32100

Historical Information

Historic Function: Social: Meeting/Fellowship Hall	Current Function: Vacant/Not in Use
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development Social History	

Architectural Information

Category: building, Civic hall	Style: Italianate	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): brick	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: , rectangular	Roof Type: Hipped , Decorative cornice , Brackets and Dentils	
Foundation: rubblestone	Windows: historic wood 2/2 double-hung sashes	
General condition: Poor	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Former Eureka Lodge No. 30.

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

Eligibility: Applicable NHL Criteria: 1, 4

Level of potential eligibility

- National
 State
 Local

Landmark potential

- National
 State
 Local

Description/Remarks

This is a 2-story civic hall in the Italianate style built in 1870. The foundation is rubblestone. Exterior walls are brick. Brick is Flemish bond. The building has a hipped roof clad in replacement asphalt shingles with decorative cornice and brackets and dentils. Projecting pressed metal cornice with paired brackets. Windows are historic wood, 2/2 double-hung sashes. Ground floor segmental arch openings with a double row of brick soldiers as a lintel and one infill window. Decorative hoods and stone sills on second floor. Segmental arch openings and stone sills on north. Historic wood door and replacement door with sidelights and transoms.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Douglas Gilbert, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #32100, surveyed Aug 27, 2002, Site Number 3-0653
Inventoried: 09/20/2021 11:43:37 am Last updated: 06/24/2022 6:56:54 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



MADISON
Indiana
Planning, Preservation and Design

MADISON HISTORIC DISTRICT BOARD OF REVIEW

Request for Certificate of Appropriateness

Application has been made by: (name) Brian Marshall

Property Address: (address) 701-703 West St

Proposed Action to: (explain) _____

Replace siding at 701 West St with LP Smart siding. Replace existing door on 703 West St with fiberglass door. Add new entrance on the rear of 703 West St on the second floor. Replace existing windows on 701 West St with vinyl windows, changing the size of one picture window. Add dormer on 701 West St. Add rear staircase to second floor on 703 West St. Replace single roof with standing seam on 701 West St.

Meeting will be held on: (date) February 26, 2024

POSTING DEADLINE

2/12/2024

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