



**PROJECT BRIEF**

*Historic District Board of Review Application for Certificate of Appropriateness at 509 W Third St to remove existing 5-ft x 4-ft shed and build a similar shed of 5-ft x 8-ft.*



Application Date: January 24, 2024  
 HDBR Meeting Date: February 26, 2024

**Project Description:**

Certificate of Appropriateness application to remove existing 5-ft x 4-ft shed and build a similar shed of 5-ft x 8-ft.

**Current Zoning:**  
 Historic District Residential (HDR)

**Project Location:**  
 509 W Third St

**Applicant:**  
 Ryan Leach  
 132 Lois Ln  
 Hanover, IN 47423

**Owner:**  
 Peter Ashley  
 509 W Third St  
 Madison, IN 47250

**Supporting Documents:**

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

**Alterations, Historical Information, & Prior Approvals:**

Date	c. 1985
Style	Vernacular
Evaluation	Non-contributing
Survey Notes	

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

<b>Guidelines, Standards, &amp; Ordinances</b>
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**HDBR Guidelines:**

*Madison Historic District Design Guidelines – 32.0 DEMOLITION p. 116-117*

32.1 Choose demolition only as a last resort.

32.4 Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources. If artifacts are discovered which pre-date December 31, 1870 there may be additional requirements as outlined in Appendix E.

32.5. Retain mature trees on site and leave the lot properly graded and seeded.

*Madison Historic District Design Guidelines – 24.0 NEW CONSTRUCTION - OUTBUILDINGS p. 101-102*

24. 1 The design of new garages and other accessory buildings should be compatible with dwellings in the historic district.

24.2 Site new garages and accessory buildings appropriately on the lot.

24.4 The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

24.5 Materials used for new garages and outbuildings should reflect the historical development of the property.

24.6 Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

24.7 Windows which are readily visible from the public right-of-way should be appropriate to the style of the house. Visible pedestrian doors should either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

24.8 Metal garage doors with a paneled design may be appropriate.

**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:

NA

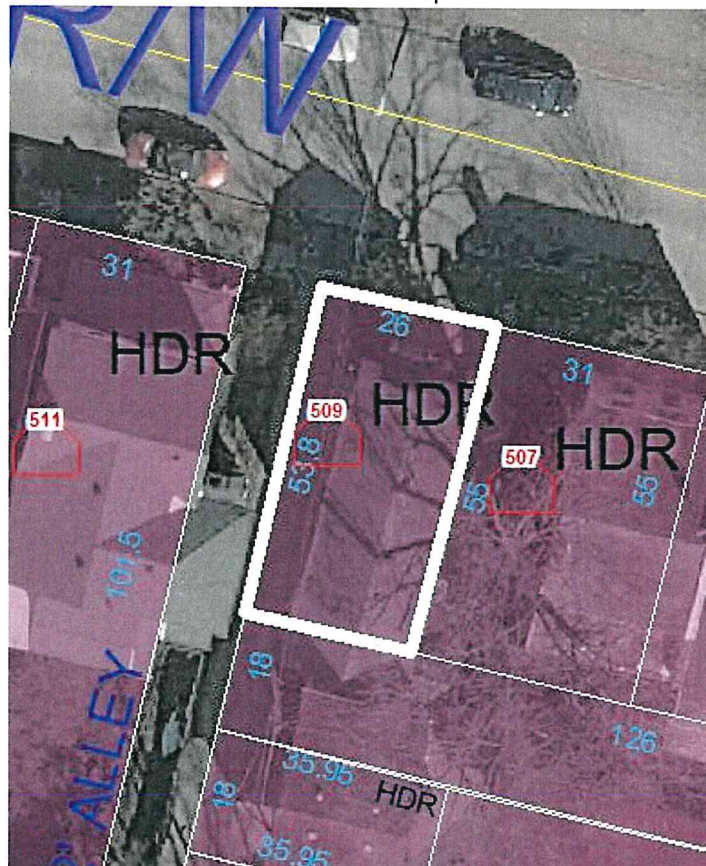
Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

This project *is in* conformance with the guidelines, ordinance, and SOI for Rehabilitation.

Think GIS Map





### BP-24-8

Building Permit  
Application

Status: Active

Submitted On: 1/24/2024

### Primary Location

509 W THIRD ST  
MADISON, IN 47250

### Owner

Ashley Peter  
3RD ST 509 MADISON, IN  
47250-3113

### Applicant

Ryan Leach  
 812-701-4383  
leachbrownconstruction@gmail.com  
 132 Lois Ln  
Hanover, IN 47243

## General Information

Are you the property owner?\*

No

## Property Owner Information

Property Owner Name\*

Peter Ashley

Phone No.\*

404-987-1420

Email\*

pashley1701@gmail.com

Mailing Address\*

509 W 3rd Street

City\*

Madison

State\*

IN

Zip Code\*

47250

## Project and Structure Type

What type of structure?\*

Residential

General Project Type\* 

New Structure (primary or accessory)

## Detailed Project Type

Define Project Type.

Accessory Building

Define Other

## Project Information

Sq. Ft. of Building (Only area affected by the construction project)

40



Proposed Use

Storage Shed

Does this project require any digging?\*

No

Cost of Construction

4200

Location of Project\*

Downtown

Description of Work

Remove existing shed (5'x6') and build new shed 8'x5'

## Required Contractors

Owner Acting as Contractor

General Contractor\* 

# Description(s) of Work

## Scope of Work\*

Remove existing shed (5x4) and build similar shed (5x8)

## Building Elements

### Architectural Details

### Awnings & Canopies

### Chimneys

### Deck

### Demolition

### Existing Material\*

Wood

### Proposed Material\*

Wood

### Doors & Entrances

### Fences and Walls

### Fire Escapes & Staircases

### Foundations

### 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**

**Utilities**

**Windows**

**Other**

## Building Information

### Please List All Building Materials\*

4-4x4x8 Treated

36- 2x4x8 Treated

8-2x4x10 Treated

2- 3/4 Treated Plywood

2- 7/16 OSB

4- White Metal Drip Edge

2- Owens Corning Supreme Onyx Black 3 tab Roof Shingles

1- Felt Paper

Cap Nails

6- Smart Siding

Colors: SW 9054 - Little Boy Blu (for the main shed)

SW 7005 - Pure White (for any trim)

The Sample photo of the shed is the closest I could find. It will look just like the other shed only be bigger.


## 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\*

 Ryan Leach  
Jan 24, 2024

PROPERTY OWNER AUTHORIZATION FORM

I/We, Peter Ashley hereby authorize  
(Property Owner(s) – Please Print)

Ryan Leach, representative for Leach & Brown Construction, LLC  
(Applicant's Name) (Company, Firm, Organization)

to make application for a Building Permit to  
(Type of Permit)

Build 8'x5' Shed at  
(Description of Proposed Work)

509 W 3rd Street  
(Property Address)

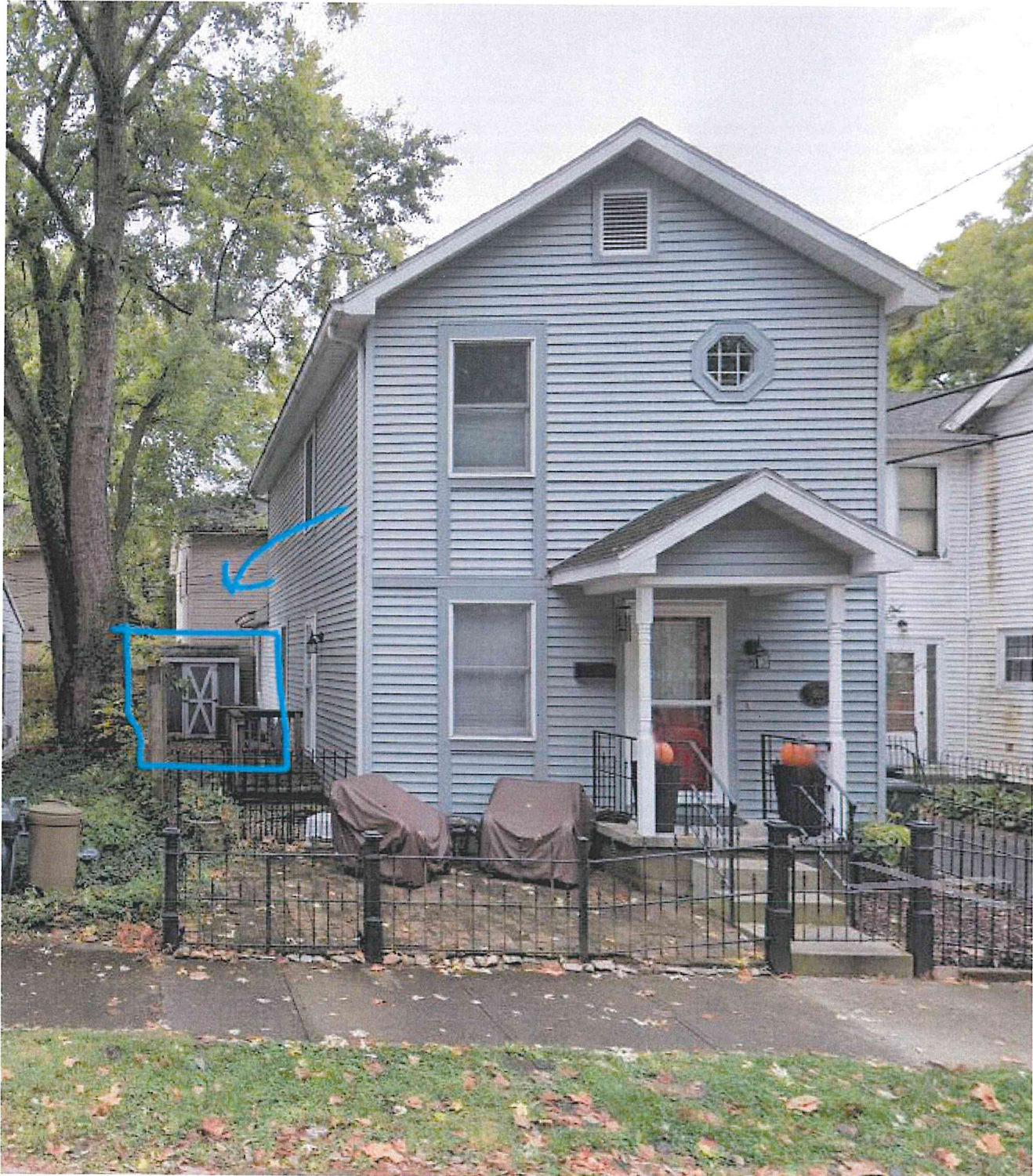
Madison, IN 47250  
(City, State, Zip Code)

DocuSigned by:  
Peter Ashley  
3A5A1C1F2B01477...

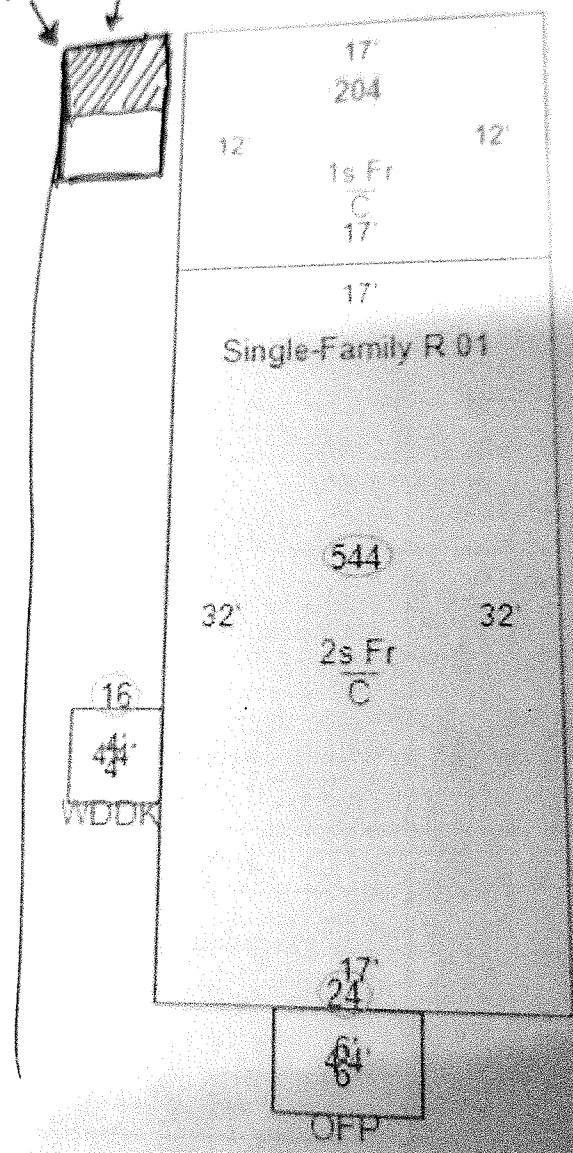
1/24/2024

(Property Owner Signature)

(Date)

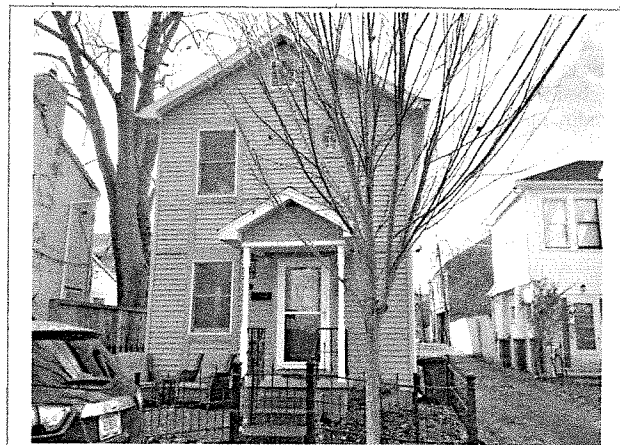


New shed  
existing shed



# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>509 W 3rd St Madison Indiana 47250 USA</b>
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:



Lat/Long: 38.738458900000000, -85.386052700000000 [WGS84]

UTM: Zone 16S, 640271.6333 mE, 4288990.2065 mN

Parcel No. GIS/Ref/ID: 28074

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1980-1989 , circa 1985*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, House	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): vinyl siding	
Stories: 2, Bays:	Roof Material:	
Form or Plan: Vernacular, rectangular	Roof Type: Front gable	
Foundation: dressed, coursed stone	Windows: 1/1 double-hung sashes	
General condition: Good	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)

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

**Description/Remarks**

This is a 2-story house built in 1985. The foundation is dressed, coursed stone. Exterior walls are vinyl siding. The building has a front gable roof. Medium pitched with slightly projecting eaves, square attic vent. Windows are , 1/1 double-hung sashes. Windows have simple wood surrounds, and octagonal windows have been inserted at the front and side of the house. Modern door.

**Survey and Recorder**

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: December 2021
Prepared By: Peggy Veregin, The Lakota Group/Douglas Gilbert Architect.	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004) ID #28074, surveyed Jul 18, 2002, Site Number 3-0154
Inventoried: 09/20/2021 11:43:17 am Last updated: 07/19/2022 12:28:45 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) Ryan Leach on behalf of owner Peter Ashley

**Property Address:** (address) 509 W Third St

**Proposed Action to:** (explain) \_\_\_\_\_

Remove existing shed (5x4) and build similar shed (5x8)

**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.**