



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 708 W. Third St. to remove and replace deck, extending it 6', and removing chain link fence and replacing it with black corrugated metal privacy fence.



Application Date: October 28, 2024
 HDBR Meeting Date: November 25, 2024

Project Description:

Certificate of Appropriateness application to remove and replace deck, extending it 6', and removing chain link fence and replacing it with black corrugated metal privacy fence.

Current Zoning:

HISTORIC DISTRICT RESIDENTIAL (HDR)

Project Location:

708 W. Third St.

Applicant:

Ryan Leach
 132 Lois Ln.
 Hanover, IN 47243

Owner:

Tricia Hackney Bird
 708 W. Third St.
 Madison, IN 47250

Supporting Documents:

- COA application
- Site Plan
- Photographs
- Owner Authorization form
- Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	c. 1890
Style	
Evaluation	
Survey Notes	

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 14.0 PORCHES p. 68-70

14.1 Retain and preserve historic porches, entrances, and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.

14.2 Maintain historic porch features and components. Follow design guidelines for wood or masonry materials as relevant.

14.3 Repair, rather than replace, historic porch and entrance elements, wherever feasible. Use repair techniques which preserve historic material, including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections. Replacement elements should match the original in size, shape, pattern, color, and texture.

14.4 Replace in-kind using appropriate materials. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months. The use of alternate materials that duplicate the appearance, texture and architectural detail may be considered by the HDBR.

14.5 The enclosure or other alteration of original or historic front porches is not appropriate in the historic district. The enclosure of porches at the rear, or other areas not seen from the public view, is appropriate if the enclosure is designed and constructed in a manner that preserves the historic features of the porch.

14.6 Covering a porch with non-historic material such as vinyl or metal siding, or “winterizing” a screened porch by permanently attaching plastic sheeting is not appropriate.

14.7 Using indoor-outdoor carpeting to weather-proof a porch floor is not appropriate.

14.8 The creation of a false historical appearance, such as adding Victorian ornament to a plain early twentieth-century porch, is not appropriate.

14.9 Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns, metal or plastic balustrades are not appropriate.

14.10 Removing a porch that is not repairable and not replacing it, or replacing it with a new porch that does not convey the same visual appearance on contributing historical properties is not appropriate.

14.11 Reconstruct missing porches or porch details based on accurate documentation of such features. Such documentation may include evidence found on the building, historic photographs, or compatible details found on another porch in the district of the same period and general style. The owner shall provide the HDBR with such documentation in the application for a COA.

14.12 It is not appropriate to add new porches, entrances, or balconies to primary elevations or other areas of a building that are seen from the public view if none existed historically.

14.13 When replacing a missing or nonhistoric porch railing keep the height as consistent as possible with adjacent dwellings. Indiana’s building code requires a 36” handrail when the porch height is 32” or more above ground level. However, existing handrails in the Madison Historic District are typically less than 36” high.

20.0 FENCES AND WALLS p. 88-90

20.1 Retain and preserve historic cast iron fences and walls. These features contribute to the overall historic appearance of the property.

20.2 Maintain historic cast iron fences and walls. Keep these site features in good repair.

20.3 Repair historic cast iron fence and wall material following the standards for the relevant material, such as wrought iron, wood or masonry.

20.4 Replace in kind. If replacement is necessary, use new materials that match the historic material in composition, size, shape, color, pattern and texture.

20.5 Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, texture, material, and design. Appropriate fence materials along front or readily visible side property lines include wood pickets or metal designs. Fence types such as wire, chain-link, and vinyl are not appropriate.

20.6 Fences shall not exceed a height of three (3) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet in height. The transition between low front fences and higher rear fences should be made as far to the rear of the enclosed structure or yard as possible, and no more than half the depth of the yard forward of the principal structure.

20.7 Historic retaining walls should be preserved. New retaining walls are appropriate where a distinct change in grade exists. Such walls should be constructed of brick, stone, or concrete block covered with stucco.

20.8 The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.

20.9 Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain-link, and wire. The use of these materials may be appropriate for rear yards and side yards not visible from the public view. If chain-link fencing is introduced it is recommended to be vinyl coated (dark green or black) to be as unobtrusive as possible. Use plantings such as ivy or other vines to screen metal fences.

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

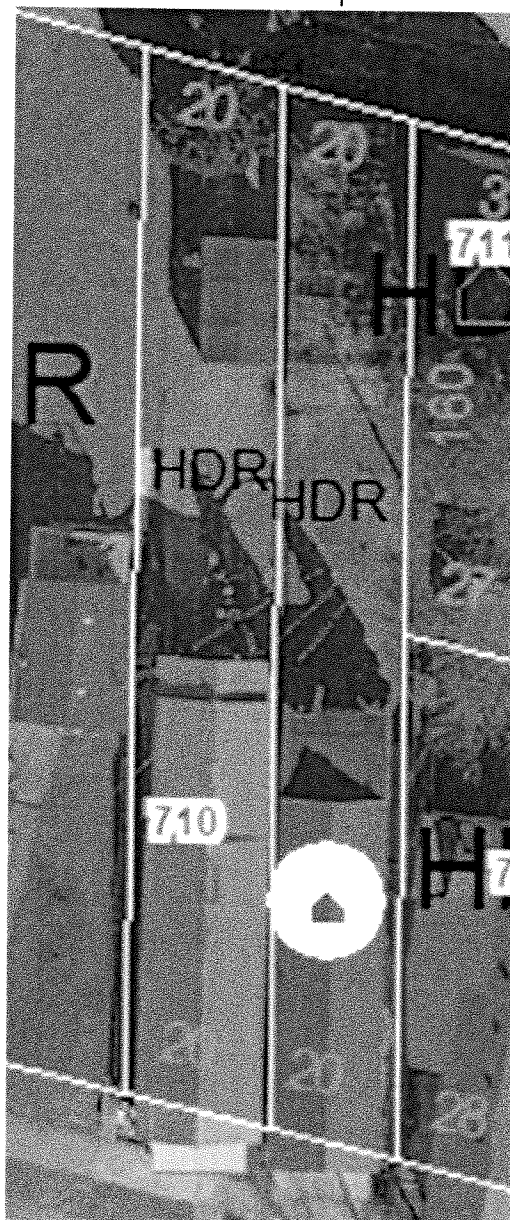
Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

This project is in conformance with the guidelines and ordinance.

Think GIS Map



HISTORIC RESOURCE INVENTORY FORM

Resource Address:
708 W 3rd St
Madison Indiana 47250 USA

County: Jefferson

Historic name:

Present name:

Local place name:

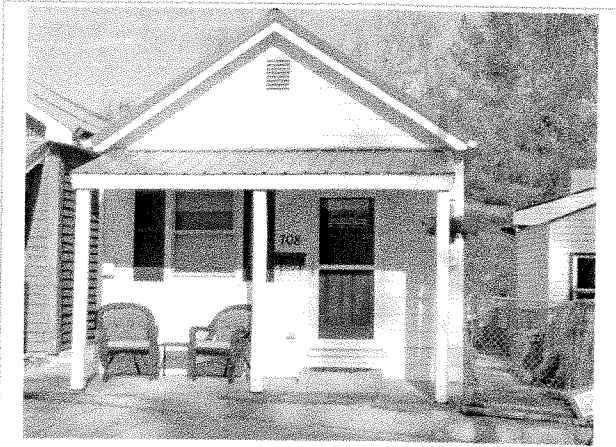
Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Land unit size:

Site/Setting: There is a linear walk and chain link fence to the east side of the house.



Lat/Long: 38.7393218000000100, -85.3890476000000000 [WGS84]
 UTM: Zone 16S, 640009.6397 mE, 4289081.3820 mN
 Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1890-1899 , circa 1890*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Social History	

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): aluminum siding	
Stories: 1, Bays:	Roof Material: replacement standing seam metal	
Form or Plan: Shotgun, rectangular	Roof Type: Front gable	
Foundation: not visible	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Good	Chimney(s):	
Basement:	Porch: single-story full-span open 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

Eligibility: Applicable NHL Criteria: 1, 4

Description/Remarks

This is a 1-story house built in 1890. The foundation is not visible. Exterior walls are aluminum siding. The building has a front gable roof clad in replacement standing seam metal. Windows are replacement vinyl, 1/1 double-hung sashes. Replacement windows. There is a single-story, full-span open porch characterized by a shed roof clad in standing seam metal with square wood posts. Non-original door; a metal storm door has been added.

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), surveyed Jul 03, 2002, Site Number 2-109
Inventoried: 09/20/2021 11:42:54 am Last updated: 07/19/2022 12:54:38 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



HDCA-24-106

Certificate of
Appropriateness
(COA) Application

Status: Active
Submitted On: 10/28/2024

Primary Location

708 W THIRD ST
MADISON, IN 47250

Owner

TAYLOR PADGETT A CONT:
SMITH TRICIA MAE
MAIN ST 518
BROWNSTOWN, IN 47220-
1920

Applicant

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

Internal Review

Staff Completing Online Form

is applicant paying by credit card?

Send for HDBR review

Notification Sign

1

Incomplete application

incomplete signs paid by credit card?

Approval/Denial Date

—

Approved/Denied

—

Name and Title of Reviewer

Additional Comments

General Information

Are you the owner?*

Zoning Classification

No

Legal Description of Property

Will you be working with a Contractor?

Yes

Description of Existing Use

Deck/Fence

Description of Proposed Use

Will be adding onto the existing deck and installing a new privacy style fence

Property Owner Information

Phone (Preferred)

Phone (Alternate)

812-599-5077

Email

Contractor Information

Company Name

Leach & Brown Construction LLC

Contractor Name

Ryan Leach

License Number

1673

Expiration Date

–

Phone

812-701-4383

Email

ryanleach80@gmail.com

Mailing Address

132 Lois Lane

City

Hanover

State

IN

Zip Code

47243

Type of Project

Select which applies to your project.*

Fence or Wall

Define Other 

Replacing fence with privacy fence

Select which applies to your project.*

Addition to Building

Define Other 

Adding 6' to deck/porch

Description(s) of Work

Scope of Work*

We will be removing the delapidated deck that is existing and rebuilding it, adding an additional 6' to the deck and also replacing the roof on the deck and extending it 6' to match the existing house.

We will be removing the chain link fence and replacing it with a privacy style fence with black corrugated metal.

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Existing Material*

Treated lumber

Proposed Material*

treated lumber

Demolition

Doors & Entrances

Fences and Walls

Existing Material*

chain link

Proposed Material*

privacy with corrugated metal

Fire Escapes & Staircases

Foundations

Gutters & Downspouts

Historic Garages & Outbuildings

Lighting

New Construction/Addition

Pools, Fountains, Gazebos and Pergolas

Porch Columns & Railings

Porches

Existing Material*

metal

Proposed Material*

metal

Ramps and Lifts

Roofs

Shutters

Siding

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Other

Fence Information

Fence Height*

6

Fence Length*

300

Please List Fence Materials*

Treated 4x4 posts, corrugated metal

Gate(s) and Gate Material(s) 🌐

Treated lumber, corrugated metal

Fence Installation:

On a plinth

With posts in concrete

In-ground

Other

Fence Installation*


With posts in concrete

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*

 Michael Ryan Leach
Oct 28, 2024



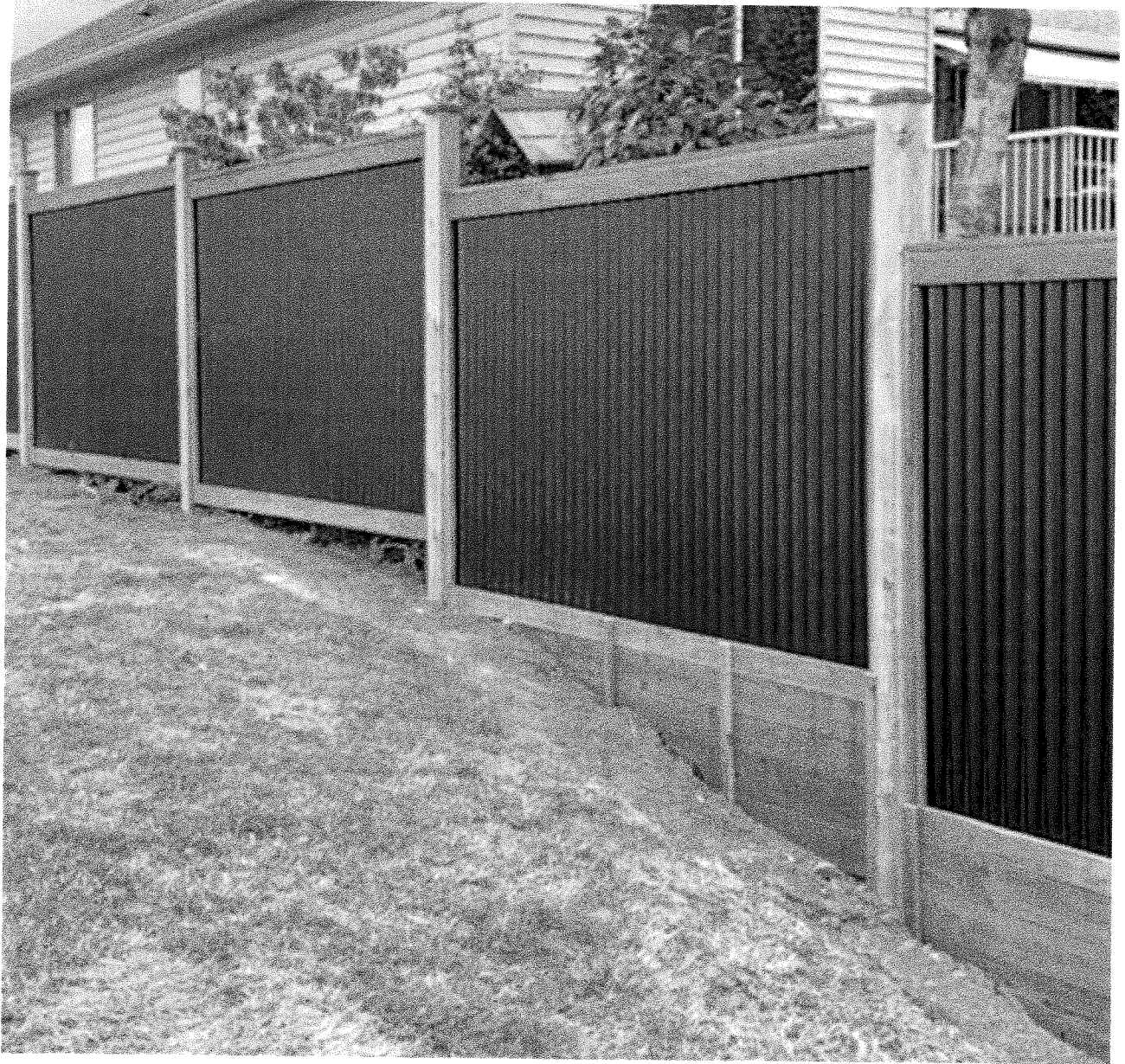
----- Fence

▭ Deck Addition

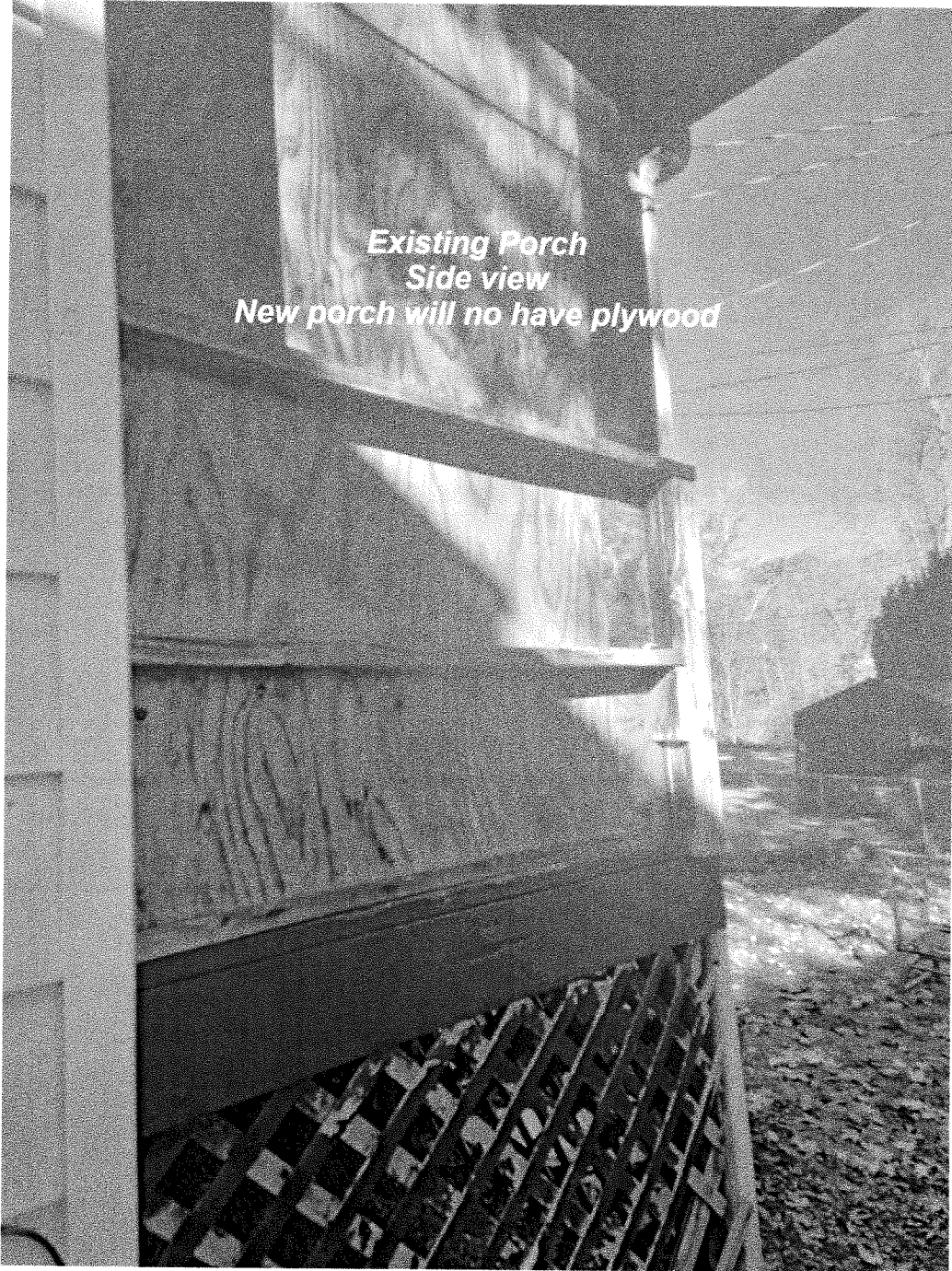
Setback on east side is 5'

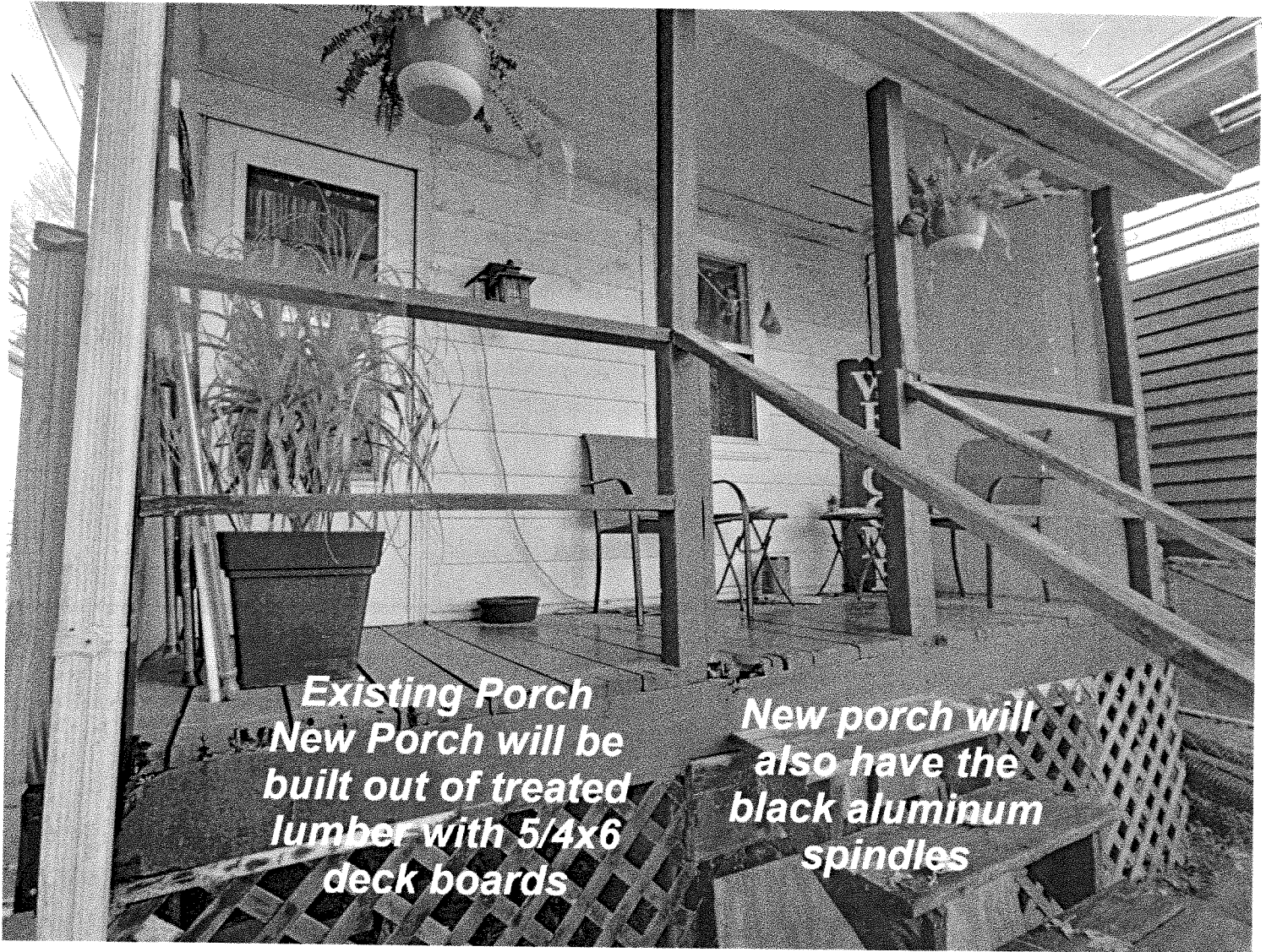
Setback on west side is 4'

Setback from rear of property is 89'



*Existing Porch
Side view
New porch will no have plywood*



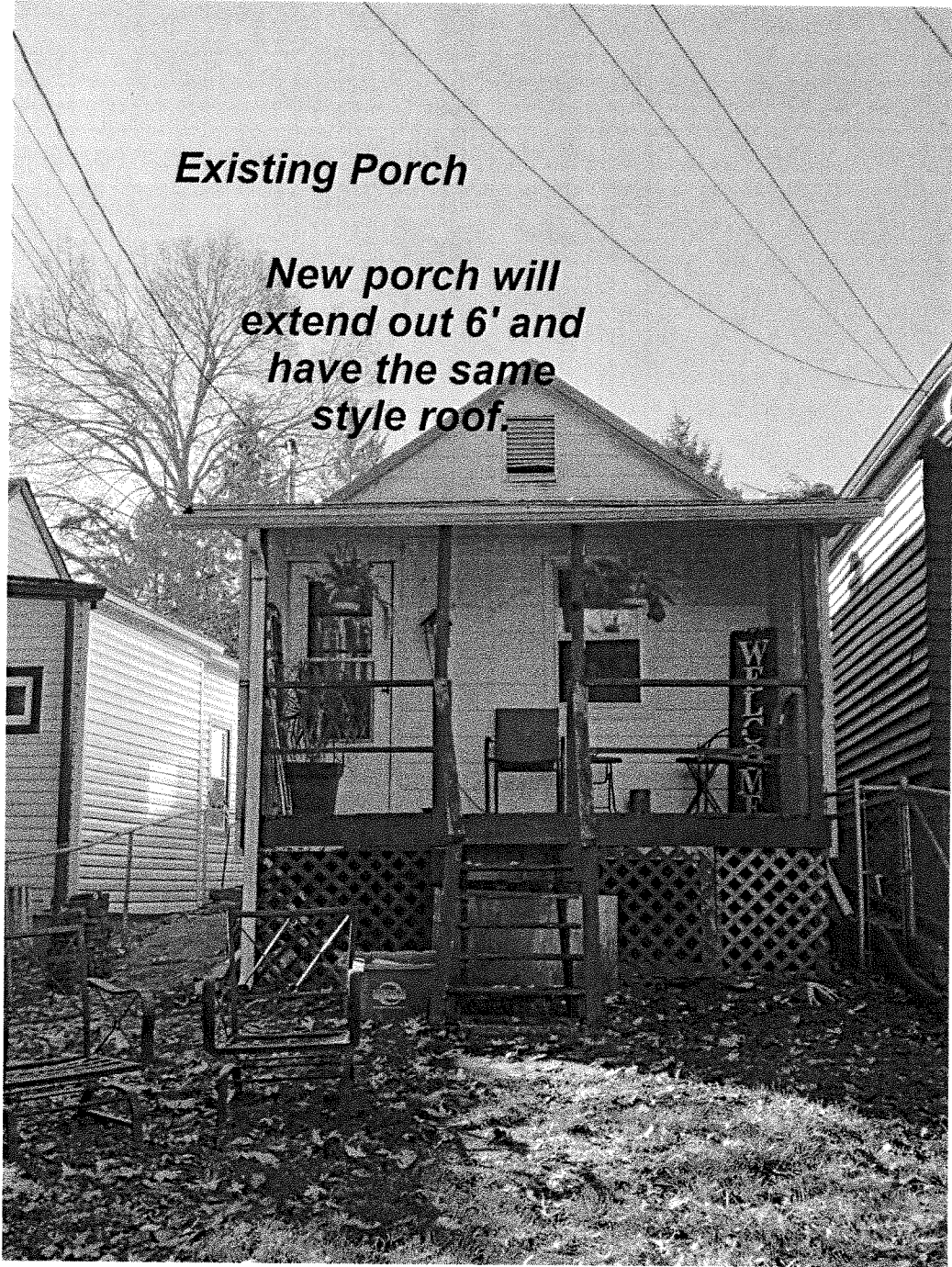


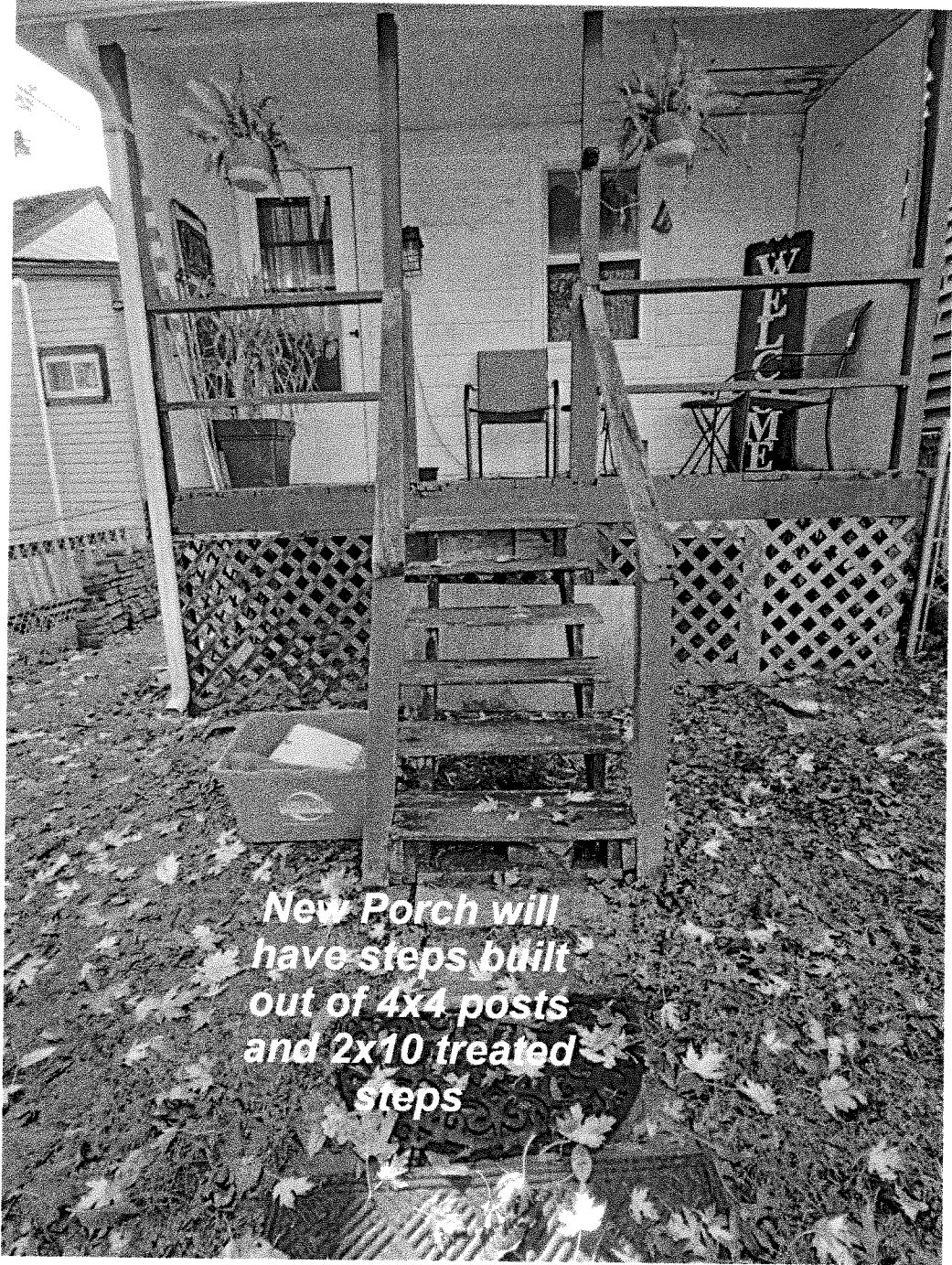
*Existing Porch
New Porch will be
built out of treated
lumber with 5/4x6
deck boards*

*New porch will
also have the
black aluminum
spindles*

Existing Porch

***New porch will
extend out 6' and
have the same
style roof.***





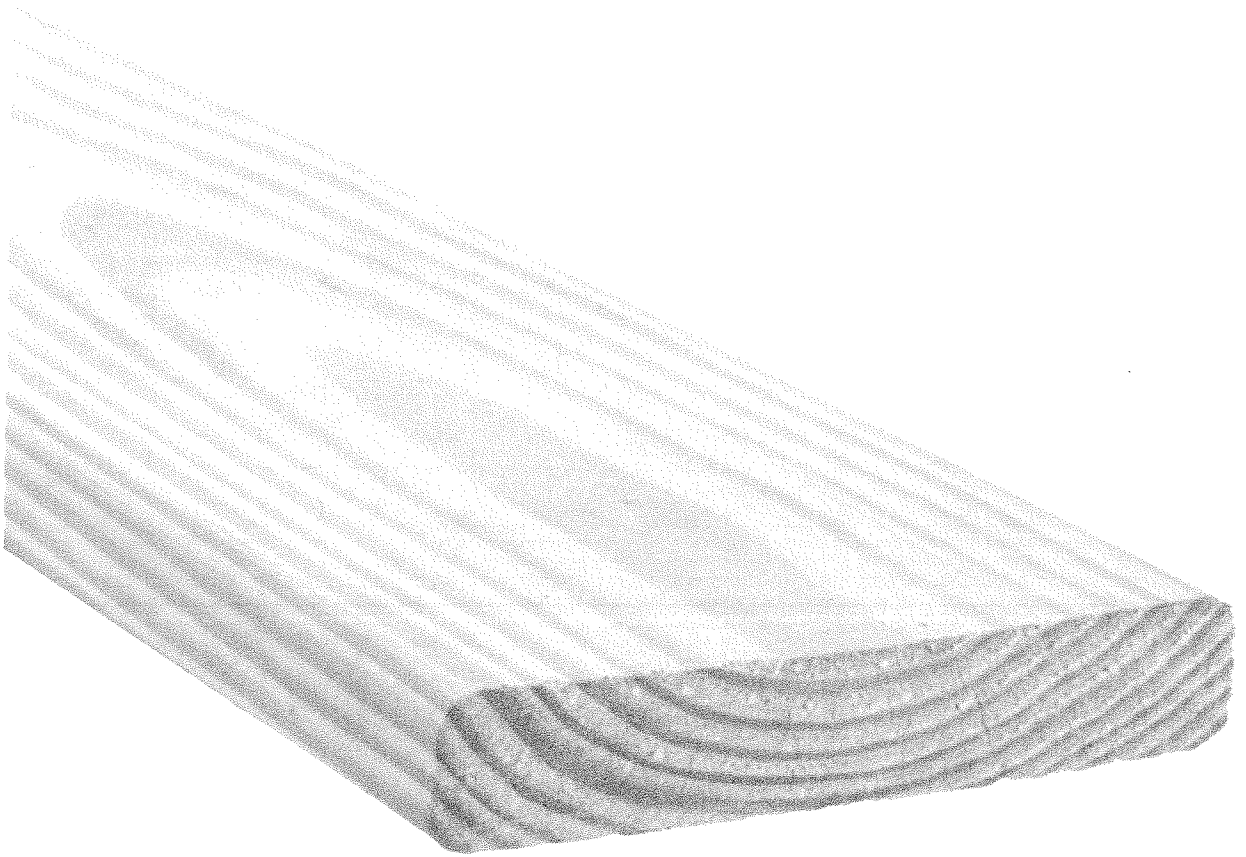
*New Porch will
have steps built
out of 4x4 posts
and 2x10 treated
steps*













PROPERTY OWNER AUTHORIZATION FORM

I/We, Tricia Bird hereby authorize
(Property Owner(s) – Please Print)

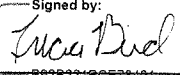
Ryan Leach, representative for Leach & Brown Construction, LLC
(Applicant's Name) (Company, Firm, Organization)

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

Build Fence, rebuild deck with additional 6' added to deck at
(Description of Proposed Work)

708 W 3rd St
(Property Address)

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

Signed by:

592B2218CE78401...
(Property Owner Signature)

10/22/2024
(Date)



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

Property Address: (address) 708 W Third St

Proposed Action to: (explain) add a corrugated metal privacy fence in rear and addition to wooden deck in rear

Meeting will be held on: (date) November 25, 2024

POSTING DEADLINE

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

11-10-2024

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.