



PROJECT BRIEF

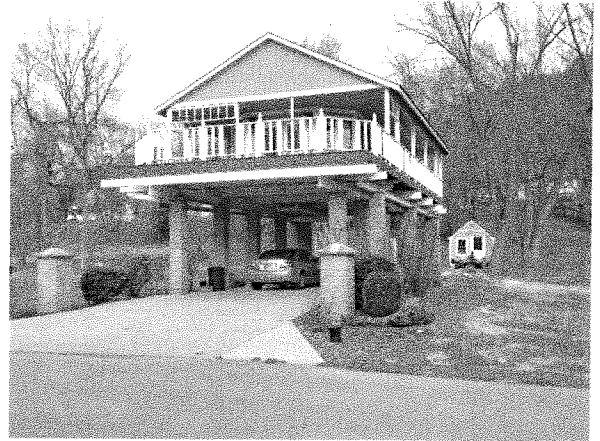
Historic District Board of Review Application for Certificate of Appropriateness at 1023 Vaughn Dr. to extend walls to roofline and add new deck railings..

Application Date: November 11, 2024

HDBR Meeting Date: December 16, 2024

Project Description:

Certificate of Appropriateness application to extend walls to roofline and add new deck railings.



Current Zoning:

OPEN SPACE (OS)

Project Location:

1023 Vaughn Dr.

Applicant:

Ryan Leach
132 Lois Ln.
Hanover, IN 47243

Owner:

John Bennett
1023 Vaughn Dr.
Madison, IN 47250

Supporting Documents:

COA application
Photographs
Site Plan
Structure Plan
Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	2000
Style	
Evaluation	
Survey Notes	

Alterations:

NA

Historical Information/Misc. Important Information:
Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

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. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

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. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

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. Additions should be set in at least one foot (1') to show a break between the original structure and the new addition.

26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding or trim may be allowed. SEE SIDING GUIDELINES.

26.6 Wood windows are most appropriate for new additions within the historic district; however, substitute window materials may also be acceptable for new additions. SEE WINDOWS GUIDELINES.

26.7 Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

26.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

26.9 Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

Conformance with Guidelines, Ordinance & Standards:

The project is in conformance with Guidelines.

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:

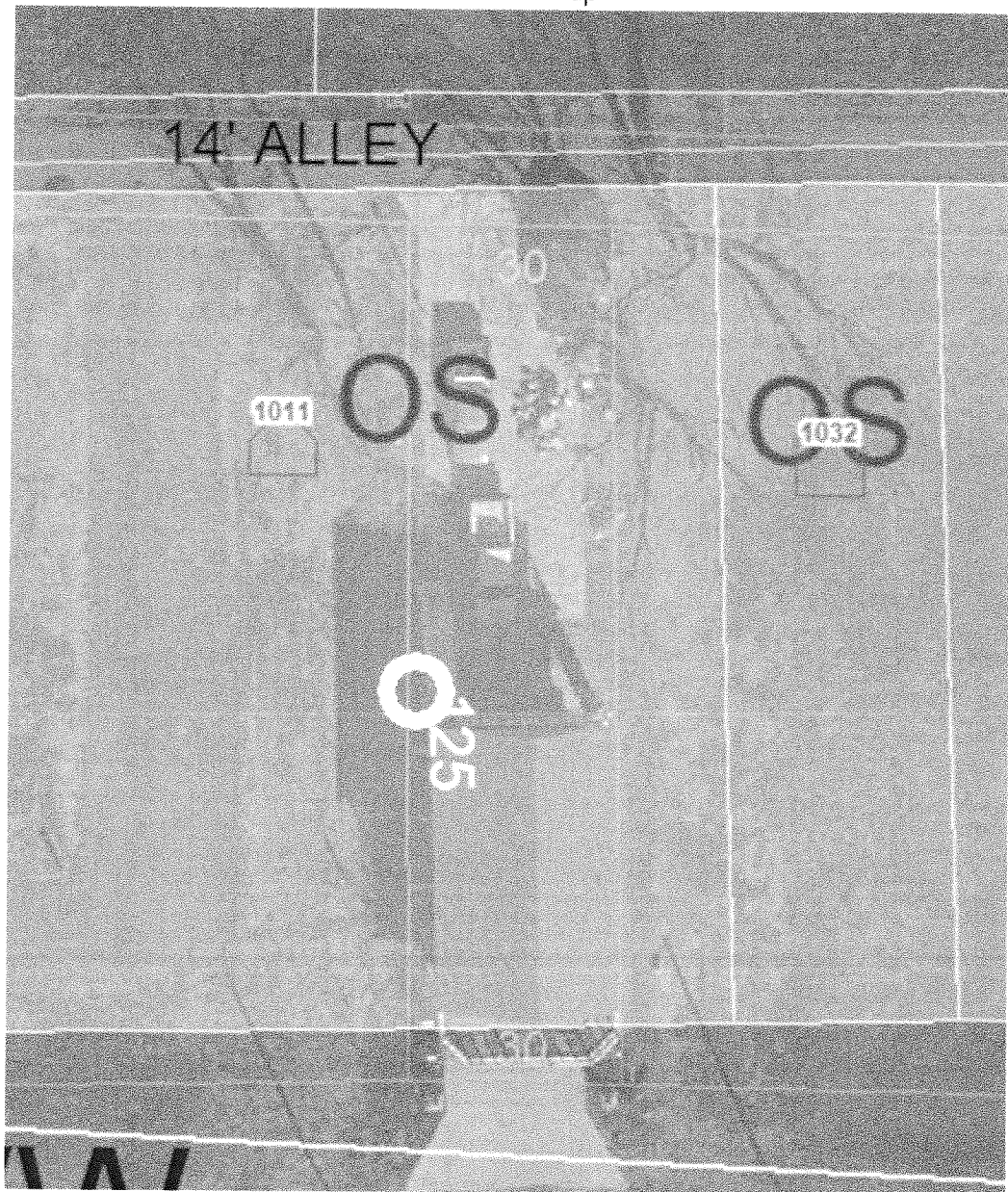
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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:

N/A

Think GIS Map



HISTORIC RESOURCE INVENTORY FORM

Resource Address:
1020 E Vaughn Dr
Madison Indiana 47250 USA

County: Jefferson

Historic name:

Present name:

Local place name:

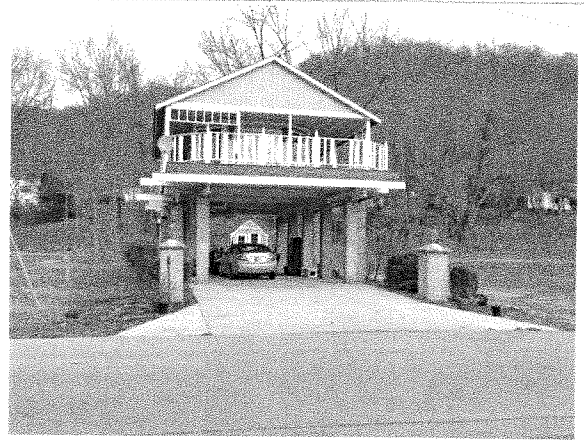
Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Land unit size:

Site/Setting: Flat ground on first tier above river. Paved driveway and parking continues under building. Shrubs and some trees.



Lat/Long: 38.7327139713771700, -85.3648180881870400 [WGS84]

UTM: Zone 16S, 642128.6765 mE, 4288385.4138 mN

Parcel No.

Historical Information

Historic Function:	Current Function: Domestic: Single Dwelling
Construction Date: ca. 2000-2009 , circa 2000*	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): wood siding, brick	
Stories: 1, on stilts, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Gable Front	
Foundation:	Windows: fixed	
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.

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

1982, Madison Local Historic District



Description/Remarks

This is a 1, on stilts-story house built in 2000. Exterior walls are wood siding and brick. Brick piers. The building has a gable front roof clad in asphalt shingles. Windows are fixed. Multiple picture windows surround building. Upper level deck surrounds house. Stair leads to upper deck.

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 Oct 03, 2002, Site Number 4-273
Inventoried: 09/20/2021 11:44:03 am Last updated: 06/18/2022 8:23:59 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-24-111

Certificate of
Appropriateness (COA)
Application

Status: Active
Submitted On: 11/18/2024





Primary Location

1023 Vaughn Dr
Madison, IN 47250

Owner

John Bennett
Vaughn Drive 1023 Madison,
Indiana 47250

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


2

 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?*

No

Zoning Classification

OS

Legal Description of Property

011-04231-00 LOT 92 & 5 FT W SIDE LOT 94 SHEETS ADD
(30 X 125) 11-138-9 1032 Filmore St

Will you be working with a Contractor?

Yes

Description of Existing Use

Residential

Description of Proposed Use

Residential

Property Owner Information

Phone (Preferred)

8124553129

Phone (Alternate)

Email

jebennett4561@gmail.com

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.*

Define Other 

Restoration, Rehabilitation, or Remodel

Description(s) of Work

Scope of Work*

- Comprehensive home addition and renovation project including:
1. Bathroom expansion to the north wall with shower, vanity & toilet
 2. Bedroom addition to the east wall
 3. Living room/kitchen area expansion to the east wall
 4. Living room extension and loft area addition to the south wall
 5. New LVP flooring throughout
 6. Reuse of existing windows
 7. Shiplap siding for ceiling
 8. New railings on deck
 9. Drywall on walls (finished ready for paint)
 10. Electrical moved from existing walls to new walls
 11. Match exterior siding with existing and paint.

Building Elements

Architectural Details

☐

Awnings & Canopies

☐

Chimneys

☐

Deck

☐

Demolition

☐

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

☒

Existing Material*

T-111

Proposed Material*

Smart Siding

Signage

☐

Storefronts

☐

Storm Doors and Storm Windows

☐

Utilities

☐

Windows

☐

Other

☐

Building Information

Please List All Building Materials* 

We will be reusing the existing windows, we will be using smart siding which looks just like the T-111 that is currently there.

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*

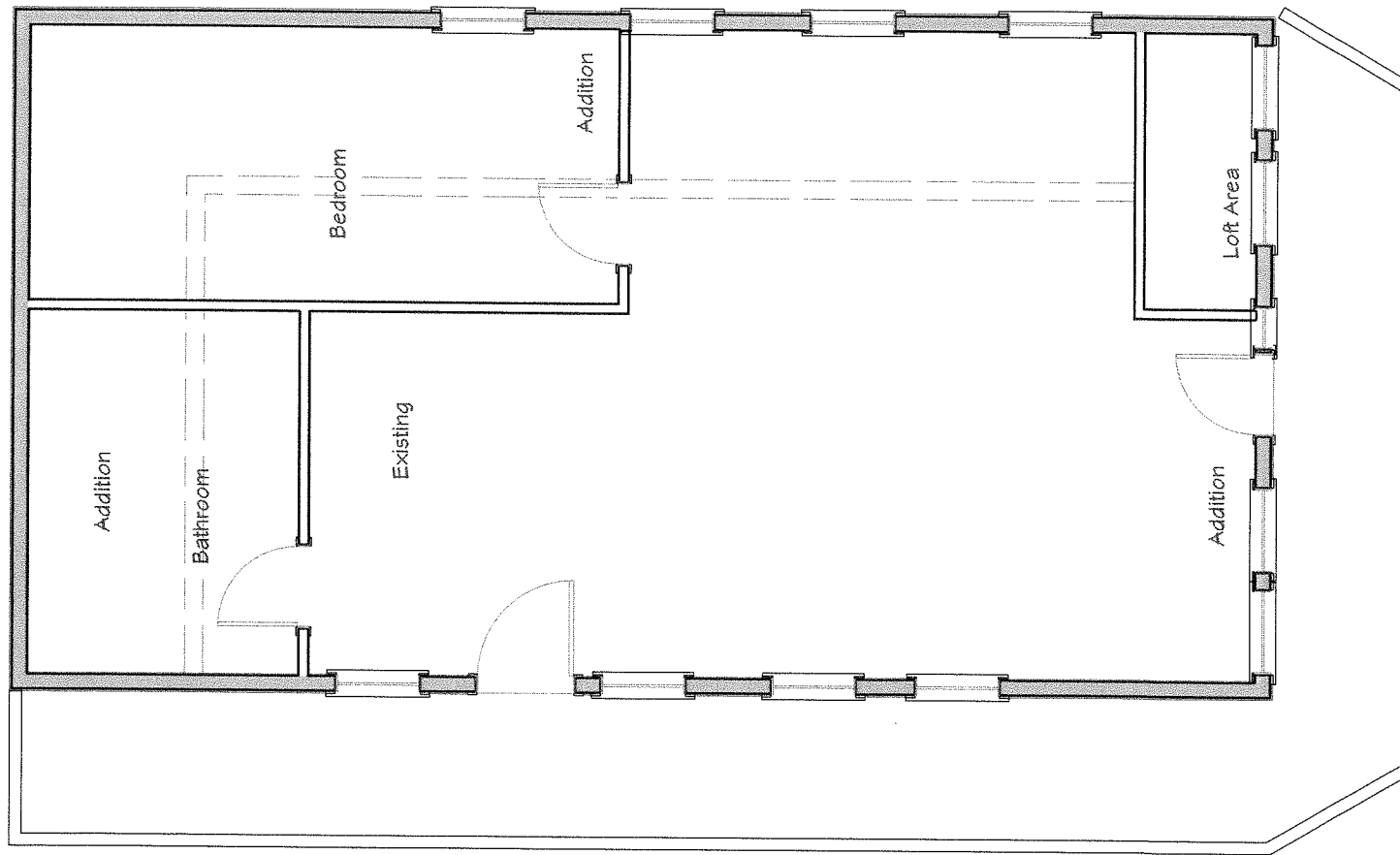


Michael Ryan Leach

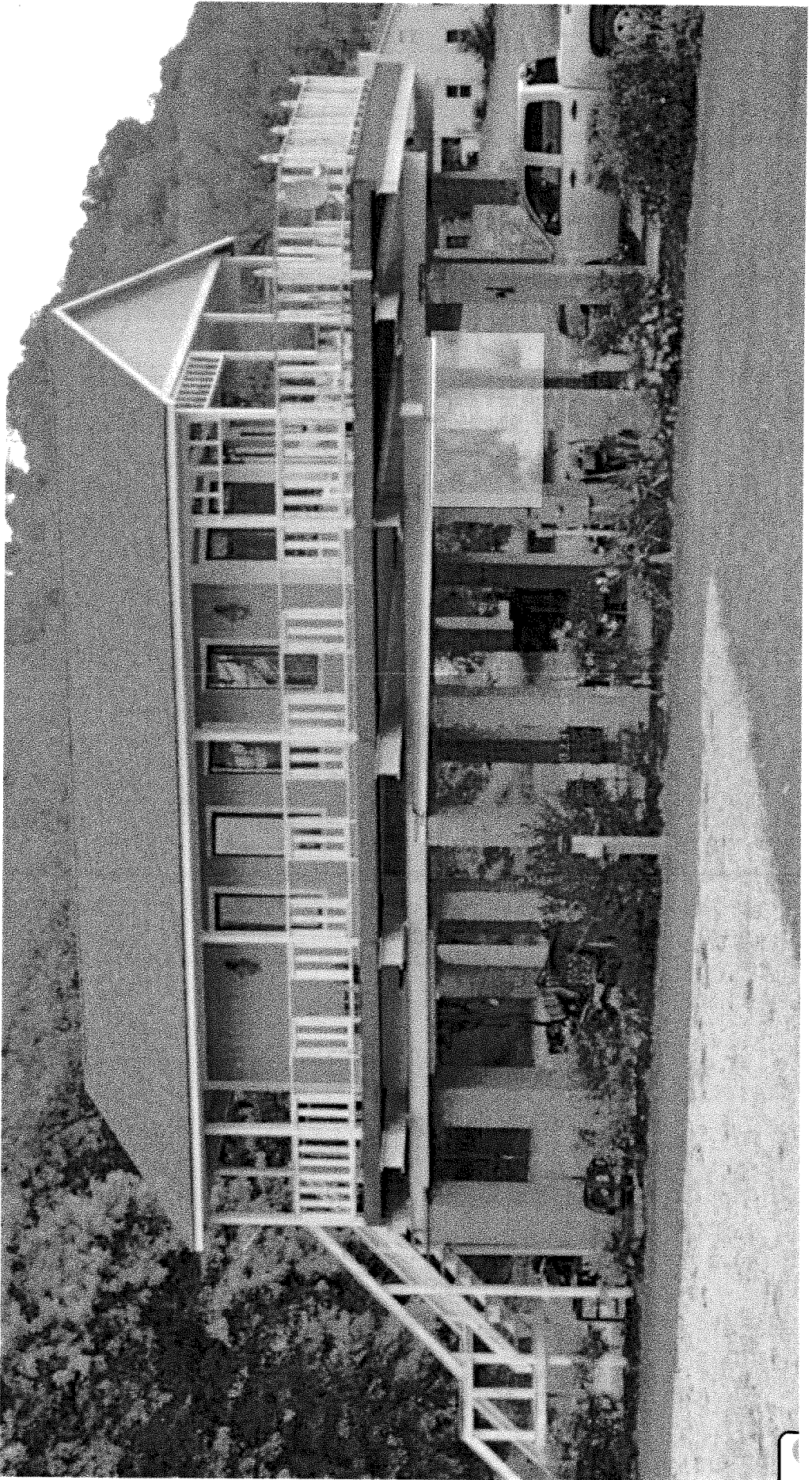
Nov 18, 2024

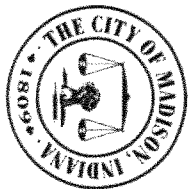






Add on to the north wall to make bigger with a shower, vanity & toilet
 Add on to the east wall to make a bedroom
 Add on to the east wall to make living room/kitchen area bigger
 Add on to the south wall to extend living room and add a loft area
 New LVP flooring throughout
 Use existing windows
 Shiplap siding for ceiling
 New railings on deck
 drywall on walls (finished ready for paint)
 electrical moved from existing walls to new walls





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) 1023 Vaughn Dr

Proposed Action to: (explain) _____

Extending walls to roof-line and new deck railings

Meeting will be held on: (date) December 16th, 2024

POSTING DEADLINE

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

12-1-2024

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.