



PROJECT BRIEF – *Historic District Board of Review Application for Certificate of Appropriateness at 822 W. Third St to install a 14'x32' pre-built shed in backyard for use as a woodworking shop and to build a 20'x20' two-car garage on the west side of the home.*



Current Zoning: Historic District Residential (HDR)	Project Location: 822 ½ W. Third St.
Applicant: Tom Pritchard	Owner: same

Preliminary Staff Recommendation: **Approve**

Conditions:

1. N/A

Reasoning:

Project is in conformance with the guidelines.

History, Relevant Information, & Prior Approvals:

History:

N/A

Relevant Information:

N/A

Prior Approvals:

N/A



Alterations, Historical Information, & Prior Approvals:

Date	c. 1925
Style	
Evaluation	Contributing
Survey Notes	

Guidelines, Standards, & Ordinances

HDBR Guidelines: *Madison Historic District Design Guidelines – 24.0 New Construction - Outbuildings p. 101-102*

Ordinance: 151.34 Visual Compatibility Factors

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
**822.5 W 3rd St
Madison Indiana 47250 USA**

County: Jefferson

Historic name:

Present name:

Local place name:

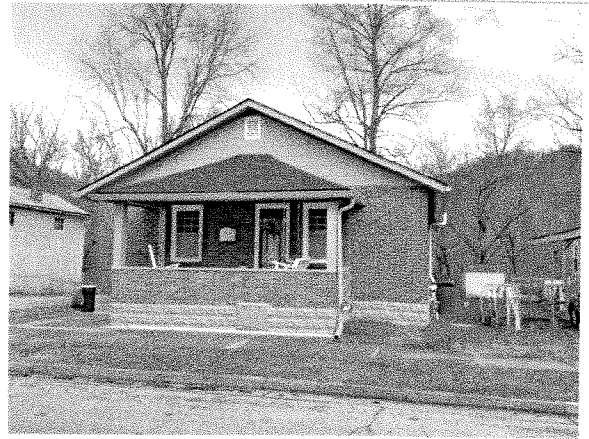
Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Land unit size:

Site/Setting:



Lat/Long: 38.7402649953743400, -85.3942459287277000 [WGS84]

UTM: Zone 16S, 639555.9851 mE, 4289178.1149 mN

Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling

Current Function: Domestic: Single Dwelling

Construction Date: ca. 1920-1929 , circa 1925*

Architect:

Original or Significant Owners:

Builder:

Significant Date/Period:

Developer:

Areas of Significance:

Architectural Information

Category: building, House	Style:	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural:	Exterior Material(s): brick, asphalt shingles	
Stories: 1, Bays:	Roof Material: asphalt shingles	
Form or Plan: Vernacular, rectangular	Roof Type: Front gable	
Foundation: rusticated concrete block	Windows: vinyl 1/1 double-hung sashes	
General condition: Excellent	Chimney(s):	
Basement:	Porch: single-story Partial-width 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

Description/Remarks

This is a 1-story house built in 1925. The foundation is rusticated concrete block. Exterior walls are brick and asphalt shingles. The building has a front gable roof clad in asphalt shingles. Windows are vinyl, 1/1 double-hung sashes. Applied 9/9 muntins. There is a single-story, partial-width open porch characterized by a hip roof clad in asphalt shingles with square wood posts on rectangular brick piers. Wood divided light 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:
Inventoried: 12/17/2021 11:04:47 am Last updated: 08/04/2022 1:52:19 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: ☒ Reconnaissance ☐ Intensive	Additional Research Recommended? ☐ Yes ☐ No



HDCA-25-17

Certificate of Appropriateness (COA) Application

Status: Active

Submitted On: 2/18/2025

Primary Location

822 W THIRD ST Unit 1/2
MADISON, IN 47250

Owner

Pritchard SR Thomas C & Karen L
West Third Street 822 MADISON, IN
47250

Applicant

 Tom Pritchard
 812-599-1464
 tompritch1@hotmail.com
 822 1/2 West Third Street
Madison, IN 47250

General Information

Are you the owner?*

Yes

Zoning Classification

Legal Description of Property

Residence

Will you be working with a Contractor?

Yes

Description of Existing Use

Residence

Description of Proposed Use

Residence

Contractor Information

Company Name

Lee's Concrete Constuction

Contractor Name

Clint Clackum

License Number

769

Expiration Date

—

Phone

812-493-9502

Email

leesconcretecontracting@gmail.com

Mailing Address

334 November St.

City

Hanover

State

IN

Zip Code

47243

Type of Project

Select which applies to your project.*

New Building

Define Other 

2 car garage

Description(s) of Work

Scope of Work*

Plans are to build a 20' x 20' two car garage on the west side of our home. The document attached will show what this project is planning to look like. Once approved we will hire Lee Concrete construction to install a 20' x 20' concrete floor slab and a 13' x 20' apron in front of garage meeting up with the front sidewalk. Once the floor is constructed I will be purchasing a garage package from a local home improvement center. I will plan to construction the garage myself or possibly hire a contractor to install.

Building Elements

Architectural Details☐**Chimneys**☐**Demolition**☐**Awnings & Canopies**☐**Deck**☐**Doors & Entrances**☒

Existing Material*

N/A

Proposed Material*

Metal

Fences and Walls

☐

Fire Escapes & Staircases

☐

Foundations

☒

Existing Material*

N/A

Proposed Material*

Concrete/Cinder Blocks

Gutters & Downspouts

☒

Existing Material*

N/A

Proposed Material*

Aluminum

Historic Garages & Outbuildings

☐

Lighting

☒

Existing Material*

N/A

Proposed Material*

4' LED inside and ornamental lighting next to garage doors

New Construction/Addition

☐

Pools, Fountains, Gazebos and Pergolas

☐

Porch Columns & Railings

☐

Porches

☐

Ramps and Lifts

☐

Roofs

☒

Existing Material*

N/A

Proposed Material*

Architectural Shingles

Shutters

☐

Siding

☒

Existing Material*

N/A

Proposed Material*

LP Engineered Wood

Signage☐**Storefronts**☐**Storm Doors and Storm Windows**☐**Utilities**☒**Existing Material***

N/A

Proposed Material*

Electrical and Water to be connected.

Windows☐**Other**☐

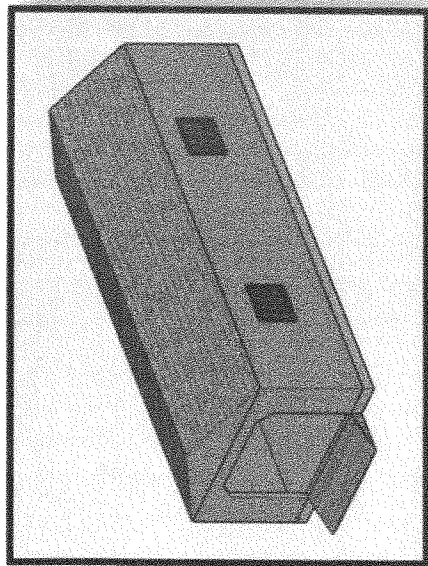
Acknowledgement

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

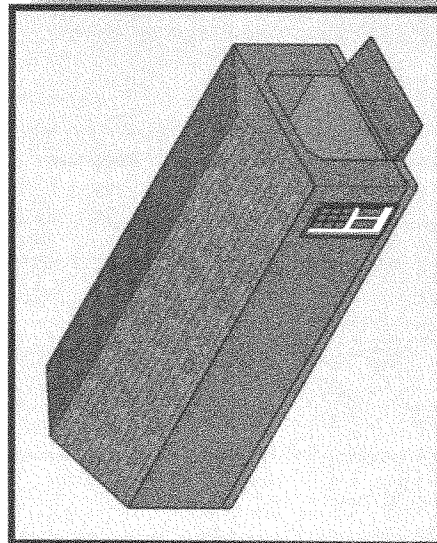
- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application 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*

 Thomas Pritchard
Feb 18, 2025



View B

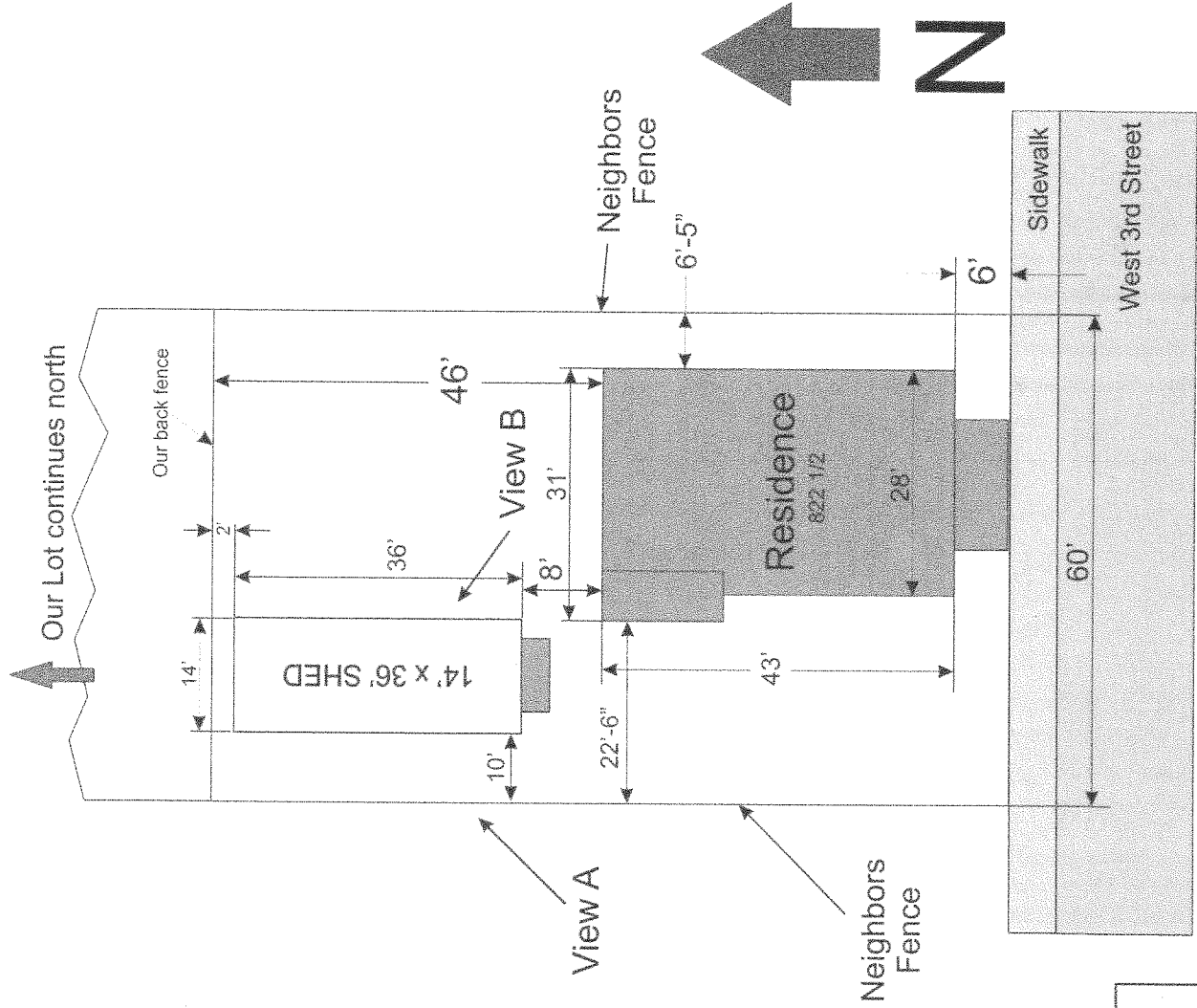


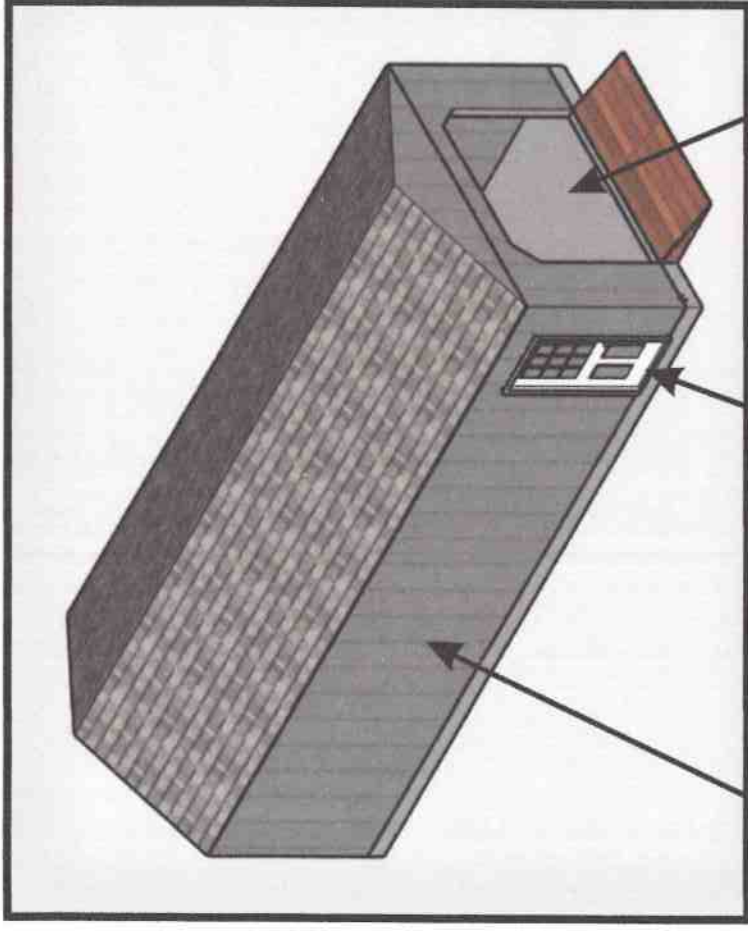
View A

Tom Pritchard
822 1/2 West 3rd St.
Madison, In 47250
Cell: 812-599-1464
Email: tompritch1@hotmail.com

Plans Change for #HDCA-25-8 (2-10-25)

1. Rotated shed 90 degrees.
2. Increased shed size to 14' x 36'





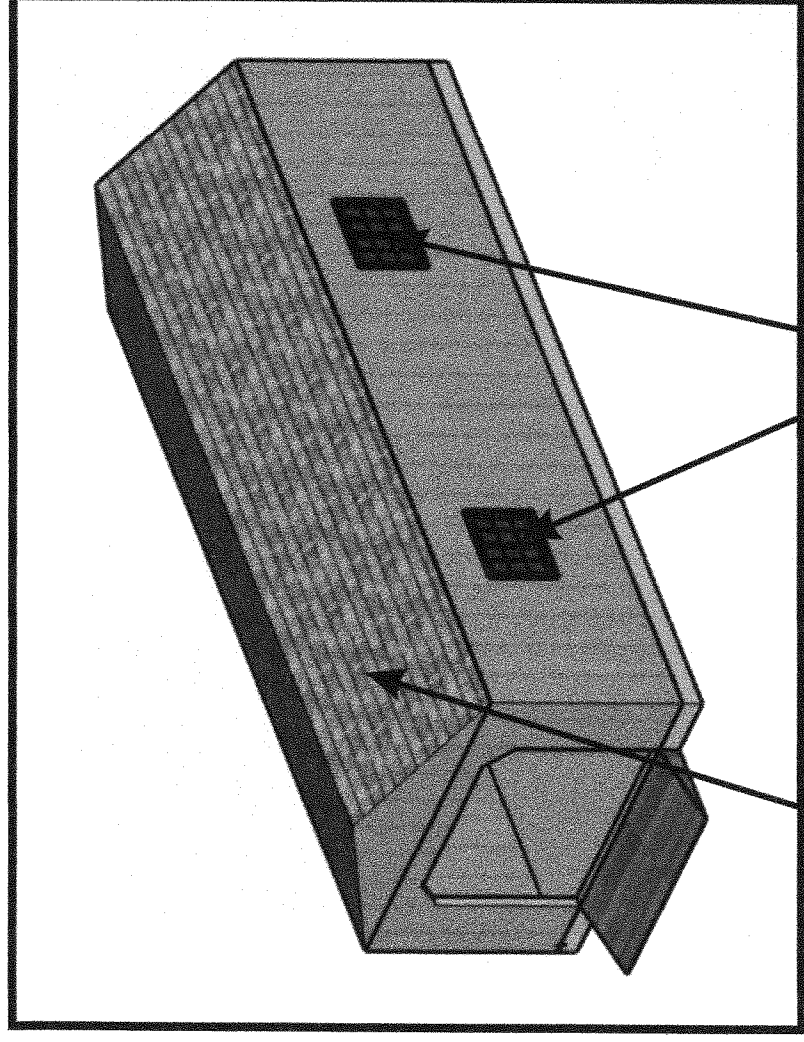
LP Smartsiding
or T1-11

Final color yet
to be determined

7' x 9' Garage Door

Steel 36" Service Door

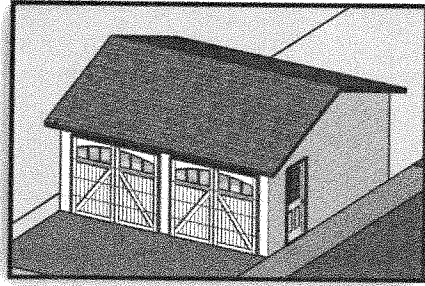
View from the
South West Direction



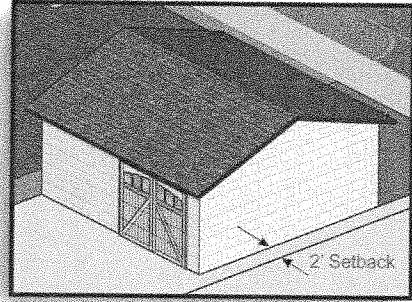
36" x 36" Sliding Windows

Black Shingles

View from the
South East Direction



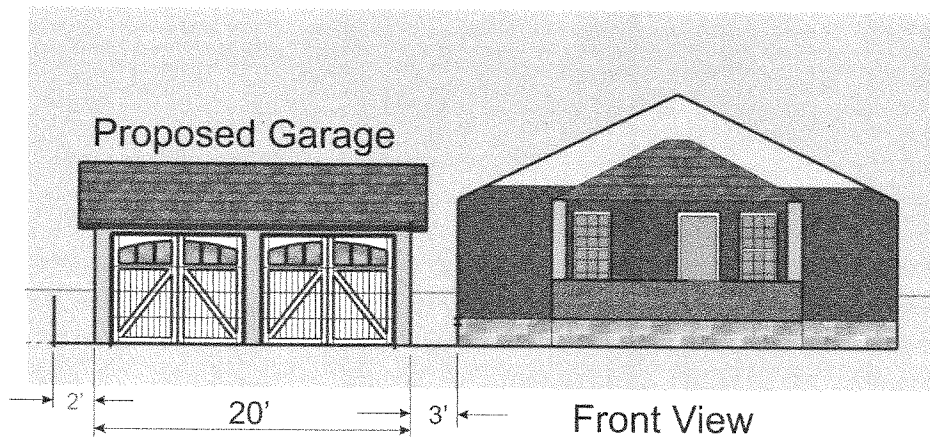
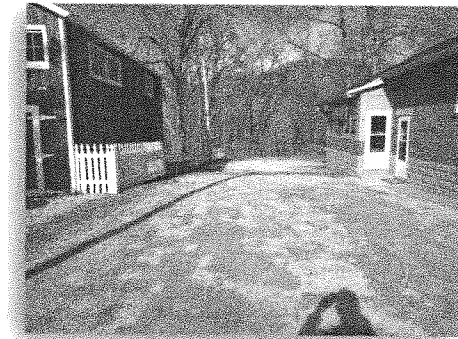
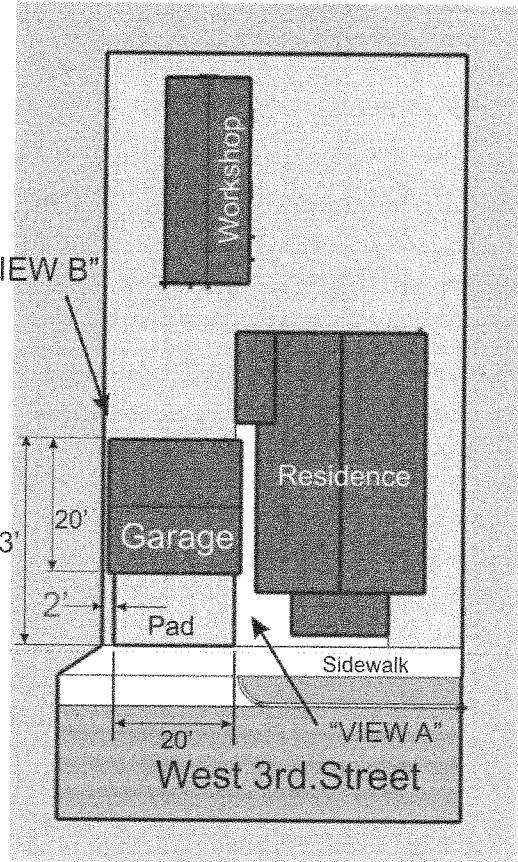
"VIEW A"



"VIEW B"

Tom Pritchard
822 1/2 West Third St.
Madison, In 47250
Ph. 812-599-1464
Email: tompritch1@hotmail.com

Two Car 20' x 20' Garage Project





MADISON

Planning, Preservation and Design

**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) Tom Pritchard

Property Address: (address) 822 1/2 W Third St

Proposed Action to: (explain)

build a 16x36' shed in rear of house

Meeting will be held on: (date) March 24, 2025

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

Time of Meeting: 5:30 PM

POSTING DEADLINE

03-09-2025

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.