



**PROJECT BRIEF** – *Historic District Board of Review*  
*Application for Certificate of Appropriateness at 841 W. Third St. to replace shed damaged in storm with a new pre-fab shed.*



Current Zoning: R-8 Residential Medium Density	Project Location: 841 W. Third St.
Applicant: Bill Combs	Owner: James and Linda Edwards

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. 1870
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 Factor

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>841 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: On a slight plateau. Concrete path to front and sides. Mature trees. Chain link fence, concrete retaining wall.



Lat/Long: 38.7401872828580600, -85.3953009699405800 [WGS84]

UTM: Zone 16S, 639464.4375 mE, 4289167.8825 mN

Parcel No.

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1870-1879 , circa 1870*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture	

## Architectural Information

Category: building, House	Style:	<input checked="" type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including shed
Structural: frame	Exterior Material(s): Asbestos Siding	
Stories: 2, Bays:	Roof Material: standing seam metal	
Form or Plan: Vernacular, rectangular	Roof Type: Gable Front , brackets	
Foundation: not visible	Windows: wood 1/1 double-hung sashes	
General condition: Fair	Chimney(s): one Parged side right side slope	
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

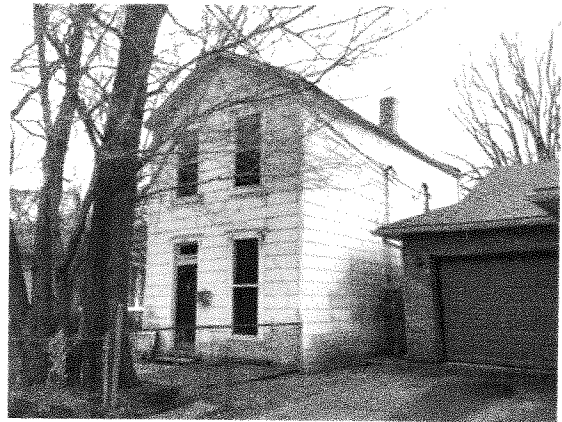
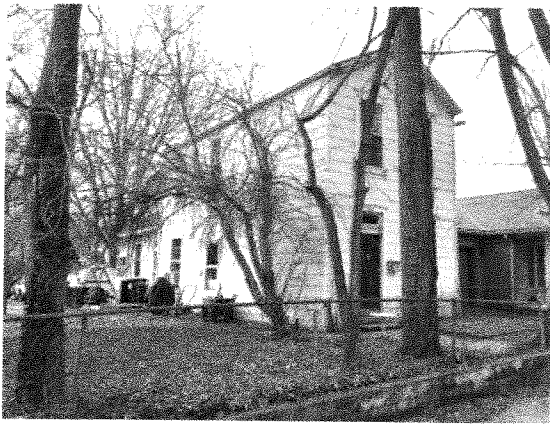
#### Level of potential eligibility

- ☐ National  
☐ State  
☐ Local

#### Landmark potential

- ☐ National  
☐ State  
☐ Local

Eligibility: Applicable NHL Criteria: 1, 4

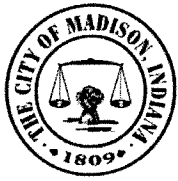


### Description/Remarks

This is a 2-story house built in 1870. The structural system is frame. The foundation is not visible. Exterior walls are asbestos siding. The building has a gable front roof clad in standing seam metal and brackets. Italianate brackets supporting overhanging eaves. There is one side right, side slope, parged chimney. Windows are wood, 1/1 double-hung sashes. Wood surrounds and pediments, aluminum storm windows. Pierced attic vent in gable. Wood panel door with fanlight, ovate transom with cutouts. There is a single-story, rear, frame addition. Rear additions with gable roof and hipped roof. Some Italianate details such as brackets and vertical window openings.

### Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: February 2022
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Jul 08, 2002, Site Number 2-128
Inventoried: 09/20/2021 11:42:55 am Last updated: 08/08/2022 1:49:03 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

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](http://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: Bill Combs  
Street: 1289 N US 421  
City: MADISON State: IN Zip: 47250  
Phone (Preferred): 812 292 4047  
Phone (Alternate): 812 273 2736  
Email: - - -

### 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: 841 W 3RD ST

Zoning Classification: R-8

Type of Project (Check all that apply)

- ☒ New Building
- ☐ Addition to Building
- ☐ Relocating a Building
- ☐ Demolition

- ☐ Restoration, Rehabilitation, or Remodel
- ☐ Fence or Wall
- ☐ Sign
- ☐ Other: \_\_\_\_\_

Description of Existing Use: STORAGE

Description of Proposed Use: Storage

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.

Tree fell on original shed, wanting to replace with a  
pre-fab new shed on same site

Portable garage

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 type="checkbox"/>	Siding	44	HDBR/STAFF		
<input type="checkbox"/>	Metal	49	STAFF		
<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 type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF		
<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 type="checkbox"/>	Windows	82	HDBR/STAFF		
<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 (existing)	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 checked="" type="checkbox"/>	New Construction - Outbuildings	101	HDBR	NA	pre fab.
<input type="checkbox"/>	New Construction - Commercial	103	HDBR		
<input type="checkbox"/>	New Construction - Additions	109	HDBR		
<input type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF		
<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.

4/24/25

Date

Bill Condit

Signature of Applicant

#### COMPLETED BY PLANNING OFFICE

Application Accepted on: \_\_\_\_\_

Application Accepted by: \_\_\_\_\_

Application to be Reviewed by:

☐ HDBR

☐ STAFF

Meeting Information: Historic District Board of Review

101 W Main St, Madison, IN 47250 – Council Chambers

Meeting Date: \_\_\_\_\_ Time: 5:30PM

Action on Application:

☐ HDBR/STAFF COA issued

☐ HDBR Extended

☐ HDBR/STAFF COA denied

☐ Sent to HDBR by Staff

#### Documentation Review (Completed by Planning Office)

\_\_\_\_ Owner Authorization provided (if req'd)

\_\_\_\_ Site plan is adequate

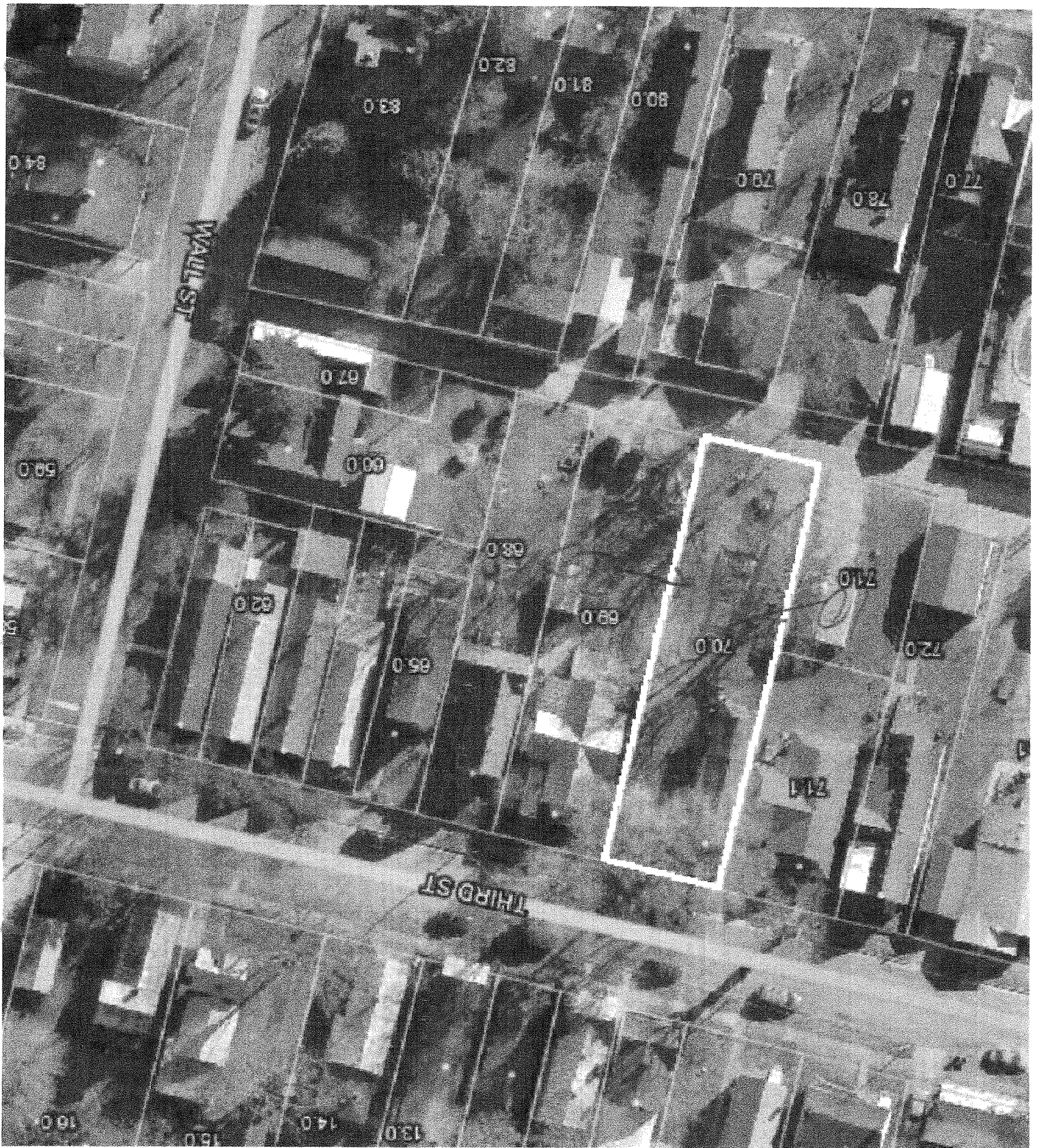
\_\_\_\_ Application is complete

\_\_\_\_ Required supporting documents are provided

\_\_\_\_ COA Addendum (if req'd)

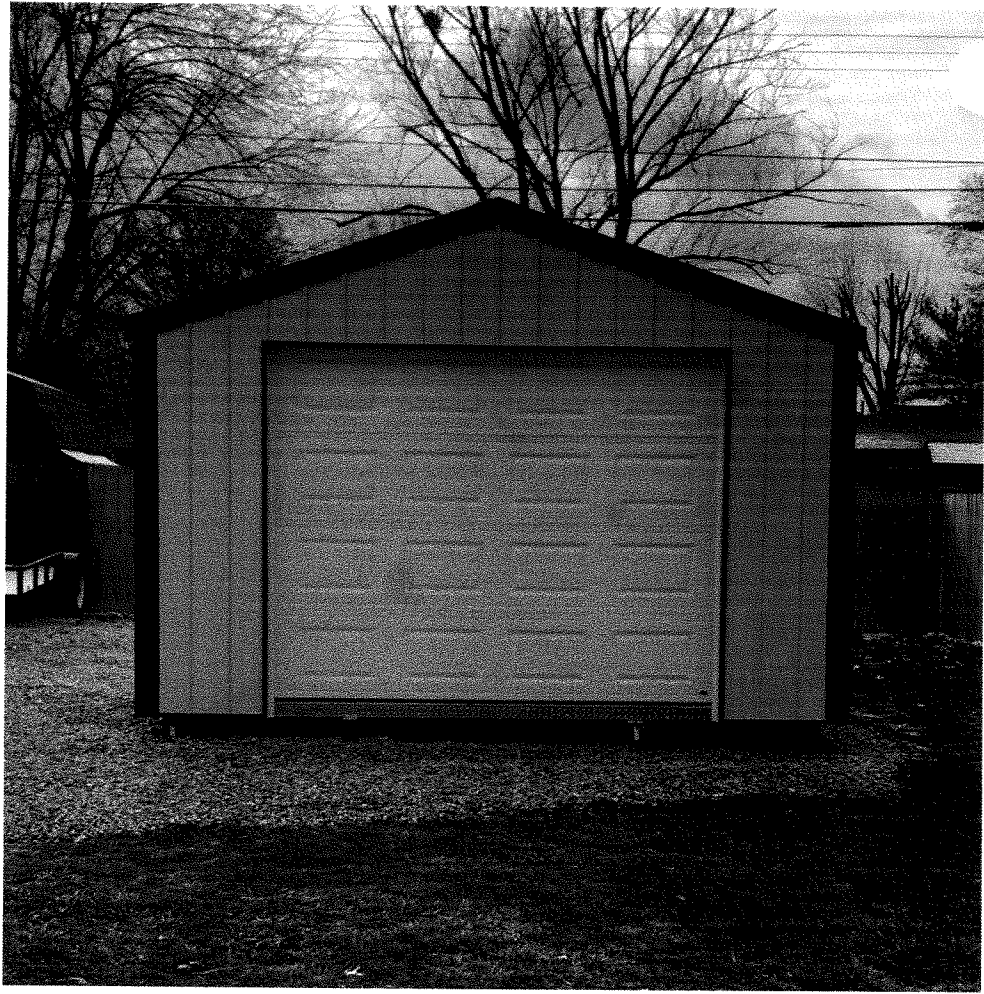
\_\_\_\_ Notification Sign given to applicant







841 WEST 3RD ST



Southern Indiana Barns

June 15, 2023 · 🌐



1

14' X 20'

18



2



Like



Comment

Most relevant



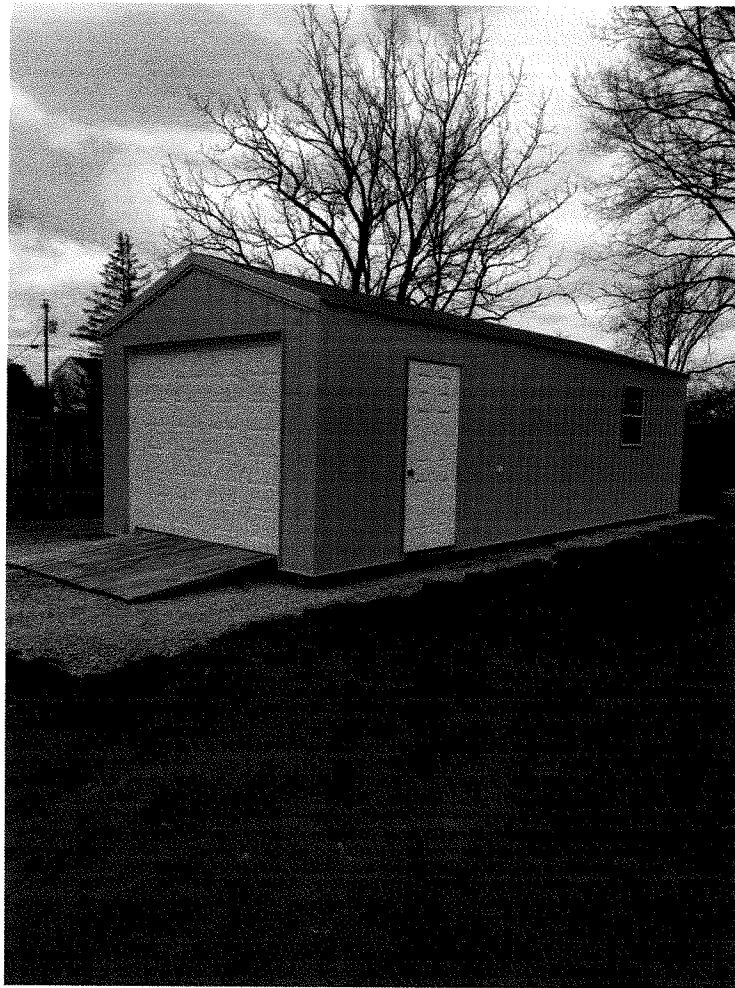
Most relevant is selected, so some comments may have been filtered out.

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or

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**Southern Indiana Barns**

June 15, 2023 · 🌐



2

1



Like



Comment

Most relevant 



**Brad DeHaven**

How much for one of these

6w

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**MADISON**  
*Indiana*  
Planning, Preservation and Design

# MADISON HISTORIC DISTRICT BOARD OF REVIEW

## Request for Certificate of Appropriateness

Application has been made by: (name) Bill Combs

Property Address: (address) 841 W. Third St.

Proposed Action to: (explain) replace damaged shed with a new pre-fab shed

Meeting will be held on: (date) May 27, 2025

**POSTING DEADLINE**

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

05-12-2025

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.