



PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 301 Jefferson St to replace garage door with half-glass garage door on south side. Replace dilapidated doors on south side. Remove two windows and replace with entry doors on the south side. Add one entry door on the south side. Add railing along roof line.

Application Date: January 15, 2024

HDBR Meeting Date: February 26, 2024

Project Description:

Certificate of Appropriateness application to replace garage door with half-glass garage door on south side. Replace dilapidated doors on south side. Remove two windows and replace with entry doors on the south side. Add one entry door on the south side. Add railing along roof line.



Current Zoning:

Central Business District (CBD)

Project Location:

301 Jefferson St

Applicant:

Matthew Chandler
111 E Second St
Madison, IN 47250

Owner:

Same

Supporting Documents:

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

Alterations, Historical Information, & Prior Approvals:		
Date	c. 1850	c. 1940
Style	Federal	Commercial Building
Evaluation	Contributing	Contributing
Survey Notes	Addition c. 1870	historic steel 15 casements

Date	c. 1850	c. 1940
Style	Federal	Commercial Building
Evaluation	Contributing	Contributing
Survey Notes	Addition c. 1870	historic steel 15 casements

Alterations:

Historical Information/Misc. Important Information:

Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 9.0 DOORS AND ENTRANCES p. 59-61

- 9.1 Retain and preserve original doors and entrances.
- 9.2 Maintain and preserve original doors and entrances.
- 9.3 Repair deteriorated or damaged historic doors consistent with historic materials.
- 9.4 Do not enclose or conceal an original door opening on the primary façade or an elevation readily visible from the public right-of-way.
- 9.5 If historic doors are missing or are deteriorated/damaged beyond repair, install replacement doors that match the originals.
- 9.6 Never create a new door opening where none existed on a readily visible facade.

Madison Historic District Design Guidelines – 18.0 WINDOWS p. 82-86

- 18.1 Retain and preserve historic windows including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings.
- 18.2 Maintain existing historic windows where possible.
- 18.3 Repair existing historic windows where possible, rather than replacing entire window units.
- 18.4 Replace in kind, using replacement windows that match the existing historic elements as closely as possible.
- 18.7 New windows must match the originals in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar between the panes.

Madison Historic District Design Guidelines – 26.0 NEW CONSTRUCTION – ADDITIONS p. 106-108

- 26.11 Rooftop additions for commercial buildings may be approved under certain conditions.

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.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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:

NPS Preservation Brief #14 New Exterior Additions to Historic Buildings: Preservation Concerns

Conformance with Guidelines, Ordinance & Standards:

The rooftop addition portion of this project *is in* conformance with the guidelines, ordinance, and SOI for Rehabilitation. The modification of windows and addition of another doorway *is not in* conformance with the design guideline, ordinance, or SOI for Rehabilitation. These modifications will alter the historic contributing structures. The modification to the garage door is questionable as the current sliding door has already been modified.

Think GIS Map





HDCA-24-3

Certificate of
Appropriateness (COA)
Application

Status: Active
Submitted On: 1/15/2024

Primary Location

301 JEFFERSON ST
MADISON, IN 47250

Owner

Vintage Lanes LLC
2ND ST 111 MADISON, IN
47250

Applicant

Matthew Chandler
 812-584-1376
matt@thehandlerhotel.com
 111 E 2ND ST
MADISON, IN 47250

General Information

Are you the owner?*

Yes

Zoning Classification

Commercial

Legal Description of Property

011-03921-00 O T PT. LOT 95 11-128-68 & 70 301 & 305 JEFFERSON St

Will you be working with a Contractor?

—

Description of Existing Use


Vacant

Description of Proposed Use

Warehouse portion - two levels of duckpin bowling (2 floors), house portion - 2 story apartment, wine cellar and wine bar.

Type of Project

Select which applies to your project.*

Define Other 

Restoration, Rehabilitation, or
Remodel

Description(s) of Work

Scope of Work*

See attached.

Building Elements

Architectural Details

Awnings & Canopies

Chimneys

Deck

Demolition

Doors & Entrances

Existing Material*

Wood/Metal

Proposed Material*

Wood/Metal

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

Existing Material*

NA

Proposed Material*

Wood/Metal rail for rooftop patio

Shutters

Siding

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Existing Material*

Windows

Proposed Material*

Other

Doors

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*



Matthew Chandler

Jan 15, 2024

Certificate of Appropriateness

City of Madison

Building Location:

- **South Side (Second St.)**
- **East Side (Jefferson St.)**

Updated Proposed Changes:

1. South Side (Second St.):

- **Updated Overhead Door:**
 - **Description:** Half-glass garage door.
 - **Purpose:** Replaces the current dilapidated doors.
 - **Seasonal Use:** The door will open during the summer, providing an exterior bar rail.
- **New Double Entry Door:**
 - **Purpose:** Private access for apartment renters.
 - **Design:** Ensures apartment renters can access their apartments without going through the bar, complying with ATC regulations.
- **New Private Entry Double Doors for Apartment Egress:**
 - **Purpose:** Emergency escape route via the roof for apartment tenants.
 - **Design:** Ensures safety without using the elevator.
- **Window Restoration/Repair:**
 - **Action:** Restore and repair current industrial windows as necessary.
 - **Goal:** Maintain architectural integrity and historical character.

2. East Side (Jefferson St.):

- **Storefront Restoration:**
 - **Action:** Restore the storefront to its original or appropriate historical appearance.
 - **Goal:** Enhance the building's historical value and aesthetic appeal.

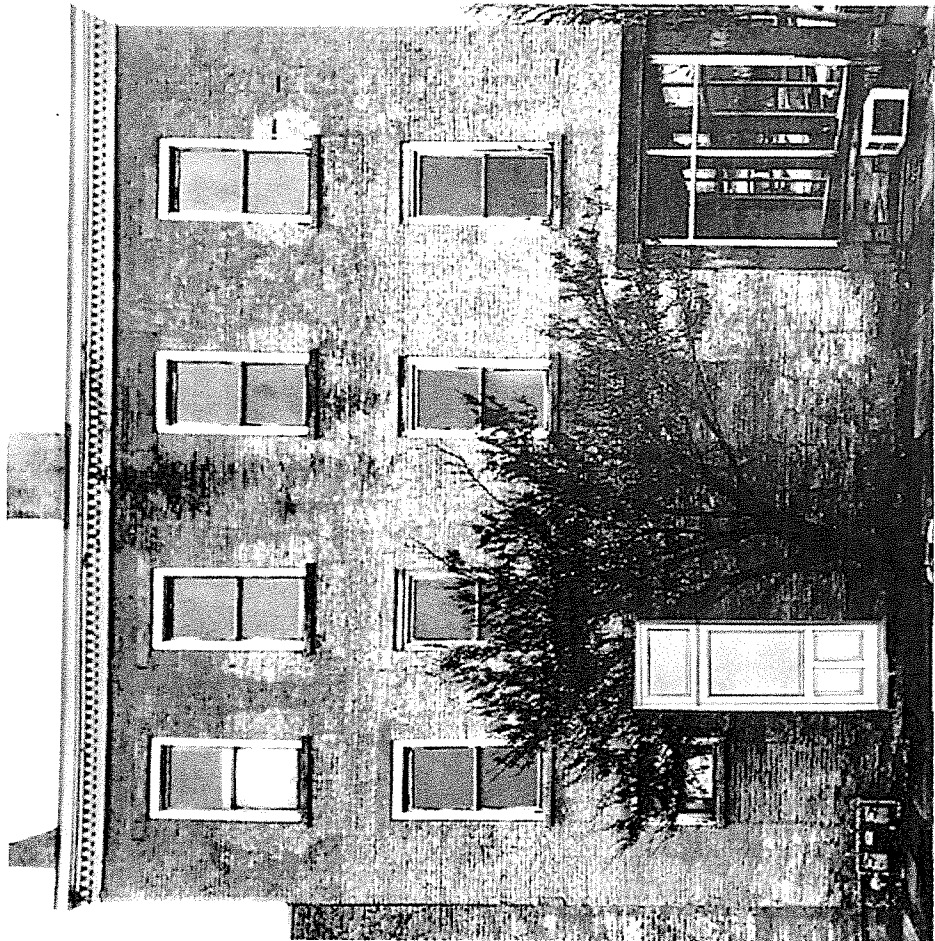
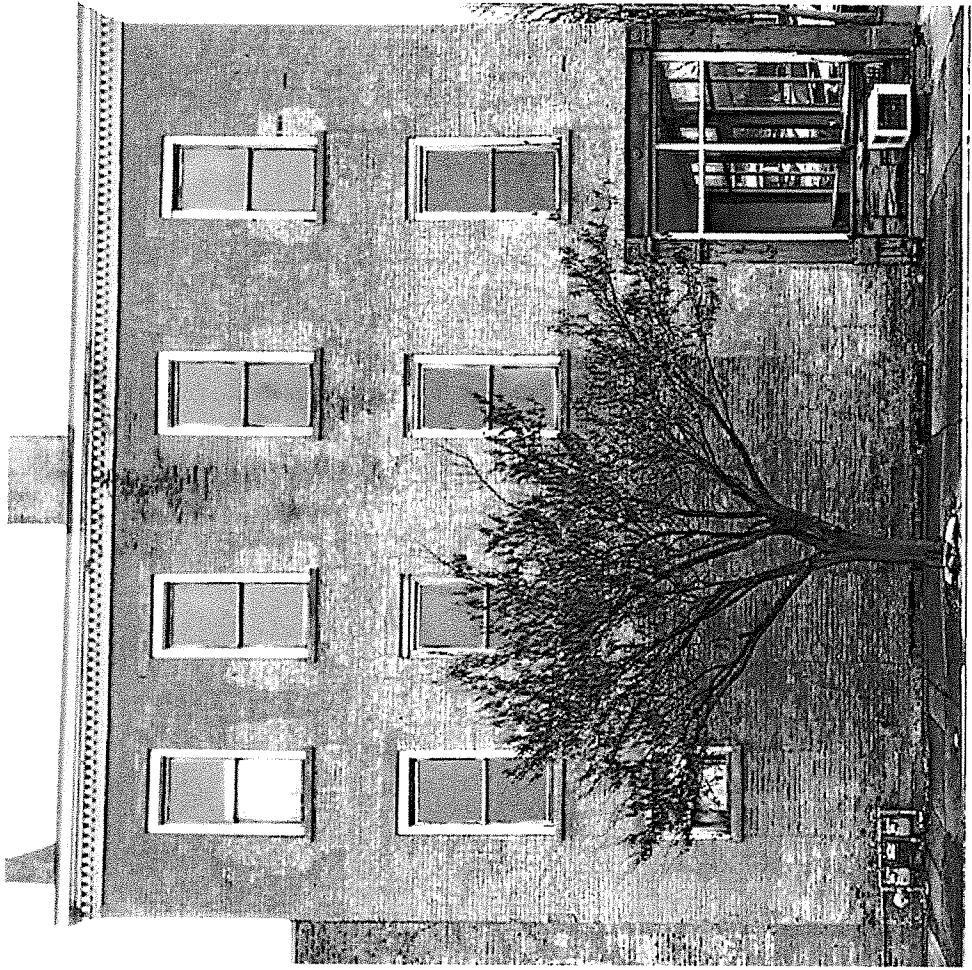
3. Rooftop:

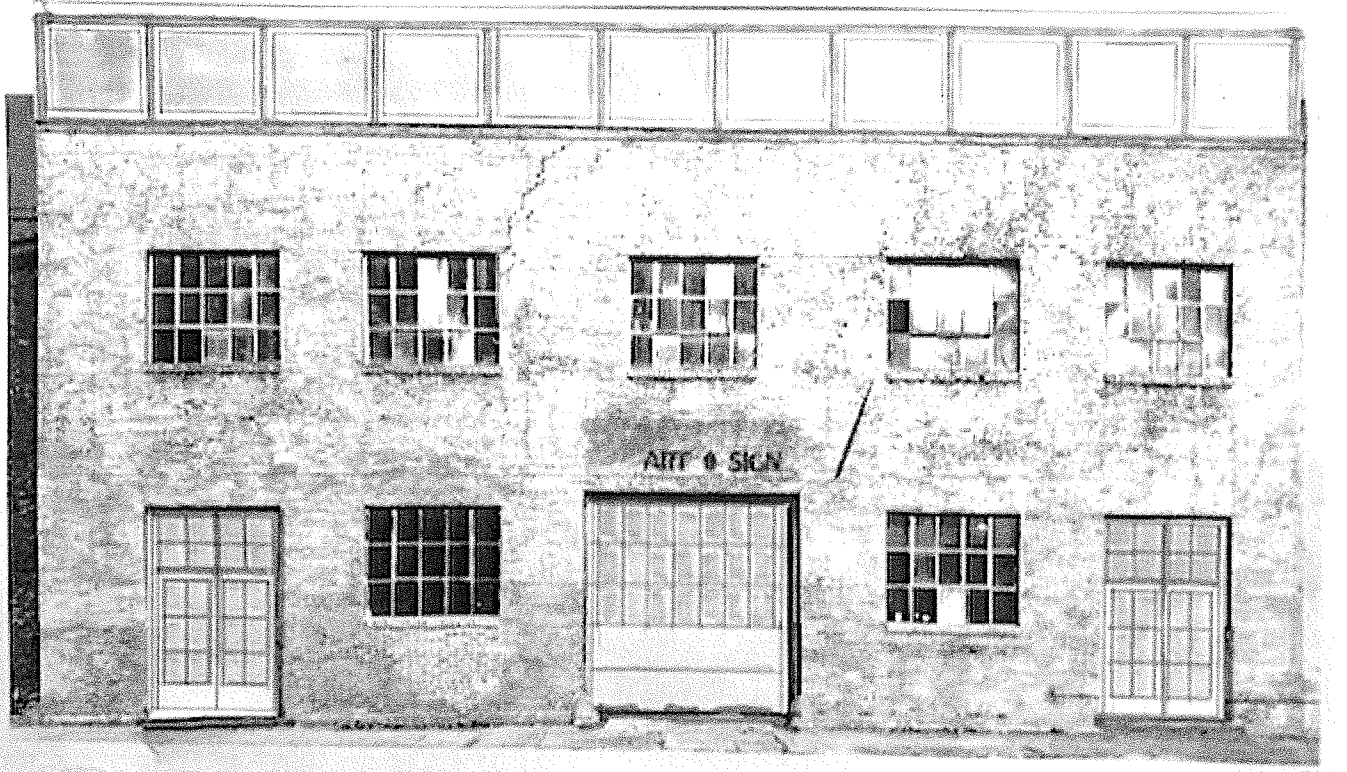
- **Rooftop Deck Addition:**

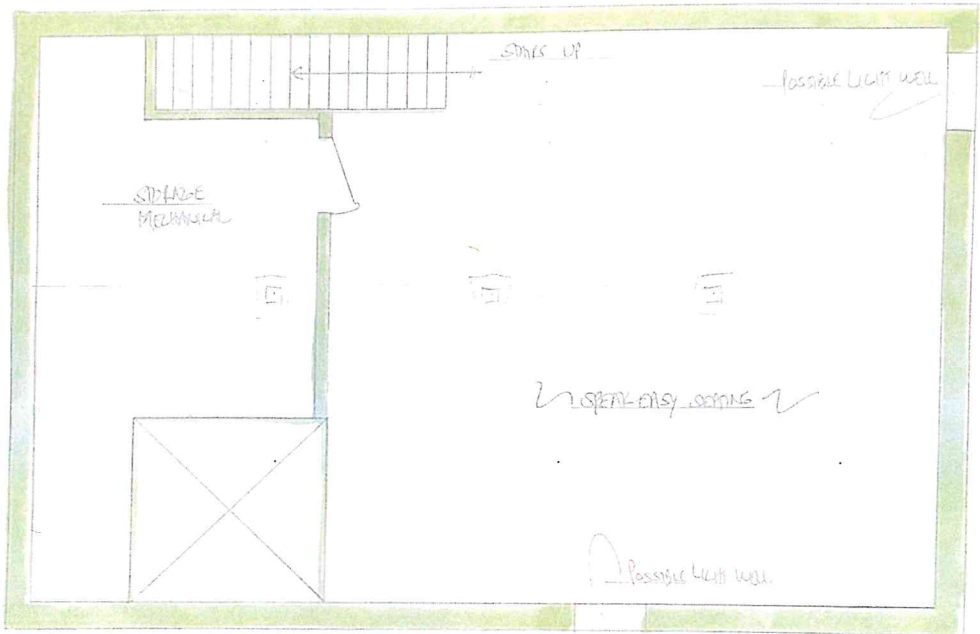
- **Location:** On the south end of the roof.
- **Features:** Rail seating facing the river.
- **Purpose:** Provide an outdoor space for enjoyment and relaxation with a scenic view.

Considerations for Approval:

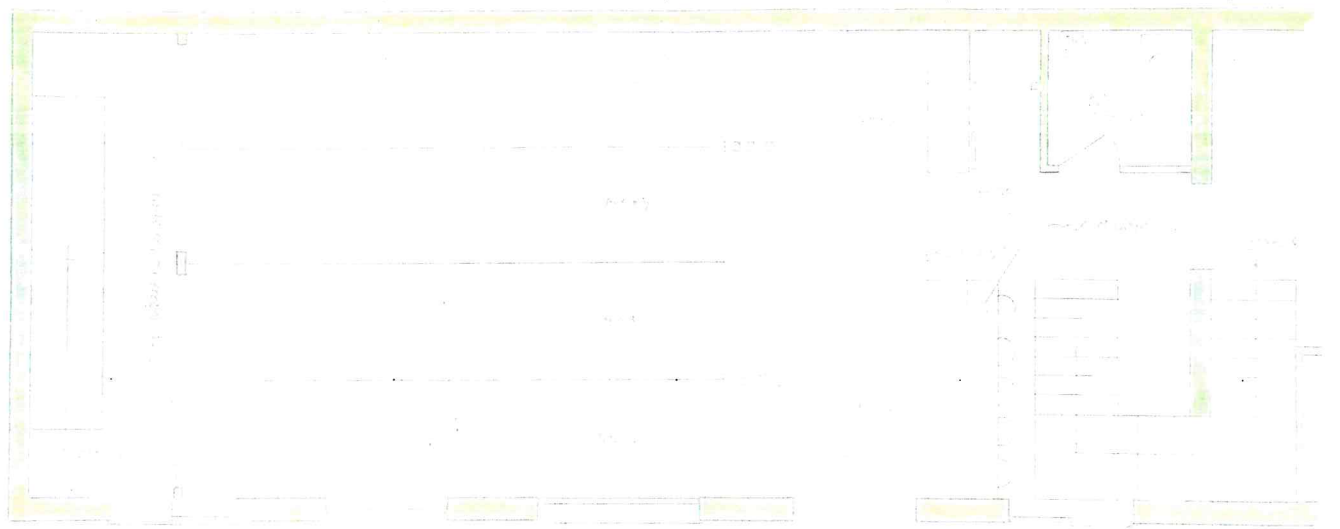
- **Historical Integrity:** Modifications and restorations aimed at preserving the building's historical character.
- **Safety and Accessibility:** Focus on safety (emergency egress) and accessibility (separate apartment entry), complying with ATC regulations.
- **Aesthetic Consistency:** New additions and restorations are designed to blend with existing architectural elements, maintaining the aesthetic consistency of the building.







• SPENT EASY BASEMENT •
SCALE: 1/4" = 1'-0"

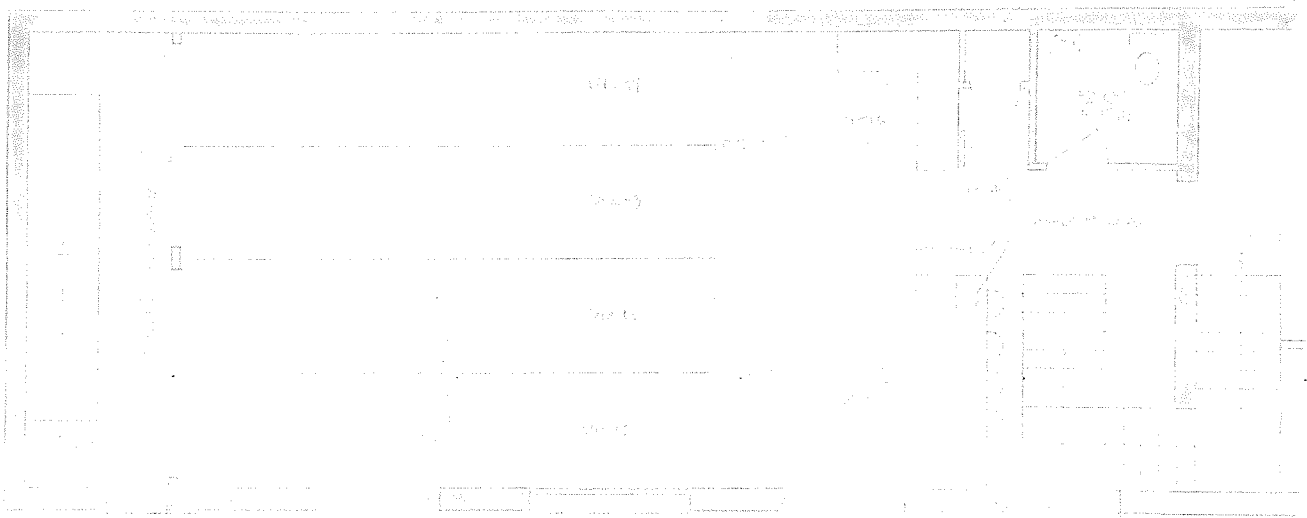


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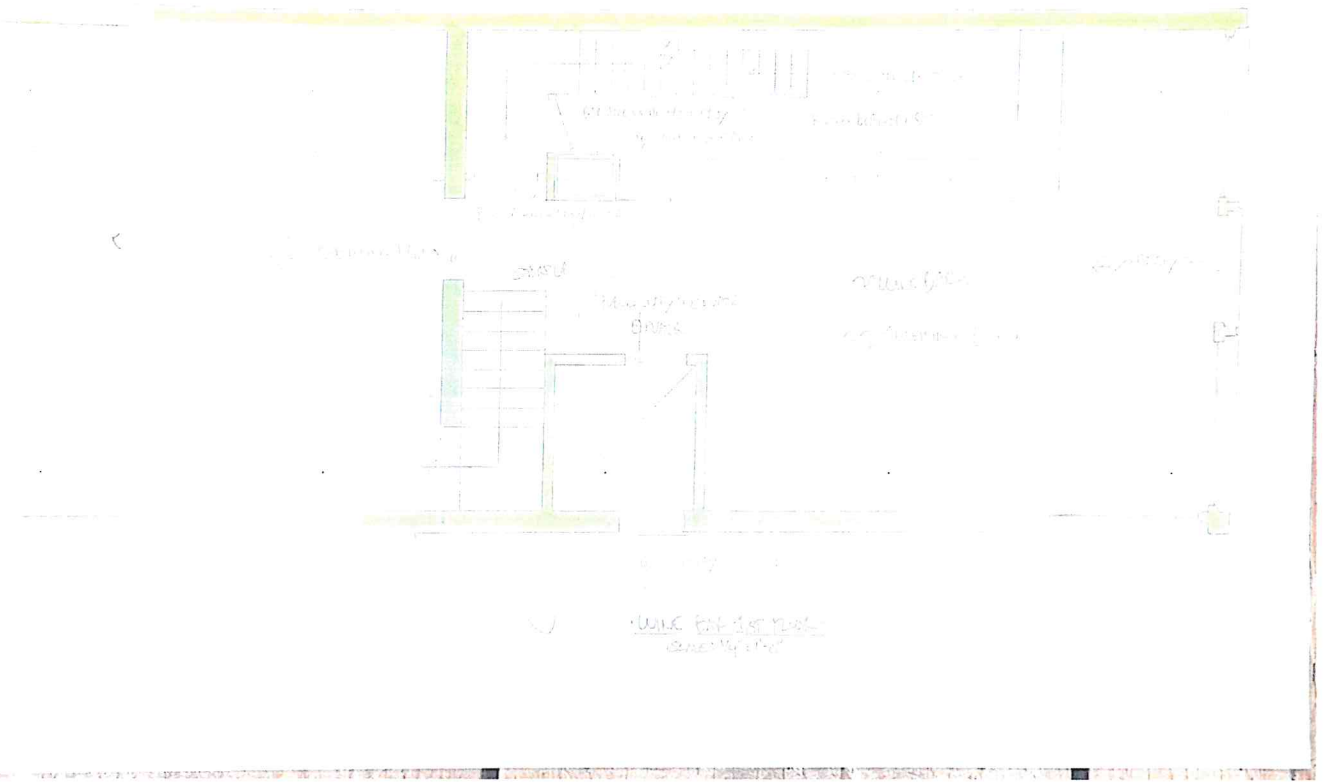
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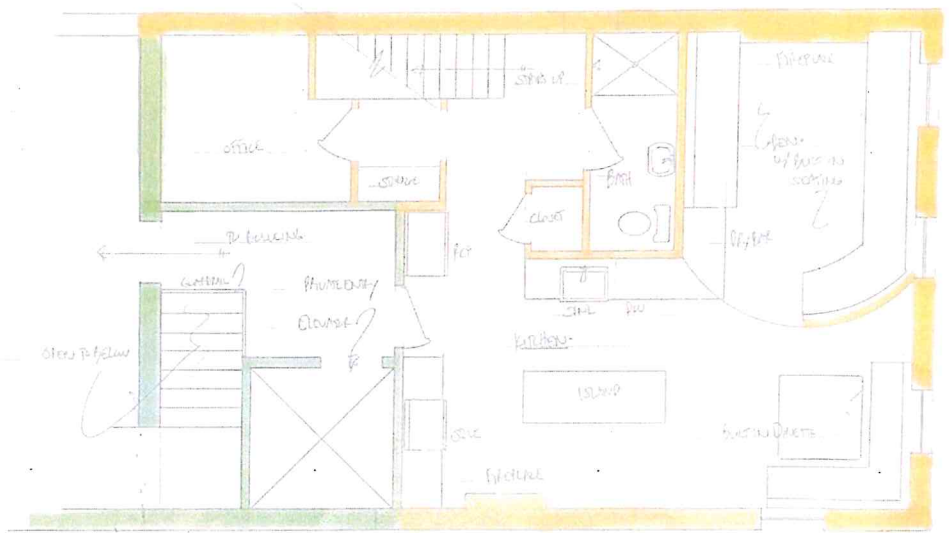
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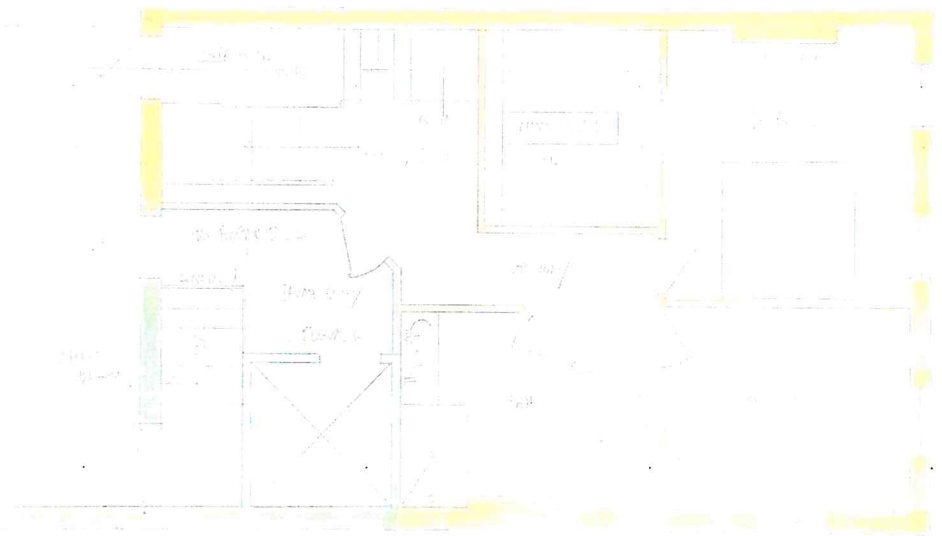


2nd



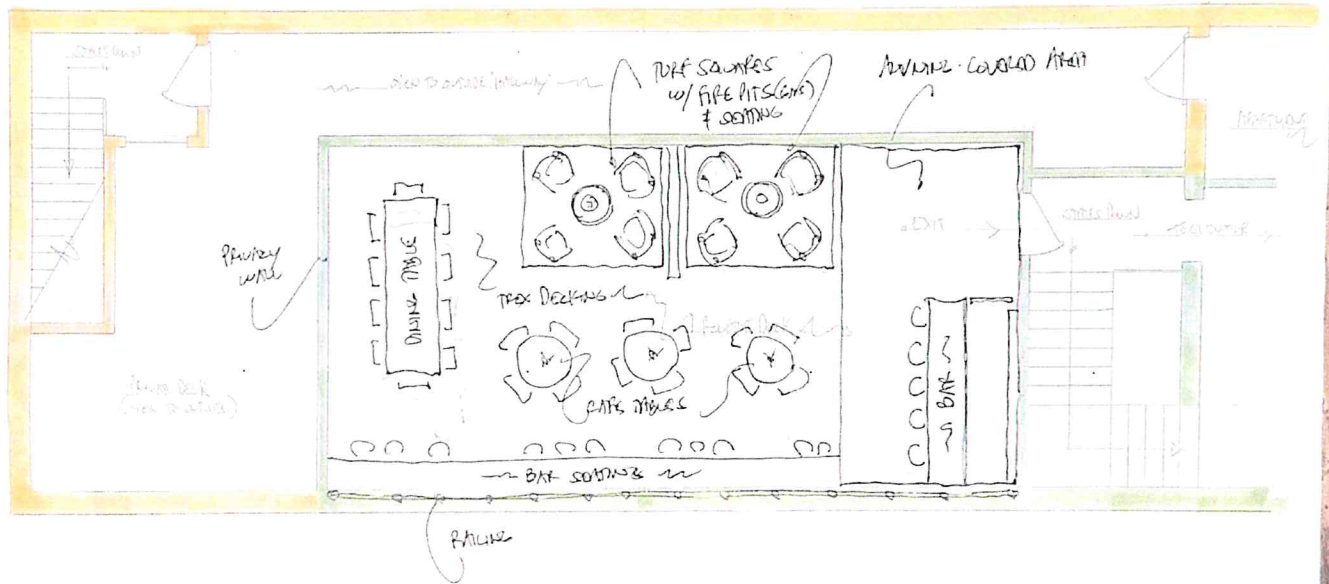


- APARTMENT - 2nd floor -
 scale: 1/4" = 1'-0"



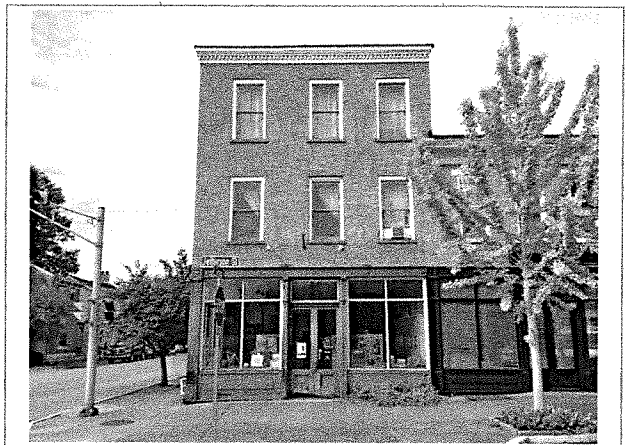
Handwritten text at the bottom center of the drawing, possibly a signature or date:

Handwritten text at the bottom center of the drawing, possibly a signature or date:



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 301 Jefferson St Madison Indiana 47250 USA
County: Jefferson
Historic name: Lichtmann Coffeehouse
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Ground slopes south toward Ohio River.



Lat/Long: 38.7352034612341900, -85.3774634637890000 [WGS84]

UTM: Zone 16S, 641024.5895 mE, 4288642.1295 mN

Parcel No. GIS/Ref/ID: 26183

Historical Information

Historic Function: Commerce/Trade: Restaurant	Current Function: Commerce/Trade: Specialty Store
Construction Date: ca. 1850-1859, circa 1850*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, Commercial Building	Style: Federal	<input checked="" type="checkbox"/> Additions (c. 1870) <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): historic brick	
Stories: 3, Bays:	Roof Material: asphalt shingles	
Form or Plan: Two-Part Commercial Block, rectangular	Roof Type: Hipped	
Foundation: limestone	Windows: historic wood 1/1 double-hung sashes	
General condition: Fair	Chimney(s): two brick	
Basement:	Porch:	

Historical Summary:

Shown as Eagle Hotel on the 1886 Sanborn map, various histories as feed store, saloon, coffeehouse. Windle, p 71.

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)

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

Eligibility: Applicable NHL Criteria: 1, 4



Description/Remarks

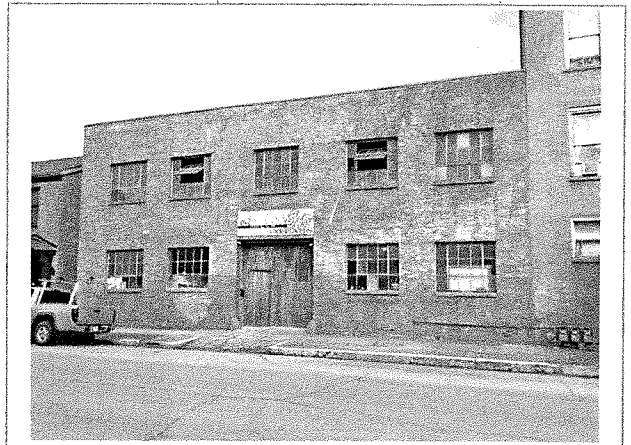
This is a 3-story commercial building in the Federal style built in 1850. The structural system is masonry. The foundation is limestone. Exterior walls are historic brick. Common bond. The building has a hipped roof clad in asphalt shingles. Hipped roof with brick soldier dentils and corbelling at cornice. Two brick chimneys. There are two brick chimneys. Windows are historic wood, 1/1 double-hung sashes. Full light panel doors with large upper transom light, display windows fitted with panels into iron front. Cast iron store front with square pilasters c. 1900 (LL). 1/1 with flat dressed lintels and sills. There is an addition.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: October 2021
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) ID #26183, surveyed Sep 05, 2002, Site Number 3-0764
Inventoried: 09/20/2021 11:43:41 am Last updated: 07/19/2022 6:30:44 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

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 227 E 2nd St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name: Carlson Art & Sign
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: Flat Ground.



Lat/Long: 38.7351998151111900, -85.3776327625656100 [WGS84]

UTM: Zone 16S, 641009.8810 mE, 4288641.4641 mN

Parcel No.

Historical Information

Historic Function: Agriculture/Subsistence: Storage	Current Function: Commerce/Trade: Specialty Store
Construction Date: ca. 1940-1949 , circa 1940*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance: Agriculture Commerce	

Architectural Information

Category: building, Commercial Building	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): historic brick	
Stories: 2, Bays:	Roof Material:	
Form or Plan: Industrial Loft, rectangular	Roof Type: Flat with parapet	
Foundation: parged concrete	Windows: historic steel 15 casements	
General condition: Fair	Chimney(s):	
Basement:	Porch:	

Historical Summary:

This was originally an addition to 302 Jefferson Street.

Status (Current Listing or Designation)

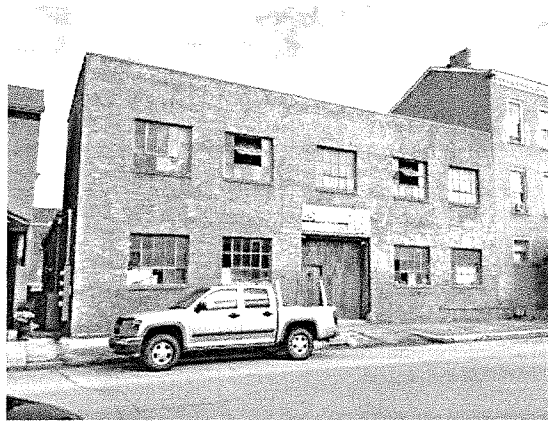
National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.
 2006, Madison National Historic Landmark District

1982, Madison Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

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

Eligibility: Applicable NHL Criteria: 1,



Description/Remarks

This is a 2-story commercial building built in 1940. The structural system is masonry. The foundation is parged concrete. Exterior walls are historic brick. The building has a flat with parapet roof. Tile coping on west side. Windows are historic steel, 15-light casements. 5-bay, metal frame, 15-light windows with central part moveable; ground floor has a central, recessed, double leaf door, with a personnel door cut in. Side windows w/stone sills.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: October 2021
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 Aug 05, 2002, Site Number 3-0389
Inventoried: 09/20/2021 11:43:26 am Last updated: 07/05/2022 7:42:45 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) Matthew Chandler

Property Address: (address) 301 Jefferson St

Proposed Action to: (explain) _____

South Side: Replace garage door with half-glass garage door. Replace dilapidated doors. Remove two windows and replace with entry doors. Add one entry door.

Rooftop: Addition of railing along roof line.

Meeting will be held on: (date) February 26, 2024

POSTING DEADLINE

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

2/12/24

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.