



## PROJECT BRIEF

*Historic District Board of Review Application for Certificate of Appropriateness at 221 E. Second St. to construct a covered stairwell vestibule addition to previously approve rooftop terrace to house a bar for guests.*

**Application Date:** August 4, 2024

**HDBR Meeting Date:** September 23, 2024

**Project Description:**

Certificate of Appropriateness application to construct a covered stairwell vestibule addition to previously approve rooftop terrace to house a bar for guests.



**Current Zoning:**

Central Business District (CBD)

**Project Location:**

221 E. Second St.

**Applicant:**

Matthew Chandler  
111 E. Second St  
Madison, IN 47250

**Owner:**

Vintage Lanes LLC  
111 E. Second St  
Madison, IN 47250

**Supporting Documents:**

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

**Alterations, Historical Information, & Prior Approvals:**

NOT LISTED

**Alterations:**

**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.

**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.

**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.

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

**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:**

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.

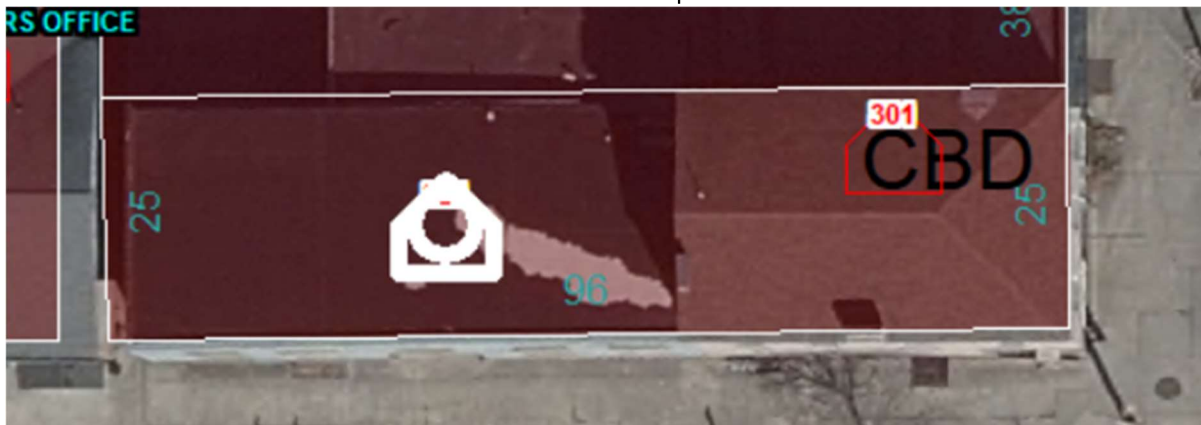
**Preservation Brief:**

NA

**Conformance with Guidelines, Ordinance & Standards:**

The project is in conformance with the guidelines or ordinance.

Think GIS Map





### HDCA-24-76

Certificate of  
Appropriateness (COA)  
Application  
Status: Active  
Submitted On: 8/4/2024

### Primary Location

221 E SECOND 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

## 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?\***

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?**

Yes

**Description of Existing Use**

Vacant warehouse

**Description of Proposed Use**

Duckpin bowling center (2 floors, 4 lanes on each floor)

## Contractor Information

**Company Name**

Timber Development, LLC

**Contractor Name**

Brian Martin

**License Number**

1463

**Expiration Date**

—

Phone

812-599-2695

Email

btmartin1@yahoo.com

Mailing Address

104 Sering St.

City

Madison

State


IN

Zip Code

47250

## Type of Project

Select which applies to your project.\*

Define Other 

Restoration, Rehabilitation, or  
Remodel

## Description(s) of Work

### Scope of Work\*

Covered stairwell vestibule addition to previously approved rooftop terrace. This area will be used to house a bar area for our guests, reducing exposure by the elements to staff and guests. Drawing attached.

## Building Elements

Architectural Details

Awnings & Canopies

**Existing Material\***

NA

**Proposed Material\***

Wood/brick/metal

**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**

Signage

Storefronts

Storm Doors and Storm Windows

Utilities

Windows

Other

## Building Information

Please List All Building Materials\* 

Window (being removed from previously approved opening) to be added to the new vestibule facing 2nd street to keep historic character. Wood framing, brick facade (to keep in historic character), siding, egress door.


## Acknowledgement

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

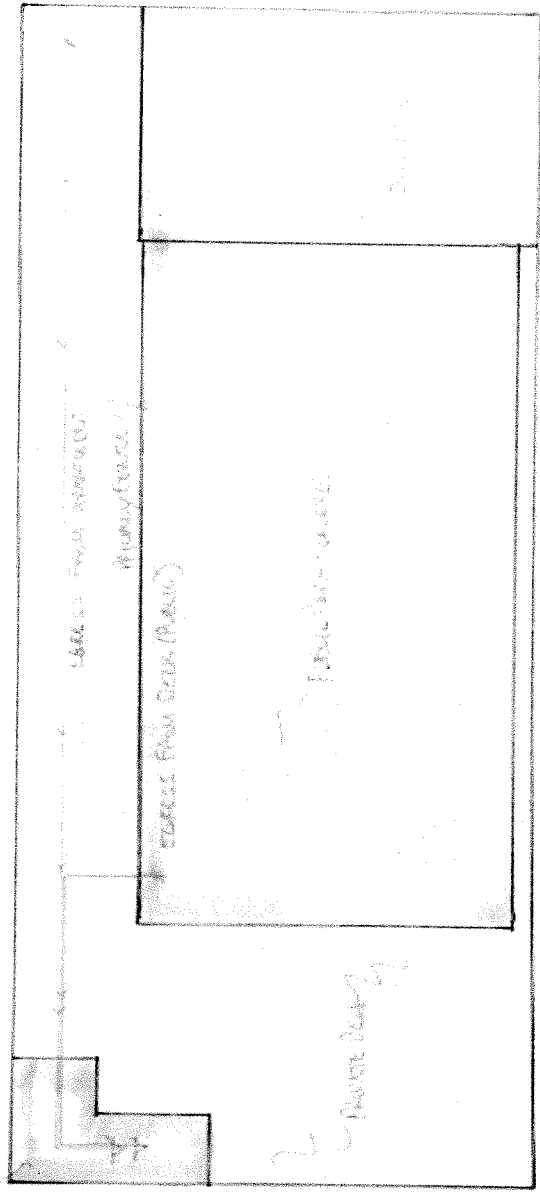
- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application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



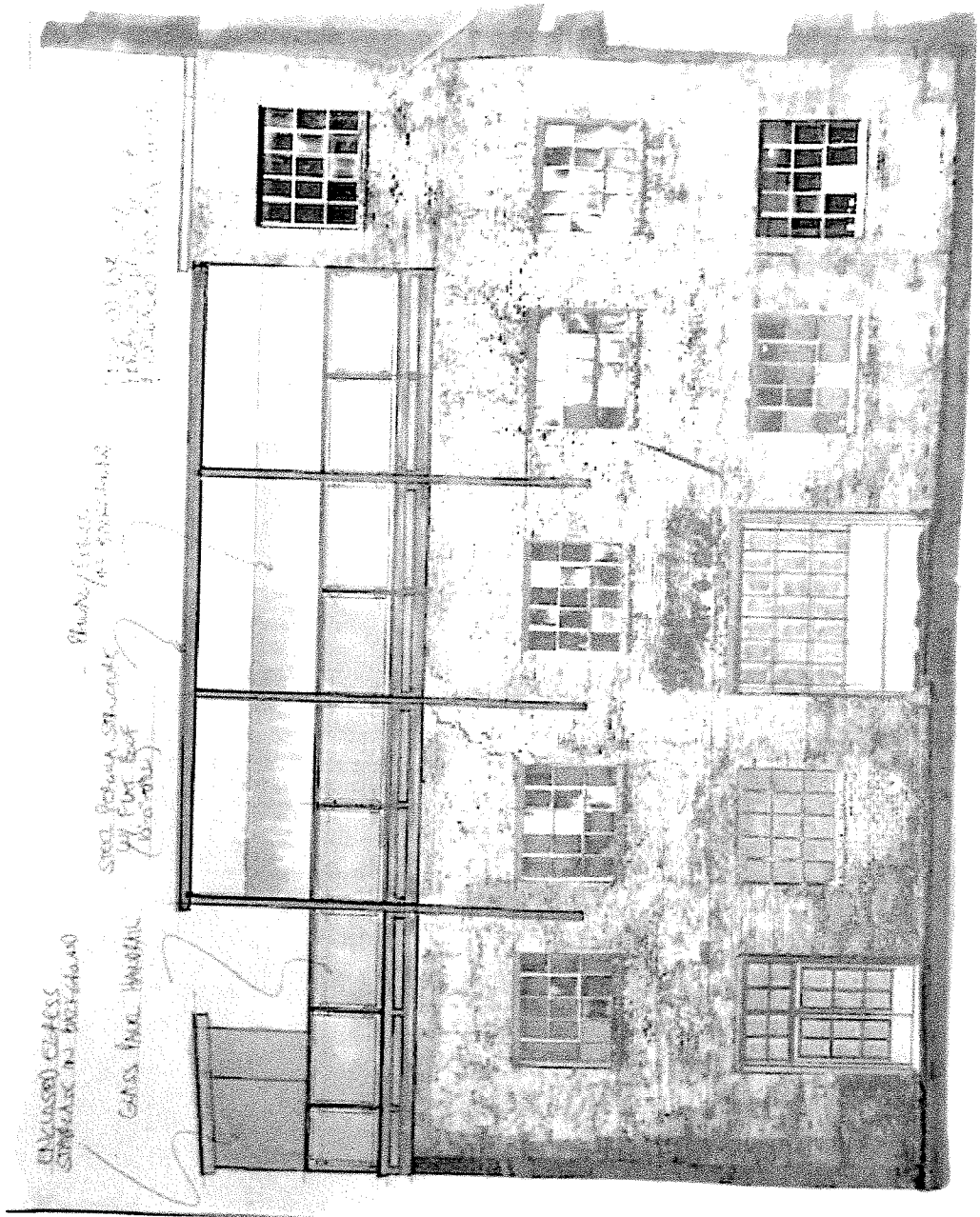
**Digital Signature\***

 **Matt Chandler**  
Aug 2, 2024





Revised Plan



CLASSICAL CLASS  
STRUCTURE IN BRICK

CONCRETE FRAME

STEEL FRAME STRUCTURE  
GLASS FRAME STRUCTURE

GLASS FRAME STRUCTURE

GLASS FRAME STRUCTURE

2



**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) 221 E Second St.

Proposed Action to: (explain) \_\_\_\_\_

Add covered stairwell vestibule addition to previously approved rooftop terrace, to be used to house a bar area for our guests

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

**POSTING DEADLINE**

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

8-11-2024

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.



Planning, Preservation and Design

**MADISON**

*Madison*

**MADISON HISTORIC DISTRICT  
BOARD OF REVIEW**

# Request for Certificate of Appropriateness

Application has been made by: (name) Matthew Chandler

Property Address: (address) 221 E. Second St.

Proposed Action to: (explain) \_\_\_\_\_  
construct a covered stairwell vestibule addition to previously approved rooftop terrace to house a bar  
for guests

Meeting will be held on: (date) September 23, 2024

**POSTING DEADLINE**

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

**09-08-2024**

Time of Meeting: **5:30 PM**

All interested persons are welcome to attend this hearing to voice their objections or support for the application.

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