LAFAYETTE HISTORIC PRESERVATION COMMISSION
April 27, 2020
7:00pm

**City of Lafayette YouTube channel** https://www.youtube.com/user/CityofLafayetteIN/live

**Call To Order**

**Approval Of Minutes**

Approval Of January 27, 2020 Minutes

Documents:

01-27-20 HPC MINUTES.PDF

**New Business**

**Public Relations & Education Committee Report**

**District Committee Report**

**COA Committee Report**

**COA Applications**

COA – 424 Main St – Window Replacements

Documents:

COA 424 MAIN STREET.PDF

COA-1001 Main Street – Modification To Fence

Documents:

COA 1001 MAIN STREET.PDF

**Other Business**

419 Main Street – Emergency Repair - Brick Infill Due To Unforeseen

Documents:

419 MAIN STREET.PDF

**Staff Report**

**Public Comments**

**Adjournment**

**Historic Preservation Commission Meeting Minutes**
**January 27, 2020 7:00 p.m.**
**Lafayette City Hall – Board of Works Room**

**Commission Members in Attendance**: John Burns, Julie Ginn, Kevin Klinker, Sean Lutes, Shawna McCully, Patti Morgan, Amy Paget, Glen Vick and Kurt Wahl

**Staff in Attendance:** John Collier, Dann Keiser, Michelle Conwell

**Guests:** Tom Gall, project representative for 521 Main Street; Robert Hockema, owner of 521 Main Street; Ryan Kennedy, owner of 315 Columbia Street

**Call to Order**
Noting a quorum, John Burns called the meeting of the Lafayette Historic Preservation Commission to order at 7:02 pm.

**Approval of the Minutes**
Sean Lutes moved to recommend approval of the of the December 16, 2019 meeting minutes. Julie Ginn seconded the motion. The motion passed unanimously.

**New Business**
**Historic Preservation Commission Committee Assignments**
Committee assignments were discussed and all members agreed to remain on their current committees as listed below:

COA Committee:
- Kurt Wahl, Chair
- Julie Ginn
- Sean Lutes

Public Relations and Education Committee (Chair to be selected at its next meeting):
- Kevin Klinker
- Amy Paget
- Glen Vick

District Committee:
- Shawna McCully, Chair
- John Burns
- Patti Morgan

Kevin Klinker moved to approve the Historic Preservation Commission committee assignments. Patti Morgan seconded the motion. The motion passed unanimously.

**Public Relations and Education Committee report**
No report was made by the Public Relations and Education Committee.

**District Committee report**
No report was made by the Public Relations and Education Committee.

**COA Committee report**

**COA applications:**

**COA- 521 Main Street**
The first COA is for the renovation of the non-original storefront on 521-525 Main Street, owned by Robert Hockema. With Kurt Wahl, Chair of the COA Committee, acting as the architect and the applicant for this project, Kurt recused himself from voting for this COA at both the COA Committee meeting and this meeting and only presented the information to the other Commissioners. The proposal is to remove the non-original sheet metal on the existing storefront, repair the existing vertical features, including cast iron columns, if still there, provide new storefront doors, windows, transom, sign board and cornice. The

existing storefront is not original so the proposed renovation will re-establish a more traditional storefront consistent with other buildings of that time period and with the adjacent buildings. Mr. Wahl pointed out that a portion of the easternmost column is exposed and appears to be cast iron. He is hopeful the others will be intact behind the storefront as well and can be repaired. If not, the columns will be rebuilt with new materials to match the details of the existing cast iron column. The new windows and doors at the entrances will be Kawneer aluminum doors and windows painted black. Mr. Keiser indicated that since the original storefront is not original, the proposed project is consistent with Secretary of Interior standards. Kevin Klinker moved to recommend approval the 521 Main Street COA. Glen Vick seconded the motion. The motion passed unanimously.

**COA- 315 Columbia Street**

The second COA is for 315 Columbia Street, owned and presented by Ryan Kennedy. It includes a front (north) and rear (south) façade renovation as well as a third story addition on the alley (south) side of the building that has an exposed west facing wall as well. The 2nd and 3rd floor will be divided into multiple dwelling units while the 1st floor will remain in as-is condition. The first floor storefront will not be altered, but the existing exterior plaster on the upper story north façade will be covered with a grouted thin brick, color to be Ale House. The existing windows on the front of the building will be replaced with Marvin aluminum clad, double hung windows, color to be Bronze. A third floor addition on the west side of the building will be covered with stucco (cement board with a parge coat). Two new Marvin aluminum clad casement windows (color to be Bronze) will be added to south face of the new third floor addition. The four existing windows on the second floor south side will be removed and replaced with two new Marvin aluminum clad casement windows with no trim and will be installed in line with the new windows on the third floor addition. The color of the new windows will be Bronze to match the other replacement windows. The first floor windows and door on the south side will remain. The trim around the existing windows on the first floor will be cedar trim and painted to match the Bronze color. The existing concrete block wall facing west may be painted, but the entire south wall, including the new third floor addition, will be covered with grouted thin brick, color to be Ale House. The COA Committee reviewed this application and recommended approval. Sean Lutes moved to recommend approval the 315 Columbia Street COA. Patti Morgan seconded the motion. The motion passed unanimously.

**Staff Report**

John Collier spoke about the upcoming Preserving Historic Places Conference, April 14-17, in South Bend, Indiana. This opportunity would apply toward continuing education credits for Commission members and staff. John Burns, Patti Morgan, Amy Paget and John Collier were interested in attending the Commission Assistance and Mentoring Program (CAMP) pre-conference workshop on Tuesday, April 14. There are two scholarships available to the Commission for those who wish to attend more of the conference seminars.

**Public Comment**

John Burns asked for additional comments from the public. There were no comments from the public.

**Adjournment**

There being no further business to bring before the Commission, Julie Ginn moved to adjourn the meeting. Sean Lutes seconded the motion. The motion passed unanimously and the meeting of the Historic Preservation Commission was adjourned at 7:47 pm.

*Respectfully submitted*
*Michelle Conwell, Recording Secretary*

Approved: _____

Glen Vick, Secretary
Historic Preservation Commission

# LAFAYETTE HISTORIC PRESERVATION COMMISSION

515 Columbia Street Lafayette, IN 47901 765-807-1090

## *APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)*

OFFICE USE ONLY********DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX********OFFICE USE ONLY

Date Received:_____ Date Approved COA Expires:_____

LOCAL HISTORIC DISTRICT OF PROJECT_____

___Approved, ___Approved with Amendments, ___Denied, ___Tabled, ___Withdrawn by Owner

Approved By:_____Date:_____

**ADDRESS OF PROJECT:** 424 Main Street, Lafayette

**Brief description of proposed work:** (Please PRINT CLEARLY or TYPE)

If necessary for description please attach additional sheet

Repair/Replace two 2nd story replacement Windows with new wood replacement windows to match existing wood replacement windows on 3rd floor (see attached photos)

**What are the approximate start and finish dates of the proposed work?**

Start April 1, 2020 Completion April 30, 2020

**Present use of property:** Accountant Office

**Proposed use of property:** Same

**APPLICANT** (Please PRINT CLEARLY or TYPE)

Name: Dale Webster

Mailing Address: 128 N. 3rd St. Lafayette, IN 47901

Phone: 765 423-4999

E-Mail Websterdw@earthlink.net

APPLICANT relationship to Owner X Contractor, ___Architect, ___Realtor, ___Agent, ___Other

**PROPERTY OWNER** (Please PRINT CLEARLY or TYPE)

Name:

Mailing Address:

Phone:

E-Mail:

**CONTRACTOR** (Please PRINT CLEARLY or TYPE)

Name:

Mailing Address:

Phone:

E-Mail:

**CONTACT PERSON:**_____Phone:_____

E-Mail:_____

**ESTIMATED COST OF PROJECT:**_____

**The Lafayette Historic Preservation Commission is a nine-member board who meets monthly to review the COA applications that are subject to commission review.**
**The Lafayette Historic Preservation Commission cannot render judgment nor process an Application without the specific documentation listed below. It is the Applicant/Owner who must provide comprehensive documentation of the proposed project with adequate information so that there is a complete understanding of the project for the commissioners and staff when rendering a decision. Applications will NOT be processed without all required or requested documentation. An incomplete COA application may delay the COA review process.**

**These items must have been completed before submitting application: (Please check yes or no below)**

1. **Are all zoning approvals met and in compliance for the proposed work? Yes____ No____**
2. **Are there any Variances pending or necessary for the proposed work? Yes____ No____**

**Documentation to be submitted with application:** (Minimum requirements for all COA Applications)

**(Please place a check-mark at each listed item below that you include with this application)**

____Photos of building exterior (all visible elevations) maximum of 4 photos to a 8 ½"x11" sheet
____Complete drawings of proposed project
____Floor plans of affected levels
____Exterior elevations of all areas where work will occur (minimum 11"x17" sheet)
____Signed application
____Site plan (If project affects ground floor exterior)
____Sample or brochure plus specifications and color samples of all permanent materials to be used
____Written description of proposed project and 1 set of full-sized plans
____Photos of adjacent or attached structures showing locations of connection
____Electronic versions of complete drawings of the proposed project are acceptable

**NOTE: See categories below for specific projects and additional documentation as applicable.**

**WINDOW PROJECTS** (Additional Documentation)

**(Check-mark all that apply)**

____Elevation drawings of each window type
✓ ✓ Window section drawing(s): with head, sill, jamb, mullion, and muntins with all dimensions
✓ Condition statement of existing windows describing the type and extent of deterioration for windows to be removed or replaced. If replacement windows are proposed, submit photos showing condition and extent of deterioration.
____Note indicating whether or not windows are original
____Note on plan and elevations which windows are new and which are original to remain
____Note materials to fill in opening and indicate structure to be removed if applicable

**DOOR(S) PROJECTS** (Additional Documentation)

**(Check-mark all that apply)**

____Close –up photo(s) of the existing door(s) to be replaced and photos of doors on adjacent buildings
____Condition statement of the existing doors describing the type and extent of deterioration
____Door elevation drawing(s) of each door type
____Door section(s)
____Note on plan and elevations which doors are new and which are original to remain

**SIGNAGE** (Additional Documentation)

**(Check-mark all that apply)**

____Color photo(s) of the entire building with proposed location of the signage indicated.

____Close-up photo of the proposed signage location

____Detailed drawings showing the dimensions of the sign and how it will be attached to the building

____Description of the proposed sign and bracket materials, dimensions, sign lettering, signage lighting, and method of attachment to the building. We recommend you use existing holes where possible. If new anchorage holes are necessary, place anchorage in existing mortar joints and avoid damaging existing bricks and permanent exposed building materials.

**Please note:** Signage area and permits must be approved by the City of Lafayette Engineering Department.

**STOREFRONTS/FACADES, AWNINGS, SHUTTERS, AND OTHER ARCHITECTURAL ELEMENTS** (Additional Documentation)

**(Check-mark all that apply)**

____Clear description, photos and elevation drawings of proposed signage, lighting, awnings, security systems, and accessibility provisions (i.e. lifts, ramps, handrails etc.).

____Color photos/elevations showing storefront/ façade of all floors as they relate to all proposed work.

____ Drawings specifying the plan, section, and construction details.

**NEW CONSTRUCTION, ADDITIONS, GARAGES, AND CARRIAGE HOUSES** (Additional Documentation)

**(Check-mark all that apply)**

____Same requirements as listed on page 2 under **Documentation to be submitted with application**

**STOOPS, STEPS, FENCES, HANDRAILS, PORCHES, AND BALCONIES** (Additional Documentation)

**(Check-mark all that apply)**

____Color photos and construction plans detailing the location of the proposed stoops, steps, fences, handrails, porches, and balconies.

____Drawings specifying the proposed work, construction details, and installation method for all improvements under this section.

____Drawings of existing conditions without the proposed work

**ROOFS** (Additional Documentation)

**(Check-mark all that apply)**

____Color photos detailing the location of the roof(s)

____Drawings specifying the plans, construction details, and installation methods.

**STREETSCAPING** (Additional Documentation)

**(Check-mark all that apply)**

____Drawings and specifications of proposed site plan, including trees, plantings, grates, sidewalk amenities, signage, art work, sculptures, fountains, benches, tables, seating, etc.

____Drawings of the existing conditions without the proposed work

**Please note:** If the COA is approved, any changes or amendments to the approved COA will require additional review by city staff or the Historic Preservation Commission. An approved COA is valid for 12 months from the date of approval of the COA. After 12 months COA application must be resubmitted and reapproved by the HPC or Staff to continue the project.

**REQUIRED SIGNATURE**: The undersigned certifies that the statements set forth in this application including all drawings and specifications submitted herewith are true and correct, and agrees that the proposed improvements described in this application will be constructed in all respects in accordance with the approved COA as specified in the application, drawings and specifications submitted herewith. The undersigned further agrees to abide by any amendments approved to be part of this project by the Lafayette Historic Preservation Commission or Staff.

Applicant: (Print clearly or type) Dale Webster

Signature of Applicant: Dale Webster Date: 3/13/20

Owner Print clearly or type)_____

Signature of Owner (if different):_____ Date:_____

**APPLICATIONS AND DOCUMENTATION:**
Applicant must provide 13 copies of the completed and signed COA Application and all documentation noted to be submitted with COA Application including: Materials to be used, detailed written description of the project with dimensions, drawings to scale, construction methods, finishes, manufacturing brochures and specifications as well as clearly labeled photographs of the building and affected areas. Plus any additional documentation as requested by Staff or the COA Committee. Electronic versions may be submitted if available in addition to the 13 copies noted above. The copies will be supplied to each Commissioner and the City Staff for the Lafayette Historic Preservation meeting.

The Commission follows the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings when reviewing applications. Applications should follow these standards and guidelines when applicable. Additional guidelines, Preservation Briefs, Bulletins and "The Resource Guide", can be accessed on line at www. Lafayette.in.gov

Certain work in a Historic District may be approved by the Staff in lieu of being reviewed by the Lafayette Historic Preservation Commission, but the applicant will still be required to submit this application for Staff review with all documentation as noted for the proposed project.
**Staff is authorized to approve the following:** Signs that comply with the guidelines, Installation of storm windows, Installation of re-skinning of canvas awnings and canopies of a simple design, Installation of historically appropriate hand rails, Temporary removal of historic building components for the purpose of repair, Replacement of roof sheathing when there are no structural changes, Removal of chimneys that are only visible from the rear of a structure, Installation of stained or leaded glass windows, Installation of appropriate historical shutters, Removal of a non-original addition or alteration to a structure, and Extension of an approved COA for up to one additional year if the project scope has not changed. If questionable, please contact Staff to determine whether your project must be reviewed by the Lafayette Historic Preservation Commission.

Replaced windows (3rd floor)

Windows to be repaired/replaced

# LAFAYETTE HISTORIC PRESERVATION COMMISSION

515 Columbia Street Lafayette, IN 47901 765-807-1090

## *APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)*

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Date Received: 3-10-20 Date Approved COA Expires:_____

LOCAL HISTORIC DISTRICT OF PROJECT UPPER MAIN ST.

___Approved, ___Approved with Amendments, ___Denied, ___Tabled, ___Withdrawn by Owner

Approved By:_____ Date:_____

**ADDRESS OF PROJECT:** 1001 Main St Lafayette IN 47901

**Brief description of proposed work:** (Please PRINT CLEARLY or TYPE)

If necessary for description please attach additional sheet.

We are proposing an alternate fence that looks more historic than the traditional fence that the Commission approved as part of their review of the Main St Streetscape Phase3 project in Oct of 2019. fence is black.

**What are the approximate start and finish dates of the proposed work?**

Start_____ Completion_____

**Present use of property:** The Cellar Wine Bistro

**Proposed use of property:** the same

**APPLICANT** (Please PRINT CLEARLY or TYPE)

Name: The Cellar Wine Bistro (Michelle Wise & Marla Milner)
Mailing Address: 1001 Main St
Phone: 765-404-3064
E-Mail cellar422wines@gmail.com

APPLICANT relationship to (Owner) ___Contractor, ___Architect, ___Realtor, ___Agent, ___Other

**PROPERTY OWNER** (Please PRINT CLEARLY or TYPE)

Name: Julie Ginn
Mailing Address: 115 N 10th St Lafayette IN 47901
Phone: 765-588-6185
E-Mail: jginn@shook.com

**CONTRACTOR** (Please PRINT CLEARLY or TYPE)

Name:
Mailing Address:
Phone:
E-Mail:

**CONTACT PERSON:** Marla Milner Phone: 765-491-5671

E-Mail: cellar422wines@gmail.com

**ESTIMATED COST OF PROJECT:**_____

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Applicant: (Print clearly or type) Marla Milner

Signature of Applicant: Marla Milner Date: 3/5/20

Owner Print clearly or type) Julie Ginn - Ginn Properties LLC

Signature of Owner (if different): Julie Ginn Date: Mar 5, 2020

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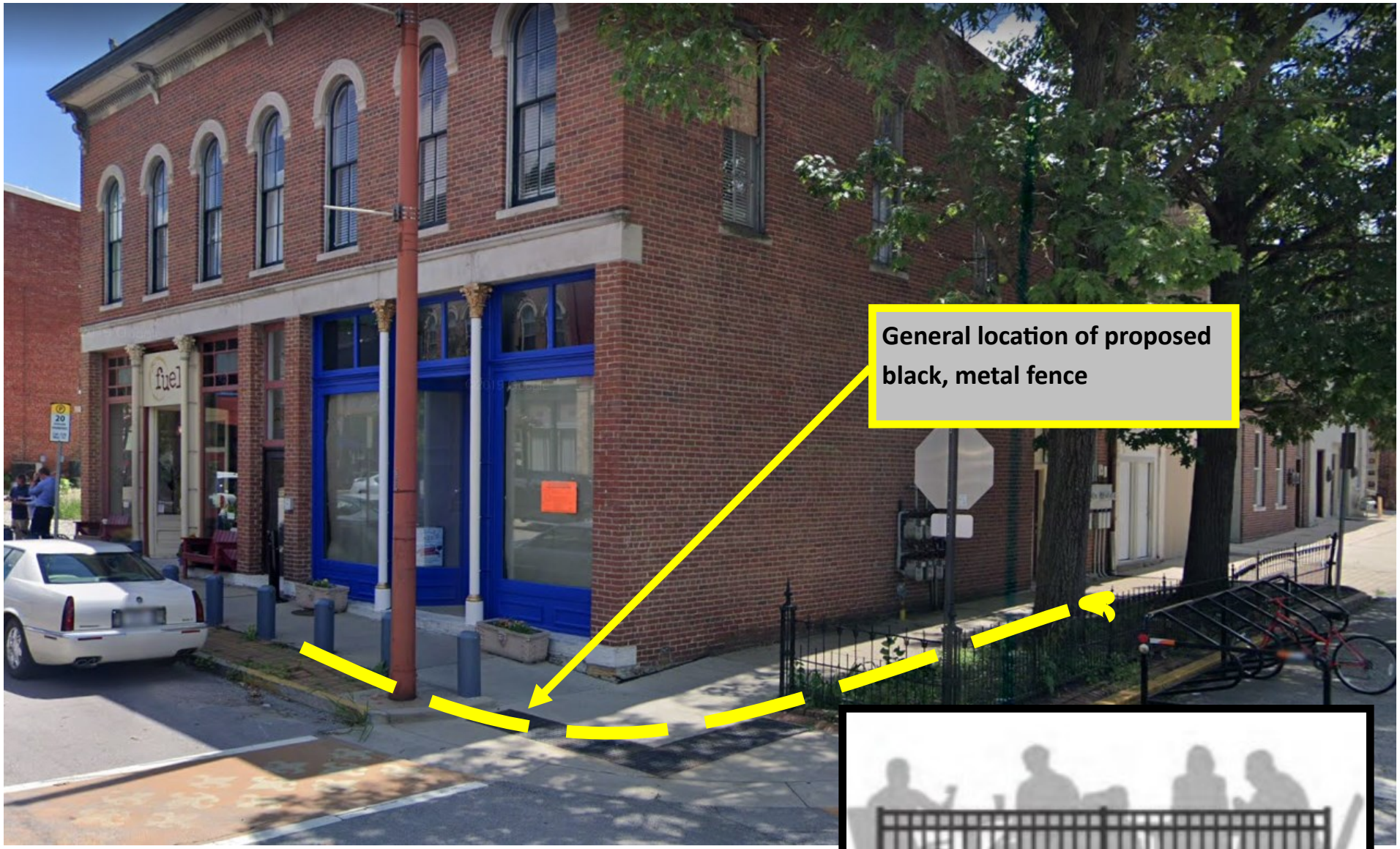
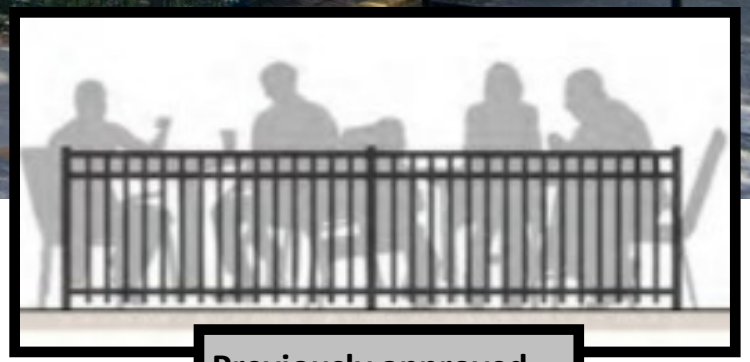
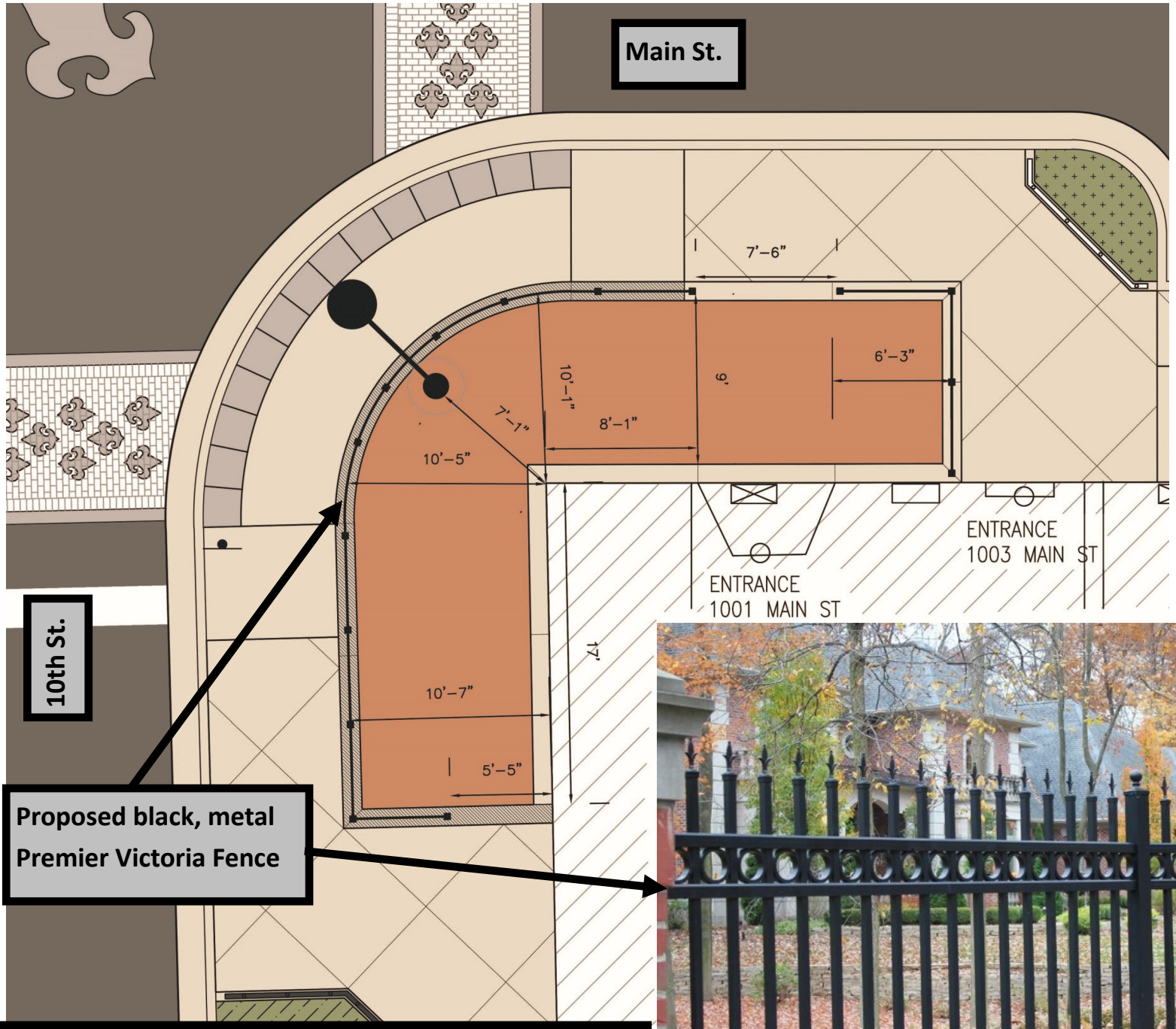


Previously approved fence design concept

1001 Main Street—Proposed change in black, metal fence detail surrounding proposed outdoor dining area.



**1001 Main Street—Proposed change in black, metal fence detail surrounding proposed outdoor dining area.**

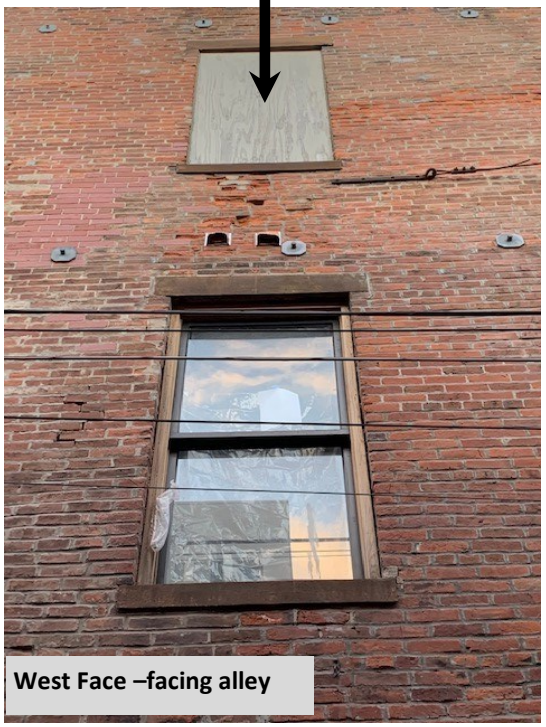
# 419 Main Street—Emergency Repair—Brick Infill of Window Opening due to Unforeseen Structural Issue

**Modification to a COA that was approved in August 2019. At that time, window was to be restored.**

**Current Condition - Brick infill solution of exterior window completed in late March 2020**

**Prior Interior Condition - Exposed structural issue above window that required immediate attention**

**Prior Exterior Condition - Boarded-up window**



West Face –facing alley

April 16, 2020