

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: 1/16/20 Date Approved COA Expires: _____
LOCAL HISTORIC DISTRICT OF PROJECT DOWNTOWN
___ Approved, ___ Approved with Amendments, ___ Denied, ___ Tabled, ___ Withdrawn by Owner
Approved By: _____ Date: _____

ADDRESS OF PROJECT: 315 Columbia Street Lafayette, IN 47901

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

If necessary for description please attach additional sheet.
See attached written description

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

Start Early Spring Completion _____

Present use of property: Office space for current tenant on 1st and 2nd floor, 3rd floor unused

Proposed use of property: R-2 (Residential) 2nd and 3rd floor only, 1st floor to remain as-is

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Barry Knechtel
Mailing Address: 527 Sagamore Parkway West, West Lafayette, IN 47906
Phone: (765) 497-4598
E-Mail barry@kjgarchitecture.com

APPLICANT relationship to Owner ___ Contractor, X Architect, ___ Realtor, ___ Agent, ___ Other

PROPERTY OWNER (Please PRINT CLEARLY or TYPE)

Name: Ryan Kennedy
Mailing Address: 315 Columbia Street Lafayette, IN 47901
Phone: (765) 426-2604
E-Mail: ryan@kennedyhomeslafayette.com

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: N/A
Mailing Address: N/A
Phone: N/A
E-Mail: N/A

CONTACT PERSON: Barry Knechtel or Shelby Harris Phone: (765) 497-4598

E-Mail: barry@kjgarchitecture.com or shelbyh@kjgarchitecture.com

ESTIMATED COST OF PROJECT: \$250,000

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) BARRY KNECHTEL

Signature of Applicant:  Date: 1/16/2020

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.



315 COLUMBIA STREET – BUILDING RENOVATION LAFAYETTE, INDIANA

WRITTEN PROJECT DESCRIPTION.

DATE: January 16, 2020

PROJECT: Ryan Kennedy Apartments
Project No. A2019.069

The Ryan Kennedy apartment project will be a renovation of the 3-story building on 315 Columbia Street in downtown Lafayette, Indiana. The 2nd and 3rd floor will be divided into multiple dwelling units while the 1st floor will remain in as-is condition. The exterior façade on the front, side and back will be restored to maintain the local district aesthetic.

An addition on the back of the 3rd floor will be added to increase floor area. This will allow for (4) dwelling units, (2) per floor, to be added as well as a new leasing office and restroom. Interior stairs will remain in as-is condition while walls and ceilings will be finished. Some units will have exposed ceilings and walls to showcase the ceiling structure and existing brick.

Listed below are exterior materials and colors for the front, side and back building elevations:

North Elevation (front)

- Brick “Benson” façade on 2nd and 3rd floor with a cast stone decorative banding.
- Large windows on 2nd and 3rd floor to be replaced with Marvin aluminum clad “Bahama Brown” windows with cast stone header and sill.
- 1st floor windows to remain and be repainted, see elevations for colors.
- Doors to be refinished to original color and appearance.

South Elevation (back)

- EIFS entire back side, see elevations for colors
- 1st floor windows to remain and be repainted.
- Windows on 2nd floor to be replaced with Marvin aluminum clad “Bahama Brown” casement windows for egress.
- New windows on 3rd floor to be Marvin aluminum clad “Bahama Brown” windows.
- Door to be replaced to match existing dark wood front doors
- All windows and doors to have EIFS trim board, see elevations for colors.

West Elevation (side)

- EIFS on 3rd floor, see elevations for colors
- Existing CMU and Stucco to be repainted, see elevations for colors
- Existing 3rd floor exterior wall to be repainted to match EIFS
- All Windows to be Marvin aluminum clad “Bahama Brown” windows with EIFS trim board.

*See exterior elevations (Sheet C) for color and details.



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NORTH 3RD STREET

COLUMBIA STREET

NORTH 4TH STREET



PROJECT TITLE:
RYAN KENNEDY APARTMENTS
 315 COLUMBIA STREET
 LAFAYETTE, IN 47901

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PROFESSIONAL SEAL:

PROJECT DATE:
01/10/2020

No.	DESCRIPTION	DRAWN BY:	DATE	REVISION

PROJECT NUMBER:
A2019.069

DRAWN BY:

DRAWING TITLE:
**ARCHITECTURAL
 SITE PLAN**

SHEET NUMBER:

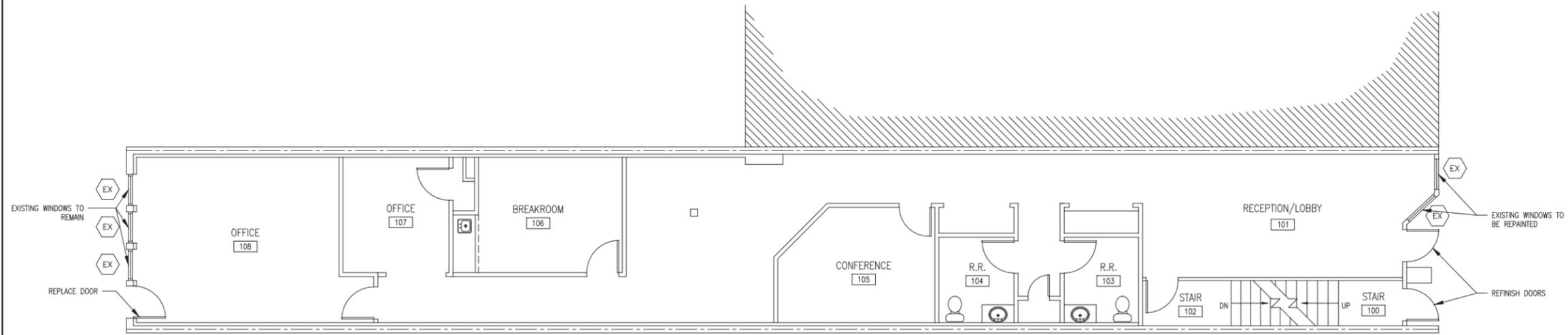
A

1
A
 ARCHITECTURAL SITE PLAN
 SCALE: 1/16"=1'-0"

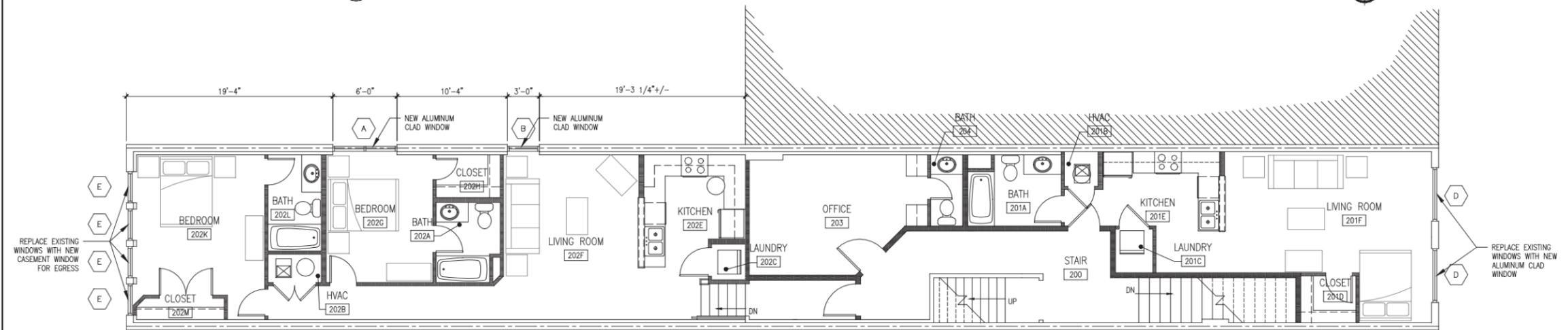




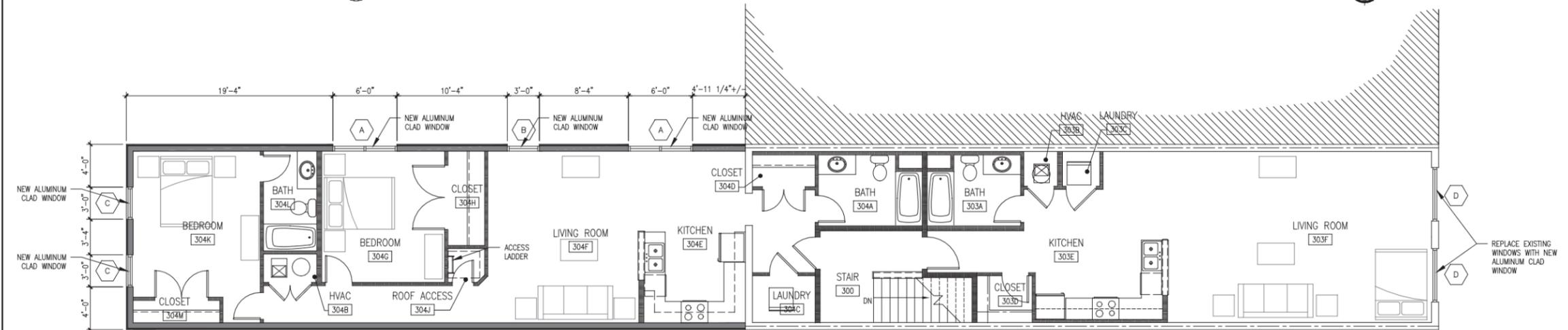
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3 FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"



2 SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"



1 THIRD FLOOR PLAN
 SCALE: 3/16"=1'-0"

* SEE ELEVATIONS AND EXTERIOR DETAILS FOR MORE INFORMATION ON COLORS AND MATERIALS

UNIT LEGEND			
UNIT	TOTAL AREA	BEDS	BATHS
APARTMENT 01	500 SQ. FT.	STUDIO	1
APARTMENT 02	963 SQ. FT.	2	2
APARTMENT 03	738 SQ. FT.	STUDIO	1
APARTMENT 04	1099 SQ. FT.	2	2
TOTAL:	3,300 SQ. FT.	6	6

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PROFESSIONAL SEAL:

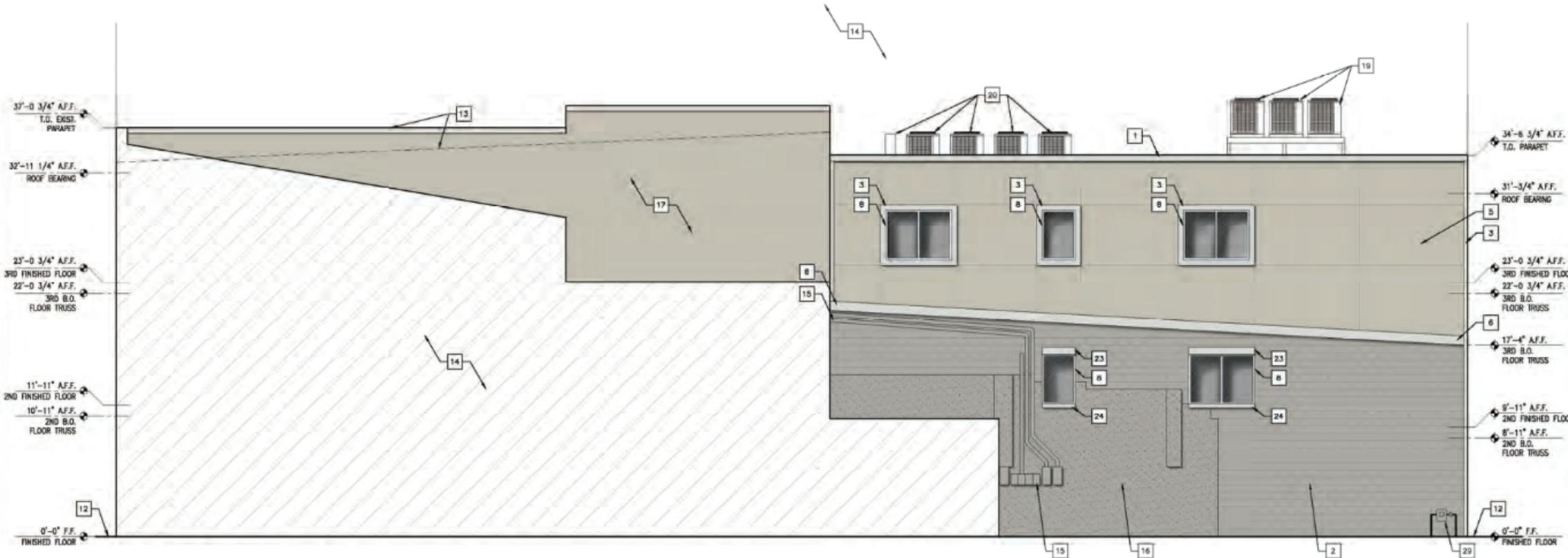
PROJECT DATE:
01/10/2020

No.	DESCRIPTION	DRAWN BY:	DATE	REVISIONS

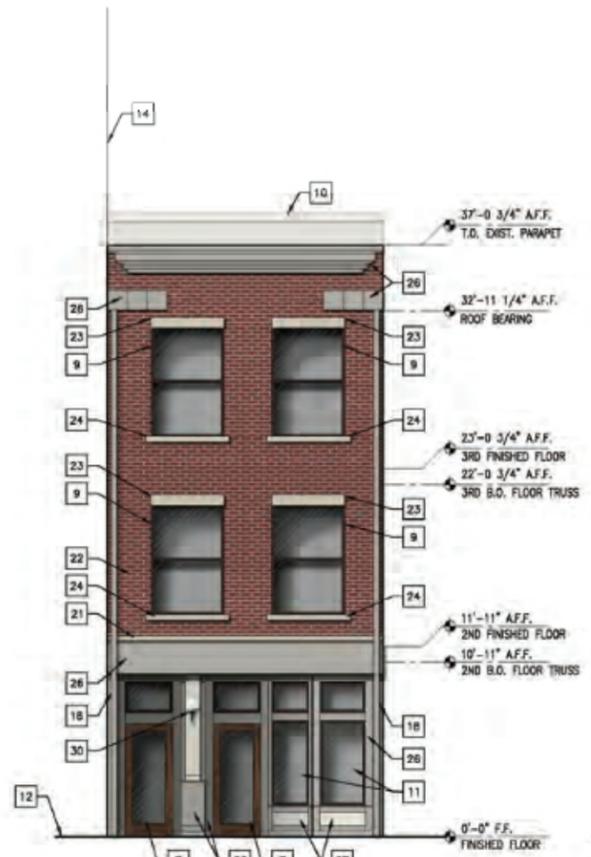
PROJECT NUMBER:
A2019.069

DRAWING TITLE:
PROPOSED FLOOR PLANS

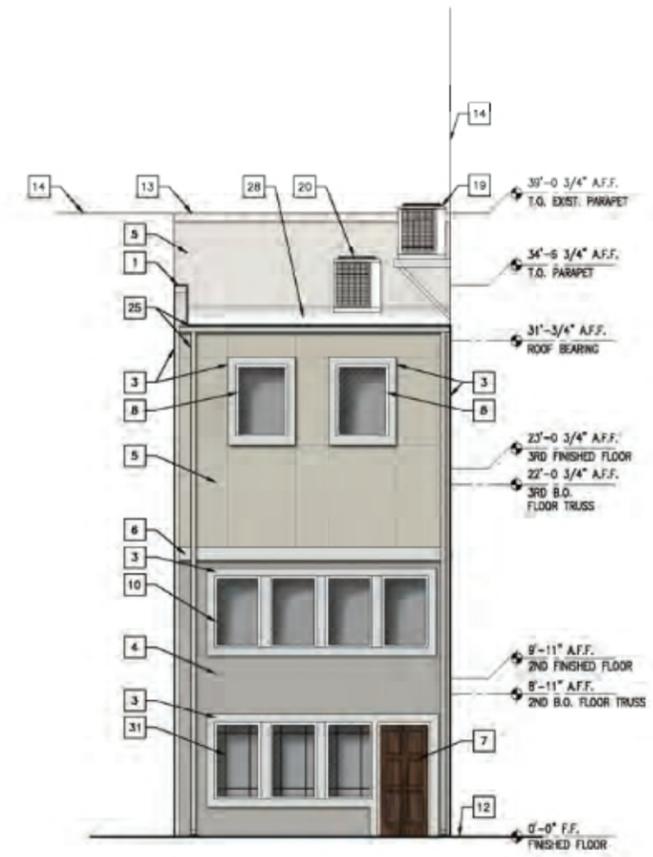
SHEET NUMBER:
B



WEST BUILDING ELEVATION
SCALE: 3/16"=1'-0"



NORTH BUILDING ELEVATION
SCALE: 3/16"=1'-0"



SOUTH BUILDING ELEVATION
SCALE: 3/16"=1'-0"

GENERAL ELEVATION NOTES:

- A. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
- B. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
- C. ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.
- D. MANUFACTURERS LISTED IN THE CONSTRUCTION DOCUMENTS ARE FOR "BASIS OF DESIGN." ANY SUBSTITUTIONS SHALL MEET AND/OR EXCEED ALL PERFORMANCE AND ASTM STANDARDS TO BE QUALIFIED AS EQUAL AND SHALL BE APPROVED BY THE OWNER AND ARCHITECT OF RECORD.
- E. COLOR AND TEXTURE OF MATERIAL IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
- F. ALL DOOR/WINDOW HARDWARE SHALL BE INSTALLED AND FIELD ADJUSTED PER MANUFACTURER'S REQUIREMENTS.
- G. ALL COLOR SELECTION ARE TO BE SUBMITTED TO THE OWNER FOR FINAL APPROVAL.
- H. SEE FINISH SCHEDULE FOR MORE INFORMATION.

ELEVATION KEYNOTES:

- 1. PARAPET CAP - COLOR 3
- 2. EXISTING CMU BLOCK TO BE REPAINTED - COLOR 1
- 3. 1" THICK SMOOTH FACE EIFS TRIM BOARD. 4" TRIM AT CORNERS OF BUILDING, 6" TRIM AT WINDOWS AND DOORS - COLOR 3
- 4. EIFS - COLOR 1
- 5. EIFS - COLOR 2
- 6. 10" SMOOTH FACE EIFS TRIM BOARD - COLOR 3
- 7. ENTRY DOOR, SEE EXTERIOR DETAILS
- 8. NEW ALUMINUM CLAD WOOD INTERIOR CASEMENT WINDOW, MARVIN ULTIMATE OR APPROVED EQUAL, COLOR: "STONE WHITE"
- 9. REPLACE EXISTING WINDOW WITH NEW ALUMINUM CLAD WOOD INTERIOR WINDOW, MARVIN ULTIMATE WOOD DOUBLE HUNG MAGNUM OR APPROVED EQUAL, COLOR: "SAVANNAH BROWN"
- 10. REPLACE EXISTING WINDOW WITH NEW ALUMINUM CLAD WOOD INTERIOR CASSEMENT WINDOW, MARVIN ULTIMATE OR APPROVED EQUAL, COLOR: "STONE WHITE"
- 11. EXISTING WINDOWS TO BE REPAINTED TO MATCH NEW WINDOWS
- 12. APPROXIMATE GRADE
- 13. EXISTING ROOF AND PARAPET CAP TO REMAIN. PARAPET CAP TO BE REPAINTED - COLOR 3
- 14. EXISTING BUILDING, NOT IN SCOPE OF PROJECT
- 15. ELECTRICAL METERS AND CONDUIT TO REMAIN
- 16. STUCCO TO BE REPAINTED - COLOR 1
- 17. EXISTING BUILDING EXTERIOR WALL TO BE REPAINTED - COLOR 2
- 18. DOWNSPOUT TO BE REPAINTED - COLOR 1
- 19. EXISTING MECHANICAL UNITS FOR ADJACENT BUILDING TO EITHER BE MOUNTED ON ADJACENT BUILDING'S WALL OR ROOF
- 20. NEW MECHANICAL UNITS
- 21. 4" TALL CAST STONE BAND, COLOR TO MATCH COLOR 2
- 22. THIN BRICK VENEER, GLEN-GERY BENSON OR APPROVED EQUAL (COLOR TO MATCH COLOR 3)
- 23. CAST STONE HEADER, FRONT (COLOR TO MATCH COLOR 2), SIDE (COLOR TO MATCH COLOR 3)
- 24. CAST STONE SILL, FRONT (COLOR TO MATCH COLOR 2), SIDE (COLOR TO MATCH COLOR 3)
- 25. 4X6 DOWNSPOUT WITH GUTTER - COLOR 2
- 26. TRIM TO BE REPAINTED - COLOR 1
- 27. TRIM TO BE REPAINTED - COLOR 2
- 28. EPDM ROOFING MATERIAL - COLOR WHITE
- 29. GAS METER
- 30. EXTERIOR LIGHTING
- 31. EXISTING WINDOWS TO REMAIN

MATERIAL/COLOR LEGEND

-  BRICK - GLEN-GERY BENSON
-  COLOR 1 - EIFS ANTIQUE GRAY (618)
PAINT SW 9170 ACIER
-  COLOR 2 - EIFS GULL GRAY (131)
PAINT SW 7016 MINDFUL GRAY
-  COLOR 3 - EIFS TWILIGHT GRAY (627A)
-  EXTERIOR LIGHTING

*COLORS MAY VARY DEPENDING ON MANUFACTURER



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PROFESSIONAL SEAL:

PROJECT DATE:
01/10/2020

No.	DESCRIPTION	DRAWN BY	DATE

PROJECT NUMBER: A2019.069

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
C



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PROFESSIONAL SEAL:

PROJECT DATE:
01/10/2020

No.	DESCRIPTION	DATE	BY	CHK

PROJECT NUMBER:
A2019.069

DRAWN BY:
EXTERIOR DETAILS

SHEET NUMBER:
D



1 FRONT OF BUILDING
 D SCALE: N.T.S.

DOOR TO BE REFINISHED TO ORIGINAL COLOR AND APPEARANCE

WINDOWS TO REMAIN AND REPAIR TRIM



1 FRONT OF BUILDING
 D SCALE: N.T.S.

EXISTING DOUBLE HUNG WINDOWS TO BE REPLACED TO ALUMINUM DOUBLE HUNG WINDOW. EXISTING WINDOWS SHOW CONDENSATION AND WATER DAMAGE DUE TO SINGLE PANE GLASS

WINDOW SCHEDULE												
MARK	ELEV.	SIZE		FRAME		DETAIL			GLAZING TYPE	HEADER HEIGHT	REMARKS	MARK
		WIDTH	HEIGHT	TYPE	FINISH	HEAD	JAMB	SILL				
A	W1	6'-0"	4'-6"	ALUM2	PRE	-	-	-	G1			A
B	W2	3'-0"	4'-6"	ALUM2	PRE	-	-	-	G1			B
C	W3	3'-3"	4'-6"	ALUM2	PRE	-	-	-	G1			C
D	W4	±4'-7"	±6'-10"	ALUM1	PRE	-	-	-	G1		* NEW WINDOW IN EXISTING WINDOW OPENING, VERIFY DIMENSIONS IN FIELD	D
E	W5	±2'-11"	±4'-6"	ALUM2	PRE	-	-	-	G1		* NEW WINDOW IN EXISTING WINDOW OPENING, VERIFY DIMENSIONS IN FIELD	C
EX											EXISTING WINDOW TO REMAIN	

WINDOW & FRAME LEGEND:

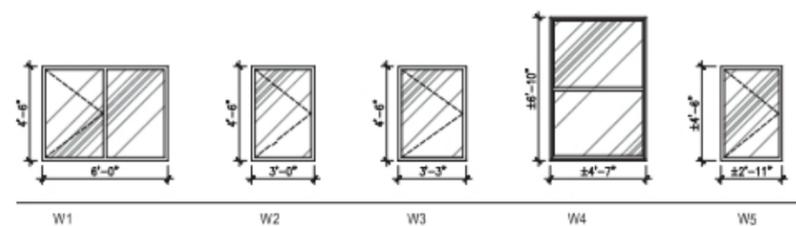
WINDOWS:
 ALUM1 ALUMINUM CLAD WOOD INTERIOR MARVIN ULTIMATE DOUBLE HUNG MAGNUM WINDOW
 ALUM2 ALUMINUM CLAD WOOD INTERIOR MARVIN ULTIMATE CASEMENT WINDOW

WINDOW FRAME FINISH & GLAZING LEGEND:

GLAZING:
 G1 1" INSULATING CLEAR/CLEAR GLASS ASSEMBLY W/ 1/2" ARGON FILLED LOW-E

G2 SAME AS G1 BUT TEMPERED

FINISH:
 PRE FINISHED ALUMINUM PER MANUFACTURERS STANDARD FINISHES.



WINDOW ELEVATION



1 BACK OF BUILDING
 D SCALE: N.T.S.

MECHANICAL EQUIPMENT WILL NEED TO BE RELOCATED ON ADJACENT BUILDINGS WALL OR ROOF

WINDOWS NEED TO BE REPLACED TO CASEMENT WINDOWS TO ALLOW FOR PROPER EGRESS

DOOR TO BE REPLACED WITH NATURAL WOOD DOOR WITH SIMILAR PROFILE. COLOR TO BE SIMILAR TO THE DOORS ON THE NORTH (FRONT) OF THE BUILDING.

WINDOWS TO REMAIN



4
E COLUMBIA STREET LOOKING SOUTH
SCALE: N.T.S.



3
E FRONT OF BUILDING
SCALE: N.T.S.



2
E BACK ALLEY LOOKING NORTHWEST
SCALE: N.T.S.



1
E BACK ALLEY LOOKING NORTHEAST
SCALE: N.T.S.

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No.	DESCRIPTION	DATE	BY	DATE	BY

PROJECT NUMBER:
A2019.069

DRAWN BY:

DRAWING TITLE:
ADJACENT PICTURES

SHEET NUMBER:

E