

LAFAYETTE HISTORIC PRESERVATION COMMISSION

Monday, June 29, 2020

7:00 P.M.

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

Call To Order

Approval Of Minutes

Approval Of May 18, 2020 Minutes

Documents:

[05-18-20 HPC MINUTES.PDF](#)

New Business

Public Relations & Education Committee Report

District Committee Report

Petition To Establish The Local Vickery / Norris-Dixson - 1675 Main Street Historic District

Documents:

[1675 MAIN STREET.PDF](#)

Petition To Establish The Local Perrin / Pizzagalli – Silva – 324 Tinkler Street Historic District

Documents:

[324 TINKLER STREET.PDF](#)

COA Committee Report

COA Applications

COA – 526 Main St – Replacement Windows

Documents:

[526 MAIN STREET.PDF](#)

COA – 530 Main St -Remove Existing Non-Original First Floor Storefront

Documents:

[530 MAIN STREET.PDF](#)

Other Business

Staff Report

Public Comments

Public Statement During COVID-19

In accordance with Governor Holcomb's Executive Order 20-09 regarding the COVID-19 public health emergency, the Historic Preservation Commission meeting is being held as videoconference or teleconference meeting. Public comment from citizens who wish to address items on the agenda will be accepted

via email to web-ed@lafayette.in.gov no less than one (1) hour in advance of the scheduled start time of the meeting. Such materials will be distributed to the members of the Commission. Virtual options for public viewing will be noted on the agenda found at <http://lafayette.in.gov/agendacenter>.

Adjournment

Lafayette Historic Preservation Commission Meeting Minutes

May 18, 2020

7:00 p.m.

This meeting of the Lafayette Historic Preservation Commission took place online due to the COVID-19 pandemic and Governor Holcomb's shelter-in-place orders beginning Tuesday, March 24. All government offices are closed to in-person public activity until further notice. All nonessential City employees are working remotely whenever possible and are continuing to provide core functions online and by phone. All necessary meetings are being conducted observing safe practices, including conference calls and online streaming (<https://www.youtube.com/user/CityofLafayetteIN/live>).

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: Dennis Carson, Ed Chosnek, John Collier, Michelle Conwell, Dann Keiser, Tony Roswarski

Guests: Andrew Cullison, Andy Gutwein, Doug Mennen

Call to Order

Noting a quorum, President John Burns called the meeting of the Lafayette Historic Preservation Commission to order at 7:03 pm.

John Collier thanked everyone for joining the online GoToMeeting and gave a brief overview of the online meeting process and stated that all votes must be by roll call to be in compliance with Governor Holcomb's guidelines for online public meetings.

Approval of the Minutes

Kevin Klinker moved to recommend approval of the of the April 27, 2020 meeting minutes. Amy Paget seconded the motion. The motion passed unanimously by roll call vote.

New Business

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:

619 Ferry Street (Duncan Hall)

The request, as presented by John Collier, includes the installation of new black metal fences in two locations on the west side of Duncan Hall. The green space between Duncan Hall and The Press Apartments (formerly the J&C Building) is being used as a cut-through from Ferry St. to the alley and also being used by dog walkers in the neighborhood. Duncan Hall staff would like to remedy the situation by installing 2 sets of fences on the north and south side of the green space to deter cut-through traffic. The first fence is proposed as a 4' tall fence at the top of the slight hill in front of the building (facing Ferry St). It will include a 4' wide gate to accommodate the stepping stone path that connects the main entrance sidewalk with the west sidewalk and west entrance. The second fence will be a 5' tall fence towards the back of the building immediately north of the

parking space that is off the alley on the west side of the building. This section of fence will include an 8' wide double gate so maintenance equipment can easily access the area. The fences will have posts that stop a few inches away from both buildings and will not touch the building. Glenn Vick moved to recommend approval. Kevin Klinker seconded the motion. The motion passed unanimously by roll call vote.

631 Main St

This COA application includes a large infill building in the heart of downtown on what is currently a large surface parking lot. The COA Committee vetted the project thoroughly and shared their concerns with the applicant at the COA Committee meeting. Committee Chair, Kurt Wahl, confirmed that this revised COA addressed their issues with the exception of the lack of windows on the southernmost walls of the building. However, because windows cannot be added there without a variance from the State, which can take several weeks for a final determination, this wouldn't hold up the Committee's recommendation of approval to the full HPC if the applicant shares the outcome of the variance and modifies the design accordingly if the variance is granted. The applicant, Barry Knechtel of KJG Architecture, agreed to do that.

Mr. Knechtel then gave an overview of the proposed project which is a mixed-use development with first floor retail on Main Street, surface parking on the back (south side) of the building (as well as the basement) and four upper floors of residential apartments. A rooftop entertainment area for the residents will be located on the westernmost portion of the building. The north elevation has been designed to emulate four separate facades to give the building a more appropriate scale and sense of vertical orientation instead of one monolithic horizontal building. The south, west, and east elevations will have an accessory look to them, but with some detailing to give a more upscale back (south) elevation. The north elevation utilizes a combination of brick veneer, limestone veneer, and fiber cement panels. Limestone panels on the western portion of the building façade (stair tower) and other limestone or cast stone banding will provide horizontal lines at different floor levels. Juliet balconies will be used on the primary north facade, with some recessed balconies on the south side of the building. The facade will also utilize molded millwork at the cornice to give a more historic capital to the building.

There was considerable discussion among the Commissioners about the building details, its height and whether the building would be compatible with the existing surrounding buildings in the district. Mr. Wahl asked Dann Keiser, Historic Preservation Officer, for his feedback regarding consistency with the Secretary of Interior Standards. Mr. Keiser stated that he doesn't believe that it meets the Secretary of Interior standards or the Ordinance for a visually compatible building in the local district. In particular, he feels the proposed height is much taller than the surrounding 2-3 story buildings and the one-story cluster of buildings across the street. He offered suggestions to address this issue -pushing the 5th floor back or flipping the stair tower (the tallest westernmost portion of the building) to the other side of the building to be adjacent to the taller 4-story building. While some Commissioners were opposed to the height of the building, most were not. Some Commissioners expressed concerns about other details including the percent of the north façade covered with fiber cement, particularly at the top of the building and in the horizontal bands between the upper floors in the transition zones between each of the different building facades. Concern was also raised about the large area of flat limestone panels on the westernmost façade (stair tower) which some felt was too modern for the downtown district and should look more historic and include more brick, particularly on the westernmost façade. Mr. Keiser indicated that more details in the jointing of the limestone wall could help to break up the panels. Other Commissioners felt the building shouldn't try to mimic existing older buildings in the district. The longevity of the fiber cement was questioned, but that was addressed satisfactorily by the architect. Additional comments were shared on the variety of proposed colors of the fiber cement and brick on the building. Developer, Andy Gutwein, stated that he liked the variation in the building façade materials and felt it helped to break-up the building. He said he would consider the feedback received.

An inquiry about the impact on the existing streetscape was made. It was clarified that the streetscape would be repaired or replaced to be consistent with the existing streetscape other than the existing drive entrance to the parking lot which would be removed and replaced with streetscape consistent with existing design. Finally, a question was asked about exterior lighting. Mr. Knechtel stated that hasn't been discussed to date, but the

existing street lights would remain. Mr. Gutwein said they would consider appropriate exterior lighting that highlights rather than overwhelms the façade and would come back to the Commission for approval in the future if that is pursued.

At this point, Mr. Collier shared feedback received via email prior to the meeting, consistent with Governor Holcomb's requirements for accepting public feedback during the COVID-19 situation. Feedback expressing concern about the project was received from the following individuals via email: Jan Applegate expressed concern about the loss of parking, which is out of the purview of the Historic Preservation Commission. Charlie Jennings from Hitt Street shared concern about the lack of public gathering space/offset from Main Street and asked the developer to consider the installation of balconies on upper floors. J.P. Schafer, President of the North Perrin Neighborhood Association objects to the design of the Main Street side of the development, feels it lacks charm that exists elsewhere on Main Street and suggested development more consistent with what was built at 844 Main Street 15 years or so ago. He asked the meeting to be postponed until public can meet face-to-face. Deny the plan until plan fits with the surroundings. He does not object to the size and height. Emails in concurrence with Mr. Schafer's email were received from other members of that neighborhood including Ken McCammon, Norman Currey, John Strong, Grant Freeman, Linda and Edward Schafer. Feedback was also received from Ivy Meyer, President of the St. Mary Neighborhood Association, expressed disappointment with the appearance of the façade and feels it is incompatible with the existing, historic buildings downtown. Tommy Kleckner, Director of the Western Regional Office of Indiana Landmarks, expressed support for downtown infill development, but prefers a design that is sympathetic to the fabric of historic downtown. He addressed concerns about the scale and proportion of the building, the number of different materials proposed on the façade and he suggested some modifications to the Juliet balcony details to help break up the verticality of the building. Quentin Robinson, Tippecanoe County Historian, shared concerns about the building design and provided numerous photographic examples of architectural details on existing downtown buildings that could inform or be incorporated into the design of the building. Comments received from Jan Applegate regarding the loss of parking and Andrew DeSutter regarding the types of businesses and selection process were shared, but are not within the purview the Historic Preservation Commission. All email responses received from the public will be filed as part of the project record.

The Mayor spoke in support of the project and encouraged the Commissioners to support it as well and to keep realistic project scope and investment in mind. He mentioned other recent downtown mixed-use development projects similar to this one and the positive impact they have had on the downtown.

With no further comments from the Commissioners, Mr. Burns thanked the developers, Andy Gutwein and Doug Mennen, and KJG Architecture for their work on this project and for their time and input throughout the review process. He asked for a motion to approve the COA with the conditions raised by the Commissioners. Those conditions include:

1. Reduce the amount of fiber cement on the north façade, particularly in the horizontal bands between the upper floors in the transition zones between each of the different building facades.
2. Show more details to minimize the look of flat limestone panels at west end of building (main entrance to apartments).
3. Add more openings to the south façade if State approves variance.

Julie Ginn moved to recommend approval with the conditions listed above. Kurt Wahl seconded the motion. The motion passed unanimously by roll call vote.

Staff Report

No Report

Public Comment

Public comment received via email to web-ed@lafayette.in.gov prior to the meeting were shared by Mr. Collier earlier in the meeting, consistent with Governor Holcomb's guidelines for public comment.

Adjournment

There being no further business to bring before the Commission, Kevin Klinker moved to adjourn the meeting. Patti Morgan seconded the motion. The motion passed unanimously with roll call vote and the meeting of the Historic Preservation Commission was adjourned at 8:28pm.

Respectfully submitted

Michelle Conwell, Recording Secretary

Approved: _____

Glen Vick, Secretary

Historic Preservation Commission

LAFAYETTE HISTORIC PRESERVATION COMMISSION

PETITION FOR INDIVIDUAL PROPERTY. OWNER'S INCLUSION INTO NEW/EXISTING LOCAL HISTORIC DISTRICT

NEW DISTRICT X EXISTING DISTRICT _____

I petition the Lafayette Historic Preservation Commission for inclusion into the
Vickery/Norris-Dixson-1675 Main Street Local Historic District.

Property Legal Description:

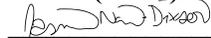
Tract 1: Lot Number 57 in Oakland, in the City of Lafayette, laid out by John Taylor. Except 50 feet off the south end of said Lot, as platted on a part of the North half of the East half of the Northwest Quarter of Section 28, in Township 23 North, Range 4 West.

Tract II: A part of Lot 57 in the Plat of Oakland, in the City of Lafayette, as laid out by John Taylor and being a part of the North half of the East half of the Northwest Quarter of Section 28, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana more particularly described as follows: Commencing at a railroad spike at the Southeast corner of Lot 57; thence Northerly along the Easterly boundary of Lot 57 a distance of 41.15 feet to a chiseled mark in concrete and the point of beginning; thence Westerly with an angle of 89 degrees 55 minutes 35 seconds to the right from the preceding course 50.11 feet to a capped rebar; thence Northerly along the Westerly boundary of Lot 57, with an angle of 89 degrees 57 minutes 55 seconds to the Left from preceding course 8.84 feet to the Southwest corner of Pegan as conveyed in Document Number 90-16055 in the Tippecanoe County Recorder's Office; thence Easterly along the Southerly boundary of Pegan, with an angle of 90 degrees 02 minutes 41 seconds to the Left from the preceding course, 50.11 feet; thence Southerly along the Easterly boundary of Lot 57 with an angle of 89 degrees 55 minutes 00 seconds to the left from the preceding course 8.85 feet to the point of beginning.

I understand that by signing this inclusion petition form, no notice is required for my property to be designated and included in a local historic district.

Devin Dixson & Jasmine Norris -Dixson

Name (Print)



Name (Signature)

June 10, 2020

Date

574-850-6481

Telephone

1675 Main Street

Property Address for Inclusion

1675 Main Street

Property Owner's Address

79-07-28-134-002.000-004

Key # of Property for Inclusion

jasmine@jasminenorris.com

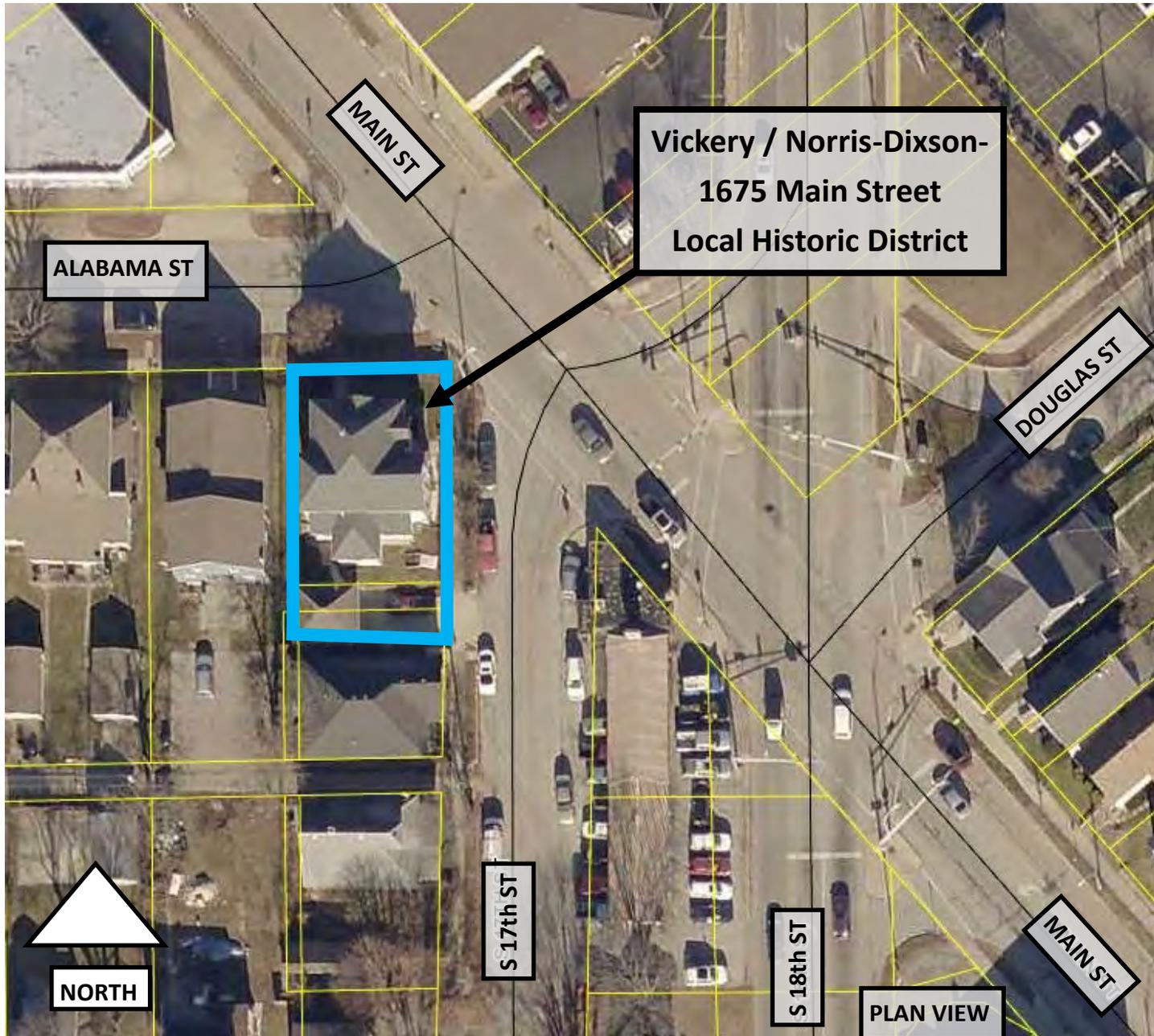
Email

Received and agreed to by: _____
President, Lafayette Historic Preservation Commission

Date: _____

EXHIBIT B

BOUNDARY & IMAGES OF LOCAL VICKERY / NORRIS-DIXSON-1675 MAIN STREET HISTORIC DISTRICT



IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT



NORTH SIDE

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT



SOUTH & EAST SIDES

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT



SOUTH & WEST SIDES

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT



EAST SIDE

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT



WEST & NORTH SIDES

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT



GARAGE—EAST SIDE



GARAGE—NORTH & WEST SIDES

LAFAYETTE HISTORIC PRESERVATION COMMISSION

PETITION FOR INDIVIDUAL PROPERTY OWNER'S INCLUSION INTO NEW/EXISTING LOCAL HISTORIC DISTRICT

NEW DISTRICT EXISTING DISTRICT

I petition the Lafayette Historic Preservation Commission for inclusion into the
Perrin/Pizzagalli-Silva-324 Tinkler Street Local Historic District.

Property Legal Description:

Lot Numbered Four (4) in the Subdivision of Lot "B" in Perrin's Addition to the City of Lafayette, Indiana, as platted upon a part of the East Half of the Southwest Quarter of Section Twenty-one (21), in Township Twenty-three (23) North, Range Four (4) West

I understand that by signing this inclusion petition form, no notice is required for my property to be designated and included in a local historic district.

Steven Silva & Deborah Pizzagalli Silva

Name (Print)

SSS

Name (Signature)

Deborah Silva 6/10/2020

Date

765 427 1135

Telephone

324 Tinkler Street

Property Address for Inclusion

324 Tinkler Street

Property Owner's Address

79-07-21-377-010.000-004

Key # of Property for Inclusion

dpsilva324@gmail.com

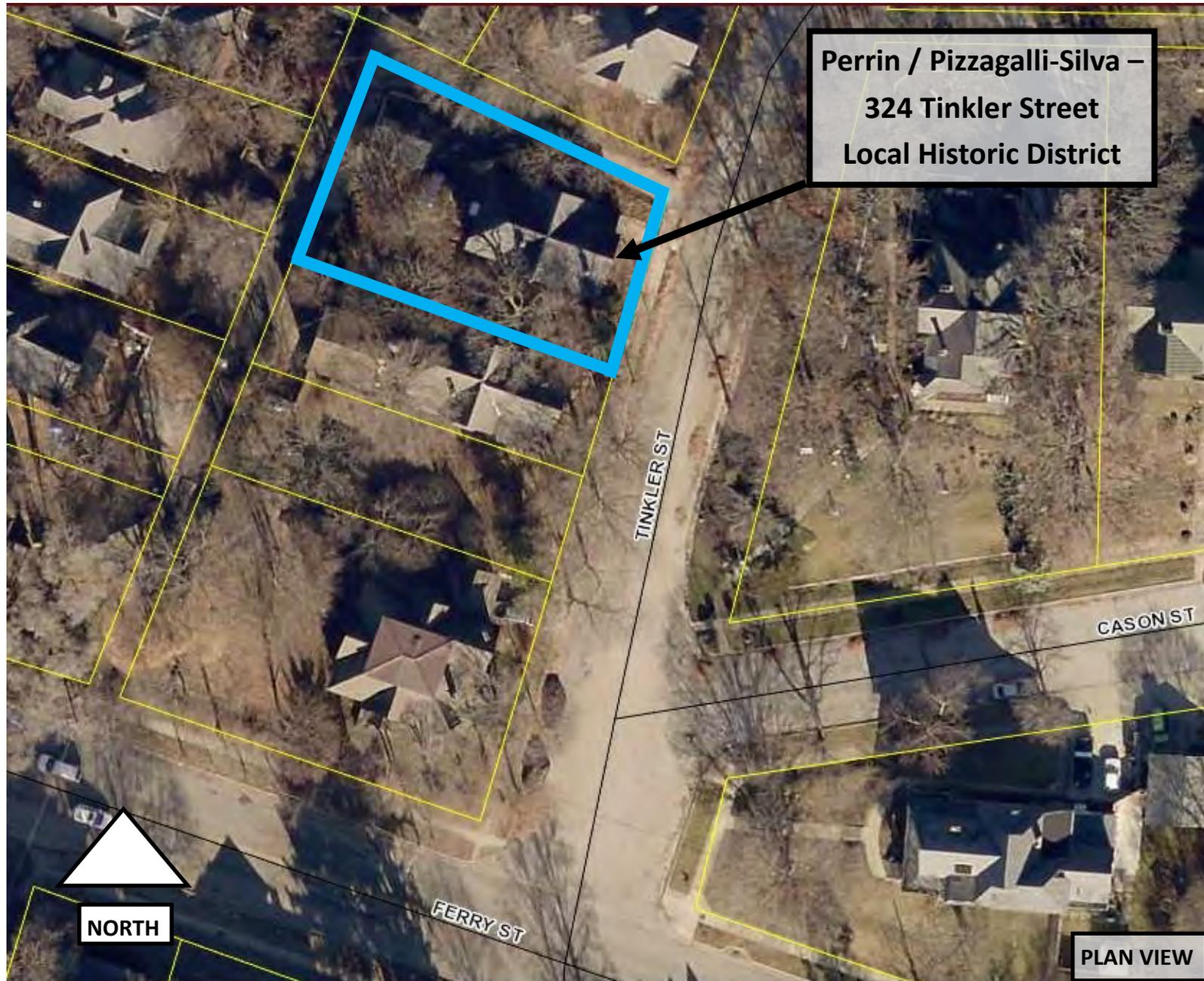
Email

Received and agreed to by: _____
President, Lafayette Historic Preservation Commission

Date: _____

EXHIBIT B

BOUNDARY & IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT



IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT



NORTH & EAST SIDES

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT



EAST & PARTIAL SOUTH SIDES

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT



FRONT PORCH (PARTIAL SOUTH & EAST SIDES)



SOUTH SIDE

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT



SOUTH & EAST SIDES

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT



GARAGE—EAST & NORTH SIDES



GARAGE—NORTH & WEST SIDES



GARAGE—SOUTH SIDE

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: 526 Main Street

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

If necessary for description please attach additional sheet.

Replacement of exterior windows for the 2nd & 3rd floors on the Main Street side of the building

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

Start July 2020 Completion Aug 2020

Present use of property: 1st Floor restaurant, 2nd & 3rd Floors vacant
Proposed use of property: 1st floor restaurant, 2nd & 3rd floors apartments

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Cube & Company, Patrick Grimes
Mailing Address: 302 Ferry Street, Suite 101 Lafayette, IN 47901
Phone: 765-337-0790
E-Mail: pgrimes@cubeandco.com

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

PROPERTY OWNER (Please PRINT CLEARLY or TYPE)

Name: David Hood
Mailing Address: 250 Main Street, Lafayette, IN 47901
Phone: 765-491-1723
E-Mail: d.hood73@hotmail.com

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: GLR Acquisitions
Mailing Address: 658 Main Street, Suite 212 Lafayette, IN 47901
Phone: 765-491-1723
E-Mail: d.hood@hotmail.com

CONTACT PERSON: Patrick Grimes Phone: 765-337-0790
E-Mail: pgrimes@cubeandco.com

ESTIMATED COST OF PROJECT: \$40,000.00

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

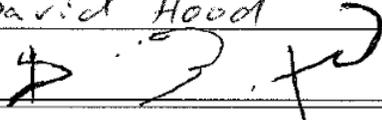
Please note: If the COA is approved, any changes or amendments to the approved COA will require additional review by city staff or the Historic Preservation Commission. An approved COA is valid for 12 months from the date of approval of the COA. After 12 months COA application must be resubmitted and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

Signature of Applicant:  Date: 6-15-20

Owner Print clearly or type) David Hood

Signature of Owner (if different):  Date: 6-15-20

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.

APPLICATION SUBMITTAL DEADLINE:

This COA Application Form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting may not be considered by the Commission during their deliberation. Please call if you have any questions and Staff will assist you.

MEETING ATTENDANCE:

For COA applications requiring review by the Lafayette Historic Preservation Commission attendance at the Commission Meeting is strongly recommended to present the project and answer questions. The Commission will also hear public comments prior to making a decision on the project. Failure by the Owner, applicant or contractor to attend such meetings may result in denial of the Application due to insufficient presentation.

INSPECTIONS:

All projects will be inspected while work is in progress and upon completion of the project to ensure compliance with the approved COA.

Owner acknowledges that while the Lafayette Historic Preservation Commission only considers Certificates of Appropriateness for exterior features, under certain circumstances it may be necessary for the Commission Staff to have access to the interior of the building in order to accurately assess the condition of the exterior feature(s). The lack of access to the interior may prevent the Commission Staff from making a favorable recommendation.

Applicant **MUST** notify the Commission Staff upon completion of the approved COA work for a final inspection of the improvements.

WORKING WITHOUT A COA / DENIAL OF A COA

Lafayette Staff inspectors regularly inspect historic properties to ensure compliance with approved Certificates of Appropriateness. When additional work has been commenced without an approved COA, a Staff inspector may issue a stop work order and request that the Owner seek an addendum to the original COA to include any additional work, revisions or changes. Work undertaken without a Certificate of Appropriateness is in violation of Title 12 of the Lafayette City Code, and the Lafayette Historic Preservation Commission may require that unauthorized changes in a historic structure be reversed and or completed in a satisfactory manner. If the work continues, a building official may issue a citation with a fine and the Historic Preservation Commission may institute suit for injunction to restrain the Owner from further violation and to cause the violation to be prevented, abated or removed. Please contact the Staff if there is any question about changing the scope of the work approved.

*Include here submittal deadline and HPC meeting dates. (Change page numbers as required for pages added if necessary)



CUBE
S COMPANY INC.

November 7, 2019

John Collier
City of Lafayette
515 Columbia Street
Lafayette, IN 47901

Re: 526 Main Street
Project Description and Condition Statement

Mr. Collier,

David Hood and GLR Acquisitions is looking to remodel the 2nd and 3rd floors of 526 Main Street into three separate apartments. There will be two apartments on the 2nd floor and one apartment on the 3rd floor. Mr. Hood is asking to replace the exterior windows on the 2nd and 3rd floors on Main Street to better reflect the look of the neighboring buildings.

The current windows are not original with the building and poorly reflect the historical nature of the downtown. The new windows will be a Marvin window with an exterior grid on the upper and lower sash.

If there are any other details and/or information needed for this review, please feel free to contact me at any time.

Sincerely,

Patrick Grimes,
Owner's Representative

**COA-526 Main Street—Replace Replacement Windows
Existing Windows**



COA-526 Main Street—Replace Replacement Windows
Proposed Windows



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

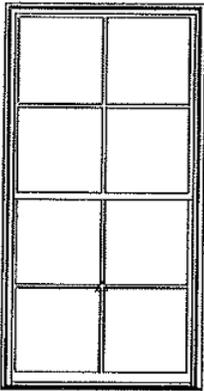
NUMBER OF LINES: 2	TOTAL UNIT QTY: 8	EXT NET PRICE: USD
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LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	3RD FLOOR	Ultimate	Single Hung G2 RO 62 7/8" X 123 5/16"		4	
2	2ND FLOOR	Ultimate	Single Hung G2 RO 62 7/8" X 95 1/16"		4	

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 3RD FLOOR	Net Price:	
Qty: 4		Ext. Net Price:	USD



As Viewed From The Exterior

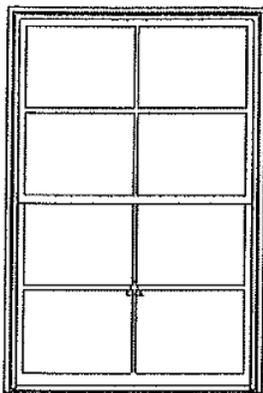
RO 62 7/8" X 123 5/16"

Ebony Clad Exterior
 Painted Interior Finish - Designer Black - Pine Interior.....
 Ultimate Single Hung G2
 Masonry Opening 65" X 125"
 Rough Opening 62 7/8" X 123 5/16"
 ***Sash Ship Loose
 Top Sash
 Ebony Clad Sash Exterior
 Painted Interior Finish - Designer Black - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 1 1/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Ebony Clad Sash Exterior
 Painted Interior Finish - Designer Black - Pine Sash Interior
 IG.....
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 1 1/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package
 Black Exterior Weather Strip Package
 Matte Black Non-Tilt Sash Lock
 Matte Black Top Sash Strike Plate Assembly Color
 Half Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 6 9/16" Jamb's
 Casing with Subsil.....
 Ebony 1 5/16" Clad BMC
 Ebony A246 Subsil
 Nailing Fin
 ***Note: Due to its size this unit contains a reinforced checkrail.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: 2ND FLOOR	Net Price:	
Qty: 4		Ext. Net Price:	USD



Ebony Clad Exterior
 Painted Interior Finish - Designer Black - Pine Interior.....
 Ultimate Single Hung G2
 Masonry Opening 65" X Outside of Exterior Casing 96 1/2"
 Rough Opening 62 7/8" X 95 1/16"
 Top Sash
 Ebony Clad Sash Exterior
 Painted Interior Finish - Designer Black - Pine Sash Interior
 IG



As Viewed From The Exterior
RO 62 7/8" X 95 1/16"

- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 1 1/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 2W2H
- Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int
- Ogee Interior Glazing Profile
- Bottom Sash
- Ebony Clad Sash Exterior
- Painted Interior Finish - Designer Black - Pine Sash Interior
- IG.....
- Tempered Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 1 1/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 2W2H
- Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int
- Ogee Interior Glazing Profile
- Black Interior Weather Strip Package
- Black Exterior Weather Strip Package
- Matte Black Non-Tilt Sash Lock
- Matte Black Top Sash Strike Plate Assembly Color
- Half Screen
- Ebony Surround
- Charcoal Fiberglass Mesh
- 6 9/16" Jamb's
- Casing with Subsill.....
- Ebony 1 5/16" Clad BMC
- Ebony A246 Subsill
- Nailing Fin
- ***Note: Due to its size this unit contains a reinforced checkrail.
- ***Note: Unit Availability and Price is Subject to Change

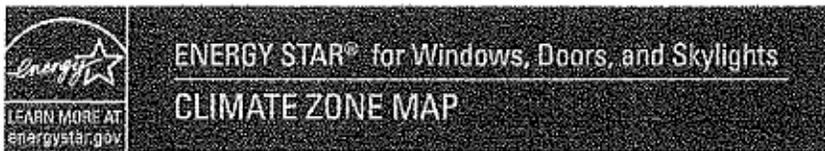
Project Subtotal Net Price: USD
7.000% Sales Tax: USD
Project Total Net Price: USD

Product and Performance Information

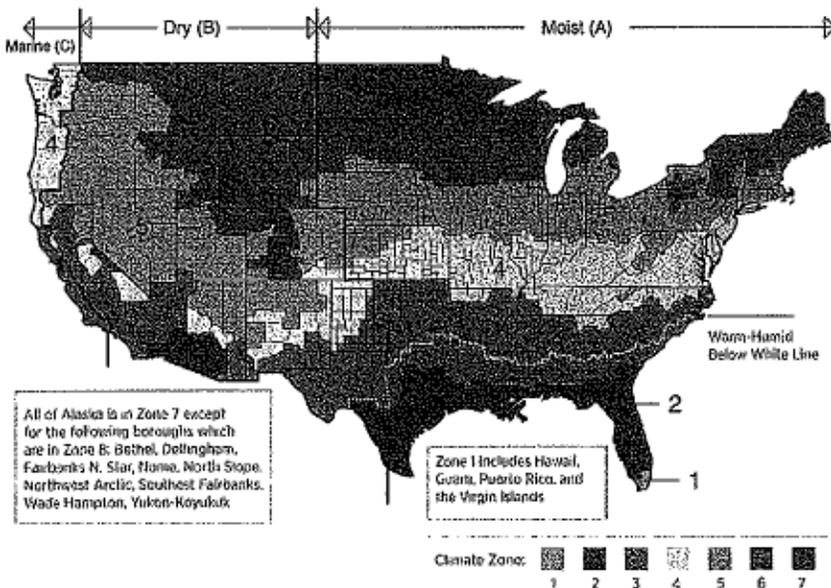
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



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: 530 Main Street

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

If necessary for description please attach additional sheet.

We are applying for the demolition permit for project and would like to remove the storefront for ease of construction. A new storefront matching 532 Main will be installed.

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

Start July 2020 Completion February 2021

Present use of property: Office

Proposed use of property: Retail/Residential

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Cube & Company, Patrick Grimes
Mailing Address: 302 Ferry, Suite 101
Phone: 765-337-0790
E-Mail: pggrimes@cubeandco.com

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

PROPERTY OWNER (Please PRINT CLEARLY or TYPE)

Name: The Cincinnati Group, Chadd Gibson
Mailing Address: 681 North 36th Street
Phone: 765-426-8391
E-Mail: chadd@gibson-paintings.com

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: Gibson Paintings
Mailing Address: 681 North 36th Street
Phone: 765-426-8391
E-Mail: chadd@gibson-paintings.com

CONTACT PERSON: Patrick Grimes Phone: 765-337-0790

E-Mail: pggrimes@cubeandco.com

ESTIMATED COST OF PROJECT: \$25,000.⁰⁰

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)

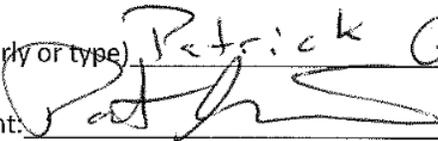
(Check-mark all that apply)

- 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

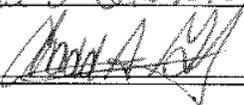
Please note: If the COA is approved, any changes or amendments to the approved COA will require additional review by city staff or the Historic Preservation Commission. An approved COA is valid for 12 months from the date of approval of the COA. After 12 months COA application must be resubmitted and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

Signature of Applicant:  Date: 6-15-20

Owner Print clearly or type) Charles S. Gibson

Signature of Owner (if different):  Date: 6-15-20

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.

APPLICATION SUBMITTAL DEADLINE:

This COA Application Form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting may not be considered by the Commission during their deliberation. Please call if you have any questions and Staff will assist you.

MEETING ATTENDANCE:

For COA applications requiring review by the Lafayette Historic Preservation Commission attendance at the Commission Meeting is strongly recommended to present the project and answer questions. The Commission will also hear public comments prior to making a decision on the project. Failure by the Owner, applicant or contractor to attend such meetings may result in denial of the Application due to insufficient presentation.

INSPECTIONS:

All projects will be inspected while work is in progress and upon completion of the project to ensure compliance with the approved COA.

Owner acknowledges that while the Lafayette Historic Preservation Commission only considers Certificates of Appropriateness for exterior features, under certain circumstances it may be necessary for the Commission Staff to have access to the interior of the building in order to accurately assess the condition of the exterior feature(s). The lack of access to the interior may prevent the Commission Staff from making a favorable recommendation.

Applicant **MUST** notify the Commission Staff upon completion of the approved COA work for a final inspection of the improvements.

WORKING WITHOUT A COA / DENIAL OF A COA

Lafayette Staff inspectors regularly inspect historic properties to ensure compliance with approved Certificates of Appropriateness. When additional work has been commenced without an approved COA, a Staff inspector may issue a stop work order and request that the Owner seek an addendum to the original COA to include any additional work, revisions or changes. Work undertaken without a Certificate of Appropriateness is in violation of Title 12 of the Lafayette City Code, and the Lafayette Historic Preservation Commission may require that unauthorized changes in a historic structure be reversed and or completed in a satisfactory manner. If the work continues, a building official may issue a citation with a fine and the Historic Preservation Commission may institute suit for injunction to restrain the Owner from further violation and to cause the violation to be prevented, abated or removed. Please contact the Staff if there is any question about changing the scope of the work approved.

*Include here submittal deadline and HPC meeting dates. (Change page numbers as required for pages added if necessary)

**530 Main Street—Demolition of Existing Non-Original 1st Floor Storefront -
(Door, Window, Sign Panel & Wood Trim)**



NOTES:

1. Remove existing 1st floor storefront and surrounding features on 530 Main St. (outlined in red above).
2. Protect existing fluted cast iron columns on either side of storefront.

3. A separate/future COA will propose a new storefront for 530 Main St. similar in detail to the restored storefront on the adjacent half of the building at 532 Main Street (outlined in yellow above) with wood trim and panels, large windows and transoms, recessed entry and door.