CALL TO ORDER
APPROVE MINUTES
   Approval Of July 2019 Minutes
   Documents:
      07-29-2019 HPC MINUTES.PDF

NEW BUSINESS
Public Relations & Education Committee Report
District Committee Report
COA Committee Report
   COA Applications
      216 N. 4th Street
      Documents:
         COA_216 N 4TH ST.PDF
      419 Main Street

STAFF REPORT
PUBLIC COMMENT
ADJOURNMENT
Historic Preservation Commission Meeting Minutes  
July 29, 2019 7:00 p.m.  
Lafayette City Hall – Board of Works Room

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

Staff in Attendance: Michelle Conwell, Dennis Carson, Dann Keiser

Guests: Barry Knechtel, KJG Architecture; Andrew Cullison, KJG Architecture; Tim Balensiefer, TBird Design/EADO, LLC

Noting a quorum, President John Burns called the meeting of the Lafayette Historic Preservation Commission to order at 7:00 pm.

Approval of the May 2019 Minutes
Kurt Wahl moved to recommend approval of the minutes of the May 2019 meeting (there was no June meeting). Shawna McCully seconded the motion. The motion passed unanimously.

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 District Committee.

COA Committee report

COA applications:

1007 Main Street-Infill Building- The Main Street Garage (restaurant) project will be a new construction restaurant project located at 1007 Main Street in downtown Lafayette, Indiana. The building will be a dedicated restaurant with two stories and an exterior façade that will strive to maintain the local district aesthetic. Additionally, there will be full height windows on the 1st floor and a 2nd floor outdoor rooftop patio. A prominent feature of the exterior façade will be operable bi-fold doors on the 1st floor and 2nd floor rooftop patio. When the bi-fold doors are open, they will extend above the sidewalk and provide ample height to walk under while serving as an awning-like feature above the door openings. Provided with this application are (2) options for the front building elevation and (2) options for the side building elevation.

North Elevation - Option 1
▪ Brick façade on 2nd floor with a cast stone decorative banding.
▪ Hydraulic bi-fold doors on the 1st and 2nd floors will include intermediate muntins to replicate an “industrial warehouse” aesthetic.
North Elevation – Option 2
▪ Metal “Dove Grey” panels with a reveal system on the second floor. (front only)
▪ Hydraulic bi-fold doors on 1st and 2nd floors will emulate a more modern and sleek aesthetic.

East Elevation – Option 1
▪ Bare brick façade

East Elevation – Option 2
▪ Row of transom windows on 1st and 2nd floors with intermediate muntins to replicate an “industrial warehouse” aesthetic. Note that this option is dependent on a state variance with windows on a shared property line.

Barry Knechtel of KJG Architecture spoke about the project and showed the commissioners brick samples and paint colors for the soffit. The sign for the building will be directly painted on the brick.

Following discussion, the commission recommended approval of option one as it meets the standards of the Secretary of the Interior as an addition to the local historic district. Glen Vick moved to approve option one for 1007 Main Street Infill building. Julie Ginn seconded the motion. The motion passed unanimously.

Staff Report
Due to Mr. Collier’s absence, no report was made.

Public Comment/ Adjournment
President Burns asked for additional comments from the public. There being no further business to bring before the Commission, Sean Lutes moved to adjourn the meeting. Julie Ginn seconded the motion. The motion passed unanimously and the meeting of the Historic Preservation Commission was adjourned at 7:10 p.m.

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)**

<table>
<thead>
<tr>
<th>OFFICE USE ONLY</th>
<th>DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Received:</td>
<td>Date Approved COA Expires:</td>
<td></td>
</tr>
</tbody>
</table>

**LOCAL HISTORIC DISTRICT OF PROJECT:**

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

Approved By: ___________________________Date: ________________________

**ADDRESS OF PROJECT:** 216 N 4th Street, Lafayette, IN  AKA: 340 Main Street, Lafayette, IN

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

If necessary for description please attach additional sheet.

Adding a metal shelf to hold the condensers for the first floor retail space on the north side of the building in the alley. The shelf will be 12ft long by 4ft 4in deep. The shelf will be mounted approximately 9ft 4in above the alley.

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

Start: August 26, 2019  Completion: September 16, 2019

**Present use of property:** Retail/Apartments

**Proposed use of property:** Bank/Apartments

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

<table>
<thead>
<tr>
<th>Name: Herman Neill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address: 1551 Win Hentschel Blvd, West Lafayette, IN 47906</td>
</tr>
<tr>
<td>Phone: 765-497-8821</td>
</tr>
<tr>
<td>E-Mail: <a href="mailto:hneill@purduefed.com">hneill@purduefed.com</a></td>
</tr>
</tbody>
</table>

**APPLICANT relationship to Owner:**___Contractor, ___Architect, ___Realtor, ___Agent, ___Other

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

<table>
<thead>
<tr>
<th>Name: W. H. Long</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address: 301 N 5th Street, Lafayette, IN 47901</td>
</tr>
<tr>
<td>Phone: 765-420-7800</td>
</tr>
<tr>
<td>E-Mail:</td>
</tr>
</tbody>
</table>

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

| Name: Tecton Construction Management, Inc |
| Mailing Address: 102 N 3rd Street, Lafayette, IN 47901 |
| Phone: 765-429-5232 |
| E-Mail: |

**CONTACT PERSON:** P Jovon Rayl  ___________________________Phone: 765-497-4598  

E-Mail: jovon.r@kjarchtecture.com

**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)
- X Photos of building exterior (all visible elevations) maximum of 4 photos to a 8 ½”x11” sheet
- X Complete drawings of proposed project
- ___ Floor plans of affected levels
- X 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
- X 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) Herman Neill

Signature of Applicant: By Neill Date: 8.9.2019

Owner Print clearly or type) Keith W. Long

Signature of Owner (if different): Keith W. Long Date: 8.9.2019

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 online 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-skimming of canvas awnings and canopies of a simple design, Installation of historically appropriate hard 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)
HVAC SHELF ELEVATION

- C12x20.7 w/ 3/8" holes as shown
- 3/8" A36 all-thread rod embedded 8" into multi-Wythe brick wall w/ Hilti HY-70 adhesive and sleeve
- MAPES turnbuckle and rod assembly (or similar)
- L4 x 4 x 1/8" steel angle frame (typ.)
- VRF heat pump (typ., see mech.)

HVAC SHELF DETAIL

- Bolt adjacent frames w/ (4) 3/8" A325 bolts evenly spaced (typ.)
- 1" x 3/8" bar grating (19#4-43) galvanized
- MAPES turnbuckle and rod assembly (or similar)
- Miter and weld all joints
- L4 x 4 x 1/8" steel angle frame (typ.)

HVAC SHELF SECTION

- Scale: 1/2" = 1'-0"
- VRF heat pump (typ., see mech.)
- Existing multi-Wythe brick wall (Vf)
- L4 x 4 x 1/8" steel angle frame (typ.)

HVAC SHELF SUPPORT

- Scale: 1/2" = 1'-0"
- C12x20.7 5/8" x 4" steel plate (welded)
- VRF heat pump (typ., see mech.)
- MAPES turnbuckle and rod assembly (or similar)
- L4 x 4 x 1/8" steel angle frame (typ.)

KJG Architecture, Inc.
327 Sycamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4568 Fax: 765.497.4569
www.kjgarchitecture.com

KJG Architecture, Inc.
327 Sycamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4568 Fax: 765.497.4569
www.kjgarchitecture.com