LAFAYETTE HISTORIC PRESERVATION COMMISSION
7:00pm
City of Lafayette YouTube channel https://www.youtube.com/user/CityofLafayetteIN/live

Call To Order

Approval Of Minutes

Approval Of April 27, 2020 Minutes

Documents:

04-27-20 HPC MINUTES.PDF

New Business

Public Relations & Education Committee Report

District Committee Report

COA Committee Report

COA Applications

COA – 619 Ferry St – Fences

Documents:

619 FERRY STREET-FENCES.PDF

COA-631 Main Street –Infill Development

Documents:

631 MAIN STREET-INFILL DEVELOPMENT.PDF

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
April 27, 2020
7:00 p.m.

The April 27, 2020 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 at least May 26, 2020. 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: John Collier, Dann Keiser, Michelle Conwell

Guests: Dale Webster

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
Kevin Klinker moved to recommend approval of the of the January 27, 2020 meeting minutes. Patti Morgan 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:

COA – 424 Main St – Window Replacements

Applicant, Dale Webster, brought this COA for the replacement of two previously replaced wood windows on the 2nd story of 424 Main St. These windows will be replaced with new wood replacement windows to match in style and color the wood replacement windows that were installed several years ago on the 3rd floor of that same building. Kevin Klinker moved to recommend approval. Amy Paget seconded the motion. The motion passed unanimously by roll call vote.

COA-1001 Main Street – Modification to Fence

Applicants, Michelle Wise and Marla Miner, were not present for the online meeting, but John Collier gave an overview of the application. The COA application is for a more decorative fence around the future outdoor dining area at The Cellar Wine Bistro at 1001 Main St., than what the HPC previously approved as part of the Main Street Streetscape Phase 3 project several months ago. NOTE: Julie Ginn, as building owner of this project, did not vote on this COA, even though she is not the applicant. Kevin Klinker moved to recommend approval. Glen Vick seconded the motion. The motion passed by roll call vote, Julie Ginn abstained.

Other Business

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

John Collier addressed this already completed emergency repair project to infill a window opening with brick due to a structural problem encountered during the renovation project. Patti Morgan, the building owner, explained that this window was to have been repaired, but a serious structural issue was exposed while doing interior work that posed a risk of collapse of this portion of the wall, so the repair was done immediately. Dann Keiser mentioned that the original direction for the repair was to include an offset from the existing exterior façade to indicate the original window opening. Patti Morgan explained that because of the thickness of the block that infilled the wall, maintaining an offset was not possible. Amy Paget moved to recommend approval. Kevin Klinker seconded the motion. The motion passed by roll call vote. As building owner, Patti Morgan abstained.

Staff Report

John Collier thanked everyone for their continued patience with the online meeting process. Once the COVID-19 orders are removed and it's safe to gather face to face again, the Commission meetings will be moved to City Council Chambers on the first floor of City Hall. This is being done to limit access to the second floor of City Hall after regular business hours, but the larger meeting space will be beneficial from a social distancing standpoint as well. Finally, since May is Historic Preservation month, the Indiana Department of Natural Resources – Division of Historic Preservation and Archeology provided posters that highlight a few of the remaining Indiana Coca-Cola bottling plants. John will share the posters with Commissioners once we're able to meet in the same physical space. Due to the COVID19 pandemic, the Preserving Historic Places Conference that was scheduled for this month in South Bend, IN has been postponed to a yet-to-be determined date in the fall. Consequently, continuing education requirements for HPC members has been waived for this year.

Public Comment

John Burns asked for additional comments from the public. There were no comments from the public and no emails were received on the web-ed@lafayette.in.gov email account prior to the meeting.

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 7:25 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: 5/12/20 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: 619 Ferry St. - Lafayette, IN

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

If necessary for description please attach additional sheet.

With fencing, protect western section of lawn facing old J/C bldg from trespassers so can be usable for outside rental events. Fence to be black metal fence. 4' tall on front side + 5' tall at back fence.

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

Start as soon as possible after May 15 Completion _____

depends also on what will allow + Mr. Fence-it is comfortable doing

Present use of property: green space only / unfortunately common path for trespassers

Proposed use of property: protected, designed outside space for rentals

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Thomas Duncan Hall, Inc

Mailing Address: 619 Ferry St, Lafayette, IN 47901

Phone: (765) 742-4788

E-Mail info@duncanhall.org

APPLICANT relationship to Owner ✓ Contractor, ___Architect, ___Realtor, ___Agent, ___Other Board member as →

PROPERTY OWNER (Please PRINT CLEARLY or TYPE)

Name: Thomas Duncan Hall Board of Directors

Mailing Address: 619 Ferry St., Lafayette, IN 47901

Phone: (765) 742-4788

E-Mail: info@duncanhall.org

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: Mr. Fence-IT (Mr. Gene Hurt)

Mailing Address: 777 Cor-Dale Rd., Lafayette, IN 47904

Phone: (765) 742-4822

~~E-Mail~~: FAX: (765)-429-0459

CONTACT PERSON: Sandy Lahr Phone: (765) 742-6925

E-Mail: lahrandlahr@gmail.com

ESTIMATED COST OF PROJECT: $3,780.00

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) ✓ see pgs 2, 3, 4, 5
- ✓ 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 (Duncan Hall dining rm. corner & A/C east side)
- ___ 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. N/A
- ___ 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 N/A
- ___ 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

NA

____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)

NA

____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)

NA

____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. see documentation section

✓ Drawings specifying the proposed work, construction details, and installation method for all improvements under this section. see brochure ✓ in ground - NO attachment to any bldg

✓ ~~Drawings~~ Photos of existing conditions without the proposed work see documentation section

ROOFS (Additional Documentation)

(Check-mark all that apply)

NA

____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) Thomas Duncan Hall, Inc

Signature of Applicant: _____ Date: 5/11/20

Owner Print clearly or type) Board of Directors of Thomas Duncan Hall, Inc

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.

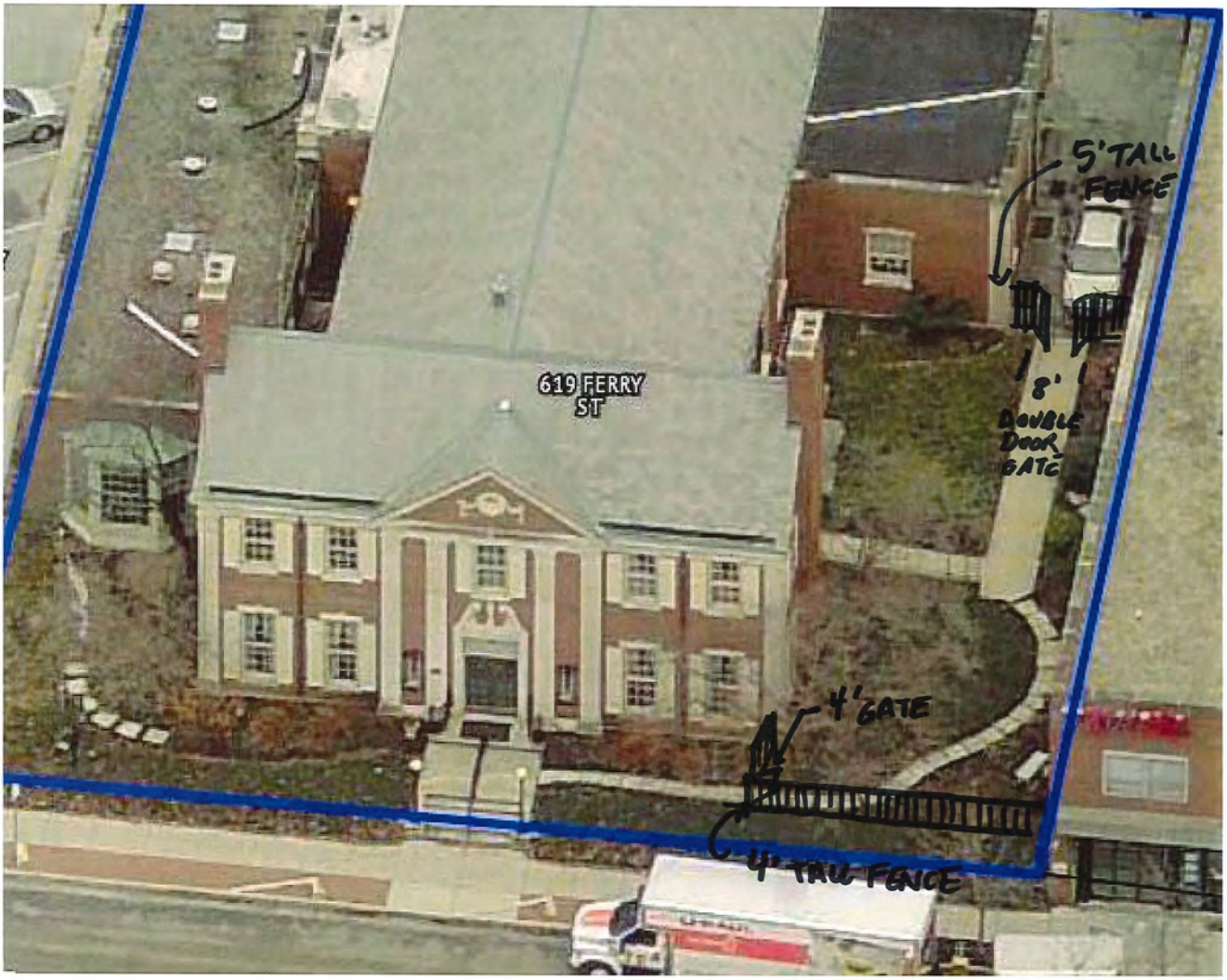
Staff is authorized to approve the following: Signs that comply with the guidelines, Installation of storm windows, Installation of re-skinning of canvas awnings and canopies of a simple design, Installation of historically appropriate hand rails, Temporary removal of historic building components for 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.

MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)*



616 Forry St
Lafayette, Indiana
Google
Street View
5' TALL FENCE AT BACK W/ 8' WIDE DOUBLE GATE
4' GATE
4' TALL FENCE

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: 5/11/2020 Date Approved COA Expires: _____

LOCAL HISTORIC DISTRICT OF PROJECT Upper Main Street

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

Approved By:_____ Date:_____

ADDRESS OF PROJECT: 631 Main Street Lafayette, Indiana 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 October 2020 Completion April 2022

Present use of property: Parking Lot

Proposed use of property: R-2 (Residential) 2nd-5th floors only, 1st floor retail spaces

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Barry Knechtel
Mailing Address: 527 Sagamore Parkway West, West Lafayette, Indiana 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: Upper Main Development, LLC
Mailing Address: 250 Main Street #590 Lafayette, Indiana 47901
Phone: 765-269-4150
E-Mail: andy.gutwein@gutweinlaw.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 Phone: 765-497-4598

E-Mail: barry@kjgarchitecture.com

ESTIMATED COST OF PROJECT: $20 M

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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_X_ No____**
2. **Are there any Variances pending or necessary for the proposed work? Yes_X_ No____**
   Parking

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
_X_ Floor plans of affected levels
_X_ Exterior elevations of all areas where work will occur (minimum 11"x17" sheet)
_X_ Signed application
_X_ Site plan (If project affects ground floor exterior)
_X_ Sample or brochure plus specifications and color samples of all permanent materials to be used
_X_ Written description of proposed project ~~and 1 set of full-sized plans~~
_X_ 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)

_X_ 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.
_X_ Note indicating whether or not windows are original
_X_ 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
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____ Door section(s)
_X_ 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)

__X__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.
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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: 5/11/2020

Owner Print clearly or type) Upper Main Development, LLC

Signature of Owner (if different): _____ Gen. Mgr. Date: 5/11/2020

APPLICATIONS AND DOCUMENTATION:

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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)

KJG Architecture, Incorporated
An Architecture and Engineering Company

631 MAIN STREET – NEW BUILDING
LAFAYETTE, INDIANA

WRITTEN PROJECT DESCRIPTION.

DATE: May 11, 2020

PROJECT: 631 Main Street Apts & Retail
Project No. A2019.080

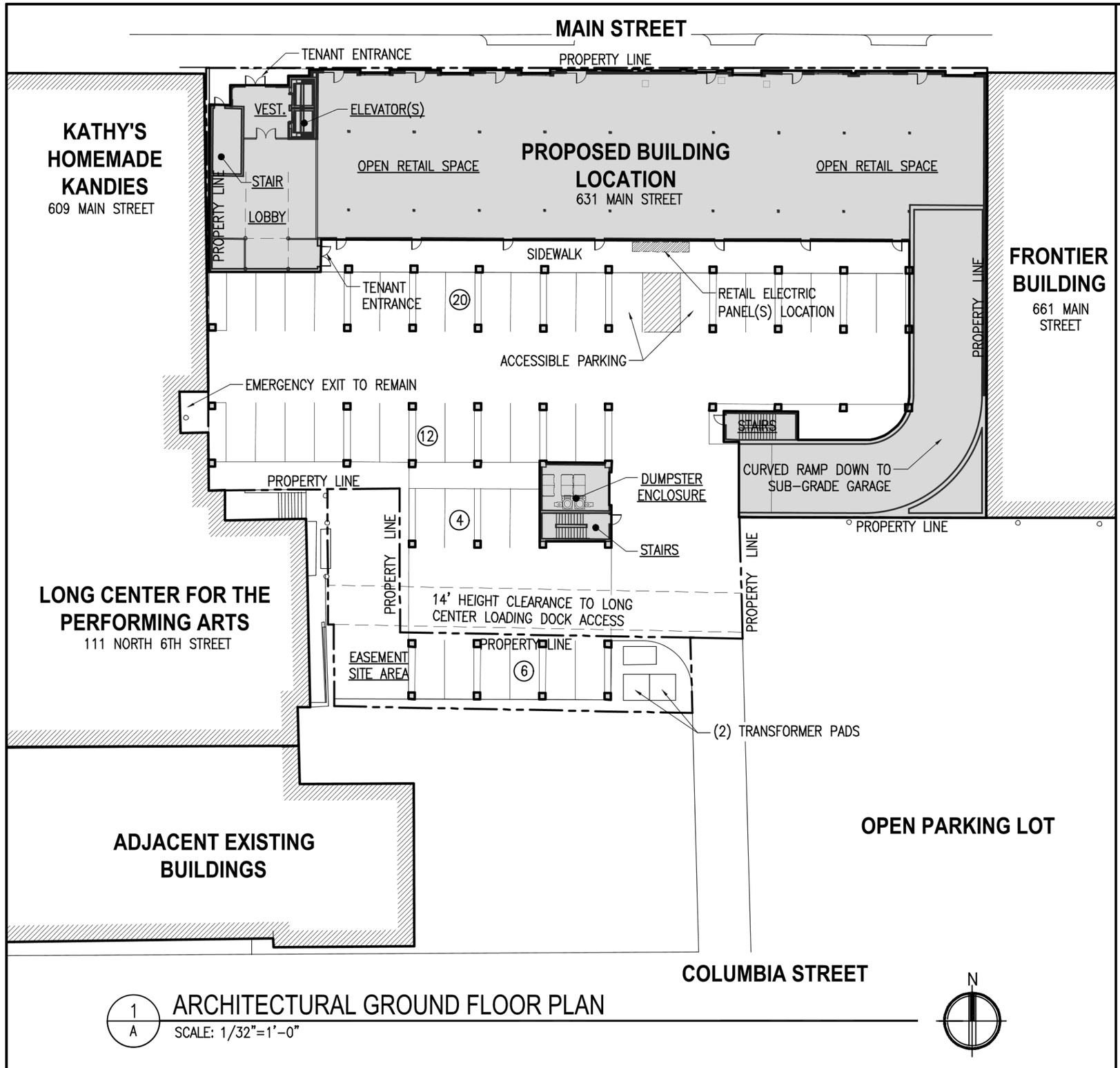
The 631 Main Street Apts & Retail project will be a new five-story building located at 631 Main Street in downtown Lafayette, Indiana. The 2nd through 5th floors will be divided into multiple dwelling units while the 1st floor will be apartment resident lobby and leasable commercial tenant space. A rooftop amenity area will be located on the west end of the roof for residents of the building.

The north elevation has been designed to emulate four separate façade, to give the building a more appropriate scale and sense of vertical orientation instead of a long, horizontal building. The south, west, and east elevations will have an accessory look to them, but with some detailing to give it a more upscale back elevation.

The north elevation utilizes a combination of brick veneer, limestone veneer, and fiber cement panels to give a stucco-like finish. Limestone or cast stone banding will provide horizontal lines at different floor levels. Juliet balconies will be used on the primary north façade, with some recessed balconies on the south side of the building. The façade will also utilize molded millwork moulding at the cornice to give a more history capital to the building.

All materials and the anticipated colors are shown on the individual elevations in the accompanying drawings. A 3D rendering of the north elevation will be provided at the time of the meeting.

527 Sagamore Pkwy W., West Lafayette, IN 47906 Office 765.497.4598 Fax 765.497.4599



1/A ARCHITECTURAL GROUND FLOOR PLAN

SCALE: 1/32"=1'-0"

SITE DATA:

ZONING CLASSIFICATION: = CB (CENTRAL BUSINESS)

SITE AREA AREA:

OWNED SITE AREA	= 36,073 S.F. (±0.83 ACRES)
EASEMENT SITE AREA*	= 3,459 S.F. (±0.08 ACRES)
TOTAL SITE AREA	= 39,532 S.F. (±0.91 ACRES)

*EASEMENT SITE AREA IS OWNED BY THE CITY, BUT GRANTING PERMISSION FOR CONSTRUCTION OVER THIS AREA PROVIDED ACCESS TO LONG CENTER LOADING DOCK IS PROVIDED.

BUILDING FOOTPRINT

GROUND FLOOR FOOTPRINT	= 16,675 S.F.
COVERED AREA FOOTPRINT	= 34,218 S.F.

PARKING SPACES PROVIDED:

GROUND FLOOR STANDARD	= 40
GROUND FLOOR ACCESSIBLE	= 2
SUB-GRADE FLOOR STANDARD	= 70
SUB-GRADE FLOOR ACCESSIBLE	= 2
TOTAL SPACES PROVIDED	= 114
TOTAL SPACES REQUIRED	= 102

LOT COVERAGE:

MAXIMUM BUILDING COVERAGE	= 100%
MINIMUM VEGETATION COVERAGE	= 0%

MINIMUM BUILDING SETBACKS:

FRONT SETBACK:	= 0'-0"
SIDE SETBACK:	= 0'-0"
REAR SETBACK:	= 0'-0"

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PROJECT TITLE:
631 MAIN STREET APARTMENTS & RETAIL
UPPER MAIN MANAGEMENT

631 MAIN STREET
LAFAYETTE, IN 47901
TIPPECANOE COUNTY

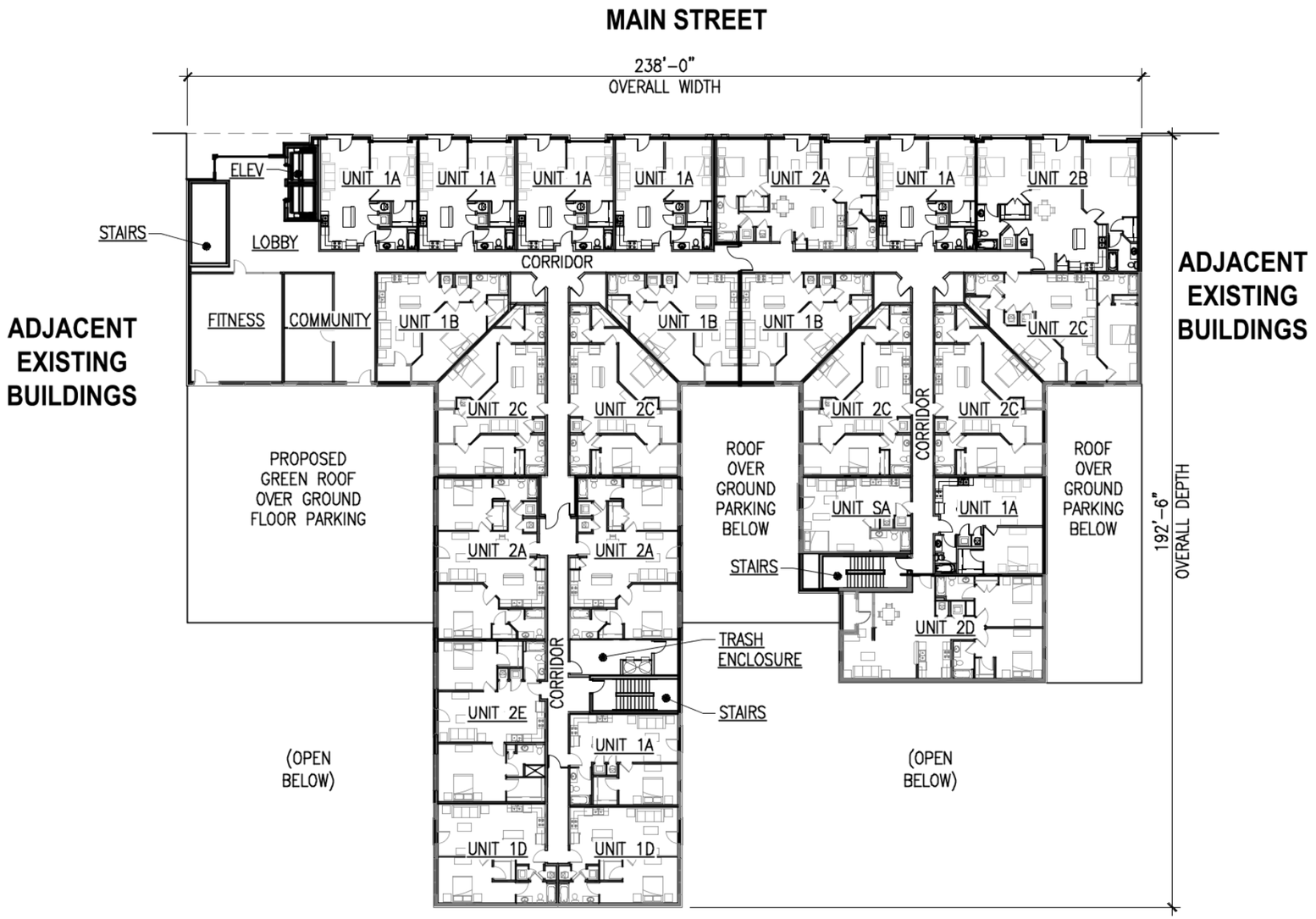
PROJECT DATE:
05.11.2020

PROJECT NUMBER: A2019.080

DRAWN BY:

DRAWING TITLE:
GROUND FLOOR PLAN

SHEET NUMBER:
A



1/B TYPICAL UPPER FLOOR PLAN(S)

SCALE: 1/32"=1'-0"

N

BUILDING DATA:

BUILDING AREA:

SUB-GRADE FLOOR AREA:	=	29,959 SF
GROUND FLOOR AREA:	=	15,978 SF
2ND FLOOR AREA:	=	27,075 SF
3RD FLOOR AREA:	=	27,075 SF
4TH FLOOR AREA:	=	27,075 SF
5TH FLOOR AREA:	=	27,075 SF
ROOF LOBBY AREA:	=	930 SF
TOTAL BUILDING AREA:	=	155,167 SF

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT	= 75'-0" (PER IBC)
ACTUAL BUILDING HEIGHT	= 74'-8"

APARTMENT UNIT MIX:

UNIT	BEDS	BATHS	COUNT	AREA
UNIT SA	1	1	4	527 SF
UNIT 1A	1	1	28	636 SF
UNIT 1B	1	1	12	685 SF
UNIT 1C	1	1	6	607 SF
UNIT 1D	1	1	8	644 SF
UNIT 2A	2	2	12	1,026 SF
UNIT 2B	2	2	4	1,213 SF
UNIT 2C	2	2	20	905 SF
UNIT 2D	2	2	4	1,220 SF
UNIT 2E	2	2	4	1,183 SF
TOTAL	146	146	102	–

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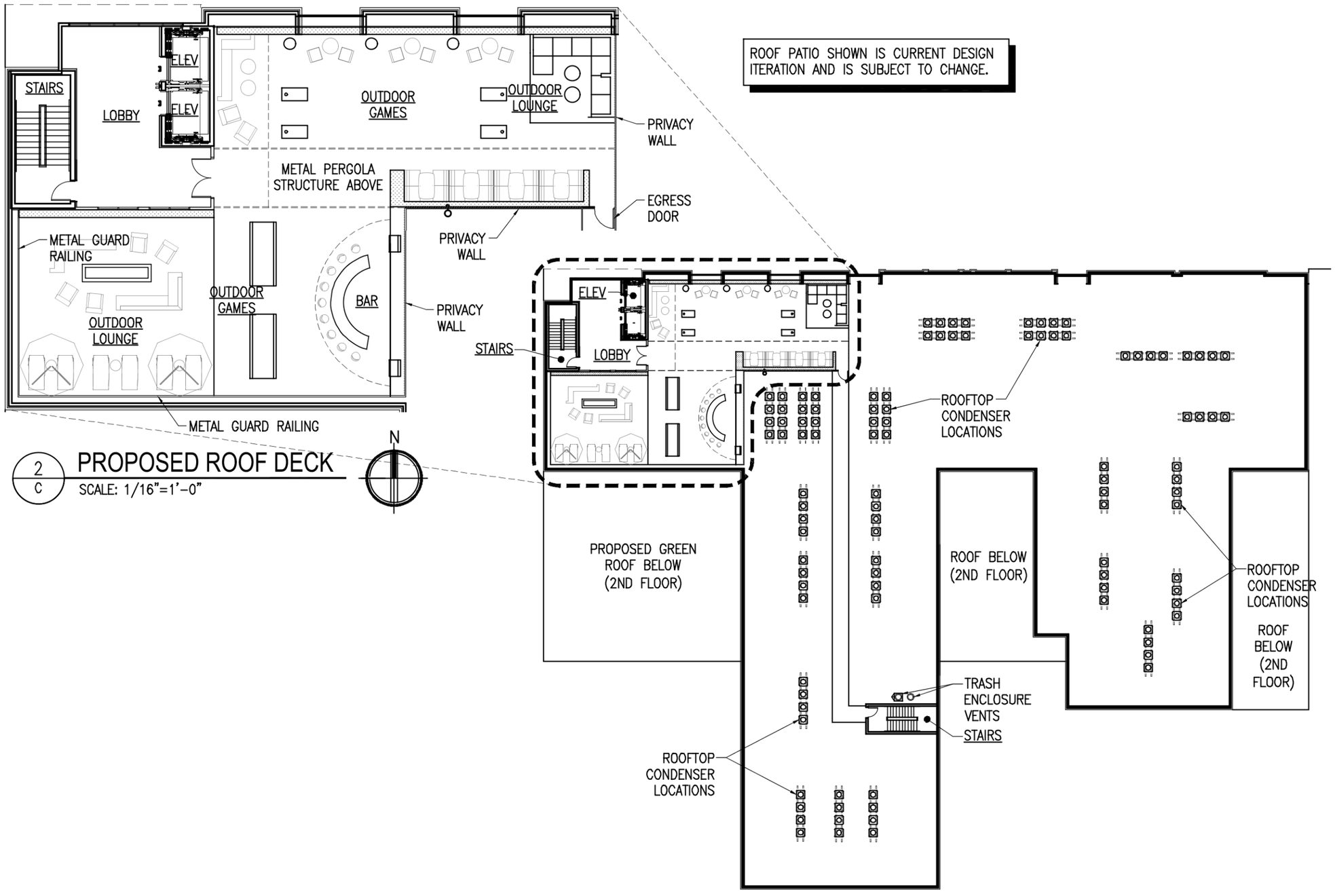
DRAWN BY:

DRAWING TITLE: TYPICAL UPPER FLOOR PLAN

SHEET NUMBER: B



2/C PROPOSED ROOF DECK
SCALE: 1/16"=1'-0"

1/C ROOF PLAN
SCALE: 1/32"=1'-0"

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DRAWN BY:

DRAWING TITLE:
ROOF DECK PLAN

SHEET NUMBER:
C

2/D ADJACENT BUILDING HEIGHTS ALONG MAIN STREET (LOOKING SOUTH)

SCALE: 1"=140'-0"

FIXED CLOTH AWNING (TYPICAL)
MANUFACTURER: TBD
COLOR/STYLE: TBD BY FUTURE TENANT
REFERENCE IMAGE: 920 MAIN STREET

*EXACT COLOR NOT SHOWN

CHICAGO-STYLE WINDOWS (FIBERGLASS)
MANUFACTURER: PELLA
COLOR/STYLE: MORNING SKY GRAY*
REFERENCE IMAGE: 654 MAIN STREET

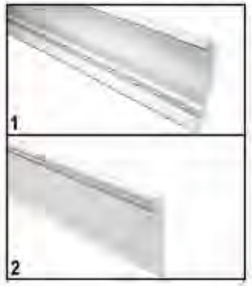
*EXACT COLOR NOT SHOWN

STOREFRONT WINDOWS (ALUMINUM)
MANUFACTURER: KAWNEER
COLOR/STYLE: CLEAR (NATURAL)
REFERENCE IMAGE: 707 MAIN STREET

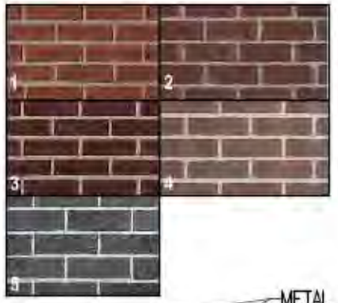
JULIET BALCONY (METAL)
MANUFACTURER: TBD
COLOR/STYLE: BLACK*
REFERENCE IMAGE:
226 NORTH 6TH STREET

*EXACT COLOR/STYLE NOT SHOWN
SEE DOCUMENT H FOR ADDITIONAL DETAILS

CORNICE MOULDING
MANUFACTURER: FYPON
COLOR/PATTERN: WHITE
REFERENCE IMAGE: PROFILE(S)



BRICK VENEER COLOR SELECTION
BRICK COLOR 1: SUNDOWN
BRICK COLOR 2: WARREN
BRICK COLOR 3: VALENCIA
BRICK COLOR 4: COLONIAL IRONSPOT
BRICK COLOR 5: BLACK DIAMOND



1/D NORTH EXTERIOR ELEVATION (VIEW FROM MAIN STREET)

SCALE: 1"=20'-0"

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DRAWING TITLE:
NORTH EXTERIOR ELEVATION

SHEET NUMBER:
D

BRICK DETAILING
MANUFACTURER: N/A
COLOR/STYLE: BRICK COLOR #3
REFERENCE IMAGE: 839 MAIN STREET
111 NORTH 6TH STREET

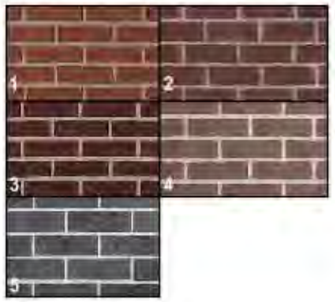
TYPICAL WINDOWS (FIBERGLASS)
MANUFACTURER: PELLA
COLOR/STYLE: MORNING SKY GRAY
REFERENCE IMAGE: MANUFACTURER

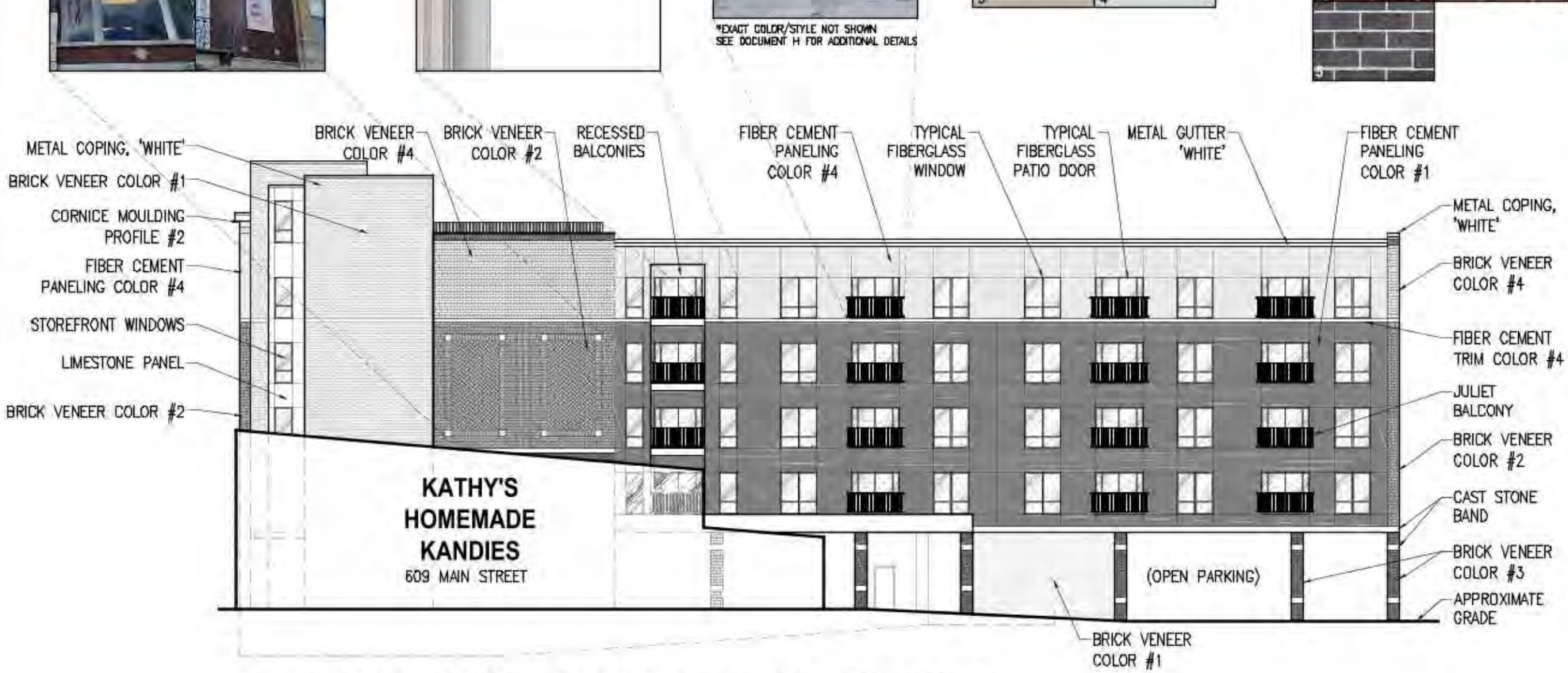
JULIET BALCONY (METAL)
MANUFACTURER: TBD
COLOR/STYLE: BLACK*
REFERENCE IMAGE:
226 NORTH 6TH STREET

*EXACT COLOR/STYLE NOT SHOWN
SEE DOCUMENT H FOR ADDITIONAL DETAILS

FIBER CEMENT COLOR SELECTION
FIBER CEMENT 1: SERIOUS GRAY SW 6256
FIBER CEMENT 2: EXTRA WHITE SW 7006
FIBER CEMENT 3: ANALYTICAL GRAY SW 7051
FIBER CEMENT 4: OLYMPUS WHITE SW 6253

BRICK VENEER COLOR SELECTION
BRICK COLOR 1: SUNDOWN
BRICK COLOR 2: WARREN
BRICK COLOR 3: VALENCIA
BRICK COLOR 4: COLONIAL IRONSPOT
BRICK COLOR 5: BLACK DIAMOND





1/E WEST EXTERIOR ELEVATION (VIEW FROM DOWNTOWN)
SCALE: 1"=20'-0"

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DRAWN BY:

DRAWING TITLE:
WEST EXTERIOR ELEVATION

SHEET NUMBER:
E

JULIET BALCONY (METAL)
MANUFACTURER: TBD
COLOR/STYLE: BLACK*
REFERENCE IMAGE:
226 NORTH 6TH STREET

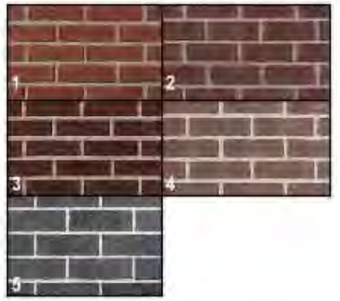
*EXACT COLOR/STYLE NOT SHOWN
SEE DOCUMENT H FOR ADDITIONAL DETAILS

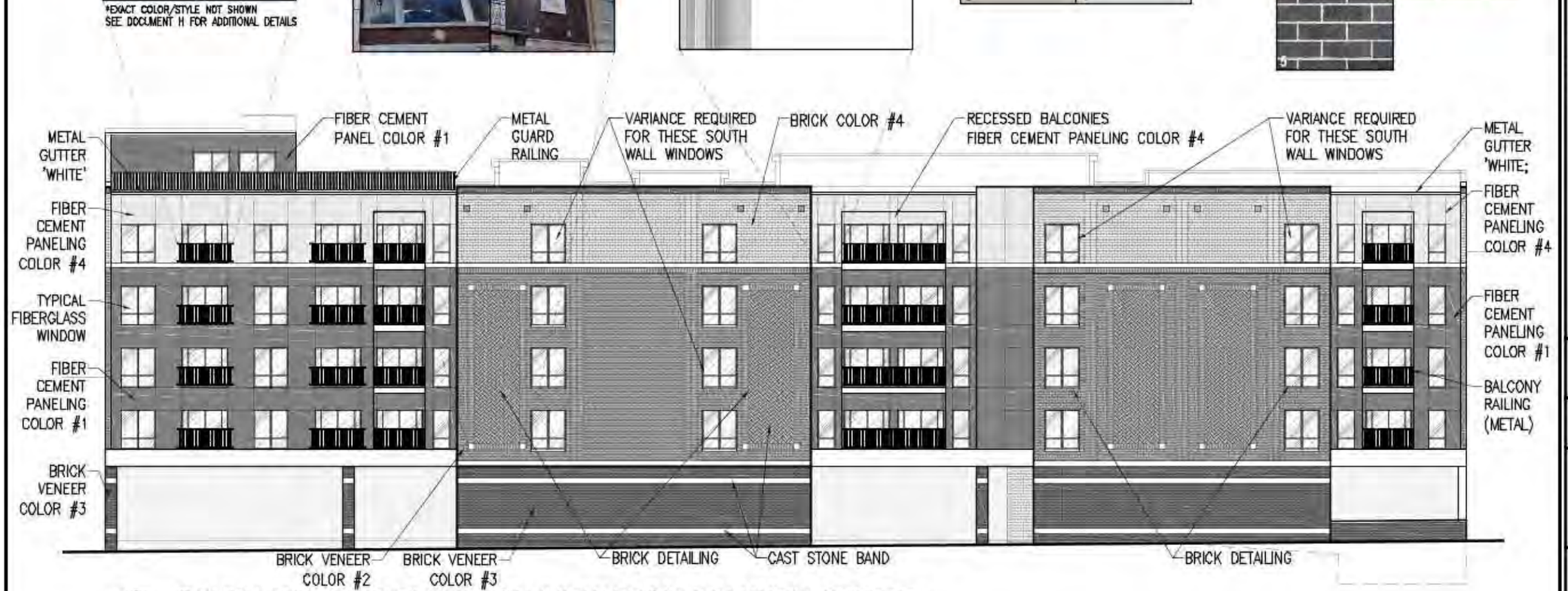
BRICK DETAILING
MANUFACTURER: N/A
COLOR/STYLE: BRICK COLOR #3
REFERENCE IMAGE: 839 MAIN STREET
111 NORTH 6TH STREET

TYPICAL WINDOWS (FIBERGLASS)
MANUFACTURER: PELLA
COLOR/STYLE: MORNING SKY GRAY
REFERENCE IMAGE: MANUFACTURER

FIBER CEMENT COLOR SELECTION
FIBER CEMENT 1: SERIOUS GRAY SW 6256
FIBER CEMENT 2: EXTRA WHITE SW 7006
FIBER CEMENT 3: ANALYTICAL GRAY SW 7051
FIBER CEMENT 4: OLYMPUS WHITE SW 6253

BRICK VENEER COLOR SELECTION
BRICK COLOR 1: SUNDOWN
BRICK COLOR 2: WARREN
BRICK COLOR 3: VALENCIA
BRICK COLOR 4: COLONIAL IRONSPOT
BRICK COLOR 5: BLACK DIAMOND





1/F SOUTH EXTERIOR ELEVATION (VIEW FROM COLUMBIA STREET)
SCALE: 1"=20'-0"

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DRAWN BY:

DRAWING TITLE:
SOUTH EXTERIOR ELEVATION

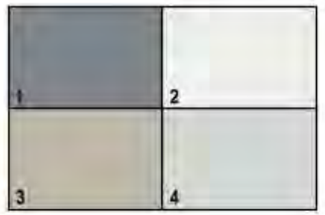
SHEET NUMBER:
F

JULIET BALCONY (METAL)
MANUFACTURER: TBD
COLOR/STYLE: BLACK*
REFERENCE IMAGE:
226 NORTH 6TH STREET

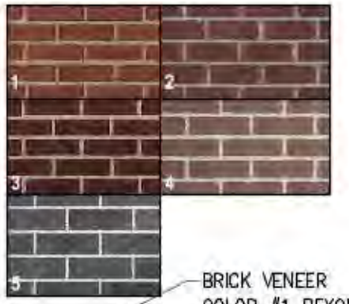
*EXACT COLOR/STYLE NOT SHOWN
SEE DOCUMENT H FOR ADDITIONAL DETAILS

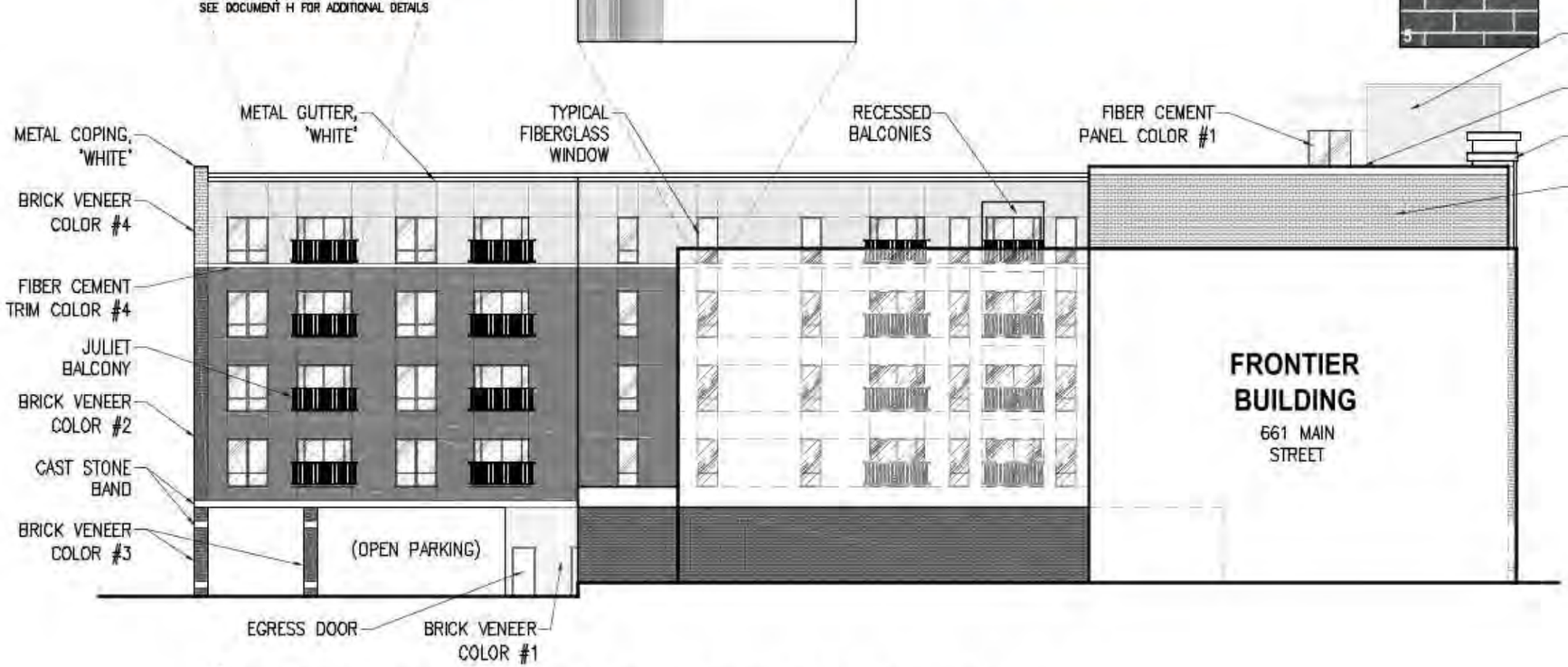
TYPICAL WINDOWS (FIBERGLASS)
MANUFACTURER: PELLA
COLOR/STYLE: MORNING SKY GRAY
REFERENCE IMAGE: MANUFACTURER

FIBER CEMENT COLOR SELECTION
FIBER CEMENT 1: SERIOUS GRAY SW 6256
FIBER CEMENT 2: EXTRA WHITE SW 7006
FIBER CEMENT 3: ANALYTICAL GRAY SW 7051
FIBER CEMENT 4: OLYMPUS WHITE SW 6253



BRICK VENEER COLOR SELECTION
BRICK COLOR 1: SUNDOWN
BRICK COLOR 2: WARREN
BRICK COLOR 3: VALENCIA
BRICK COLOR 4: COLONIAL IRONSPOT
BRICK COLOR 5: BLACK DIAMOND





1/G EAST EXTERIOR ELEVATION (VIEW FROM UPPER MAIN)
SCALE: 1"=20'-0"

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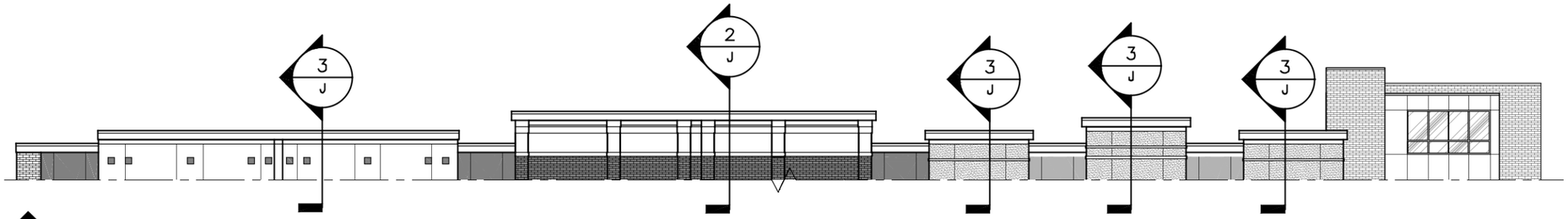
DRAWN BY:

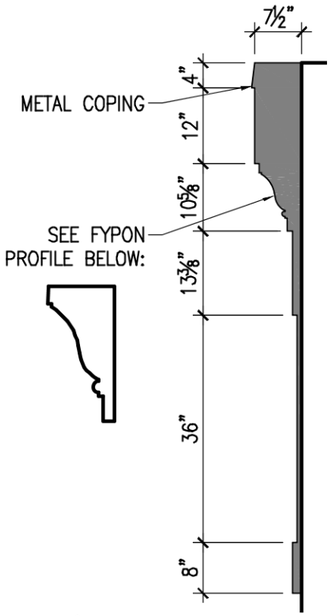
DRAWING TITLE:
EAST EXTERIOR ELEVATION

SHEET NUMBER:
G



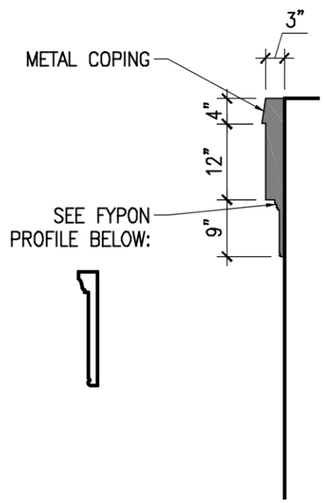
1/H PARAPET AND CORNICE ELEVATION DETAIL (NORTH ELEVATION)

SCALE: 1"=20'-0"



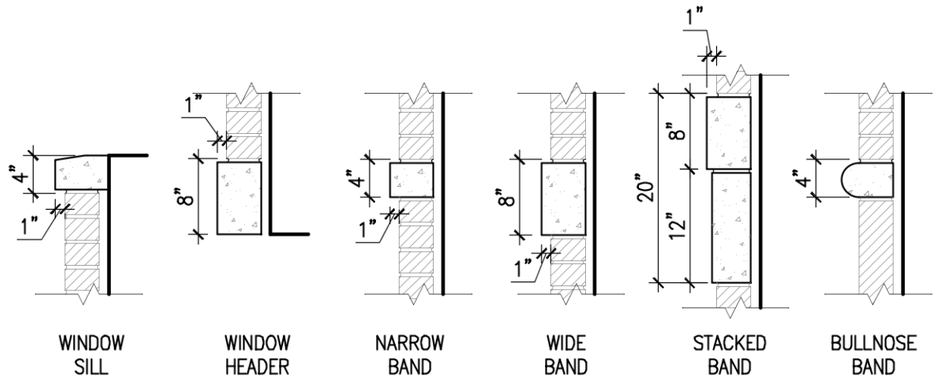
2/H CORNICE PROFILE 'A'

SCALE: 1/2"=1'-0"



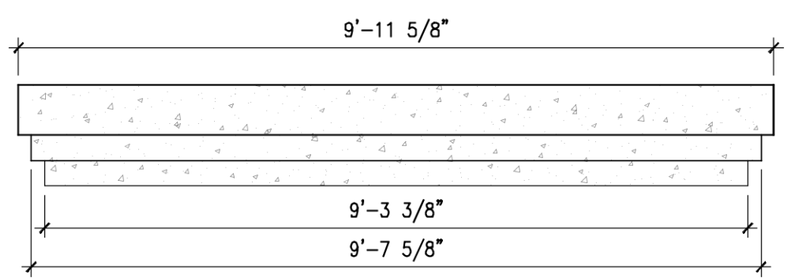
3/H CORNICE PROFILE 'B'

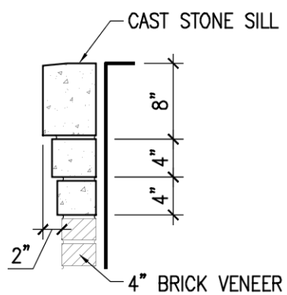
SCALE: 1/2"=1'-0"



4/H CAST STONE HEADERS AND BANDS PROFILES

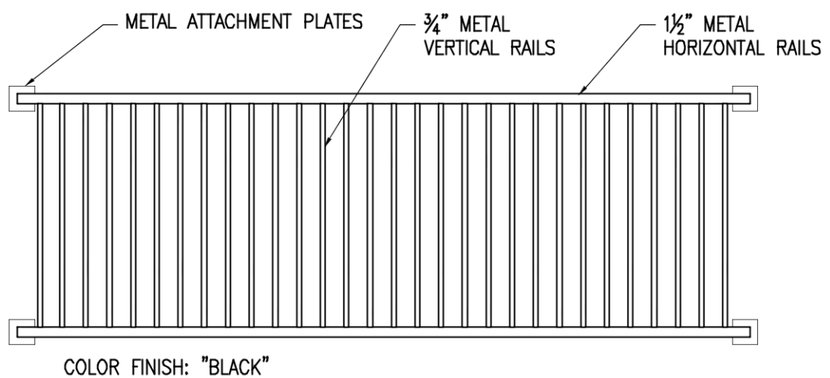
SCALE: 3/4"=1'-0"





5/H JULIET BALCONY SILL ELEVATION / SECTION

SCALE: 1/2"=1'-0" SCALE: 3/4"=1'-0"



6/H JULIET BALCONY METAL RAILING ELEVATIONS

SCALE: 1/2"=1'-0"

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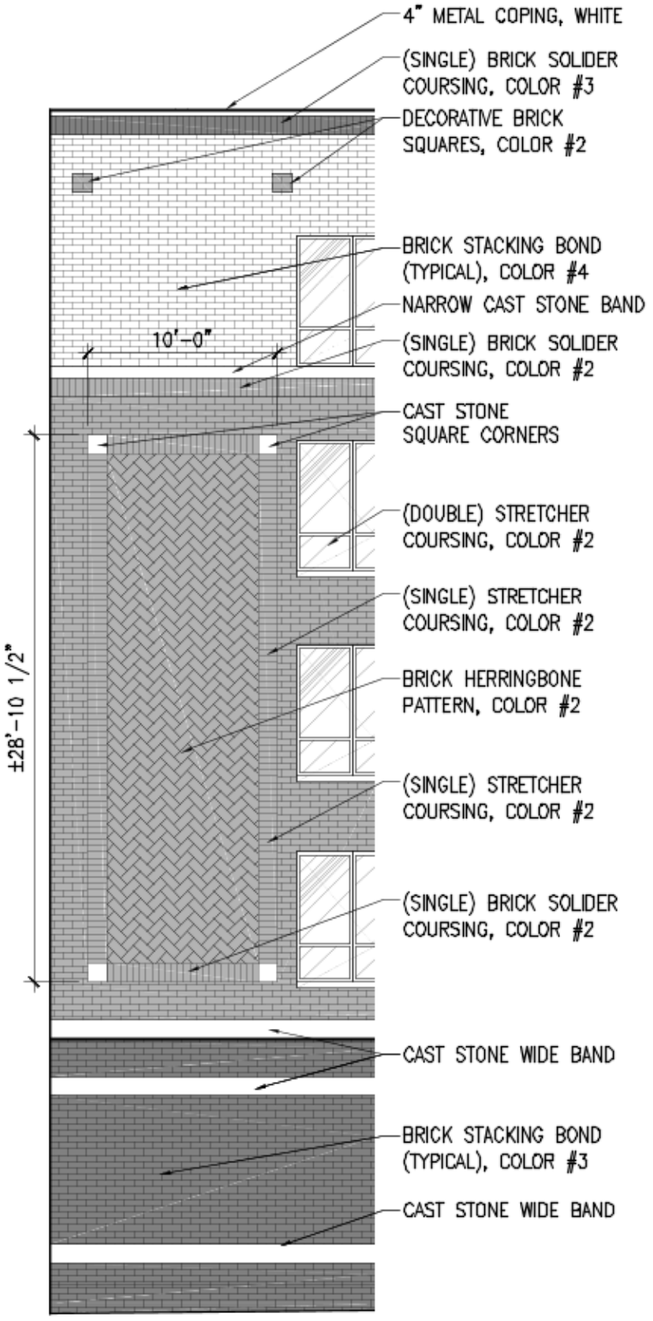
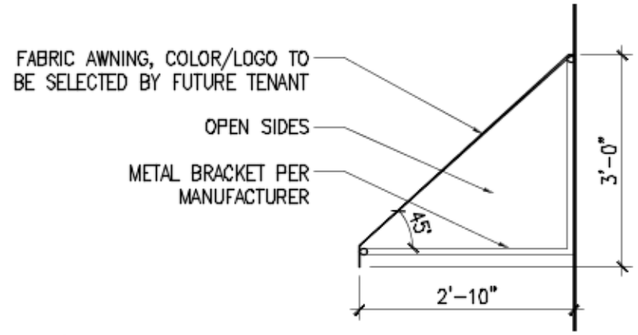
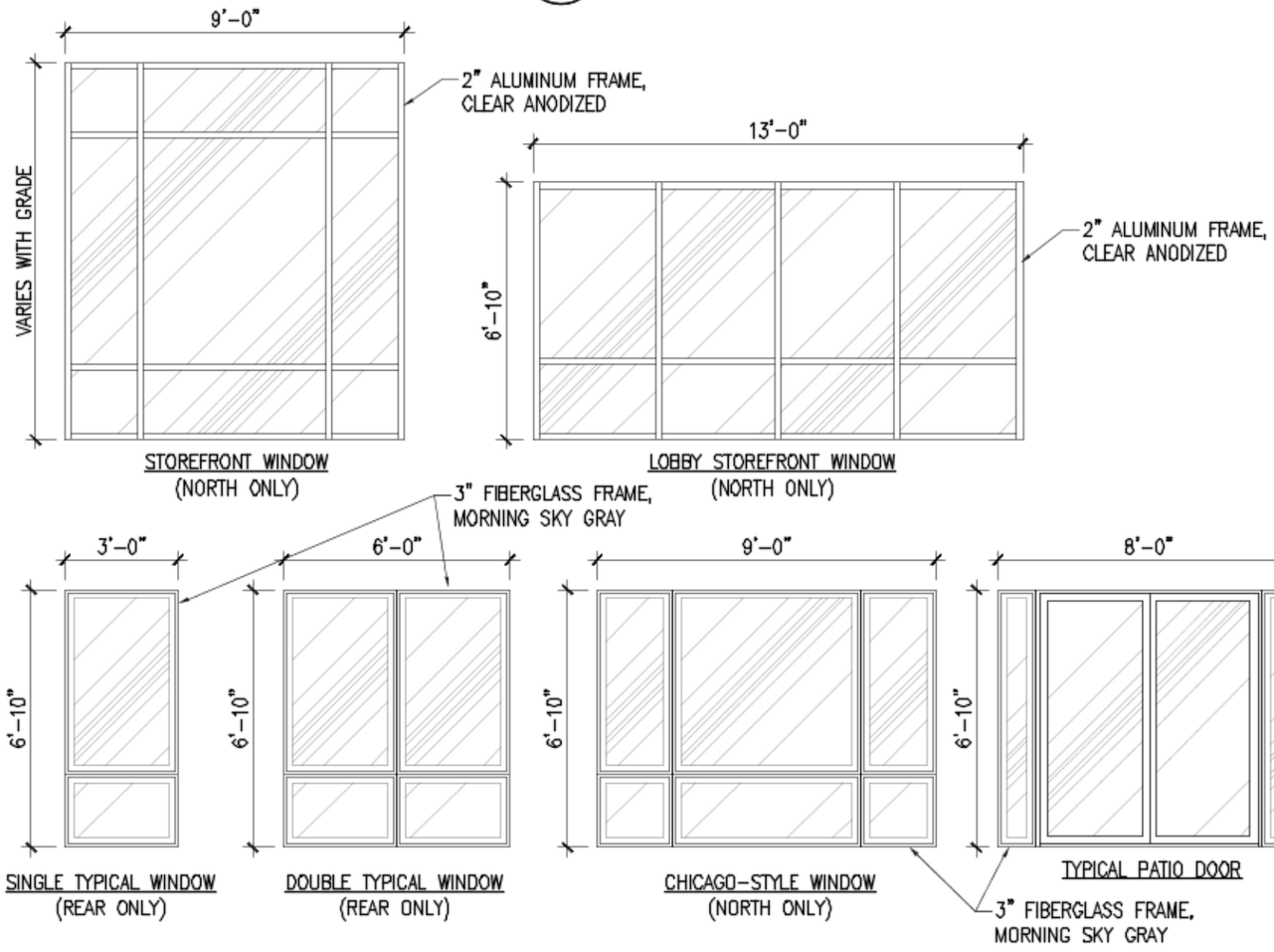
H



1/J BRICK DETAILING (TYPICAL)
SCALE: 1/8"=1'-0"



3/J AWNING SECTION
SCALE: 3/4"=1'-0"



2/J TYPICAL WINDOW ELEVATIONS
SCALE: 3/8"=1'-0"

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DRAWING TITLE:
ELEVATION DETAILS

SHEET NUMBER:
J

1/K MAIN STREET LOOKING SOUTHEAST
SCALE: N.T.S.

2/K MAIN STREET LOOKING SOUTHWEST
SCALE: N.T.S.

3/K MAIN STREET LOOKING NORTHWEST
SCALE: N.T.S.

4/K MAIN STREET LOOKING NORTHEAST
SCALE: N.T.S.

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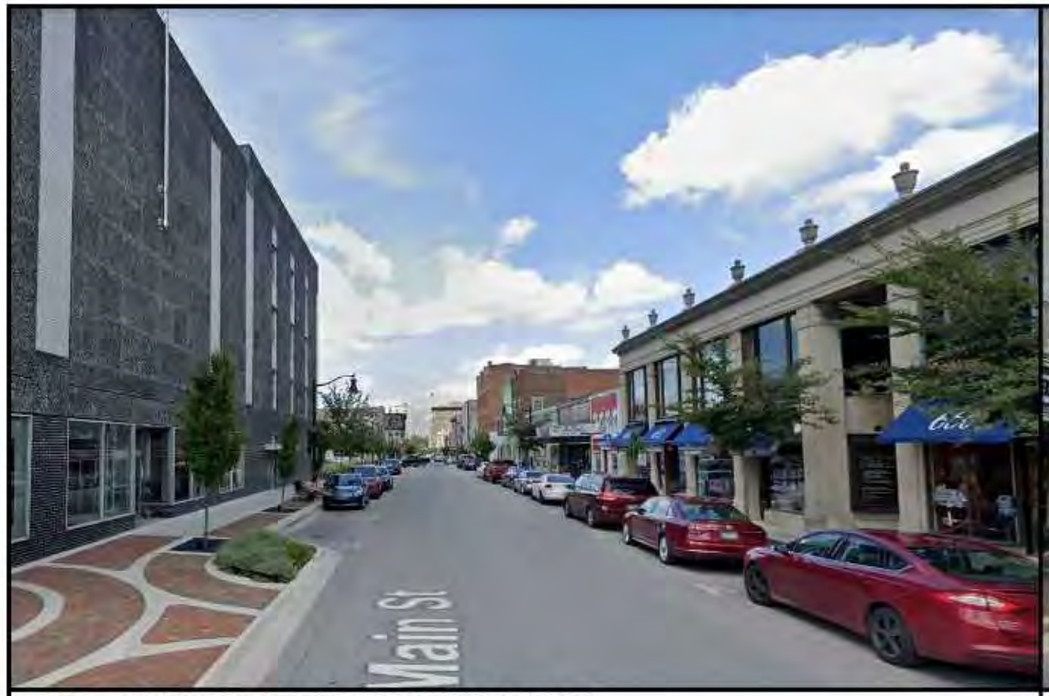
SHEET NUMBER:
K



1/L MAIN STREET LOOKING WEST
SCALE: N.T.S.

2/L MAIN STREET LOOKING EAST
SCALE: N.T.S.

3/L COLUMBIA STREET LOOKING NORTH
SCALE: N.T.S.

4/L LONG CENTER ON NORTH 6TH STREET
SCALE: N.T.S.

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DRAWING TITLE:
REFERENCE IMAGES

SHEET NUMBER:
L

OPEN EVER
11 AM
TO 10 PM
Professor Joe's
Sports Pu
& Pizzeri
Repair
SHO

Kathy's
Kandies