

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: 12-6-21 Date Approved COA Expires: _____
LOCAL HISTORIC DISTRICT OF PROJECT DOWNTOWN
___ Approved, ___ Approved with Amendments, ___ Denied, ___ Tabled, ___ Withdrawn by Owner
Approved By: _____ Date: _____

ADDRESS OF PROJECT: 509 Columbi St Lafayette, IN 47901

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

If necessary for description please attach additional sheet.

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

Start 12-2-21 Completion 12-3-21

Present use of property: Residential

Proposed use of property: Residential

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Stuart Propes Bk Management
Mailing Address: 928 Robinson St West Lafayette, IN 47906
Phone: 765-413-2076
E-Mail stuart@bkmgmt.com

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

PROPERTY OWNER (Please PRINT CLEARLY or TYPE)

Name: Stuart Propes (Cobra Kai Properties LLC)
Mailing Address: 928 Robinson St West Lafayette, IN 47906
Phone: 765-413-2076
E-Mail: stuart@bkmgmt.com

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: Michael Schwartz Decorating Inc
Mailing Address: PO Box 277 Fowler, IN 47944
Phone: 765-366-2128
E-Mail: _____

CONTACT PERSON: Stuart Propes Phone: 765-413-2076
E-Mail: stuart@bkmgmt.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)

- Photos of building exterior (all visible elevations) maximum of 4 photos to a 8 1/2"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) Stuart Propes

Signature of Applicant: *Stuart Propes* Date: 12-3-21

Owner Print clearly or type) Stuart Propes

Signature of Owner (if different): *Stuart Propes* Date: 12-3-21

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.

Stuart Propes

Partner | Manager

O: 765.637.0208
C: 765.413.2076
stuart@bkmgmt.com



BKMGMT.COM | 2629 Duncan Rd, Lafayette

Re: Scope of work for COA 509 Columbia St

Remove existing awnings and paint existing aluminum window and door framing black on the front exterior.

We began the project 12-2 and were contacted by Mr. Collier on 12-3 about the work being done. I was unaware that we needed permission to paint the exterior of the building. He informed me that since the aluminum was previously unpainted, we did in fact need approval to paint. I apologize for our mistake. The painting completed on 12-3-21. We are considering our options for awning replacements if any. We retained the existing awnings and are getting quotes to update the covers. We aren't sure if this fits the look that we are going for and would be open to any suggestions from the committee should these awnings or others need to be re-installed.

Stuart Propes

Stuart Propes

BK Management



**EXISTING CONDITIONS PRIOR TO 12/2/21
509-511 COLUMBIA ST.**



CURRENT CONDITION

12.10.21