CALL TO ORDER

APPROVE MINUTES

Approval Of May 2019 Minutes

Documents:

05-27-2019 HPC MINUTES.PDF

NEW BUSINESS

Public Relations & Education Committee Report

District Committee Report

COA Committee Report

COA Applications

1007 Main Street-Infill Building

Documents:

COA_1007 MAIN STREET.PDF

STAFF REPORT

PUBLIC COMMENT

ADJOURNMENT
Historic Preservation Commission Meeting Minutes  
May 27, 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, John Collier, Dann Keiser

Guests: Paul Dixon, 603 N 5th St; Morgan Welker and Joel Calabrese, 807 State St; Sandy Lahr, Historic 9th St Hill Neighborhood Association; Richard Osterle, Jim Kendall and Paul Bremer, Crown Point Historic Commission; Brad Miller, Indiana Landmarks

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

Welcome guests from Crown Point Historic Preservation Commission
Brad Miller, Director of the Northwest Field Office of Indiana Landmarks, and three of Crown Point’s Historic Preservation Commission members were in attendance to observe our meeting in order to attain continuing education credits. Like Crown Point, Lafayette is a Certified Local Government which means we also need to attain continuing education credits. This is something the commission needs to consider doing; Crown Point is open to us joining one of their meetings in the future.

Approval of the April 2019 Minutes
Kurt Wahl moved to recommend approval of the minutes of the April 2019 meeting. Glen Vick 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:

603 N. 5th Street – Paul and Barbara Dixon approached the Commission seeking approval for modification of a porch on the back (east) side of their Italianate home. The porch was not part of the house when it was originally built. Dann Keiser encouraged the owners to meet current scale and materials; do not try to create history. Sean Lutes moved to approve the COA for 603 N 5th St as submitted. Julie Ginn seconded the motion. The motion passed unanimously.
6 S. 9th Street – for redevelopment of the former Village Pantry site at the SW corner of South and 9th Streets into a small, park with a pump house that accommodates storm water infrastructure. The Historic 9th Street Hill Neighborhood Association, represented at the meeting by Sandy Lahr, unanimously and enthusiastically supported the project. Glen Vick moved to approve the COA for 6 S. 9th St. as submitted. Sean Lutes seconded the motion. The motion passed unanimously.

Streetscape Phase VI – John Collier presented this project on behalf of the City for the next phase of streetscape development in the downtown area beyond Main Street. This phase includes the redesign of the sidewalks and all associated amenities on the south side of Columbia Street adjacent to the Tippecanoe County Office Building and parking garage as well as both sides of 3rd Street between Columbia and South Streets. Portions of the scope of this project are outside of the Downtown Local Historic District, but the majority of it is within. Julie Ginn moved to approve the COA for Streetscape Phase VI as submitted. Amy Paget seconded the motion. The motion passed unanimously.

Staff Report
No report was made by Mr. Collier.

Public Comment/ Adjournment
President Burns asked for additional comments from the public. There being no further business to bring before the Commission, Glen Vick moved to adjourn the meeting. Sean Lutes seconded the motion. The motion passed unanimously and the meeting of the Historic Preservation Commission was adjourned at 7:47 p.m.

Respectfully submitted,
Michelle Conwell, Recording Secretary

Approved: ____________________________
Glen Vick, Secretary
Historic Preservation Commission
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**

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<tr>
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<th><strong>DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX</strong> OFFICE USE ONLY</th>
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<tr>
<td>Date Received:</td>
<td>Date Approved</td>
<td>COA Expires:</td>
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<tr>
<td>LOCAL HISTORIC DISTRICT OF PROJECT</td>
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<tr>
<td>___Approved, ___Approved with Amendments, ___Denied, ___Tabled, ___Withdrawn by Owner</td>
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<td>Approved By:</td>
<td>Date:</td>
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**ADDRESS OF PROJECT:** 1007 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: Late September, 2019  Completion: August 1st, 2020

**Present use of property:** No current use (Vacant Lot)

**Proposed use of property:** A-2 Assembly (Restaurant)

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

<table>
<thead>
<tr>
<th>Name: Barry Knechtel</th>
<th>Mailing Address: 527 Sagamore Parkway West, West Lafayette, Indiana, 47906</th>
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</thead>
<tbody>
<tr>
<td>Phone: (765) 497-4598</td>
<td>E-Mail <a href="mailto:barry@kgarchitecture.com">barry@kgarchitecture.com</a></td>
</tr>
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**APPLICANT relationship to Owner**  
___Contractor, ___Architect, ___Realtor, ___Agent, ___Other

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

<table>
<thead>
<tr>
<th>Name: Tim Balensiefer</th>
<th>Mailing Address: 105 N 10th St, Lafayette, IN 47901</th>
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<tbody>
<tr>
<td>Phone: 765-742-1900</td>
<td>E-Mail <a href="mailto:timb@tbirddesign.com">timb@tbirddesign.com</a></td>
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**CONTRACTOR** (Please PRINT CLEARLY or TYPE)

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<th>Name: N/A</th>
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<td>Phone: N/A</td>
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**CONTACT PERSON:** Barry Knechtel or Andrew Cullison  
Phone: (765) 497-4598  
E-Mail: barry@kgarchitecture.com or andrewc@kgarchitecture.com

**ESTIMATED COST OF PROJECT:** $2,000,000.00 Budget
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) Barry Knechtel
Signature of Applicant: ___________________________ Date: 07/15/2019
Owner Print clearly or type) ____________________________________________
Signature of Owner (if different): ___________________________________________ Date: 7/15/19

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-skining 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.
MAIN STREET GARAGE - RESTAURANT PROJECT
LAFAYETTE, INDIANA

WRITTEN PROJECT DESCRIPTION.

DATE: July 15th, 2019

PROJECT: Main Street Garage
Project No. A2019.025

The Main Street Garage 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, the restaurant will include family dining, full height window seating, full kitchen, 2nd floor reserved dining, 2nd floor bar service, 2nd floor outdoor rooftop patio, 2nd floor prep kitchen, walk-in coolers, restrooms, stairs, and an elevator. 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. The differences in options are listed below:

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.
NEW 1007 MAIN STREET
RESTAURANT PROJECT

1007 MAIN STREET
LAFAYETTE, INDIANA 47901

NORTH (FRONT) BUILDING ELEVATION - OPTION 2

SOUTH (REAR) BUILDING ELEVATION

NORTH (FRONT) BUILDING ELEVATION - OPTION 1