

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___ Approved, ___ Approved with Amendments, ___ Denied, ___ Tabled, ___ Withdrawn by Owner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

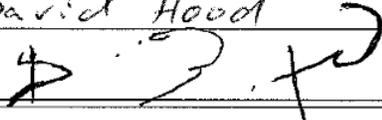
Please note: If the COA is approved, any changes or amendments to the approved COA will require additional review by city staff or the Historic Preservation Commission. An approved COA is valid for 12 months from the date of approval of the COA. After 12 months COA application must be resubmitted and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

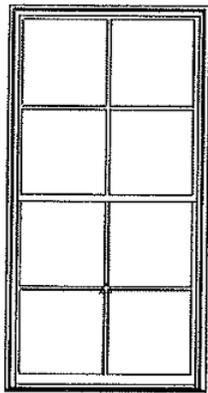
NUMBER OF LINES: 2	TOTAL UNIT QTY: 8	EXT NET PRICE: USD
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LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	3RD FLOOR	Ultimate	Single Hung G2 RO 62 7/8" X 123 5/16"		4	
2	2ND FLOOR	Ultimate	Single Hung G2 RO 62 7/8" X 95 1/16"		4	

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 Qty: 4	Mark Unit: 3RD FLOOR	Net Price: Ext. Net Price:	USD
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As Viewed From The Exterior

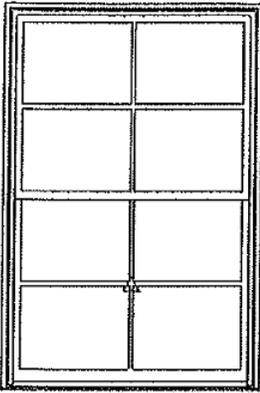
RO 62 7/8" X 123 5/16"

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

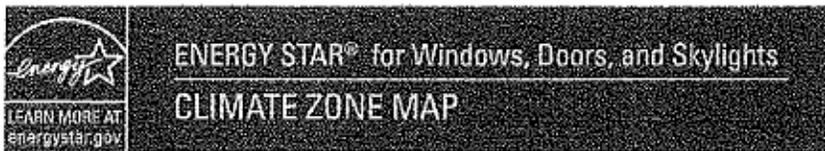
Project Subtotal Net Price: USD
7.000% Sales Tax: USD
Project Total Net Price: USD

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

