

Lafayette Historic Preservation Commission Meeting Minutes
January 25, 2021
7:00 p.m.

This meeting of the Lafayette Historic Preservation Commission took place online via GoToMeeting 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 further notice. 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, Kevin Klinker, Sean Lutes, Shawna McCully, Patti Morgan, Amy Paget, Glen Vick and Kurt Wahl

Absent: Julie Ginn

Staff in Attendance: John Collier, Michelle Conwell, Dann Keiser, (Andy Milam from City IT Department for technical support)

Guests: Andy Gutwein, Stephen Snyder

Call to Order

Noting a quorum, President John Burns called the meeting of the Lafayette Historic Preservation Commission to order at 7:11pm (technical difficulties).

John Collier thanked everyone for joining the online GoToMeeting and gave a brief overview of the online meeting process and stated that all votes must be by roll call to be in compliance with Governor Holcomb's guidelines for online public meetings.

Approval of the Minutes

Kevin Klinker moved to recommend approval of the of the December 14, 2020 meeting minutes. Shawna McCully seconded the motion. The motion passed unanimously by roll call vote.

New Business

Election of Historic Preservation Commission Officers for 2021

Current Officers:

President – John Burns

Vice President – Sean Lutes

Secretary – Glen Vick

Amy Paget moved to approve the current slate of officers. Kevin Klinker seconded and the motion passed unanimously by roll call vote.

Public Relations and Education Committee-None

District Committee

1. A petition to expand the existing **Local Perrin/Cason St. Historic District** to include 1511 Ferry Street was submitted by owners Lee and Margaret Shaw. John Collier presented on behalf of the petitioners and stated that the property is an American Four-Square style home that was built in 1915. Historic Preservation Officer, Dann Keiser, confirmed that qualifies as appropriate for designation as a local district. Kevin Klinker made a motion to approve the petition, Shawna McCully seconded. The motion passed unanimously by roll call vote.

2. This petition is for a new individual property local historic district at 816 S. 9th Street in what will be called the **Local Highland Park/816 S. 9th Street Historic District** was submitted by owners Robert and Chelsey Riddell. John Collier presented on behalf of the petitioners and stated that the property is a Queen Anne style home built in approximately 1895. Dann Keiser, Historic Preservation Officer, confirmed that the home is rated as outstanding and

definitely warrants designation as a local historic district. Glen Vick made a motion to approve the petition, Kevin Klinker seconded. The motion passed unanimously by roll call vote.

3. This petition is for a new individual property local historic district at 508 Perrin Avenue in what will be called the **Local Perrin/508 Perrin Avenue Historic District** and was submitted by owner Ann Amato. John Collier presented on behalf of the petitioner and stated that the property is an Italianate style home built in about 1885. Dann Keiser confirmed that the home is rated as notable and warrants designation as a local historic district. Kevin Klinker made a motion to approve the petition, Glen Vick seconded. The motion passed unanimously by roll call vote.

4. This petition is for a new individual property local historic district at 633 Oregon Street in what will be called the **Local Ellsworth/633 Oregon Street Historic District**. This property is currently a vacant lot owned by the City which would like to have this property designated as a local district to ensure that whatever gets built there in the future will be appropriate for both the national and local districts. Kevin Klinker made a motion to approve the petition, Shawna McCully seconded. The motion passed unanimously by roll call vote.

COA Committee report

COA applications:

631 Main Street

This COA, submitted by owner Andy Gutwein is for minor modifications to the new 5-story infill building on the parking lot across the street from Lafayette Brewing Company that the HPC approved back in May. The modifications include rooftop patio amenities, most of which will not be visible from the public way, the removal of 2 windows on the upper two floors of the north face of the elevator/stair tower portion of the building to accommodate a larger than anticipated elevator shaft, and finally, a taller vertical clearance on the service drive “underpass” to Long Center on the back side of the building.

- a.) The changes to the rooftop patio include a guardrail/planter wall (with low plants in it) that is proposed behind the parapet wall on the westernmost portion of the north face of the building facing Main Street. The planter wall will extend approximately 30” above the top of the parapet wall so a small portion of the face of the planter wall, a portion of guard rail fence and the plants in the planters will likely be visible from the western portion of Main Street. Also, the end portion of one of the pergola structures and the low planter wall and plants (same as on the western portion of the Main St. façade) on the west side of the building rooftop (south of the elevator/stair tower) may be visible from the intersection of 6th and Main Streets. Renderings of the building from Main Street with these features highlighted were shared with the Commission, as were supporting plans and elevations.
- b.) The removal of a total of 2 windows (one each from the upper two floors of the elevator/stair tower portion of the building) because the final elevator shaft is much larger than originally planned. Because the 5th and 6th floors of this portion of the building are offset from the Main St. façade and the vertical sight-line from Main Street will be so steep, the 5th floor window being removed, will not be visible from Main Street.
- c.) The last change will only be visible from the back of the building (from Columbia St.) and is a modification to the service drive “underpass” access to Long Center that was originally proposed as one-story tall that is being raised to 2-stories tall in order to provide adequate vertical clearance for trucks to Long Center. This change also eliminated a total of five, 2nd floor apartment units at the southernmost end of the north-south building wing. However, the southernmost end wall will still extend from ground to roof and will look the same as what was shown in the original COA.

John Burns read an email from Tommy Kleckner, Director of Indiana Landmarks Western Regional Office, who expressed his concerns with the proximity of the planter wall/guard rail to the proposed parapet wall and its visibility from the street. Mr. Kleckner recommended these features should be shifted further south on the rooftop, in-line with the north face of the elevator/stair tower wall, so they are not visible from Main Street. Andy Gutwein felt that shifting the patio features further south would negatively affect the quality and usability of the rooftop patio because of the required reduction in size. Dann Keiser had no issue with the proposed modifications. Kevin Klinker made a

motion to approve the application. Patti Morgan recused herself. Glen Vick seconded. The motion passed by roll call vote.

826 Main St.

The second COA application was presented by petitioner Stephen Snyder, Vice Chair, TCDP, for a replacement of the easternmost storefront window vandalized by gunfire on January 7, 2021. The COA Committee reviewed this application and recommended approval of the COA application, however, they also recommended that some additional trim pieces be added to the westernmost storefront window so that it will more closely match the new storefront window in appearance. The petitioner was agreeable to accommodating this requested change. Kevin Klinker made a motion to approve the petition, Patti Morgan seconded. The motion passed unanimously by roll call vote.

Staff Report

John Collier thanked Commissioners for attending past online webinars and will continue to look for and share other online continuing education opportunities for Commissioners.

Public Comment

Other than the letter received from Mr. Kleckner regarding the COA for 631 Main St., no other public comments were received via email to web-ed@lafayette.in.gov prior to the meeting. (Public comment by email is consistent with Governor Holcomb's guidelines for public comment during the COVID-19 crisis.)

Adjournment

There being no further business to bring before the Commission, Kevin Klinker moved to adjourn the meeting. Kurt Wahl seconded the motion. The motion passed unanimously with a roll call vote and the meeting of the Historic Preservation Commission was adjourned at 7:51pm.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved: _____
Glen Vick, Secretary
Historic Preservation Commission