PURDUE

CITY OF WEST LAFAYETTE

WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue, Room 102 ▪ West Lafayette, IN 47906 ▪ 765-775-5160

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 DISTRIC PROJECT_____

☐ Approved ☐ Approved with Amendments ☐ Denied ☐ Tabled ☐ Withdrawn by Owner

Approved by: _____ Date: _____

ADDRESS OF PROJECT: 281 Littleton Drive

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 2/9/16 Completion 4/30/15

Present use of property: Rental Home

Proposed use of property: Rental Home

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Adam Cohen for MRG A-1, LLC

Mailing Address: 129 West Hampton Drive, Indianapolis, IN 46208

Phone: 609.313.4830

E-Mail: adam@darwincmg.com

APPLICANT relationship to Owner ☐ Contractor ☐ Architect ☐ Realtor ☐ Agent ☐ Other

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: Scott Brown

Mailing Address: PO BOX 311, Battleground, IN 47920

Phone: 765.491.2512

E-Mail: sbrownent@comcast.net

CONTACT PERSON: Scott Brown Phone: 765.491.2512

E-Mail: sbrownent@comcast.net

ESTIMATED COST OF PROJECT: $50,000

The West Lafayette Historic Preservation Commission is a nine-member board who meets monthly to review the COA applications that are subject to commission review.
The West 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 applications: (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 an 8 ½" x 11" sheet
- ☐ Complete drawings of proposed project
- ☐ Floor plans of affected levels
- ☒ Exterior elevations of all areas where work will occur (minimum 11" x 17" 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 West 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

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 West Lafayette Historic Preservation Commission or Staff.

Applicant (Print clearly or type): Adam Cohen for MRG A-1, LLC

Signature of Applicant: _____ Date: 1/25/16

Owner (Print clearly or type): MRG A-1, LLC

Signature of Owner (if different): _____ Date: 1/25/16

APPLICATIONS AND DOCUMENTATION:

Applicant must ***provide 13 copies of the completed and signed COA Applications 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 documentations as requested by Staff or the COA Committee. Electronic versions may be submitted if available in additional to the 13 copies noted above. The copies will be supplied to each Commissioner and the City Staff for the West Lafayette Historic Preservation meeting.

The Commission follows the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings when reviewing applications. Applications should follow these standards and guidelines when applicable. The West Lafayette Resource Guide can be accessed online at www.westlafayette.in.gov.

Certain work in a Historic District may be approved by the Staff in lieu of being reviewed by the West 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 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 West 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 West 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 during and following execution, for compliance with the decision(s) rendered by the West Lafayette Historic Preservation Commission.
Owner acknowledges that while the West 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 features. 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
West Lafayette Staff inspectors regularly inspect historic properties to insure 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 seen an addendum to the original COA to include any additional work, revisions or changes. Work undertaken without a Certificate of Appropriateness is illegal, and the West Lafayette Historic Preservation Commission may require that unauthorized changes in a historic structure be reversed or completed in a satisfactory manner. If the work continues, a building official may issue a citation with a fine and the Owner may be required to remove inappropriate and unapproved materials. Please contact the Staff if there is any question about changing the scope of the work approved.

Adam Cohen / MRG A-1, LLC
129 West Hampton Drive
Indianapolis, IN 46208
adam@darwincmg.com
609.313.4830

January 24, 2016

West Lafayette Historic Preservation Commission
222 N. Chauncey Avenue, Room 102
West Lafayette, IN 47906
765.775.5160

RE: Application For Certificate Of Appropriateness (COA)
281 Littleton Drive
West Lafayette, IN 47906

Dear Sir or Madam,

This is a description of the proposed project at 281 Littleton to satisfy the required documentation for the (COA) application.

1) Replace roof shingles on the garage roof and repair damaged decking, soffit and facia. Materials used will be the same style of the existing materials. The size or the shape of the structure will not be affected by these repairs. A photo of structure is included with this application.
2) Expand existing dormer on the back side of the house on each side. Dormer #1 on the left of the existing dormer will be 11'-6" wide by 36" tall by 4'-6" deep. Dormer #2 on the right side of the existing dormer will be 7'-7" wide by 36" tall by 4'-6" deep. Materials used will match existing materials on the house, including the roof shingles, trim boards and white vinyl siding. Design of the new dormers will match the style and shape of the existing dormer. A photo of the existing structure without the dormers is included, and a photo with the proposed dormers added to the roof.
3) Additional work to the structure will be performed as needed to repair or replace any damaged wood trim and window sills. The repairs will not change the size, shape of the structure and are only performed to prevent future deterioration of the structure.

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