



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 DISTRICT PROJECT
[] Approved [] Approved with Amendments [] Denied [] Tabled [] Withdrawn by Owner
Approved by: _____ Date: _____

ADDRESS OF PROJECT: 512 N. Salisbury

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

If necessary for description please attach additional sheet.

Remodal project returning the house to the original footprint by removing an added-on back porch. Also enlarge garage 4' in depth to improve off-street parking. (SEE ATTACHED MATERIAL)

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

Start MAY 10, 2016 Completion Aug 1, 2016

Present use of property: Single family home

Proposed use of property: " " "

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Thomas K. Eismin
Mailing Address: 761 N. 400 West W. Lafayette
Phone: 765-413-6000 cell 765-743-5800 HM office
E-Mail: Eismin@PURDUE.EDU

APPLICANT relationship to Owner [x] Contractor [] Architect [] Realtor [] Agent [] Other

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: Jason Bigart Construction
Mailing Address: Lafayette Ind.
Phone: 765-413-3155
E-Mail: Jasonb765@aol.com

CONTACT PERSON: Tom Eismin Phone: 765-413-6000

E-Mail: Eismin@PURDUE.EDU

ESTIMATED COST OF PROJECT: ~30-50,000

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 1/2" 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)

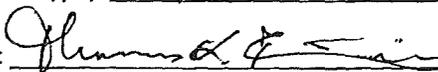
(Check-mark all that apply)

- 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): THOMAS K. EISMIR

Signature of Applicant:  Date: 3-28-16

Owner (Print clearly or type): THOMAS K. EISMIR

Signature of Owner (if different):  Date: 3-28-16

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 addition 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.

Certificate of Appropriateness Application:

Submitted by: Thomas K Eismin

761 N 400 West

West Lafayette

ph, 765-743-5800, Cell 765-413-6000

Property location: 512 N Salisbury, W.L.

Date: March 29, 2016

Description of project:

A home remodel project to return the house to the original footprint, improve exterior appearance, safety and weather ability; interior changes will be made to upgrade utilities and improve usability. The garage will be improved to allow for on-site parking, helping to reduce street congestion. The exterior visual appearance of the house and landscape will be greatly enhanced, as well as, a net gain of greenspace on the property.

Exterior specific: (see attachments)

- Foundation tuck pointing and stabilization
- Removal of a previous addition (this space was a previous addition to the house as a covered porch then converted to interior space by a previous owner). This space is very poor construction and its removal will return the house back to the original historic footprint.
- installation of exterior siding and new exterior doors (windows previously replaced)
- new rear door entry/landing and steps
- new/repaired concrete walkways as needed
- garage see below

Interior specific: (see attachments)

- upgrade to electrical & plumbing
- R&R all supply and sewer plumbing
- New HEVAC distribution
- Minor remodel of kitchen space
- Bathroom upgrades and additions
- Addition of closet and other storage spaces
- Upgrade smoke detector systems to modern standards

Garage modifications: (see attachments)

- Stabilization of existing structure
- Addition of four feet on the west side of the garage to lengthen parking area to accommodate contemporary vehicles. The existing roof structure will be replaced with engineered trusses and modern roofing materials. Exterior roofing materials to match house.
- Resize garage doors as needed to accommodate standard size overhead doors
- New exterior siding
- New concrete flooring as needed

512 N Salisbury Front (west) and south sides of house



North side of house – garage in background



East side of house showing “add-on” porch (partially converted to interior space).



East side (as above) - former addition to be removed



Rendering – east side of house after construction (note not to scale)



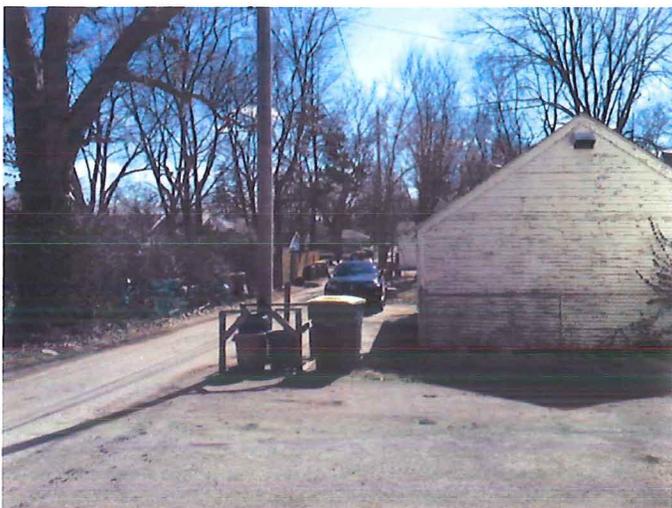
512 Salisbury
East Elevation
Nov 1, 2016
Not to scale

Garage west wall - This wall to be removed and rebuilt 4 ft. west (toward house back door) to enlarge garage parking.

(Note left window original right side window is previous modification)



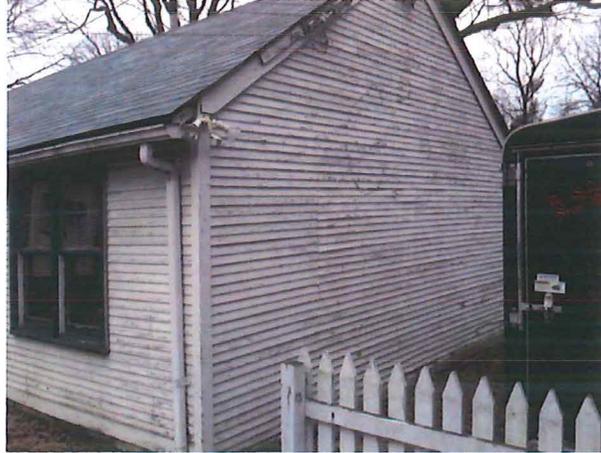
North side of garage – showing surrounding space of adjacent property parking and trash storage



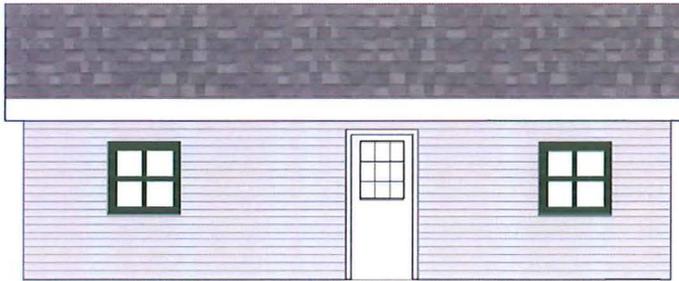
East side of garage – currently only compact small cars can parked inside often it is necessary to leave the door open



South side of garage

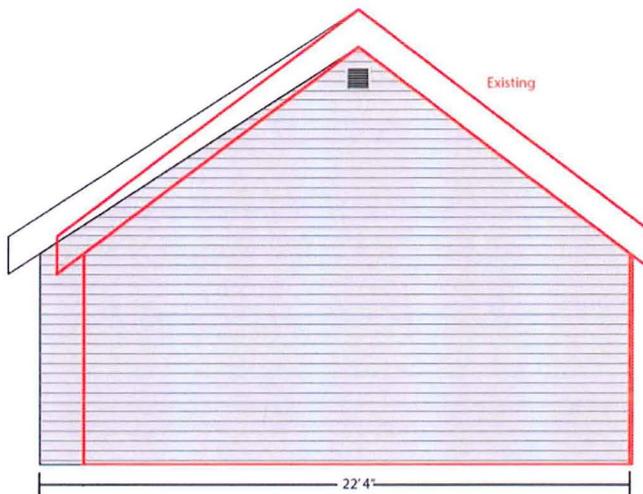


Proposed - West side of garage (constructed to resemble original)



Salisbury Garage
New 3-21-16
East Side
Not to scale

Proposed - Garage profile change (North and South sides)



Salisbury Garage
New 3-21-16
South Side
Not to scale

East side garage showing new overhead doors



Salisbury Garage
New 3-21-16
East Side
Not to scale

Siding close up – 3” bull nose

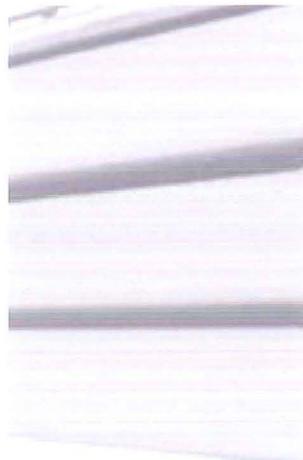


Proposed siding – 3” bull nose

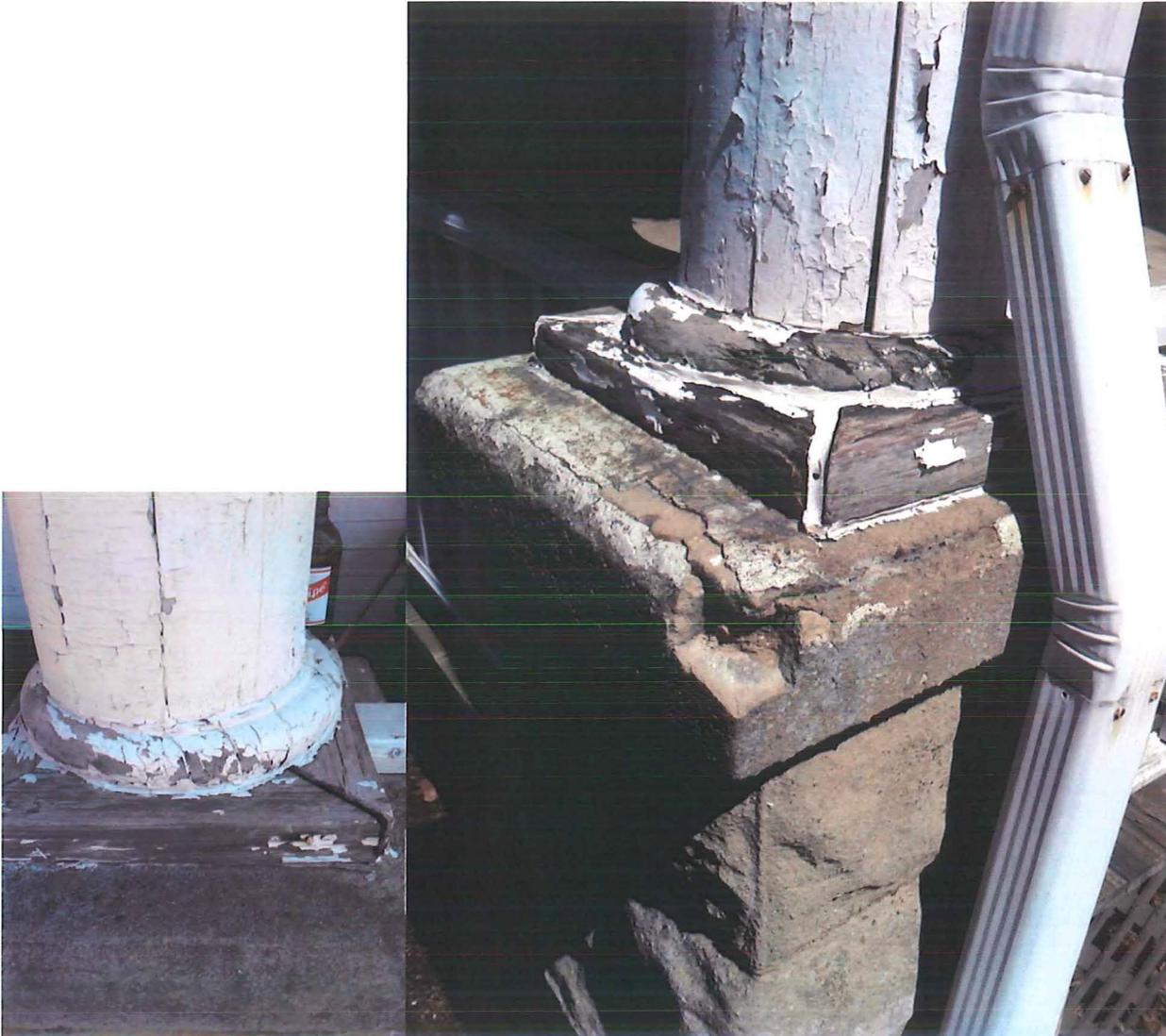


Royal Residential Victorian Gray Triple 3 inch Traditional Horizontal Vinyl Siding - Product Image and Colors

Royal Residential Triple 3 inch Traditional Horizontal Vinyl Siding has been a siding contractors choice

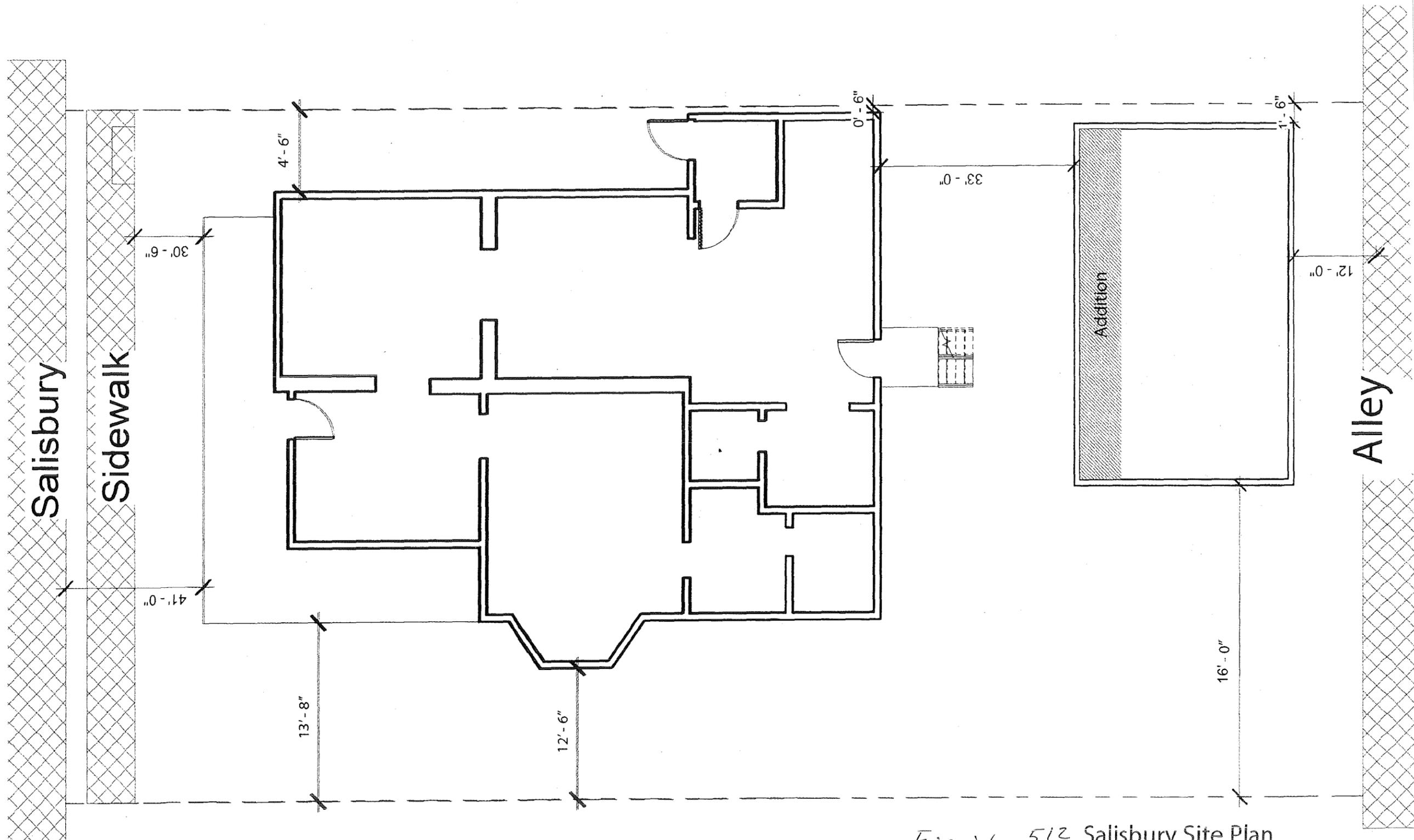


Restoration of historic features visible from Salisbury Street. – 1) restore wood column 2) replace formed concrete pillar cap 3) relocate gutter down spout



Contents:

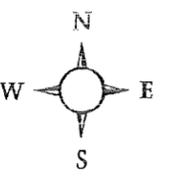
1. Site Plan – showing house & garage
2. First floor existing floor plan (shows area to be removed)
3. First floor Proposed floor plan
4. Second floor existing floor plan
5. Second floor proposed floor plan
6. Garage existing floor plan
7. Garage proposed floor plan –(shows area to be added)



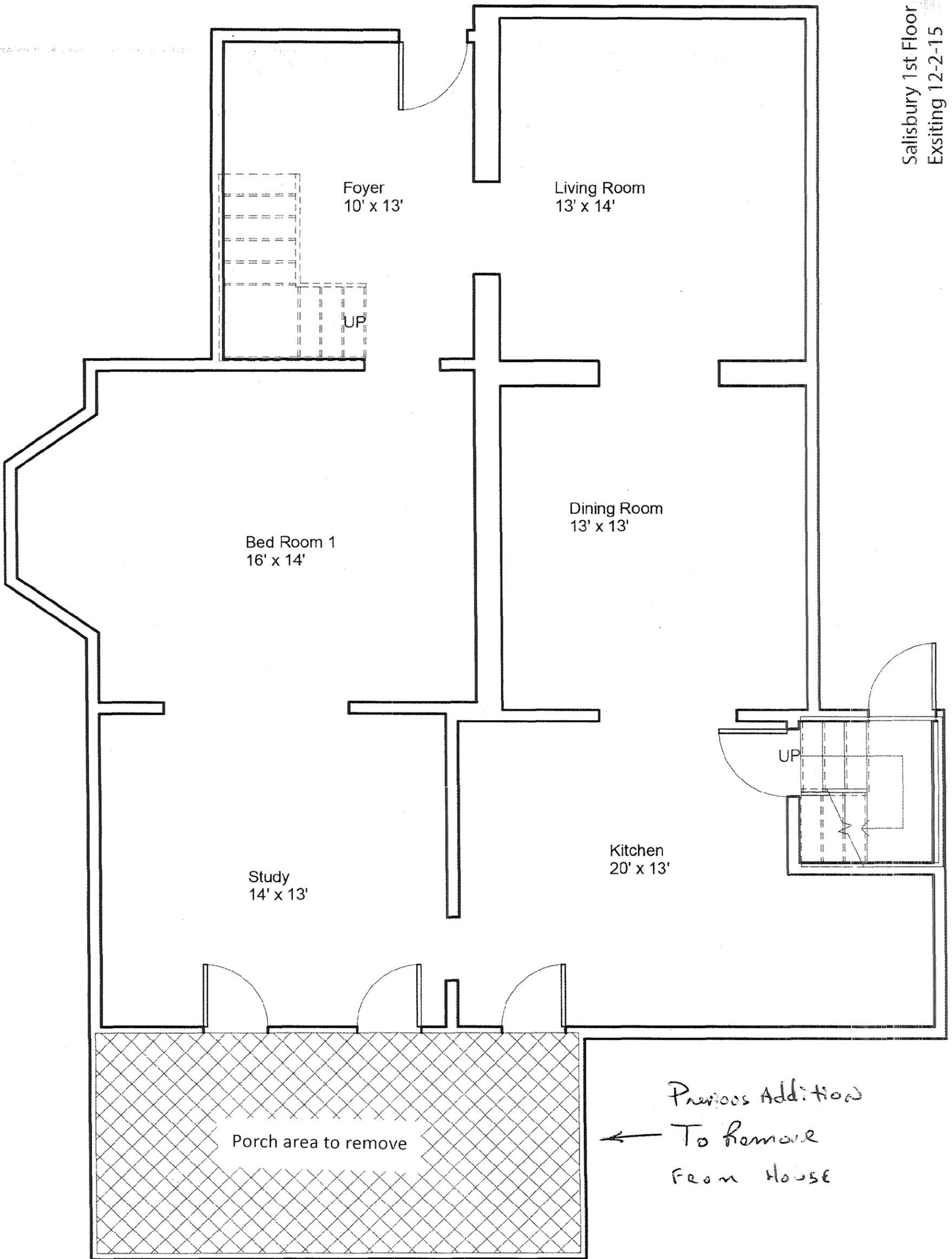
E:smiN 512 Salisbury Site Plan

2/15/16

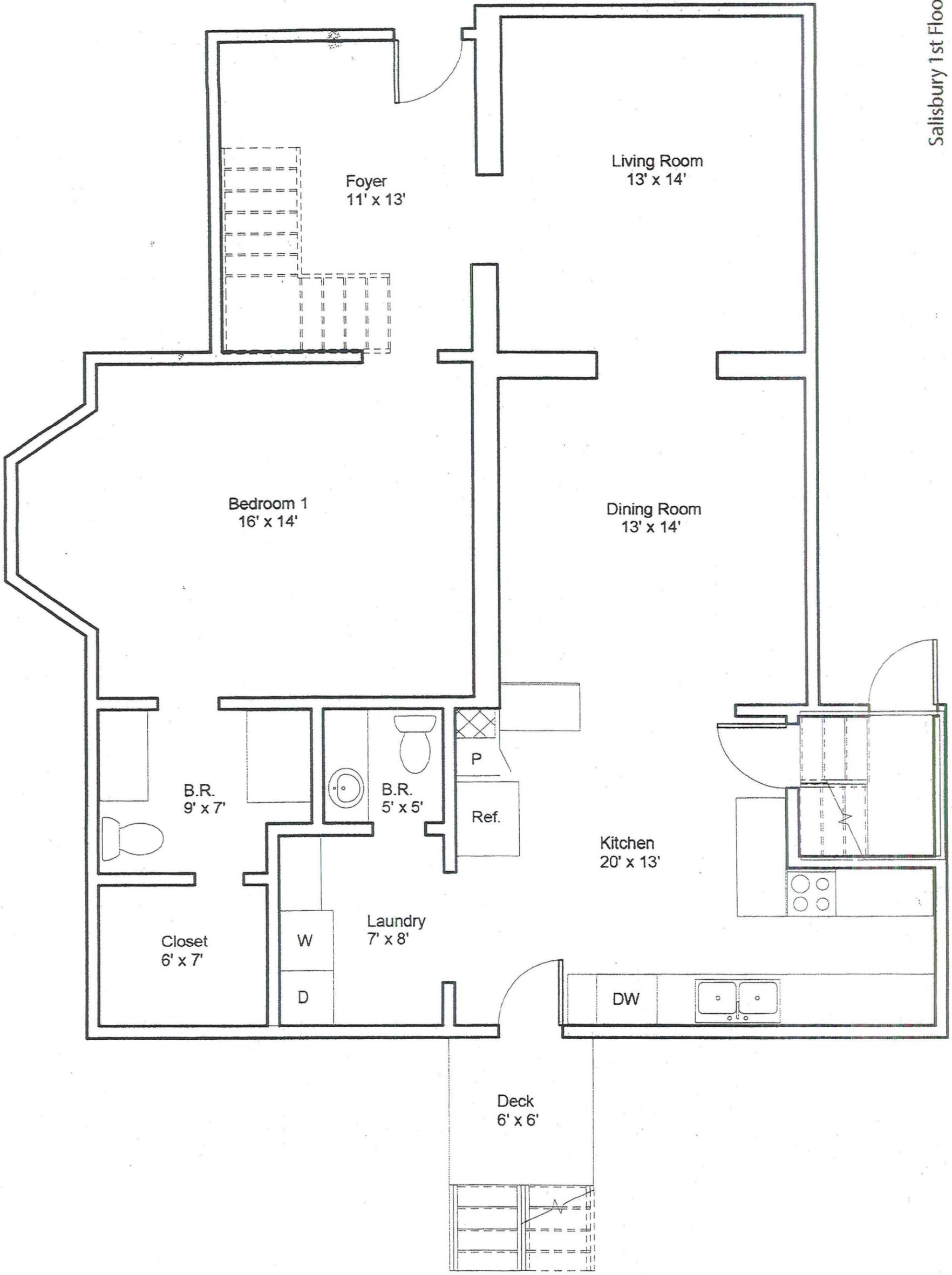
Note: Not to scale

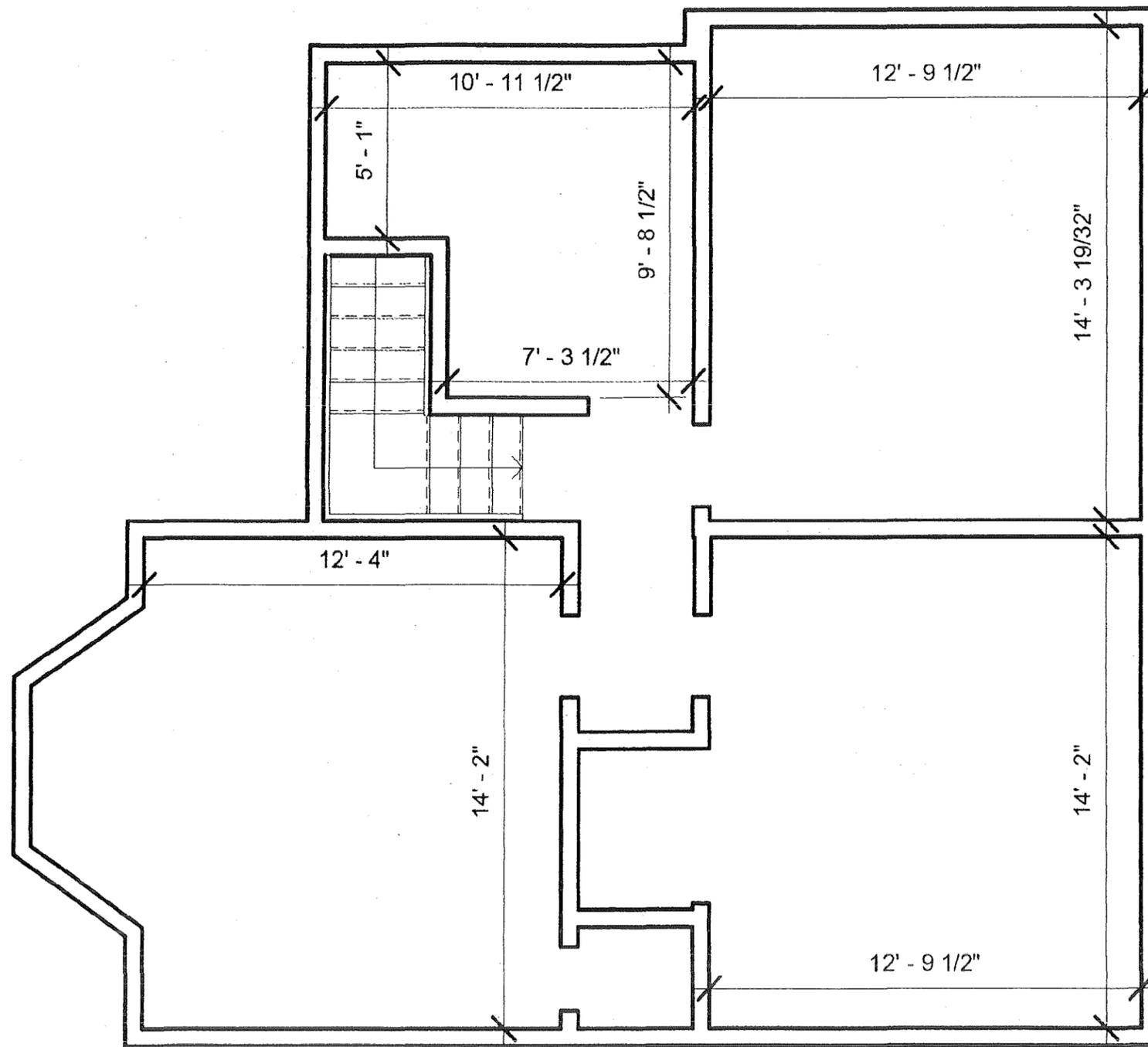


Salisbury 1st Floor
Existing 12-2-15
Scale: 3/16" = 1'

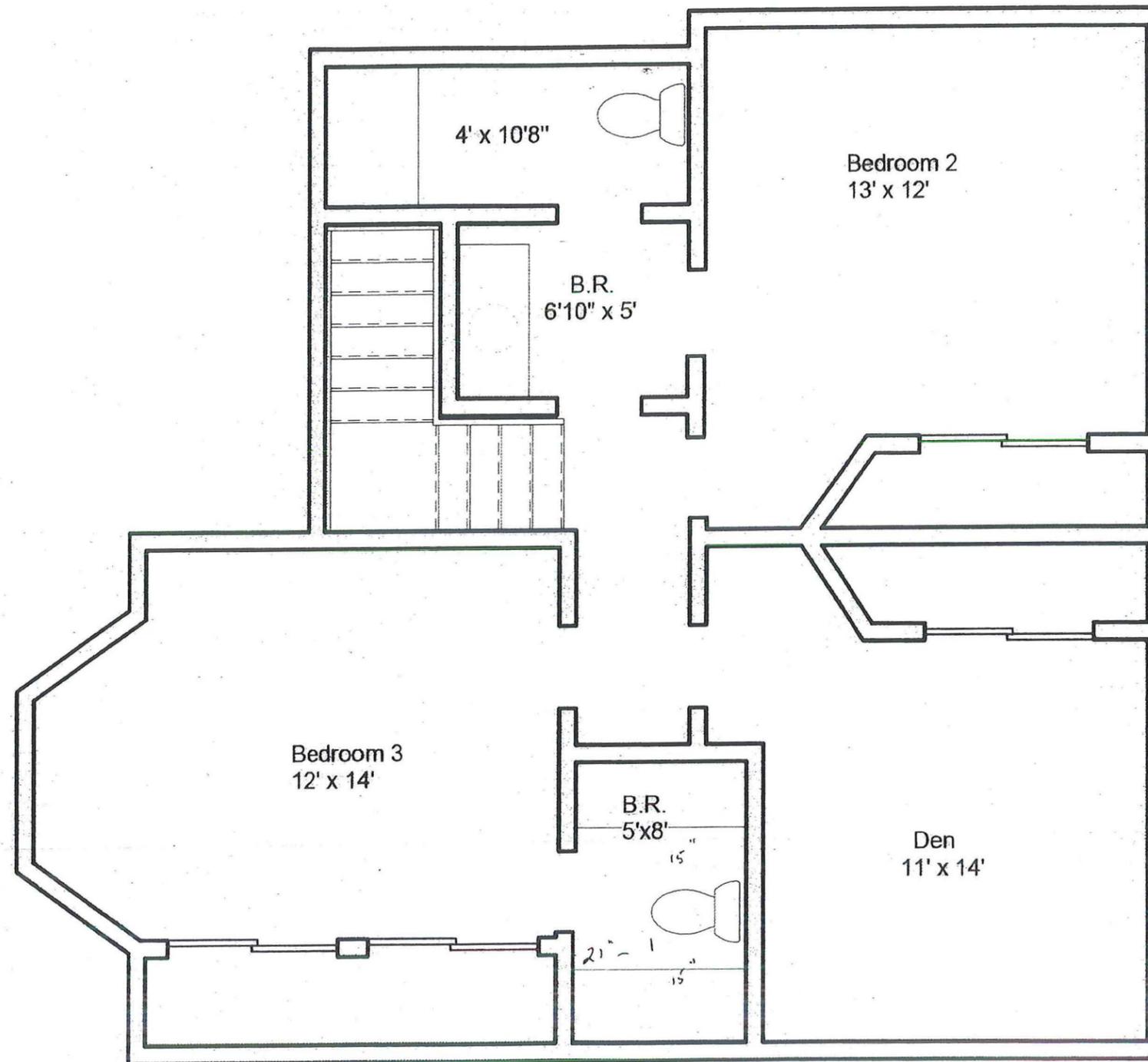


Salisbury 1st Floor
New 1-23-16
Scale: 3/16" = 1'

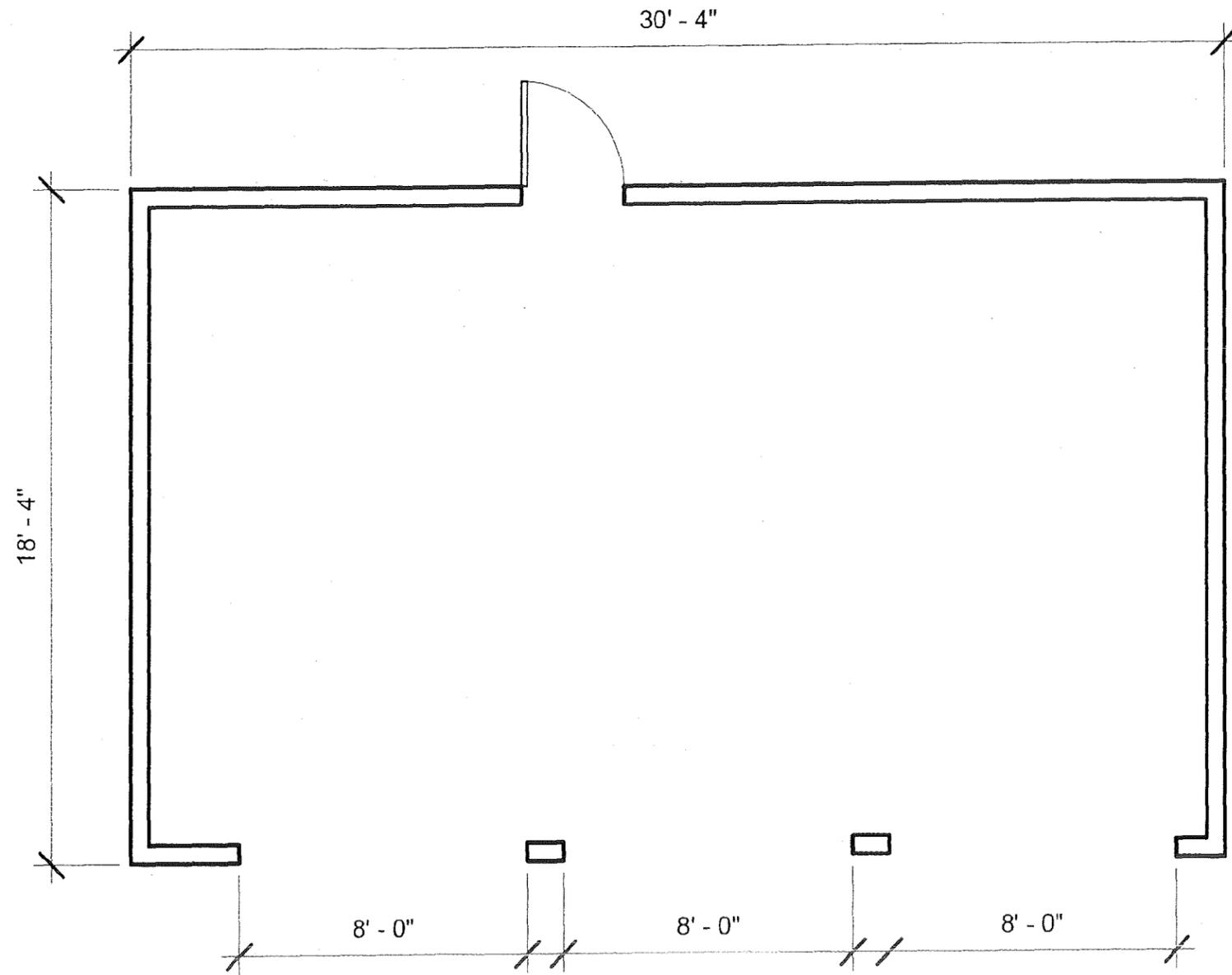




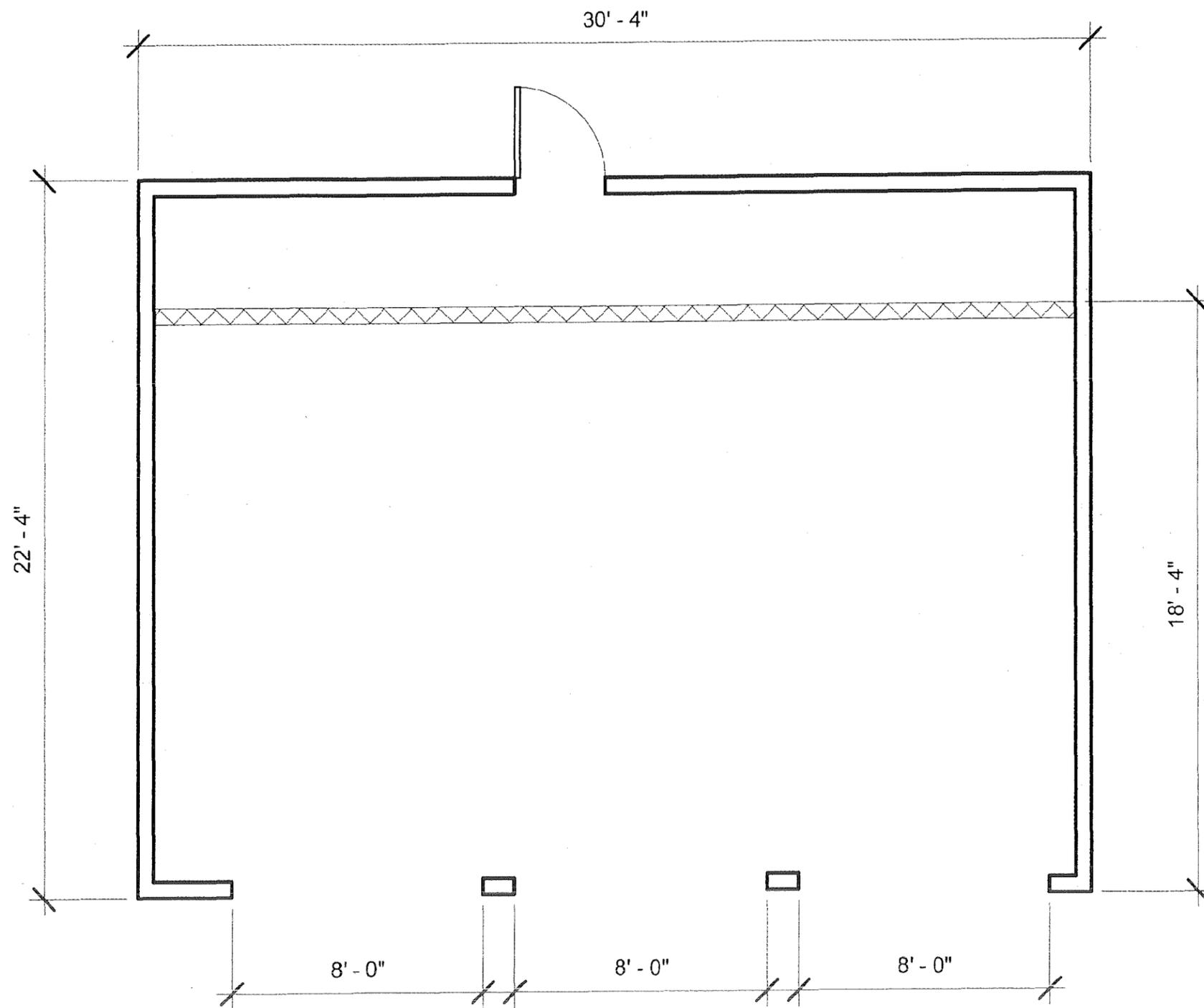
Salisbury 2nd Floor
Existing 12-18-15
Scale: 3/16" = 1'



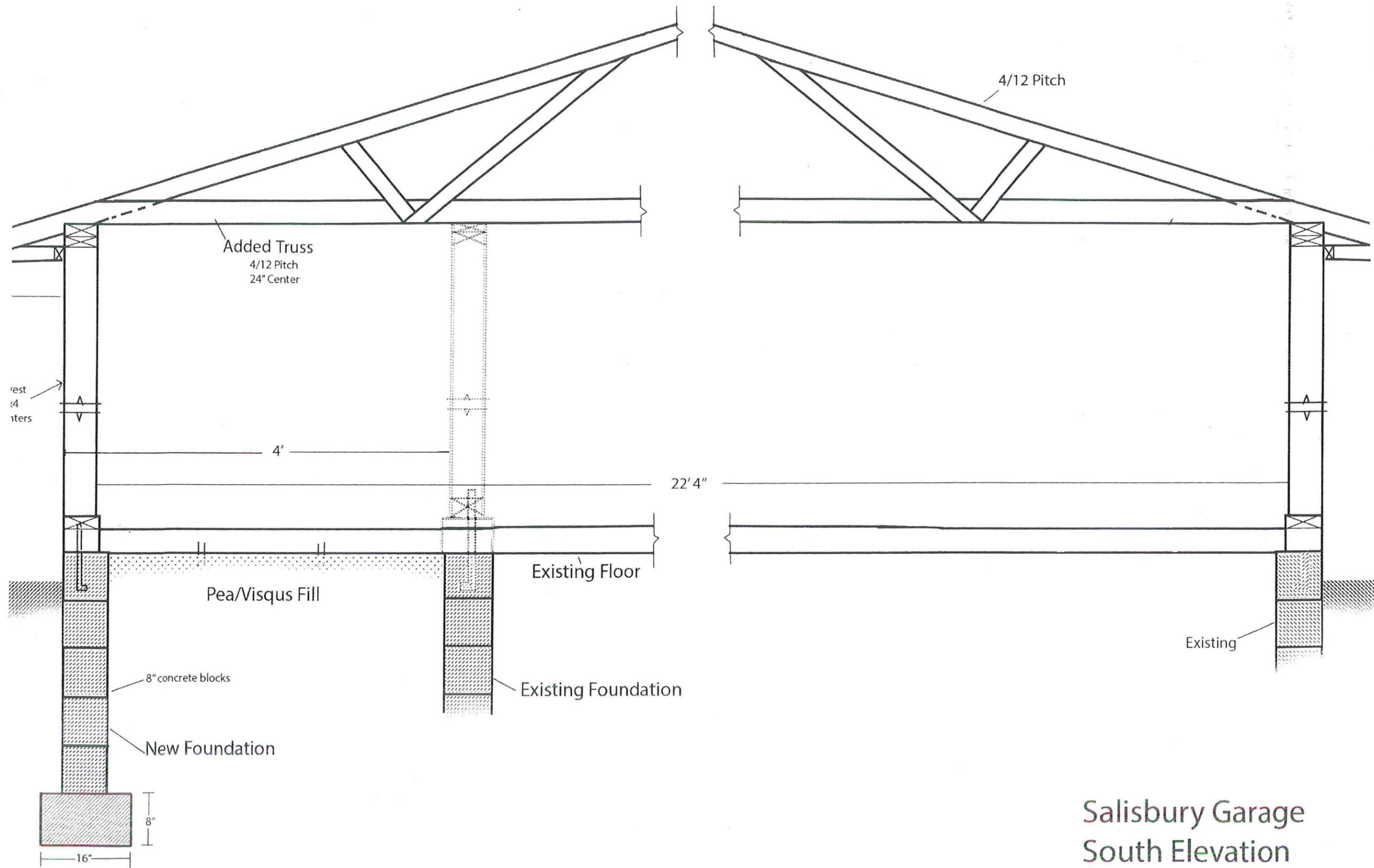
Salisbury 2nd Floor
New 1-23-16
Scale: 3/16" = 1'



Eismin 5/2 Salisbury Garage
Existing 12-18-15
Scale: 3/16" = 1'



Salisbury Garage
New 2-15-16
Scale: 3/16" = 1'



Salisbury Garage
South Elevation