



HISTORIC PRESERVATION COMMISSION

Tuesday, March 18, 2025 at 6:00 PM

Meeting Agenda

Historic Preservation Commission is held at Margerum City Hall, 222 North Chauncey Avenue, West Lafayette, IN 47906. Comments can be submitted to the Clerk's office by emailing clerk@westlafayette.in.gov.

This meeting will be conducted in-person and electronically via Microsoft Teams Access.

Meeting Link: [Click Here](#)

Join by phone: +1 574 367 5293, Phone Conference ID: 938 164 529#

1. ROLL CALL

Roll Call: Linda Martin (Chair), Aaron Thompson (Vice-Chair), Peter Bunder, Colby Bartlett, Ann Marie Clark, Michelle Merta, Iris O'Donnell Bellisario, and Ashima Krishna

2. APPROVAL OF MINUTES

- a. HPC Minutes 12/17/2024
- b. District Subcommittee Minutes 2/18/2025

Documents:

- [District Subcommittee Minutes 02.18.2025](#)

3. NEW BUSINESS

- a. Local Historic District Application - Caretakers Cottage

Documents:

- [District Designation Application - Grandview Caretakers Cottage](#)
- [Caretakers Survey Property Card](#)
- [District Designation Caretakers Cottage - Staff Report](#)

- b. Local Historic District Application - Morris School House

Documents:

- [District Designation Application - Morris School House - Local Historic District](#)
- [Morris School House Survey Property Card](#)
- [District Designation Morris School House - Staff Report](#)

c. Adoption of New Forms

Documents:

- [3\(c\)1 - Request for Appeal of COA Determination - New](#)
- [3\(c\)2 - Application for Local Historic District Designation - Brand Revision](#)
- [3\(c\)3 - COA Extension Form - Brand Revision](#)
- [3\(c\)4 - COA Application Form - Brand Revision](#)

4. OLD BUSINESS

a. ADU Discussion

Documents:

- [ADUs in Historic Neighborhoods Letter HPC](#)
- [Bunder - Essay RE ADUs Ord 01-2025](#)

5. UPDATE FROM HPC ADVISOR AND STAFF

a. Continuing Education Requirement (*Informational; no Commission action required*)

- Continuing Education Opportunity - Preserving Historic Places
 - [Preservation Conference | September 30 - October 3, 2025 - Indiana Landmarks](#)

b. 222 N. Chauncey Ave - Solar Apparatus

Documents:

- [222 N Chauncey - COA Application](#)
- [222 N Chauncey - Staff Report](#)

c. 109 West Stadium - COA Extension (New Gutters)

Documents:

- [109 W Stadium - COA Extension](#)
- [109 W Stadium Ave - COA Application](#)
- [109 Stadium Ave - Staff Report](#)

d. 218 W Lutz Street - Porch and Exterior Stairs Replacement

Documents:

- [218 W Lutz - COA Application](#)
- [218 W Lutz - Staff Report](#)

e. 526 Evergreen Street - Roof Replacement

Documents:

- [526 Evergreen St - COA Application](#)
- [526 Evergreen St - Staff Report](#)

6. PUBLIC COMMENT

7. ADJOURNMENT

Next Meeting Date: April 15, 2025

RESOURCES

HPC Ordinance

Documents:

- [Ord. No. 01-2023](#)

HPC Resource Guide

Documents:

- [Preserving Historic West Lafayette - Historic Preservation Resource Guide](#)

Subject to approval at the March 18, 2025, Historic Preservation Commission meeting.

City of West Lafayette, Indiana
Historic Preservation
MINUTES

February 18, 2025

6:00 p.m.

Sonya L. Margerum City Hall
Council Chambers -OR- Electronic Meeting

Members present were Peter Bunder (Chair), Colby Bartlett, and Ashima Krishna

Staff Present: Ethan Fortner (city staff, non-voting).

Staff Electronically Present via Microsoft Teams: Kyle Boot (Commission Consultant Advisor, non-voting) and Hannah Kopf (Commission Consultant Advisor, non-voting)

In absence of a subcommittee chairman, Ethan Fortner, Commission Administrator called the meeting to order at 6:00 pm.

1. NEW BUSINESS

a. Chair Election

Commissioner Colby Bartlett motioned to nominate Peter Bunder, as the Chair of the District Subcommittee. and Commissioner Ashima Krishna seconded.

The motion was passed on a 3-0-0 voice vote

b. Caretakers Cottage – Local Historic District

Fortner began the staff report for the Grand View Cemetery's Caretakers Cottage. The cottage was built circa 1903 to house the cemetery's caretaker and is contributing on both the Interim Report and the West Lafayette City Survey. In 2017 it was placed on the Wabash Valley Trust's Endangered List. The community had rallied in support to save the cottage. Following the Redevelopment Commission's rehabilitation efforts the cottage now serves as a local history museum. Kyle Boot, advisor to the Commission, outlined the two factors of significance for the parcel. First, the cottage is significant for local history, development, heritage and culture. Second, it is significant for its architecture. Boot pointed compared the application to the Secretary of Interior Standards. The missing windows had been replaced with double hung wood core and fit the existing stone masonry. Boot further emphasized that the porch is likely not original to the 1903 structure given the age. Moreover, a door opening has been filled in with similar fieldstone with evidence of the limestone lintel above that section. Following the review staff recommended moving forward with the designation of the district. Bunder opened the floor for discussion. Following the discussion, Bartlett motioned to approve the application and Krishna seconded.

The motion was approved by a 3-0-0 voice vote.

c. Morris School House (Building) – Local Historic District

Fortner began the staff report for the Morris School House application. The schoolhouse was built in 1879 and operated as a one room schoolhouse until 1916. The schoolhouse faced demolition in 2016 when the land was sold to a private developer. Sue Eiler, a local resident, wanted to save the building. Lynn Cason donated the adjacent land along Cumberland to where the school was relocated. Fortner emphasized that the application pertains to the building. Boot stated the schoolhouse was significant in the areas of education, West Lafayette development, heritage, and culture. Boot emphasized that it is a good example of vernacular architecture from the 19th century one room schoolhouse. Boot referenced the proposed boundary being just the building is appropriate to Secretary of Interior Standards due to the building having been relocated. Staff recommended based on the historic photo that when it is time to replace the front door that it be replaced with an in-swinging four panel French door. Staff counseled approval of the district application.

Bunder opened the floor for discussion. Krishna asked if the schoolhouse was reconstructed or moved as is. Fortner explained the schoolhouse was moved as is but the foundation was replaced. Bartlett added that evidence of restoration could be seen in the brickwork around the windows. He further explained that in the early to mid-20th century the windows had been widened to allow for hay storage by farmers. Bartlett added this was the third style of one room schoolhouse. With the first style being log and the second style was wood clapboard. Krishna asked if there was additional historical documentation for the windows. A discussion about the mullion pattern and restoration occurred.

Krishna and Bartlett discussed procedures and making a note of further documents on the original windows. Krishna stated the note would help future restoration efforts be mindful to what was original. Bunder asked a clarifying question. Fortner answered and Bunder called for a motion to approve the application with the inclusion of the notes. Bartlett motioned to approve the application and Krishna seconded the motion.

The motion was approved by a 3-0-0 voice vote.

2. PUBLIC COMMENT

Katy Bunder asked a clarifying question about the clay tiles on the Caretakers Cottage. Bartlett outlined that the Secretary of Interior Standards says that when replacing original materials that replacing with like kind or something closely similar is best practice. Boot added that using the same materials if at all possible and referenced the 1989 photo. Bartlett commended the Redevelopment Commission

for finding someone that could recreate the tiles. Further stating that the issue with sourcing these type of historic materials like terracotta is common.

3. ADJOURNMENT

There being no further business to come before the Commission, Bartlett moved that the meeting be adjourned, and Bunder adjourned the meeting.

Linda Martin, Chair



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Ave • West Lafayette, IN 47906 • 765-775-5160

**APPLICATION FOR HISTORIC DESIGNATION FOR INDIVIDUAL
PROPERTY**

(Please PRINT CLEARLY or TYPE)

OFFICE USE ONLY*****DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY

Request: New Local District: _____ Existing District: _____

Classification (National Register Report) if surveyed:

Contributing

Non-Contributing

Not Listed

Classification (Interim Report):

Outstanding

Notable

Contributing

Non-Contributing

Not Listed

Received by: _____ Date: _____

ADDRESS OR DESCRIPTION OF BOUNDARY: (Please PRINT CLEARLY or TYPE) If necessary for description, please attach additional sheet.

Owner

Name: _____

Mailing Address: _____

Phone: _____

E-Mail: _____

Documentation to be submitted with applications: (Submit electronically to hpc@wl.in.gov or bring a hard copy to 222 N. Chauncey Ave, West Lafayette, IN 47906

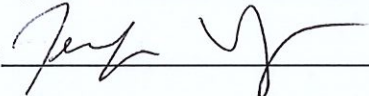
Please submit any of the below applicable materials with your application.

- Legal description of the proposed district for designation
- Photos of historic building or feature
 - o Photos should show all sides of the structure(s)
 - o If the proposed district contains several structures, provide a representative sampling.
- Map showing the proposed boundaries of the district
- Historical evidence, such as deed transfers, written histories, or historic photos
- Signed application

PLEASE NOTE: If the local district designation application is approved by the Historic Preservation Commission, the application then goes before City Council for two (2) hearings before Ordinance 19-13 is amended. During this period, the property is under interim protection.

REQUIRED SIGNATURE: The undersigned certifies that 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. **Please note:** By signing this application, no notice is required for the individual property to be designated and included in a local district.

Owner (Print clearly or type): Jenifer Van Schuyver

Signature of Applicant:  Date: 1/30/25

HISTORIC DISTRICT CRITERIA

OFFICE USE ONLY***DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY**

FOR STAFF TO COMPLETE: A local historic district shall include a building, group of buildings, structures, streetscape elements, and/or signage that meets at least one of the following criteria:

Historic Significance:

- Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history; or
- Is the sight of an historic event; or
- Exemplifies the cultural, political, economic, social, or historical heritage of the community.

Architectural Features:

- Embodies distinguishing characteristics of an architectural or engineering type; or
- Is the work of a designer whose individual work has significantly influenced the development of the community; or
- Is the work of a designer of such prominence that such work gains its value from the designer’s reputation; or
- Contains elements of design, detail, materials, or craftsmanship which represents a significant innovation; or
- Contains any architectural style, detail or element in danger of being lost; or
- Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or
- Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

Comments:

Tippecanoe County, IN

Assessor's Disclaimer

Tax Statements

[2023 Pay 2024 \(PDF\)](#)
[2022 Pay 2023 \(PDF\)](#)

Tax Statements 2021 Pay 2022

[79-07-18-277-017.000-026 \(PDF\)](#)

Tax Statements 2020 Pay 2021

[79-07-18-277-017.000-026.pdf \(PDF\)](#)

Tax Statements 2019 Pay 2020

[79-07-18-277-017.000-026 \(PDF\)](#)

eBill Registration

Register for Emailed Tax Bills

Summary

Parcel ID 79-07-18-277-017.000-026
Alternate ID
Property Address 1496 N SALISBURY ST
WEST LAFAYETTE, 47906
Sec/Twp/Rng 18/23/4
Tax Set WEST LAFAYETTE CITY-WLSC-B
Subdivision
Brief Tax Description GRAND VIEW SD LOT 1
(Note: Not to be used on legal documents)
Book/Page
Acres 0.232
Class 640 - Exempt Municipality
Neighborhood Code 600



Owner

Deeded Owner
[CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION](#)
222 N CHAUNCEY AVE
WEST LAFAYETTE, IN 47906

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 0.232
Class: 640 - Exempt, Municipality

Land

Land Type	Soil	Actual Front	Acreage	Effect. Depth
11 - PRIMARY COMMERCIAL		0	0.2320	0

Features	Area (sf)
Porch, Open Masonry	250

Improvements

Building	Actual Year Built	Effective Year Built	Condition	Grade	Building Area (sf)	Extended Use	% Complete
C/I Building C 01	1903	1903	AV	C	2,176		100

Transfers

Date	Document Number	Type	Instrument	Book/Page
5/11/2017		transfer	CO	
1/1/1900		transfer	WD	

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
48203	5/11/2017	Change Ownership	CORPORATE DEED				GRAND VIEW CEMETERY INC	CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION
47792	4/10/2017	Plat	Plat	17006482				GRAND VIEW CEMETERY INC

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land	\$24,800.00	\$24,800.00	\$0.00	\$0.00	\$0.00
Improvements	\$41,600.00	\$42,100.00	\$0.00	\$0.00	\$0.00
Total	\$66,400.00	\$66,900.00	\$0.00	\$0.00	\$0.00

Zillow

[Link to Zillow](#)

Deduction

Tax Year	Deduction Type	Amount
2023 Pay 2024	Govt Mixed Use - Govt Owned	\$66,900.00

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2023 Pay 2024	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2023 Pay 2024	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$0.00	
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$0.00	

Total:

Tax Year	Amount	Bal Due
2023 Pay 2024	\$0.00	
2022 Pay 2023	\$0.00	
2021 Pay 2022	\$0.00	
2020 Pay 2021	\$0.00	
2019 Pay 2020	\$0.00	

Notes

8/1/2023	NON PROFIT	8/1/23 100% EXPEMPT PER THE ASSESSORS LIST /HS
4/28/2017	HISTORY	01/13/20 MAILING ADDRESS CHANGED /RJI 05/11/17 TRANSFER CWD GRAND VIEW CEMETARY INC TO CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION /RJI 05/11/17 AFFDVT & RATIFICATION LOT 1 CORRECT NAME CHANGE /RJI 04/10/17 10,108 SF (0.232 A) SPLIT FROM 79-07-18-277-014.000-026 PLAT TO GRAND VIEW SD DOC #17006482 JI

Neighborhood Description

Neighborhood

Register to Receive Form 11 Digitally

[Change Form 11 Subscription](#)

No data available for the following modules: Ditch Reconstruction Statements, Residential Dwellings, , Payments, Historic Parcel Tax Report, Historic Property Sketches, Sales Disclosures, Historic Paper Property Cards.

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use. Some map layers have their own individual disclaimers that can be viewed by clicking on the map layer from the list.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/22/2025, 4:31:00 AM](#)

[Contact Us](#)





Parcel ID 79-07-18-277-017.000-026
Sec/Twp/Rng 18-23-4
Property Address 1496 N SALISBURY ST
WEST LAFAYETTE

HIGHLAND DR

Alternate IDn/a
Class 640 - Exempt Municipality
Acreage 0.232

Owner Address CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION
222 N CHAUNCEY AVE
WEST LAFAYETTE, IN 47906

District
Brief Tax Description

WEST LAFAYETTE CITY-WLSC-B
GRAND VIEW SD LOT 1

IHSSI (County Survey)



Survey Number: 157-333-13011

Rating: Contributing

Historic Name: Grand View Cemetery

Year Dataset Compiled: 1989

National Register File
Number: _

Survey County

County	Legal Township(s)	Quad Name(s)
Tippecanoe	Wabash	Lafayette West

Address: 1501 N Salisbury Street (east side)

City: West Lafayette

Location Notes: Just south of Grant Street intersection.

Coordinates

Easting	Northing
-	-

Common Name: Grand View Cemetery

Category: Site

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

Use: Present

Residence:

Commercial:

Vacant:

Other:

Describe: Cemetery

Other:

Use: Past

Residence:

Commercial:

Vacant:

Other:

Describe: Cemetery

Other:

Surveys/Legal Protections

National Register: State Register: Hoosier Homestead:

National Historic Landmark: Local Designation: Protective Covenants:

Other:

Areas of Significance: ARCHITECTURE,
RELIGION

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing
Resources: 2

Number of
Non-
contributing
Resources: 0

Environment: Urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Cemetery Registry
Number: CR-79-109

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Time Period(s): c. 1900 Cemetery,
c. 1903 Office/Caretaker

Condition: Good

Integrity: Unaltered

Alterations: -

Approximate Number of Stones: -
Date of Earliest Burial: -
Most Recent Burials: -
Associated With: -
Fence or Enclosure: -
Landscape Features: -
Prominent Names: -
Grouped Burials: -
Arrangement of Stones: -
Type of Stone: -
Ethnic Significance: 19th - 21st Century
Artistic Value: -

Statement of Significance: -

Architectural Description: The Grand View Cemetery contains ~12000 grave sites and dates from about the turn of the century. It is unusual in that only family stones are visible. All individual markers are flat with the ground. It is laid out in a park-like fashion and has a private drive through it.
The most interesting thing about this cemetery is the 1903 stone office/caretaker building with front and rear porches and a red tiled roof. The structure is also poorly maintained.
Office/Caretaker House: Craftsman Bungalow style.











HPC Phase 2 ID # 1214

1496 N Salisbury St

Survey Details

Pend. Survey Rating:	Contributing
Survey Level:	Intensive
Survey By:	RQAW
Field Survey Date:	9/12/2023 4:00:00 PM
Property Type:	Residential
Property Name:	House
Historic District:	No
Neighborhood:	Uncategorized Neighborhood
Construction Date:	c. 1903
Condition:	Good
Integrity:	Slightly_Altered
Style:	Vernacular Cross Gable
Form:	Irregular
Stories:	1
Foundation:	Concrete Block
Cladding:	Other
Window:	1/1 double hung vinyl windows
Exterior Remarks:	Part of the Grand View Cemetery - the IHSSI #157-333-13011 references the cemetery and "office/
Outbuilding Remarks:	The Grand View Cemetery contains approximately 4,600+ memorials (Find A Grave). The cemetery is laid out in a park-
Comments:	

IHSSI and NR

SHAARD_ID:	157-333-13011
IHSSI Rating:	Contributing
NR Rating:	N/A

Location

Address:	1496 N Salisbury St, West Lafayette, IN, 47906, USA
House Number:	1496
Road Name:	N Salisbury St
City:	West Lafayette
State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe





HPC Staff Review

Are all zoning approvals met and in compliance for the proposed work:	Yes
Are any variances pending or necessary for the proposed work:	No
Type of Historic District:	Local Historic District
Does this trigger the visual compatibility section of WL Ordinance #19-13	Yes
Following Best Practices Text Box:	
Staff Recommendation:	Approval
Staff Recommendation Text Box:	<p>Recommend approval due to the following</p> <ul style="list-style-type: none"> • Historic Significance • Architectural Features
Staff Comments/Questions:	

Location

Address:	1496
House Number:	NA
Road Name:	N Salisbury Street,
City:	West Lafayette
State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe



IHSSI and NR

SHAARD_ID:	157-333-13011
IHSSI Rating:	Contributing
NR Rating:	N/A
WL Survey:	Contributing



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Ave West Lafayette, IN 47906 ▪ 765-775-5160

APPLICATION FOR HISTORIC DESIGNATION FOR INDIVIDUAL PROPERTY

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Request: New Local District: X Existing District: _____

Classification (National Register Report) if surveyed:

Contributing

Non-Contributing

Not Listed

Classification (Interim Report):

Outstanding

Notable

Contributing

Non-Contributing

Not Listed

Received by: Ethan Fortner

Date: 1/30/2025

ADDRESS OR DESCRIPTION OF BOUNDARY: (Please PRINT CLEARLY or TYPE) If necessary for description, please attach additional sheet.

The Morris School House (Building) - located within Cason Family Park at 2500 Cumberland Ave, West Lafayette, IN 47906. This local historic district pertains to just the building located on Parcel ID - 79-06-11-200-014.000-029.

Owner

Name: West Lafayette Parks and Recreation Foundation INC
Mailing Address: 222 N. Chauncey Ave, West Lafayette, IN 47906
Phone: 765.775.5110
E-Mail: info@wprfoundation.org

Documentation to be submitted with applications: (Submit electronically to hpc@wl.in.gov or bring a hard copy to 222 N. Chauncey Ave, West Lafayette, IN 47906)

Please submit any of the below applicable materials with your application.

- Legal description of the proposed district for designation
- Photos of historic building or feature
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- Map showing the proposed boundaries of the district
- Historical evidence, such as deed transfers, written histories, or historic photos
- Signed application

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REQUIRED SIGNATURE: The undersigned certifies that 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. **Please note:** By signing this application, no notice is required for the individual property to be designated and included in a local district.

Owner (Print clearly or type): Kathryn Lozano, City of West Lafayette

Signature of Applicant: *Kathryn Lozano* Date: 2/3/2025

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- Is the sight of an historic event; or
- Exemplifies the cultural, political, economic, social, or historical heritage of the community.

Architectural Features:

- Embodies distinguishing characteristics of an architectural or engineering type; or
- Is the work of a designer whose individual work has significantly influenced the development of the community; or
- Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- Contains elements of design, detail, materials, or craftsmanship which represents a significant innovation; or
- Contains any architectural style, detail or element in danger of being lost; or
- Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or
- Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

Comments:

The Historic Morris School, originally known as the Wabash Township School No. 5 was built c. 1879. The one-room schoolhouse operated until 1916 when it was no longer needed due to school consolidation. At various points, the schoolhouse was used for lumber and grain by nearby farmers until the building remained vacant. The lintel sign above the door is inscribed with "1879 District No. 5 - D.T. Moore, Trustee."

The schoolhouse faced potential demolition c.2016 after the land it rested on was sold to a private developer; however, Sue Eiler, a local resident wanted to save the building and approached Mayor John Dennis to save the building. Lynn Cason donated the building and donated the adjacent 13.6 acres of land along Cumberland Ave for the school to be moved to. The Redevelopment Commission funded the relocation of the building where it now rests in a new community park. The Morris School House Committee led by Sue Eiler and Lynn Cason spent the next 5 years renovating and restoring the building with local funds raised by the community.

More information:

<https://www.indianalandmarks.org/2016/12/historic-morris-school-hits-the-road/>





Nabash Trp - No. 5

















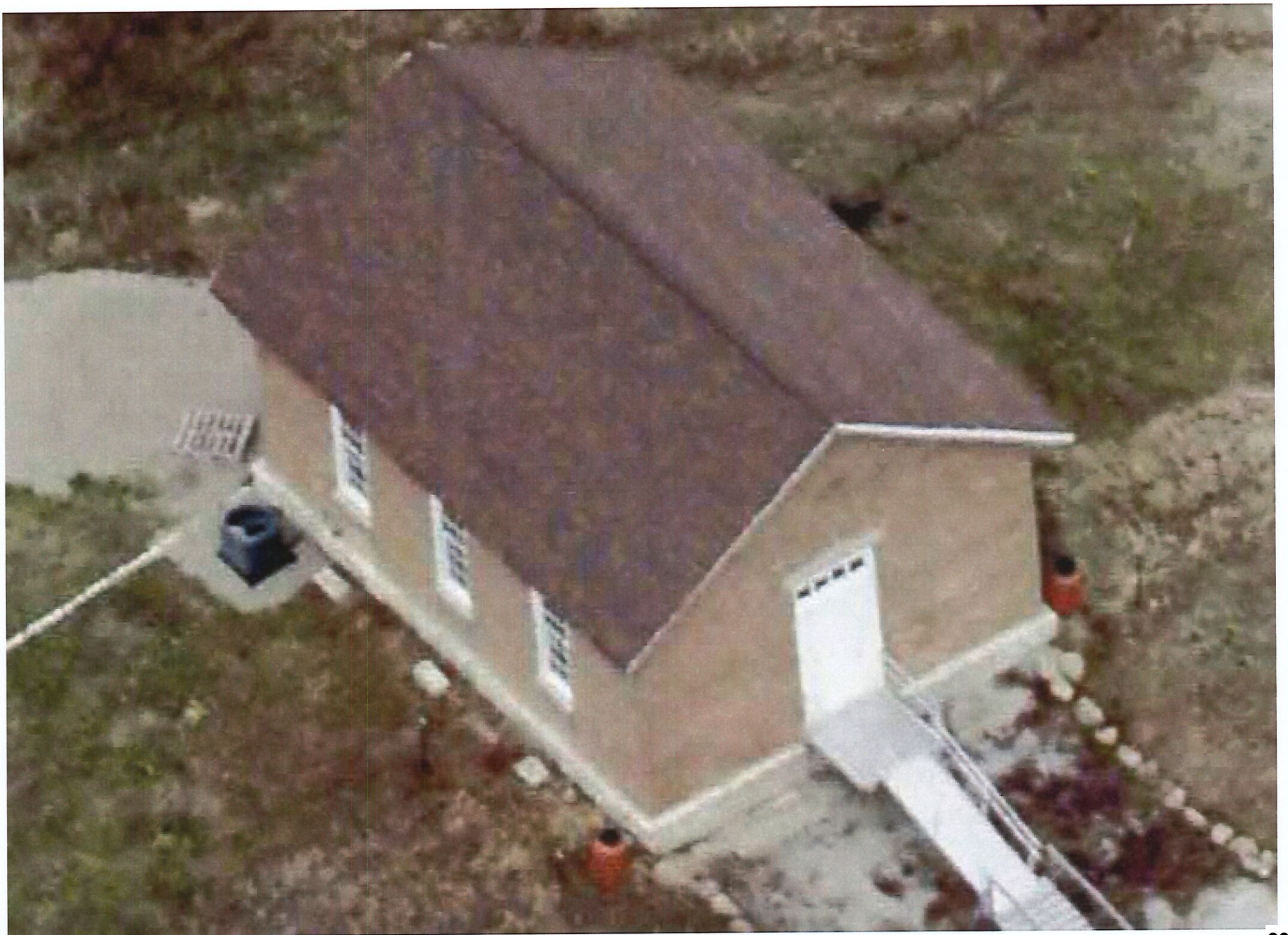


Parcel ID 79-06-11-200-014.000-029
Sec/Twp/Rng 11-23-5
Property Address 2500 CUMBERLAND AVE
WEST LAFAYETTE

Alternate IDn/a
Class 680 - Exempt Charity
Acreage 13.61

Owner Address WEST LAFAYETTE PARKS & RECREATION FOUNDATION INC
1101 KALBERER RD
WEST LAFAYETTE, IN 47906

District WEST LAFAYETTE - WABASH-TSC B
Brief Tax Description PT NE SEC 11 TWP 23 R5 13.61 A



IHSSI (County Survey)



Survey Number: 157-333-10028

Rating: Contributing

Historic Name: District School Number 5,
Morris School

Year Dataset Compiled: 1989

National Register File
Number: _

Survey County

County	Legal Township(s)	Quad Name(s)
Tippecanoe	Wabash	Lafayette West

Address: McCormick Road (east side)

City: West Lafayette

Location Notes: NW 1/4, NE 1/4, Sec. 11, T23N, R5W.

Coordinates

Easting	Northing
-	-

Common Name: District School Number 5/Morris School

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

Use: Present

Residence:

Commercial:

Vacant:

Other:

Other:

Use: Past

Residence:

Commercial:

Vacant:

Other:

Describe: School

Other:

Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic
Landmark:

Local Designation:

Protective
Covenants:

Other:

Areas of Significance: EDUCATION,
VERNACULAR/CONSTRUCTION

Other Significance: -

Endangered: Yes

Explanation: Deteriorated. Moved 3/10/2017

Number of
Contributing 1
Resources:

Number of
Non- 0
contributing
Resources:

Environment: Rural

Bibliography: Copy of picture in "Education: School - Wabash Twp." VF-TCOHA

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): 1879

Condition: Deteriorated

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: Gable Front,
Other

Type/Vernacular: -

Architect/Builder

Architectural Firm

Affiliation

Replacement

Windows: Roof:
Other:

Additions

Siding: Wings:
Other: Description: Openings boarded-up
Removals: -

Stories

1: 1 1/2: 2: 2 1/2:
Other:

Plan

Rectangular: Polygonal:
L: T: X: U:
Irregular: Other:

Depth

Single-Pile: Double-Pile:
Irregular/Massed: Other:

Number of Bays: -

Foundation: STONE

Foundation Description: Flat stone foundation.

Walls Description: Brick, common bond with header row.

Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:
Hip: Pyramidal: Mansard:
Other:

Material: -

Features: Composite shingles over wood shingles; frieze-board.

Porches

Front: Side: Back:

Notes: None

Openings:

Windows boarded-up. Segmental arched lintels, stone sills. Door is boarded-up. Carved stone lintel sign above front door; stone sill. No windows on west side with door.

Interior:

N/A

Outbuildings:

-

Notes: -

Statement of Significance: -**Architectural Description:**

Type/Style(s): Vernacular Construction/Gable-Front schoolhouse.
Lintel text: "1879 District No. 5 - D.T. Moore, Trustee".
Still used in 1916.
School moved approximately 900 feet to its new location off Cumberland Avenue.

HPC Phase 2 ID # 1513

2500 Cumberland Ave

Survey Details

Pend. Survey Rating:	Outstanding
Survey Level:	Intensive
Survey By:	RQAW
Field Survey Date:	10/27/2023 5:00:00.000 PM
Property Type:	Other
Property Name:	Morris School / District School No. 5
Historic District:	No
Neighborhood:	Cason Park
Construction Date:	c. 1879
Condition:	Good
Integrity:	Slightly_Altered
Style:	19th Century Vernacular
Form:	Rectangular
Stories:	1
Foundation:	Stone
Cladding:	Brick
Window:	6/6 single hung wood windows
Exterior Remarks:	Common bond brick exterior, replacement door with transom, stone sills, some concrete block in the
Outbuilding Remarks:	
Comments:	Previously called the District No. 5 School Fixed and moved c. 2017

IHSSI and NR

SHAARD_ID:	157-333-10028
IHSSI Rating:	Contributing
NR Rating:	N/A

Location

Address:	2500 Cumberland Ave, West Lafayette, IN, 47906, USA
House Number:	2500
Road Name:	Cumberland Ave
City:	West Lafayette
State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe





HPC Staff Review

Are all zoning approvals met and in compliance for the proposed work:	Yes
Are any variances pending or necessary for the proposed work:	No
Type of Historic District:	Local Historic District (Building)
Staff Recommendation:	Approval
Staff Recommendation Text Box:	<p>Recommend approval due to the following</p> <ul style="list-style-type: none"> • Historic Significance • Architectural Features
Staff Comments/Questions:	<p>As renovations occur to the Morris School House, city staff would recommend exploring utilizing French doors and utilizing a glass transform similar to the originals based on documentation</p> <p>Commission Advisors applaud the City of West Lafayette to designate these resources as historic districts. Following the community’s engagement to rehabilitate these structures, local historic designation will serve to preserve these resources for generations to come and further the City’s preservation efforts.</p>

Location

Address:	2500
House Number:	NA
Road Name:	Cumberland Ave
City:	West Lafayette
State:	Indiana
Zip:	47906



Township:	Wabash
County:	Tippecanoe

IHSSI and NR

SHAARD_ID:	157-333-10028
IHSSI Rating:	Contributing
NR Rating:	N/A
WL Survey:	Outstanding



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue ▪ West Lafayette, IN 47906 ▪ 765-775-5160
REQUEST FOR APPEAL OF CERTIFICATE OF APPROPRIATENESS (COA) Determination

OFFICE USE ONLYDO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX**OFFICE USE ONLY**

Date of Decision: _____ Determining Body: _____

Date Appeal Request Received: _____

Reason for Approval, Denial, or Amendment: _____

Classification (National Register Report) if surveyed:

Outstanding Notable Contributing Non-Contributing Not Listed

Classification (Interim Report):

Outstanding Notable Contributing Non-Contributing Not Listed

West Lafayette City Survey:

Outstanding Notable Contributing Non-Contributing Not Listed

(Please PRINT CLEARLY or TYPE)

Applicant Section

Address of Project: _____

***Continue to next page**



Applicant

Name: _____

Mailing Address: _____

Line 2 Mailing Address: _____

Phone: _____

E-Mail: _____

Applicant relationship to property: _____

Reason for Appeal:

REQUIRED SIGNATURE: The undersigned certifies that the statements set forth in this request including all statements 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): _____

Signature of Applicant: _____ Date: _____

Owner (Print clearly or type): _____

Signature of Owner (if different): _____ Date: _____



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue ▪ West Lafayette, IN 47906 ▪ 765-775-5160
REQUEST FOR APPEAL OF CERTIFICATE OF APPROPRIATENESS (COA)

OFFICE USE ONLYDO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX**OFFICE USE ONLY**

Date of Decision: _____ Determining Body: _____

Date Appeal Request Received: _____

Reason for Approval, Denial, or Amendment:

Classification (National Register Report) if surveyed:

Outstanding Notable Contributing Non-Contributing Not Listed

Classification (Interim Report):

Outstanding Notable Contributing Non-Contributing Not Listed

West Lafayette City Survey:

Outstanding Notable Contributing Non-Contributing Not Listed

(Please PRINT CLEARLY or TYPE)

Address of Project: _____

*Continue to next page



Applicant

Name: _____

Mailing Address: _____

Address Line 2: _____

Phone: _____

E-Mail: _____

Applicant relationship to property: _____

Reason for Appeal:

REQUIRED SIGNATURE: The undersigned certifies that the statements set forth in this request including all statements 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): _____

Signature of Applicant: _____ Date: _____

Owner (Print clearly or type): _____

Signature of Owner (if different): _____ Date: _____



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue ▪ West Lafayette, IN 47906 ▪ 765-775-5160
EXTENSION REQUEST FOR APPROVED CERTIFICATE OF APPROPRIATENESS (COA)

OFFICE USE ONLYDO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX**OFFICE USE ONLY**

Original Date of Decision: _____ Date Approved COA Expires: _____

Extension Approved: _____ Extension Expires: _____

Is an Inspection of the Project Needed Before an Extension Can be Issued? Yes No

Staff Approval: Yes No

Commission Review for Extension Needed: Yes No

Explanation: _____

Is the Property in Remediation from An Active Violation: Yes No

Explanation: _____

Determination by: _____ Date: _____

(Please PRINT CLEARLY or TYPE)

Applicant Section

Address of Project: _____

Reason for the extension:

Briefly describe the current stage of the project. Please include relative information and if there are anticipated changes in the proposed permanent materials or scope of work outside of the approved COA application. If necessary, please attach an additional sheet.

Expected timetable of completion

Start _____ Completion _____

PLEASE NOTE: Any amendments to an approved COA will require additional review by city staff or the Historic Preservation Commission. An approved extension for a COA is valid for 12 months from the date of approval of the COA.

REQUIRED SIGNATURE: The undersigned certifies that the statements set forth in this request including all statements 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): _____

Signature of Applicant: _____ Date: _____

Owner (Print clearly or type): _____

Signature of Owner (if different): _____ Date: _____



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

OFFICE USE ONLYDO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX**OFFICE USE ONLY**

Date of Decision: _____ Date Approved COA Expires: _____

Local Historic District: _____

Year of Construction: _____

Classification (National Register Report) if surveyed:

Outstanding Notable Contributing Non-Contributing Not Listed

Classification (Interim Report):

Outstanding Notable Contributing Non-Contributing Not Listed

West Lafayette City Survey:

Outstanding Notable Contributing Non-Contributing Not Listed

Approved Approved with Amendments Denied

Tabled Withdrawn by Owner Admin Approval

Approved by: _____ Date: _____

Address of Project: _____

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

If necessary for description, please attach additional sheets.



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

Start _____ Completion _____

Applicant

Name: _____
Mailing Address: _____
Phone: _____
E-Mail: _____
APPLICANT relationship to the property: Owner Contractor Architect Realtor Agent Other: _____

Contact Person: _____ Phone: _____

E-Mail: _____

Relationship to applicant: _____

Documentation to be submitted with applications: (Submit electronically to hpc@wl.in.gov or bring a hard copy to 222 N. Chauncey Ave)

Please submit the below applicable materials with your application. Note that detailed drawings, plans or specifications are not required. However, to the extent reasonably required for the commission to make a decision, each application must be accompanied by sketches, photographs, descriptions, or other information showing the proposed exterior alterations, additions, changes, or new construction.

(Continue onto the next page)



Photos of building exterior

- Photos should show the location of the project as seen from the public right-of-way
- Photos should be marked to demonstrate what windows and/or doors will be affected (if applicable)
- Photos should demonstrate the type and extent of deterioration (if applicable)

Signed application

Details specifying all permanent materials to be used (including specifications)

Written description of proposed project

Proposed plan, elevation and section drawings, including dimensions (if applicable)

Please note whether or not the proposed project removes any materials that are original to the building

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 the 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): _____

Signature of Applicant: _____ Date: _____

Owner (Print clearly or type): _____

Signature of Owner (if different): _____ Date: _____



From: West Lafayette Historic Preservation Commission
To: City Council Members, West Lafayette, Indiana

District 1 - Laila Veidemanis
District 2 - Michelle Dennis
District 3 - Colin Lee
District 4 - Larry Leverenz
District 5 - Kathy Parker

District 6 - Stacey Baitinger Burr
At Large - Iris O'Donnell Bellisario
At Large - James Blanco
At Large - David Sanders

Subject: Accessory Dwelling Units - Proposed Ordinance

Honorable City Council members,

The West Lafayette Historic Preservation Commission (HPC) convened on Tuesday, November 19th, and as part of our regular agenda, thoroughly reviewed and discussed the proposed changes initiated by the City Council to the unified zoning ordinance concerning the allowance of accessory dwelling units (ADUs). After careful consideration, the HPC has identified several significant concerns and objections to the proposed amendments, particularly concerning the New Chauncey Historic District. We appreciate the opportunity to provide feedback as the council considers these changes and welcome the opportunity to collaborate on shaping this ordinance.

Purpose of the HPC

The West Lafayette Historic Preservation Commission (WLHPC) is tasked with safeguarding the city's historical, architectural, and cultural heritage. WLHPC's mission is to preserve and protect West Lafayette's historic neighborhoods, thus safeguarding the architectural integrity of these historically significant areas. The Commission reviews Certificate of Appropriateness (COA) applications from landowners for exterior remodeling, new construction, or demolition projects requiring authorized approval. When the Commission, or its designee, has found that the proposed work is appropriate, we grant a Certificate of Appropriateness to allow the project to proceed. We achieve this protection by applying the "Secretary of Interior Standards" primarily related to the preservation and treatment of historic buildings. For more information on these standards, see <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>.

While these standards don't directly address Accessory Dwelling Units (ADUs) specifically, they would be relevant when considering the development of an ADU on any



property within one of the designated local historic preservation districts, ensuring that any new construction is compatible with the existing historic features and character of the building, maintaining its historical integrity. The Commission briefly reviewed the overall purpose and value of ADUs to address broader housing issues, and individual commissioners including a description of Morgan County's ADU ordinance policy shared by one of our commissioners (https://morgancounty.in.gov/egov/documents/1646061715_8818.pdf). Our discussion focused on the potential impact on our city's historic districts. We offer the following concerns raised during our conversation for your consideration:

Objections to Proposed ADU Ordinance Changes

- 1. Incompatibility with R1U Zoning Classification:** The New Chauncey Local Historical District's is primarily, but not exclusively, zoned R1U, which acknowledges that these lots are substandard for residential construction. The purpose of the R1U zoning designation is to allow for smaller housing options, recognizing the unique characteristics of older neighborhoods and historic development patterns. Further, this zoning classification is intended “to preserve and protect older developed parts of the community by providing areas for medium and relatively high designs single-family dwellings on older platted lots in urbanized, sewerred areas.” The WLHPC has overseen several infill construction projects on R1U zoned lots and has observed significant pushback from residents regarding the scale and density of new developments. The proposed ordinance changes to allow ADUs, between 400 and 750 square feet, contradicts the intent of the R1U zoning and threatens to change the character of the historic district. Adding 400-750 square feet is comparable to the existing footprints of many of the homes within the district (footprints of homes on Lincoln Street range between 700 and 1200 square feet). This means that ADUs as described in the proposed ordinance essentially allows for the construction of two full-sized homes on a single lot. ADUs would drastically alter the neighborhood's character and create an imbalance in density and scale. The R1U zoning classification exists to allow communities covered by the Area Plan Commission to increase residential development and infill; further accessory structures are redundant to this zoning district's purpose and would create avoidable conflicts. ***The physical dimensions of R1U lots are too small to support accessory dwelling units.***
- 2. Negative Impact on Historic District Density and Character:** The proposed allowance of ADUs within the historic district raises serious concerns regarding the already maximized residential housing density. Adding extra dwelling units in a



district with 2 to 2.5 times the number of dwelling units per acre compared to other West Lafayette neighborhoods means that residents will feel the pressure of living in a more densely populated area. This situation is further exacerbated by the Historic New Chauncey Neighborhood's existing challenges with intense student housing demand due to its proximity to the Purdue University campus. Adding ADUs would fundamentally alter the neighborhood's character and intensify existing overcrowding. Further, the national movement to allow ADUs is driven by the goal of creating dense, walkable neighborhoods, approaching a target of 5-6 dwelling units per acre. The New Chauncey Historic District already possesses these characteristics and is a model for positive, dense residential neighborhoods. ***Further development within the district will damage the city's ongoing efforts to stabilize this designated historic single-family residential neighborhood.***

3. **Exacerbation of Non-Enforcement Issues:** The HPC is concerned about the city's inability to effectively regulate restrictions on unrelated tenants living together. This issue is already prominent in the New Chauncey Historic District, where enforcing rules around unrelated tenants in single-family homes is challenging. Introducing accessory dwelling units (ADUs) without a clear pathway for enforcing proper regulatory measures would worsen this problem, potentially resulting in increased conflicts and a decline in the quality of life within the district. We also recognize the related concerns about parking, which is already an issue within the historic district and a reason the City of Lafayette expressed for withdrawing from these proposed ordinance changes.

Recommendations

****Remove R1U Zoning:**** We strongly recommend that the council remove R1U zoning from the proposed districts included in the ADU (Accessory Dwelling Unit) proposal revisions to the unified zoning code.

****Protect Historic Districts:**** We encourage the council to consider a provision that would exclude local and federal historic districts from by-right entitlements for ADUs. Future historic districts in West Lafayette will likely contain R1 zoning affected by this ordinance proposal, which could lead to similar negative impacts on historic density and character.

****Addition of Lot Coverage Restrictions:**** As a best practice for ADUs and for responsible zoning overall, we recommend considering maximum lot coverage



restrictions for building footprints. This would help prevent excessive development that may be inappropriate for the surrounding area.

The West Lafayette Historic Preservation Commission strongly believes that the proposed changes to the unified zoning ordinance, particularly concerning ADUs, are incompatible with the preservation and character of the New Chauncey Historic District. We urge the City Council to reconsider these amendments and engage in further dialogue with the WLHPC to develop alternative solutions that prioritize the protection of our city's valued historic assets.

Sincerely,



Aaron Thompson
Chair of the West Lafayette Historic Preservation Commission

This letter is sent on behalf of WLHPC members in attendance on 11/19/2024 as a summary of our discussion. The following commission members were present for the discussion:

- Chair - Aaron Thompson
- Vice Chair - Colby Bartlett
- Council Representative - Iris O'Donnell Bellisario
- Commissioner - Peter Bunder
- Commissioner - Ann Clark
- Commissioner - Shelley Lowenberg-DeBoer
- Commissioner - Linda Martin
- Commissioner - Michelle Merta

CC:

Jenifer Van Schuyver, Director of Development, City of West Lafayette
Ethan Fortner, Community Development Manager, City of West Lafayette
Ryan O'Gara, Executive Director of Area Plan Commission (rogara@tippecanoe.in.gov)

Prelude to ADU: 2011

At the January 6th. city council meeting, Zachary Baiel noted that in light of Ordinance #01-2025, which would permit accessory dwelling units (ADU) in West Lafayette, it would be useful to look at planning documents for New Chauncey from 2013. Resolution #07-2013 amended the Tippecanoe County Zoning Plan to incorporate the [New Chauncey Neighborhood Plan](#) . Ordinance #19-2013 set up [The Historic Preservation Commission](#), as well established the boundary of the one city (versus national) historic district, New Chauncey.

Both are worth looking at, particularly if you are new to our city government.

But the debate as to whether or not a multi-class, multi-generational near campus neighborhood was tenable began in earnest in 2011. The catalyst was the (re)location of Seng-Liang Wang (“Wong”) Hall to the east side of Northwestern Ave. Originally planned for Discovery Park in Sept. 2008 (five other sites were considered), Wang Hall was moved to Northwestern Ave. across from the MSEE building and beside the Northwestern Ave. parking garage.

In addition to the construction of this electrical and computing engineering building, the original plan called for the demolition of the corner McDonald’s and imagined a row of townhomes along Grant St. The project completion date was originally set for the fall of 2010.

The announcement of the relocated and expanded hall, plus its commercial and residential components, surprised and frightened the residents of New Chauncey and Hills & Dales. Its construction was contested.

Over the years Purdue’s near campus neighbors had been told that the university had no intention of ever jumping Northwestern Ave. Informally, at cocktail parties and on the golf course, senior members of the Purdue administration scoffed at the idea. Why would Purdue invade an old residential neighborhood which housed so many members of its faculty and staff? There was so much empty Purdue land to the west.

The Wang Hall project blew past a city request (mine) in 2009 for a land use plan for New Chauncey. Demolition had already begun (Phi Kappa Tau) by January 2011 when we learned the extent of the Purdue Research Foundation’s plans for the Hayes Triangle Project.

Determined neighbors lead PRF to engage a facilitator for a Wang Hall/ New Chauncey Neighborhood conversation. Under the direction of Indianapolis architect Jim Schellinger (Jim ran for governor as a Democrat, and was Secretary of Commerce for Eric Holcomb, a Republican), the process began in May of 2011.

Besides Schellinger and his CSO (the Wang Hall architects) staff, Chandler Poole (City Director of Development), Joe Hornett, (President of the Purdue Research Foundation), Sallie Fahey and Ryan O’Gara (Area Plan Commission), Peter Bunder (WL City Council District #2) and Carl Griffin (New Chauncey Neighborhood Association) were involved in the discussions. It was always stuffy in the Northwestern parking garage’s meeting room.

Collaboration, compromise, and understanding were the stated aims. Both Hornett and Schellinger, with connections to Notre Dame, admired the University District Development Corporation used by Notre Dame and the City of South Bend. The target was to buy and renovate 50 existing houses. By August of 2011 by-laws for a 501(c)3 awkwardly named “New Chauncey Rebound” had been drafted by PRF. The foundation promised an initial matching grant. New Chauncey was folded into the village TIF (tax increment financing) District. This would enable some additional funding from the city Redevelopment Commission.

The nascent land use plan had two initial victories. Shane O’Malley was unable to demolish 401 N. Salisbury St. Mark Munzier’s 10 story “Boiler Cribs” bumped up against this discussion, and was cut in half so as not to dwarf Mackey Arena. It became the Fuse, and won approval because of the appeal of a CVS and a Fresh Market.

But soon President France Cordova would be on her way out. So would Joe Hornett. So would Chandler Poole. Everybody would move on as Mitch Daniels moved in. West Lafayette annexed lands to the west in 2013. Purdue would become part of the city. There would a joint project all along State St. beginning in 2014. The New Chauncey project disappeared.

It joined a list of failures. Mayor Sonya Margerum and Katy Bunder approached President Martin Jischke directly looking for support. New Chauncey Housing Inc., after a strong start, collapsed. New Chauncey Rebound never was. The West Lafayette Enrichment Foundation, a creature of the city Redevelopment Commission, has managed only to approve its by-laws in the last 18 months.

But here is the rough compromise worked out along the way as the 13 story and 15 story and 16 story high rises went up in what was once the village. Build whatever you want up and down State St. Purdue cannot or will not manage its enrollment. Urban density is desirable. But along Northwestern Ave. and north of Fowler, there will be rules. New Chauncey gets to keep its density and its identity.

I am happy to see the West Lafayette Historic Preservation Commission defend that same point in its recent [letter](#) to our city council on the subject of auxiliary dwelling units.



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

(Please PRINT CLEARLY or TYPE)

OFFICE USE ONLY*****DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY

Date of Decision: 2/4/2025 Date Approved COA Expires: 2/5/2026

Local Historic District New Chauncey

Year of Construction c. 1929

Classification (National Register Report):
 Contributing Non-Contributing Not Listed

Classification (Interim Report):
 Outstanding Notable Contributing Non-Contributing Not Listed

Approved Approved with Amendments Denied Tabled Withdrawn by Owner Admin. Approval

Approved by: *Ethan* Date: 2/4/2025

ADDRESS OF PROJECT: 222 N Chauncey Ave, West Lafayette, IN 47906

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

If necessary for description, please attach additional sheet.
Installation of solar panels along the roof of Margerum City Hall. The project will not remove original materials. The solar panels should be viewable from the public viewshed. Project is anticipated to start in March or April of 2025 and be completed within a few weeks of project kick off. See attached for more information.

What are the approximate start and finish dates of the proposed work?
 Start March 2025 Completion May 2025

APPLICANT

Name: Caroline Kester, Development Project Manager

Mailing Address: 222 N Chauncey Ave, West Lafayette, IN 47906

Phone: 765-775-5160

E-Mail: development@westlafayette.in.gov

APPLICANT relationship to property:
 Owner Contractor Architect Realtor Agent Other: City Staff

CONTACT PERSON: See above Phone: _____

E-Mail: _____

Relationship to applicant: _____

Documentation to be submitted with applications: (Submit electronically to hpc@wl.in.gov or bring a hard copy to 222 N. Chauncey Ave, Room 102)

Please submit any of the below applicable materials with your application. Note that detailed drawings, plans or specifications are not required. However, to the extent reasonably required for the commission to make a decision, each application must be accompanied by sketches, photographs, descriptions or other information showing the proposed exterior alterations, additions, changes, or new construction.

- Photos of building exterior
 - Photos should show the location of the project as seen from the public right-of-way
 - Photos should be marked to demonstrate what windows and/or doors will be affected (if applicable)
 - Photos should demonstrate the type and extent of deterioration (if applicable)
- Signed application
- Details specifying all permanent materials to be used (including specifications)
- Written description of proposed project
- Proposed plan, elevation and section drawings, including dimensions (if applicable)
- Please note whether or not the proposed project removes any materials that are original to the building

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): Caroline Kester, Development Project Manager

Signature of Applicant: Caroline Kester Date: 2/4/2025

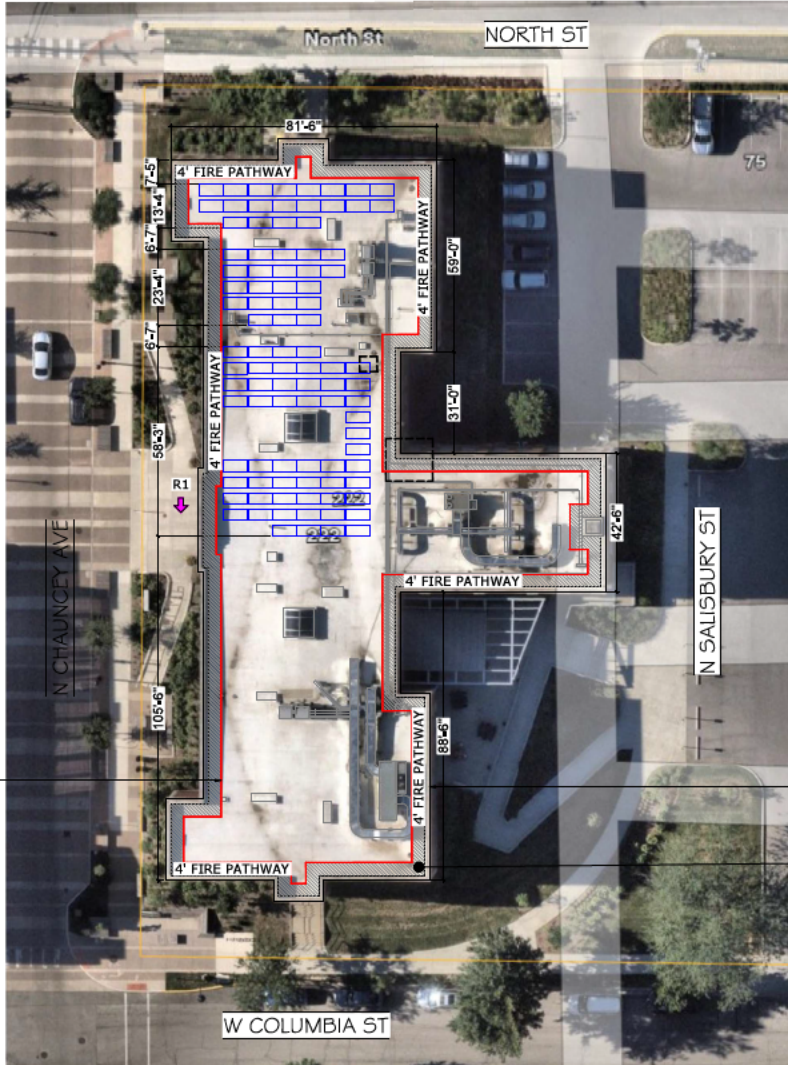
Owner (Print clearly or type): _____

Signature of Owner (if different): _____ Date: _____

MODULE TYPE, DIMENSIONS & WEIGHT
 MODULE TYPE = SILFAB SOLAR SIL-490 HN (490W) MODULES
 MODULE WEIGHT = 56.9 LBS / 25.8 KG.
 MODULE DIMENSIONS = 89,0" X 40,8" = 25,22 SQ.FT.

ROOF ARRAY DESCRIPTION									
ROOF	ROOF TILT	ARRAY TILT	AZIMUTH	NO. OF MODULES	ARRAY AREA (Sq.Ft.)	ROOF AREA (Sq.Ft.)	ROOF AREA COVERED BY ARRAY (%)	ROOF TYPE	ROOF HEIGHT
R1	1°	10°	181°	94	3468,40	18001,50	19,27	FLAT RUBBER ROOF	30'-0"

NOTE:
 1. ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.



FALL PROTECTION ZONE

EXISTING COMMERCIAL BUILDING

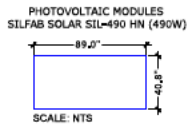
ROOF ACCESS POINT



NOTE TO INSTALLERS: VERIFY THE BALLAST SYSTEM BEFORE INSTALLATION.
BALLAST SYSTEM: THE PV RACKING SYSTEM INCLUDING THE BALLAST WEIGHT CAN NOT EXCEED 4.04 PSF.
ATTACHMENT: USE (4) DEKFAST FASTENERS TO THE EXISTING CONCRETE SLAB WITH MINIMUM 1 INCH EMBEDMENT DEPTH.

ABBREVIATIONS:

- (E) = EXISTING EQUIPMENT
- (N) = NEW EQUIPMENT
- (P) = ON POLE
- (R) = ON ROOF
- (W) = WALL (EXTERIOR)
- (I) = INTERIOR OF BUILDING
- (C) = CARPORT
- (CP) = CARPORT POLE
- (RW) = ROOF WALL
- (GP) = GROUND PAD
- (T) = ON TRANSFORMER



LEGEND		
XFMR	UTILITY TRANSFORMER	JB SOLAR JUNCTION BOX
UM	UTILITY METER	WS WEATHER STATION
MSP	MAIN SERVICE PANEL	REC SOLAR REC METER
ACD	AC DISCONNECT	↓ ROOF SLOPE DIRECTION
INV	INVERTER	⊠ ROOF OBSTRUCTION
ATS	AUTOMATIC TRANSFER SWITCH	— CONDUIT
GEN	GENERATOR	— TRENCHED CONDUIT
DAS	DATA ACQUISITION SYSTEM	▨ FIRE PATHWAY
JB	SOLAR JUNCTION BOX	— FALL PROTECTION ZONE

ENGINEERING STAMP

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	12/18/2024	V=0

DESIGNED BY

STRUCTURAL DRAWINGS

PROJECT NAME
 CITY OF WEST LAFAYETTE- CITY HALL
 222 N CHAUNCEY AVE,
 WEST LAFAYETTE, IN 47906 USA
 UTILITY: DUKE ENERGY
 AHJ: CITY OF WEST LAFAYETTE

SHEET NAME
 ROOF PLAN

SHEET SIZE
 24" X 36"

SHEET NUMBER
 [REDACTED]



Staff Review

Are all zoning approvals met and in compliance for the proposed:	Yes
Are any Variances pending or necessary for the proposed work?:	No
Does this project comply with the New Chauncey Neighborhood Pla:	N/A
Projects:	Storefront/Façade, Awning, and Other Architectural Elements
Administrative Approval:	Yes
Administrative Approval Text Box:	
Does this application trigger the visual compatibility section :	Yes
Visual Compatibility Section Triggered:	Buildings façade
Does this application follow the best practices within the Secr:	Yes
Following Best Practices Text Box:	Installation of solar panels on a historic property should be in a location that cannot be seen from the ground or negatively impact the historic character of the property.
Staff Recommendation:	Admin Approval
Staff Recommendation Text Box:	

Photos



FGGE9456.JPG
7/20/2021

Staff Comments/Questions:

Location

Address:	222 North Chauncey Avenue
House Number:	222
Road Name:	North Chauncey Avenue
City:	West Lafayette
State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe
Longitude:	-86.906577769813
Latitude:	40.425293153289
Primary ID:	11

IHSSI and NR

SHAARD_ID:	15733313183
IHSSI Rating:	Outstanding
NR Rating:	

Survey Detail

Survey Rating:	Outstanding
Survey Level:	Intensive
Survey By:	RQAW
Field Survey Date:	07/14/2021
Property Type:	Public
Property Name:	Community Center
Historic District:	NA



JYOR5494.JPG
7/20/2021



LNQN6018.JPG
7/20/2021

Construction Date:	c. 1929
Condition:	Good
Integrity:	Slightly Altered
Style:	Tudor Revival
Form:	T
Stories:	2
Foundation:	Brick
Cladding:	Wood
Window:	Fixed replacement vinyl
Exterior Remarks:	Rear entrance alterations, limestone cladding
Outbuilding Remarks:	
Comments:	Morton School
Last Update:	



AFJJ4972.JPG
7/20/2021



O1006317.JPG
7/20/2021

Report Prepared: February 5, 2025



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION
222 N. Chauncey Avenue • West Lafayette, IN 47906 • 765-775-5160
EXTENSION REQUEST FOR APPROVED CERTIFICATE OF APPROPRIATENESS (COA)

OFFICE USE ONLY*****DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY

Original Date of Decision: 5/10/2023

Date Approved COA Expires: 5/10/2024

Extension Approved: 12/17/2024

Extension Expires: 12/17/2025

Is an inspection of the project needed before an extension can be issued? Yes No

Staff Approval: Yes No

Commission Review for Extension Needed: Yes No

Explanation: No changes to the project scope. Gutters had not been installed.
Installing new black aluminum gutters.

Approved by: *Ethan*

Date: 12/17/2024

(Please PRINT CLEARLY or TYPE)

Address of Project: 109 W Stadium Ave West Lafayette IN

Reason for the extension: Run out of time

Briefly describe the current stage of the project. Please include relative information and if there are anticipated changes in the proposed permanent materials or scope of work outside of the approved COA application. If necessary, please attach an additional sheet.

No changes

Expected timetable of completion

Start 12/7/24

Completion 12/23/24

PLEASE NOTE: Any amendments to an approved COA will require additional review by city staff or the Historic Preservation Commission. An approved extension for a COA is valid for 12 months from the date of approval of the COA.

REQUIRED SIGNATURE: The undersigned certifies that the statements set forth in this request including all statements 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): Cipriano Ayala

Signature of Applicant: [Handwritten Signature] Date: 12/16/24

Owner (Print clearly or type): _____

Signature of Owner (if different): _____ Date: _____





WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue • West Lafayette, IN 47906 • 765-775-5160

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

(Please PRINT CLEARLY or TYPE)

OFFICE USE ONLY*****DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY

Date of Decision: 5/10/2023

Date Approved COA Expires: 5/10/2024

Local Historic District New Chauncey

Year of Construction c. 1925

Classification (National Register Report):

Contributing

Non-Contributing

Not Listed

Classification (Interim Report):

Outstanding

Notable

Contributing

Non-Contributing

Not Listed

Approved Approved with Amendments Denied Tabled Withdrawn by Owner X Admin. Approval

Approved by: [Signature]

Date: 5/9/2023

ADDRESS OF PROJECT: 109 W. Stadium Ave

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

If necessary for description, please attach additional sheet.

installing 6" gutters, repair to window glass (not frame.)

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

Start 5/10/23 Completion 7/10/23

APPLICANT

Name: Cipriano Ayala

Mailing Address: 6301 N 1000 E Lafayette IN 47905

Phone: [Redacted]

E-Mail: [Redacted]

APPLICANT relationship to property:

Owner Contractor Architect Realtor Agent Other:

CONTACT PERSON: Cipriano Ayala Phone: [Redacted]

E-Mail: [Redacted]

Relationship to applicant: OWNER

Documentation to be submitted with applications: (Submit electronically to hpc@wl.in.gov or bring a hard copy to 222 N. Chauncey Ave, Room 102)


Please submit any of the below applicable materials with your application. Note that detailed drawings, plans or specifications are not required. However, to the extent reasonably required for the commission to make a decision, each application must be accompanied by sketches, photographs, descriptions or other information showing the proposed exterior alterations, additions, changes, or new construction.

- Photos of building exterior
 - Photos should show the location of the project as seen from the public right-of-way
 - Photos should be marked to demonstrate what windows and/or doors will be affected (if applicable)
 - Photos should demonstrate the type and extent of deterioration (if applicable)
- Signed application
- Details specifying all permanent materials to be used (including specifications)
- Written description of proposed project
- Proposed plan, elevation and section drawings, including dimensions (if applicable)
- Please note whether or not the proposed project removes any materials that are original to the building

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): CIRILIANO AYALCA

Signature of Applicant:  Date: 5/7/23

Owner (Print clearly or type): _____

Signature of Owner (if different): _____ Date: _____





109 West Stadium Ave

Project Scope

Gutters

1. Installation of 6-inch black metal gutters with matching downspouts that will not alter the structure.



Window Repair

1. Removal of existing broken window to be repaired.
2. A temporary board will be installed in the West Window while the broken glass panel is being repaired.
3. Installation of repaired existing window.



Staff Review

Are all zoning approvals met and in compliance for the proposed: Yes

Are any Variances pending or necessary for the proposed work?: No

Does this project comply with the New Chauncey Neighborhood Pla: Yes

Projects: Window Project(s), Storefront/Façade, Awning, and Other Architectural Elements

Administrative Approval: Yes

Administrative Approval Text Box: This application is to repair the broken glass in the west window and install new gutter system that will not alter the structure.

Does this application trigger the visual compatibility section : Yes

Visual Compatibility Section Triggered: Roof shapes

Does this application follow the best practices within the Sec: Yes

Following Best Practices Text Box: 1) Installation of new black metal gutters and downspouts that will not alter the structure. 2) Repair of existing window by replacing the broken glass with same material and reinstalling existing window frame. No

Photos

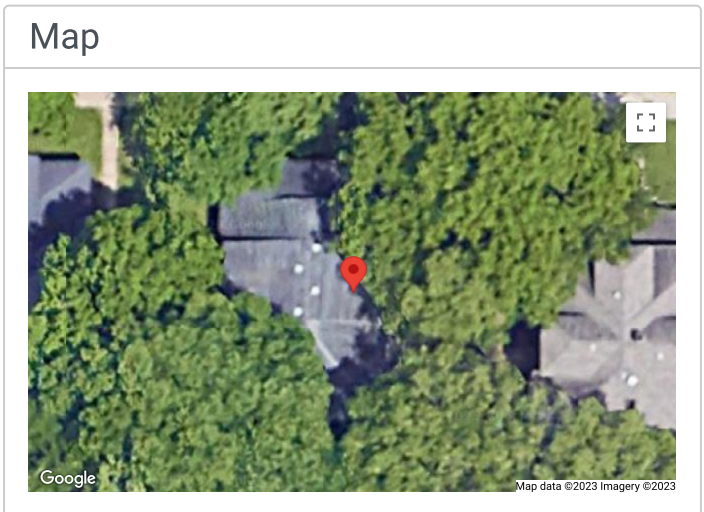
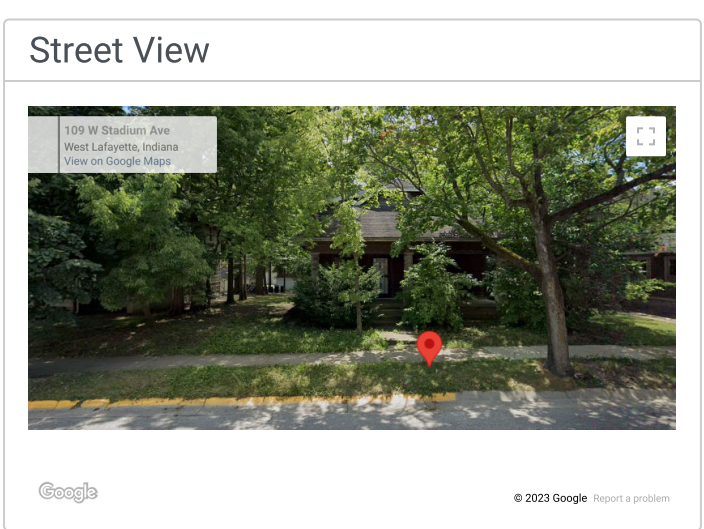


	frame dimensions will be altered.
Staff Recommendation:	Approval
Staff Recommendation Text Box:	
Staff Comments/Questions:	City staff visited 109 W Stadium on April 12, 2023, around 3 PM after receiving notice of a window replacement project. City staff spoke with the painters onsite and later a discussion with the property owner to determine the project scope was to paint just the existing wood. A violation letter was not sent since the scope of the project did not require a COA.

Location	
Address:	109 W Stadium Ave
House Number:	109
Road Name:	W Stadium Ave
City:	West Lafayette
State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe
Longitude:	
Latitude:	
Primary ID:	547

IHSSI and NR	
SHAARD_ID:	15733311078
IHSSI Rating:	Contributing
NR Rating:	Contributing

Survey Detail	
Survey Rating:	Contributing
Survey Level:	Intensive



Survey By:	RQAW
Field Survey Date:	06/15/2021
Property Type:	Residential
Property Name:	House
Historic District:	New Chauncey
Construction Date:	c. 1925
Condition:	Fair
Integrity:	Slightly Altered
Style:	Bungalow
Form:	Rectangular
Stories:	1.5
Foundation:	Concrete Block
Cladding:	Wood
Window:	1/1 double hung wood original, casement vinyl replacement
Exterior Remarks:	Replacement clapboard cladding, jerkinhead roof, dormer alteration
Outbuilding Remarks:	
Comments:	
Last Update:	

Report Prepared: May 10, 2023



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue • West Lafayette, IN 47906 • 765-775-5160

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

(Please PRINT CLEARLY or TYPE)

OFFICE USE ONLY*****DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY

Date of Decision: 2/25/2025

Date Approved COA Expires: 2/25/2026

Local Historic District New Chauncey

Year of Construction c. 1930

Classification (National Register Report):

Contributing

Non-Contributing

Not Listed

Classification (Interim Report):

Outstanding

Notable

Contributing

Non-Contributing

Not Listed

Approved Approved with Amendments Denied Tabled Withdrawn by Owner Admin. Approval

Approved by:

[Signature]

Date: 2/25/2025

ADDRESS OF PROJECT: 218 W. Lutz Avenue

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

If necessary for description, please attach additional sheet.

Replacing the side exterior stairs and the front porch railing. Spindling will be on the front porch railing and stairs.

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

Start 3/01/2025 Completion 4/01/2025

APPLICANT

Name: Roger Stark

Mailing Address: 209 North Street, West Lafayette

Phone:

E-Mail:

APPLICANT relationship to property:

Owner Contractor Architect Realtor Agent Other: Property Management

CONTACT PERSON: Roger Stark

Phone:

E-Mail:

Relationship to applicant:

Documentation to be submitted with applications: (Submit electronically to hpc@wl.in.gov or bring a hard copy to 222 N. Chauncey Ave, Room 102)

Please submit any of the below applicable materials with your application. Note that detailed drawings, plans or specifications are not required. However, to the extent reasonably required for the commission to make a decision, each application must be accompanied by sketches, photographs, descriptions or other information showing the proposed exterior alterations, additions, changes, or new construction.

- Photos of building exterior
 - Photos should show the location of the project as seen from the public right-of-way
 - Photos should be marked to demonstrate what windows and/or doors will be affected (if applicable)
 - Photos should demonstrate the type and extent of deterioration (if applicable)
- Signed application
- Details specifying all permanent materials to be used (including specifications)
- Written description of proposed project
- Proposed plan, elevation and section drawings, including dimensions (if applicable)
- Please note whether or not the proposed project removes any materials that are original to the building

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): Roger Stark

Signature of Applicant:  Date: 2/07/2025

Owner (Print clearly or type): James Lin, member

Signature of Owner (if different):  Date: 2-10-2025

Ethan Fortner

From: Roger [REDACTED]
Sent: Thursday, February 20, 2025 11:34 AM
To: Ethan Fortner; Jonathan Augustin
Subject: Re: 218 Lutz ?
Attachments: 218 Lutz 1.jpg; 218 Lutz 2.jpg; 218 Lutz 3.jpg; ACPD Quote Revision - 218 Lutz.pdf

External

Ethan,

Please see attached a picture of the existing stairs and front porch railing. The replacement will be similar to the other pictures attached. It will be like kind with the treated wood stairs and porch railing with the vertical wood balusters. There will not be lights on the top of the porch railing, this was just the closest picture I could find on how it would look. I have also attached the quote for the work from the contractor with the scope of the work. Please let me know if you need any additional information.

Thanks,

Roger Stark
Maintenance Manager

Evergreen Campus Rentals
Office: 765-767-4000
[REDACTED]

From: Ethan Fortner <efortner@westlafayette.in.gov>
Sent: Wednesday, February 12, 2025 5:12 PM
To: Roger Stark <Roger@evergreencampusrentals.com>; Jonathan Augustin <jonathan@evergreencampusrentals.com>
Subject: RE: 218 Lutz ?

Hi Roger,

Could you confirm if you are repairing or replacing the side stairs going to the second story? The first part of the sentence states you are replacing the stairs – which would need a building permit. Could you further elaborate which sections of the current front porch railing or if it's a whole replacement. Identifying if the scale of the replacement project is increasing or remaining the same and if proposed for the wood rail/stair projects. Identifying if the project removes any materials that are original to the building.

For example, replacing the current front porch railing with like kind material (wood) in dimensions and scale. No original materials will be removed. The attached spindling design will be used on both the front porch and staircase railings.

Appreciate it.

ESTIMATE

ACPP Construction Services
P.O. Box 6786
Lafayette, IN 47903

info@acppconstructionservices.com
(765) 430 7510
http://acppconstructionservices.com



Bill to
Rodger Stark

Ship to
Rodger Stark

Estimate details

Estimate no.: 1474
Estimate date: 01/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Deck	218 Lutz West Lafayette, IN Estimate to replace stair/landing with like kind - Replacement of current deck to new with pressure treated lumber - Replace front deck with new like kind handrail - Take down current deck and rail to dispose of - Dig down below frost to install new footer base for posts - Install new 4x6 posts for structure with concrete back fill - Install 4x4 post for stair structure - Secure Plate to house for new 4' x 4' landing - Install handrail to match like kind - Install 4 tread runners for extra strength - Install new 2x12 treated treads - Built with all triple coated screws and spax structure screws Owner to get permit and approval, ACPP to call for inspections	1	\$4,395.00	\$4,395.00

Total **\$4,395.00**

Note to customer

Deposit Received 50%:\$

Date Deposit Received: / /

Estimate expires 30 days from date above!
Make Checks payable to ACPP Construction Services LLC



218





89

Staff Review

Are all zoning approvals met and in compliance for the proposed: Yes

Are any Variances pending or necessary for the proposed work?: No

Does this project comply with the New Chauncey Neighborhood Pla: Yes

Projects: Stoop, Step, Fence, Porch, Garden Shed and Balcony

Administrative Approval: Yes

Administrative Approval Text Box: Staff Approval: Repair or replacing of existing driveways, sidewalks, or steps on private property, seen from public right of way provided: a. Materials and dimensions match the existing and are in the same location as existing

Does this application trigger the visual compatibility section : Yes

Visual Compatibility Section Triggered: Rhythm of entrances and porch projections, Scale of building

Does this application follow the best practices within the Sec: Yes

Following Best Practices Text Box: Exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the

Photos



HMTQ0497.JPG
6/28/2021



KSTX3177.JPG
6/28/2021



property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff Recommendation: Admin Approval

Staff Recommendation
Text Box:

Staff
Comments/Questions: Slight design change with handrail balusters on front porch and stairs leading to the second story.

Location

Address: 218 W Lutz Ave

House Number: 218

Road Name: W Lutz Ave

City: West Lafayette

State: Indiana

Zip: 47906

Township: Wabash

County: Tippecanoe

Longitude:

Latitude:

Primary ID: 962

IHSSI and NR

SHAARD_ID:

IHSSI Rating:

NR Rating: Contributing

Survey Detail

Survey Rating: Non-Contributing

Survey Level: Intensive

Survey By: RQAW

Field Survey Date: 06/15/2021

Property Type:	Residential
Property Name:	House
Historic District:	New Chauncey
Construction Date:	c. 1930
Condition:	Good
Integrity:	Highly Altered
Style:	Vernacular Gable Front
Form:	Rectangular
Stories:	2
Foundation:	Brick
Cladding:	Other
Window:	1/1 double hung replacement vinyl
Exterior Remarks:	Asbestos cement siding under manufactured replacement board, multiple additions, 2nd story entrance with exterior staircase
Outbuilding Remarks:	
Comments:	
Last Update:	06/21/2021

Report Prepared: February 25, 2025



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue • West Lafayette, IN 47906 • 765-775-5160

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

(Please PRINT CLEARLY or TYPE)

OFFICE USE ONLY*****DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY

Date of Decision: 2/20/2025

Date Approved COA Expires: 2/21/2026

Local Historic District New Chauncey

Year of Construction c.1915

Classification (National Register Report):

Contributing

Non-Contributing

Not Listed

Classification (Interim Report):

Outstanding

Notable

Contributing

Non-Contributing

Not Listed

Approved

Approved with Amendments

Denied

Tabled

Withdrawn by Owner

Admin. Approval

Approved by: Etha [Signature]

Date: 2/20/2025

ADDRESS OF PROJECT: 526 Evergreen Street

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

If necessary for description, please attach additional sheet.

- Replace roof shingles

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

Start 3/1/25 Completion 4/15/25

APPLICANT

Name: Evergreen Campus Rentals

Mailing Address: 209 North Street Ste 2

Phone: 765-767-4000

E-Mail: [Redacted]

APPLICANT relationship to property:

Owner Contractor Architect Realtor Agent Other: _____

CONTACT PERSON: Roger Stark Phone: [Redacted]

E-Mail: [Redacted]

Relationship to applicant: Property manager

Documentation to be submitted with applications: (Submit electronically to hpc@wl.in.gov or bring a hard copy to 222 N. Chauncey Ave, Room 102)

Please submit any of the below applicable materials with your application. Note that detailed drawings, plans or specifications are not required. However, to the extent reasonably required for the commission to make a decision, each application must be accompanied by sketches, photographs, descriptions or other information showing the proposed exterior alterations, additions, changes, or new construction.

- Photos of building exterior
 - Photos should show the location of the project as seen from the public right-of-way
 - Photos should be marked to demonstrate what windows and/or doors will be affected (if applicable)
 - Photos should demonstrate the type and extent of deterioration (if applicable)
- Signed application
- Details specifying all permanent materials to be used (including specifications)
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Please note whether or not the proposed project removes any materials that are original to the building

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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

~~The proposed project is subject to the application and is approved for the project by the West of approved COA as specified in the application drawings and specifications submitted herewith.~~

Applicant (Print clearly or type): Roger Starks

Signature of Applicant:  Date: 2/20/25

Owner (Print clearly or type): Chris Pate

Signature of Owner (if different):  Date: _____



520

95



528

96



PROPOSAL

NOV 25, 2024 | Project #a04VT000003AydtYAC

- Honest and transparent pricing
- A Dog-gone good roof

ROGER STARK

accounting@evergreencampusrentals.com
(765) 532-3094 Roger, (317) 753-8328

526 Evergreen St2
West Lafayette, IN
47906



Who We Are

It all humbly started in a small garage in 1989, and that garage had one helluva good roof.

Now, more than three decades later, building up one customer at a time, Bone Dry Roofing has emerged as one of the largest and well-recognized residential roofing companies in the Midwest and beyond.

A collection of family-owned and operated locations that prides itself on being a company rather than a franchise. We are involved in our community, because that community is like family. By becoming a customer, you join ours: the Bone Dry Family.

Ensure Peace of Mind

It's our mission. It's our purpose. Bone Dry solves problems and ensures peace of mind for every customer through exceptional service.

Don't Take Shortcuts

As you may have realized by now, Bone Dry is not like other contractors. From getting into your attic during inspection, through installation of top quality materials, to cleanup and quality check, we don't take shortcuts because we want you to feel confident about your decision to work with us.

Partner with the Best

As an award-winning contractor, Bone Dry partners with some of the most respected manufacturers in the industry and we are happy to pass on great partnership benefits, like Lifetime Warranties, to you. By choosing to work with Bone Dry, you're partnering with the best.

Always Do What's Right

Delivering on our mission is very important to us. Sometimes, things don't go as planned and contractors don't hold themselves accountable. That's not Bone Dry. While we strive to provide the best service, if something does happen, our teams will always do what we can to make things right.



TruDefinition® Duration®
Midnight Plum



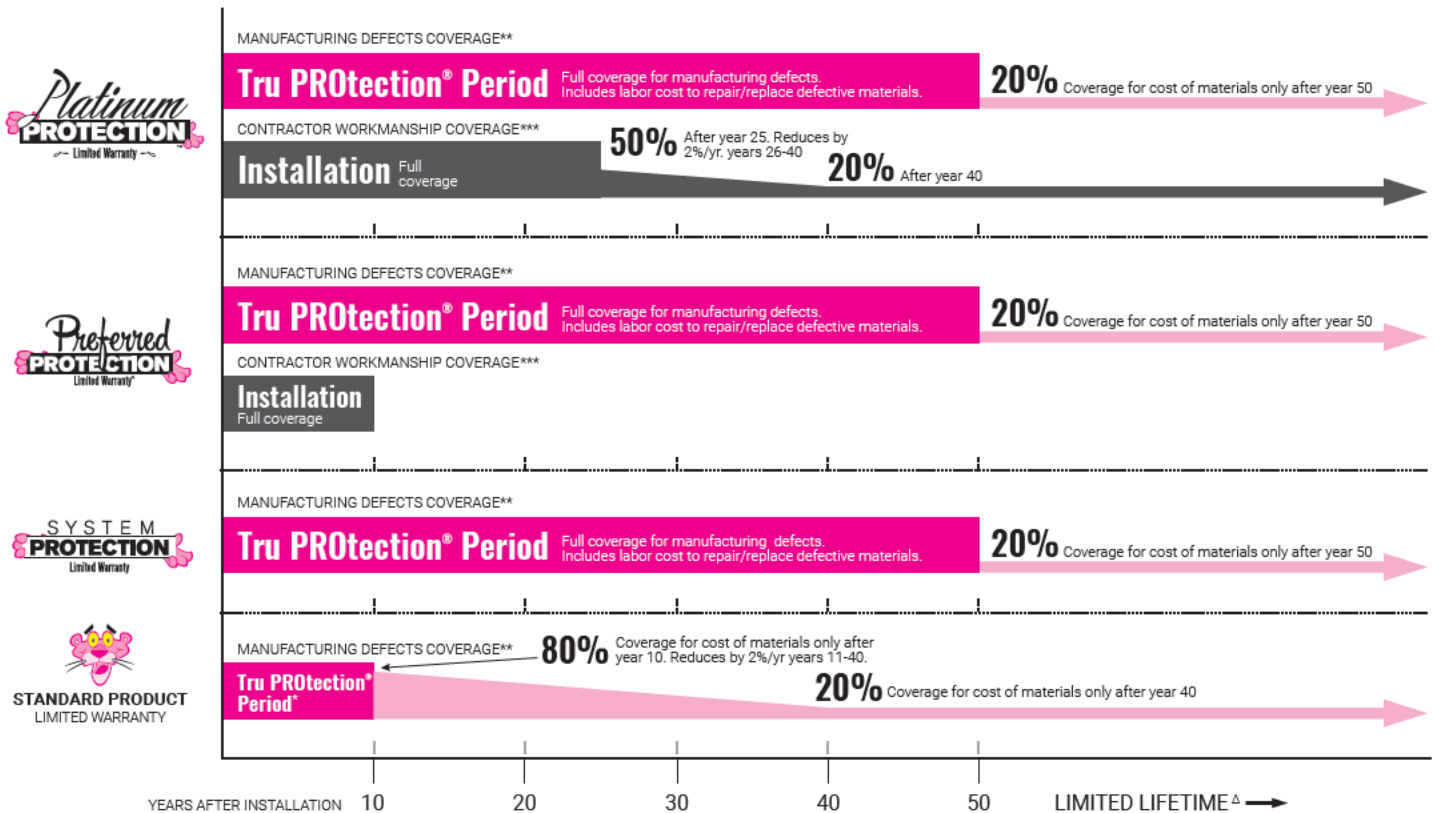
PLATINUM PROTECTION LIMITED WARRANTY OVERVIEW

MORE THAN JUST A ROOF.®
MORE THAN JUST A WARRANTY.



RESIDENTIAL WARRANTY* AT-A-GLANCE

Applicable for shingles with a Limited Lifetime Warranty installed on a single-family home.



MANUFACTURING DEFECTS COVERAGE
** Tru PROtection® Period provides 100% coverage for manufacturing defects of Owens Corning® shingles and components. Coverage includes labor cost to repair/replace defective materials. After Tru PROtection® Period ends, prorated limited lifetime coverage begins for materials only. Coverage is reduced based age of roof.

ALGAE RESISTANCE (AR) WARRANTY PERIOD
25-year AR coverage requires the use of Owens Corning® Berkshire®, DecoRidge®, DuraRidge®, ImpactRidge®, ProEdge®, or RIZERidge® Hip & Ridge Shingles. If a qualifying Owens Corning® manufactured ridge product is not used, the AR warranty period is reduced from 25 to 10 years, and the non-prorated period will be 1 year.

CONTRACTOR WORKMANSHIP COVERAGE
*** Workmanship coverage includes any defective installation of products in the Owens Corning® Roofing System through certified Owens Corning® Roofing Platinum or Preferred Contractors. If your roof is found to have an application error that causes leaks or materially affects the performance of your roof Owens Corning Roofing will arrange to have it repaired with labor, materials, tear-off, and disposal costs at no cost to you. For Platinum Protection Warranty only: After installation coverage ends at year 25, coverage drops to 50% and is prorated to decrease by 2% yearly from years 25-40. 20% prorated limited lifetime workmanship coverage begins at year 40. For Preferred Protection Warranty only: Installation coverage ends at year 10. Owens Corning Roofing Platinum Preferred Contractors are independent contractors and are not an affiliate of Owens Corning Roofing and Asphalt, LLC or its affiliated companies.

* See actual warranty for complete details, limitations and requirements.
Δ For as long as owner owns home. See actual warranty for complete details, limitations and eligibility requirements. Applies only to single-family detached homes.
THE PINK PANTHER™ & ©1964-2024 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved. © 2024 Owens Corning. All Rights Reserved. Pub. No. 10019454-C

IMPORTANT PHOTOS







SHINGLE ROOF ANATOMY



- 1** DECKING SHEETS/PLANK BOARDS
- 2** DRIP EDGE
- 3** ICE & WATER SHIELD
- 4** SYNTHETIC FELT
- 5** STARTER STRIP SHINGLE
- 6** DIMENSIONAL SHINGLE
- 7** RIDGE VENT

- 8** RIDGE CAP SHINGLE
- 9** PIPE BOOT
- 10** BROAN VENT
- 11** SOLAR POWER VENT
- 12** TURBINE VENT
- 13** BOX VENT
- 14** SKYLIGHT

- 15** SUN TUNNEL
- 16** BAFFLE
- 17** ATTIC INSULATION
- 18** RAFTER/TRUSS
- 19** SOFFIT
- 20** FASCIA

INSPECTION REPORT

Description

Inspection Report

Inspection Summary

Upon a thorough inspection of the roof, multiple areas of concern were identified that suggest the roof is in advanced stages of deterioration. The findings indicate significant issues with ventilation, shingle integrity, and underlying structural elements. Below is a detailed account of the inspection findings and recommendations.

Findings

1. Ventilation Issues

- Extensive black staining observed across the roof surface indicates that the roof is not properly ventilated and is effectively suffocating.
- The property lacks proper ridge ventilation, with only two box vents present, which are insufficient to promote adequate airflow.
- Poor ventilation has contributed to moss and algae growth beneath the shingles, trapping moisture and accelerating deterioration.

2. Shingle Condition

- Missing shingles have exposed the underlayment in several areas, leaving the roof vulnerable to water infiltration.
- Granule loss and pitting were evident across the shingle surface, indicative of aging and prolonged exposure to the elements.
- Due to poor ventilation and trapped moisture, the shingles are exhibiting significant wear and will likely fail within two years.

3. Structural Damage

- Two sections of the roof were found with exposure down to the decking, which poses an immediate risk for water damage and structural compromise.
- Along the rake line and eave line, visible damage suggests external forces, such as possible animal intrusion or impact from tree limbs, have breached the roof structure.

4. Moisture Retention

- The roof is holding excessive moisture due to poor ventilation, contributing to the growth of algae and moss beneath the shingles. This further weakens the shingles and increases the risk of leaks and rot.

Quote subtotal	\$0.00
Total	\$0.00

 **SERVICE FINANCE COMPANY, LLC**

A subsidiary of Truist

9.9% APR/120 months, Min: \$3000

est. **\$0.00**/mo

Job Notes:

FULL REPLACEMENT

Description

14 SQ. 1 DAY JOB. 2-3 WEEKS OUT (WEATHER PERMITTING)

ROOF REPLACEMENT. TEAR OFF. HAUL AWAY ALL DEBRI. INSTALL NEW WHITE DRIP EDGE & GUTTER APRON. INSTALL NEW PIPE BOOT FLASHING & STEP FLASHING AS NEEDED. WOOD CHARGES \$45 PER SHEET OSB & \$10 PER LINEAR FT FOR 1X IF NEEDED. NO DEPOSIT REQUIRED. PAY UPON COMPLETION.

Duration: Upgraded dimensional shingle with SureNail technology to increase resistance to wind. Limited lifetime warranty with 130 mph wind rating.

PLATINUM WARRANTY INCLUDED. 50 YR 100% MATERIAL COVERAGE. 25 YEAR 100 % WORKMANSHIP & LABOR WARRANTY. FREE 5 YEAR INSPECTIONS UP TO 25 YEARS. FULLY TRANSFERABLE WARRANTY UP TO 25 YEARS. PLUS ONSITE SUPERVISOR.

Shingle Roof:

INCLUDED - Synthetic underlayment, gutter apron, drip edge, OC Starter Strip Plus, OC ProEdge, ice/water barrier in valleys/protrusions, step flashing, and pipe boots. Bone Dry Field Project Foreman dedicated to each project.

Ventilation Upgrade OC VENT SURE VENTILATION SYSTEM. CUT IN RIDGE VENT. REMOVE BOX VENTS. THERE IS NO SOFFIT VENTS. THEY ARE CLOSED OFF. WE WILL BE INSTALLING 50 FT OF EDGE VENT TO HELP IMPROVE VENTILATION CONCERNS.

Discount

WINTER RUSH DISCOUNT

\$500 OFF WILL BE APPLIED IF ROOF IS DONE BEFORE 2025

Other Items

Quote subtotal	\$9,379.00
Credit	(\$500.00)
Credited subtotal	\$8,879.00
Total	\$8,879.00

 **SERVICE FINANCE COMPANY, LLC**

A subsidiary of Truist

9.9% APR/120 months, Min: \$3000

est. **\$116.85**/mo

Job Notes:

REPAIR

Description

Section Title

ON THE TOP TWO STORY SLOPE OF ROOF. THERE WILL BE 4 PATCH JOBS NEEDING TO BE DONE. THE FIRST TWO ARE THE LARGEST. THERE WILL BE SOME ADDITIONAL DECKING CHARGES. SEE WOOD CHARGES. TEAR OUT SHINGLES ALL THE WAY DOWN TO DECKING ALONG THE EAVE LINE OF ROOF & RAKE LINE OF ROOF. WEERE GOING TO DO A SQ IN THIS AREA. INSTALL NEW DRIP EDGE & GUTTER APRON AS NEEDED. INSTALL NEW ICE & WATER SHIELD. INSTALL INSTALL NEW STARTER STRIP IN THESE AREAS. INSTALL NEW SNYTHETIC FELT AS NEEDED. INSTALL NEW SHINGLES IN THIS AREA. INSTALL NEW SHINGLE & NEW BOX VENT IN OTHER AREA WHERE SHINGLES ARE MISSING OVER ROOF. INSPECT DECKING IN THIS AREA.

Shingle Match Disclaimer:

Shingles to be matched as close as possible. Older, more weathered roofs will have a difference in color with the new shingles.

Wood Charges:

Any rotten or damaged decking will be replaced subject to an additional charge. \$100 per sheet & \$12 PER LINEAR FT FOR 1X. THIS IS FOR REPAIR TECHNICIAN PRICING.

Quote subtotal \$1,897.00

Total \$1,897.00

 **SERVICE FINANCE COMPANY, LLC**

A subsidiary of Truist

9.9% APR/120 months, Min: \$3000

est. **\$24.96/mo**

SELECTIONS & SIGNATURE

- INSPECTION REPORT \$0.00
- FULL REPLACEMENT \$8,879.00
- REPAIR \$1,897.00

Project: a04VT000003AydYAC
Name: Roger Stark
Address: 526 Evergreen St2, West Lafayette, IN

Estimates are valid for 30 days from date of estimate

Customer Comments / Notes

Roger Stark: _____

Date: _____

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price, upon completion of each trade, and understand that this work will be completed in accordance with industry best practices.

ROOF - WHAT TO EXPECT

The day before or the day of installation the shingles will arrive on pallets. The materials will take up the space of a car. Please let us know if there is a particular side of the driveway or any other place you want the materials delivered. Remove vehicle from garage prior to our arrival.

Expect installation to start at daylight. If this does not work for you, please let us know a more suitable time.

We will protect your property with plywood against windows and tarps to cover shrubs, decks, and delicate flowers. If there are additional areas to which you would like us to pay special attention, please let us know ahead of time.

The removal and installation of shingles and attic vents will create dust and debris in your attic. Please be sure your attic and its contents are protected. If you would like our assistance in this regard, please let us know a few days before installation.

Gutter screens will not look the same if re-used. Some manufacturers require homeowners to use their installers to remove/re-install their product to keep the warranty intact. Please discuss with the office and/or your job supervisor prior to the start of installation.

We will need access to electrical sockets for our equipment, including saws and blowers. This will enable us to keep the worksite clean.

Also note, if you are receiving a new skylight, some debris may fall into your house. Please take care to cover and/or move items near the skylight. If you would like our assistance in this regard, please let us know the morning of installation. Unless specified otherwise, our price does not include interior trim work associated with installing new skylights.

Please be aware that vibrations may affect the interior of your house, particularly cathedral ceilings and shelves/pictures hung near ceilings. We will do everything we can do to prevent this from happening, but some nail pops or other drywall/plaster damage may occur for which we are not responsible. If you have a cathedral ceiling, please advise the job superintendent the morning of installation.

Please ensure that the shingle you have selected is approved by your Homeowners Association if applicable.

We will replace your satellite dish upon completion of the roof but is the responsibility of the homeowner if necessary to have the satellite recalibrated.

Please plan to inspect your roof with the job supervisor when the job is complete. This will allow you to ask questions and will allow us to address your concerns while the crew is on site.

Payment is due in full upon completion of each trade performed.

All credit card payments will be assessed a technology fee.

Roger Stark

Date:

INDIANA TERMS & CONDITIONS

INDIANA - TERMS AND CONDITIONS

- 1. Contract Documents.** The Contract Documents include: (a) the Proposal and any drawings, plans and specifications for the work set forth in the Proposal; (b) these Terms and Conditions; (c) any addenda or Change Orders; and (d) the Exclusive Limited Warranties attached hereto. The Contract Documents form the entire and integrated Contract between Customer and Bone Dry Roofing ("BDR") and supersede all prior negotiations, representations, or agreements, written or oral.
- 2. The Work.** BDR shall perform the Work in accordance with the Contract Documents, manufacturer's specifications, and applicable law. BDR shall have sole control over means, methods, techniques, sequences and procedures to complete the Work. Unless otherwise provided in the Contract Documents, BDR shall provide and pay for all labor, materials, supplies, tools, equipment, and machinery reasonably necessary to complete the Work. Some variation may occur in color, texture and planes of materials. BDR may substitute similar materials if specified materials are unavailable. BDR does not evaluate venting and circulation systems. BDR may utilize subcontractors, vendors, suppliers, or others who are not a party to this Contract to provide labor, services, material, equipment, or machinery in connection with the Work. Neither the Work, nor the contract price, includes any governmental permit, service, or access charge.
- 3. Changes.** BDR shall be entitled to a Change Order increasing the contract price upon the occurrence of any of the following: (a) Customer requested or ordered changes in the scope of the Work, including selection of materials not specified in the Proposal; (b) discovery by BDR of any deteriorated materials (i.e., decking, fascia boards, roof jackets, ventilators, flashing, etc.), hidden damage or the need for repair or replacement of any condition not specified for repair or replacement in the Contract Documents; (c) any additional work required by government inspectors to make the existing structure compliant with local and state codes; or (d) any of the contingencies set forth in Paragraph 4 occur and result in additional costs to complete the Work. If the parties cannot agree on the amount of the Change Order, the Customer shall pay BDR at the unit prices set forth in the Proposal, or where there are not unit prices, on a time and materials basis, plus overhead and profit, for the changed work, which amount shall be added to the contract price.
- 4. Estimated Start and Completion Dates.** Customer acknowledges that the Estimated Start Date and Job Duration provided in the Proposal are estimates only and are based on the expected and usual performance of the Work during normal daytime working hours, Monday – Friday. BDR cannot guarantee that it will complete the Work within the estimated Job Duration. In no event shall BDR be responsible for any damages caused by a failure to complete the Work within the estimated Job Duration. Contingencies that could affect the completion time of the Work include: (a) adverse weather, (b) unforeseen site conditions, (c) unusual building construction, (d) natural disasters or other acts of God, (e) war or acts of terrorism, (f) disputes over boundaries or title, (g) strikes or labor disputes, (h) unavailability of materials or laborers or subcontractors, (i) delays in previously scheduled projects, (j) unavailability of permits, (k) changes in laws or codes not reasonably foreseeable, (l) fire or other casualty, (m) epidemic, pandemic, or quarantine, (n) special requirements from governing bodies, (o) changes in the Work, or (p) other causes not the fault of BDR that impact the progress of the Work.
- 5. Contract Price and Payment Terms.** Customer shall pay BDR the contract price upon completion of each division of work (roofing, gutters, insulation, etc.) or as otherwise set forth in the Proposal. Determination of the balance due and the date of completion are solely the responsibility of BDR. Interest shall accrue at 1.5% per month on all amounts unpaid after thirty (30) days. A \$50.00 service fee will be charged for any returned check. The making of final payment by Customer constitutes a waiver of all claims against BDR, except for claims arising under the Exclusive Limited Warranties attached hereto.
- 6. Parties and Insurance Coverage.** The parties to this Contract are Customer and BDR. This Contract does not create any relationship between Customer and any other entity. Customer understands that other companies related to BDR may provide Customer with proposals and Customer may enter into separate contracts with those entities. The terms of this Contract do not control those relationships and any other contracts Customer may enter into with those entities do not affect the terms of this Contract. Nothing in this Contract creates a third-party beneficiary relationship. Additionally, Customer may have insurance that provides coverage for the Work. BDR does not and cannot guarantee that Customer's insurer will provide coverage or pay the contract price in whole or in part. Customer understands and

acknowledges that its insurer is not a party to this Contract and that Customer is responsible for paying for the Work regardless of whether its insurer provides coverage. If there is insurance coverage for the Work, Customer agrees to promptly pay to BDR any proceeds received from such insurance on account of the Work up to the amount of the contract price as amended by Change Order. If the insurance proceeds are insufficient to cover the entire contract price for any reason, including, but not limited to, insufficient coverage, coverage decisions by the insurer, or deductibles, depreciation or penalties applied by the insurer, Customer agrees to pay BDR for the Work. Neither BDR, nor any subcontractor, vendor, supplier, or other person or entity who is not a party to this Contract, may initiate or pursue a claim with Customer's insurance company.

- 7. Customer's Obligations and Commitments.** Customer shall: (a) grant free access to work areas for workers and vehicles; (b) allow storage of materials on Customer's property; (c) keep driveways clear and available for movement and parking of vehicles during normal working hours, including removal of ice and snow; (d) supply, electric, water, and utilities; (e) arrange for identification of underground utilities before BDR performs any digging; and (f) remove, protect, or secure all satellite dishes, solar panels, sky lights, and other exterior and interior personal property (e.g., shrubs, flowers, wall hangings, etc.) before the Work begins. Customer shall hold BDR harmless from any and all damage to Customer's personal property, including but not limited to interior fixtures, drywall, plaster wall construction, and decorations, unless caused by BDR's negligence. BDR shall not be responsible for realigning satellite dishes or solar panels. The Work may require the use of dumpsters, heavy equipment vehicles, and construction equipment on Customer's property. Customer holds BDR harmless from any damage to Customer's property caused by weight or movement of such dumpsters, vehicles, or equipment or any damage or injury caused by debris remaining on Customer's property after completion of the Work. BDR shall not be expected to keep gates and doors closed, and Customer shall hold BDR harmless from claims arising therefrom. Excess construction material shall remain BDR's property. Customer shall hold BDR harmless from pre-existing conditions on the property discovered during completion of the Work. Performance under this Contract is contingent upon strikes, accidents, or other delays beyond BDR's control. The contract price may be adjusted due to material or labor price increases caused by unforeseen problems arising after the Work has begun, market supply shortages, or unusual spikes in market demand. BDR is not responsible for removing hazardous material (e.g., lead paint or asbestos) from Customer's property and may stop Work until it is removed. Customer agrees to hold BDR harmless from damages cause by mold, fungus, or biological material. Customer agrees to indemnify and hold BDR and its employees harmless from and against all liabilities, legal fees, damages, losses, costs and other expenses in relation to any claims or actions brought against BDR arising out of any breach by Customer of these Terms and Conditions or other liabilities arising out of Customer's negligent acts or omissions.
- 8. BDR's Rights.** Customer may not, under any circumstances, withhold amounts, claim an offset, or unilaterally attempt to charge other amounts to BDR. Customer's failure to tender the full balance due upon notification of completion is a default of Customer's obligations. If Customer fails to make a payment or commits any other breach of the obligations under this Contract, BDR may immediately stop the Work and, upon seven (7) days' written notice to Customer, terminate this Contract and recover payment for Work performed, all other costs, damages or expenses, including reasonable attorneys' fees and other costs and expenses of collection, and the anticipated profit on the balance of the Work not completed. BDR may terminate this Contract for any reason, including for BDR's convenience, upon seven (7) days' written notice to Customer, and may recover from Customer payment for Work performed. If BDR's termination for cause is later found to be wrongful or without cause, such termination shall be considered a termination for convenience.
- 9. BDR Liability.** BDR warrants that the Work will comply with Bone Dry's Exclusive Warranty attached hereto. BDR expressly disclaims any and all other warranties, whether express, implied, or oral, including any implied warranties of merchantability, habitability, workmanship, or fitness for a particular purpose. Customer expressly waives any special, indirect, incidental or consequential damages, including, but not limited to, delay, disruption, loss of product, loss of anticipated profits, or revenue, loss of use of equipment or property, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power. All warranties set forth in the Exclusive Limited Warranties are conditioned upon Customer paying BDR in full for the Work. The liability of BDR and BDR's employees, subcontractors, and consultants to Customer for damages shall be limited to any available and applicable insurance or \$10,000. BDR maintains a commercial general liability insurance policy with a single claim limit of \$1,000,000.
- 10. Dispute Resolution.** If a dispute arises concerning the Work or money due BDR, the method of binding dispute resolution shall be arbitration or litigation, at BDR's sole election. If BDR elects arbitration, Customer consents to such arbitration as the exclusive form of binding dispute resolution, which arbitration shall be held in Indianapolis, Indiana, under the Construction Industry Arbitration Rules of the American Arbitration Association (AAA) or the Alternative Dispute Resolution (ADR) of the Better Business Bureau (BBB) at BDR's sole discretion. In either arbitration or litigation, BDR shall be entitled to recover its costs related to such a dispute, including reasonable attorney's fees, if BDR prevails.

11. **Right to Cancel.** Customer may cancel this Contract at any time before midnight on the third business day after the later of the following: (a) the date this Contract is signed by Customer and BDR; or (b) if applicable, the date Customer receives written notification from its insurance company of a final determination as to whether all or any part of Customer's claim or this Contract is a covered loss under Customer's insurance policy. See attached notice of cancellation form for an explanation of this right.
12. **Customer Inquiries.** Customer problems or inquiries may be directed to BDR's customer service department at the phone number, address, or email address set forth on the Proposal.
13. **Miscellaneous.** This Contract shall be construed and interpreted according to the laws of the State of Indiana. Customer agrees that he/she has read and understands the written terms of this Contract. Customer agrees that the written terms of this Contract define the relationship between Customer and BDR. Customer further agrees that Customer is not relying upon any statements, advertisements, or representations not explicitly included in this Contract. If any of these Terms and Conditions should be determined to be invalid, illegal, or unenforceable for any reason by any court of competent jurisdiction then such Term or Condition shall be severed and the remaining Terms and Conditions shall survive and remain in full force and effect and continue to be binding and enforceable. Customer acknowledges and accepts that the contract price may change based on the amount of materials used.

BONE DRY'S EXCLUSIVE WARRANTIES

1. **Manufacturers' and Suppliers' Warranties.** Upon receipt of payment in full of the contract price, BDR shall turn over, assign to or otherwise pass through to Customer all warranties and guarantees, if any, given or made by manufacturers or suppliers of appliances, equipment, systems, or materials installed as part of the Work. BDR shall have no responsibility on or with respect to such warranties or guarantees, and Customer shall look solely to the manufacturers and suppliers extending such warranties for their satisfaction thereunder.
2. **Warranty Date.** The term "Warranty Date" when used in these Exclusive Limited Warranties means the earlier of (a) the commencement date of any warranties provided by manufacturers or suppliers; or (b) the date by which the Work is substantially completed so that Customer can occupy and use the property as contemplated by the Contract.
3. **Roof Warranty.** Upon receipt of payment in full of the contract price and subject to the exclusions, conditions and limitations set forth in Paragraph 11 below, BDR warrants to the Customer that the workmanship provided in connection with a roof installation will be free from defects for ten (10) years from the Warranty Date. The warranties provided in this section survive the passing of legal or equitable title in the home to a subsequent owner. The Roof Warranty set forth in this Paragraph 3 is expressly subject to the following exclusions, conditions and limitations:
 - a. **Inspection.** A roof inspection is required five (5) years after installation. This inspection will be provided at no charge to the original purchaser/owner or their first subsequent property owner, so long as all transferability requirements have been met. It is the Customer's responsibility to contact BDR within 60 days before or after 5 years from the original installation date to schedule the inspection. The 10-year Roof Warranty is null and void if the 5-year inspection is not performed as required. Contact us at warranty@bonedryroofing.com to schedule your 5-year inspection.
 - b. **Manufacturer's Warranty.** To the extent there is an overlap in coverage between BDR's Roof Warranty and a manufacturer's warranty, Customer agrees to exhaust the manufacturer's warranty before seeking relief under BDR's Roof Warranty.
4. **Repair Warranty.** Bone Dry offers no warranties, express or implied, on any roofing repairs.
5. **Gutter Warranty.** Upon receipt of payment in full of the contract price and subject to the exclusions, conditions and limitations set forth in Paragraph 11 below, BDR warrants to the Customer that the workmanship provided in connection with any gutter work will be free from defects for ten (10) years from the Warranty Date. The Repair Warranty set forth in this Paragraph 5 is expressly subject to the following exclusions, conditions and limitations:
 - a. **Gutter tune-up.** A gutter tune-up is required five (5) years after installation. A gutter tune-up will involve resealing miters and end caps. The 10-year Gutter Warranty is null and void if the gutter tune-up is not performed as required. Contact us at warranty@bonedryroofing.com to schedule your 5-year gutter tune-up. Gutter tune-up will be quoted and charged at the time of scheduling.
 - b. **Limitation.** The Gutter Warranty is contingent upon Customer performing routine cleaning and maintenance and does not include issues related to clogged gutters or downspouts.
 - c. **Manufacturer's Warranty.** To the extent there is an overlap in coverage between BDR's Gutter Warranty and a manufacturer's warranty, Customer agrees to exhaust the manufacturer's warranty before seeking relief under BDR's Gutter Warranty.
6. **Siding/Trim Warranty.** Upon receipt of payment in full of the contract price and subject to the exclusions, conditions and limitations set forth in Paragraph 11 below, BDR warrants to the Customer that the workmanship provided in connection with any siding or trim work will be free from defects for ten (10) years from the Warranty Date. The

Siding/Trim Warranty set forth in this Paragraph 6 is expressly subject to the following exclusions, conditions and limitations:

- a. **Maintenance Exclusion.** The Siding/Trim Warranty does not include painting or routine maintenance.
 - b. **Manufacturer's Warranty.** To the extent there is an overlap in coverage between BDR's Siding/Trim Warranty and a manufacturer's warranty, Customer agrees to exhaust the manufacturer's warranty before seeking relief under BDR's Siding/Trim Warranty.
7. **Painting Warranty.** Upon receipt of payment in full of the contract price and subject to the exclusions, conditions and limitations set forth in Paragraph 11 below, BDR warrants to the Customer that the workmanship provided in connection with any painting will be free from defects for two (2) years from the Warranty Date.
- a. **Manufacturer's Warranty.** To the extent there is an overlap in coverage between BDR's Painting Warranty and a manufacturer's warranty, Customer agrees to exhaust the manufacturer's warranty before seeking relief under BDR's Painting Warranty.
8. **Masonry Warranty.** Upon receipt of payment in full of the contract price and subject to the exclusions, conditions and limitations set forth in Paragraph 11 below, BDR warrants to the Customer that the workmanship provided in connection with any masonry work will be subject to the following warranties:
- a. **Full Rebuilds.** BDR warrants to the Customer that the workmanship provided in connection with a full rebuild work will be free from defects for ten (10) years from the Warranty Date. A water repellant coating must be applied five (5) years after the rebuild is complete. It is the Customer's responsibility to contact BDR within 60 days before or after 5 years from the original rebuild date to schedule the water repellant application. The 10-year Masonry Warranty is null and void if the 5-year water repellant coating is not applied as required. Contact us at warranty@bonedryroofing.com to schedule your 5-year water repellant coating application. Cost of water repellant application will be quoted and charged at the time of scheduling.
 - b. **Partial Rebuilds/Flashing.** BDR warrants to the Customer that the workmanship provided in connection with any flashings or partial rebuild work will be free from defects for three (3) years from the Warranty Date.
 - c. **Tuckpointing/Brick Replacement.** BDR warrants to the Customer that the workmanship provided in connection with any tuckpointing or brick replacement work will be free from defects for one (1) year from the Warranty Date.
 - d. **Staining.** BDR warrants to the Customer that the workmanship provided in connection with any staining will be free from defects for ten (10) years from the Warranty Date. If during this ten (10) year period, the staining has deteriorated to the extent the underlying mismatch of brick becomes readily apparent, BDR warrants it will apply an additional coat of staining to any such area. This warranty does not include deterioration that is the result of extreme weather conditions or that is the result of a defect or deterioration of the underlying masonry structure.
 - e. **Manufacturer's Warranty.** To the extent there is an overlap in coverage between BDR's Masonry Warranty and a manufacturer's warranty, Customer agrees to exhaust the manufacturer's warranty before seeking relief under BDR's Masonry Warranty.
9. **Solar Warranty.** Upon receipt of payment in full of the contract price and subject to the exclusions, conditions and limitations set forth in Paragraph 11 below, BDR warrants to the Customer that the workmanship provided in connection with any solar panel installation will be free from defects for ten (10) years from the Warranty Date. The Solar Warranty set forth in this Paragraph 9 expressly excludes any guarantees or coverage for production values.
- a. **Manufacturer's Warranty.** To the extent there is an overlap in coverage between BDR's Solar Warranty and a manufacturer's warranty, Customer agrees to exhaust the manufacturer's warranty before seeking relief under BDR's Solar Warranty.
10. **Transfer of Warranty.** The foregoing limited warranties survive the passing of legal or equitable title in the home to subsequent persons. New owners must provide BDR with a copy of the deed, transfer fee, and copies of any transfer forms within six (6) months of acquiring title to transfer warranties.
11. **Exclusions, Conditions and Limitations on all Warranties.** All warranties are null and void if: (a) Customer fails to pay BDR in full for the Work; (b) Customer fails to provide BDR a signed and completed copy of the Notice of Acceptance of Exclusive Warranties & Waiver of Implied Warranties; (c) Customer, or its successors or assigns, engages any other contractor to perform any repairs on the roof system without BDR's written consent; or (d) Customer fails to notify BDR in writing within 30 days of becoming aware of the presence of any roof damage or possible defect in the Work. None of the warranties set forth herein provide protection against failure, defect or damage caused by situations and events beyond normal exposure conditions, including but not limited to:
- a. Winds, including gusts greater than those listed in the warranty agreement a provided by the shingle manufacturer, lightening, hurricane, tornado, hailstorm, earthquake, fire, explosion, flood or falling objects.
 - b. Distortion, cracking or other failure, or movement of the base material over which the shingles are applied, or of the roof deck, or of the walls or foundation of the building itself.

- c. Damage caused by structural changes, alterations or additions or by the installation of equipment to the structure after the original shingles have been applied.
- d. Damage to the roof deck or the structure caused by ice backup or damming.
- e. Damage due to faulty or aged siding, chimney deterioration, or step flashing not replaced prior to completion of the project.
- f. Damage to property caused by failure to replace old or damaged skylights.
- g. Damage to property caused by substandard ventilation.
- h. Damages caused by mold or mildew.

Manufacturers reserve the right to discontinue or modify their products, including the color of the shingles, and as a result, BDR is not liable in the event replacement material varies in color in comparison to the original product as a result of normal weathering. If BDR replaces material under this warranty, it may substitute products designated to be of comparable quality or pricing in the even the initially installed product has been discontinued or modified by the manufacturer.

NOTICE OF ACCEPTANCE OF EXCLUSIVE WARRANTIES & WAIVER OF IMPLIED WARRANTIES

I recognize that by accepting the express warranties and the insurance covering those warranties for the periods provided in this home improvement contract, I am giving up the right to any claims for implied warranties, which may be greater than the express warranties. Implied warranties are unwritten warranties relating to the reasonable expectations of a homeowner with regard to the remodeling and home improvement of the homeowner's home, as those reasonable expectations are defined by the courts on a case by case basis.

Roger Stark
Date:

NOTICE OF CANCELLATION

You may cancel this Contract by mailing, delivering, or submitting by electronic mail a signed and dated copy of this Cancellation Notice or any other written notice to Bone Dry Roofing at the local office address, or by emailing Customer Service at roofus@bonedry.com at any time before midnight on the third business day after the later of the following: (A) the date this contract is signed by you and Bone Dry Roofing; or (B) if applicable, the date you receive written notification from your insurance company of a final determination as to whether all or any part of your claim or this Contract is a covered loss under your insurance policy.

If you cancel this contract, any payments made by you under the Contract will be returned to you within ten (10) business days following receipt by Bone Dry Roofing of your cancellation notice, minus any amounts you may owe for work already done by Bone Dry Roofing.

I HEREBY CANCEL THIS TRANSACTION

Signature

Printed

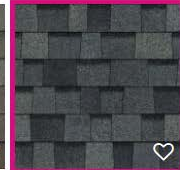
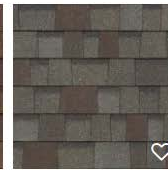
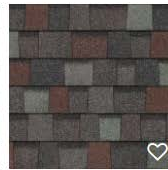
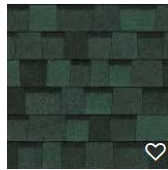
Address/City/St/Zip

Date

DESCRIPTIONS (Continued from Page 1)

and Noncontributory" wording, when required by written contract. Excess Liability is following form

Bone Dry Roofing, Inc. Locations: 7735 Winton Drive, Indianapolis, IN 46268 9036 East Washington Street, Indianapolis, IN 46229 7220 US 31 South, Indianapolis, IN 46227 7304 US 31 South, Indianapolis, IN 46227 9149 Rockville Road, Indianapolis, IN 46234 9940 Cincinnati Dayton Road, West Chester, OH 45069 11376 Dorsett Road, Maryland Heights, MO 63043 1155 East New Circle Road, Lexington, KY 40505 5351 West 46th Street, Indianapolis, IN 46254 5420 W. 96th Street, Indianapolis, IN 46268 8130 New LaGrange Road, Louisville KY40222 4201 Sidco Drive, Nashville, TN 37204 3500 Parkway Lane, Hilliard, OH 43026 1250 S. Creasy Lane, Lafayette, IN 47905 1211 W. Coliseum Blvd, Ft Wayne, IN 46808 5895 Suemandy Drive, Saint Peters, MO 63376 3230 Dayton Xenia Road, Dayton, OH 45434 2211 N. Burkhardt Rd, Evansville, IN 47715 7071 Corporate Way Suite 200, Dayton, OH 45459, 5264 W. Vernal Pike, Bloomington, IN 47404; 4399 W Franklin Street Bellbrook, OH 45305. Including Named Insureds: Bone Dry Roofing, Inc. dba RCV Roofing & Bone Dry Roofing, Inc dba RCV Roofing, Siding & Gutters



Brownwood

Chateau Green

Colonial Slate

Desert Rose

Driftwood

Estate Gray

Mic 118

Dark warm brown shingles with prominent black, brown and orange granules.

Dark green shingles achieved by a mix of intense green, dark grey and black granules.

Medium warm gray shingle with prominent green-gray, black and red granules.

Dark warm brown shingles with prominent golden buff, red-brown, and gray granules.

Medium neutral brown shingles with a prominent mix of dark and medium brown, sage green, and gray granules.

Medium warm gray shingles with a green undertone achieved by mixing prominent black and gray granules.

Dark warm brown shingles with a deep purple undertone achieved by a mix of prominent dark gray and black granules.

Staff Review

Are all zoning approvals met and in compliance for the proposed: Yes

Are any Variances pending or necessary for the proposed work?: No

Does this project comply with the New Chauncey Neighborhood Pla: Yes

Projects: Storefront/Façade, Awning, and Other Architectural Elements

Administrative Approval: Yes

Administrative Approval Text Box: Complete re-shingling of asphalt roof. Proposed permanent materials will match the primary residential structure's roof in color, type, shape, texture, and dimensions.

Does this application trigger the visual compatibility section : Yes

Visual Compatibility Section Triggered: Roof shapes

Does this application follow the best practices within the Sec: Yes

Following Best Practices Text Box: - Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant,

Photos



PPSE1251.JPG
6/14/2021



IHOP0200.JPG
6/14/2021



YFDX2295.JPG
6/14/2021

as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weathervanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.- Repairing a roof by ensuring that the existing historic or compatible non-historic roof covering is sound and waterproof. Repair may include the limited replacement in kind or with a compatible substitute material of missing materials (such as wood shingles, slates, or tiles) on a main roof, as well as those extensively deteriorated or missing components of features when there are surviving prototypes, such as ridge tiles, dormer roofing, or roof monitors.

Staff Recommendation: Admin Approval

Staff Recommendation Text Box:

Staff Comments/Questions: Current asphalt shingles are being replaced with like kind material and color.

Location

Address: 526 Evergreen St

House Number: 526

Road Name: Evergreen St

City: West Lafayette



ENCA9954.JPG
6/14/2021



AGDP1071.JPG
6/14/2021

State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe
Longitude:	
Latitude:	
Primary ID:	604

IHSSI and NR	
SHAARD_ID:	15733313045
IHSSI Rating:	Contributing
NR Rating:	Contributing

Survey Detail	
Survey Rating:	Contributing
Survey Level:	Intensive
Survey By:	RQAW
Field Survey Date:	06/09/2021
Property Type:	Residential
Property Name:	House
Historic District:	New Chauncey
Construction Date:	c. 1915
Condition:	Good
Integrity:	Slightly Altered
Style:	Colonial Revival
Form:	Rectangular
Stories:	2
Foundation:	Brick
Cladding:	Vinyl
Window:	8/1, 6/1 double hung original wood, 8-lite casement replacement vinyl, 1/1 double hung replacement vinyl
Exterior Remarks:	Original door with pediment, side and rear additions
Outbuilding Remarks:	Detached garage
Comments:	

Last Update: 06/14/2021

Report Prepared: February 20, 2025

ORDINANCE NO. 01-2023
HISTORIC PRESERVATION COMMISSION:
BOUNDARIES, POWERS, DUTIES, GUIDELINES FINES AND PROCEDURES

WHEREAS, the Common Council of the City of West Lafayette passed Ordinance 09-11 (Third Amended) which established an Historic Preservation Commission which had an initial purpose to solicit public input and formulate a draft of a Historic Preservation Ordinance for recommendation and submission to the Council; and

WHEREAS, the initial purpose of the Historic Preservation Commission has been fulfilled and the following is recommended by the Commission to the Council for its consideration and action.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE THAT:

First, attached hereto are the maps showing the boundaries of the Historic Districts that have been established by previous ordinance.

Second, there is added to the West Lafayette City Code Chapter 18, to read as follows:

Article I. in General

Section 18.1. Definitions.

The following terms shall have the following meaning unless a contrary meaning is required by the context or is specifically prescribed. Words in the present tense include the future tense. The singular number includes the plural, and the plural, the singular. The word "shall" is always mandatory. The word "person" includes a firm, a partnership, a limited liability company, or a corporation, as well as an individual. Terms not defined in this section shall have the meanings customarily assigned to them.

- a. **Alteration:** a material change in the external architectural features of any building, structure, or site within a historic district.
- b. **Certificate of Appropriateness (COA):** a document, similar to a building permit, issued by the Historic Preservation Commission to individuals or entities proposing to make exterior alterations to any property located within a Local Historic District.
- c. **City:** the City of West Lafayette, Indiana.
- d. **Classifications:**
 - (1) **Outstanding:** the "O" classification means that the property has sufficient historic or architectural significance such that it is listed, or is eligible for individual listing, in the National Register of Historic Places (the "National Register"). Outstanding resources can be of local, state, or national importance.

Notable: the "N" classification means that the property does not merit the outstanding rating, but it is still above average in its importance. A notable structure may be eligible for the National Register.

- (2) Contributing: the "C" classification means that the property is at least 40 years old, but does not meet the criteria for an "O" or "N" classification. Contributing properties are important to the density or continuity of the area's historic fabric. Contributing properties can be listed in the National Register only as part of a historic district.
- (3) Non-Contributing: property classified as "NC" is not included in a historic sites and structures inventory unless it is located within the boundaries of a historic district. Such properties may be less than 50 years old, or they may be older properties that have been altered in such a way that they have lost their historic character, or they may be otherwise incompatible with their historic surroundings. These properties are not eligible for listing in the National Register.

e. **Commission:** the Historic Preservation Commission established by this ordinance.

f. **Conservation District:** a district that conserves the character of a defined area through boundaries of which are described or delineated on a map and conservation guidelines approved in an ordinance adopted under this title. Demolition, Guidelines and Maps for Conservation Districts are approved and adopted by Historic Preservation Commission. Conservation Districts may include multiple or individual properties with or without structures.

g. **Demolition:** the complete or substantial removal of any building or structure located in a local historic district.

h. **Establishing Individual or Group:** means an individual or group that can pursue the establishment of a historic, local or conservation district via the district establishment process(es). Establishing Individuals or Groups means one of the following:

- (1) Individual and/or Group of Individuals within Proposed District
- (2) City Council
- (3) Historic Preservation Commission

i. **Historic Building or Structure:** refers to those buildings which are listed in the Tippecanoe County Interim Report (May 1990), the 2021 Historic Inventory (Conducted by the City of West Lafayette) and those buildings which are at least 50 years old and possessing identified historic or architectural merit.

j. **Interested Party:** means one of the following:

- (1) The Mayor
- (2) the City Council.
- (3) the Area Plan Commission or other agency having land use planning jurisdiction over the local historic district designated by ordinance.

- (4) a neighborhood association, whether incorporated or unincorporated, a majority of whose members are residents of a historic district designated by an ordinance adopted by the City Council.
- (5) an owner or occupant of property located in a historic district established by an ordinance adopted by the City Council.
- (6) Historic Landmarks Foundation of Indiana, Inc., or any of its successors.
- (7) The state historic preservation officer designated under I.C. 14-21-1-19.

k. **Interim Protection:** may be exercised to protect a historic building, structure, object or site from alteration or demolition. A historic building, structure, object or site under Interim Protection is subject to all regulations pertaining to buildings, structures, objects or sites located within established Historic Districts.

l. **Local Historic District:** a single building, structure, object, or site or a concentration of buildings, structures, objects, spaces, or sites, the boundaries of which are described or delineated on a map approved in an ordinance adopted under this title. Demolition, Guidelines and Maps for Local Historic Districts are approved and adopted by Historic Preservation Commission.

m. **Map:** a map created by establishing individual and/or group to demonstrate proposed and/or established district boundaries and associated information, as needed.

n. **National Register District:** a historic district listed on the National Register of Historic Places. It includes individual buildings, structures, districts, sites and objects that are considered to be significant in American history, architecture, engineering, archeology and/or culture. The National Register makes available specific federal and state tax incentives for preservation purposes, provides a limited degree of protection from the effects of federally assisted undertakings, and qualifies property owners for federal and state grants for preservation purposes, when funds are available.

o. **Offense:** violation(s) identified by West Lafayette Historic Preservation staff within a 24 hour period. Subsequent violation(s) identified outside of that time are considered additional violations subject to the same 24-hour threshold. There is no maximum number of violations considered as an offense, but each parcel is subject to the \$7,500 maximum fine threshold established in this ordinance and by IC 36 1-3-8.

p. **Preservation Guidelines:** criteria, locally developed and adopted by the West Lafayette Historic Preservation Commission, which identify local design concerns in an effort to assist property owners in maintaining the character of the designated district or buildings during the process of rehabilitation or new construction. Guidelines adopted shall be informed by the following, but not limited to: Secretary of Interior Standards Rehabilitation and Treatment Guidelines, City of West Lafayette Preservation Commission, Primary Sources for Historic, Conservation and Local District Guidelines, Public Works Construction Standards Guidelines and Indiana Historic Preservation Code.

q. **Public Way:** any avenue of public travel or right of way. This includes alleys, sidewalks, streets, and any public facility or property owned or with an easement or similar rights by the City of West Lafayette, Tippecanoe County, the State of Indiana, or the Federal Government. For purposes of regulation, three sides (the front, and two sides) of properties are considered viewable from the public way excluding corner and irregular lots. Corner and irregular lots require all four sides (front, two sides, and rear) of the property to be considered viewable from the public way. Visual barriers such as landscaping, fencing, or other site features do not limit visibility from the public way.

r. **Routine Maintenance:** work for which no Certificate of Appropriateness is required.

s. **Streetscape:** appearance from a public way, the distinguishing characteristics of which are created by the width of the street and sidewalks, their paving materials and color, the design of the street furniture (e.g., street lights, trash receptacles, benches, etc.) use of plant materials such as trees and shrubs, and the setback, mass, and proportion of those buildings which enclose the street.

t. **Visual Compatibility:** those elements of design that meet the guidelines set out in Section 18-5 of this ordinance.

(Prior Code, 24.181; Ord. No. 19-13)

Section 18-2. Historic Districts, Conservation Districts and Guidelines

a. Before a historic district or a conservation district is established and the building classifications take effect

the map described in Section 24.183 of this ordinance, setting forth the district's boundaries and building classifications, must be submitted by the Commission to, and approved in an ordinance by, the City Council.

a. Before a conservation district is established the guidelines described in Section 24.184 of this ordinance, setting forth the conservation district guidelines, must be submitted by the Commission to, and approved in this ordinance by, the City Council.

b. **Conservation District.** The establishment of a conservation district shall occur in two (2) phases. During the first phase, which continues for a period of three (3) years from the date any map and guidelines of the conservation district is adopted, a certification of appropriates is required only for activities specifically noted in the conservation guidelines.

(1) At the expiration of the initial three (3) year period, the first phase of the designation of the conservation district continues and the second phase does not become effective if a majority of the property owners in the district object to the Commission, in writing, to the requirement that Certificates of Appropriateness be issued for activities specifically noted in the conservation guidelines.

- (2) The objections of a majority of the property owners must be received by the Commission not earlier than one hundred eighty (180) days or later than sixty (60) days before the third anniversary of the adoption of the said map.
- (3) If the requisite objections are not received in a timely fashion, the second phase shall become effective as described above.
- (4) At or prior to the establishment of a conservation district(s), the Commission may require additional review, approval(s) and/or guidelines to be established.
- (5) Recommendation by Historic Preservation Commission membership or staff to advance a Conservation District (first phase local historic district and established guidelines) to a Historic District (second phase local historic district) may occur in writing or by majority vote during any Historic Preservation Commission meeting.

c. **Historic District.** The establishment of a historic district shall occur in two (2) phases. During the first phase, which continues for a period of three (3) years from the date any map of the Local Historic District is adopted, a certificate of appropriateness is required for only the following activities: the demolition of any building; the moving of any building; or any new construction of a principal building or accessory building or structure subject to view from a public way.

- (1) At the expiration of the initial three (3) year period, the first phase of the designation of the district continues and the second phase does not become effective if a majority of the property owners in the district object to the Commission, in writing, to the requirement that Certificates of Appropriateness be issued for the following activities:
 - A. a conspicuous change in the exterior appearance of historic buildings subject to the view from a public way by additions, construction, alteration, or maintenance involving exterior changes;
 - B. a change in walls and fences or construction of walls and fences, along public ways;
 - C. a conspicuous change in the exterior appearance of non-historic buildings
 - D. subject to view from a public way by additions, reconstruction, alteration, or maintenance involving exterior change.
- (2) The objections of a majority of the property owners must be received by the Commission not earlier than one hundred eighty (180) days or later than sixty (60) days before the third anniversary of the adoption of said map.
- (3) If the requisite objections are not received in a timely fashion, the second phase shall become effective as described above.

d. **Exclusion of paint colors:** In an ordinance approving the establishment of a historic district, changes in color of existing paint shall be excluded from the activities requiring the issuance of a Certificate of Appropriateness, defined in Section 24.186.

e. **Recording the Map of designation:** The map establishing boundaries of a historic district or conservation district may be recorded in the Office of the Tippecanoe County Recorder.

f. **Conservation District Guidelines;** Conservation District Guidelines shall be established to promote the conservation, development and redevelopment of historic buildings or structures and assist in creating compatible new development within the district. Conservation guidelines should include the following items but are not limited to: activities requiring certificate of appropriateness, statements of historical or architectural significance, conservation district boundaries, guidelines for development and conservation district objectives.

(Prior Code, 24.184; Ord. No. 19-13; altered in 2019 recodification)

State Law reference – Similar provisions, IC 36-7-11-19

Section 18 Article ____. Section ____. Interim Protection

a. When submitting a map to the City Council to create a historic and/or conservation district under this ordinance, the Commission may declare one (1) or more buildings or structures that are classified and designated as historic on the map to be under interim protection.

b. Not more than two (2) working days after declaring a building or structure to be under interim protection under this section, the Commission shall, by personal delivery or first class mail, provide the owner or occupant of the building or structure with a written notice of the declaration. The written notice must:

- (1) Cite the authority of the Commission to put the building or structure under interim protection under this section
- (2) Explain the effect of putting the building or structure under interim protection; and,
- (3) Indicate that the interim protection is temporary.

c. A building or structure put under interim protection under subsection (a) remains under interim protection until the map is:

- (1) Submitted to; and
- (2) Approved in an ordinance or rejected by the City Council.

d. While a building or structure is under interim protection:

- (1) The building or structure may not be demolished or moved; and

- (2) The exterior appearance of the building or structure subject to view from a public way may not be conspicuously changed by:
 - A. Addition;
 - B. Reconstruction; or
 - C. Alteration.

- e. Under the recommendation of the Building Commissioner or designee, an emergency stop work order may be issued in the event that a historic building or structure, which is listed in the Tippecanoe County Interim Report (May 1990), the 2021 Historic Inventory (Conducted by the City of West Lafayette) and those buildings which are at least 50 years old and possessing identified historic or architectural merit, is proposed for demolition and has not been reviewed and/or approved by the Commission.

- f. **Interim Protected Buildings or Structures Demolition:** No demolition shall be approved for any building or structure under interim protection, under the following conditions:
 - (1) The Building Department shall give the Commission notice, within three (3) days of improvement location permit submission, providing the name, address, and contact information of the owner of the building or structure.
 - (2) Improvement Location Permit shall be placed on the agenda for input and discussion at the next scheduled meeting of the Commission.
 - (3) The applicant and/or owner may not begin demolition sooner than 45 days from the date of mailing of notice to the Commission.
 - (4) The Commission or designee, upon application, shall place notification on the property of proposed demolition in plain public view informing the public of the proposed demolition of the building and/or structure. Notice shall provide contact information for the commission or designee in a form as approved by the Commission. The Commission shall be notified of any inquiring individuals.
 - (5) The delay period (45 Days) of this section may be waived by the Board of Public Works and Safety upon an emergency based on danger to the public health, welfare or safety and/or finding that the building and/or structure has been substantially destroyed by fire, weather or other causes.
 - (6) The purpose of the 45-Day delay period is to allow the Commission sufficient time to notify the applicant/owner of the historical value of the building and/or structure and allow time to seek preservation of the building and/or structure via methods as noted in this ordinance.
 - (7) The Commission shall no longer have authority to prevent improvement location permit issuance after the required 45-Day delay period.
 - (8) This section shall not apply to buildings and/or structures within an established historic district.

Section 18.3. Certificates of Appropriateness

a. **Certificates of Appropriateness required:** a Certificate of Appropriateness must be issued by or on behalf of the Commission before a permit is issued for, or work is begun on, any of the following:

- (1) Within the first phase of a two-phase establishment of a local historic district:
 - A. The moving of any building;
 - B. The demolition of any building; or
 - C. Any new construction of a principal building or accessory building or structure subject to view from a public way.
- (2) Within the second phase of a two-phase establishment of a local historic district:
 - A. The demolition of any building.
 - B. The moving of any building;
 - C. A conspicuous change in the exterior appearance of historic buildings subject to view from public way by additions, reconstruction, alteration, or maintenance involving exterior change.
 - D. Any new construction of a principal building or accessory building or structure subject to view from a public way.
 - E. A change in walls and fences, or the construction of walls and fences along public ways;
 - F. A conspicuous change in the exterior appearance of non-historic buildings subject to view from a public way by additions, reconstruction, alteration and/or maintenance involving exterior change.
- (3) Activities listed within the established guidelines of a conservation district.
- (4) New construction must be subject to the Visual Compatibility requirement specified within this ordinance and the West Lafayette Historic Preservation Resource Guide (as amended).

b. **An application for a Certificate of Appropriateness** shall be made to the Community Development or Redevelopment Department of the City of West Lafayette on forms provided by that office. All applicants shall be subject to the rules and requirements established by the Commission. Rules may include, but are not limited to, filing deadlines and application requirements. Detailed drawings, plans, or specifications shall be submitted to the extent reasonably required for the Commission to make a decision. Each application must be accompanied by sketches, drawings, photographs, descriptions, or other information showing the proposed exterior alterations, additions, changes, or new construction.

Approval or denial of Certificates of Appropriateness: the Commission may advise and make recommendations to the applicant before acting on an application for a Certificate of Appropriateness. If an application for a Certificate of Appropriateness is approved by the Commission, or is not acted on by the Commission within thirty (30) days after it is filed, a Certificate of Appropriateness shall be issued. If the Certificate is issued, the application shall be processed in the same manner as applications for building or demolition permits required by the City, if any are processed. If no building or demolition permits are required, the applicant may proceed with the work authorized by the Certificate. If the Commission denies an application for a Certificate of Appropriateness within 30 days after it is filed, the Certificate may not be issued.

The Commission must state its reasons for the denial in writing, and must advise the applicant. An application that has been denied may not be processed as an application for a building or demolition permit and does not authorize any work by the applicant. The Commission may grant an extension of the thirty-day limit if the applicant agrees to it. Where an applicant does not receive a Certificate of Appropriateness, the applicant shall have the right to one rehearing by the Commission upon submission of significant additional evidence or new information within 30 days of the Commission issuing reasons for denial.

c. **Criteria for considering effect of actions on historic buildings:**

The Commission, in considering the appropriateness of any reconstruction, alteration, maintenance, or moving of a historic building or any part of or appurtenance to such building, including walls, fences, light fixtures, steps, paving, and signs shall require that such work be done in a manner that will preserve the historical and architectural character of the building, structure, or appurtenance. In considering historic and architectural character, the Commission shall consider, among other things, the following:

- (1) Purposes of this ordinance;
- (2) Historical and architectural value and significance of the building, structure, site or appurtenance;
- (3) Compatibility and significance of additions, alterations, details, materials, or other non-original elements which may be of a different style and construction date than the original;
- (4) The texture, material, style, and detailing of the building, structure, site or appurtenance;
- (5) The continued preservation and protection of original or otherwise significant structure, material, and ornamentation;
- (6) The relationship of buildings, structures, appurtenances, or architectural features similar to one within the same historic district, including for primary areas, visual compatibility as defined in Section 24.188 of this ordinance The position of the building or structure in relation to the street, public right-of-way and to other buildings and structures.

e) On a granted Certificate of Appropriateness, a Certificate of Appropriateness shall be posted on the front of the building during the time the authorized work is being done.

(Prior Code, 24.186; Ord. No. 19-13)

State Law reference – Approval or denial of application of application for certificate of appropriateness, IC 36-7-11-12.

Section 18.4. Staff Approvals

- a. The Commission may authorize the staff of the Commission, on behalf of the Commission, to grant or deny an application for a Certificate of Appropriateness via an adopted resolution.
- b. The Commission shall specify by resolution the types of applications for Certificates of Appropriateness that the staff of the Commission is authorized to grant or deny. The staff may not be authorized to grant or deny an application for a Certificate of Appropriateness for the following:
 - (1) The demolition of a building, structure, or site.
 - (2) The moving of a building or structure.
 - (3) The construction of an addition to a building or structure.
 - (4) The construction of a new building or structure.
- c. If any applicant is aggrieved by staff's denial of a Certificate of Appropriateness, within seven (7) days of notice of the denial, the Applicant may request in writing that the application for a Certificate of Appropriateness be heard by the Historic Preservation Commission at the next regularly scheduled meeting.
- d. The West Lafayette Historic Preservation Commission Procedures and Policies, as amended, shall determine additional requirements and procedures for staff approvals.

(Prior Code, 24.187; Ord. No. 19-13)

Section 18-5. Visual Compatibility

- a. For new construction, contemporary design, and non-historic buildings: to preserve and encourage the integrity of historic buildings, structures, sites, monuments, streetscapes, and neighborhoods and to ensure their compatibility with any new work, the construction of a new building or structure, and the moving, reconstruction, alteration, major maintenance, or repair affecting the external appearance of any non- historic building, structure, or appurtenance within the area of a historic district must be generally of a design, form, proportion, mass, configuration, building material, texture, and location on a lot compatible with other buildings in the historic district, particularly with buildings designated as historic, and with squares and places to which it is visually related.
- b. Criteria for considering visual compatibility: within the area of a historic district, new buildings and structures, as well as buildings, structures, and appurtenances that are moved,

reconstructed, materially altered, or repaired, must be visually compatible with buildings, squares and places to which they are visually related generally in terms of the following visual compatibility factors:

- (1) Height: the height of proposed buildings must be visually compatible with adjacent buildings.
- (2) Proportion of building's front facade: the relationship of the width of a building to the height of the front elevation must be visually compatible with buildings, squares, and places to which it is visually related.
- (3) Proportion of openings within the facility: the relationship of the width of the windows to the height of windows in a building must be visually compatible with buildings, squares, and places to which it is visually related.
- (4) Rhythm of solids to voids in front facades: the relationship of solids to voids in the front facade of a building must be visually compatible with buildings, squares, and places to which it is visually related.
- (5) Rhythm of spacing of buildings on streets: the relationship of a building to the open space between it and adjoining buildings must be visually compatible with buildings, squares, and places to which it is visually related.
- (6) Rhythm of entrances and porch projections: the relationship of entrances and porch projections of a building to sidewalks must be visually compatible with buildings, squares, and places to which it is visually related.
- (7) Building Facade: the facade of a building must be visually compatible with the predominant materials used in the buildings to which it is visually related.
- (8) Roof shapes: the roof shape of a building must be visually compatible with the buildings to which it is visually related.
- (9) Walls of continuity: appurtenances of a building such as walls, wrought iron fences, evergreen landscape masses, and building facades, must form cohesive walls of enclosure along the street, if necessary to ensure visual compatibility of the building to the buildings, squares, and places to which it is visually related.
- (10) Scale of a building: the size of a building, and the building mass of a building in relation to open spaces, windows, door openings, porches, and balconies, must be visually compatible with the buildings, squares, and places to which it is visually related.
- (11) Directional expression of front elevation: a building must be visually compatible with buildings, squares, and places to which it is visually related in its directional character, including vertical character, horizontal character, or non-directional character.

(Prior Code, 24.188; Ord. No. 19-13; altered in 2019 recodification)
State Law reference – Compatibility factors, IC 36-7-11-17

Section 18, Article _____, Section _____, Preservation of Historical and Architectural Character upon Alteration or Relocation Mandated

- a. A historic building or structure or any part of or appurtenance to such a building or structure, including stone walls, fences, light fixtures, steps, paving, and signs may be moved, reconstructed, altered, or maintained only in a manner that will preserve the historical and architectural character of the building, structure, or appurtenance.
- b. A historic building may be relocated to another site only if it is shown that preservation on its current site is inconsistent with subsection (a).

Section 18-6. Maintenance

- a. Historic buildings shall be maintained to meet the applicable requirements established under state statute for buildings generally so as to prevent the loss of historic material and the deterioration of important character defining details and features.
- b. Ordinary repairs and maintenance: Nothing in this section shall be construed to prevent the ordinary repairs and maintenance of any historic building, provided that such repairs or maintenance do not result in a conspicuous change in the design, form, proportion, mass, configuration, building material, texture, location, or external visual appearance of any structure, or part thereof. Staff may refer any maintenance application to the Commission for review if staff has concerns for compatibility with district guidelines.
- c. Deterioration of Historic Building, Structure or Resource. The property owner of a designated historic building, structure or resources shall not allow it to fall into a state of disrepair resulting in deterioration of any significant exterior feature of the historic building, structure or resource. Examples of deterioration include, but are not limited to:
 - 1. Excessive erosion, reverse drainage, and/or other preventable site conditions;
 - 2. Loss of structural integrity due to deterioration of footings, foundations, load-bearing walls or columns, beams, trusses, or other support members;
 - 3. Weathering or damage to exterior elements (wall, roof, doors, windows, architectural features etc.)
 - 4. Deterioration resulting in public nuisances or other unsafe conditions
 - 5. Improper removal of Lead Paint
- d. Enforcement of this section shall be the responsibility of the Building Commissioner and/or Designee, Director of Development and/or Designee, and the Commission.

(Prior Code, 24.190; Ord. No. 19-13)

Section 18.7. Relationship with Zoning Districts

Zoning districts lying within the boundaries of the historic and/or conservation district are subject to regulations for both the zoning district and the historic and/or conservation district. If there is a conflict between the requirements of the zoning district and the requirements of the historic and/or conservation district, the more restrictive requirements shall apply.

(Prior Code, 24.191; Ord. No. 19-13)

Section 18, Article _____, Section _____. Enforcement by Interested Parties

- a. An interested party (as defined in Section 24.181) has a private right of action to enforce and prevent violation of this Ordinance or an ordinance adopted by the City under this Ordinance, and with respect to any building, structure, or site within a historic and/or conservation district, and has the right to restrain, enjoin, or enforce by restraining order or injunction, temporarily or permanently, any person from violating this ordinance or an ordinance adopted under this ordinance.
- b. The interested party does not have to allege or prove irreparable harm or injury to any person or property to obtain relief under this section.
- c. The interested party bringing an action under this section does not have to post a bond unless the court, after a hearing, determines that a bond should be required in the interest of justice.
- d. The interested party who brings an action under this section is not liable to any person for damages resulting from bringing or prosecuting the action unless the action was brought without good faith or without a reasonable belief that a provision of this ordinance, or an ordinance adopted by the City Council pursuant to this ordinance, had been, or was about to be violated.
- e. An interested party who obtains a favorable judgment in an action under this section may recover reasonable attorney fees and court costs from the person against whom judgment was rendered.
- f. An action arising under this section must be brought in Circuit Court in which the historic district lies and no change of venue from the county shall be allowed in the action.
- g. The remedy provided in this section is in addition to other remedies that may be available at law or in equity.

Section 18-8. Enforcement, Penalties, and Judicial Review

- a. Any person, whether as principal, agent, owner, lessee, tenant, contractor, builder, architect, engineer, or otherwise, who violates any provision of this ordinance shall be subject to a fine, as follows, for each offense:
 - (1) Twenty-five hundred dollars (\$2,500.00) for demolition in part or in total; and
 - (2) \$125 for all other offenses.
- b. Fines shall accrue daily for each offense, beginning on the day the offense is reported and documented by Commission Administrator, with a maximum accrued fine of seven-thousand five hundred dollars (\$7,500) per parcel. Fines shall accrue daily at the rate of \$50 per day for owner-occupied, single family properties and at the maximum allowable rate per state statute (\$125) for all other property types. Multiple offenses may be filed on a single property subject to the maximum allowable accrued fine of \$7,500 within a 60 day period. Fines

will not accrue until 60 days after the violator has received notification of violations. If violator remedies said violations within the 60 day period, no fines will be issued. Fines shall be paid within thirty (30) days of issuance of said fine(s).

c. Any and all fines collected from violations of this ordinance must be used to benefit historic buildings and structures located within established historic districts.

d. If a violation is not remedied within the required timelines as stated in this ordinance, the individual in violation of this ordinance shall pay all fines accrued over the sixty (60) day period.

e. If a fine is not paid within the required timelines as stated in this ordinance, the Commission or Staff designee shall have the ability to place a lien on said property in violation of this ordinance.

f. The remedies provided for in this section shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law. Remedies of Violations shall include, but is not limited to:

- (1) Stoppage of unlawful practice
- (2) Removal of building, structure, or other improvement
- (3) Faithful or approved restoration and/or replacement of building, structure, site or other feature
- (4) Other remedy acceptable to the Commission Administrator and/or Building Commissioner under the advisement of the Historic Preservation Commission and staff.

g. The erection, construction, enlargement, alteration, repair, demolition, , moving or maintenance of any building, structure, or appurtenance which is begun, continued or maintained contrary to any provisions of this ordinance is hereby declared to be a nuisance and in violation of this ordinance and unlawful. The city may institute a suit for injunction in the Circuit Court to restrain any person or governmental unit from violating any provision of this ordinance and to cause such violation to be prevented, abated, or removed. Such action may also be instituted by a property owner who is adversely affected by the violation of any provision of this article.

h. The Commission Administrator and/or Building Commissioner or Designee shall have the authority to enforce this section against violations by any means provided in this section.

(Prior Code, 24.193; Ord. No. 19-13; altered in 2019 recodification)

Section 18-9. Appeal Provisions

a. There is hereby created an "Building Appeals Board" to review the decisions of the Commission, which Appeals Board shall consist of the following:

- (1) The Mayor of the City of West Lafayette;
- (2) Two Common Council members from different political parties, appointed by the Common Council of the City of West Lafayette or two members of the Common Council if no members from different political parties exist;

- (3) Fines shall be administered by the City Engineer, Commission Administrator, Building Commissioner and/or Designee; and
- (4) Two members of the Commission. One shall be the president and the other shall be appointed by the Commission from another political party.

b. In the event any party receives a decision from the Commission which they desire to appeal, they may initiate an appeal with the Appeals Board as follows:

- (1) Within thirty (30) days after receiving the decision of the Commission as set forth in this Chapter, the applicant shall file with the Appeals Board a written explanation of why the applicant believes the decisions of the Commission erroneous.
- (2) Within sixty (60) days after the request for review by the Appeals Board is filed, a decision shall be issued which shall either affirm the decision of the Commission or reverse the decision. Should the decision of the Appeals Board be in favor of the applicant, the Commission shall then issue the Certificate of Appropriateness.
- (3) Properties in violation of this ordinance shall have the ability to appeal fines issued due to violation at the recommendation of the Commission Administrator and/or Building Commissioner and/or designee.

c. Procedure for demolition upon denial of a Certificate of Appropriateness.

The purpose of this subsection is to preserve historic buildings that are important to the education, culture, traditions and economic values of the City, and to afford the City, historical organizations, and other interested persons the opportunity to acquire or to arrange for the preservation of these buildings.

When the decision of the Commission is denial of the demolition of a building, the same appeals procedures shall be followed. However, if the property owner shows to the Appeals Board that a historic building is incapable of earning an economic return on its value, as appraised by a certified real estate appraiser, the Appeals Board shall grant the Certificate of Appropriateness upon the following terms and conditions:

- (1) Notice of the proposed demolition must be given for a period fixed by the Commission, based on the Commission's classification on the approved map, but not less than sixty (60) days nor more than one (1) year.
- (2) Notice must be posted on the premises of the building proposed for demolition in a location clearly visible from the street.
- (3) Notice must be published in a newspaper of general local circulation at least three (3) times before demolition, with the first publication not more than

fifteen (15) days after the application for a permit to demolish is filed, and the final publication at least fifteen (15) days before the date of the permit.

- (4) The Commission may approve a Certificate of Appropriateness at any time during the notice period under this subsection. If the Certificate of Appropriateness is approved, a demolition permit shall be issued without further delay, and demolition may proceed.

(Prior code, 24.194; Ord. No. 19-13; altered in 2019 recodification)

Article II. Historic Preservation Commission Section

18.35 Purpose and intent

The West Lafayette Historic Preservation Commission is established for the purpose of historic preservation and protection.

a. Purpose of Historic Preservation and Protection

- (1) To promote the educational, cultural and general welfare of the citizens of West Lafayette and to ensure the harmonious and orderly growth and development of the City;
- (2) To maintain established residential neighborhoods in danger of having their distinctiveness destroyed;
- (3) To enhance property values and attract new residents;
- (4) To ensure the viability of the traditional downtown area and to enhance tourism within the City of West Lafayette; It is deemed essential by the City of West Lafayette that qualities relating to its history and harmonious outward appearance of its structures be preserved.

b. These purposes are advanced through the restoration and preservation of historic areas and buildings, the construction of compatible new buildings where appropriate, and the maintenance and insurance of compatibility in regard to style, form, proportion, texture, and material between historic buildings and those of contemporary design.

c. It is the intention of the City of West Lafayette through this ordinance to preserve and protect historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares and neighborhoods of the historic districts created in accordance with this ordinance.

(Prior code, 24.180; Ord. No. 19-13)

Section 18-36. Establishment and organization

a. Establishment.

There is hereby established the Historic Preservation Commission of the City of West Lafayette, Indiana (hereinafter referred to as the "Commission").

b. Composition; Appointment.

The Commission shall consist of nine (9) voting members. The voting members shall be appointed by the Mayor subject to the approval of the City Council and shall be residents of the City who are interested in the preservation and development of historic areas. The members of the Commission should include professionals in architectural history, planning, and other disciplines related to historic preservation, to the extent that those professionals are available in the community. Up to one (1) voting member of the Commission may include a member of the Common Council. Up to three (3) nonvoting, advisory member(s) may be appointed to the Commission by the Mayor with approval by the City Council. Commission members shall serve without compensation, except for reasonable expenses incurred in the performance of their duties.

c. Term.

Voting members shall each serve for a term of three (3) years; however, the terms of original voting members shall be for one (1) year, two (2) years, and three (3) years in order for the terms to be staggered. The term for nonvoting, advisory members shall be for three (3) years. A vacancy shall be filled within ninety (90) days for the duration of the term.

d. Commission Administrator.

A City administrator designated by the Mayor shall serve as the Commission Administrator. The administrator shall provide staff assistance to the Commission, act as secretary and issue Certificates of Appropriateness as directed by the Commission.

e. Officers.

The Commission shall elect from its members a Chair and Vice-Chair, and Secretary who shall serve for one (1) year and who may be re-elected no more than three (3) consecutive times for the same position.

f. Rules.

The Commission shall adopt rules for the transaction of its business. The rules must include the time and place of regular meetings and a procedure for the calling of special meetings. All rules shall be submitted to the Common Council for approval.

g. Meetings.

Commission meetings must be open to the public in accordance with Indiana's Open Door Law and a public record shall be kept of the Commission's resolutions, proceedings, and actions. The Commission shall hold regular meetings, at least monthly, except when it has no business pending. Special meetings may be called in a manner determined by the Commission and its rules.

(Prior Code, 24.182; Ord. No. 19-13; altered in 2019 recodification)

State Law reference – Required officers, IC 36-7-11-4(2); rules and meetings, IC 36-7-11-4

Section 18-37. Historic district criteria and standards

a. The Commission shall be concerned with those elements of development, redevelopment, rehabilitation, and preservation that affect visual quality in a historic and/or conservation district. The Commission may not consider details of design, interior arrangements, or building features, if those details, arrangements, or features are not subject to public view, and may not make any requirement except for the purpose of preventing development, alteration, or demolition in the historic district obviously incongruous with the historic district.

b. The Commission shall conduct a survey to identify historic buildings, sites and structures located within the City. Based on its survey, the Commission shall submit to the City Council a map describing the boundaries of a historic and/or conservation district or districts. A district may be limited to the boundaries of a property containing a single building, structure, or site.

c. The Commission shall also classify and designate on the map all buildings, structures, and sites within each district described on the map. Buildings, structures and sites shall be classified as historic or non-historic in the manner set forth in subsections (d) and (e) below.

d. Buildings, structures and sites classified as historic must possess identified historic or architectural merit of a degree warranting their preservation. They may be further classified as Outstanding, Notable, or Contributing (as defined in Section 24.181 of this ordinance). In lieu of these further classifications, the Commission may devise its own system of further classification for historic buildings, structures, sites and districts.

(1) Historic District criteria. A historic district shall include a building, groups of buildings, structure(s), site(s), monument(s), streetscape(s), or neighborhood(s) which meet at least one of the following criteria:

A. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.

B. Is the site of a historic event; or exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Conservation District Criteria. A conservation district shall include a building, groups of buildings, structure(s), site(s), monument(s), streetscape(s), or neighborhood(s) which has significant character, interest, or value as part of development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.

(3) Architecturally worthy.

A. Embodies distinguishing characteristics of an architectural or engineering type.

- B. Is the work of a designer whose individual work has significantly influenced the development of the community.
- C. Is the work of a designer of such prominence that such work gains its value from the designee's reputation.
- D. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.
- E. Contains any architectural style, detail, or other element in danger of being lost.
- F. Owing to its unique location or physical characteristics represents an established and familiar visual feature of the neighborhood or the city.
- G. Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

e. Non-historic buildings and structures are those not classified on the map as historic under 24.181 d.

f. The Commission may conduct additional surveys and draw and submit additional maps for approval of the City Council, as the Commission considers appropriate.

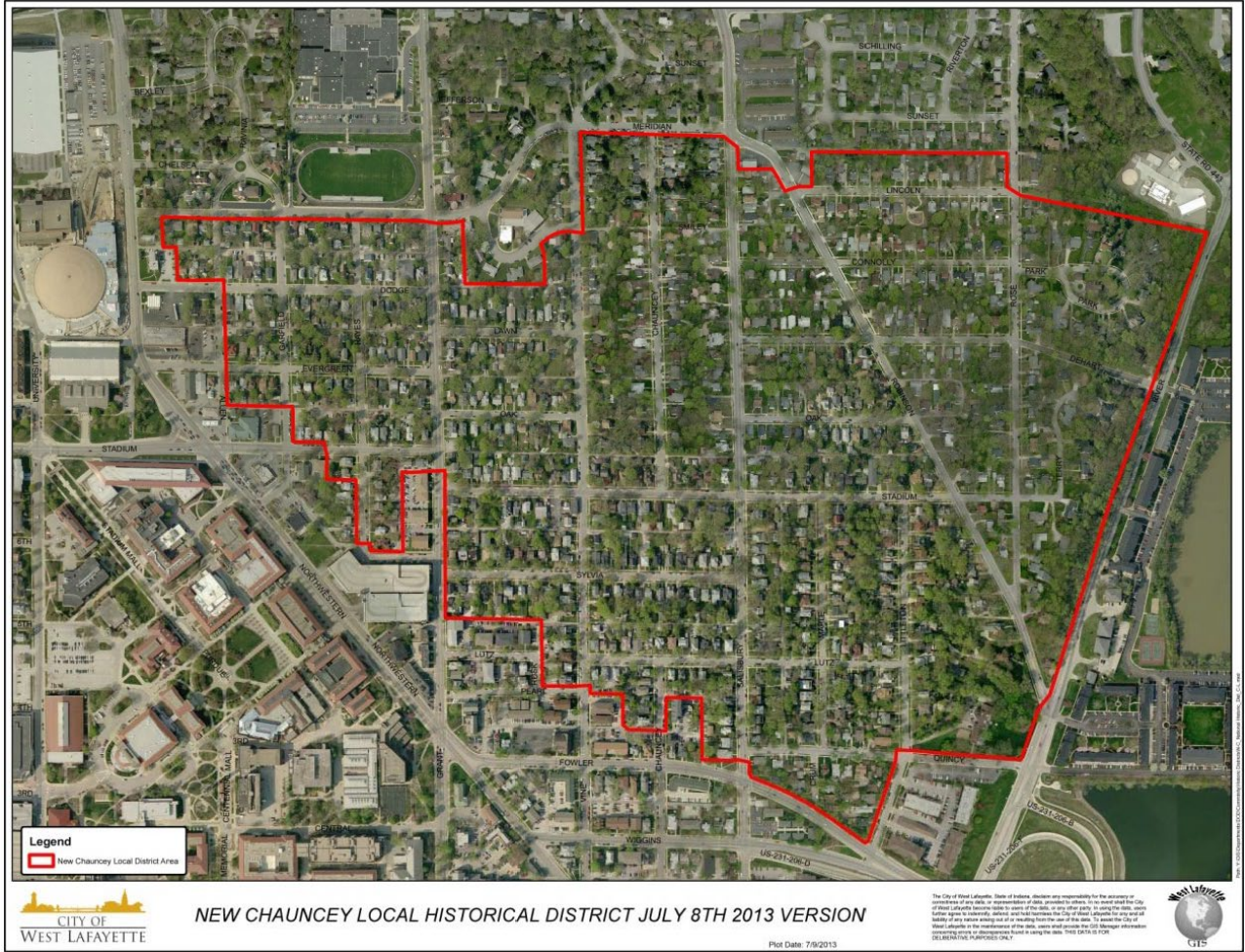
g. The Commission shall adopt preservation guidelines for review. When adopted, preservation guidelines shall be published and made readily accessible to the general public.

h. The Commission shall promote public interest in historic preservation by initiating and carrying on a public relations and community education program.

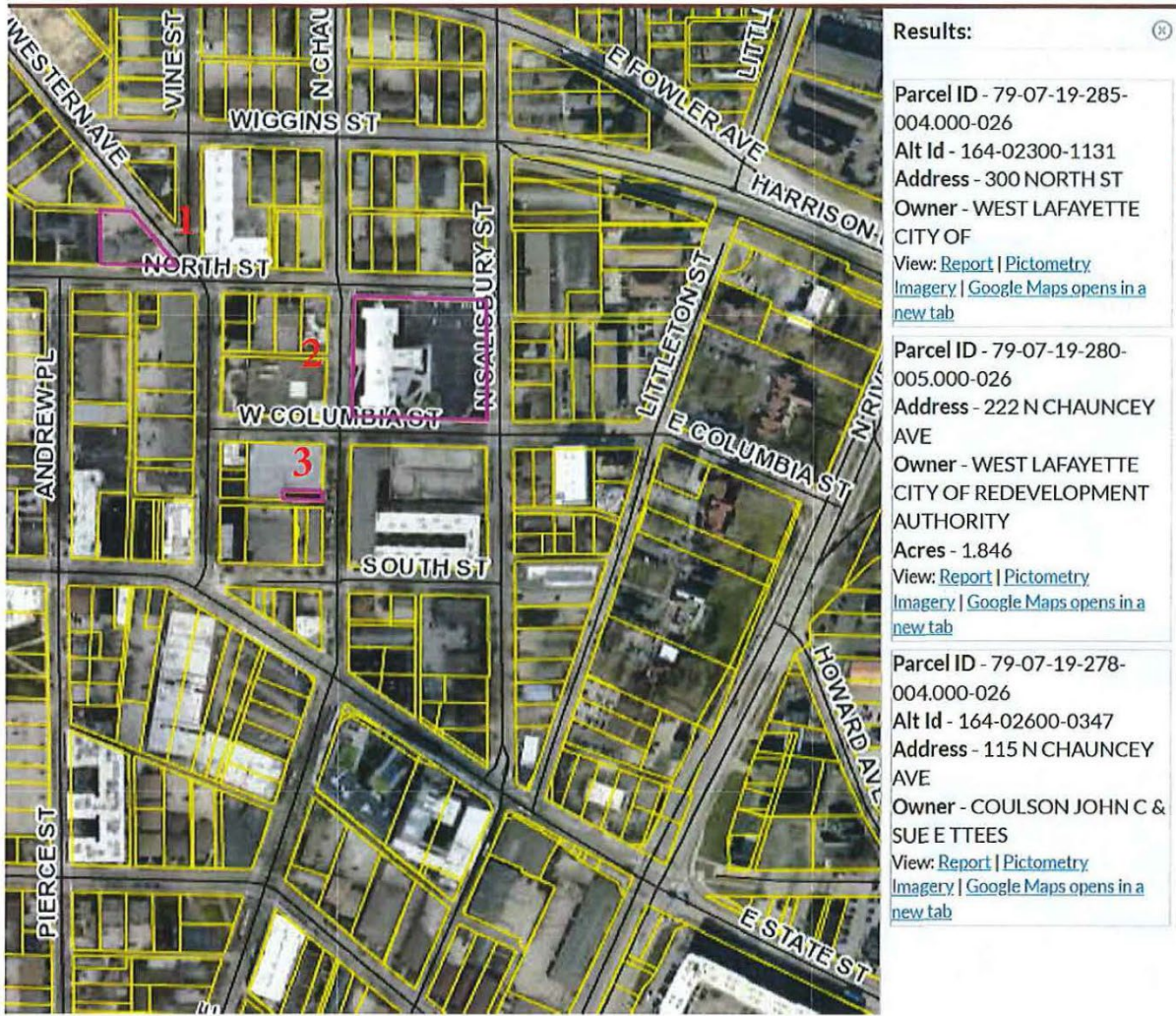
i. Each official of the City who has responsibility for building inspection, building permits, planning, or zoning shall provide any technical, administrative, or clerical assistance requested by the Commission. The attorney for the City shall serve as the attorney for the Commission. However, the Commission may employ other legal counsel authorized to practice law in Indiana if it considers it necessary or desirable.

(Prior Code, 24.183; Ord. No. 19-13; altered in 2019 recodification)

State Law reference – Concern for visual quality in historic district, IC 36-7-11-5; maps of historic districts, classification of historic buildings and structures, IC 36-7-11-6; additional surveys and maps, IC 36-7-11-8; assistant from other officials, legal counsel, IC 36-7-11-9.

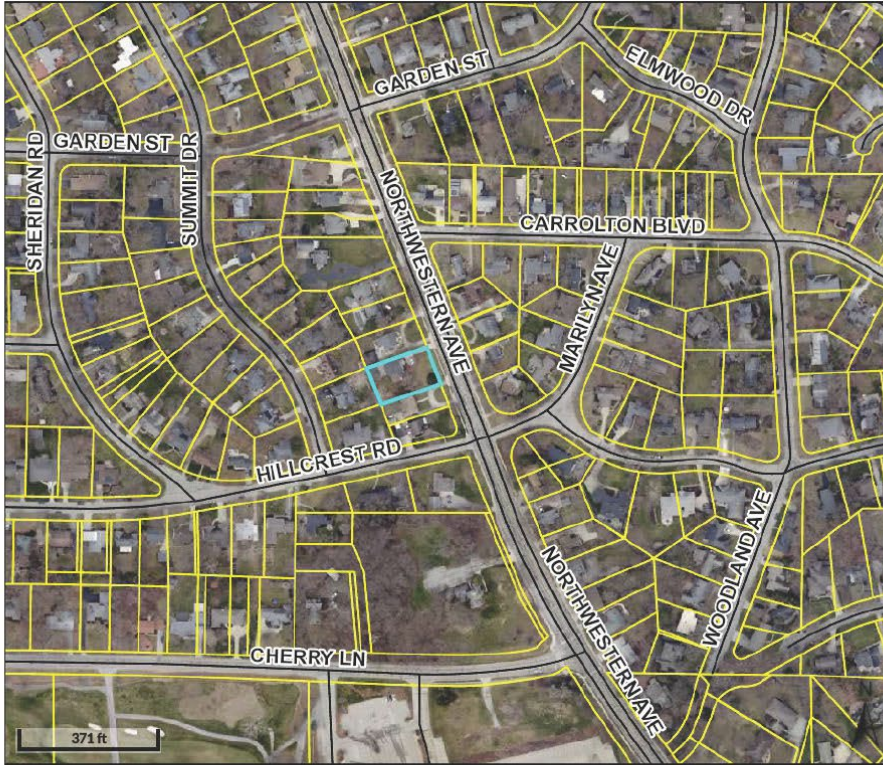


Ord. No. 19-13, 8-5-13



1. 300 North Street, West Lafayette, IN 47906 - Fire Station 1
2. 222 North Chauncey Avenue, West Lafayette, IN 47906 - Margerum City Hall
3. 115 North Chauncey Avenue, West Lafayette, IN 47906

(Ord. No. 29-21, 11-1-21)



Overview



Legend

- Parcels
- Make Tax Paymen
- County Boundary
- Roads

Parcel ID	79-07-18-176-004.000-026	Alternate ID	164-00500-0060	Owner Address	D HUE CEDRIC
Sec/Twp/Rng	--	Class	510 - One Fami y Dwe ing P atted		1515 NORTHWESTERN AVE
Property Address	1515 NORTHWESTERN AVE	Acreage	n/a		WEST LAFAYETTE, IN 47906
	WEST LAFAYETTE				
District	WEST LAFAYETTE CITY-WLSC-B				
Brief Tax Description	NORTHWESTERN HEIGHTS SEC 3 LOT 8				
	(Note: Not to be used on ega documents)				

Date created: 10/29/2021
 Last Data Up oaded: 10/29/2021 4:45:08 AM

Deve oped by Schneider
 GEOSPATIAL

(Ord. No. 01-22, 2-8-21)

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2023.

MOTION TO ADOPT MADE BY COUNCILOR _____, AND SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF _____, 2023, HAVING BEEN PASSED BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco				
Brown				
Bunder				
DeBoer				
Hardesty				
Leverenz				
Parker				
Sanders				
Thomas				

Peter Bunder, Presiding Officer

Attest:

Sana G. Booker, Clerk

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE _____ DAY OF _____, 2023.

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF _____, 2023.

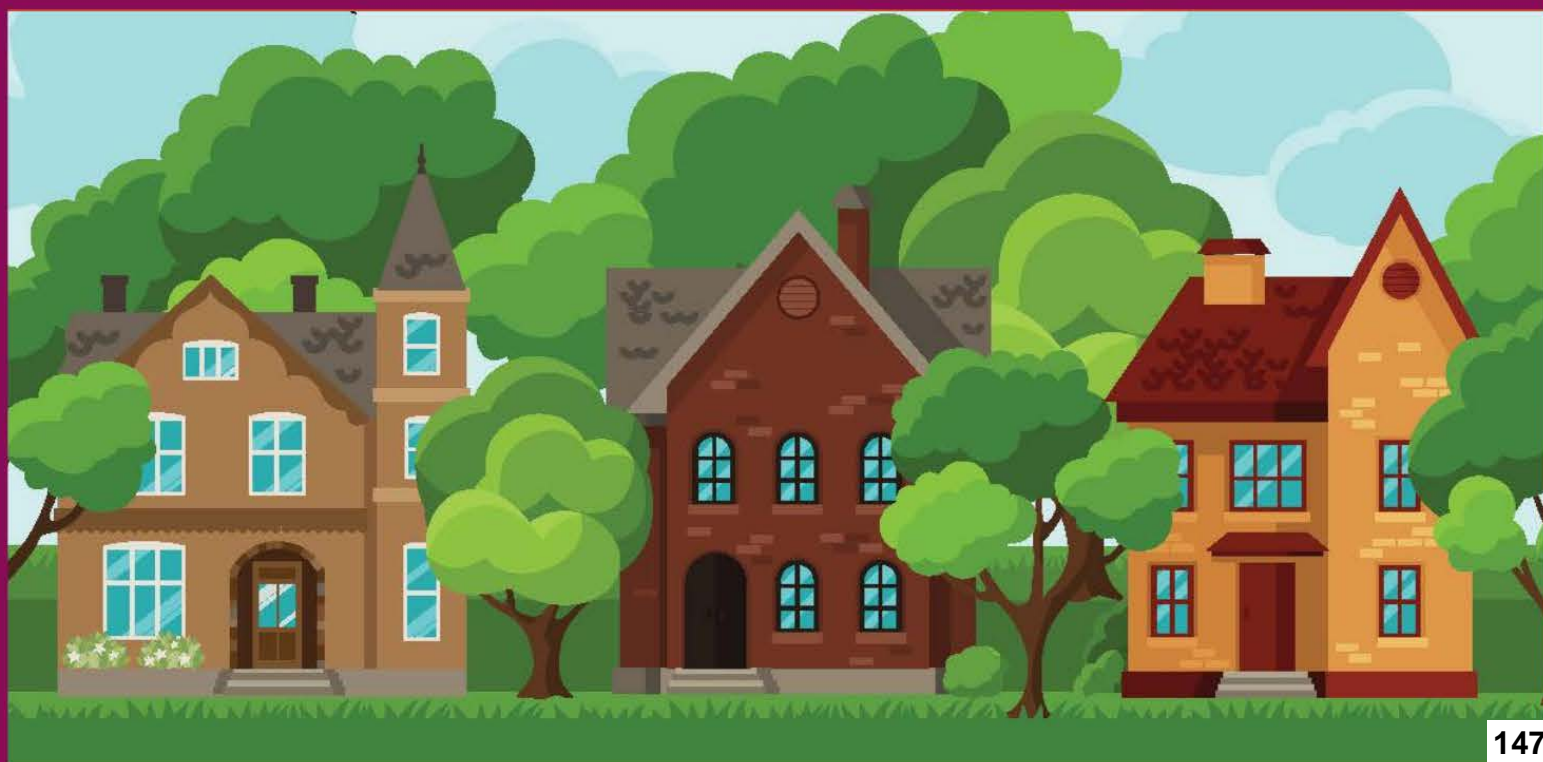
John R. Dennis, Mayor

Attest:

Sana G. Booker, Clerk

PRESERVING HISTORIC WEST LAFAYETTE

Historic Preservation Resource Guide



In 2022, this document was edited by MKSK Design: Aaron Kowalski, Abby Lawless, Carley Lemmon, the West Lafayette Historic Preservation Commission, and City of West Lafayette Staff. This resource guide was presented to City Council on February 6, 2023. This document was formally adopted by the West Lafayette Historic Preservation Commission on January 17, 2023.

This document was created by the collaborative efforts of Katie Morrison, Arts Education and Regional Services Director of the Tippecanoe Arts Federation; The West Lafayette Historic Preservation Commission; The City of West Lafayette; and The Wabash Valley Trust for Historic Preservation. Some text in this document comes from the Wabash Valley Trust for Historic Preservation Resource Guide.

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Introduction

Section 1: Information in this Guide

The West Lafayette Historic Preservation Commission Resource Guide provides readers with tools for historic, cultural, and preservationist advocacy. This guide can be considered in two main parts: a historic context for the subjects that the Historic Preservation Commission oversees, and a map for preservationist practices in the present and future. Specifically, this guide details the history, architectural forms, and preservation practices for West Lafayette’s Historic District(s). Many historic buildings and sites exist in West Lafayette, the Historic Preservation Commission currently oversees. Locally designated historic districts. Special efforts have been made to make this guide reader-friendly for a range of audiences, including contractors, architects, historians, and interested members of the public. These efforts include the streamlined design of the guide, use of photographs and other visual references, resource lists, and easily understood language enhanced by a glossary.

Chapter One, “Historic Context,” will provide readers with brief histories of the City of West Lafayette Resources, including archival materials at the West Lafayette Public Library and the Virginia Kelly Karnes Archives and Special Collections at Purdue University, are available to any member of the public interested in further investigating the complex historical narratives that define the city and its Local Historic District(s).

Chapter Two, “Architectural Styles of Historic District(s) in West Lafayette”-will help readers understand the history and aesthetics of dwellings within these Local Historic District(s). Each section is dedicated to common architectural types within the City of West Lafayette. It is important to note that, although this chapter provides a comprehensive summary of West Lafayette’s architectural forms, it does not account for every possible type. Readers should also refer to the Tippecanoe County Interim Report (available at the West Lafayette Public Library) and the Wabash Valley Trust for Historic Preservation’s Resource Guide to supplement a complete account of architectural forms in West Lafayette. This chapter is meant mainly as a historic primer on the major forms found across West Lafayette. The selection of architectural forms emphasizes a unified historical aesthetic, one of the most important factors in Local Historic District(s).

Chapter Three, “Design Guidelines for West Lafayette’s Historic District(s)” uses text and information from the Wabash Valley Trust for Historic Preservation’s Resource Guide to help readers understand the guidelines suggested by the West Lafayette Historic Preservation Commission. It is important to understand that these are not ordinances; instead, the guidelines will help homeowners construct, preserve, or demolish properties across West Lafayette in an appropriate manner.

The Glossary will define terms used in Chapters Two and Three, in addition to other terminology in studying historic architecture in West Lafayette. For additional terminology, one should reference the Wabash Valley Trust for Historic Preservation’s Resource Guide.

Section 2: The West Lafayette Historic Preservation Commission

The West Lafayette Historic Preservation Commission formed following the passage of City Ordinance #9-11 on June 6, 2011. The ordinance has several phases. Phase one, applies to demolition and new construction and phase two, applies to renovations. The purpose of the Commission is to act as a helpful resource, create Local Historic Districts and approve

applications for Certificates of Appropriateness. Refer to Ordinance #01-2023 for more information on the Commissions duties, processes and historic district designation requirements.

Section 3: Certificate of Appropriateness (COA)

A COA is the approval granted to a property owner who has gone through the proper review process for new construction and demolition on a site within a West Lafayette Local Historic District(s). Property owners can obtain a COA from the West Lafayette Historic Preservation Commission and the West Lafayette Department of Development. Once a property owner submits his or her application, it will go to the West Lafayette Historic Preservation Commission for review during the group's regularly scheduled meetings. For more information on Certificate of Appropriate process, refer to Ordinance #01-2023.

Chapter 1: Historic Context

Section 1: A Brief History of West Lafayette

West Lafayette's early history consists of two town narratives—Kingston and Chauncey. Both platted in the mid-nineteenth century, these two small but ambitious settlements created a heritage for West Lafayette residents today. Town records and secondary source histories reveal the complexities, struggles, and triumphs that go into forming a small city. West Lafayette possesses fertile grounds for early American history, including significant interactions between American Indian tribes and settlers. These interactions center on the presence of French fur traders in the eighteenth century and growing conflicts in the early nineteenth century, resulting in the Battle of Tippecanoe at (now) Prophetstown in 1811. This narrative, however, focuses on the second half of the nineteenth century and the twentieth century. In so doing, it gives context to the establishment of historically significant homes in West Lafayette.

Like many other communities along the Wabash River, West Lafayette began as a river town. Prior to the use of locomotive railways in Indiana, rivers provided the most useful mode of transportation across the region. The convenience of the river for commerce and industry, however, did not translate to a convenient space for settlement. In 1836, August Wylie platted land on the western banks of the Wabash—just south of what is now known as the Railroad Bridge.¹ With river access in mind, the lots on this land were located near a gravel bar that acted as a bridge when water levels were low. Several buildings were reportedly built on this land; however, as the spring of 1837 rolled around, flooding became a serious problem. Realizing their error, Wylie and others destroyed the buildings and moved up the hill.²

Jesse Lutz platted the town of Kingston in 1855, less than twenty years after August Wylie's attempt. Tucked securely away from the banks of the Wabash, the town plat was bordered by what are now Northwestern, Salisbury, North, and South Streets.

Lutz and his wife, were both born in Ohio. Their children were born in Indiana, and census records show that he was living in the West Lafayette area at least through 1870. His occupation, listed as "Whole Liquor Dealer," would have made a home base near the river beneficial³ Although Lutz and his family made a home in Kingston, the founder of Chauncey was not a Hoosier.

¹ Wendy Arbor, "Tour the Town on the Trolley." Script.

² *Tippecanoe County Interim Report: Indiana Historic Sites and Structures Inventory*. Indianapolis, IN: Historical Landmarks Foundation of Indiana, May 1990.

³ 1870 United States Federal Population Census

Elihu Chauncey came from a family of land speculators in Philadelphia, Pennsylvania. Although he never lived in the area, Chauncey invested in Indiana real estate with the help of Henry Leavitt Ellsworth. In January 1860, Elihu Chauncey platted land adjacent to Kingston. Over the course of the next six years, residents of these two settlements—built lives together. By 1864, the area contained roughly twenty-five homes and five major streets— “State Road” (now State Street), River Road, Robinson Street, Salisbury Street, and Northwestern.⁴ In the name of efficiency and expansion, the two locations merged to form the Town of Chauncey in 1866.⁵ The Town received its charter in 1867, securing its ability to maintain a municipal government and school system.⁶

The Town of Chauncey immediately made moves to establish its moral identity and to expand its physical boundaries. The Town’s first ordinance was approved on May 16, 1868. The ordinance made it unlawful to dig in, remove, or change any earthen materials from public streets. Soon after, on May 22nd, the Chauncey council gave right of way on public streets to Northwestern Gravel Road Company, in order to build a road through the corporate limits of town. The abundance of maps in early town records further indicates the town’s focus on the future from an early date.

Chauncey engrained moral traditions into its town identity as much as it did future expansions. The second town ordinance, approved on June 26, 1868, made it unlawful for anyone over the age of ten to bathe in the Wabash River during daylight hours. Such an ordinance speaks to social norms of modesty and moral health in the largely Protestant-settled Midwest. Roughly a month later, on August 7, the Town of Chauncey approved the first of many prostitution ordinances. Entitled “An Ordinance to Suppress Vice and Immorality,” the document made it unlawful for “any prostitute who shall be found wandering about the Town of Chauncey” either in public or a private home. It was additionally unlawful for any male over the age of twelve to be found associating with a prostitute. These ordinances were updated nearly every year throughout the 1870’s. On the same day Chauncey approved its first prostitution ordinance, the Town Council similarly approved a Sunday ordinance.



FIGURE 1: THE SPACE OCCUPIED BY THE ORIGINAL TOWN OF KINGSTON IN 1855

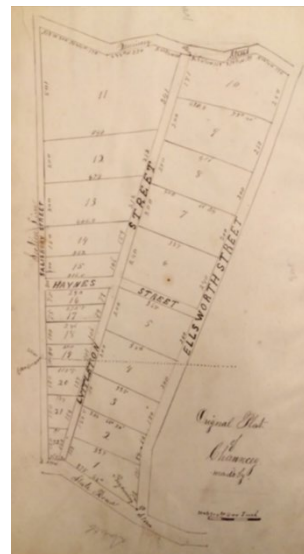


FIGURE 2: “ORIGINAL PLAT OF CHAUNCEY.” TOWN RECORD, VOLUME I. C. 1866. CITY OF WEST LAFAYETTE RECORDS. ARCHIVES & SPECIAL COLLECTIONS,

This made “any person found shooting, playing ball, or engaged in any public amusement on Sunday” unlawful and subject to a fine not exceeding five dollars.⁷ These early town laws demonstrate how West Lafayette, in its infancy, voiced its moral identity through regulations.

The Town of Chauncey continued to develop roads, homes, and even a school throughout the 1860’s through 1880’s. By This development can be contextualized with the founding of Purdue University in 1869. A land grant institution was established under the Morrill Act, this agriculturally and mechanically focused school chose the Chauncey area to build starting in 1871, and in 1874 classes began.⁸ Faculty and staff, in addition to growing student populations, would have found the nearby Town of Chauncey useful.

Around 1871, the Town of Chauncey made several changes in anticipation of the expansion from Purdue. The Town divided into five districts, and in May 1872 the Town’s Street Committee and Town Marshall succeeded in getting Salisbury Street cobbled. As in the Town’s early history, municipal and economic expansion went hand-in-hand with moral regulations. As Purdue broke ground in 1871, Chauncey also renewed and expanded several prostitution and bathing laws, in addition to enacting new liquor sales restrictions.⁹

As Purdue University grew, the surrounding town started to solidify the history now often associated with West Lafayette. In May 1888, the Town of Chauncey voted to change its name

⁴ Tippecanoe County Interim Report. Robinson Street was a plank road.
⁵ Tippecanoe County Interim Report; New Chauncey Neighborhood Association
⁶ New Chauncey Neighborhood Association, “The History of West Lafayette”
⁷ Town Record Volume I, City of West Lafayette records.
⁸ “Purdue History,” Purdue University, <http://www.purdue.edu/purdue/about/history.html>
⁹ Town Record Volume I, City of West Lafayette records
 6 I West Lafayette Historic Resource Guide

to West Lafayette. Chauncey did not have a post office, and as such mail addressed there could not be delivered. Mail addressed to “West Lafayette,” however, could be delivered due to its geographic moniker. In 1924, West Lafayette was incorporated as a city with M.B. Morgan elected as its first mayor.¹⁰ From its beginning, West Lafayette was closely related to Purdue University. As 1920’s editions of the *Journal and Courier* show, lively parades, circuses, and beauty pageants put on by Purdue’s many fraternities and sororities were open to all West Lafayette and Lafayette residents. These events provided sources of amusement for residents, with thousands attending the Purdue Circus Exhibition in May 1922.¹¹

As Purdue continued to expand, West Lafayette residents found it necessary to enforce neighborhood regulations to protect their communities from excessive development. The push and pull relationship between the university and surrounding city has defined much of West Lafayette’s narrative in the twentieth century. Even in *Journal and Courier* records in the 1920’s, 1930’s, and 1940’s are dotted with stories of concerned residents’ pushback to commercial development projects. The story of the city’s expansion is complex, as stories about exciting new housing projects such as Hills and Dales and advertisements for housing lots exist next to concerned responses to development.¹²

In the second half of the twentieth century, the bond between Purdue and West Lafayette was solidified and necessary. It has made the community economically and independent from the demands of rural agriculture that weighed down other towns in North Central Indiana. Today, there is a greater theme of West Lafayette residents trying to define their identity outside of Purdue. Resulting in the establishment of neighborhood associations, a large trails and parks system, and development unconnected to Purdue University.¹³ There is still much research to do, and materials to be uncovered, in order to present a connected narrative of West Lafayette in the twentieth and twenty-first centuries. One should take the themes established by the city’s infancy—such as the spirit of expansion and establishment of moral codes—to reflect on more recent histories in the City of West Lafayette. In so doing, one may be able to help establish a historically based, believable, and strong identity for the city’s residents.

Section 2: A Brief History of New Chauncey

The New Chauncey neighborhood represents West Lafayette’s historic identity. Born as a natural extension of the Town of Chauncey, the neighborhood has roots dating back to the mid-nineteenth century. After Chauncey merged with the Town of Kingston to form West Lafayette, the area steadily grew and experienced dynamic residential development. This development included the construction of dozens of homes, several of which are now listed on the National Register of Historic Places. A significant number of these structures have also received historic home designations from the Wabash Valley Trust for Historic Preservation. This has led to the designation of New Chauncey as a Local Historic District in the City of West Lafayette subject to the West Lafayette Historic Preservation Commission regulations and rulings. The architectural styles of New Chauncey



FIGURE 3: JOURNAL AND COURIER, OCTOBER 12, 1923. IT IS POSSIBLE THE “PROPER AND ADEQUATE RESTRICTIONS” INCLUDED THE SEGREGATION OF NON-WHITE RESIDENTS.

Did you know..?

The housing abstracts (a collection of legal documents tracing the ownership and use of a particular parcel of land) for New Chauncey Neighborhood are available to the public at the West Lafayette Public Library.

For more information, contact the West Lafayette Public Library Archives division.

¹⁰ Tippecanoe County Interim Report.

¹¹ “Novel Entries Feature Parade,” *Journal and Courier*, May 12, 1922.

¹² *Journal and Courier*, October 12, 1923, 11; “New Bank Building,” *Daily Courier*, August 11, 1914, 2; “Village Union Will Discuss Topics of Community Interest,” *Journal and Courier*, April 21, 1922, 2.

¹³ For more specific information on such developments, please refer to Chapter Two, Section Two.

dwellings, along with the stories of those who lived in them, help tell a larger story of the West Lafayette’s middle-class development in the twentieth century.

New Chauncey residents were largely from the Midwest and representative of the region’s middle class. Dr. Edward T. Stahl, of the Edward and Beatrice Stahl House on 324 Park Lane, was a practicing surgeon at the time of the 1940 United States Federal Census. He lived with both his wife and a residential maid, Mahlke Opal. This detail shows the popularity of live-in service workers in American middle-class homes—even as late as 1940. The size of the home would have allowed Opal her own quarters. To the modern person, domestic workers seem like a product of the upper class; however, in the first half of the twentieth century they were much more common throughout the middle and upper-middle classes.¹⁴

Census workers canvassing the New Chauncey neighborhood also found that at least three men (for whom New Chauncey homes are now named) were Indiana natives. Dwight Hartman, of the Dwight R. Hartman House at 457 Maple Street, grew up in a large family in Elkhart, Indiana.¹⁵ William F. Keirce of 324 Park Lane was born in Indiana around 1889. His parents’ birthplaces—Ireland and Kentucky—are emblematic of common immigration patterns in the Midwest during the nineteenth century. Horace Reisner of 492 Littleton Street was also a Hoosier; census records indicate that his father grew up mostly in Indianapolis, and by 1940 his son Horace lived at the Littleton address in West Lafayette. In sum, the average original New Chauncey homeowner was white, male, originally from the Midwest, and of an upper-middle class profession.

New Chauncey homeowners played an important role in West Lafayette’s larger economic and community expansion. In the twentieth century, the public saw these homeowners as longstanding members of the community. In an interesting detail revealed by housing abstracts, real estate mortgages in the New Chauncey area still referred to West Lafayette as the “Town of Kingston, now West Lafayette.”¹⁶ Although a small legal detail, this fact establishes homeowners in New Chauncey as connected to the community’s greater history. New Chauncey was at the forefront of West Lafayette’s expansion. The *Journal and Courier* dates April 18, 1922, as a turning point for the city’s road use. The Lafayette Street Railway, active across the river in Lafayette, began a new route across Thornell and Grant Streets. Thornell was later renamed Stadium Street—one of the main defining roads in New Chauncey.¹⁷ The streetcar allowed New Chauncey residents more efficient access to the rest of West Lafayette and Lafayette.

In 1922, entertainment opportunities expanded for residents of New Chauncey Neighborhood. The Purdue station, now known as WBAA started broadcasting in April of that same year. The *Journal and Courier* noted that university alumni—many of whom lived in West Lafayette, and specifically New Chauncey Neighborhood—desired a powerful local radio outlet.¹⁸ Around this time, the newspaper also published an editorial comparing the power of movies and radio. The editor argued that Americans went to movies not because they particularly cared about the films shown, but to escape boredom in their homes. As the editor argued, the arrival of radio allowed families to stay entertained in their own houses, leading to a rise in domestic interest. “Radio is sweeping the country,” the editorial reads, “And it keeps people at home. It is so revolutionary a thing that, for a while at least, it upsets the whole scattering tendency of recent years. And as the thing improves, the new domestic tendency may strengthen.”¹⁹ This information sheds light on home life and provides context for the growth of New Chauncey Neighborhood in the twentieth century. Residents valued their homes as places for rest, life, and entertainment. That spirit continues in the neighborhood today, with an active New Chauncey Neighborhood Association and the West Lafayette Historic Preservation Commission.

¹⁴ Maggie Caldwell, “Invisible Women: The Real History of Domestic Workers in America,” *Mother Jones*, February 7, 2013.

<http://www.motherjones.com/politics/2013/02/timeline-domestic-workers-invisible-history-america>

¹⁵ 1920 United States Federal Population Census.

¹⁶ Housing abstracts of Elihu Chauncey, West Lafayette Public Library Archives. Interestingly, this same abstract used “Town of Chauncey, Now West Lafayette” in 1892.

¹⁷ “Franchise for car line gets West Side O.K.: Town Board Adopts Ordinance Giving New Street Railway Rights Agreed Upon; Busy Session,” *Journal and Courier*, April 18, 1922.

¹⁸ “Broadcasting to Be Repeated at Purdue,” *Journal and Courier*, May 5, 1922, 1.

¹⁹ “Movies and Radio,” *Journal and Courier*, April 7, 1922, 6.

Section 3: A Brief History of Happy Hollow Heights

Happy Hollow Heights is located north of downtown West Lafayette. The neighborhood was platted in 1953 and expanded in 1958. It sits along a ridge and several of the properties can view the wooded ravines created by the topography of Happy Hollow Heights.²⁰ Similar to the development of Hills and Dales, many of the homes within the neighborhood were purchased by professors and staff at Purdue University.

Happy Hollow Heights was less traditional in its design with curved streets, building restriction of both type and use, consideration of natural elements on the existing site and access to transportation. Considering both topography and existing landscape conditions helped protect the old-growth trees and allowed for minimal clearing. The curvilinear layout of the neighborhood reflects Olmstead suburban designs, the City Beautiful Movement, and the Federal Housing Administration (FHA) guides on neighborhood designs and planning. With this design, the lots are better adapted to the topography of the site, private development costs, and utilities and road construction costs were lowered for the development.

Happy Hollow Heights features architectural styles such as: Ranch, Split Level and Mid-Century Modern. All architectural styles featured in the neighborhood demonstrate the trends of the time in modern architectural history. Ranch style homes are horizontal, U-Shaped or L-Shaped, often having attached garages in the front. This style was very popular at the time, and many looked at the style as ideal for raising families post-World War II.

Split-Level style homes often are viewed as a variation of Ranch homes. With ties to Frank Lloyd Wright, the Split-Level style divides the home into functional spaces with a landing and stairs leading to the upper and lower levels of the home. The functionality of the design was popular for developments with limited space and many examples of this style can be found in Happy Hollow Heights.

Mid-Century Modern style influenced many of the homes within Happy Hollow Heights. Robert Smith, a regional architect, designed many Mid-Century Modern homes that most notably can be found in the neighborhood, showcasing his unique style. His designs have signature elements, such as masonry for privacy and texture and large windows spanning the rear of the home. Smith was heavily influenced by the Mid-Century Modern style, and many of his designs within the neighborhood show his take on the mid-century architectural style. He designed eight (8) modern/contemporary homes within Happy Hollow Heights. The variety of Mid-Century architectural styles in the Happy Hollow Heights neighborhood showcase the styles and changing atmospheres of post-war designs.

Section 4: A Brief History of Hills and Dales

Hills and Dales was the first planned subdivision, post-incorporation, of the City of West Lafayette.²¹ It was built between 1924 and 1943, with some development after 1943 in the mid-fifties and early seventies. The construction of the neighborhood slowed between 1929 and 1940, due to the start of the Great Depression and America entering World War II. Hills and Dales was planned for about 280 homes and developed as a residential neighborhood focused on homes for professionals and professors at Purdue University. It sits just northeast of Purdue University's campus with winding streets, many hills, and diverse, rich landscapes.

Hills and Dales shows the planned development patterns of the time. The neighborhood grid combined with the landscaping, common open spaces and curved, winding streets demonstrate the trends in suburban development of the

²⁰ National Register of Historic Places Registration Form – Happy Hollow Heights Historic District, October 2015

²¹ National Register of Historic Places Registration Form – Hills and Dales Historic District, May 2002

early 20th Century. Hills and Dales was developed by the Shook Agency and was marketed for the development's deed restrictions promoting residential only development through setback requirements, prohibitions of lot division and use restrictions. Landscaping, topography and location were selling points for the neighborhood. Many visitors note the natural benefits of the site and how the designers laid out development. Nicol Scholer and Hoffman, were the primary designers of the neighborhood. As local architects their work can be seen throughout Hills and Dales but also in Downtown and on Purdue's campus.

The neighborhood is home to a variety of architecture styles, the most notable being: Colonial Revival, French Renaissance, Modern Ranches and Tudor Revival. Houses constructed early in the development were mostly period revival styles, and as the neighborhood developed Colonial Revival became the most popular, incorporating 67 homes of this architectural style. Colonial Revival homes in this neighborhood were often two (2) story symmetrical homes, with large, prominent entries and were constructed of brick, stucco, or siding.

Tudor Revival also is very prevalent in the neighborhood with over 20 homes constructed with this influence. They have light stucco walls with pitched slate roofs, contrasting materials and uniquely shaped windows with recessed entry points.



FIGURE 4: HAPPY HOLLOW HEIGHTS

This style is found more often on the southern portions of the neighborhood. Within the Tudor Revival style, cottage variations are common, featuring stone accents, large stone chimneys, gabled entrances, arched doorways, and extended rooflines.

French Eclectic/Renaissance additionally has some influence on the neighborhood, with a few homes in this style. This style often features tall pitched hipped roofs, stone or stucco cladding, arched doorways, roof dormers, large chimneys, and timbering. Homes of this style, while few and far between, are notable to the neighborhood and demonstrate the variety of development in Hills and Dales.

A late modern development in Hills and Dales is the introduction of the early Ranch style. The homes follow in the Mid-Century modern influence, with design based on the style of Frank Lloyd Wright. Homes are one (1) story with a central core and spreading out from the center, featuring stone cladding, metal accents, recessed porches, and gabled roofs. Homes of this style are few but are notable for their modern influences.

Section 5: The Village

The Village or "Chauncey Village" is located next to Purdue University and the New Chauncey Neighborhood. Many of the buildings within the district were built in the 1900s, as New Chauncey adopted the name West Lafayette.²² The Village has many notable properties that are very recognizable and have great significance within the Lafayette community. It provides opportunities for shopping, nightlife, Purdue-Lafayette connections, and is a source of many of Purdue traditions.

Morton School (222 N Chauncey Ave), built in 1929, is a Classical Revival style building designed by Walter Scholer Sr, a local Lafayette architect. This Classical Revival style was a common style for public buildings as it was distinctive and had a classic look. While historically this site and building were used for education, it has also been used as a community center offering activities, programs, and classes. It currently is used as Margerum City Hall and is home to most of the city offices and has some community space operated by the Parks and Recreation Department²³

Another property of historic significance is 210 W State St formerly Purdue State Bank and currently occupied by Chase Bank. This building was built in 1914 and was designed by Louis Sullivan, a Chicago architect. The building has many of the features Sullivan commonly used in his designs. The building has two long sides with horizontal recessed windows banded

²² <https://www.tourdelafayette.com/neighborhoods/thevillage/thevillage.html>

²³ [https://www.homeofpurdue.com/listing/sonya-l-margerum-city-hall-\(formerly-morton-community-center\)/1672/](https://www.homeofpurdue.com/listing/sonya-l-margerum-city-hall-(formerly-morton-community-center)/1672/)

by green ceramic floral tiles with brick piers separating windows. The brick piers and parapets have yellow tiles that add to the “Jewel Box” effect.

Varsity Apartments were built in 1928 and are of the Classic Revival Style like Morton School. The apartments were built to help address the housing needs of the students attending Purdue. It features many of the highlights of Classic Revival architecture, with a central door, decorative door surrounds, detailed cornices, and the use of brick. The apartments are located at 101 Andrew Place.

Fire Station No. 1 built in 1917, is another notable building of historic significance within the village. Located at 300 North St, the fire station was built in the Romanesque Revival Style and is one of Indiana’s oldest active fire stations. It originally was home to the fire department, police department, and many city officials’ offices. The building is two (2) stories and constructed of brick, it features large, trimmed windows, garage doors, 35-foot tower, a brass fire pole and many limestone accents. Many of the buildings most notable features showcase the defining features of the Romanesque Revival style: masonry walls, towers and large windows and entryways.

Chapter 2: Architectural Styles of the Historic Districts of West Lafayette

Any architectural style (or, more accurately, “form”) guide is never fully complete. As with any artistic medium, architecture contains a broad visual language that speaks to its viewers and inhabitants, and also to its own history. Different architectural forms and styles interact and co-exist; a home may simultaneously qualify as “Queen Anne” and “Cottage,” or “Contemporary” and “Colonial Revival.” West Lafayette contains many such homes, and each give the community its distinctive character. This style guide does provide a comprehensive overview of West Lafayette’s architectural character. The organization of the guide, however, should not limit the reader in his or her interpretation of certain structures. Instead, readers should note that many of the housing types here, separated by name, often coexist in historic homes. Oftentimes subtle and contradictory language of architectural styles means that some sources may classify a home as, say, “Folk Victorian,” and others may classify the same home as “Eclectic Victorian.” The interpretation of architectural styles is fluid and it should encourage readers to walk many of West Lafayette’s neighborhoods themselves and make their own decisions.

Section 1: Victorian



FIGURE 5: *ASYMMETRICAL MASSING AND BAYS AS SEEN AT 401 NORTH SALISBURY STREET (C. 1890/1920)*

The Victorian architectural type is a visual expression of the energy of American industrialization in the Victorian era. “Victorian” can be used to describe a home’s form, while “Queen Anne,” “Folk,” and “Free Classic” can be used to describe any Victorian home’s exterior ornamentation and/or decoration. Although the Victorian name and its hallmarks often reference earlier Anglo-European architecture, the construction and cultural ideals that went into the construction these dwellings prove the Victorian form’s—and its various styles’— place as a representative modern American art form. The Queen Anne style and its numerous variations was well expressed by Thomas U. Walter, President of the American Institute of Architects during his 1879 annual message: “The manifest tendency of architects is to break away from the trammels of conventional rules, and to make style subservient to the spirit of the age, indicates a progress in the development of independent thought hitherto

Homes Include:

117 East Oak St.

103 Sylvia St

401 N. Salisbury St

725 N. Salisbury St

unknown.”²⁴ These words show how the Victorian styles became some of the most ubiquitous upper and middle class American views near the turn of the century. Its individualism made it a uniquely applicable style for American families. Its diverse possibilities are on full display in West Lafayette. Although there is not a large quantity of these homes they provide the area with a stately quality and connect it to the many Victorian homes seen across the river in Lafayette.



FIGURE 6: 117 EAST OAK STREET. THIS THREE-QUARTERED VIEW FROM THE STREET SHOWS PROTRUDING BAYS, A WRAPAROUND PORCH AND SPINDLE WORK COLUMNS, IRREGULAR WINDOW STYLE, AND WHITE DORMER TRIM.

Rather than the symmetry of forms such as the American Foursquare or bungalow, Victorian homes have asymmetrical additions, layouts, and exterior decoration. The rhythm of these homes can be characterized as more staccato—less irregular—than their subdued neighbors. One of the most significant formal qualities of Victorian homes is the presence of projecting bays and additions. These are placed at irregular intervals, and their intersecting corners demand attention from public right of ways. Porches often wrap around the front and sides of these projections. This display of perspective and angles is displayed at 117 East Oak Street, in figure 6. In this home (now adapted to several rented units, see figure 6), a Folk Victorian style is evident in the yellow paint choice and white, gingerbread, wooden trim. The home does not have a turret or tower, as would be more common in a Queen Anne Victorian home. 117 East Oak, in figure 6, shows how one recognizable form (Victorian) can emphasize one style (Folk) more than others.



1 Gabled Roof, Irregular Shape

2 Large, Decorative Eave Brackets

3 Spindled Posts



4 Asymmetrical Massing and Bays

5 One-Over-One Windows

6 Large Porch

1) Gabled Roof, Irregular Shape

²⁴ Thomas U. Walter, “Annual Message,” *Architects’ and Builders’ Magazine*, 1879.
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- 2) Large, Decorative Eave Brackets
- 3) Spindled Posts
- 4) Asymmetrical Massing and Bays
- 5) One-Over-One Windows
- 6) Large Porch

Victorian Form Highlights			
<i>Roofs</i>	<i>Building Materials</i>	<i>Porches</i>	<i>Windows</i>
Hipped (Sloped on all 4 sides)	Decorative Shingle	Spindled Posts	One-Over-One or Multi-Over-Two
Gabled (Sloped on 2 sides), especially Dormers	Clapboard	Wrapped Porches on First Floor	Arched, Curved or Rectangular Tops
Irregular Shape	Patterned Masonry or Cast Concrete	Recessed Porches on Upper Floors	Arranged in Pairs or Trios
Large, Decorative Eave Brackets			Leaded or Stained Glass

Victorian Variations	
<i>Folk Variation</i>	<i>Queen Anne Variations</i>
Typically Understood as a Middle-Class Variation on Victorian	Turrets and Towers
Timber Materials	Use of Masonry (Brick or Stone)
Clapboard Siding	Cast Iron Façade Detailing OR Rich Wood Ornamentation
Ornate or Simple Wooden Trim Details	
Large Porches	Complex Color Schemes

Further Victorian Resources

Bibliolabs, LLC, *Victorian Architecture: Houses and Pattern Books*. Charleston, S.C.:

Bibliolabs, LLC, 2013.

Brooks, Michael W. *John Ruskin and Victorian Architecture*. New Brunswick, N.J.:

Rutgers University Press, 1987.

Omoto, Sadayoshi. "The Queen Anne Style and Architectural Criticism," *Journal of the Society of Architectural Historians* 23, 1 (March 1964), 29-37.

Section 2: Bungalow

Since the early twentieth century, architects have described the bungalow as nationalistic and typically American.²⁵ Bungalow heritage can be traced to California; they sprouted across the state in the late nineteenth century, and by 1906, the style was described as California's "especial pride."²⁶ So great was the influence of bungalow architecture it spread rapidly across the United States around the turn of the century. Although bungalows started as distinctly Californian in purpose—large porches and raised foundations allowed for better ventilation in the hot climate, for example—architects and planners quickly determined the bungalow as applicable to many climates and locations across the nation. By 1915, it became the most popular style for single-family residential buildings in the United States.²⁷ This was due, in large part, to the



FIGURE 7: 106 CONNOLLY ST. (c. 1915)

harmonious relationship of artistry and economy that the bungalow style allows. Associated with the aesthetics of the Arts and Crafts movement, the bungalow form and style emphasize integration with natural surroundings (through the use of local material and landscaping), simplicity, and craftsmanship. One can see these design principals in the bungalows of West Lafayette, specifically in the New Chauncey Neighborhood. Interestingly, the style's eastward spread was aided by the reproduction of pre-planned bungalows that homeowners could purchase through magazines and even department stores such as Sears, Roebuck & Company.²⁸ For many architects and critics, this stood in direct opposition to the anti-industrial standards of Arts and Crafts and, by extension, the "true" California Bungalow style.²⁹ Polarized opinions defined a separation between "Craftsman Bungalow" homes and "Kit Home" bungalows. The New Chauncey Neighborhood, in West Lafayette, contains both. 201 Quincy Street and 863 Rose Street are examples of Kit Home bungalows.³⁰ One can now view a Craftsman Bungalow at 124 West Stadium Avenue. Despite early twentieth century critics' grievances that Kit Home bungalows were "cheap dwellings in good middle-class suburban neighborhoods," the anointing touch of history and nostalgia has heightened their class reputability. Today, many may not be able to distinguish the differences between hand-built Craftsman Bungalows and Kit Home bungalows.



FIGURE 10: 120 CONNOLLY ST. (c. 1915)

Whether it be Kit Home, Craftsman, or otherwise, the bungalow home contains specific design strategies.

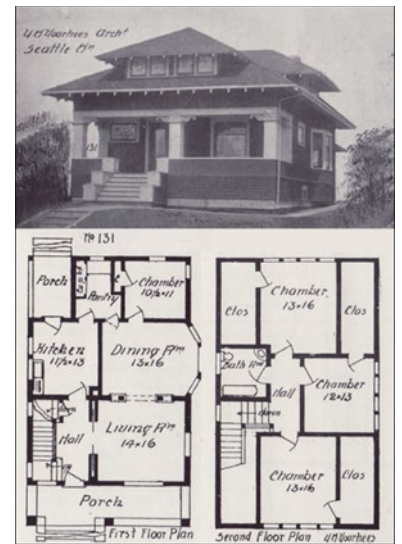


FIGURE 9: 1908 HIP-ROOFED BUNGALOW. V. W. VOORHEES OF SEATTLE, WA.

[HTTP://WWW.BUNGALOWHOMESTYLE.COM/PLANS/VOORHEES/1908/08WBH-131.HTM](http://www.bungalowhomestyle.com/plans/voorhees/1908/08WBH-131.htm)

FIGURE 8: 116 CONNOLLY ST. (c.1915)



²⁵ John Mack Faragher, "Bungalow and Ranch House: The Architectural Backwash of California," *The Western Historical Quarterly* 32, 2 (Summer 2001), 161.

²⁶ Jas M.A. Darrach, "Why Not a Bungalow?" *Country Life in America* 14 (October 1906), 637.

²⁷ Faragher, "Bungalow and Ranch House," 160; Robert C. Spencer, "Building a House of Moderate Cost—A Bungalow Suggestion," *Architectural Record* 32 (July 1912), 38.

²⁸ Rebecca L. Hunter, "A Bonnie Clyde!" *Sears Modern Homes*, December 28, 2014, blog post, <http://www.searshomes.org/index.php/tag/west-lafayette-and-the-sears-kit-house/>

²⁹ Faragher, "Bungalow and Ranch House"

³⁰ Twyla Graber, "Spirit of American Architecture" (November 24, 2014), 2.

<http://westlafayettepubliclibrary.org/images/Kit%20Homes%20in%20New%20Chauncey.pdf>

Although bungalows dot the entire New Chauncey Neighborhood, three homes nearly next door to each other on Connolly Street comprehensively demonstrate these strategies—numbers 120, 116, and 106, in Figures 10, 8 & 7, on the North side of the street (all c. 1915). All three have similar, low-pitched gable front roofs; entryway porches (116 replaces the typical exterior porch with an interior space, but it is heavily windowed and still acts as an entry gathering space); and stonework, especially in the foundations. Siding between three varies; the stucco front on 116, see figure 8, is representative of the California style, while 106’s river rock foundation is more indicative of an English or Craftsman style, see figure 7. The New Chauncey Neighborhood certainly has more elaborate and better-preserved bungalows; however, an interested visitor might stop by this block for a primer in the neighborhood’s numerous bungalows. From there, visitors can head south to Littleton Street to view the Wabash Valley Trust Plaque Horace and Leona Reisner House (c.1915) or the Dwight R. Hartman House on Maple Street (1913); west to the William F. Keirce Craftsman Bungalow on Lawn Avenue (1928); and dozens of other historically contributing examples in between.



- 1) Hipped Roof
- 2) Stone Material
- 3) Porch Central to Entryway



- 4) Extended Visible Rafters
- 5) Porch Supported by Large Piers
- 6) Simple Wood Trim

- 1) Hipped Roof
- 2) Stone – Building Materials
- 3) Porch Central to Entryway
- 4) Extended Visible Rafters
- 5) Porch Supported by Large Piers

6) Simple Wood Trim Windows

Bungalow Style Highlights			
Roofs	Building Materials	Porches	Windows
Hipped (Sloped on all 4 sides)	Clapboard	Central to Entryway	Double Hung/ Double Sashed
Gabled (Sloped on 2 sides), Especially dormers	Brick	Full or Partial Width	Single Panes
Low-pitched/sloped	Stone	Supported by Massive Piers	Simple Wood Trim
Extended Rafters Visible	Stucco		

Further Bungalow Resources

Primary:

Darrach, Jas M.A. "Why Not a Bungalow?" *Country Life in America* 14 (October 1906): 637.

Spencer, Robert C. "Building a House of Moderate Cost—A Bungalow Suggestion," *Architectural Record* 32 (July 1912): 38.

Secondary:

Faragher, John Mack. "Bungalow and Ranch House: The Architectural Backwash of California," *The Western Historical Quarterly* 32, 2 (Summer 2001): 149-173.

Powell, Jane. *Bungalow: The Ultimate Arts and Crafts Home* (Layton, Utah: Gibbs Smith, 2004).

"What Is a Sears Modern Home?" *Sears Archive*, accessed February 1, 2015. <http://www.searsarchives.com/homes/>

Section 3: Colonial Revival



FIGURE 11 : A GAMBRELED ROOF MARKS THE COLONIAL REVIVAL HOME OF 439 NORTH SALISBURY ST. (c. 1915)

The Colonial Revival form is one of the most common architectural types seen in the United States. Many date the popular birth of Colonial Revival to the 1893 Columbian Exposition in Chicago. As the world turned its attention to the city, American participants sought to present a distinctive visual character. In order to reveal a visual impression of an authentic America, Exposition architects looked to the Federal and Georgian structures that defined the nation's founding era. The Exposition's Director of Works, famed Chicago architect Daniel Burnham, oversaw the construction of the Exposition's "White City." The formality of the term came from the reproduction of white plaster Neoclassical buildings across the Exposition site.³¹ These constructions invoked the democratic center of the nation's capital. The layering of historical references and the progressive technological feats required in order to build them spoke to Americans at the exciting

Homes Include:

439 N. Salisbury St.
701 N. Chauncey Ave.
451 Littleton St.

³¹ Pennsylvania Historical and Museum Commission, "Colonial Revival Style: 1880-1960," *Architectural Field Guide*, n.d.

turn of the twentieth century.³² In addition to the rise of grand Neoclassical buildings in American cities at the time, a more modest Colonial Revival took hold in the nation's domestic neighborhoods.

In West Lafayette, Colonial Revival homes sometimes took on a distinctively Dutch style. Interestingly, Franklin Delano Roosevelt was one of the biggest champions of Dutch Colonial Revival architecture. Before his presidency, Roosevelt was an passionate member of small historical and genealogical societies.³³ He strongly believed in the value of preserving the words and visual culture of our ancestors. This meant not only the preservation of historic Dutch Colonial homes, but also in the planning and construction of new homes in a "true" Dutch Colonial style. Although Roosevelt initiated such constructions in the Northeast, architects working in West Lafayette, Indiana at the same time constructed homes in the same visual language.³⁴

The Charles and Ida Kasher House at 439 N. Salisbury Street (built in 1917), in Figure 11, is a remarkable example of Dutch Colonial Revival in the New Chauncey area. The gambrel roof provides an immediate visual impression of the Dutch Colonial Revival style. In gambrel roofs, two connected slopes form the symmetrical sides. The first slope is steep, while the second slope ascends at a shallower angle. In this example, large gambrel dormers also extend on the eastern side of the house. Shingle siding, a perfect example of building material in Dutch Colonial homes, is used around the building. These construction choices strongly contribute to its historic value. It is symbolic of the types of homes even Franklin D. Roosevelt hoped to see across the nation in the early twentieth century.

Continuous Dormer 1

Half-to-Small Sized Porch 2

Double Hung Window 3

Gambrel Roof 4

Shingled 5



³² Wayne Andrews, "Random Reflections on the Colonial Revival," *Archives of American Art Journal* 4, 2 (April 1964), 1-4. Interestingly, texts such as that by Andrews show a tenuous confusion over the significance and quality of revival styles. Architectural criticism in the 1960's forms a complex dialogue for revival architecture.

³³ William B. Rhoads, "Franklin D. Roosevelt and Dutch Colonial Architecture," *New York History* 59, 4 (October 1978), 431.

³⁴ In addition to Dutch Colonial homes, New Chauncey also has a large number of Colonial Revival Cottages. These do not typically have the gambrel roofs of Dutch Colonial, and instead resemble scaled-down versions of the Colonial homes seen on the East Coast in the eighteenth century.

- 1) Continuous Dormer
- 2) Half-to-Small Sized Porch
- 3) Double Hung Window
- 4) Gambrel Roof
- 5) Shingled

Colonial Revival Highlights			
Roofs	Building Materials	Porches	Windows
Hipped (Sloped on all 4 Sides)	Shingled (particularly in Dutch Colonial Revival)	Restrained Design	Four-Over-Four, Six-Over-Six
Gambrelled (Particularly in Dutch Colonial Revival)		Half-to-Small Size	Double-Hung Sash
	Clapboard	Square or Round Columns	Rectangular Tops
		Decorative Pediments	Shutters
			Symmetrically Located

Further Colonial Revival Resources

Andrews, Wayne. "Random Reflections on the Colonial Revival," *Archives of American Art Journal* 4, 2 (April 1964), 1-4.

Gyure, Dale Allen. *Colonial Revival in America: Annotated Bibliography*. Charlottesville, VA: University of Virginia, Department of Architecture, 2008.



FIGURE 12: EVENING LIGHT ILLUMINATES THE TUDOR REVIVAL HOME OF 703 NORTH CHAUNCEY AVENUE (C. 1930).

Section 4: Tudor Revival

Tudor Revival homes in West Lafayette, specifically in the New Chauncey Neighborhood, do not present the intimidating, gothic exteriors one might think of when presented with the concept of Tudor architecture. Although the Tudor Revival takes its cues from England’s sprawling, half-timbered fortresses of the fourteenth and fifteenth century, the form takes on a more charming, countryside feel in New Chauncey.

Homes Include:
700 N. Chauncey Ave.
703 N. Chauncey Ave.

Patricia L. Duncan, in *The Journal of the Louisiana Historical Association*, explains how the Tudor Revival form could be adaptable for American clients. She notes that the Tudor Revival dwellings built in the United States in the first decades of the twentieth century were actually combinations of Tudor, Elizabethan, and Jacobean architecture. For architects, the overall goal with these buildings was

to make them “picturesque.”³⁵ This concept—collages of historic styles to create an overall picturesque aesthetic—is called *eclecticism*. This can be applied to many homes in Lafayette and West Lafayette’s historic homes, including Spanish eclectic, Renaissance eclectic, Victorian eclectic, and more.

Tudor Revival homes in West Lafayette utilize the steep roof and gable pitch associated with the form. Although original Tudor homes utilized half-timber construction, in the twentieth century this form became ornamental and/or decorative. 700 North Chauncey Avenue (not pictured) displays this decorative half-timbering on the front gable. Vines crawling up

³⁵ Patricia L. Duncan, “Slagle House,” *Louisiana History: The Journal of the Louisiana Historical Association*, 38, 3 (Summer 1997), 346.
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the brick siding enhance the pastoral “Englishness” of the dwelling. Details such as these preserve the aesthetic integrity of historic buildings across West Lafayette.



- 1) Steeply Pitched Roof
- 2) Massive Chimneys
- 3) Brick
- 4) Multi-Paned Window
- 5) Recessed Front Door

Tudor Revival Style Highlights			
<i>Roofs</i>	<i>Building Materials</i>	<i>Entrances</i>	<i>Windows</i>
Steeply Pitched	Brick	Recessed Front Door	Tall and Narrow
Prominent Cross Gables	Decorative Half-Timbering	Arched Openings	Arranged in Groups
Massive Chimneys	Stone Masonry	Black Metal Door Hardware	Multi-Paned
	Stucco	Small Gabled Roof Over front Door	Leaded Glass

Further Tudor Revival Resources

Clark, Michael D. "Ralph Adams Cram and the Americanization of the Middle Ages," *Journal of American Studies* 23, 2 (August 1989), 195-213.

Goff, Lee. *Tudor Style: Tudor Revival Houses in America from 1890 to Present*. Ann Arbor, MI: University of Michigan Press, 2002.

Jakle, John A. "Twentieth Century Revival Architecture and the Gentry," *Journal of Cultural Geography* 4, 1 (1983): 28-43.

Thurley, Simon. *The Building of England: How the History of England Has Shaped Our Buildings*. London: HarperCollins, 2013.

Section 5: English Cottage

In the Victorian era at the turn of the twentieth century, the English Cottage was a structure of sentiment. British and Victorian studies have identified the rural, pastoral English countryside as a site for thoroughly industrialized citizens to reflect, linger, and indulge in nostalgia.³⁶ Significantly, the themes of colonial movement and global intercultural exchange in the Victorian era complicated what it meant to be "English." English citizens moved, in huge numbers, to and from their home country and the wide expanse of colonies across the world in the nineteenth century. This led to the increased number of traditionally English

Homes Include:

132 DeHart St.

127 Connolly St.

136 East Oak St.

601 Robinson St.



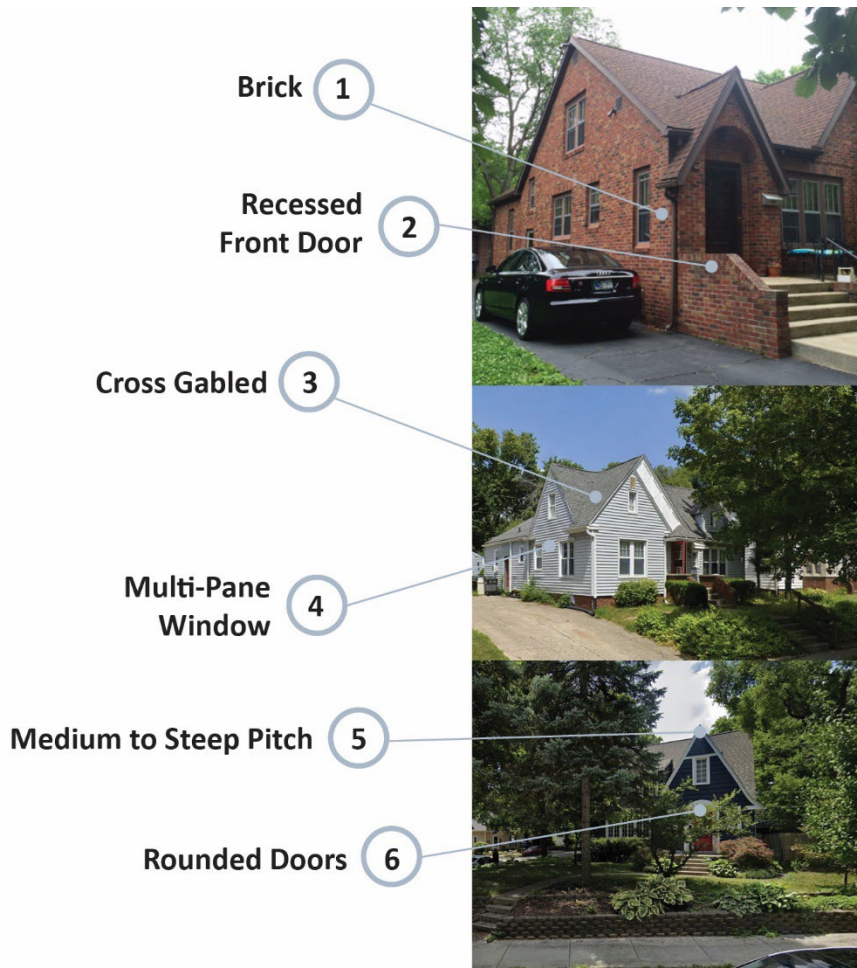
FIGURE 13: THE CHARM OF AN ENGLISH COTTAGE WITH CONTEMPORARY USE AT 127 CONNOLLY STREET.

structures in non-English (or not "authentically" English) places. More interesting, the murky waters of transnational visual exchange also led to the adaptation of English structures in colonies' own proud styles. West Lafayette transforms the context for the English Cottage, resulting in a distinct, American architectural type.

These dwellings take many of the same design cues as Tudor Revival homes, but they are significantly smaller and more streamlined. English cottages are typically one or two stories tall, with a medium-to-steep roof pitch. One of the defining characteristics of the form is the cross-gabled roof. The cottage's windows are another English visual cue. They are tall, narrow, and multi-paned, with visible lead or wooden muntins. They create a protective, castled effect that reminds one of the structure's European heritage. A line of these windows marks the front of 123 Connolly Street in New Chauncey. In figure 13, the home, built circa 1920, is best

characterized as a Colonial Revival Cottage. The cross-gabled roofline is characteristic of the English Cottage, but the white clapboard building materials, porch, and overall symmetry of design are far more expressive of Colonial Revival. In fact, the New Chauncey Neighborhood has many dwellings characterized as such. This home demonstrates how West Lafayette translates an English style to make it more "American" in appearance.

³⁶ Tim Barringer, "'I am native, rooted here': Benjamin Britten, Samuel Palmer, and the Neo-Romantic Pastoral," *Art History* 34, 1 (2011); Pamela Gerrish Nunn, "The Cottage Paradise," *Victorian Review* 36, 1 (Spring 2010).



- 1) Brick
- 2) Recessed Front Door
- 3) Cross Gabled Roof
- 4) Multi-Pane Window
- 5) Medium to Steep Pitch
- 6) Rounded Doors

English Cottage Style Highlights			
Roofs	Building Materials	Entrances	Windows
Cross Gabled	Brick	Recessed Front Door	Arranged in Groups
Medium to Steep Pitch	Decorative Half-Limbering	Rounded Doors	Multi-Paned
Large Chimneys	Stone Masonry	Arched Entries	Leaded Glass
	Clapboard (in Colonial Revival Variations)		

Further English Cottage Resources

Crowley, John E. "In Happier Mansions, Warm and Dry': The Invention of the Cottage as the Anglo-American House," *Winterthur Portfolio* 32, 2/3 (Summer-Autumn 1997), 169-188.

Nunn, Pamela Gerrish. "The Cottage Paradise," *Victorian Review* 36, 1 (Spring 2010), 185-202.

Section 6: Vernacular

Historic and cultural preservation groups and researchers praise vernacular architecture as the style and form of the people. Typically simple in design, vernacular dwellings focus on ease of use, accessibility, and a colloquial, everyday, aesthetic. Many consider vernacular plans—including the Gabled –Ell and American Four-Square—as the most authentic windows into a particular community’s past. These plans often combine references to various revival styles. This combination of visual parts, muted into an overall recognizable plan, makes these buildings “vernacular.” To architectural critics, preservationists, and visitors, this consolidation of forms is authentic—and moreover, authentically American. The tension between originality and reuse of existing forms makes vernacular, domestic and functional, architecture one of the most exciting rising fields in architectural and folk studies.

Section 6.1: Gabled Front

The defining feature of this vernacular dwelling is its central entrance, marked by the two, sloped roofs that meet to form its triangular—name: the gable. These homes are iconic in American visual culture; they were truly some of the most commonly constructed homes during the early to mid-nineteenth century.³⁷ As opposed to more elaborate homes in West Lafayette (particularly Tudor and Colonial Revival homes), gabled-front homes were originally built for working class families. Although gable-front forms can be quite large or contain ornamentation (particularly on its porch columns and pediments), typically they are quite simple in style and smaller than its formal neighbors such as the Victorian or Craftsman Bungalow. They typically utilize clapboard or vinyl siding, which have always been understood as affordable materials. The large presence of gable-fronts in West Lafayette demonstrates the historic economic diversity of its community. Today, these homes are owned by families or available for rent to Purdue students.

Section 6.2: Gabled-Ell

The Gabled-Ell home is an adaptation of the Gable-Front home. It takes visual cues from Greek Revival and subdues them. The columns and pediments seen in Gable-Front homes are seen in Gabled-Ell structures, but in Gabled-Ell structures these details continue on an additional wing parallel to the main center of the home. These protruding wings, typically rectangular, created more indoor and outdoor space for families.³⁸ The low, shallow gable slopes allow for a continuous roofline, as seen at 120 West Stadium Avenue. In other homes, the front gable can take on a steeper pitch, as seen at 128 East Oak Street. Such variations highlight the customizable flexibility of vernacular homes.

Section 6.3: American Foursquare

The American Foursquare house form has a square or rectangular plan similar overall to the Gable-Front house. The most significant difference between these two forms is the roof type. Although their triangular sloped roofs characterize Gable-Front homes, American Foursquare homes use pyramidal shaped, hipped roofs. This allows for more space in the homes, and they often bud upwards to include a third story as well.³⁹ American Foursquare homes resemble bungalows, particularly in their low sloping dormers and front porches. In fact, homeowners could purchase Foursquare house plans

³⁷ New Hampshire Division of Historic Preservation, “Appendix E: Glossary of New Hampshire House Types,” NH Architectural Survey Manual, April 2013. <http://www.nh.gov/nhdhr/programs/documents/introtoarchsurvey.pdf>

³⁸ The Red Wing Heritage Preservation Commission, “Red Wing South-End Historic Properties Survey,” n.d. http://www.red-wing.org/media/files/planning/south_survey_report_1b.pdf

³⁹ “Red Wing South-End Historic Properties Survey,” 25.

in the same catalogues as bungalow plans in the early twentieth century.⁴⁰ Many American Foursquare homes were created and decorated in a Craftsman style, blurring the lines between the Foursquare and bungalow. Typically, bungalows contained fewer stories and a more open floor plan than the Foursquare. These two forms, however, coexist in significant numbers in West Lafayette.



FIGURE 14: ANOTHER VERNACULAR FORM IS THE T-PLAN, WHEREIN THE AERIAL PLAN WOULD SHOW A CROSSED "T" SHAPE. 444 NORTH SALISBURY STREET (C. 1890)



FIGURE 15: THE SYMMETRICAL SIMPLICITY OF THE GABLE-FRONT HOME AT 411 NORTH SALISBURY STREET (C. 1915)

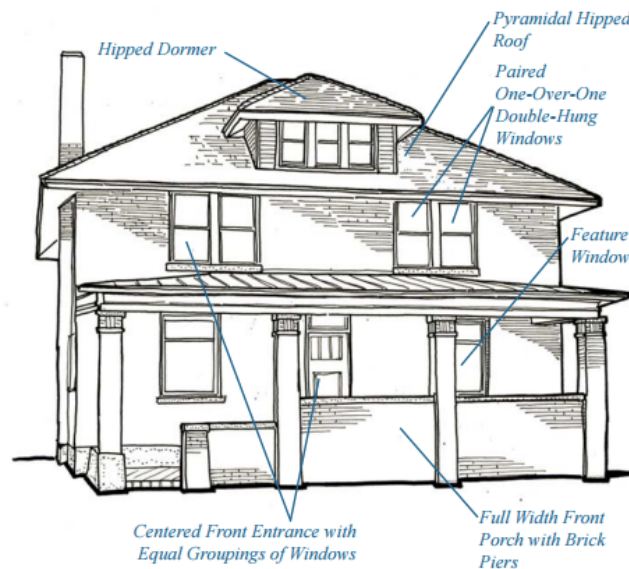


FIGURE 16: AN AMERICAN FOURSQUARE DIAGRAM. ROANOKE PLANNING COMMISSION, "RESIDENTIAL PATTERN BOOK," CITY OF ROANOKE, VIRGINIA, NOVEMBER 20, 2008.

Further Vernacular Architecture Resources

⁴⁰ Roanoke Planning Commission, "Residential Pattern Book," City of Roanoke, Virginia, November 20, 2008.
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Section 7: Mid-Century

After World War II, Mid-Century architecture boomed, and the need for housing grew as population and suburban growth increased. Homes became more modernized by adding refrigerators, electric ovens, car amenities and other modern conveniences, that many find in their homes today. Throughout the Mid-Century boom, several architects contributed greatly to the movement, such as Ludwig Mies van der Rohe, Frank Lloyd Wright and LeCorbusier. While Mies focused on function and expression, Wright focused on open space, natural elements, and modern technological advancements, both showcasing the changing cultural atmosphere post-World War II⁴¹. Mid-Century architecture in many ways is a reflection of the post-war culture, technological advancements, and increased commercialization.

West Lafayette was no exception, and growth increased as returning veterans added to the housing demand and administrative needs at Purdue. Purdue's enrollment was heavily influenced by those returning home and using the G.I Bill to received aid for education. Increased student enrollment and population growth contributed to the increased housing need and developments in the West Lafayette area.⁴² As a response, neighborhoods like Hills and Dales and Happy Hollow Heights were constructed soon after World War II.

Section 7.1: Mid-Century Modern

With clean lines and distinctive shapes, Mid-Century Modern (MCM) architecture features floor-to-ceiling windows, open gathering spaces, minimal interior/exterior decoration, and a focus on connecting the built form to nature. These homes blend natural materials with more contemporary materials, such as aluminum windows and wood. MCM architecture is often paired with green spaces, forecourts and other elements that connect nature to the internal spaces.

Homes often would be two (2) stories or less, focusing on the ground level, featuring connections to nature through landscaped areas. Expansive, large homes often would extend over one (1) level on large lots. Exposed architectural features such as columns and beams are prominent, these elements create a modular look by dividing the interior and exterior with open but dedicated spaces. Entries are covered or sheltered and are important to the exterior design calling attention to entry and accessways. Roofs and rooflines are low-sloping or flat, with minimal decoration, allowing a simple base for other architecture features to be the focus. Large windows, spanning floor-to-ceiling, connect the interior to the exterior focusing natural light.

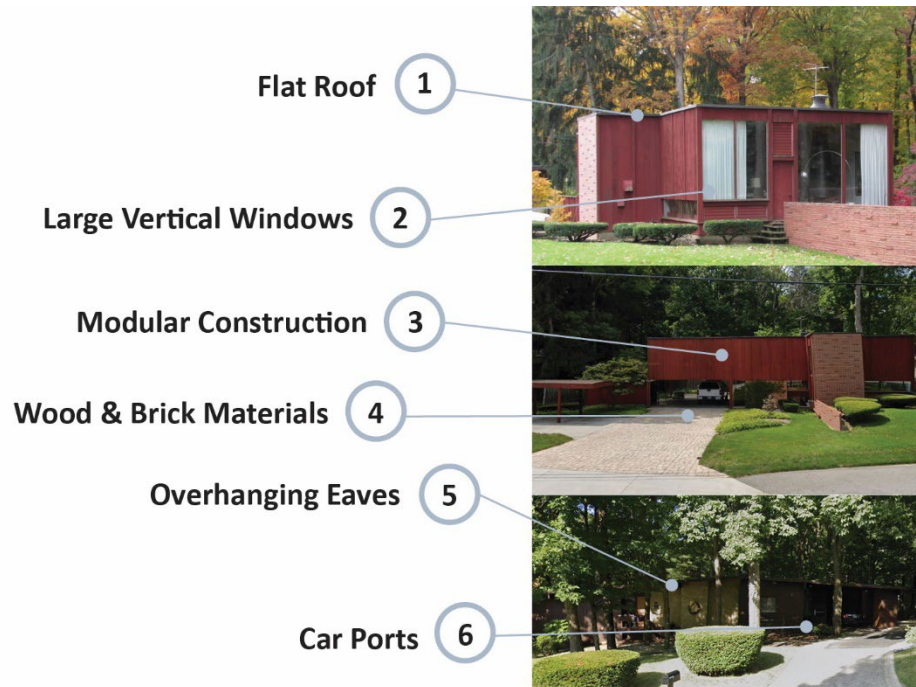
Natural materials (brick, stone, wood) combined with contemporary materials (metals, glass, concrete) are combined in MCM architecture, uniquely creating a futuristic appearing home. Brick is commonly used in a stacked pattern as the main material, while metal is used for decorative and functional purposes such as in doors, windows and columns. Glass windows are tinted or shielded by extended rooflines. Often these materials and textures are mixed, creating the signature futuristic look of Mid-Century Modern homes.



FIGURE 17: A MIDCENTURY MODERN HOME AT 1800 HAPPY HOLLOW ROAD WITHIN THE HAPPY HOLLOW HEIGHTS NEIGHBORHOOD.

⁴¹ Lawrence Technological University College of Architecture + Design, Mid-Century Modern Design Guidelines – City of Southfield, MI, March 6, 2012

⁴² National Register of Historic Places Registration Form – Happy Hollow Heights Historic District, October 2015



- 1) Flat Roof
- 2) Large Vertical Windows
- 3) Modular Construction
- 4) Wood & Brick Materials
- 5) Overhanging Eaves
- 6) Car Ports

Mid-Century Modern Style Highlights				
Roofs	Construction	Building Materials	Entrances	Windows
Low-Sloping	Curtain Wall (Columns & Beams)	Wood	Covered or Sheltered	Large, Vertical Windows
Flat		Concrete	Breezeway, Porticos, Porches, Pavilions	Floor-to-Ceiling Windows
Covers Main Entrances or Parking Spaces	Modular Construction	Stucco	Car Ports	Windows Shielded by Decorative Elements
		Metal, Steel & Aluminum		Simple Appearance
Overhanging Eaves	Exposed Rafters	Brick		Mullions
		Stone (Accents)		

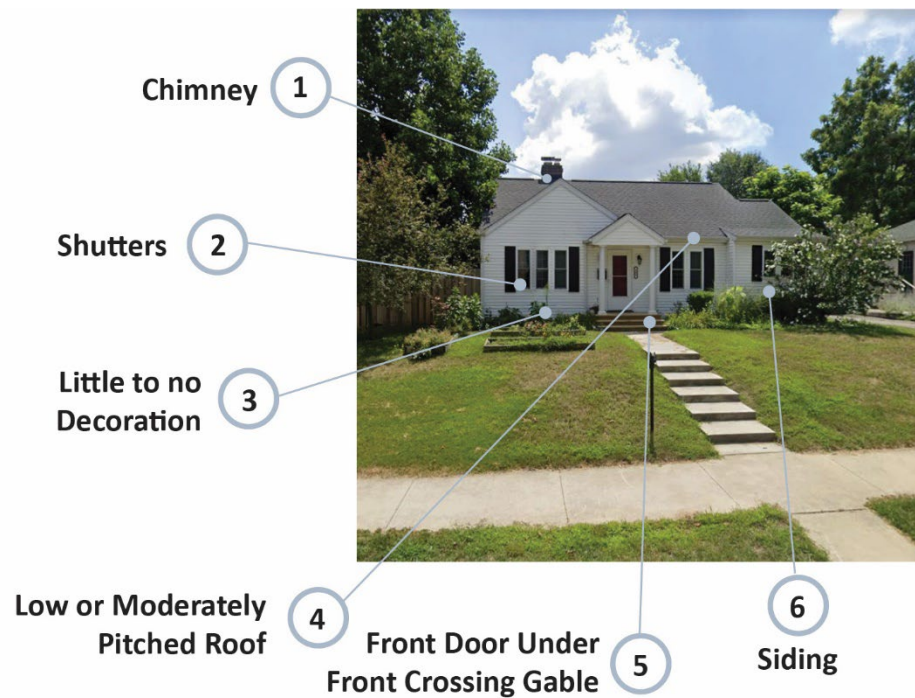
Section 7.2: Minimal Traditional

Like much of the Mid-Century architecture movement, Minimal Traditional homes were built largely during and/or around the Great Depression and post-World War II due to the easy construction and minimal design. This style is easily customized, and it was common for developers to enhance the style by adding additional detailing to create more



FIGURE 18: AN EXAMPLE OF A MINIMAL TRADITIONAL HOME AT 283 LINCOLN ST.

distinctive and attractive designs⁴³ These customizations would often blur the lines of styles, giving varied looks. Minimal Traditional homes would have optional basements and a roof pitched so attics could be expanded into an additional second floor space. Garages were also an additional feature that could be added to many base models, adding to the great ability to customize these homes because of their base model. The neighborhood of New Chauncey has many examples of minimal traditional homes throughout.



- 1) Chimney
- 2) Shutters
- 3) Little to No Decoration
- 4) Low or Moderately Pitched Roof
- 5) Front Door Under Front Crossing Gable
- 6) Siding

⁴³ Craven, Jackie. "Selling the Minimal Traditional Style to 1940s America." ThoughtCo, Feb. 16, 2021, [thoughtco.com/minimal-traditional-house-plans-177538](https://www.thoughtco.com/minimal-traditional-house-plans-177538).

Minimal Traditional Style Highlights				
Roofs	Construction	Building Materials	Entrances	Windows
Low or Moderately Pitched Roof	Chimney	Wood	Front Door Under Front Crossing Gable	Shutters
Minimal Overhang	Little to No Decoration	Brick		Bay Windows
Side Gables	Small	Siding, Mixed		Double Hung
Front Crossing Gables	Attic			
	Simple			

Section 7.3: Ranch

Ranch Style homes were very popular during the Mid-Century boom as they were simple, and easily constructed⁴⁴. They helped to quickly meet the housing needs of Post-World War II America by allowing developers to construct homes based on an easily constructable plan⁴⁵. Cliff May, a California architect, can be attributed to building some of the first Ranches in San Diego in the 1930s⁴⁶. The Ranch’s ability to be easily modified and recreated contributes greatly to its popularity with developers.



FIGURE 19: AN EXAMPLE OF RANCH STYLE AT 337 LAUREL DRIVE IN HAPPY HOLLOW HEIGHTS.



FIGURE 20: AN EXAMPLE OF A SPLIT-LEVEL HOME AT 317 HOLLOWOOD DRIVE IN HAPPY HOLLOW HEIGHTS.

Ranches come in multiple variations, though often one (1) story, they can be raised to create a second level or raised to create a split level. Ranches often are one (1) story with a long horizontal rectangle construction. They would have many large windows and sliding glass door connecting the backyard open spaces to the home.

The Split-Level variation of ranches often is a nod toward the functionality and popularity of Frank Lloyd Wright’s designs. They split the home into functional spaces, separating living areas from the more private bedroom areas, through a lowered and raised portions. Split-Levels have a front door with a landing, and

stairs going to each of the split levels. As in the Ranch base, Split-Levels focus on the horizontal planes and are popular among families.

The Raised Ranch style can be one (1) or two (2) stories with one story below grade and the second level above, often above an attached garage. Raised Ranches have a partially below grade basement with visible windows that are asymmetrical and have some detailing, such as porch supports or shutters. They can be modified to incorporate many other styles of architecture through detailing, and other styles’ notable features.

Happy Hollow Heights has many examples of Ranch Style homes and their variations, such as 337 Laurel Drive shown in Figure 19 or 317 Hollowood Drive in Figure 20.

⁴⁴ Craven, Jackie. "Guide to Mid-Century Homes, 1930 to 1965." ThoughtCo, Feb. 16, 2021, [thoughtco.com/guide-to-mid-century-homes-177108](https://www.thoughtco.com/guide-to-mid-century-homes-177108).

⁴⁵ Craven, Jackie. (2021, August 3). House Style Guide to the American Home. Retrieved from <https://www.thoughtco.com/house-style-guide-american-home-4065233>

⁴⁶ National Register of Historic Places Registration Form – Happy Hollow Heights Historic District, October 2015



- 1) Rectangle Shape
- 2) Horizontal
- 3) Large Windows
- 4) Attached Garage
- 5) Deep Eaves
- 6) Brick & Siding

Ranch Highlights				
Roofs	Construction	Building Materials	Doors	Windows
Low-Pitched Gable Roof	Horizontal	Brick	Sliding Glass Doors	Large Windows – Picture Window, Double Hung
Deep Eaves	Rectangle, L-Shaped or U-Shaped	Wood		
	Attached Garage	Siding		

Further Mid-Century Resources

Indiana Landmarks - <https://www.indianalandmarks.org/historic-houses/>

Section 8: Historic Commercial

Commercial structures over time have seen many changes of styles and are often some of the most notable structures in many places across Indiana. The main street storefront is often a look into the past for store advertising, merchandising and the popular styles of the time.⁴⁷ Storefronts were one (1) story with an upper floor for residences or offices. They had unique window patterns, cornice details, large windows and often had recessed entries. While this is common style for many main street storefronts, not all follow these guides. This section is to demonstrate an example of what many historic storefronts look like. Storefronts, often like residences, changed styles with the time of construction or renovation showing additions that are a combination of architectural styles.

Historic Commercial Highlights				
Roofs	Building Materials	Entrances	Windows	Detailing
Flat	Brick	Recessed Entrances (Shelter Patrons)	Upper Floor Patterns	Detailed Cornices & Tiles
Parapets	Stone	Large Display Areas	Bay or Oriel Windows (Late 18 th Century)	Neon (1920s & 1930s)
Mansard Roof	Cast Iron Columns/Lintels	Signage, Sign Band	Display Windows (Early 19 th Century)	Corner Posts
	Aluminum (1920s & 1930s)		Colored Structural Glass (1920s & 1930s)	Awnings
	Terra Cotta		Transom Windows	Stone Detailing

Chapter 3: Design Guidelines for West Lafayette-Historic Districts

Section 1: Masonry

In considering the design of a historically contributed home, the ultimate goal should be to preserve and maintain materials original to the building. Like other exterior design features, masonry provides a highly visual guide to the historic era and style of a home. The following guidelines can help homeowners preserve the historic character of their dwelling, while still allowing for necessary updates.

Painting Masonry.

Historically painted buildings may be repainted to avoid “ghost paint” traces. Unpainted masonry and masonry features should be left unpainted.

Masonry Maintenance

Masonry should be cleaned only if there are major stains or paint build- up.

Terms in this Section:

Sandblasted
Stucco
Mortar, Mortar Joint
Tuckpointed
Spalled
Terra Cotta
Caulking

⁴⁷ S.I. (n.d.). *Building Exterior Storefronts*. Technical Preservation Services. Retrieved July 29, 2022, from <https://www.nps.gov/tps/standards/rehabilitation/rehab/store01.htm>

- If the staining or dirt is limited, it may be best to leave it alone.
- Do not introduce water or chemicals into brick walls.
- If stained, brick walls should be cleaned with mild detergent cleansers.
- Masonry should never be **sandblasted** or subject to any kind of abrasive cleaning.
- Brick, for example, should never be cleaned with high-pressure water that exceeds 300 pounds per square inch.



FIGURE 21: MASONRY DETAILS, AS SHOWN HERE AT THE JOHN AND JEAN BRAY HOUSE AT 701 N. CHAUNCEY, CONTRIBUTE TO ITS OVERALL HISTORIC CHARACTER AND STYLE (COLONIAL REVIVAL). THE SCROLLS HERE ARE TYPICAL OF CLASSICAL DETAILS SEEN IN COLONIAL REVIVAL ARCHITECTURE.

Masonry Materials, Replacement & Repair

- Waterproofing and water repellent should only be used if absolutely necessary and should be water permeable.
- Bare masonry should not be coated in **stucco** or other coating material.
- Replacement **mortars** should be comparable with the original in strength, composition, color, and texture. The profile and style of the historic **mortar joint** should be matched wherever possible.
- If brick mortar is to be **tuckpointed**, mortar should be tested to determine its composition, and samples should be taken from several places. Varied samples ensure that, if the building has been repointed in the past, the new mortar will be compatible for the whole building.
- Only experienced professionals should use electric saws to remove damaged mortar.
 - The saw can slip and cause damage to the bricks or change the joint size.
- Bricks should be reused (not replaced) unless the bricks are excessively **spalled** or cracked.
- If replacement is necessary, replacement bricks should be as close to the original as possible in size, color, and texture.
- Replacement brick, like historic brick, should be one consistent color.
- Bricks surrounding past repairs, cracks, or alterations, should be left as they are.

Stucco Maintenance & Repair

- Damaged stucco should be repaired wherever possible.
- A stucco mixture comparable to the original in strength, composition, texture, and general appearance should be used for repairs to the building.
- Stucco that is not original to the building, but has become a character defining feature, should be retained.

Terra Cotta Maintenance & Repair

- **Terra cotta** should be inspected regularly to prevent possible problems with spalling and the chance of pieces falling off the building.
- Maintenance of terra cotta should include **caulking**, replacement of missing pieces, and repointing of the mortar joints with compatible mortar.
- Terra cotta should be cleaned in the gentlest effective manner, such as low-pressure water, mild detergent, and natural or nylon bristle brushes.

Masonry Resources

Robert C. Mack and John P. Speweik, "Repointing Mortar Joints in Historic Masonry Buildings," Preservation Brief 2, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Teel Patterson Tiller, "The Preservation of Historic Glazed Architectural Terra-Cotta," Preservation Brief 7, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/7-terra-cotta.htm>

Section 2: Wood Guidelines

A large number of historic homes in West Lafayette present wooden exteriors. This material is used across many styles, but especially in Queen Anne and Folk Victorian homes and Dutch Colonial Revival homes. Wood siding and wood architectural elements should be repaired and reused wherever possible, and replacement should only be done if absolutely necessary. The vulnerability of wood, however, often necessitates replacement or renovation.

Terms in this Section:

Synthetic Materials
Simulated Materials
Water Blasting
Rotary Sanding

Wood Repair & Replacement

- Rotten sections of the siding should be removed and replaced with salvaged boards or new pressure-treated lumber of like size and texture to match the original.
- Rotten architectural elements unable to be repaired should be reproduced with pressure treated wood to ensure longevity.
- Convex, concave, and split wood siding can often be repaired without replacement.

Wood Materials & Concealment

- The concealment of original wood siding with vinyl, aluminum, or other synthetic materials is not appropriate.
- Simulated materials may be used on the portions of a building not visible from a public way.
 - These materials must duplicate the original siding in width, depth, profile, and general appearance.
- If simulated sidings are used, all decorative details including corner boards, fish scale siding, ornate window trim, etc. must be duplicated or retained.

Wood Maintenance

- Cleaning of wood siding should be undertaken in the gentlest manner possible with low-pressure water, natural bristle brushes, and a mild detergent.
- High-pressure water blasting, sandblasting, or the use of blowtorches is not permitted.
 - Rotary sanding may be an acceptable method if performed by an experienced professional.

Section 3: Architectural Metals Guidelines

Metals are used in many exterior architectural details, including columns and capitals, window hoods, façades, stairways, and fences. These details are stylistically significant in historic homes. Original metalwork should be repaired and retained whenever possible. The biggest threat to these features is corrosion, but homeowners can take steps to repair existing deterioration and to prevent it in the future.

Terms in this Section:

Splicing
Patching
Reinforcing
Corrosion
Rust Inhibiting
Galvanic Corrosion

Metal Replacement & Repair

- **Splicing, patching, or reinforcing** damaged areas can repair architectural metals.
- Metals should be protected from **corrosion** with proper drainage and (if appropriate) paint.
- To prepare metal to repaint, sand down to bare metal for a clean surface, apply two coats of **rust inhibited** primer followed by two coats of acrylic latex paint.
- Metal that is deteriorated beyond repair should be replaced with units that duplicate the original in form and detailing.

- Substitute metals may be used if the final project appears to be the same as the original.
- Be aware of possible interactions between metals that create deterioration, such as **galvanic corrosion** between iron and copper.

Metal Maintenance

- Metal should not be sandblasted.

Metal Resources

John G. Waite and Margot Gayle, “The Maintenance and Repair of Architectural Cast Iron,” Preservation Brief 27, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm>

Section 4: Windows and Doors Guidelines

Original windows, doors and their characteristic elements including sashes, lintels, sills, shutters, decorative hoods, pediments, moldings, muntins, decorative glass, and historic glass should be retained, repaired and reused wherever possible. Windows or doors should only be replaced if they are deteriorated beyond repair or are not original.

Windows and Doors Replacement & Repair

- If replacement is necessary, new doors or windows should match the originals in size, design, material, scale, color, shape, texture, number of panes, and **muntin design**.
- **Removable flush muntins**, which do not have the same appearance as **true divided lights**, are inappropriate and should not be used.
- Any new **shutters** should be proportionate so that they would appear to cover the window opening if closed.
- Any new shutters should be **louvered** or paneled wood construction.
- If an opening is to be closed on a *brick structure*, **recessed brick** should be used to echo the opening.
 - **Lintels** and **sills** should be retained.
- If an opening is to be closed on a *frame structure*, appropriate siding that matches the existing should be used.
 - Fixed shutters may also be used to close an opening.
- **Storm windows** should fit the opening exactly, without the use of spacers, and should be compatible with the existing window pattern.
 - Metal storm windows and doors should be painted if used.
- **Screen** and **storm doors** shall be correctly sized to fit the entrance opening.
 - Door openings should not be enlarged, reduced or shortened for new door installation.
- **Security doors** added to the fronts of dwellings have minimal structural framework and provide a full view, so that the historic door is visible.

Terms in this Section:
Muntin Design
Removable Flush Muntins
True Divided Lights
Shutters
Louvered Construction
Recessed Brick
Lintels
Sills
Storm Windows
Storm/Screen Doors
Security Doors
Awnings
Window Hood Moldings

Awnings

- **Awnings** should be canvas or of similar woven materials in colors complimentary to the building.



FIGURE 22: AS SEEN HERE, WINDOWS ARE INTEGRAL TO THE HISTORIC STYLISTIC CHARACTER OF HOMES. THE CHARLES AND GERTRUDE RAWLS HOUSE, AT 545 HAYES STREET, HAS WINDOWS THAT UTILIZE MUNTIN DESIGN TYPICAL OF CRAFTSMAN BUNGALOW—THREE DIVIDED LIGHTS OVER ONE.

- Rectangular windows and door openings should have straight-across shed type awnings, *not* bubble or curved forms.
- Awnings over arched windows should be curved or rounded to match the openings.
- Any awning should not cover or conceal significant architectural details, such as **window hood moldings**, and should be attached with care so as to not damage original details and materials.

Windows and Doors Resources

John H. Myers, "The Repair of Historic Wooden Windows," Preservation Brief 9, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Sharon C. Park, "The Repair and Thermal Upgrading of Historic Steel Windows," Preservation Brief 13, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

Section 5: Roofs and Roof Elements

Roofs are a dominant feature in the visual and historic character of a building. These are not just highly visible from public rights-of-way, but also integral to the structural wellbeing of any dwelling. These structures should be preserved whenever possible; however, due to their centrality to structural integrity, repairs should be made whenever necessary. These can include the roof form itself, roof materials and tiles, shingles, and gutters.

- Roofs should be retained in their original shape and **pitch**, with original features such as **cresting, chimneys, finials, cupolas, cornices, brackets, dormers** and if possible with original materials.

Roof and Roof Element Replacement & Repair

- Roofs may be re-roofed with substitute materials (such as **asphalt** or **fiberglass shingle**) in a pattern and color similar to the original if the original materials are no longer present or if the retention of original roof materials is not economically viable.
- Appropriate colors for new roofs include dark gray, black, brown or shades of dark red.
 - Red or green may also be appropriate for Craftsman Bungalow-era dwellings.
- Roofs should *not* have new dormers, roof decks, **balconies** or other additions introduced on the fronts of dwellings.
 - These types of additions *may* be added on the rear or sides of dwellings where they are not visible from the **public right-of-way**.
- Roofs of **split cedar shakes** are inappropriate in most cases and should not be used.

Terms in this Section:

Pitch
 Cresting
 Chimney
 Finial
 Cupolas
 Cornice
 Bracket
 Dormer
 Asphalt Shingle
 Fiberglass Shingle
 Balcony
 Public Right-of-Away
 Split Cedar Shakes
 Ridge Vents
 Gable
 Downspout
 Boxed-in & Built-In Gutters
 Splash Block

Flat Roofs

- Flat roofs should use soldered metal panels.
 - If the roof is not visible to the public right-of-way, rolled composition of EPDM (rolled rubber) roofing materials are acceptable.

Roof Vents & Skylights

- Roofs requiring vents should have **ridge vents** rather than pot vents.
 - If pot vents are used, they should be sited at rear rooflines, and not visible from the public right-of-way.
- Skylights and vents original to the house should be preserved.
- Additions, skylights, and vents should not be added where they would be visible from the street.
 - Skylights should be flush with the rooflines and placed at rear rooflines or behind **gables** and dormers.

Gutters & Downspouts

- The installation of gutters and **downspouts** should not result in the removal of existing eave features.
- **Boxed-in or built-in gutters** should be repaired rather than replaced, if possible.
- Half-round designs are the most historically accurate for replacement gutters.
 - If not readably visible, “k” or ogee designed gutters of aluminum or vinyl are acceptable.
- Downspouts should be located away from significant architectural features on the front of the building.
 - They should provide proper drainage to avoid water damage to the building.
 - Round downspouts are more appropriate than rectangular forms, though both are acceptable. Downspouts should extend at least 4 to 6 feet or utilize a **splash block**.
 - Straps should be nailed under, not on top, of roofing material.

Chimneys

- Original chimneys should not be removed or altered.
 - If necessary, they should be rebuilt according to the original design.
 - They should be cleaned and repointed in accordance with the Masonry guidelines.
- Chimneys should have clay, slate, or stone **caps**.
 - Metal caps may be acceptable if they are not readably visible from the public right-of-way.
- Chimneys should not be covered with stucco or other covering materials.
 - A chimney on the rear of a building that is only marginally visible from public view may be removed and covered with roofing.
- Inoperable chimneys should be capped but not removed.

Section 6: Exterior Elements – Porches, Entrances, and Trims

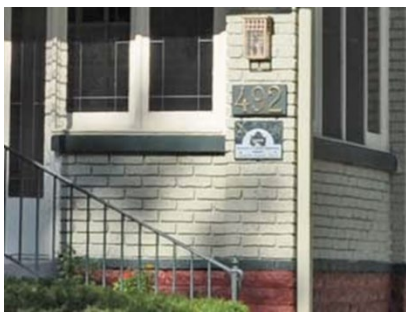


FIGURE 23 : AS SEEN HERE, 492 LITTLETON STREET USES IRON SPINDLEWORK RAILINGS ACCURATE TO THE ORIGINAL CONSTRUCTION OF THE HOME.

Entrances, porches, and other exterior elements create the focal point of historic buildings or structures. While being a point of focus, they often act functionally by creating shaded zones or another “room” of sorts extending interior spaces outside. Porches are important to many architectural styles, showing off detailing, entryways and demonstrating defining features of the style. It is important to think about the exterior elements as they are often the first feature many see, and an improper repair or alteration is very notable.

Exterior Element Repair & Replacement

- Existing original **porches** and steps details, including **handrails, balusters, columns, brackets, spindlework**, tiles, and **gable decorations**, should be retained and repaired wherever possible.
- Features that are deteriorated beyond repair should be replaced with elements that duplicate the original in design and material.
- If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the dwelling’s architectural style and period.

Terms in this Section:

Porch
Handrail
Baluster
Column
Spindlework
Gable Decoration
Zoning and Setback
Regulations

- Porches that are not original to the structure, but have become historic in their own right, and contribute to the character of the property, should be retained and repaired.
- The reconstruction of missing porches should be based on photographs, written documentation, or physical evidence whenever possible.
 - If no clear evidence exists, porch design should err on the side of simplicity.
 - Homeowners can look to similar houses in design, style, and scale to visually inform their reconstruction.
- The size and scale of replacement trim, porches, or other decorative details should be appropriate for each individual building, and should match existing trim.

Porches & Enclosures

- Porches should be enclosed only if absolutely necessary and should conform to current **zoning and setback regulations**.
- Porch enclosures should harmonize with the architectural and historical integrity of the building, not damage or cover up historic materials or details.
- The reconstruction of missing porches should conform to all zoning and code requirements, such as setback, and railing height

Trim & Other Decorative Details

- Replacement trim should be based on historic photographs, other similar buildings in the neighborhood, or actual physical evidence.
 - If no evidence exists, trim should be simple in design and style so the new is not confused with the original.
- Simulated materials may be used to replace deteriorated elements which are beyond repair.
 - Materials must duplicate the original in width, depth, profile and general appearance.

Exterior Elements Resources

Aleca Sullivan and John Leeke, "Preserving Historic Wood Porches," Preservation Brief 45, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Section 7: Setting

Setting of a historic property or building is important to setting the context of any repairs, alterations, or additions. The environment or area surrounding the historic element often has a deep relationship to how, what and when a historic structure or property was developed. Features of a setting may include streets, vegetation, lighting, yards, open space, driveways and more. Removing features of a setting can equally effect the historic property or structure as removing elements from the structure itself. It is important to take into consideration the surrounding setting and context before making alterations or repairs.

Trees and Landscaping

- Before any changes are made to plantings in the public right of ways between the sidewalk and the street, the property owner should contact the City Forester to ensure that changes comply with the local Tree Ordinance.
- Street trees should not be placed directly in front of the entrance to a building.

Terms in this Section:

Re-grading
Carriage House
Outbuilding

- Trees should be planted in increments *no less* than 25 feet on the center.
- Lawn decorations should be consistent with the period of the home and the neighborhood at large.
- The general landscaping configuration of the site should be maintained.
- **Re-grading** the site can alter the appearance from the street.
 - Mounds and other re-grading should be avoided.

Lighting

- Exterior lighting should be low intensity and directed to specific areas.
- Lighting levels should be consistent throughout the neighborhood.
- Lighting should provide security without detracting from the district or any particular building.
- Historic lighting fixtures should be reused and repaired wherever possible.
- Replacement fixtures should duplicate the originals in design and materials.
 - If no photographic evidence of original light fixtures exists, new light fixtures should be compatible with the building's design, use, scale, size, and location.

Fences and Retaining Walls

- Historic retaining walls should be repaired and retained wherever possible.
 - Historic finish that imitates stone should be finished and not covered.
 - Historic stone walls should be left unpainted.
- Historic fences should be repaired and retained wherever possible.
- New wood fences should be in picket, slat style, lattice. Wrought iron, when historically accurate, are also appropriate.
 - All fences should conform to current setback requirements.
- Fencing in the front yard should be shorter than three feet and should be appropriately painted. Tall privacy fences should enclose only the rear yard.

Outbuildings

- Garages, **carriage houses** and other **outbuildings** that are original to the building or contribute to a property's historic character should be preserved and maintained.
 - Repairs should match the original structures.
- Original outbuildings should not be moved or relocated to another part of the lot.
- Original outbuilding doors should be maintained to the greatest extent possible but may be retrofitted with modern hardware and custom garage door openers.

Other

- Swimming pools should be located at the rear or the sides of properties.
 - Lots should be appropriately paved and should be screened from view to maintain the historic character of the neighborhood.
- New driveways that access a property from the street should only be used in neighborhood where such driveways were originally common.

Setting Resources

Charles Birnbaum, "Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes," Preservation Brief 36, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>

Section 8: Paint

Paint often is period or style specific. It is important to consider more than just the type of paint or what is being painted. When painting consider colors and context. Paint can help restore and preserve many historical elements..

- A **Certificate of Appropriateness** must be obtained to paint a previously unpainted masonry building and its features, including brick, terra cotta, concrete and stone.
- A Certificate of Appropriateness must be obtained to paint previously unpainted metal building elements of copper, brass or bronze.

Painting Wood

Surface preparation and paint type and quality are keys to weathering performance of painted wood. Surface preparation methods will affect historic wood surfaces only to the extent needed to provide appropriate surface for optimal adhesion of coating layers. The following steps are based on over ten years of research at Purdue University (which is ongoing) – including two actual case studies of historic houses painted with these methods (13 years since painting and still in good condition). This information will help owners determine what needs to be done and how (www.agriculture.purdue.edu/fnr/faculty/hunt/index.htm).

Homeowners may find it difficult to determine how far to go with surface preparation prior to repainting their historic building. Proper and appropriate surface preparation of wood prior to a new paint coat will be the determining factor as to the length of the new paint coat's life. Lesser degrees of surface preparation produce lower performance lives of painted wood.

It is possible that paint accumulation on houses built before 1978 will contain lead-base paint. Lead is a health hazard and precautions should be taken if coatings of lead-base paint are disturbed.

How Far to Go? Assessing Paint Cost

On several representative paint surfaces, test the existing paint adhesion with a carbide-tipped paint scraper. If the paint comes off easily or the paint is alligatored (deep cracks through paint thickness), go to B (remove all paint). If adhesion is strong and patches of loose paint few, then proceed with A (Standard surface preparation for repainting).

A. Repaint: Standard Surface Preparation

1. Scrape (using a carbide-tipped scrapper rather than a steel-tipped one) all loose paint from the building, then lightly sand to feather the edges of scraped areas. Then lightly sand all surfaces for better paint adhesion.
2. Scrub all surfaces with water—be sure all dirt and chalk is removed. Use a mild detergent if needed. Rinse well. *Note: Pressure/power washing should only be used if great care is taken. The pressure should be at a low enough setting so that no damage is done, and the stream should be directed downward against siding so that water does not get trapped in stud cavities under the siding.*

Allow to dry for two sunny days.

3. If mildew is present, it can be killed with a solution of one-part bleach to two or three-parts water. Scrubbing may be necessary. Rinse and allow to dry.

4. If existing paint is oil/alkyd (most common on old buildings), prime coat and then repaint with alkyd. *Note: Determine if existing paint is oil/alkyd by breaking a paint chip between fingers. If it has a brittle crack or snap, it is oil/alkyd. If the chip is pliable, it is latex.*
5. If existing paint is latex (see note above), prime coat and then repaint using 100% acrylic latex primer and paint. *Note: If it isn't known what paint was previously used, utilize an oil/alkyd primer followed by one or two topcoats of 100% acrylic latex paint.*

B. Repaint: Removal of Existing Paint

This method is necessary if heavy paint build-up (alligatoring), peeling, and flaking is present. There are several methods for removing all paint from a building. It is necessary to weigh the pros and cons of each before selecting a method (or methods) to use. Refer to the following for a thorough discussion of paint removal methods: www.agriculture.purdue.edu/fnr/faculty/Hunt/index.htm

Painting Bare Wood

1. Lightly sand the surface (including new replacement material) with 50 to 80-grit paper. A roughened surface holds paint better than a planed surface.
2. Wipe surface with a tack cloth or fine stream of water to remove excess dust from sanding.
3. Liberally brush on a paintable water repellent preservative, particularly in joints and drip edges. For replacement material pieces, soak ends in the water repellent preservative for 30 seconds. Let dry.
4. Minimize exposure of treated wood surfaces to the elements, then use a prime coat of 100% acrylic latex primer.
5. Minimize exposure of the primed wood surfaces to the elements, then apply two coats of 100% acrylic latex semi-gloss paint. Minimize exposure between coats.

A Note on Color

A Certificate of Appropriateness is not required to determine paint colors on buildings in historic districts, as paint colors are not permanent. If public funds are involved in the building's rehabilitation, however, it is required that the Historic Preservation Officer review and approve the choice of paint colors. The Community Development Department staff is available for consultation of paint color choice. Owners may also find it helpful to review historic paint color schemes offered by reputable paint companies.

Paint Resources

Anne E. Grimmer, "Dangers of Abrasive Cleaning to Historic Buildings," Preservation Brief 6, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Kay D. Weeks and David W. Look, "Exterior Paint Problems on Historic Woodwork," Preservation Brief 10, National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Sharon C. Park, "Maintaining the Exterior of Small and Medium Size and Historic Buildings," National Park Service/U.S. Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

Section 9: Moving Historic Buildings

The location of an historic building sets the context of the dwelling's history. The setting and context for a group of historic buildings creates a historic district. Historic buildings should only be moved as a last resort. Excessive relocation of

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buildings in any one historic district creates a false visual history. Note that relocated buildings are typically ineligible for the National Register and moving a building already listed on the Register can result in its delisting.

- The building moved must be in danger of demolition at its present site, or its present context be so altered as to have lost significance.
- The relocated building should be compatible with the architectural styles, scale, materials, mass, and proportions of its new neighbors.
 - If possible, the building should be moved within its district to a new site similar to the old.
- **Protective covenants** should be attached to the building and a plaque should be placed on the building indicating its moving date and original location.

Section 9.1: Demolition of Historic Buildings

Demolition may be considered under the following circumstances:

- The building is deemed beyond all feasible economic repairs.
- The building has deteriorated to such a poor state that the building is considered an immediate threat to health and safety.
- The building is non-historic, of Non-contributing status, and has no historical or architectural significance *in the opinion of the Historic Preservation Commission*.
- The owners of the building would suffer extreme hardship to repair the building or be permanently deprived of *all* beneficial uses of or return from the property.
- Removal or demolition of existing historic buildings or portions of historic buildings to create a plaza, arcade or open space in *not* appropriate.

Note: The demolition of portions of a building may be considered under special circumstances.

If a Demolition Permit Is Granted:

1. The building should be documented with black and white photographs of the building, structure, principal elevations, architectural elements, and other features of both the interior and exterior.
2. Important architectural features and building materials should be salvaged for reuse in other projects.
3. The amount of ground disturbing activity should be minimized to avoid damage to possible unknown archeological resources.
4. Neighboring buildings that share party walls should not be damaged.
5. The site should be properly cleaned and reseeded if no building will replace the existing structure.
6. If a new building is to be built on that site, it must conform to the Infill Guidelines within the historic district.
7. Demolition must conform with Demolition Ordinance No. 87-11. *This ordinance requires the following:*
 - The applicant must post a sign on the property that clearly states the applicant's intention to demolish Group I, II, or III historic structure listed in the West Lafayette Inventory of Historic Places, which can be found at the West Lafayette Public Library or on the West Lafayette Historic Preservation Commission website.
 - The applicant must provide notice of the request to the West Lafayette Redevelopment Commission.
 - A public hearing before the Board of Public Works and Safety to hear public comment on the proposed demolition must be held.

Section 9.2: Adaptive Rehabilitation

- Window air-conditioners should be located in windows on the rear or sides of dwellings rather than on the front.
 - Installation of such window units should not result in the removal or replacement of the original window sash or surround.
- Mechanical systems should be located where they are not readably visible.
- If visible on the sides of buildings, mechanical systems should be screened preferably with shrubbery, but fencing or lattice panels are also acceptable.
- Mechanical equipment such as electrical conduits, gas meters, cable TV connections, satellite dishes, etcetera, should be located on the rear or side of a building.

Section 10: Additions on Historic Buildings

Ideally historic buildings' forms and size would not be altered. The inhabitation of such buildings, however, sometimes necessitates additional space. Additions are acceptable only when they are placed at the rear or side of the original building and are not readily visible from the street. Additions must be built in a manner that has minimal impact on the building's historic character. It is also important, for homeowners to distinguish any addition from the original structure as not to cause a false visual history.

- Additions should not cover, destroy, or require the removal of significant architectural details, and their construction should not alter the original roofline of the building.
- No portion of the building shall be removed, if such removal would destroy important character defining features of the building.
- Additions should impact the exterior walls of the original as minimally as possible, so that the addition could be removed without damage to the basic structure and appearance of the building.
 - When possible, building additions should use existing door and window openings for connecting the addition to the dwelling.
- The scale, height, size and mass of the addition should relate to the existing building, and not overwhelm it.
- The addition should be secondary (smaller and simpler) than the original.
- Additions should be of a compatible design in keeping with the original's roof shape, materials, color and location of window, door and cornice heights, etc., but should not blend so well that no one can tell it is an addition.
 - The original building's mass and form should still be distinguishable.
- Additions should not imitate an earlier historic style or architectural period and should be discernable as products of their own time.
- New additions to existing buildings should be kept to a minimum and should not be visually jarring or contrasting.
- Additions should not be made to the public façade of existing buildings.
- Rooftop additions should be set back from the wall plane so as to be as inconspicuous as possible when viewed from the street.

Section 11: Infill and New Construction in Historic Neighborhoods

With the expansion of economic and community development across rural areas in the United States, it is important to make historic districts and neighborhoods adaptable to change. This should not be at sacrifice of the historic, cultural, and aesthetic value of these areas. The historic preservation commission should exercise power in order to allow coexistence of old and new structures in the same area.

Setback

- The setback from street and side property lines established by adjacent or contiguous buildings must be maintained.
- If the new building is to be located on a corner, setbacks on both intersecting streets should be considered.
- If the setbacks of buildings vary, the new structure should be located within the average range formed by all but the most extreme variations in setback distances.
- A variance may be necessary because of modern zoning and setback requirements.
 - In the event of a conflict between the requirements of the historic district and the zoning district, the more restrictive requirements shall apply as determined by the County Board of Zoning Appeals.

Façade Orientation

- The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible.
 - Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.
- New buildings should not be at angles to the street or have a façade that does not face the street, unless this is characteristic of the neighborhood.
- New buildings should have entrances on the front of the building, unless such entrances are uncharacteristic of the neighborhood.
- New buildings should have entrances on a similar scale and sense of formality as the other surrounding buildings on the street.
- Entrances should not be hidden, obscured, missing, or ambiguous; they should be consistent with the site's context. Porches and other projections should be in a similar scale to other houses on the block.
- The relationship of entrances and porch projections to sidewalks of a building must be compatible to the buildings, squares, and places surrounding the new building.

Size & Scale

- New buildings must be constructed to a height which is compatible with the height of adjacent building or buildings within the historic district.
- The height of new buildings in historic districts should be within the middle of the range of the highest and lowest buildings on the block.
 - Uncharacteristic heights should not be considered in determining this range.
- On corner sites, heights should be considered on both intersecting streets affected by the new building.
- The size of a new building, its mass in relation to open spaces, and its windows, door, openings and appurtenances, accessories, should be visually compatible with the surrounding buildings
- The relationship of the width of the new building to the heights of the front elevation should also be taken into consideration.
- Porch and cornice heights are often the most important parts of the overall scale of the structure.

Mass

- The total mass of a new structure should be compatible with the surrounding buildings.
 - The massing of sections of the new building should be characteristic of surrounding buildings.
- Total coverage of a site should be avoided unless doing so is compatible with the surrounding context.
 - If smaller units are desired, duplexes should be considered.
 - If a larger building is necessary, it can be broken into smaller sections to maintain a visual feel of smaller buildings.

Roof Shape

- The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
- The direction a building's main mass faces is often an important feature in determining the shape of a roof.

Style, Design & Overall Appearance

- Originality and uniqueness of design are encouraged.
 - Historic styles should not be imitated but can be used for inspiration.
 - Historic districts are historic because of real historic buildings.
- New construction should be distinguishable from historic buildings in the district.
 - Avoid styles, motifs, or details for eras that predate the district, or are more appropriate for other areas or towns.
- New buildings in an historic district should be built with foundations of similar height to the surrounding buildings.
- The approaches to the buildings should be similar to surrounding buildings.

Rhythm

- When a definite rhythm along a street is established by uniform lot, building width, or bay patterns within a building façade, infill buildings should maintain the rhythm.
 - The regularity, or lack of regularity, should be respected.
- Windows and doors should follow the patterns of arrangement and direction on other buildings in the district.
 - The proportions of solid building-to-glass generally found in the district should be respected.
 - Creative use of windows is still possible, while respecting the patterns of windows in the district.
- The relationship of width to height of windows and doors and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
- Plazas, arcades, landscape and open space may be appropriate components of new construction when the design of such development contributes to the overall character of the district and the streetscape, and the new construction is generally consistent with the design guidelines in terms of height, scale, roof shape, proportion, materials, color, and orientation.
- Large open spaces should not be created where none existed historically.
 - Large holes are uncharacteristic of historic districts, and disturb the traditional pattern of the street.

Building Materials

- The relationship and use of materials, texture, details and material colors of a new building's public facades shall be visually compatible with or similar to those of adjacent buildings, or shall not contrast conspicuously.
- The dimensions, textures, and patterns of building materials should not conflict with those of surrounding historic buildings.
 - Natural and traditional materials are generally preferred, including wood siding, stucco, stone, and brick.
 - The materials of the surrounding buildings should be considered.
 - For example, a brick house should not be built in a neighborhood of primarily wood houses.
- Historic materials salvaged for other buildings should be avoided because they can bring a false historic appearance to a newly built building.

Outbuildings

- New outbuildings should be discernable as products of their own time, but should be consistent with the overall feel of the neighborhood and the primary structure of the property.
- Architectural features consistent with the primary structure may be used on the outbuilding, allowing it to compliment the historic structure.
 - A date stone of the outbuilding would help to avoid confusion.

- Garages that are not original to the property, but have become historic in their own right, should be maintained with the features original to that structure.
- If photos of original outbuildings exist, the new buildings can be based on the design of the old.
- The scale, height, size and mass of the outbuilding should relate to the existing building, and should not overwhelm it.
 - If garages are to be attached as an addition, the garage should not blend so well that no one can tell it is an addition.
 - The garage should not cover important architectural features.
- Outbuildings should be located behind existing historic buildings unless other locations are common in the district.
 - Garages should be toward alleys unless driveways from the street were historically in the neighborhood.

Section 12: Life and Safety Codes

Rule 8

Rule 8 of the Indiana Fire Prevention and Building Safety Commission allows for exceptions for historic buildings, either listed on the National Register or State Register, or determined eligible for the State Register by the Division of Historic Preservation and Archeology. This rule allows a point system, based on the type of building, its usage, and safety features of the building all to be considered in determining whether it meets code requirements. To use Rule 8, an architect must be involved with the project, and both a structural and fire safety evaluation are required.

Indiana Building Code

Indiana uses the International Building Code with the State of Indiana amendments, and also follows the International Residential Code with Indiana amendments for 1 and 2 family dwellings. Additions and major renovations that do not utilize Rule 8, the Indiana Building Rehabilitation Standard, must comply with all current building codes on the state level. Rule 8 is a method of evaluating an existing building to insure adequate fire and life safety while permitting rehabilitation change of use, occupancy or location without full compliance to the criteria of new construction.

Local Ordinances

Additions and major renovations must also comply with all applicable local ordinances and regulations for both the zoning district and the historic district, and any other building codes. In the event of a conflict between the requirements of the historic district and the zoning district, the most restrictive requirements shall apply, as determined by the County Board of Zoning Appeals.

Section 13: Accessibility

The Americans with Disabilities Act requires all buildings that meet certain criteria to be accessible to everyone. There are exceptions in this act that relate only to historic buildings. The act requires all barriers be removed if removal is “readily achievable,” meaning easily accomplishable and able to be carried out without too much expense or difficulty. In order for public buildings to go above and beyond the minimum required by the ADA, please consult AccessIndy, an organization that unites cultural and museum institution professionals to expand inclusivity.

- Architectural barriers are physical barriers to access of any kind, including steps, turnstiles, narrow doors, sidewalks that do not have curb cuts, or the close arrangement of furniture.

- Communication barriers are often part of the physical structure, such as telephones mounted too high for people in wheelchairs, absence of Braille markings on elevator buttons, and alarms that have only audio signals.

Requirements for All Buildings Except “Qualified” Historic Buildings:

- All newly constructed buildings and facilities be readily accessible.
- All altered portions of existing buildings and facilities be removed when it is “readily achievable” to do so.
- All barriers to accessibility in existing buildings and facilities be removed when it is “readily achievable” to do so.

Priorities for Consideration:

- A prominent public entrance, preferably the main entrance, and all-important public spaces should be accessible.
- Access to goods, services, and programs should be provided.
- Accessible restroom facilities should be provided.
- Access to amenities and secondary spaces should be created.

Changes to Historic Buildings should meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties:

- Historic materials and features should be retained wherever possible.
- Accessibility alterations should be in scale with the property and visually compatible.
- Alterations should be reversible.
- The design of the alterations should be in scale with the property and visually compatible.

Process for Qualified Historic Buildings:

1. Contact the Redevelopment Department of the City of West Lafayette and Indiana Division of Historic Preservation and Archaeology to determine if the building is a “Qualified” historic building.
2. A list of items of non-compliance and a description of historic features should be created.
3. Approval is also required by the State of Indiana Fire and Building Services.

Buildings Required to Conform:

- Commercial facilities.
- State and local government entities.
- Places of public accommodation, including:
 - Hotels, motels, inns, or similar place of lodging.
 - A restaurant, bar, or other establishment that serves food or drink. A bakery, grocery store, clothing store, shopping center, or similar retail establishment.
 - A Laundromat, dry-cleaner, bank, barber shop, beauty shop, travel service, shoe repair service, funeral parlor, gas station, office of an accountant or lawyer, pharmacy, insurance office, professional office of a health care provider, hospital, or other similar establishment.

Exceptions:

- Private clubs.
- Religious institutions.
- “Qualified” historic buildings (listed on or eligible for the National Register of Historic Places or designated under state or local law).
 - Historic buildings may be exempted if making the building readily accessible would threaten or destroy the building’s historic significance, subject to review by the Indiana Division of Historic Preservation and Archaeology.
- Some small in-home businesses, such as a Bed and Breakfast with five or fewer rooms with an owner living on the premises.

Some Alternatives to Physical Changes:

- Making goods, services, facilities, privileges, advantages, and accommodations, available through alternative means.
- Have a clerk retrieve items that cannot be reached by an individual in a wheelchair.
- A clerk can meet a customer at the door to receive or return goods.
- Restaurants can offer take out or home delivery.

Changes to Provide Access for Wheelchairs:

- A wheelchair lift.
- Permanent ramps.
- Minor regarding of an entrance.
- Raising the floor.
- Beveling thresholds over ½ inch.
- Add an accessible addition.
- Add an elevator.

Alternative Minimum Requirements for “Qualified” Historic Buildings:

- **Accessible Route.** Only one accessible route from a site access point, such as a designated parking space for the disabled, to an accessible entrance is required.
 - A ramp with a slope of no greater than 1:6 for a run not to exceed 2 feet may be used as part of this accessible router to an entrance.
 - Normally the maximum allowable slope is 1:12.
- Temporary ramps that are removable can be used.
- Assistance items, such as Stair Trac units, can be used to transport visitors in wheelchairs up flights of stairs.
- **Accessible Public Entrance.** Only one accessible public entrance must be provided.
 - If it is determined that no entrance used by the public can meet normal accessibility standards, then an alternative building entrance should be identified by signs and left unlocked during hours of operation.
- **Public Restrooms.** If public toilets are provided, then only one accessible unisex toilet facility must be provided along an accessible route.
- Only the publicly used spaces on the level of the accessible entrance must be made accessible.
- **Displays/Written Information.** Displays and written information must be located where a seated person can see them.
 - Horizontal exhibits and signs should be no higher than 44 inches above the floor surface.
- Accessible entrances can be put on the rear or side doors.

Section 14: Hazardous Materials

Asbestos:

Asbestos is a natural material that was commonly used in the past and may exist in historic buildings. This material was used in plaster, siding, roofing, flooring, insulation of pipes, and many other building materials. The material is now known to be hazardous if it is crumbling or deteriorating. Generally asbestos is not hazardous if it is intact. Removal of asbestos may be expensive and is not always necessary. Asbestos can often be covered with another material to avoid the danger. If asbestos is to be removed proper handling procedures, protection of workers, and disposal requirements must be followed.

Lead Paint:

Lead in paint is a toxic material that was commonly used on buildings until it was banned in 1978. Lead paint was used both on exteriors and interiors of buildings. Lead is a hazardous material that can be ingested and cause developmental delays, blindness, nervous system problems, or even death. Lead paint is only dangerous if it is chipped and crumbling. Children ingest lead paint dust from toys and pacifiers. Some children will also chew on lead-painted woodwork and other surfaces in accessible locations. Lead dust can also be a concern around the exterior of buildings where children play.

Historic and older properties can be made safe for children without the removal of significant historic features following the Secretary of the Interior's Standards for the Treatment of Historic Properties. Lead paint can be removed, encapsulated, or painted over without the removal of historic features to make a home safe for children. Current laws require the disclosure of possible lead paint to new owners of a property.

Lead Paint Recommendations:

1. Identify the historic significance of the building and architectural character of its features and finishes. Priorities to Consider:
 - a. Highly significant features and finishes that should always be protected and preserved;
 - b. Significant features and finishes that should be carefully repaired or, if necessary, replaced in-kind or to match all visual qualities; and
 - c. Nonsignificant or altered areas where removal, rigid enclosure, or replacement should occur
2. Undertake a risk assessment of interior and exterior surfaces to determine hazards from lead and lead-based paint. Risk assessment includes considering the following:
 - a. Location of paint.
 - b. Condition of paint.
 - c. Lead content of paint and soil.
 - d. The type of surface and whether it is accessible to children for chewing.
 - e. How much lead dust is actively present.
 - f. How the family uses and cares for the house.
 - g. The age of the occupant who might come into contact with lead paint.
3. Evaluate options for hazard control in the context of historic preservation standards. Consider the following options:
 - a. Interim controls, including paint stabilization.
 - b. Hazard abatement, including paint removal

Section 15: Mid-Century Modern

Mid-Century Modern structures and buildings were an important to the evolution of the modern-day home. When repairing, altering or making additions to buildings in the Mid-Century style, architects' notable features and the historical period are important to be respected in the context of any changes.

Materials

- Maintenance of commonly used materials should be of importance.
- Materials should be replaced with similar or Mid-Century Modern materials.

Additions

- Additions or alterations should be appropriate to the style of Mid-Century Modern.

Section 16: Storefronts

Storefronts are often some of the most recognizable pieces of architecture, and many can point to a specific building or structure in their communities that is a notable commercial structure. They have prominent features and play a significant role in the community. It is important to take into consideration the year of construction, architectural style, and potential unique features specific to the storefront.

Removal of Non-Historic Elements

- Inappropriate or Non-Historic elements such as false mansard roofs, historic cladding and other non-historic alterations may be removed to reveal historical elements of the storefront.

Alterations

- Alterations should not remove or alter storefront features so that defining historic character is lost or diminished.
- Storefronts should not be changed to appear residential in nature or character.
- Introduction of non-historically correct elements should be avoided, and any new elements should take into consideration the character and historic style of the storefront.
- Location change or significant alteration of the storefront's main entry should be avoided.
- New designs should be compatible to the historic context, such as size, scale, color, materials and detailing.

Existing Materials

- Historic materials should be maintained and protected.
- Evaluation of condition should be considered prior to removing, repair and maintenance.

Repair

- Repairs should be limited to the replacement of compatible or in-kind materials to the materials or element missing or deteriorated.

- Replacing entire storefronts should be avoided.
- Substitute materials should be similar or the same in visual appearance and not create any adverse reactions with historical elements.

Glossary

A Terms

- **Anchor**—A metal clap that helps to prevent walls from bulging. Often ornamental in appearance.
- **Apron**—A piece (decorated or plain) of interior trim found directly below the **stool** of a window.
- **Arcade**—A series of **arches** supported by **columns** or **pillars** that creates a covered passageway.
- **Arch**—A curved structural element used to span an opening, and sometimes support weight above it. Arches are classified according to historic style criteria based on the shape of the curve.
- **Architrave**—The lowest beam in an **entablature** that spans from **column** to column. It rests directly upon the **capitals** of the columns.
- **Areaway**—The sunken area around a basement window or doorway. In addition to allowing access to a basement or cellar, it helps admit light and fresh air for ventilation.
- **Arris**—The sharp edge formed by two intersecting surfaces; the sharp edge of a brick.
- **Asbestos**—A group of naturally-occurring minerals that are separated into durable threads for building materials.
- **Ashlar**—A squared building stone characterized by its high quality finish and thin **mortar joints**. In carpentry, it is known as the short stud between sloping **rafters** and **joists**, usually found near **eaves**.
- **Asphalt shingles**—**Shingles** made of heavy **asbestos** or rag roofing felt, saturated with asphalt and coated with mineral granules on exposed surfaces.
- **Asphalt siding**—Dwelling siding made from rag felt, saturated with mineral granules on the exposed surfaces. It is manufactured in shingle form, in rolls, or in panels with an insulated **backing**.
- **Awning window**—A window that is hinged at the top and swings outwards.

B Terms

- **Backing**—Stone, brick, or other masonry materials that form the unexposed side of a dwelling wall.
- **Balconet**—A slightly projecting, ornamental railing around the lower portion of a window; a false **balcony**.
- **Balcony**—A projecting platform found above the ground level of a building. It is typically enclosed with railings to allow safe passage.

- **Balloon framing**—A construction system for the frame of a building in which the **studs** extend in one piece from the top of the **foundation sill plate** to the top plate. Floor **joists** are nailed to the stud and are supported by horizontal boards. It is an efficient construction system based in the nineteenth century.
- **Baluster**—One of a series of short **pillars** or other uprights that support a handrail. They are often vase-shaped in appearance.
- **Balustrade**—A series of balusters connected by a handrail. These are seen on **staircases**, **balconies**, and **porches**.
- **Bargeboard**—A board (sometimes richly ornamented) placed on a roof or **gable's** incline to conceal the ends of **rafters**.
- **Baseboard**—A plain or molded board that covers the gap between an interior wall and the floor. It protects the base of a wall from scuff marks, cleaning marks, etc.
- **Base molding**—A **molded** strip that runs along the top edge of a **baseboard**.
- **Base shoe**—A **molded** strip that conceals any gap between the bottom of a **baseboard** and the floor.
- **Batten**—A narrow board used to cover gaps between siding boards or **sheathing**. It braces and stiffens boards joined edge-to-edge, as in a batten door.
- **Bay window**—A projecting window space with an angular plan.
- **Beam**—One of the principal horizontal timbers in a wood framed building. Its primary function is to support horizontal loads such as floors or **rafters**.
- **Bearing wall**—A wall that supports a significant vertical load (such as a floor, roof, or ceiling).
- **Belcast eaves**—A curve in the slope of a roof at the **eaves**. In addition to its aesthetic appeal, it protects the exterior walls of a dwelling from excessive rainwater running off the roof.
- **Board-and-batten siding**—Siding that consists of long vertical boards and thin strips to conceal any gaps between the boards (**battens**).
- **Bolection molding**—A **molding** used to conceal and decorate a **joint** caused by two surfaces intersecting at different levels.
- **Bow window**—A rounded **bay window**.
- **Brackets**—Projecting support structures found under **eaves** or other **overhangs**. These can be plain or decorated.
- **Breezeway**—An architectural feature that allows passage between structures, like an outdoor hallway. Breezeways can have a roof structure between two (2) structures or constructed like a tunnel or hallway between rooms/wings.
- **Brick**—A solid **masonry** unit, usually of clay and molded into a rectangular shape. The clay is baked in a kiln to harden it, give it mechanical strength, and make it resistant to moisture.
- **Building paper**—A **sheathing** paper (usually tar-impregnated) used on roofs and walls of buildings as a protectant against the elements.
- **Built-up roofing**—A roof covering constructed by layers of saturated felt, cloth, or **building paper**. The roof is then finished with a coat of sand or gravel. This type of roofing is typically restricted to buildings with **low-pitched** or **flat roofs**.
- **Bungalow (c. 1880-1950)**—An architectural form characterized by its overall simplicity of design, broad **gables**, **dormer windows**, **porches** with square **piers**, and **elephantine** porch posts. This form can take on a number of styles, as demonstrated in Chapter 2.

- **Butterfly Roof** – A roof formed by two (2) gables sloping inward, creating a central point or valley. The gables angle upwards, like a butterfly’s wings, and can be varying in angle and length.

C Terms

- **Cabling**—Surface ornament resembling a cable or rope with twisted strands.
- **Cantilever**—A projecting **beam, girder**, or other structural member supported at one end. It is used to support **balconies**, extended **eaves**, and other extensions on a building.
- **Cantilevered Overhang** – The overhanging of a second story past the footprint of the original structure and/or first floor.
- **Capital**—The topmost structural member of a **column** or **pilaster**. Its decoration helps classify the column or pilaster style.
- **Carport** – A covered structure used to protect vehicles from the elements. Carports can be free-standing or attached and have only one (1) or two (2) walls for ventilation.
- **Casement**—A **window sash** that opens on hinges fixed to its vertical edge.
- **Casement window**—A window containing two **casements** separated by a **mullion**.
- **Casing**—The finished, visible framework around a door or window.
- **Cavetto**—A concave molding in a quartered circle or ellipse shape.
- **Cement mortar**—A mixture of cement, lime, sand, or other aggregates with water. It is used in **plastering** and bricklaying.
- **Certificate of Appropriateness**—Commonly referred to as a COA, it is an official document that represents that approval has been granted to a property owner who has gone through the required review process with the Historic Preservation Commission for work on a property located within a local historic district.
- **Chair rail**—A wooden **molding** that runs along the interior wall at the level a chair would reach. It protects **plastered** or papered walls from scuffmarks and other damage.
- **Chamfer**—A beveled edge on the corner of a **post** or wall. It may take the form of a flat surface, grooved surface, or elaborately **molded** surface.
- **Chimney**—A structure containing one or more flues (ducts for ventilating smoke and fire) from a fireplace, furnace, or boiler to the outside. These can take on a variety of styles.
- **Chimney bar**—A horizontal metal bar above a fireplace supporting the masonry above it.
- **Chimney cap**—A concrete capping on the top of a chimney to protect it from the elements. These caps are often decorative in appearance, especially in **Tudor Revival** homes.
- **Chimney shaft/stack**—The part of the **chimney** visible above the **roofline**.
- **Cladding**—A descriptive term used for any exterior wall covering.
- **Clapboard**—A type of **siding** that consists of boards thicker on one edge than the other. The bottom edge of one board will overlap the top edge of the board below.
- **Classical columns**—Columns based on the ancient Corinthian, Ionic, and Doric orders.
- **Coffering**—Decoration on a ceiling formed by recessed panels.
- **Colonette**—A small, slender column. They are usually decorative, rather than structural, in purpose.
- **Colonial Revival (c. 1880-1960)**—An architectural form characterized by a balanced **façade**, emphasized front entrances using pediments, porticos, and classical columns, and **double hung**

windows with multiple **panes** in one or both sashes. These dwellings can take on many styles, as seen in Chapter 2.

- **Colonnade**—A series of regularly spaced **columns** forming an open passageway.
- **Colossal column**—A **column** that reaches more than one story in height.
- **Column**—A **pillar**, circular in plan, that provides decoration and structural support.
- **Compound arch**—An arched entry formed by a series of concentric and progressively smaller **arches** within one another.
- **Concrete**—A material made by mixing **cement** or **mortar** with water. When hardened, it possesses great structural strength.
- **Concrete Aggregate** – A decorative style of concrete with visible small stones/pebbles. Concrete aggregate is often used on sidewalks, driveways and patios.
- **Conical roof**—A cone-shaped roof. Often seen in turrets or towers in Queen Anne Victorian homes.
- **Console**—An ornamental bracket with an ‘S’ shaped scroll form, used to support a door or window **hood** or other decorative element.
- **Coping**—The uppermost course of a wall.
- **Corbel**—A projecting brick (sometimes carved or ornamented) that supports floor and roof beams or other structural elements.
- **Corbel arch**—An arch-shaped construction composed of masonry elements that advance inward as they rise on both sides of a wall opening.
- **Corbelling**—A series of projections, each stepped out further than the one before it.
- **Corner blocks**—Blocks positioned at the corners of window or door cases.
- **Corner boards**—Boards placed at the corners of exterior walls to provide a neater appearance and to protect the ends of siding.
- **Cornice**—The projection at the top of a wall, typically richly ornamented in **molding** or other techniques.
- **Coupled windows**—Two closely spaced windows that function independently but visually form a pair.
- **Crenellation**—A decorative element that simulates the square space cutouts of defensive parapets. These can be seen in **Tudor Revival** or Gothic Revival homes.
- **Crest**—The ornamental ridge along the top of a screen, wall, or roofline. These are purely decorative, not structural.
- **Crown molding**—Refers to the finish of a **molding**, typically in the areas of transition between a wall and ceiling.
- **Cupola**—A bell-shaped structure on a roof or dome.
- **Curtain Wall Construction** – A curtain wall construction uses vertical support columns with beams connecting the columns for added strength.
- **Cutaway corner**—A corner formed by the intersection of three wall surfaces.
- **Cut roof**—A pitched roof with a flattened top instead of a ridge.

D Terms

- **Dentils**—Series of small, square blocks found on many **cornices, moldings**, etc.
- **District**—A significant concentration, linkage, or continuity of sites, structures, buildings, or objects that are united historically and visually by plans.
- **Door frame**—The part of a door opening to which a door is hinged. The door frame consists of two vertical members (called **jamb**s) and a horizontal top member (called a **header**).
- **Dormer**—A vertical window that projects from the slope of a roof, usually provided with its own roof.
- **Double hung window**—A **window** with two **sashes**.
- **Downspout**—A pipe that carries water from gutters to the ground or a sewer connection.
- **Drain tile**—A pipe (typically made of burnt clay or **concrete**) on a gravel bed at ground level, used to drain subsurface water away from **foundations** and basement walls.
- **Drip molding**—An external, horizontal **molding** over an opening such as a door or window. It is designed to discharge water and keep it from the wall surface.

E Terms

- **Eave**—The portion of the roof which projects beyond and overhangs the walls.
- **Eclecticism**—An architectural style term that involves the free use and amalgamation of forms and details from any historic style. It is particularly prevalent in the latter part of the nineteenth century in the United States.
- **Elephantine columns**—Broad, square columns that taper toward the top. This style is commonly found in **Bungalow** homes.
- **Ell**—An extension formed at a right angle to the length of a building.
- **Engaged column**—A **column** that stays in direct contact with a wall. Half the column appears submerged in the wall while the other half extends from it.
- **Entablature**—A term to describe an elaborate horizontal band and **molding** supported by **columns**; typically refers to Classical architecture.

F Terms

- **Façade**—The principal face of a building.
- **Face stones/bricks**—The exposed stones or bricks of a wall
- **Facing**—Any non-structural material (wood, stucco, plaster, metal, terra cotta, etc.) that acts to cover a rough wall surface.
- **Fanlight**—A semicircular or fan-shaped window with a radiating glazing bar system. This is usually found over entrance doors.
- **Fascia board**—A flat board used to cover the ends of **rafters**.

- **Fenestration**—A term used to describe the arrangement of windows and other exterior openings on a building.
- **Finial**—An ornament that caps a **gable**, **hip**, pinnacle, or other architectural feature.
- **Fixed Glass** – Glass in a solid pane that cannot be moved and/or opened.
- **Fixed sash**—A fixed-frame window that does not open.
- **Flashing**—Refers to the placement of pieces of non-corrosive metal around wall and roof junctions as a means of preventing leaks.
- **Flat roof**—A roof that has almost no pitch; just enough so that rain and melting snow can drain.
- **Fluting**—Vertical, concave channels on columns, pilasters, and other surfaces.
- **Footcandle**—A unit of light intensity equal to the amount of light falling on a one-square foot area.
- **Footing**—An enlargement at the base of a **foundation wall** or **pier**. It transmits load weights to the soil below. It is typically made of **concrete**.
- **Forecourt** – A open area for pedestrians, visitors or residents before the main entry of the home/structure.
- **Foundation**—The part of a structure that is in direct contact with the ground and transmits the load of the structure to the earth; the substructure of a building.
- **Foundation walls**—Walls (typically poured concrete, but also concrete block, brick, or rubble masonry) that enclose a basement or crawl space and support the building above **grade**.
- **Four-over-four**—A **double-hung window** with four panes of glass over four panes of glass.
- **Framework**—The various supporting members that form a structure’s skeleton.
- **French door**—A door characterized by glass panes throughout its entire structure.
- **Frieze**—The structural element between the **architrave** and **cornice**. It is typically a decorative band or board, richly ornamented.
- **Furring**—Strips of wood or metal that are attached to wall **studs** so that a level surface is formed.

G Terms

- **Gable**—The triangular end of an exterior wall in a building with a **ridged roof**.
- **Gable roof**—A sloping roof that terminates in a gable at one or both ends.
- **Gable trim**—The ornamental trim on a **gable**, ranging from simple sawn wood to elaborate **gingerbread** or **spindle** work.
- **Gambrel roof**—A roof with a double slope on each side; characteristic of Dutch Colonial Revival homes.
- **Gingerbread**—An elaborate wood saw ornament with rich lace-work, curves, and scrolls. Often used on **gable trim**.
- **Girder**—A large, principal horizontal wood (or metal) structure used to support concentrated vertical boards.
- **Glazing bars**—Another term for **muntins**.
- **Grade**—The point where the foundation wall meets surrounding soil.
- **Grille**—A grating or openwork barrier used to cover (and decorate) a wall or floor opening, such as a floor vent.

- **Gutter**—A channel of wood or metal that runs along the **eaves** of a house; used for catching and carrying off rainwater and melting snow.

H Terms

- **Hip**—An external angle formed by the intersection of two sloping roof surfaces.
- **Hip roof**—A roof formed by four pitched roof surfaces; especially common in **Bungalow** homes.
- **Hood**—A protective (and sometimes decorative) cover found over doors and windows.

I Terms

- **Imbrication**—The weather-tight covering formed by overlapping rows of tiles or **shingles**. It forms distinctive surface patterns depending on the tiles or shingles used.
- **Impervious surfaces**—Surfaces that allow little or no runoff from precipitation; surfaces that do not allow precipitation to filtrate into the subsurface.
- **Inglenook**—A nook, or recessed space in a dwelling’s interior meant to contain shelves and seating.
- **Inlaid work**—A decorative field formed by inlaying or setting small pieces of material into a larger matrix.

J Terms

- **Jamb**—One of the vertical members at each side of an opening such as a **door frame**, **window frame**, or fireplace.
- **Joint**—The junction between adjacent surfaces. This can refer to any place where two structural elements are held together by nails, fasteners, **cement**, **mortar**, etc.
- **Jointing**—The use of **mortar** as horizontal and vertical spacing between adjacent **bricks**.
- **Joists**—Horizontal framing elements that run parallel to each other from wall to wall. Floor joists provide a supportive framework for floors; ceiling joists provide a base for **furring**.

L Terms

- **Landing**—A platform between flights of stairs, often placed to change the direction of a stairway.
- **Lath**—Wood, metal, or other strips that are attached to framing elements and used as a supportive base for **plaster**, tiles, **shingles**, and other building materials.
- **Lattice window**—A **window** with diamond-shaped panes.
- **Latticework**—Openwork produced by interlacing or crossing **lath** or other thin strips of iron or wood.
- **Leaded glass**—Small panes of clear (or stained) glass held into position by lead strips.
- **Lean-to roof**—A single-pitched roof carried by a higher wall.
- **Lintel**—A horizontal structural member that supports a load over an opening.

M Terms

- **Maintenance**—To keep in an existing state of preservation or repair.
- **Mansard roof**—A roof that has two slopes on all four sides; an extended form of the **gambrel roof**.
- **Mantelpiece**—The fittings and ornamental embellishment surrounding a fireplace.
- **Masonry**—Work constructed by a mason using stone, **brick**, **concrete**, tile, or similar structural materials.
- **Metal roofing**—Roofs made of tin-plate, terne-plate, zinc, lead, galvanized iron, or corrugated steel.
- **Metal shingles**—**Shingles** constructed of sheet metal that is typically galvanized, tin-plated, or terne-plated.
- **Miter**—An angular shape formed by the intersection of two oblique structural elements of similar size.
- **Miter joint**—A joint formed by **miters**.
- **Modular Construction** – A type of construction that creates modules that can be independent of each other, moved or built as a combined unit.
- **Molding**—A continuous decorative band; serves as an ornamental device on both the interior and exterior of a structure. It helps obscure the joint where two surfaces meet.
- **Mortar**—A mixture of **plaster**, cement, lime, and a fine aggregate; used for **pointing** and bonding **bricks** or stones. A typical lime mortar consists of one-part shaked lime to six-parts sand.
- **Mortise**—A term used to indicate any rectangular cavity cut into a structural element. It receives a projecting part from another element.
- **Mortise-and-tenon**—A joint composed of a **mortise** and a tenon (projection).
- **Mullion**—A large vertical member separating two **casements**; the vertical bar between **coupled windows**; the central vertical member of a double-door opening.
- **Multiple roof**—A roof consisting of a combination of roof forms. This is often seen in Queen Anne homes.
- **Muntin**—A thin strip of wood used for holding panes of glass within a window. Muntins come in a variety of designs.

N Terms

- **Newel**—The post supporting a handrail at the top and bottom of a staircase.
- **Niche**—A recess in a wall; may contain a piece of sculpture or other decorative element.
- **Normal repair**—Repair resulting from normal wear-and-tear over time.

O Terms

- **On-center**—A means of spacing structural elements by measuring from the center of one element to the center of another.
- **Order**—A style of **column** and its **pediment**. The most common are Corinthian, Doric, and Ionic.
- **Oriel window**—A **bay window** located above the first floor level, usually supported by **brackets** or **corbels**.
- **Ornamental plasterwork**—Carved or molded decorative **plaster**, especially on **moldings, panels, cornices**, and decorative ceilings.
- **Outlet ventilator**—A **louvered** opening that provides ventilation in the **gable** end of a building.
- **Outshot**—A small extension wing built against the exterior wall of a dwelling.
- **Overhang**—The projection of one story beyond the one below; the part of the roof that extends beyond the wall plane.

P Terms

- **Palladian window**—A window composed of a central arched **sash**, flanked on either side by smaller **side lights**. Also referred to as a Venetian window.
- **Pane**—A single piece of window glass. Windows are described by their pane organization, such as **four-over-four** or **six-over-six**.
- **Panel**—A sunken or raised portion of a wall, ceiling, mantel, or door with a frame-like border.
- **Paneled door**—A door with one or more recessed **panels**.
- **Paneling**—A wall or ceiling decoration consisting of a series of **panels**.
- **Parquetry**—A decorative system wherein geometrical pieces of wood or stoned are formed into patterns; typically at least two colors or materials are used to create texture.
- **Parting strip**—A vertical strip of wood used to separate the **sashes** of a window.
- **Partition**—An interior wall that separates adjacent rooms in a building without supporting a vertical load.
- **Patio**—A paved, usually shaded area adjoined or enclosed by a dwelling's walls, used for outdoor living or entertainment.
- **Patterned brickwork**—Bricklaying formed into various patterns through the use of different **brick** materials and colors.
- **Pediment**—A triangular section framed by horizontal **molding** on its base and two sloped moldings on each of its sides. It is used as a crowning element for doors, windows, **niches**, etc.
- **Pendant**—A hanging ornament.
- **Pinnacles**—A small, ornamental structure, often rising above a building's roof, capping a tower, or the like.
- **Pier**—One of the square **pillars** supporting an **arch**; the solid mass between two openings in a building; vertical supporting elements that are part of a building's **foundation**.
- **Pilaster**—A rectangular **column** or very shallow **pier** attached to a wall for decorative purposes.
- **Pillar**—A structural support form.
- **Pitch**—Refers to the slope of a roof; a roof's steepness (or lack thereof).
- **Pivoted window**—A window whose **sash** rotates on centrally located pivots.

- **Planks**—Long, heavy pieces of timber; generally refers to all boards more than one inch thick and six or more inches wide.
- **Plaster**—A mixture of lime, gypsum, or cement with sand and water; applied in a moist state to walls, ceilings, etc.
- **Plaster base**—The surface to which **plaster** is applied.
- **Plasterwork**—Any finish or decorative element formed from plaster.
- **Plates**—Horizontal pieces of timber in a wall used to support **rafters**, ceiling **joists**, etc.
- **Platform framing**—A framing system in which **studs** extend only one story at a time, and the floor **joists** of each story rest on the top plates of the story below.
- **Pointed arch**—An arch composed of two curves with radii equal to its width.
- **Pointing**—A treatment of masonry joints wherein they are filled with high quality **mortar**, to improve its structural soundness or appearance.
- **Porch**—A covered entrance; a semi-enclosed space projecting from the **façade** of a building.
- **Porte-cochere**—A covered entrance that projects far enough across the driveway so that automobiles can pass through easily.
- **Portico**—A covered walkway supported by **columns** or **pillars**.
- **Post**—Any stiff, vertical, isolated upright made of wood, stone, or metal. Posts are used to support a superstructure.
- **Post bracket**—A projection at the top of a **post**.
- **Preserve**—To apply measures to historic buildings to maintain and sustain the existing materials, integrity, and form of a building.
- **Public right-of-way**—Any portion of a structure visible from public land; all preservation guidelines are based on this perspective.
- **Pyramid roof**—A roof with four steeply-pitched sides.

Q Terms

- **Queen Anne (c. 1880-1910)**—A Victorian style characterized by irregular massing and plans, color and texture variety, **porches** with decorative **gables**, and frequent use of **bay windows**.
- **Quoins**—Large stones or pieces of wood used to decorate and accentuate the corners of a building.

R Terms

- **Rafters**—The sloping structural members of a roof upon which the covering is fixed. They can be covered or remain exposed at the ends.
- **Rainwater head**—The enlargement near the top of a **downspout**.
- **Recessed entry**—An entry inset beyond the main wall of a dwelling.

- **Reconstruct**—To recreate a historic building that has been damaged or destroyed; to erect a new structure with historic, archaeological, and architectural elements.
- **Rehabilitate**—To repair a structure and make it usable again while still preserving portions of the property that are historically and culturally significant.
- **Remodel**—To change a building without regard to its distinctive features and style. This often includes the substitution of new materials and forms.
- **Renovate**—To repair a structure and make it usable again, without attempting to restore its historic appearance or duplicate original construction methods or material.
- **Repousse**—Ornamental metal relief work produced by hammering metal into a form on its reverse side.
- **Restore**—To return a building to its form and condition as dictated by a specific period of time, using materials that are as similar as possible to the original ones.
- **Ridge**—The horizontal line formed when two roof surfaces meet.
- **Ridge beam**—The topmost horizontal member of a roof frame into which **rafters** are connected.
- **Ridge cap**—A wood, metal, or shingle covering that encapsulates the ridge of a roof.
- **Ridged roof**—A roof primarily made up of ridges.
- **Rolled roofing**—A roofing material made by asphalt-saturated felt and covered by a layer of harder asphalt mixed with asbestos or other fibers. It comes in rolls for easy use.
- **Roofing tile**—A building material (fired clay, concrete, or asbestos) used in roofing.
- **Roughly-squared masonry**—**Masonry** constructed of rough-hewn square stones; less finished in appearance than **ashlar masonry**.
- **Rubble masonry**—Masonry using rubble or roughly-quarried stones; usually used for crude walls or as a backing for face stones.
- **Rustication**—Stone blocks separated by deeply beveled joints.

S Terms

- **Scrollwork**—Any ornament that is ‘s’-shaped in design.
- **Scuttle**—A hatchway or opening, equipped with a cover, in a ceiling.
- **Shaft**—The section of a **column** between the base and **capital**.
- **Sheathing**—Diagonal, horizontal, or spaced boards nailed to wall **studding** or **rafters** to act as a base for finished **siding**.
- **Shingles**—Thin, rectangular pieces of wood or other material used in overlapping rows as a means of covering walls or roofs.
- **Shutters**—Solid blinds on either side of a window; may be operative or ornamental.
- **Side light**—A long, fixed **sash** located beside a door or window.
- **Siding**—Any type of finish covering on a building’s exterior.
- **Sill**—A **frame** member that forms to the lower side of an opening, such as a window or door.
- **Sill plate**—The lower horizontal member that rests on the **foundation** and forms the lowest part of a structure’s frame.

- **Site**—Location of a significant event, historic activity, building, structure, or object, where the location itself possesses historic, cultural, and archaeological value regardless of the value of any existing structure there.
- **Six-over-six**—Used to describe a **double hung window** with six panes of glass in each of its two **sashes**.
- **Skillion Roof** – A type of roof with a single sloping surface. These types of roofs are common on sheds.
- **Skylights** – A type of window horizontal to the roof. Skylights provide another source of natural lighting and can be often found in restrooms, closets and living areas.
- **Slate shingles**—Flat roofing shingles made of slate.
- **Sleepers**—Strips of wood laid over a concrete floor, providing a base to which flooring may be nailed or glued.
- **Soffit**—The exposed underside of **arches, cornices, balconies, beams**, etc.
- **Spalling**—Removing fragments or chips from **masonry** materials.
- **Spindle**—A single rod on a **balustrade**.
- **Stabilize**—To protect a building from deterioration by making it structurally secure, while maintaining its current form.
- **Stickwork**—A construction method wherein major **framing** elements are placed on top of the exterior siding. Sometimes these elements are simply decorative.
- **Stonework**—**Masonry** construction in stone
- **Stoop**—An entrance platform with steps leading up to it. Usually associated with a front doorway.
- **Stop**—The vertical strip on which a window **sash** rests.
- **Stucco**—An exterior wall treatment consisting of a mixture of Portland **cement**, sand, lime, and water. It is characterized by its rough, dotted texture.
- **Studs**—In wood structures, the slender vertical members used in wall and **partition** construction.
- **Subfloor**—Round boards or plywood sheets that are nailed directly to floor **joists**. Subfloors serve as bases for the finish flooring.

T Terms

- **Terra cotta**—A fine-grained, fired clay product used ornamentally on building exteriors. It is usually brownish red in color.
- **Textured shingles**—A modern **shingle** designed to look more historically accurate.
- **Threshold**—A wood or metal strip, or piece of stone, under a door. It is used for weather protection.
- **Tie**—Any structural member used to hold two parts together.
- **Toe joint**—A joint characterized by a horizontal member receiving another member at an acute angle.
- **Toenailing**—A means of securing two members by driving nails, spikes, or brads in at an angle.

- **Tongue**—The projecting rib along the edge of a member that fits into a corresponding indentation on another member.
- **Tracery**—The ornamental work in an upper part of a window (usually arched), consisting of interlacing lines.
- **Trim**—The decorative finish around a door or window.
- **Tudor Revival (c. 1890-1940)**: An architectural style characterized by steeply pitched gabled roofs, gabled entryways, multi-paned, narrow windows, tall chimneys, and decorative half-timbering and/or masonry.
- **Turret**—A small, slender tower, often located at the corner of a building.

U Terms

- **Underpinning**—The structural support system beneath the ground floor of a building.

V Terms

- **Vault**—An **arched** ceiling or roof.
- **Veneer**—A decorative layer of brick, wood, or another siding material to cover inferior structural materials.
- **Veranda**—A roofed space attached to the exterior wall of a house, supported by **columns**, **pillars**, or posts.
- **Verge**—The edge of a **gable**.
- **Voissoir**—A wedge-shaped stone used in the construction of an arch.

W Terms

- **Wall ties**—Metal strips of wire used to connect wall facing to wall backing.
- **Weatherboard**—A type of **cladding** characterized by beveled overlapping boards; a popular wood siding in early American domestic architecture.
- **Weather strip**—A piece of wood, metal, or other material installed around a window or door opening to protect the interior of a dwelling from the elements.
- **Wheel window**—A round window with **glazed bars** radiating from its center.
- **Window frame**—The fixed frame of a window, set into a wall to receive and hold the window and its associated parts.
- **Window sash**—The framework into which the **panes** are set.
- **Wing**—A parallel extension to a building

- **Wood shakes**—Hand-cut wood shingles, typically irregular in surface texture.
- **Wood shingles**—Thin, long pieces of wood that taper from one end to the other. They are a consistently popular roofing material in the United States.