



## HISTORIC PRESERVATION COMMISSION

Tuesday, January 17, 2023 at 6:00 PM

### Meeting Agenda

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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](mailto: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 Conference ID: 816 898 289#

Roll Call: Aaron Thompson (Chair), Erin Britton (Vice-Chair), Colby Bartlett, Peter Bunder, Ann Clark, Mike Dunkle, Andrew Hurt, Shelley Lowenberg-DeBoer, and Linda Martin

#### Approval of Minutes

HPC Meeting - December 20, 2022

**Documents:** [HPC Minutes 12.20.22](#)

COA HPC Meeting Minutes - January 10, 2023

**Documents:** [COA HPC Minutes 01.10.23](#)

#### Old Business

New Adoption: West Lafayette Historic Preservation Commission Resource Guide

**Documents:** [West Lafayette Historic Preservation Commission Resource Guide](#)

#### New Business

303 Park Lane - New Construction (Addition)

**Documents:** [303 Park Lane - COA](#) [303 Park Lane - Staff Report](#)

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#### Update from HPC Advisor and Staff

New Adoption: Historic Preservation Ordinance - Update

New Adoption: Historic Preservation Ordinance - Update

Staff Approval - 210 E. Stadium - Fence Project

**Documents:** [210 E. Stadium - Full Report](#)

Staff Approval - 287 Crum Court - Reroofing/Re-shingling

**Documents:** [287 Crum Ct - COA](#) [287 Crum Ct - Staff Report](#)

Staff Approval - 109 W. Stadium - Reroofing/Re-shingling

**Documents:** [109 W. Stadium - Staff Report](#) [109 W. Stadium - COA](#)

## **Subcommittee**

Update on subcommittees

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## **Public Comment**

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## **Adjournment**

Subject to approval at the January 17, 2023, Historic Preservation meeting.

City of West Lafayette, Indiana  
Historic Preservation Meeting Minutes

December 20, 2022

6:00 p.m.

Sonya L. Margerum City Hall  
The Bean Room

Members present electronically via Microsoft Teams were Ann Clark. Members present: Commission President Aaron Thompson, Colby Bartlett (Secretary of the commission), Peter Bunder, Andrew Hurt, Mike Dunkle, and Linda Martin.

Excused Absences: Shelley Lowenburg-Deboer

Absent Members: Erin Britton (Vice-President)

Commission President Aaron Thompson presided.

Staff Present: Abbey Lawless (Commission Consultant Advisor, non-voting), Aaron Kowolski (Commission Consultant Advisor, non-voting), Jen Van Schuyver (Commission Administrator, non-voting), Erin Easter (Director of Development, non-voting), Patrick Jones (city, legal representation, non-voting)

Other Parties Present: Jesse Myers (Acculevel), Barry Knechtel (KJG Design Architecture), Ryan Mundan (petitioner attorney) and Mike Cates (PCM Properties)

1. APPROVAL OF MINUTES

a. September 20, 2022, Full Commission Meeting and December 13, 2022 COA Meeting

Commissioner Bartlett motioned to approve the minutes from prior meetings.  
Commissioner Martin seconded the motion.

The motion was adopted by a voice vote 7-0-0

2. NEW BUSINESS

a. 626 Rose Street - Egress Window Replacement

Jen Van Schuyver, Commission Administrator, administered the city staff report.

626 Rose Street was built circa 1940. This historic property was designed in a Cape Cod style and has a Contributing Rating on the National Registrar. A stop order was administered halfway through the project by the Building Department. This was the result of the project needing a building permit.

Aaron Kowalski, advisor to the staff, reviewed the application against city ordinance and Secretary of Interior's Standards for Historic Preservation. The proposal does trigger the visual compatibility of the ordinance since it is a conspicuous change in exterior appearance of a historic building; the Solids to Voids component of the ordinance. Secretary of Interior's Standards state that original windows that are contributing that best the window should be

retained or reused. Standards also outline that if a modification needs to be done for safety or practical reasons, that it should be done so that it is as minimally visible as possible.

Kowalski continued his report that due to the egress window is not highly visible from the front façade. With proper modifications the staff may advance to a point where they may feel comfortable with it. A brick surround around the well and landscaping might allow it to further blend with the brick on the home. A mesh or rebar grate similar to the front facade may allow it to look more complimentary to the house. A metal clad window painted to match the existing window next door would allow it to be visibly minimal.

Commissioner Bartlett asked why the owner or builder did not get a construction permit or Certificate of Appropriateness. Myers stated the homeowner recently had a baby and was responsible for attending to these matters but did not. Bartlett asked if Myers knew if there was another window that could have been used in lieu of the original front facade window. It was undetermined if there were other more optimal options for an egress window. However, the need for an egress window was needed due to the basement being converted to living quarters.

Bartlett motioned to approve the COA application with the stipulations outlined by Kowalski. A masonry surround with a metal grating A metal clad window will be needed. A temporary six month allowance for a plastic window to be installed was granted to accommodate the winter storm until conditions to order and install a metal clad window could be done to get the project into compliance. Commissioner Dunkle seconded.

President Thompson administered a roll call to vote. The application was approved by a 7-0-0 vote.

**b. 314 Russell Street - Adaptive Reuse Addition and Exterior Changes**

Mike Cates, PCM Properties, stated that their adaptive reuse design project is not financially viable due to inflationary construction market and increasing bank rates. Cates outlined the project process that occurred to achieve firm bids. Cates stated their 5-year projections averaged an annual operating loss of several hundred thousand dollars in earnings every year for the project. Cates continued saying the firm exhausted all known avenues to make the finances work. Cates closed their introduction by stating that revival cannot be done in short. Cates asked if not this design then what ultimately goes on this site. They believe redevelopment of the site with a new high quality design is the proposed collaborative path forward.

Barry Knechtel, architect of KJG Design, stated they were tasked with getting creative with the number of beds to construction cost ratio. Knechtel stated that new construction is the only path forward. Knechtel reiterated that they were tasked with getting creative with how a new building would be of historic quality and pay homage to the historic site. The new proposed project would utilize shared common study rooms, dining areas, and outdoor usable space.

Thompson stated that they need preliminary feedback to determine if this direction can gain traction for collaboration. Bartlett asked what changed in regards to the projected cost to actual cost? Ryan Mundan said the cost increased four to five million dollars. Cates listed several of the changes that would need to be done that were attributed to the high cost like interior demolition, framing up openings rear walls, repairing the existing brick, variances in heights,

building historically correct windows are expensive, and retrofitting the basement for extra units for viability.

A discussion of the futures market ensued about what the project feasibility could look like in 24 months. Cates stated that speculating on futures markets is something that cannot be done. Thompson stated that this is an issue that city council will have to address regarding the protection placed on the historical property listed on the National Register.

Kowalski asked if the developers explored the federal rehabilitation tax credit. Cates confirmed and said they had Ashley Thomas from the state advisors office touring the site early on in the process. Cates outlined the specs that would need to have been done in order to qualify but it would result in the total number of rentable units being lowered. Cates stated that it is a good credit if you have the income and rolls forward twenty years and one year back.

Bartlett asked if they accepted those funds why they would lose units? Knechtel responded that certain interior communal elements would need to be preserved, resulting in a 12-bed loss. Kowalski stated that the building is currently under protection. Under the Secretary of Interior's Standards.

A similar project is happening in Indianapolis with a historic apartment building. Kowalski outlined that the new proposed project has some pseudo historic elements that creates a false sense of historicism. If all adaptive reuse avenues have been exhausted and the tax credit program is not a viable alternative. There is a path forward at a minimum of utilizing the historic facade and reintegrating it into the building - should the building be too far gone. Kowalski further suggested the developer reach out to other developers or potential partners that are more familiar with historic redevelopment or tax credit projects before suggesting a demolition.

Kowalski illustrated a local case where a historic building could not be adaptively reused. In the neighboring City of Lafayette, developers were able to salvage the historic front facade that was used for the new public safety building. Bartlett further exemplified the current city hall building where the meeting took place was an example of an adaptive reuse of a historic property. Bartlett stated that demolition of this property is something that is not acceptable. Bartlett emphasized that this is not just a historic building, the building has the highest ranking that can be given on the National Register. Moreover, the value the building has in the community for national identity and for those individuals who resided there for their collegiate career.

Commissioner Martin voiced that they would like to see as much of the building be saved as possible. Commissioner Dunkle articulated what elements are needed in the current design. Commissioner Claire had a clarification question regarding whether there were any external grants that could be explored. Bartlett implored the developers to further look into the Indiana Landmarks organization. Commissioner Hurt voiced that it is important to save as much of the facade as possible. Commissioner Bunder stated that the new proposed design is an improvement from what he saw last year. However, he would like to try and find a way to save the image of the building. Bunder conceded his time to Ann.

Thompson summarized the commission's inputs about what prominent features of the historic structure should be retained at a minimum.

### 3. 2023 CALENDAR DATES FOR HISTORIC PRESERVATION COMMISSION MEETINGS

The proposed dates would be the first Tuesday of the month and would be the filing dates for the petitioner. The second Tuesday of the month would be the COA subcommittee meeting. The full commission meeting will occur on the third Tuesday of the month.

Bartlett made a motion to approve the schedule. Thompson seconded the motion. The proposed calendar dates were passed on a 7-0-0 vote.

#### 4. 2023 OFFICER COMMISSION ELECTIONS

Thompson motioned to nominate Bartlett as Vice Chair. Martin motioned to nominate Thompson for Chair. Hurt seconded both those motions.

Roll call was administered and Thompson was elected for Chair of the Historic Preservation Commission (HPC) by an 7-0-0 vote.

Roll call was administered and Bartlett was elected for Vice Chair of HPC by a 7-0-0 vote.

The roll of secretary was removed due to a state code alignment for Historic Preservation.

#### 5. 2022 HISTORIC PRESERVATION ORDINANCE & RESOURCE GUIDE

Kowalski explained why there is a need for a Conservation District to be added to the ordinance. Conservation Districts were outlined to allow for flexibility for preservation in phase one. This also allows the option to potentially enter phase two, which is historic preservation, if applicable.

Interim Protection Standards were outlined to clarify language in the ordinance. Deterioration of property over neglect would allow code enforcement and the commission to fine for \$125 a day per offense for a maximum \$7,500 total fine. New construction in these established zones must be compatible with the visible compatibility section of the historic preservation guide. A discussion of definitions in the ordinance ensued. Clarified language to include three sides unless a property is on a corner lot than four is to be considered for view of public right of way will be added.

The subject regarding demolition as a result of neglect was discussed and what definitions encompassed this situation in the ordinance.

The new resource guide was moved to the next meeting.

A motion to advance this ordinance to council was made. Martin seconded this motion.

The motion was passed by a 6-0-0 vote.

ADMINISTRATIVE NOTE \* Due to the nature of this agenda item Commissioner Clark did not vote on the passing of the ordinance.

Update to the Historic Preservation Resource Guide was tabled to the next meeting.

BOARD OF WORKS MINUTES, January 17, 2023, CONTINUED

6. PUBLIC COMMENT - No public comments were made.

7. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Hurt the motion was seconded by Martin and the meeting was adjourned.

Subject to approval at the January 17, 2023, Historic Preservation meeting.

City of West Lafayette, Indiana  
Historic Preservation Meeting Minutes

January 10, 2023

6:00 p.m.

Sonya L. Margerum City Hall  
The Bean Room

Members present: Subcommittee Chair, Peter Bunder and Aaron Thompson

Absent Members: Colby Bartlett

Subcommittee Chair Peter Bunder presided.

Staff Present: Ethan Fortner (Staff to the Commission, non-voting) Jen Van Schuyver (Commission Administrator, non-voting), and Aaron Kowalski (Commission Consultant Advisor, non-voting),

1. NEW BUSINESS

a. 303 Park Lane – New Construction - Dining Room

Jen Van Schuyver, Commission Administrator, administered the city staff report. 303 Park Lane was built circa 1935. This is a heavily altered property and is non-contributing on both the National Register and the 2021 WL report. The current siding on the house is vinyl.

Aaron Kowalski, advisor to the staff, reviewed the application against city ordinance and Secretary of Interior's Standards for Historic Preservation. This is not a substantially contributing property from a historic perspective. Historical aspects of the home have long since been removed. Windows and siding of the house have all been updated. However, the proposal does trigger the visual compatibility of the ordinance since it is within the protected district. Height, proportion of openings, rhyme of spacing of buildings, entrances, porch projections, and roof shapes.

The proposed addition after reviewal was found to be minimally visible and complimentary to the home itself.

Commissioner Aaron Thompson motioned to approval. Chair Peter Bunder seconded, and the COA was approved.

b. 314 Russell Street - Adaptive Reuse Addition and Exterior Changes

Van Schuyver reported that the petitioners of 314 Russell Street withdrew their application due to the denial of their COA.

2. PUBLIC COMMENT - No public comments were made.

3. ADJOURNMENT

BOARD OF WORKS MINUTES, January 17, 2023, CONTINUED

A motion to adjourn the meeting was made by Bunder the motion was seconded by Thompson and the meeting was adjourned.

# The West Lafayette Historic Preservation Commission Resource Guide

Fall 2022

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.

All images, except where noted, were created by Katie Morrison.

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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 #X 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 #X-XX.

# 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.<sup>1</sup> 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.<sup>2</sup>

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 beneficial<sup>3</sup>Although Lutz and his family made a home in Kingston, the founder of Chauncey was not a Hoosier.

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<sup>1</sup> Wendy Arbor, “Tour the Town on the Trolley.” Script.

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

<sup>3</sup> 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.<sup>4</sup> In the name of efficiency and expansion, the two locations merged to form the Town of Chauncey in 1866.<sup>5</sup> The Town received its charter in 1867, securing its ability to maintain a municipal government and school system.<sup>6</sup>

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

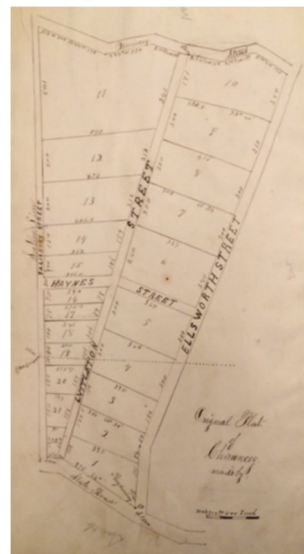


FIGURE 2: “ORIGINAL PLAT OF CHAUNCEY.” TOWN RECORD, VOLUME I. C. 1866. CITY OF WEST LAFAYETTE RECORDS. ARCHIVES & SPECIAL COLLECTIONS,

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.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup>

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

<sup>4</sup> Tippecanoe County Interim Report. Robinson Street was a plank road.

<sup>5</sup> Tippecanoe County Interim Report; New Chauncey Neighborhood Association

<sup>6</sup> New Chauncey Neighborhood Association, “The History of West Lafayette”

<sup>7</sup> Town Record Volume I, City of West Lafayette records.

<sup>8</sup> “Purdue History,” Purdue University, <http://www.purdue.edu/purdue/about/history.html>

<sup>9</sup> Town Record Volume I, City of West Lafayette records

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.<sup>10</sup> 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.<sup>11</sup>

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.<sup>12</sup>

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.<sup>13</sup> 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.**

<sup>10</sup> Tippecanoe County Interim Report.

<sup>11</sup> “Novel Entries Feature Parade,” Journal and Courier, May 12, 1922.

<sup>12</sup> 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.

<sup>13</sup> 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.<sup>14</sup>

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.<sup>15</sup> 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 a 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."<sup>16</sup> 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.<sup>17</sup> 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.<sup>18</sup> 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."<sup>19</sup> 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.

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<sup>14</sup> 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>

<sup>15</sup> 1920 United States Federal Population Census.

<sup>16</sup> Housing abstracts of Elihu Chauncey, West Lafayette Public Library Archives. Interestingly, this same abstract used "Town of Chauncey, Now West Lafayette" in 1892.

<sup>17</sup> "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.

<sup>18</sup> "Broadcasting to Be Repeated at Purdue," Journal and Courier, May 5, 1922, 1.

<sup>19</sup> "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.<sup>20</sup> 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, 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 homes 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 or rear windows spanning the rear of the home. Smith was influenced by the mid-century modern style heavily, 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.<sup>21</sup> 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

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

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

early 20<sup>th</sup> Century. Hills and Dales was developed by the Shook Agency and was marketed for the developments 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 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 out of brick, stucco, or siding.

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

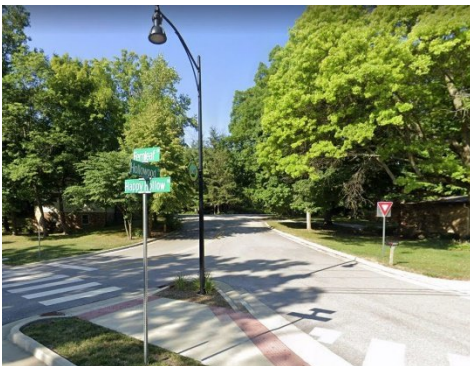


FIGURE 4: HAPPY HOLLOW HEIGHTS

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 influences on the neighborhood, with a few homes in this style. This style often featured tall pitched hipped roof, 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 influences, with design based in 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.<sup>22</sup> 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 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 classic look. While historically this site and building were used for education, it has 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 Department<sup>23</sup>

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

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

<sup>23</sup> [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

#### Homes Include:

117 East Oak St.

103 Sylvia St

401 N. Salisbury St

725 N. Salisbury St

subservient to the spirit of the age, indicates a progress in the development of independent thought hitherto

unknown.”<sup>24</sup> 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 5. In this home (now adapted to several rented units), 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 5, 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

<sup>24</sup> 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

<b>Victorian Form Highlights</b>			
Roofs	Building Materials	Porches	Windows
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

<b>Victorian Variations</b>	
Folk Variation	Queen Anne Variations
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.<sup>25</sup> 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."<sup>26</sup> 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.<sup>27</sup> This was due, in large part, to the



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.<sup>28</sup> 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.<sup>29</sup> 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.<sup>30</sup> 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.

Whether it be Kit Home, Craftsman, or otherwise, the bungalow home contains specific design strategies. Although bungalows dot the entire New Chauncey



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

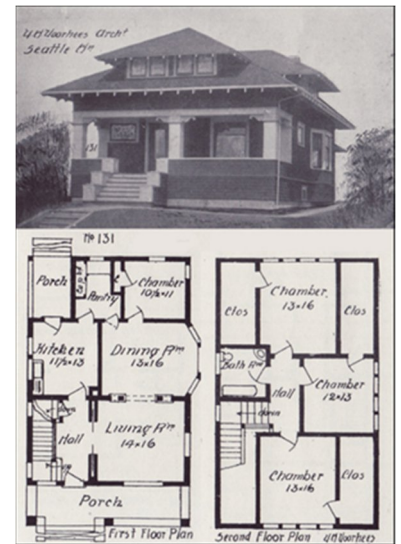


FIGURE 9: 1908 HIP-ROOFED BUNGALOW. V. W. VOORHEES OF SEATTLE, WA.

[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)



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

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

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

<sup>28</sup> 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/>

<sup>29</sup> Faragher, "Bungalow and Ranch House"

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

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

Neighborhood, three homes nearly next door to each other on Connolly Street comprehensively demonstrate these strategies—numbers 120, 116, and 106, in Figures 6,7 & 8, 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 is representative of the California style, while 106’s river rock foundation is more indicative of an English or Craftsman style. 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 their 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.<sup>31</sup> 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 turn of the twentieth century.<sup>32</sup> In addition to the rise of grand Neoclassical buildings in

### Homes Include:

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

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

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.

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.<sup>33</sup> 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.<sup>34</sup>

The Charles and Ida Kasher House at 439 N. Salisbury Street (built in 1917), in Figure 10, 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, with gambrel roofs, two connected slopes form the symmetrical slides. 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.



- 1) Continuous Dormer
- 2) Half-to-Small Sized Porch
- 3) Double Hung Window

<sup>33</sup> William B. Rhoads, “Franklin D. Roosevelt and Dutch Colonial Architecture,” *New York History* 59, 4 (October 1978), 431.

<sup>34</sup> 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.

- 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)		Clapboard	Half-to-Small Size
	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.

## Section 4: Tudor Revival



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

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.”<sup>35</sup> 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 displays this decorative half-timbering on the front gable. Vines crawling up the brick siding enhance the pastoral “Englishness” of the dwelling. Details such as these preserve the aesthetic integrity of historic buildings across West Lafayette.

<sup>35</sup> Patricia L. Duncan, “Slagle House,” Louisiana History: The Journal of the Louisiana Historical Association, 38, 3 (Summer 1997), 346.  
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Steeply Pitched Roof 1

Massive Chimneys 2

Brick 3



Multi-Pane Window 4

Recessed Front Door 5



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

Tudor Revival Style Highlights			
Roofs	Building Materials	Entrances	Windows
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.<sup>36</sup> 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 structures in non-English (or not "authentically" English) places. More interesting, the murky waters of transnational visual exchange also led to the

### 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.

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 muntin's. 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. 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.

<sup>36</sup> 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.<sup>37</sup> 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.<sup>38</sup> 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.<sup>39</sup> American Foursquare homes resemble bungalows, particularly in their low sloping dormers and front porches. In fact, homeowners could purchase Foursquare house plans

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<sup>37</sup> 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>

<sup>38</sup> 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](http://www.red-wing.org/media/files/planning/south_survey_report_1b.pdf)

<sup>39</sup> “Red Wing South-End Historic Properties Survey,” 25.

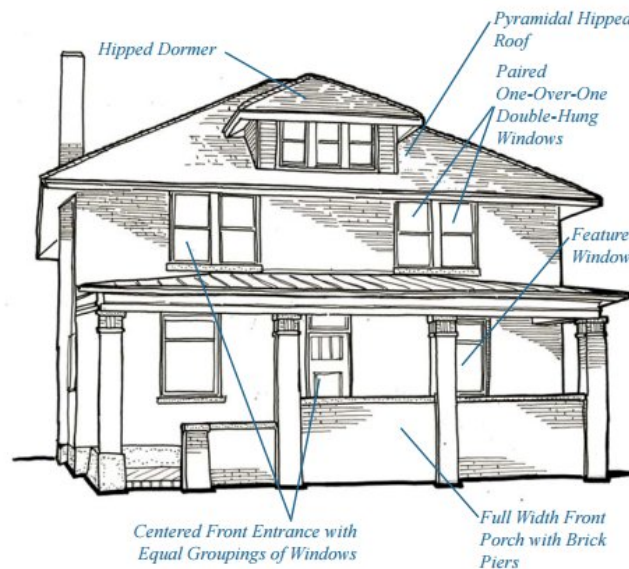
in the same catalogues as bungalow plans in the early twentieth century.<sup>40</sup> Many American Foursquare homes were created and decorated in a Craftsman style, blurring the lines between the Foursquare and bungalow. Typically, bungalows contained fewer stories and a more open floor plan than the 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

<sup>40</sup> Roanoke Planning Commission, "Residential Pattern Book," City of Roanoke, Virginia, November 20, 2008.  
23 | West Lafayette Historic Resource Guide

## Section 7: Mid-Century

After World War II, Mid-Century architecture boomed, 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 II<sup>41</sup>. Mid-Century Architecture in many ways is a reflection of the post-war culture, technological advancements, and increased commercialization.

West Lafayette was no exception, 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.<sup>42</sup> 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, scaled 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 were mixed, creating the signature futuristic look of Mid-Century Modern Homes.

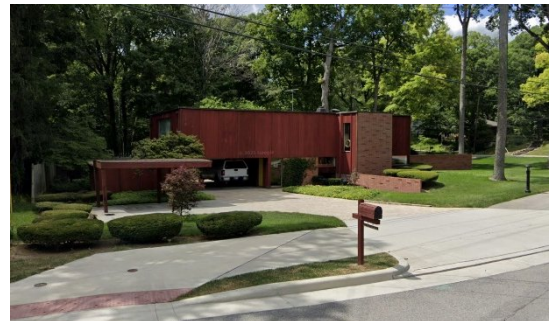
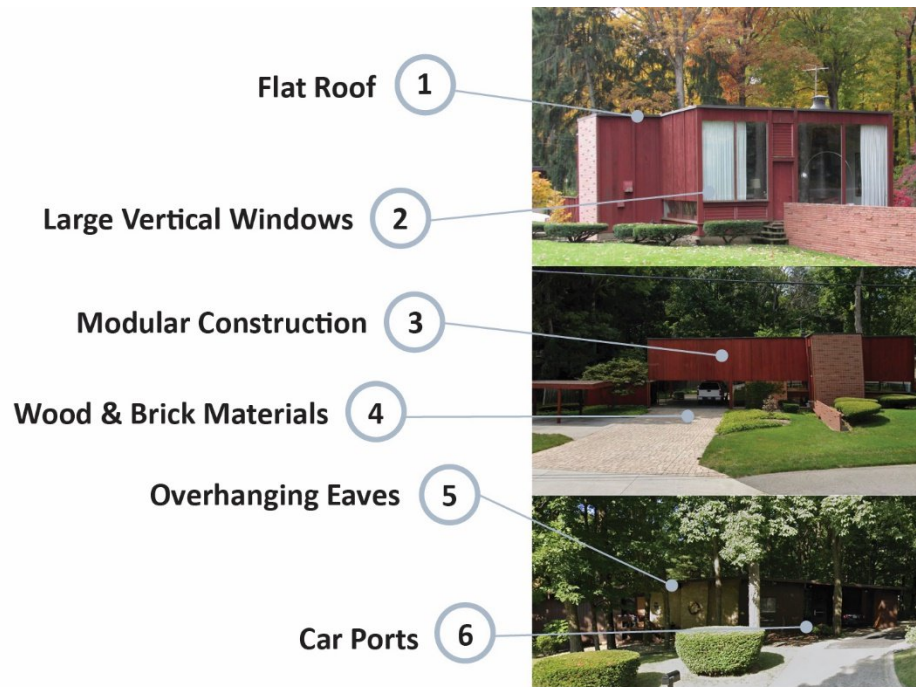


FIGURE 17: A MIDCENTURY MODERN HOME AT 1800 HAPPY HOLLOW ROAD WITHIN THE HAPPY HOLLOW HEIGHTS NEIGHBORHOOD.

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

<sup>42</sup> 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)		

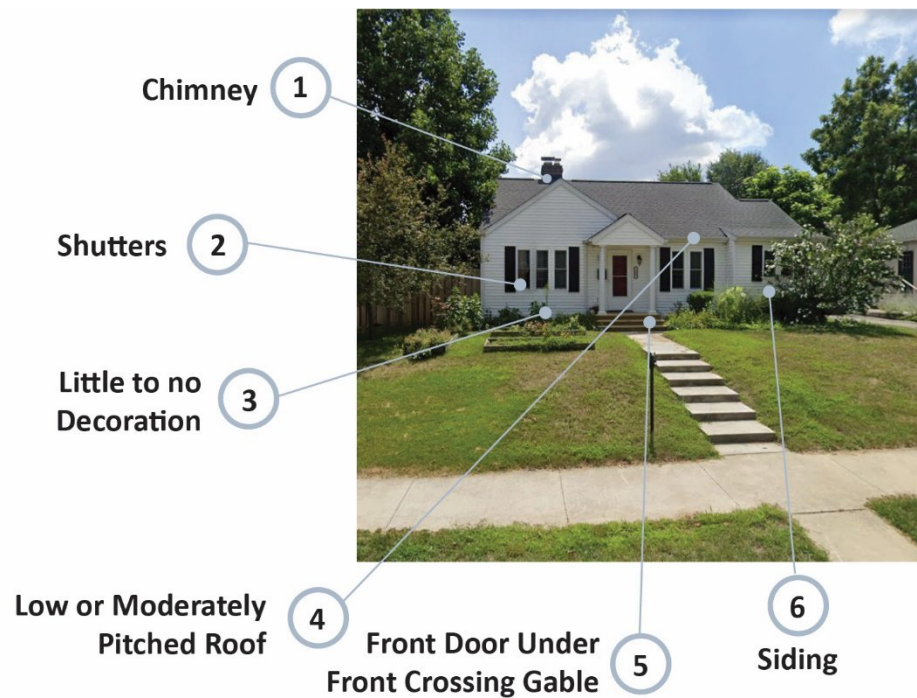
## Section 7.2: Minimal Traditional

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 designs<sup>43</sup> These customization 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

<sup>43</sup> 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 constructed<sup>44</sup>. They helped quickly meet the housing needs of Post-World War II America by allowing developers to construct homes based off an easily constructable plan<sup>45</sup>. Cliff May, a California architect, can be attributed to building some of the first ranches in San Diego in the 1930s<sup>46</sup>. The ranches' ability to be easily modified and recreated contributes greatly to its popularity with developers.



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 like 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 the variations they come in, such as 337 Laurel Drive shown in Figure X or x in Figure X.



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

<sup>44</sup> 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).

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

<sup>46</sup> 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.<sup>47</sup> 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 <sup>th</sup> Century)	Neon (1920s & 1930s)
Mansard Roof	Cast Iron Columns/Lintels	Signage, Sign Band	Display Windows (Early 19 <sup>th</sup> 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

<sup>47</sup> 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:** FAÇADE 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.

### 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

#### 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

- 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.

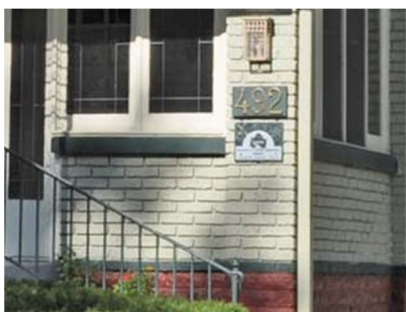
### Gutters & Downspouts

- 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 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](http://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](http://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

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 route 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 adding additions referring the mid-century style, architects' notable features and historical period is important to the context of the 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, 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 storefronts 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 shall 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 shall 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 shall 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 shall 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.
- **Colonnade**—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 jambs) 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**.
- **Voisoir**—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.



# 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: \_\_\_\_\_ Date Approved COA Expires: \_\_\_\_\_

Local Historic District New Chauncey

Year of Construction c. 1935

**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: \_\_\_\_\_ Date: \_\_\_\_\_

ADDRESS OF PROJECT: 303 Park Lane, West Lafayette, IN 47906

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

If necessary for description, please attach additional sheet.

238 square foot Dining Room addition with slab foundation added onto North side of home.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Start June 23 Completion August 23

### APPLICANT

Name: Aaron Johnson, Riverside Construction

Mailing Address: 127 Farabee Dr N, Lafayette, IN 47905

Phone: (765) 497-3235 - cell / (765) 838-1644 - office

E-Mail: aj@rsconstruct.com

APPLICANT relationship to property:  
 Owner  Contractor  Architect  Realtor  Agent  Other: \_\_\_\_\_

CONTACT PERSON: Andy Haste, Riverside Construction Phone: (765) 479-1365

E-Mail: andy@rsconstruct.com

Relationship to applicant: Owner of Riverside Construction

**Documentation to be submitted with applications:** (Submit electronically to [hpc@wl.in.gov](mailto: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): Aaron Johnson, Riverside Construction

Signature of Applicant: *Aaron Johnson* Date: 12/27/22

Owner (Print clearly or type): Liz Flaherty

Signature of Owner (if different): *Elizabeth Flaherty* Date: 12/27/2022

DocuSigned by:  
23BD14DAD32E44B...

## FLAHERTY RESIDENCE

303 Park Lane, West Lafayette, IN 47906

The residence at 303 Park Lane is unique. Park Lane encompasses the entirety of the property. The lot is wooded with many mature trees. There is a 6'-0" tall privacy fence that encloses the North side back yard. A shorter decorative fence surrounds the East and South yard space. There is a 3 car detached garage on the Northwest side of the property.

The 20'-9" wide x 11'-6" deep Dining Room addition will be added to the rear of the house on the North side which is enclosed by the privacy fence. Most of the addition will be completely hidden from public view on the street and sidewalk level.

The home currently displays no original exterior materials. The exterior walls are clad in vinyl siding, the roofing material is 3-tab asphalt shingles, and all windows have been replaced. The only opening we will be removing is a 6'-0" wide atrium door. The addition roof will be flat in order to keep the existing Kitchen skylights and to reduce the visual impact of the addition.

New materials will closely match existing. The walls will be clad with double 4" traditional lap vinyl siding. The roof, due to it's low slope, will be covered with black rubber roofing material. The windows will be Jeld-Wen Brickmould Series vinyl double hung windows with grids, Desert Sand color. The exterior door will be a 6'-0" wide Jeld-Wen Brickmould Series fiberglass French patio double door with grids, Desert Sand color.



RIVERSIDE CONSTRUCTION  
 127 Farabee Drive N.  
 Lafayette, Indiana 47905  
 riversideconstruction.com  
 P: (765) 838-1644

**FLAHERTY RESIDENCE**

303 Park Lane  
 West Lafayette, Indiana 47906

SITE PLAN

**PLAN REVISIONS**

NO.	DESCRIPTION	DATE
0	PRELIM PLANS	11/29/22
1	REVISED PLANS	12/05/22
2	REVISED PLANS	12/08/22
3	COA PLANS	12/30/22
4		
5		
6		

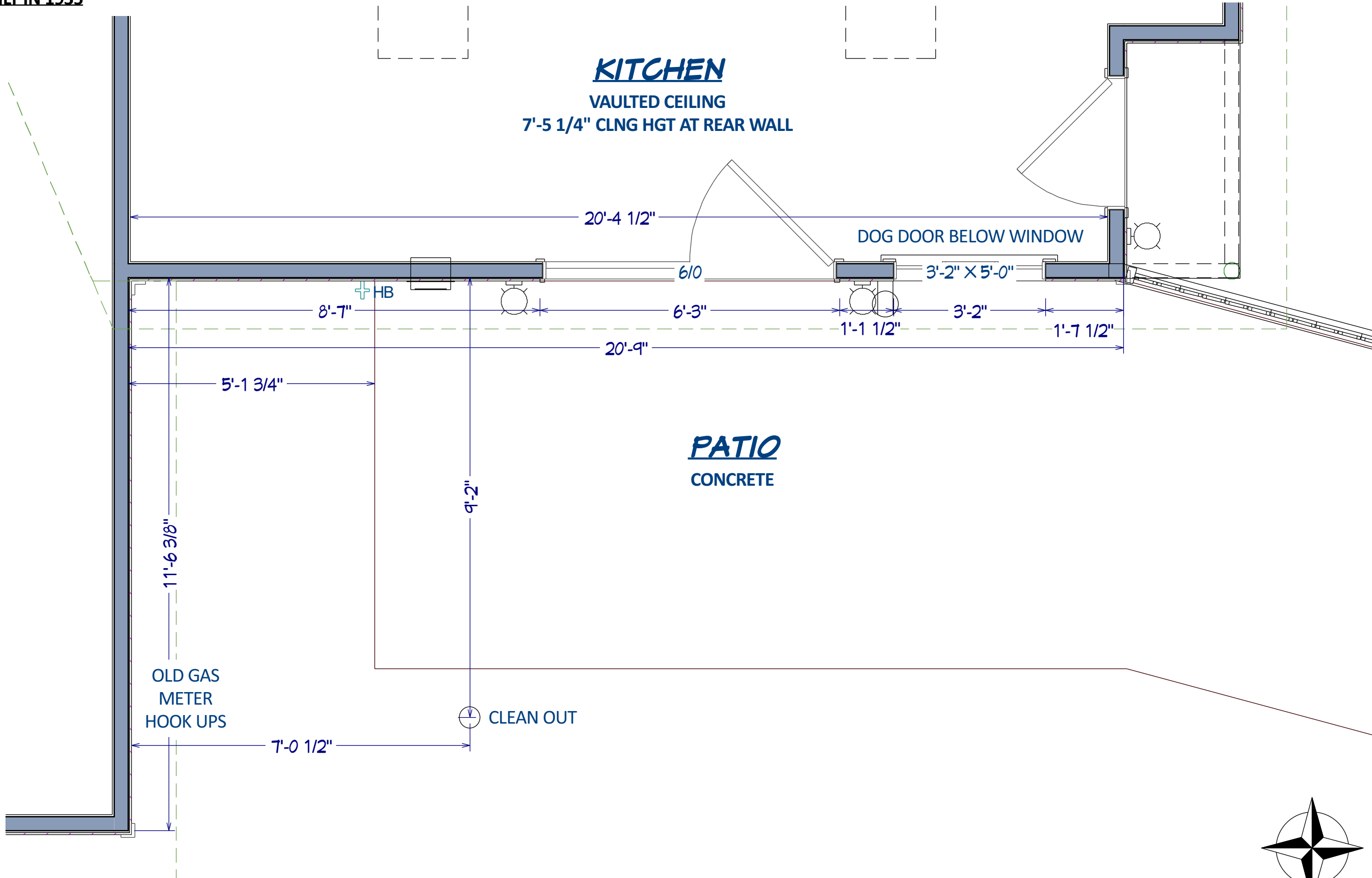
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PLAN DATE  
 12/30/2022

**SHEET**  
**1 OF 7**



**RANCH HOME ON BASEMENT  
BUILT IN 1935**



**EXISTING BACKYARD PLAN**  
SCALE 1/4" = 1'-0"



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**FLAHERTY RESIDENCE**  
303 Park Lane  
West Lafayette, Indiana 47906  
*EXISTING BACKYARD PLAN*

**PLAN REVISIONS**

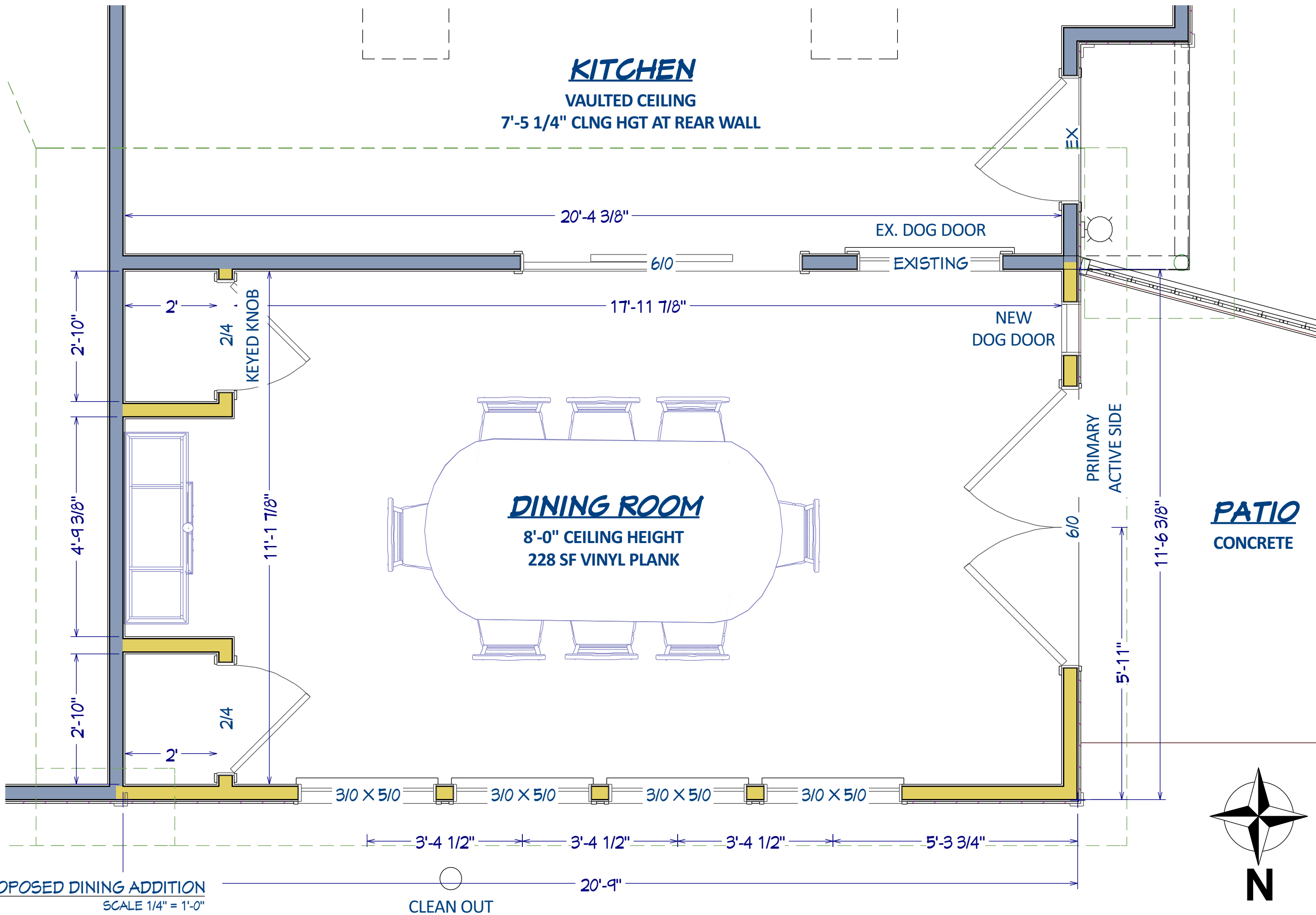
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PLAN DATE  
12/30/2022

**SHEET**  
**2 OF 7**





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**FLAHERTY RESIDENCE**  
303 Park Lane  
West Lafayette, Indiana 47906  
PROPOSED DINING ROOM ADDITION

**PLAN REVISIONS**

NO.	DESCRIPTION	DATE
0	PRELIM PLANS	11/29/22
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PLAN DATE  
12/30/2022

**SHEET**  
**3 OF 7**





PROPOSED  
ADDITION

NORTH SIDE



EAST SIDE



SOUTH SIDE



PROPOSED  
ADDITION

WEST SIDE



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**FLAHERTY RESIDENCE**

303 Park Lane  
West Lafayette, Indiana 47906

PUBLIC VIEW OF EXISTING HOME

**PLAN REVISIONS**

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PLAN DATE  
12/30/2022

**SHEET  
4 OF 7**



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**FLAHERTY RESIDENCE**

303 Park Lane  
 West Lafayette, Indiana 47906

*PUBLIC VIEW OF EXISTING HOME*

**PLAN REVISIONS**

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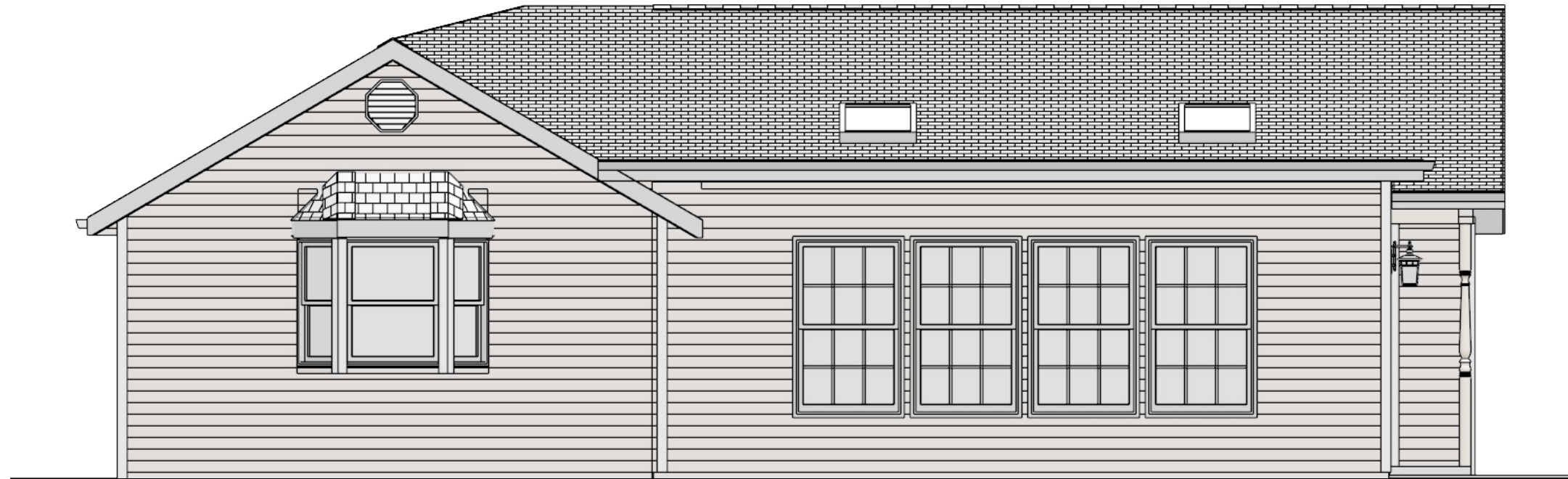
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PLAN DATE  
 12/30/2022

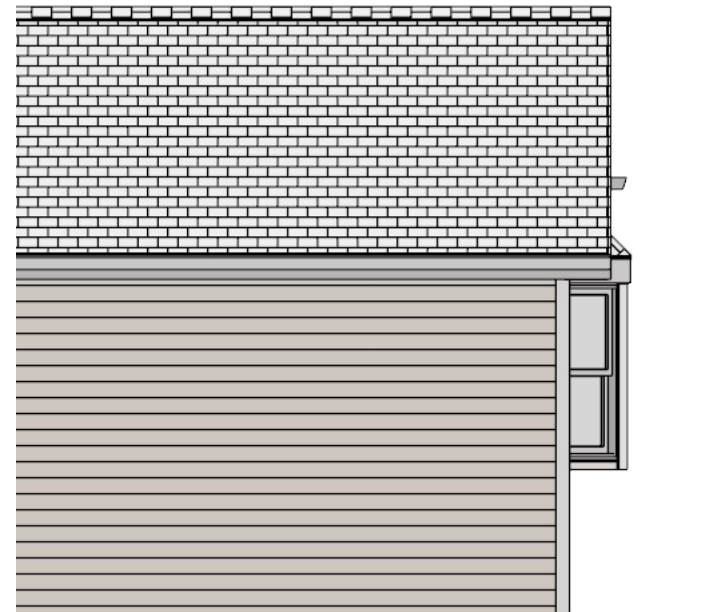
**SHEET**  
**5 OF 7**



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 P: (765) 838-1644



PROPOSED NORTH ELEVATION  
 SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION  
 SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION  
 SCALE 1/4" = 1'-0"

**FLAHERTY RESIDENCE**  
 303 Park Lane  
 West Lafayette, Indiana 47906  
 PROPOSED ELEVATIONS

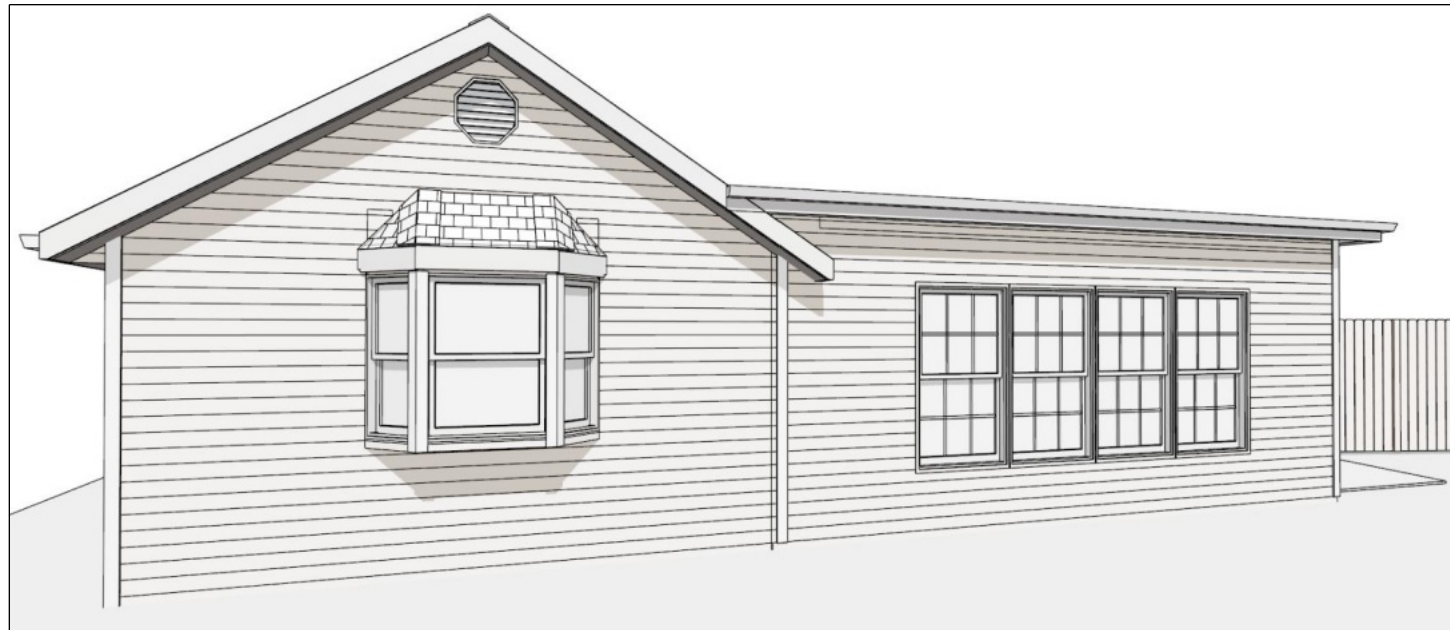
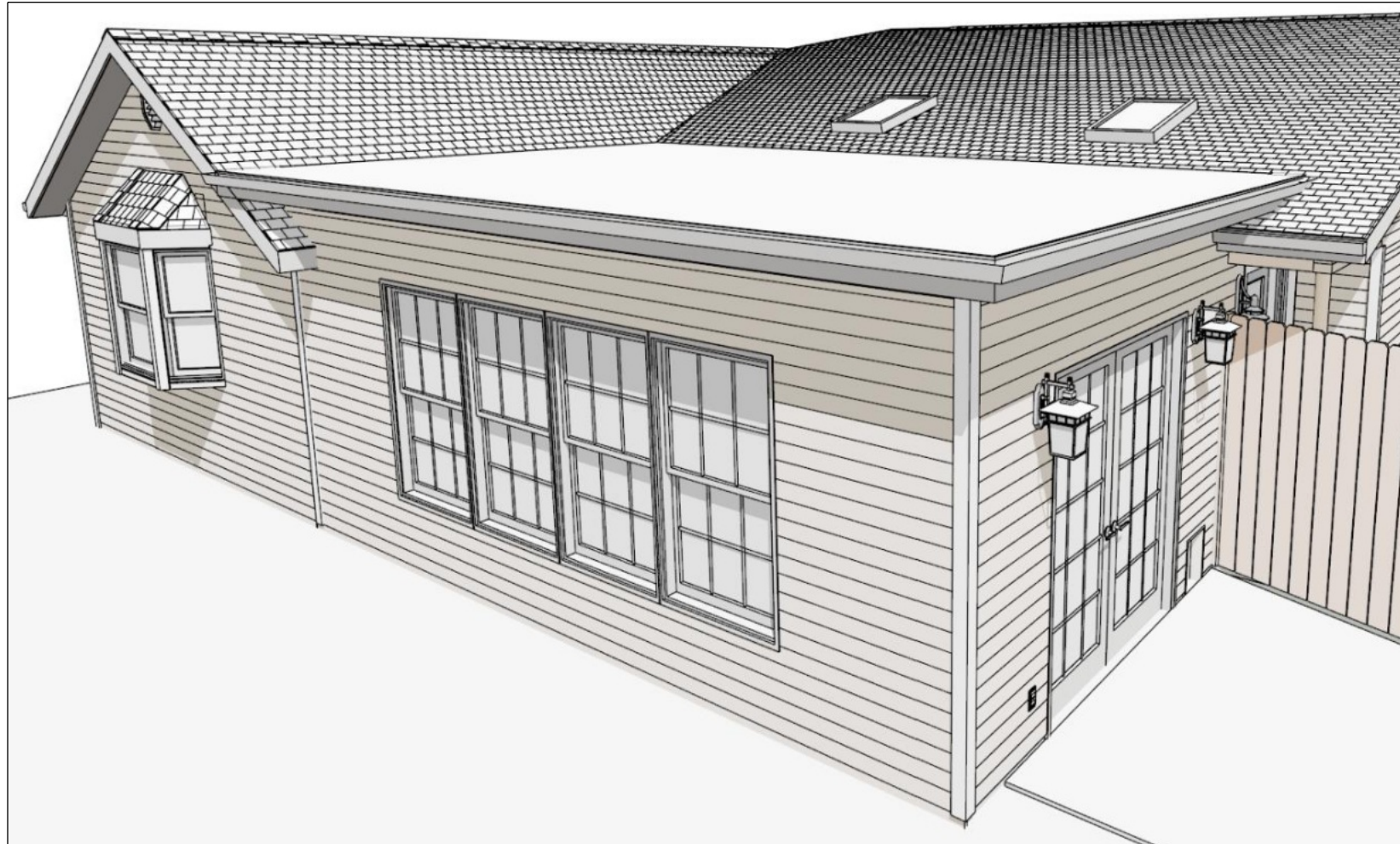
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PLAN DATE  
 12/30/2022

**SHEET**  
**6 OF 7**



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**FLAHERTY RESIDENCE**  
 303 Park Lane  
 West Lafayette, Indiana 47906  
**PROPOSED EXTERIOR 3D VIEWS**

**PLAN REVISIONS**

NO.	DESCRIPTION	DATE
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PLAN DATE  
 12/30/2022

**SHEET  
 7 OF 7**



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:	New Construction, Addition, Garage/Carriage House
Administrative Approval:	No
Administrative Approval Text Box:	
Does this application trigger the visual compatibility section :	Yes
Visual Compatibility Section Triggered:	Height, Proportion of openings within the facility, Rhythm of spacing of buildings on streets, Rhythm of entrances and porch projections, Buildings façade , Roof shapes, Walls of continuity
Does this application follow the best practices within the Secr:	Yes
Following Best Practices Text Box:	- The façade of a building must be visually compatible with the predominant materials used in the buildings to which it is visually related. - Locating the attached



exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building. - Designing new additions in a manner that makes clear what is historic and what is new. - Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. - The addition should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.



Staff Recommendation: Approval

Staff Recommendation Text Box:

Staff Comments/Questions: All the questions were answered by the contractor at the COA meeting. It was determined the flat roof was the best practice for reducing the visual impact since the site is minimally visible to the public from all four sides. Matching gutters will be added to prevent any water runoff issues. The proposed siding will closely match the existing siding. Porch/concrete

### Street View



Google

© 2023 Google Report a problem

slab appears to be non-historical.

## Location

Address: 303 Park Ln

House Number: 303

Road Name: Park Ln

City: West Lafayette

State: Indiana

Zip: 47906

Township: Wabash

County: Tippecanoe

Longitude:

Latitude:

Primary ID: 773

## IHSSI and NR

SHAARD\_ID:

IHSSI Rating:

NR Rating: Non-Contributing

## Survey Detail

Survey Rating: Non-Contributing

Survey Level: Intensive

Survey By: RQAW

Field Survey Date: 06/18/2021

Property Type: Residential

Property Name: House

Historic District: New Chauncey

Construction Date: c. 1935

Condition: Good

Integrity: Highly Altered

Style: Vernacular Cross Gable

Form: Rectangular

Stories: 1

Foundation: Concrete Block

Cladding: Vinyl

Window: 6/6 double hung

## Map



	replacement vinyl
Exterior Remarks:	
Outbuilding Remarks:	Detached garage
Comments:	According to neighborhood resident - used to be a barn with stables and changed into house.
Last Update:	

Report Prepared: January 12, 2023



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue, Room 102 • 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: 8/8/2022 Date Approved COA Expires: 8/8/2023
Local Historic District New Chauncey Historic District
Year of Construction c. 1880
Classification (National Register Report):
Contributing Non-Contributing Not Listed
Classification (2021 Report):
Outstanding Notable Contributing Non-Contributing Not Listed
Approved Approved with Amendments Denied Tabled Withdrawn by Owner Admin.
Approval Approved by: [Signature] Date: 8/15/22

ADDRESS OF PROJECT: 210 E. Stadium Street, West Lafayette, IN 47906

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

If necessary for description, please attach additional sheet.

Fence addition along eastern edge of the property beginning at the northeastern point of the home (furthest from public right of way).

The fence will continue around the northern edge of the property tying into the neighbors fence. A small portion will be added along the side of the garage. Gates will be added. Fencing materials include a treated wood product. No historical materials are being removed.

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

Start 8/15/2022 Completion 10/01/2022

APPLICANT

Name: Brent and Elizabeth Ladd

Mailing Address: 210 E. Stadium

Phone: [Redacted]

E-Mail: [Redacted]

APPLICANT relationship to property:

[X] Owner [ ] Contractor [ ] Architect [ ] Realtor [ ] Agent [ ] Other: \_\_\_\_\_

CONTACT PERSON: N/A Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Relationship to applicant: \_\_\_\_\_

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

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  - 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.

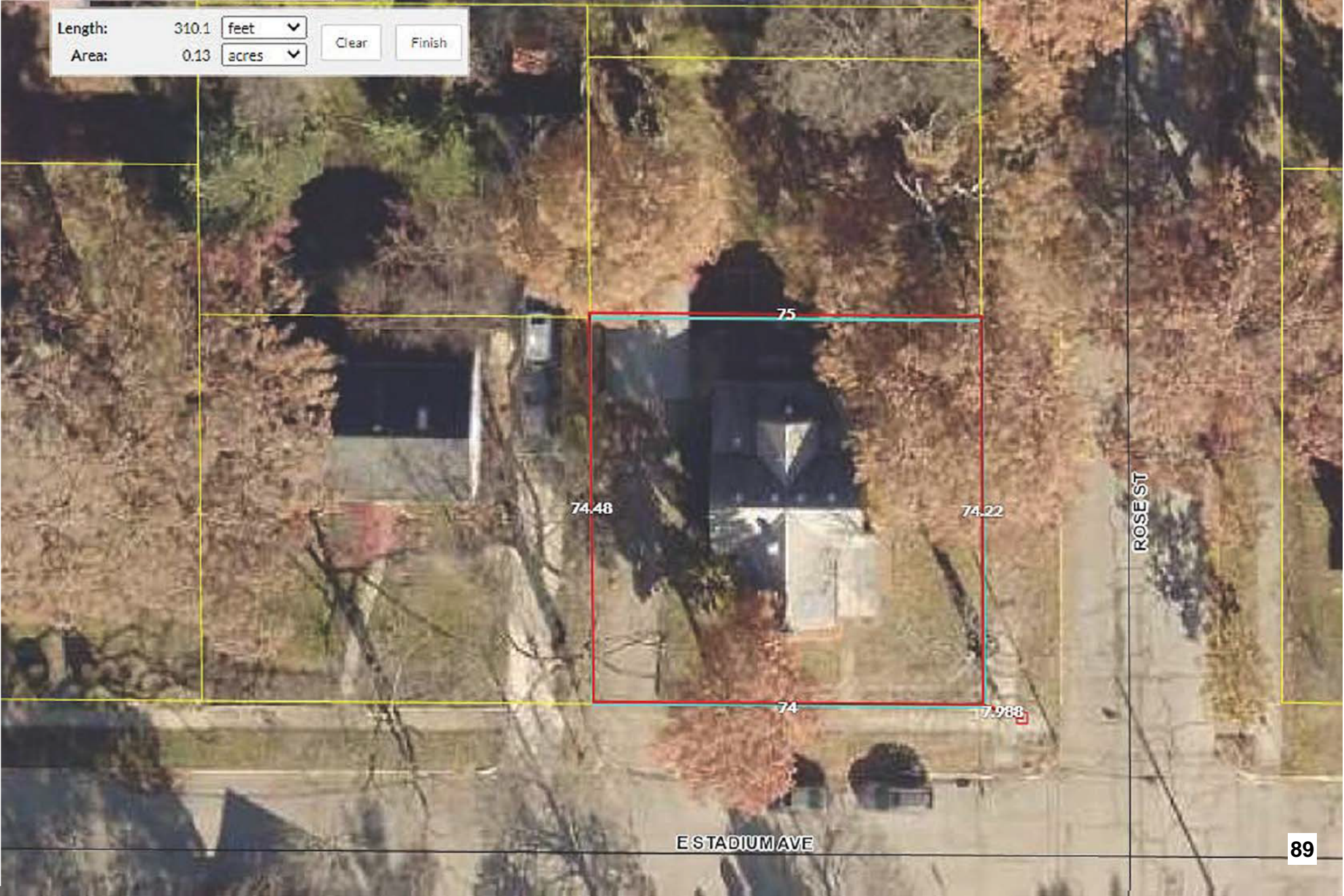
Applicant (Print clearly or type): Brent T. Ladd

Signature of Applicant:  Date: 08/15/22

Owner (Print clearly or type): Brent T. Ladd

Signature of Owner (if different):  Date: 08/15/22

Length: 310.1 feet  
Area: 0.13 acres  
Clear Finish



74.48

75

74.22

74

77.988

ROSE ST

E STADIUM AVE

KNECHT WITH NATURE  
LANDSCAPE DESIGN & INSTALLATION  
7018 N 75 E  
WEST LAFAYETTE, IN 47906  
(765)532-9315

ESTIMATE FOR  
BRENT LADD  
210 E STADIUM  
WEST LAFAYETTE IN

154 FT LONG 4FT TALL PICKET FENCE  
2 GATES

TREATED POSTS WITH CEDAR PICKETS  
\$3230

HALF IS DUE UPFRONT AND BALANCE IS DUE UPON COMPLETION 5YR WARRANTY  
ON CRAFTSMANSHIP NOT RESPONSIBLE FOR ANY UNDERGROUND LINES OR ANY  
SPLITTING WARPING OR CRACKING OF ANY LUMBER



[WWW.EADSFENCE.COM](http://WWW.EADSFENCE.COM)







**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:	The fence is less than 60% of lot lines
Does this application trigger the visual compatibility section :	Yes
Visual Compatibility Section Triggered:	Rhythm of entrances and porch projections
Does this application follow the best practices within the Secr:	Yes
Following Best Practices Text Box:	The fencing material is a treated wood material. The fence will not block the existing public view shed.
Staff Recommendation:	Approval
Staff Recommendation Text Box:	
Staff Comments/Questions:	

**Location**

Address:	210 E Stadium Ave
House Number:	210
Road Name:	E Stadium Ave
City:	West Lafayette
State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe
Longitude:	
Latitude:	
Primary ID:	206

**IHSSI and NR**

SHAARD_ID:	
IHSSI Rating:	
NR Rating:	Contributing

**Survey Detail**

Survey Rating:	Contributing
Survey Level:	Intensive
Survey By:	RQAW
Field Survey Date:	06/22/2021
Property Type:	Residential
Property Name:	House
Historic District:	New Chauncey
Construction Date:	c. 1880
Condition:	Good
Integrity:	Slightly Altered
Style:	Vernacular Gable Front
Form:	T
Stories:	2
Foundation:	Brick
Cladding:	Wood

**Photos**


Window:	1/1 double hung replacement vinyl
Exterior Remarks:	Rear addition
Outbuilding Remarks:	Detached garage
Comments:	Wabash Valley Trust house - Garrett-Tennenhouse House c. 1880
Last Update:	06/28/2021



Street View



Map



Work Records, Work History

No results

Report Prepared: August 8, 2022



# WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue, Room 102 • 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: 8/19/22 Date Approved COA Expires: 8/19/23  
Local Historic District New Chauncey Historic District

Year of Construction 1935

### Classification (National Register Report):

Contributing Non-Contributing Not Listed

### Classification (2021 Report):

Outstanding Notable Contributing Non-Contributing Not Listed

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

Approved by: [Signature] Date: 8/19/22

ADDRESS OF PROJECT: 287 Cum Street

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

If necessary for description, please attach additional sheet.

remove old shingles and install new dimensional shingles

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

Start 8-15-22 Completion 8-24-22

### APPLICANT

Name: Spire Group  
Mailing Address: 6990 Navigator Dr, Lafayette, IN  
Phone: 765-479-8060  
E-Mail: pat.richard@spire-grp.com

APPLICANT relationship to property:

Owner  Contractor  Architect  Realtor  Agent  Other: \_\_\_\_\_

CONTACT PERSON: Pat Richard Phone: 765-479-8060

E-Mail: \_\_\_\_\_

Relationship to applicant: Contractor

**Documentation to be submitted with applications:** (Submit electronically to [hpc@wl.in.gov](mailto: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
  - o Photos should show the location of the project as seen from the public right-of-way
  - o Photos should be marked to demonstrate what windows and/or doors will be affected (if applicable)
  - o 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.

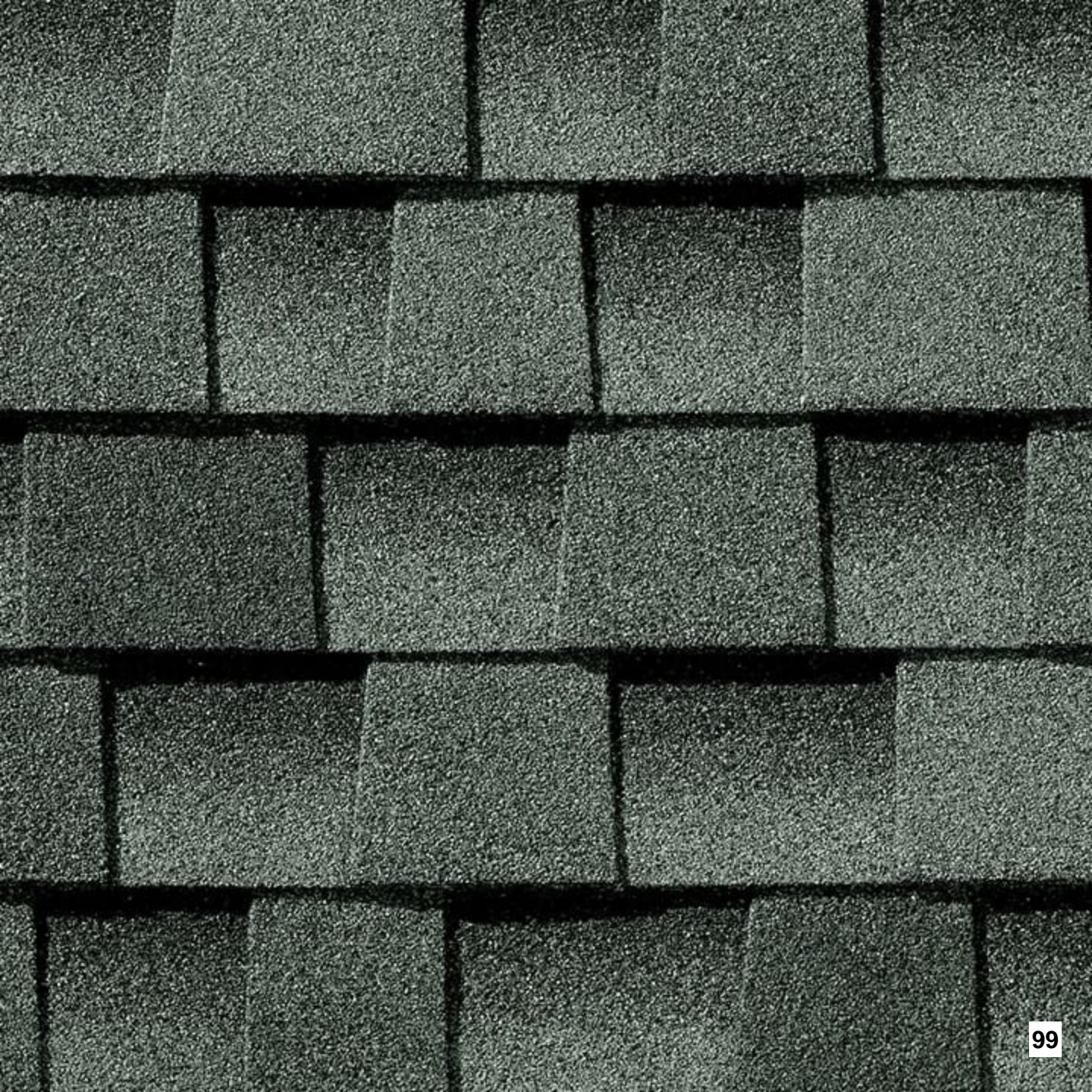
**REQUIRED SIGNATURE:** The undersigned certifies that the statements set forth in this application including all drawings and specifications submitted herewith are true and correct, and agrees that the proposed improvements described in this application will be constructed in all respects in accordance 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): Pat Richard

Signature of Applicant: Pat Richard Date: 8-17-22

Owner (Print clearly or type): Jeff Brower

Signature of Owner (if different): Jeff Brower Date: 8-17-22





# Timberline HDZ<sup>®</sup>

High Definition<sup>®</sup> Lifetime<sup>†</sup> Shingles



As featured on *This Old House*, the Timberline HDZ<sup>®</sup> Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline<sup>®</sup> roof.

And now, a good thing just got even better again.



We protect what matters most<sup>™</sup>



# It's never just a roof. It's a promise, kept.

Providing a home means making a promise — of shelter, security, and stability. It says to the people who count on you, “You’re going to be safe, dry, and warm under this roof.”

Choosing a Timberline HDZ® roof is a great way to help keep that promise.

It's our first shingle ever to come with patented LayerLock™ Technology. That means it's engineered for the best possible installation.

# It's a shingle that helps your roofer do their best work.

LayerLock™ Technology strengthens the bond between layers of your Timberline HDZ® Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

## Here's how it works:

The strength added by LayerLock™ Technology allowed GAF to create the StrikeZone™ nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.<sup>1</sup>

LayerLock™ Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.<sup>2</sup>



<sup>1</sup> Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

<sup>2</sup> 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

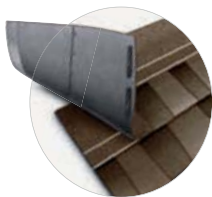
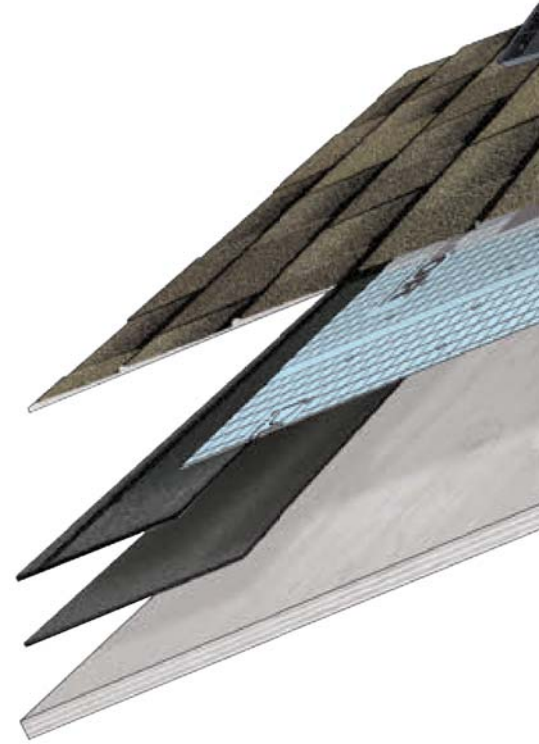


# It's a system built to protect

A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® Shingles eligible for the WindProven™ limited wind warranty.<sup>1</sup>

Timberline HDZ® Shingles also feature GAF Time-Release Algae-Fighting Technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.<sup>2</sup>

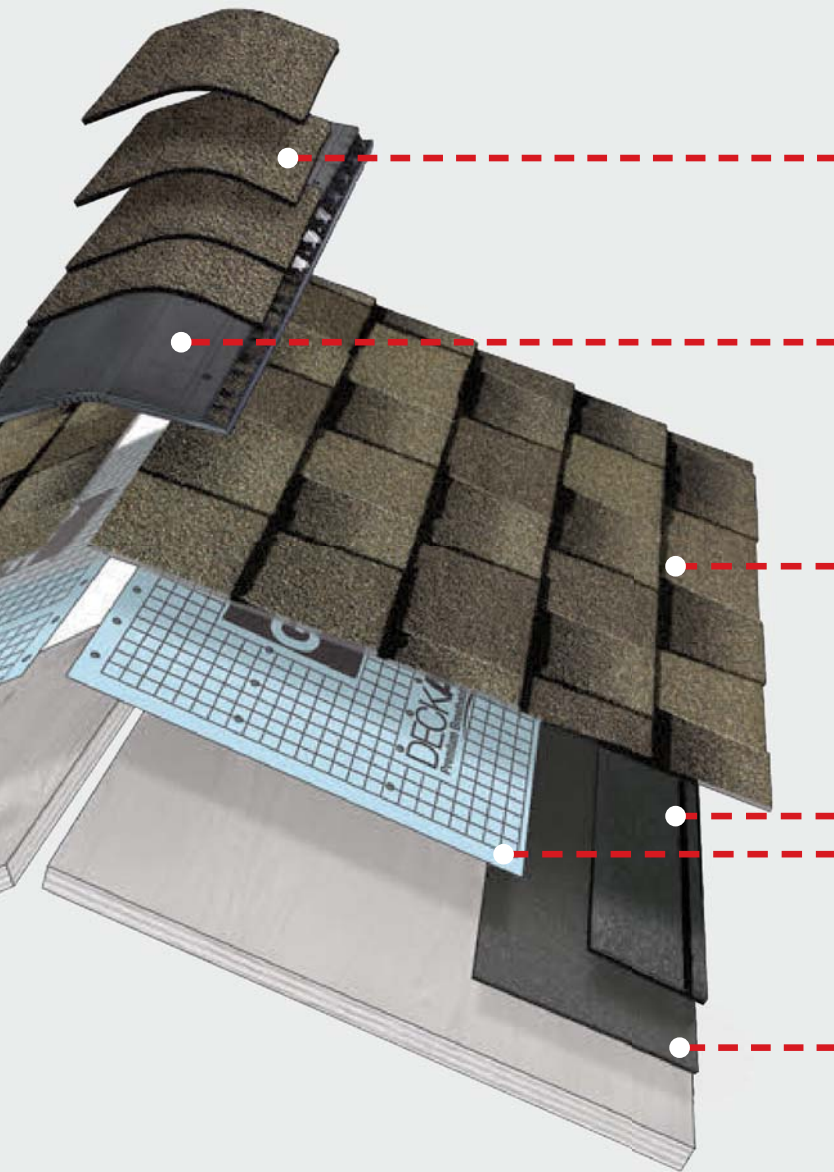


LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.

<sup>1</sup> 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

<sup>2</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

## The GAF Lifetime<sup>†</sup> Roofing System



### Ridge Cap Shingles

The finishing touch that helps defend against leaks at the hips and ridges



### Cobra<sup>®</sup> Attic Ventilation

Helps reduce attic moisture and heat



### Lifetime<sup>†</sup> Shingles

Beautify and protect for years to come



### Starter Strip Shingles

Helps guard against shingle blow-offs



### Roof Deck Protection

Helps shield the roof deck from moisture infiltration



### Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime<sup>†</sup> Shingle and at least 3 qualifying GAF Accessories and get a Lifetime<sup>†</sup> limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor<sup>1</sup> about enhanced GAF warranties.



<sup>†</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

<sup>1</sup> Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.



## Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.



## Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.



## Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.



## Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.



## Shakewood

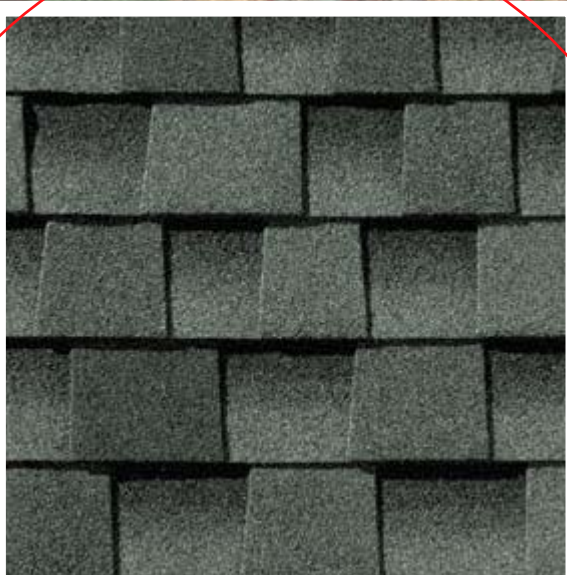
An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



## Hickory

An inviting brown shade with a red undertone, Hickory is an excellent companion to brick and stone homes and works well with browns, beiges, yellows, and golds.



## Slate

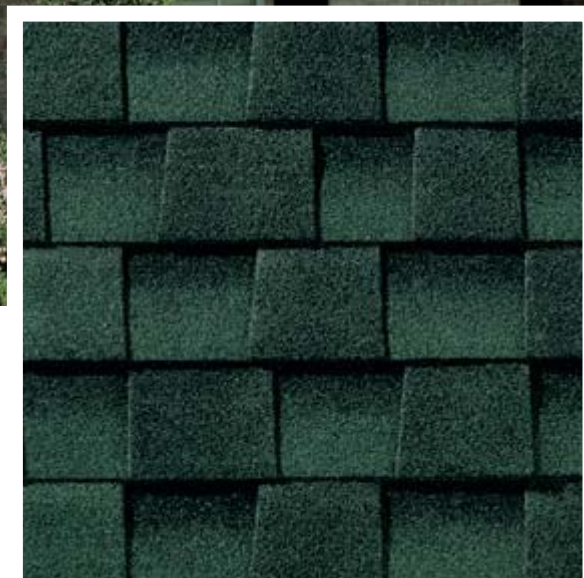
A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.



## Mission Brown

Emulating the rustic shades and tones of the earth, Mission Brown provides a simple natural backdrop that allows other colors to appear richer and brighter.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



## Hunter Green

A rich color with dramatic undertones, Hunter Green makes people take notice.



## Nantucket Morning

*Harvest Blend Color*

Features cool gray tones that partner perfectly with blues and grays.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Photo credit: Jared Kuzia for This Old House, or @jaredkuziaphotography and @thisoldhouse

## Appalachian Sky

*Harvest Blend Color*

Appalachian Sky offers a subtle variety of dark grays, black, and browns, bringing appealing definition to homes with brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



## Golden Harvest

*Harvest Blend Color*

A striking color that provides warmth to almost any siding or brick, this blend also offers exceptional contrast, for a light, yet colorful roof.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



## Cedar Falls

*Harvest Blend Color*

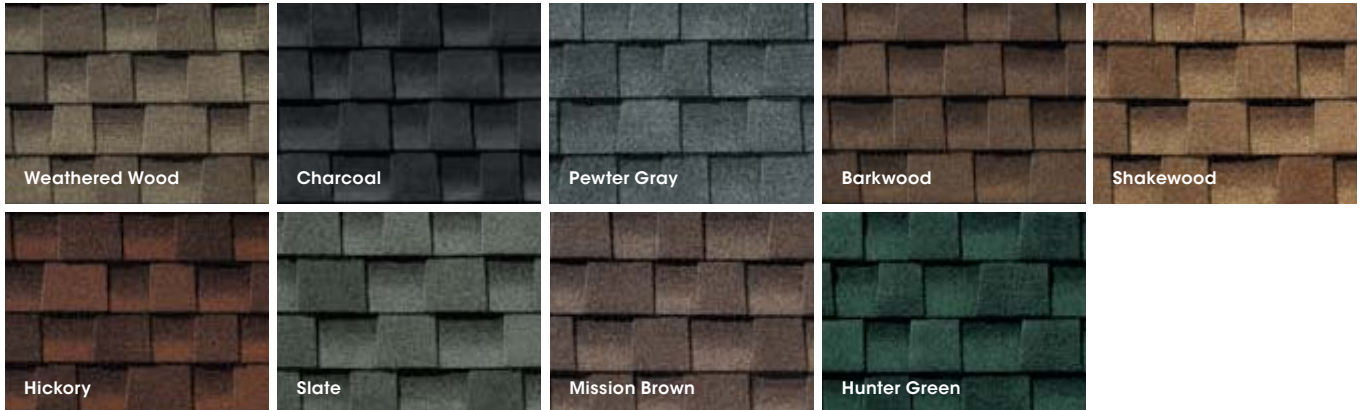
The clay-colored background and subtle gray highlights create a refined and polished look that offers a wonderful complement to stone.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

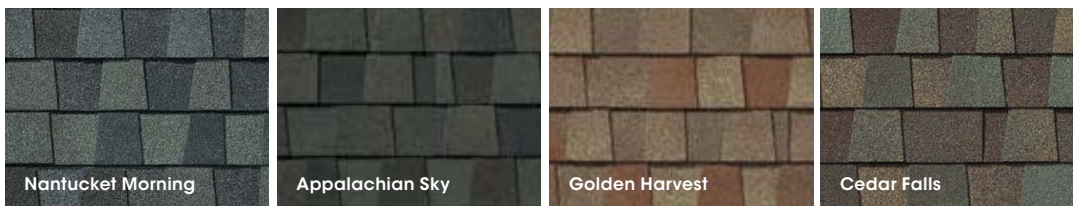
# Color Availability



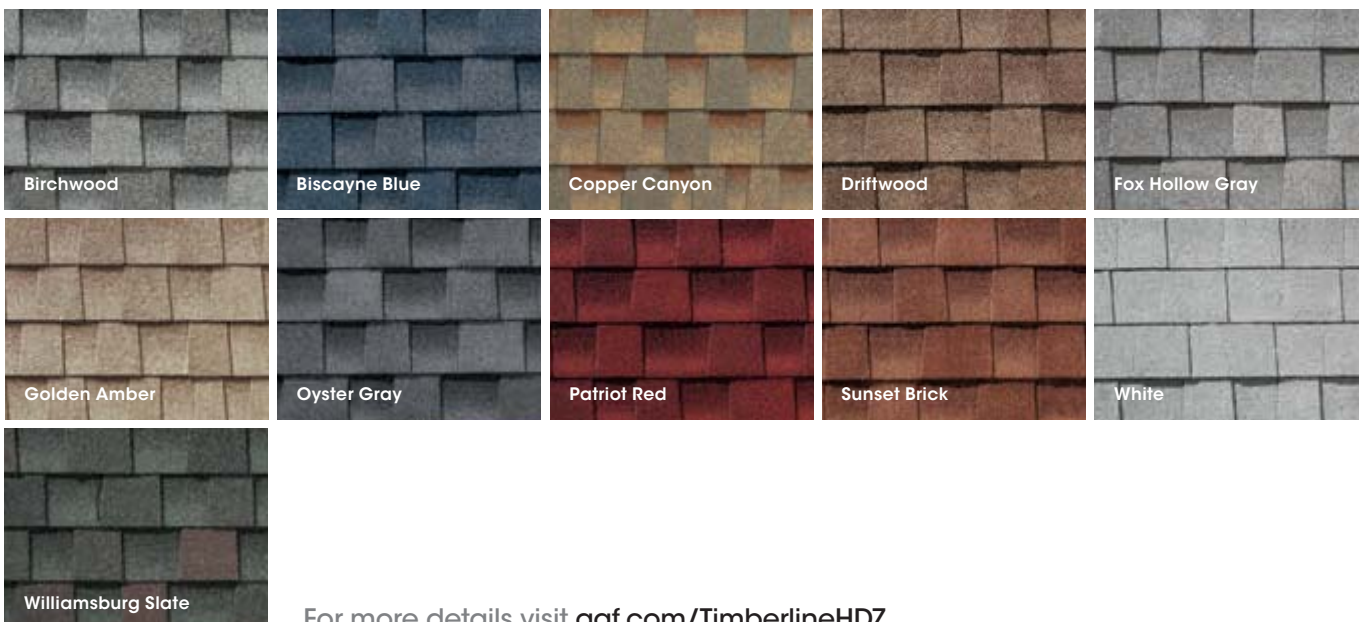
## Nationally Available Colors



## Harvest Blend Colors



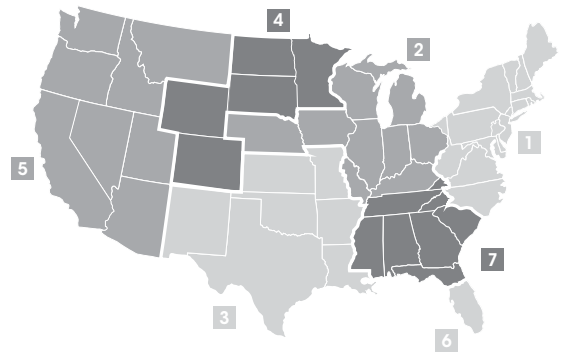
## Regionally Available Colors (See next page for details.)



For more details visit [gaf.com/TimberlineHDZ](http://gaf.com/TimberlineHDZ)

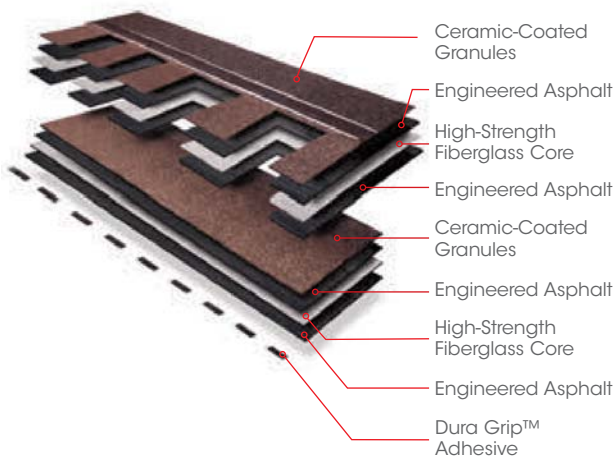
# Timberline HDZ® Availability

Color Availability Chart	1	2	3	4	5	6	7
<b>Most Popular Colors:</b>							
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•
<b>Harvest Blend Colors:</b>							
Nantucket Morning	•	•	•	•	•	•	•
Appalachian Sky	•	•	•	•	•	•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•
<b>Regional Colors:</b>							
Birchwood	•	•	•	•	•	•	•
Biscayne Blue	•	•	•	•	•	•	•
Copper Canyon <sup>1</sup>	•	•	•	•	•	•	•
Driftwood	•	•	•	•	•	•	•
Fox Hollow Gray	•	•	•	•	•	•	•
Golden Amber <sup>1</sup>	•	•	•	•	•	•	•
Oyster Gray	•	•	•	•	•	•	•
Patriot Red	•	•	•	•	•	•	•
Sunset Brick	•	•	•	•	•	•	•
White <sup>1</sup>	•	•	•	•	•	•	•
Williamsburg Slate	•	•	•	•	•	•	•



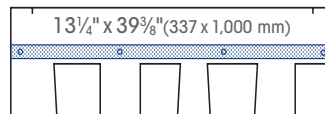
<sup>1</sup> Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

## The protective layers of a Timberline HDZ® Shingle



### Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty<sup>1</sup>
- Hip/Ridge: TimberTex<sup>®3</sup>; TimberCrest<sup>®</sup>; Seal-A-Ridge<sup>®3</sup>; Z<sup>®</sup>Ridge; Ridglass<sup>®</sup>
- Starter: Pro-Start<sup>®</sup>; QuickStart<sup>®</sup>; WeatherBlocker™



### Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>2</sup>
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

<sup>1</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

<sup>2</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>3</sup> Harvest Blend colors are only available on TimberTex<sup>®</sup> and Seal-A-Ridge<sup>®</sup>.

# TimberTex® and TimberCrest® Premium Ridge Cap Shingles



Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges. [gaf.com/ridgecaps](http://gaf.com/ridgecaps)



TimberTex® Premium Ridge Cap Shingles

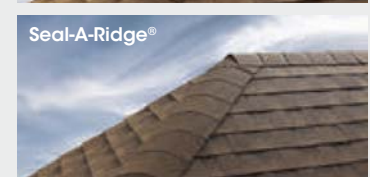


TimberCrest® Premium SBS-Modified Ridge Cap Shingles

TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.<sup>1</sup>

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty<sup>2</sup> against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

## Also available<sup>1</sup>



<sup>1</sup> These products are not available in all areas. See [gaf.com/ridgecapavailability](http://gaf.com/ridgecapavailability) for details.

<sup>2</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

# America's #1-selling shingle just got better — *again.*

**GAF** Timberline HDZ<sup>®</sup>  
High Definition<sup>®</sup> Lifetime Shingles



It seems like yesterday. In 2020, GAF introduced Timberline HDZ<sup>®</sup> Shingles with LayerLock<sup>™</sup> Technology, which are eligible for the WindProven Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.<sup>1</sup>

Now we're making our most popular shingle even better, with the addition of a 25-year StainGuard Plus<sup>™</sup> Algae Protection Limited Warranty<sup>2</sup> against blue-green algae discoloration. Add GAF Hip and Ridge Cap Shingles and starter strips with the StainGuard Plus<sup>™</sup> Algae Protection Limited Warranty<sup>2</sup> for protection from eave to ridge.

Offer your customers Timberline HDZ<sup>®</sup> — the shingle that just keeps getting better. Only from GAF.

Find out more at [gaf.com/StainGuardPlus](https://gaf.com/StainGuardPlus)

A **stañdard** INDUSTRIES COMPANY

<sup>1</sup> 15-year WindProven<sup>™</sup> limited wind warranty on Timberline HDZ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](https://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the WindProven limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

<sup>2</sup> 25-year StainGuard Plus<sup>™</sup> Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus<sup>™</sup> logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage restrictions and qualifying products.

We protect what matters most<sup>™</sup>

**GAF**

**GAF** Timberline® HDZ™ RS  
Reflector Series™ Shingles

**GAF**  
**LAYERLOCK™**  
TECHNOLOGY

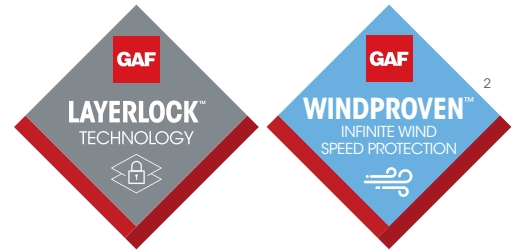
**GAF**  
**TITLE**  
**24™**

\* Can be used to comply with 2019 Title 24, Part 6 Cool Roof requirements of the California Code of Regulations



## America's #1-selling shingle just got better!

The same shingle you know and love, now with LayerLock™ Technology which powers the industry's widest nailing area.



# Timberline® HDZ™ RS Shingles

## Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.<sup>1</sup>
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ RS Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.<sup>2</sup>
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ RS Shingles are compatible with traditional Timberline HD® RS Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.<sup>3</sup>
- **Perfect Finishing Touch** — For the best look, use TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.
- **Code Compliance** — Timberline® HDZ™ RS shingles meet the prescriptive solar reflectance and thermal emittance requirements according to the 2019 Title 24 Standards and are rated by the Cool Roof Rating Council.

## Colors & Availability:



## Product details:

### Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Hip/Ridge: TimberCrest™; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

### Applicable Standards & Protocols

- UL Listed to ANSI/UL 790, Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>4</sup>
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements

<sup>1</sup> Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

<sup>2</sup> 15-year WindProven™ limited wind warranty on Timberline® HDZ™ RS Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

<sup>3</sup> To be mixed on one roof, Timberline® HDZ™ RS Shingles and Timberline HD® RS Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® RS installation instructions.

<sup>4</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>†</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™





# GAF Shingle & Accessory Limited Warranty



Congratulations! Thank you for purchasing asphaltic shingles and/or accessories from GAF, North America's largest roofing manufacturer — your best choice. While many factors can affect how long your shingles and accessories will last, this *GAF Shingle & Accessory Limited Warranty* covers your asphaltic shingles and accessories, including GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, and GAF Cobra® Ventilation Products (the "GAF Products"), in the unlikely event that they contain a manufacturing defect. It provides great coverage that is "non-prorated" during the crucial up-front period of your ownership (the "Smart Choice® Protection Period") with continued coverage for extended periods of time afterwards. Note: This limited warranty does not cover low-slope membranes or Master Flow® Ventilation Products. Please go to [gaf.com](http://gaf.com) for a copy of the limited warranties covering these products.

## How Long Your Warranty Lasts

GAF Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
Lifetime† Shingles	Lifetime†	10 Years	15 Years	With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years StainGuard®: 10 Years	StainGuard Plus™: 10 Years StainGuard®: 1 Year
Marquis WeatherMax®	30 Years	5 Years	5 Years	80/130	No coverage	No coverage
Royal Sovereign®	25 Years	5 Years	5 Years	60/96	StainGuard®: 10 Years	StainGuard®: 1 Year
GAF Accessories*	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**				
If you install less than 3 GAF Accessories* and Lifetime† Shingles	40 Years	5 Years	Coverage only available for "GAF Ridge Cap Shingles" (see below)		Coverage only available for "GAF Ridge Cap Shingles and Starter Strip Shingles" (see below)	
If you do not install Shingles that carry a Lifetime† Limited Warranty	25 Years	5 Years	No coverage for other GAF Accessories*		No coverage for other GAF Accessories*	
GAF Ridge Cap Shingles*	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
TimberTex®, Ridglass®, and TimberCrest®	See "GAF Accessories*" section above		15 Years	With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years
Seal-A-Ridge®, Seal-A-Ridge®AS	See "GAF Accessories*" section above		5 Years	90/144	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years
Z®Ridge	See "GAF Accessories*" section above		5 Years	With Special Installation***: 90/144 Without Special Installation***: 70/112	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years
GAF Starter Strip Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
StarterMatch®	See "GAF Accessories*" section above		No coverage	No coverage	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years

† **Definition of Lifetime:** The word "Lifetime" means as long as you, the original owner(s) [or the second owner(s) if coverage was properly transferred during the Smart Choice® Protection Period], own the property where the shingles are installed. The Lifetime warranty is applicable only to shingles installed on a single-family detached residence owned by individuals. For any other type of owner or building, such as a corporation, governmental entity, religious entity, condominium or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is 40 years.

\* **GAF Accessories covered under this limited warranty include:** GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, and GAF Cobra® Ventilation Products. If you install 3 or more GAF Accessories and shingles that carry a Lifetime† Limited Warranty, you are eligible for enhanced coverage on your qualifying GAF Accessory Products. Please refer to the *GAF Roofing System Limited Warranty*, available on [gaf.com](http://gaf.com), for complete coverage and restrictions.

\*\* **Smart Choice® Protection Period:** refers to the crucial period of time following installation of the GAF Products during which the coverage provided for in this limited warranty is non-prorated. After the Smart Choice® Protection Period specified above, the remedy provided for in this warranty may be different than that provided for during the Smart Choice® Protection Period, and any remedy will be reduced to reflect the use you have received from your GAF Products.

\*\*\* **Special Installation:** Your GAF LayerLock™-labeled Shingles will be covered up to the maximum wind speed above **ONLY** if installed using **4 nails** per shingle **and** you have GAF Starter Strip Products installed at the eaves **and** rakes. Special Installation for all other GAF Shingles requires use of **6 nails** per shingle **and** GAF Starter Strip Products installed at the eaves **and** rakes. Your GAF Ridge Cap Shingles will be covered up to the maximum wind speed above **ONLY** if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Limited Warranty" section of the applicable ridge cap shingle application instructions.

## Who Is Covered By This Limited Warranty; Transferability

You are covered by this limited warranty if you live in the United States or Canada and are the original property owner (i.e., not a builder or installer) or the first subsequent owner if this warranty was properly transferred.

This limited warranty may be transferred **only once**. The second owner must notify GAF in writing within **one year** after the property transfer for warranty coverage to be transferred. (Other than this one transfer, this warranty may **not** be transferred or assigned, directly or indirectly.) If the transfer takes place within the Smart Choice® Protection Period, the second owner is entitled to the same coverage as the original owner. If the transfer takes place afterwards, the length of this warranty shall be reduced to the two-year period after the ownership changes. If there is a defect during this two-year period, GAF's reimbursement to the second owner will be based only on the reasonable cost of replacement shingles or applicable accessories, reduced by the amount of use that has been received from the shingles or applicable accessories from the date of installation through the date of claim.

## Manufacturing Defects: What Is Covered/Sole and Exclusive Remedy

GAF Warranty Company, LLC, a subsidiary of GAF, warrants that your GAF Roofing Shingles will remain free from manufacturing defects that adversely affect their performance during the applicable Smart Choice® Protection Period or that cause leaks for the remainder of the applicable warranty term and that your GAF Accessory Products will remain free from manufacturing defects that adversely affect their performance during the applicable warranty term. **Note:** Wind Warranty and Algae Warranty are covered separately below.

**(1) During the Smart Choice® Protection Period:** GAF will pay you the full reasonable cost of labor to repair or re-cover any defective GAF Products (excluding non-GAF accessories, metalwork, or flashing) and will provide replacement GAF Products or the reasonable cost of obtaining replacement GAF Products, at GAF's option. GAF will not pay to tear off your GAF Products, or to dispose of them.

**(2) After the Smart Choice® Protection Period:** Labor will no longer be covered. GAF's contribution to you will be based on either providing you with replacement GAF Products or, at GAF's choice, reimbursing you for the reasonable cost of replacement GAF Products. The amount of replacement GAF Products or reimbursement provided to you will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime† warranty, the number of months in the warranty term is deemed to be 600 for years 11–40 of the warranty term. For years 41 and beyond of a Lifetime† warranty, GAF's contribution is 20%. For example, if you make a claim for Lifetime† Shingles installed on a single-family home after your shingles have been installed for 25 years (300 months), GAF's contribution will be reduced by 300/600 or 50%.

*continued on next page*



# GAF Shingle & Accessory Limited Warranty



continued from previous page

## Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your shingles or ridge cap shingles being fastened and installed **strictly** in accordance with GAF's application instructions. This limited warranty does not apply to starter strip shingles. GAF warrants to you that your GAF shingles or ridge cap shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) up to the applicable wind speed listed above after they should have sealed but did not due to a manufacturing defect. If your shingles or ridge cap shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles or ridge cap shingles and hand-sealing any unsealed shingles or ridge cap shingles. Costs related to underlayment, metal work, and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the shingles and ridge cap shingles on your roof.

**Note:** All self-sealing shingles and ridge cap shingles, including GAF's, must be exposed to warm, sunny conditions for several days before they completely seal. Before sealing occurs, shingles and ridge cap shingles are vulnerable to blow-offs and wind damage. Shingles and ridge cap shingles installed in fall or winter may not seal until the following spring. Shingles or ridge cap shingles that are not exposed to direct sunlight or adequate surface temperatures or that are not fastened or installed properly may never seal. Failures to seal, blow-offs, and wind damage under these circumstances result from the nature of self-sealing shingles and ridge cap shingles, not a manufacturing defect, and are not covered under this limited warranty.

## Algae Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty applies only to shingles, ridge cap shingles, and starter strip shingles sold in packages bearing the **StainGuard Plus™** or **StainGuard®** logos. GAF warrants to you that blue-green algae (also known as cyanobacteria) will not cause a pronounced discoloration of your **StainGuard Plus™**- or **StainGuard®**-labeled shingles, ridge cap shingles, or starter strip shingles for the warranty term listed above. If your **StainGuard Plus™**-labeled or your **StainGuard®**-labeled shingles, ridge cap shingles, or starter strip shingles exhibit a pronounced discoloration caused by blue-green algae during the Smart Choice® Protection Period listed above, GAF's contribution will be either the reasonable cost of commercially cleaning your shingles, ridge cap shingles, or starter strip shingles or, at GAF's sole option, replacing discolored shingles, ridge cap shingles, or starter strip shingles. The **maximum** cost to GAF shall be the lesser of the original cost of the affected shingles, ridge cap shingles, or starter strip shingles or the cost to clean the affected shingles, ridge cap shingles, or starter strip shingles. During the **remainder** of the limited warranty period, GAF's contribution to you will be reduced to reflect the amount of use you have received from your shingles, ridge cap shingles, or starter strip shingles since they were installed. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the Algae Warranty term.

**Note:** Preventing pronounced algae-related discoloration of your shingles, ridge cap shingles, and starter strip shingles is achieved through formulations or through unique blends of granules.

## What Is Not Covered

Even if your GAF Products were not properly installed according to GAF's application instructions or to standard good roofing practices, this limited warranty remains in effect. However, GAF will **NOT** be liable for and this warranty does **NOT** apply to:

- (1) Damage resulting from anything other than an inherent manufacturing defect in the GAF Products, such as:
  - (a) improper fastening of your shingles or accessories or application not in strict accordance with GAF's printed application instructions, if the improper installation was the cause of the damage.
  - (b) settlement, movement, structural damage, or defects in the building, walls, foundation, or the roof base over which the GAF Products were applied.
  - (c) inadequate ventilation.
- (2) Damage resulting from causes beyond normal wear and tear, such as:
  - (a) acts of nature, such as hail, fire, or winds (including gusts) over the applicable wind speed listed above.
  - (b) impact of traffic on the roof or foreign objects, including damage caused by objects blown onto the roof by wind.
  - (c) improper storage or handling of the GAF Products.
- (3) Ice damming, except for leaks in the area of your roof deck covered by a GAF Leak Barrier which are caused by a manufacturing defect in your GAF Leak Barrier.
- (4) Shading or variations in the color of your GAF Products or discoloration or contamination caused by fungus, mold, lichen, algae (except for blue-green algae if your shingles, ridge cap shingles, or starter strip shingles were labeled with the StainGuard Plus™ or StainGuard® logos), or other contaminants, including that caused by organic materials on the roof.
- (5) Labor costs, except as specifically provided for above, disposal costs, tear-off costs, and costs related to underlayments (unless your claim involves a manufacturing defect in a GAF Underlayment), metal work, and flashings.
- (6) Damage to the interior or exterior of the building, including, but not limited to, mold growth.

## Other Limitations Concerning Coverage

Decisions as to the extent of repair, re-cover, or cleaning required, and the reasonable cost of such work, will be made solely by GAF. GAF reserves the right to arrange directly for your GAF Products to be repaired, re-covered, or cleaned instead of reimbursing you for such work. The remedy under this warranty is available only for those GAF Products actually exhibiting manufacturing defects or algae discoloration at the time your claim is settled. Any replacement GAF Products will be warranted only for the remainder of the original warranty period. GAF reserves the right to discontinue or modify its shingles or accessories, including the colors available, so any replacement GAF Products may not be an exact match for the GAF Products on your roof. Even if GAF does not modify a color, replacement GAF Products may not match your original GAF Products due to normal weathering, manufacturing variations, or other factors.

## Claims: What You Must Do

You must notify GAF about any claim within **30 days** after you notice a problem. You may report a claim online at [gaf.com/contact](http://gaf.com/contact), by calling GAF at 1-800-458-1860, sending an email to [warrantyclaims@gaf.com](mailto:warrantyclaims@gaf.com), or by sending a notice in writing to: GAF, Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, USA. You will then be provided with complete details about submitting your claim. You will be required to provide proof of the date your shingles or accessories were installed and that you were the owner of the property at that time (or that the warranty was properly transferred to you). You may be required to send to GAF, at your expense, photographs and sample products for testing. Within a reasonable time after proper notification, GAF will evaluate your claim and resolve it in accordance with the terms of this limited warranty. If you repair or replace your GAF Products before you notify GAF about your claim **or** before GAF has completed its evaluation of your claim, your claim may be denied. If you need to repair or replace your GAF Products before your claim is resolved, you **MUST** provide GAF with reasonable notice. **NOTE: Notice to your contractor, dealer, or home builder is NOT notice to GAF.** You should retain this document for your records in the unlikely event that you need to file a claim.

## Sole and Exclusive Warranty

THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty is your exclusive warranty from GAF and represents the **SOLE REMEDY** available to any owner of GAF Shingles or Accessories. GAF makes **NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES, OR WARRANTIES** of any kind other than that stated herein. **GAF WILL NOT BE LIABLE IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND**, including **DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING**, whether any claim against it is based upon breach of this warranty, negligence, strict liability in tort, or for any other cause. This limited warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction. Some jurisdictions do not allow limitations on or the exclusion of incidental or consequential damages, so the above limitations or exclusions may not apply to you. New Jersey state residents are encouraged to review their rights under the agreement, as provided under the New Jersey Truth-In-Consumer Contract Warranty and Notice Act ("TCCWNA").

The United Nations Convention on the International Sale of Goods shall **NOT** apply either to the sale of the GAF Products or to this limited warranty.

## Modification Of Warranty

This limited warranty may not be changed or modified except in writing, signed by an officer of GAF. No one (other than an officer of GAF) has the authority to assume any additional or other liability or responsibility for GAF in connection with your GAF Products except as described in this limited warranty. (**Note:** Warranty subject to change. The warranty in effect at the time your GAF Products are installed is the version of the warranty that will govern your claim. For current information, visit [gaf.com](http://gaf.com) or write to GAF at 1 Campus Drive, Parsippany, NJ 07054, USA, Attn: Warranty Claims Department.)

## Effective Date

This limited warranty is effective for GAF Products installed after January 1, 2022.









SPEED  
LIMIT  
25

**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:	This application was submitted after project began
Does this application trigger the visual compatibility section :	Yes
Visual Compatibility Section Triggered:	Roof shapes
Does this application follow the best practices within the Secr:	Yes
Following Best Practices Text Box:	Materials used will be like kind to the materials that were removed.
Staff Recommendation:	Approval
Staff Recommendation Text Box:	
Staff Comments/Questions:	A violation letter was sent to the property owners representative after making contact with Knox Roofing Services concerning the work that was being conducted prior to COA submission. This was quickly corrected once the new property owner discovered the historic district overlay.

**Location**

Address:	287 Crum Ct
House Number:	287
Road Name:	Crum Ct
City:	West Lafayette
State:	Indiana
Zip:	47906
Township:	Wabash
County:	Tippecanoe
Longitude:	
Latitude:	
Primary ID:	78

**IHSSI and NR**

SHAARD_ID:	
IHSSI Rating:	
NR Rating:	Contributing

**Survey Detail**

Survey Rating:	Contributing
Survey Level:	Intensive
Survey By:	RQAW
Field Survey Date:	07/23/2021
Property Type:	Residential
Property Name:	House
Historic District:	New Chauncey
Construction Date:	c. 1935
Condition:	Good
Integrity:	Slightly Altered
Style:	Tudor Revival

**Photos**

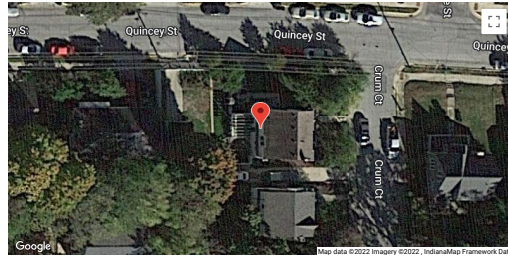


Form:	Rectangular
Stories:	2
Foundation:	Brick
Cladding:	Vinyl
Window:	1/1 double hung replacement metal
Exterior Remarks:	
Outbuilding Remarks:	Detached garage
Comments:	
Last Update:	

### Street View



### Map



Report Prepared: August 19, 2022

**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:	This application was submitted after project began
Does this application trigger the visual compatibility section :	Yes
Visual Compatibility Section Triggered:	Roof shapes
Does this application follow the best practices within the Secr:	Yes
Following Best Practices Text Box:	Materials used will be like kind to the materials that were removed.
Staff Recommendation:	Approval
Staff Recommendation Text Box:	
Staff Comments/Questions:	A violation letter was sent to the property owner after stopping by the property and talking to contractors. This was quickly corrected once the property owner learned about the violation.

**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**

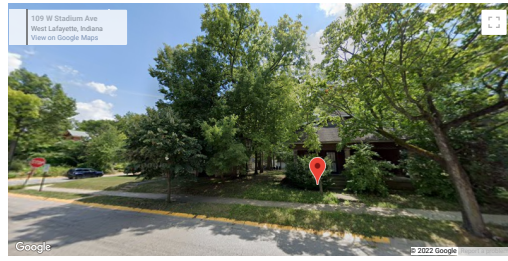
Survey Rating:	Contributing
Survey Level:	Intensive
Survey By:	RQAW
Field Survey Date:	06/15/2021
Property Type:	Residential
Property Name:	House
Historic District:	New Chauncey
Construction Date:	c. 1925
Condition:	Fair
Integrity:	Slightly Altered
Style:	Bungalow
Form:	Rectangular

**Photos**

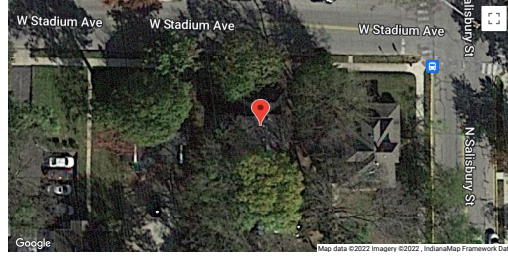


Stories:	1.5
Foundation:	Concrete Block
Cladding:	Wood
Window:	1/1 double hung wood original, casement vinyl replacement
Exterior Remarks:	Replacement clapboard cladding, jerkinhead roof, dormer alteration
Outbuilding Remarks:	
Comments:	
Last Update:	

### Street View



### Map



Report Prepared: October 27, 2022



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: 10/27/2022 Date Approved COA Expires: 10/27/2023

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     Admin. Approval

Approved by: [Signature] Date: 10/27/2022

ADDRESS OF PROJECT: 109 W Stadium Ave West Lafayette

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

If necessary for description, please attach additional sheet.

Just replacing shingles

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

Start 10-20-22 Completion 10-22-22

APPLICANT

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

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](mailto:hpc@wl.in.gov) or bring a hard copy to 222 N. Chauncey Ave, Room 102)

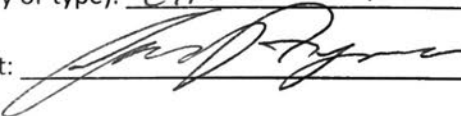
Please submit any of the below applicable materials with your application. Note that detailed drawings, plans or specifications are not required. However, to the extent reasonably required for the commission to make a decision, each application must be accompanied by sketches, photographs, descriptions 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): CIPRIANO AYALA

Signature of Applicant:  Date: 10-26-22

Owner (Print clearly or type): \_\_\_\_\_

Signature of Owner (if different): \_\_\_\_\_ Date: \_\_\_\_\_

Timberline HDZ Pewter Gray Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)

★★★★★ (6977) ✓

