

Chapter 2

The City of Lafayette

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The Tippecanoe County seat is located in Lafayette.

Section 1: A Brief History of Lafayette

Tippecanoe County is located in the Wabash Valley in west central Indiana. The Wabash River has played an important role in the county's development attracting Indians, fur traders and missionaries to its shores. Before Europeans came to the frontier, Native American tribes including the Wea, Pottawatomie, Shawnee and Kickapoo inhabited the densely forested area.

Seeking to establish a profitable fur trade with the Indians, the French established Fort Ouiatenon in 1717. The settlement was the first fortified European settlement in what would become Indiana. Several years later, French missionaries also came to the fort and it soon became a major outpost. In 1791, the fort was ordered destroyed. A replica of Ouaitneon, dedicated in 1920, commemorates the significance of the early settlement.

With the exception of Ouiatenon, permanent, non-native settlement of the area did not begin until the early nineteenth century. During the county's formative years, most settlement activity occurred along the river. The county seat, Lafayette, was laid out along the eastern banks of the Wabash River in 1825. By 1826, Tippecanoe County was organized.



Both Lafayette and Tippecanoe County's economic development was spurred by the passage of the Indiana Improvement Act of 1836. The Act provided for the construction of the Wabash and Erie Canal, which reached Peru by 1837 and Logansport by 1838. By 1843, the canal was opened from Lafayette to Toledo.

However, the canal's "golden age" was short lived. By 1852, the Monon Railroad was built through Lafayette and within the next two decades four other railroad lines would follow marking the end of the canal era. The railroad provided a link to outside markets for the county's farmers. This served as the commercial center and shipping point for local products.

John Purdue donated \$150,000 and 100 acres for the construction of the land grant college. Purdue University graduated its first student in 1875 and since that time has been one of the state's leading educational institutions.

During the twentieth century the tremendous growth and expansion of Lafayette has mirrored Tippecanoe County's development. Diverse industries and the preeminence of Purdue University have made the county a leading economic force in west central Indiana.

What is the Lafayette Historic Preservation Commission?

In 1993, the Historic District Ordinance, as amended in 2003 (see Appendix A), established the Lafayette Historic Preservation Commission (HPC) and the ability for the Commission to designate Local Historic Districts (see Chapter 2, Section 4). This ordinance was adopted for the promotion of the economic growth of designated historic districts and all other parts of the City of Lafayette through the encouragement of tourism, business, residential and commercial investment and to foster civic pride in those historic areas.

The ordinance created a nine member commission appointed by the Mayor and City Council. The HPC consists of one member of the City Council, one architectural historian, one regional or local historian, one contractor, one realtor and four additional citizens of Lafayette, one of whom must be the owner of an historic building listed on the National Register of Historic Places. These members serve three year terms. The HPC elects a President, Vice-President, and a Secretary. An Historic Preservation Officer and staff of the Lafayette Community Development Department also aid the HPC. The Historic Preservation Officer is an architect appointed by the City to provide technical advisement to the HPC. The HPC has three subcommittees: District Committee, Public Relations/Education Committee and Certificate of Appropriateness (COA)/Guidelines Committee.

What are the responsibilities of the Historic Preservation Commission?

The Historic Preservation Commission is responsible for ensuring that the Historic District Ordinance 2003-18 is followed by reviewing applications for Certificates of Appropriateness (COAs). The HPC also provides assistance in the maintenance, restoration, rehabilitation, reconstruction, and development of historic buildings. The Commission also works with civic organizations, the public, and city officials to safeguard the welfare of and preservation of the architectural integrity of Local Historic Districts in the City of Lafayette.

Section 2: The Historic Preservation Commission

What is a *Certificate of Appropriateness (COA)*?

A COA is the approval granted to a property owner who has gone through the review process for exterior work on a structure located within a Local Historic District. The City Engineer's Office will not approve building or demolition permits for properties located within Local Historic Districts without a COA on file.

Who needs to obtain a COA?

Property owners in Local Historic Districts are required to receive a Certificate of Appropriateness (COA) from the Historic Preservation Commission prior to beginning any exterior alteration, demolition, move, addition or infill construction located within the district.

What kind of work to the property requires a COA?

Approval is necessary for any new construction or conspicuous changes to the exterior of existing buildings. These changes may include but are not limited to: roofs, windows, doors, siding, awnings, antennas/satellite dishes, garages or sheds, retaining walls or fencing, etc. Any work viewable from the **public right of way** does require an Historic Preservation Commission's COA of the plans prior to any construction (see Chapter 3). Demolition, moving, and new construction also require approval. **Approval may be necessary even if the work does not require a building permit.** If you are unsure ask the Lafayette Community Development Department.

What kind of work to the property does not require a COA?

A COA is not needed for **changes not subject to public view**, interior remodeling, **normal repair** or **maintenance** which does not alter the exterior appearance of the property or painting of the exterior (except previously unpainted masonry and metal features). The change of use of a structure also does not require a COA from the Historic Preservation Commission.

Section 3: The Certificate of Appropriateness (COA) Process

Please Note:

A COA must be obtained prior to beginning any exterior alteration, demolition, move or infill construction located within the district.

If you plan any kind of change to your property, follow these steps:

1. Check to see if your home is in one of the city's designated historic districts.
2. Using the neighborhood classification map, find your property and determine the classification. Note that if the building is a commercial property, it may be eligible for certain tax credits. There are other credits for residential structures, such as state tax credits. Call the Community Development office for more information.
3. If your structure is in a historic district, you must apply for a Certificate of Appropriateness, and be granted one, before beginning any rebuilding or demolition work on the property.
4. Determine the style by referring to Chapter 5, Historic Architecture Style Guide.

What is the process for obtaining a COA?

- 1) Obtain and fill out a COA Application, available at both the Lafayette Community Development Office and the City Engineer's Office.
- 2) Submit to Community Development Office, COA Application along with the following:

For Renovation

1. Elevations (or drawings of finished exterior)
2. Specifications
3. Site Plans
4. Photographs (current and historic)
5. Sketches

For New Construction

1. Building plans and elevations
2. Specifications
3. Site Plans
4. Photographs (current and historic)
5. Sample material/product literature

Demolition

1. Photographs (including adjacent properties)
 2. City Inspector's Report
 3. Other pertinent information
- 3) The Historic Preservation Commission's COA Committee may hold a meeting to review the application. (Note: The Committee may require a 10- to 14-day review period, prior to submittal to full Board.)
 - 4) The application will go before the full Historic Preservation Commission for formal review at the next regularly scheduled meeting, usually on the last Monday of the month at 7:00 p.m. in the Board of Works room of City Hall, and will be either approved, denied, or tabled, pending further information.

From time to time the City Ordinance this publication is based on will change. At the time of publication, Ordinance No. 2003-18 is the final rule for historic preservation activity in Lafayette.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
 Lafayette Historic Preservation Commission
 Lafayette Community Development
 City Hall, 20 N. 4th Street, Lafayette, PA 15801
 781-887-1099 Fax: 781-887-1099

Date Submitted: _____ Date Approved COA Expires: _____

1. Applicant's Name _____ File No. _____
 Address _____ Zip Code _____
 Phone: Home _____ Work _____ Other _____
 Property Owner's Name _____ Phone _____
 Address _____ Zip Code _____

2. Address or Legal Description of Property Where Work Is To Be Done _____

3. The Present Use Of The Property Is For _____

4. The Work Being Proposed Is For: _____
☐ New Construction/Addition ☐ Ext. Renovation
☐ Site Improvements ☐ Demolition
☐ Moving of Building ☐ Other _____

5. Describe Work To Be Done _____
 (Attach Additional Sheet If Necessary)

6. Documentation Submitted: _____
 Required: _____ Supporting: _____
☐ Building Plan ☐ Photographs ☐ Site Plan ☐ Sketches/Drawing
☐ Specifications ☐ Swatches ☐ Samples ☐ Other _____

7. Signature of Applicant _____ Date _____

8. Staff Approval _____ Date _____

9. Date filed to be reviewed at the Historic Preservation Commission Meeting: Date _____

10. Historic Preservation Commission Approval _____ Date _____

11. Approvals: _____
☐ State Historic Preservation Office ☐ Area Plan Commission
☐ Building and Zoning Administration ☐ State Plan Review Division
☐ Other Required _____

12. Write comments on back of sheet or use separate sheet.

Form Date 9/04

See Appendices, page 217, for a copy of the Certificate of Appropriateness application.

Helpful Tip:

The Community Development staff is available to assist you and answer your questions. Appointments can be made with staff during regular business hours.



What happens if the COA Application is not approved?

If a COA application is denied by the Historic Preservation Commission, the applicant has 30 days after the Commission's review to appeal the decision. The applicant must complete a written explanation of why the applicant believes the decision of the Historic Preservation Commission to be erroneous and submit this appeal to the Appeals Board. The Appeals Board consists of the Mayor, City Council President, City Council appointee, City Engineer and the Historic Preservation Commission President. Within 30 days of the applicant requesting a review of the decision by the Appeals Board, a decision shall be issued that shall either affirm or reverse the decision of the Historic Preservation Commission.

Where are Lafayette's Local Historic Districts?

There are currently five Local Historic Districts in the City of Lafayette.

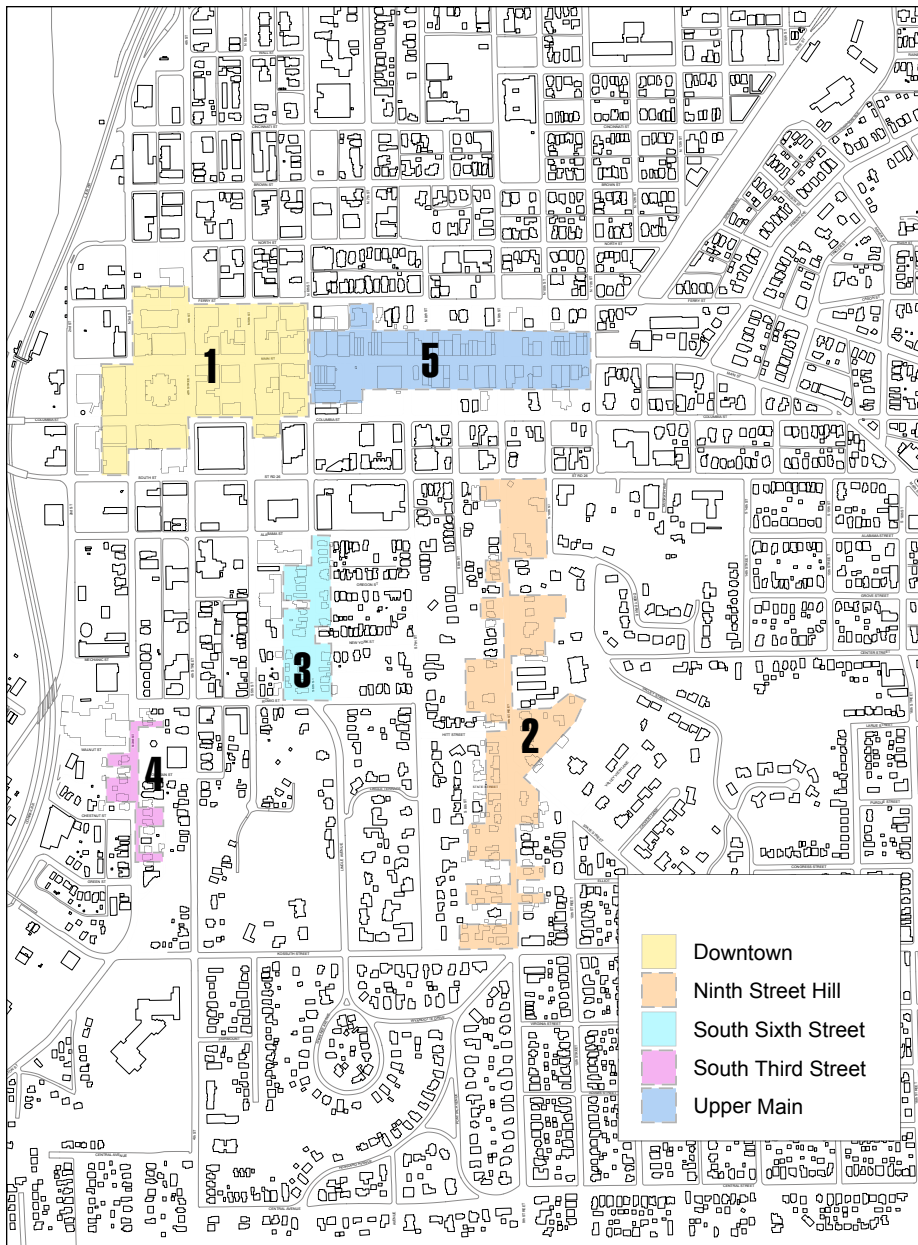
They are as follows:

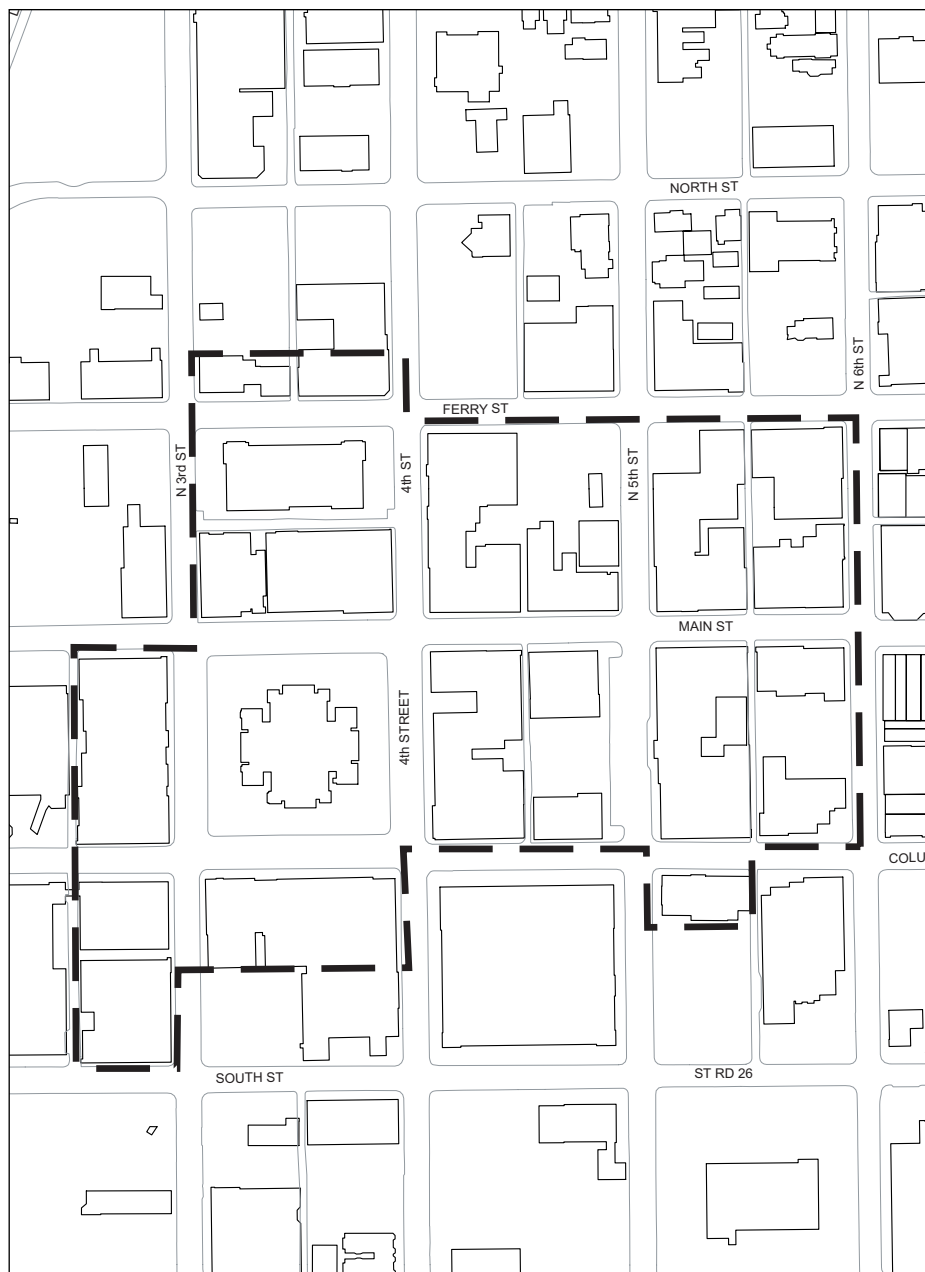
1. Downtown Local Historic District
2. Ninth Street Hill Local Historic District
3. South Sixth Street Local Historic District
4. South Third Street Local Historic District
5. Upper Main Local Historic District

Section 4:

Local Historic Districts

Note: Local historic districts can correspond to National Register districts, however, the boundaries can differ depending on how many property owners support the local district and City Council's final approval of the district map.





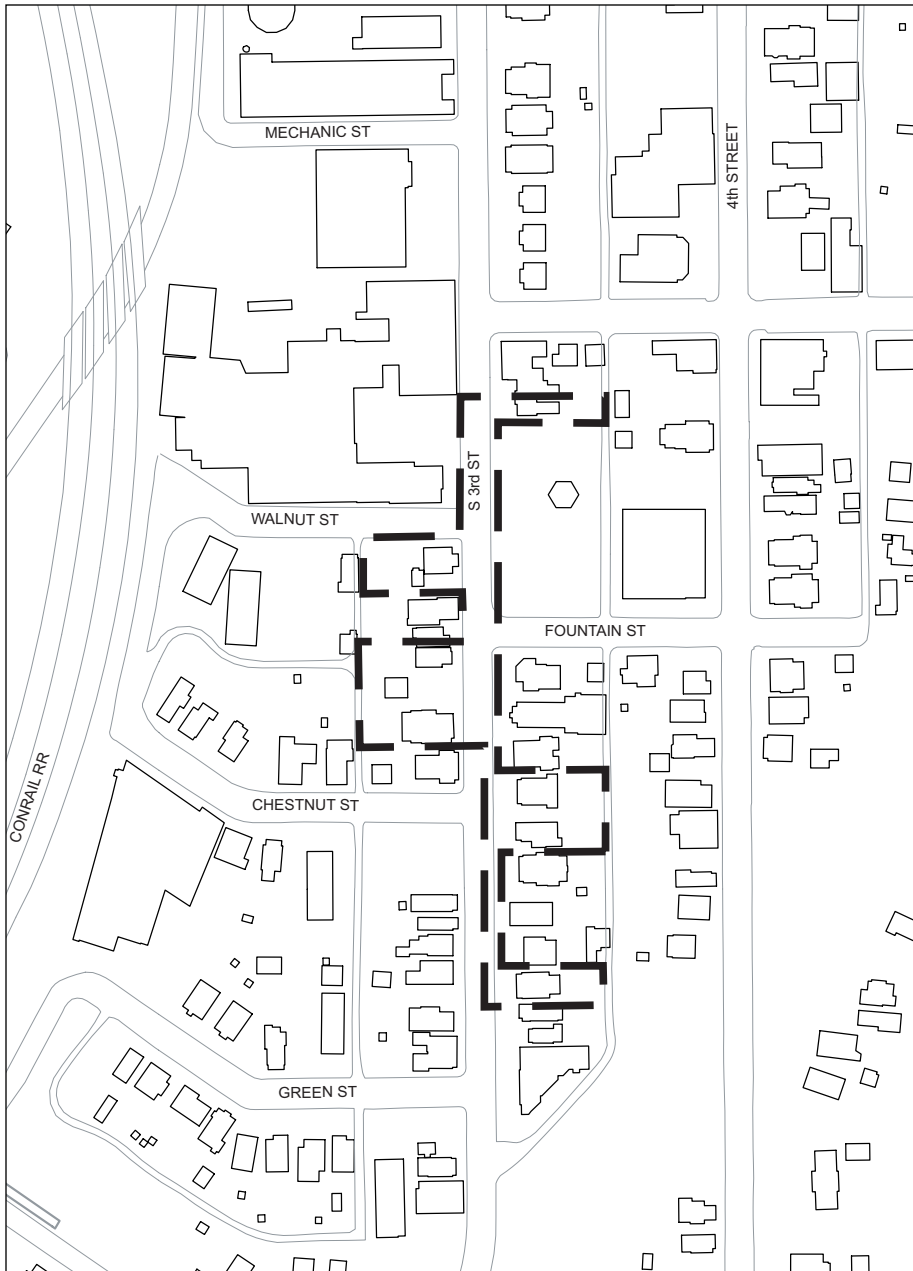
Downtown Local Historic District



Ninth Street Hill Local Historic District



South Sixth Street Local Historic District



South Third Street Local Historic District



Upper Main Local Historic District

Section 4: Standards

Standards for Evaluation of Historical Importance		
Outstanding	(O)	The property has enough historical or architectural significance of local, state or national importance that it is already listed, or eligible for individual listing, in the National Register of Historic Places.
Notable	(N)	The property did not merit an “Outstanding” rating, but is still above average in its importance. Further research or investigation may reveal the property could be eligible for National Register Listing.
Contributing	(C)	The rating given to any property that is important to the density or continuity of the historic area, but is not important enough to stand on its own as individually “Outstanding” or “Notable.” “Contributing” properties may be listed on the National Register of Historic Places if they are part of an historic district, but usually do not qualify individually.
Non-Contributing	(NC)	The property was not included in the survey unless it was located within an historic district. Such properties are usually either post-1950 or they are older structures that have been badly altered and have lost their historic character or they are otherwise incompatible with their historical surroundings. These properties are not eligible for the National Register.

What does it mean to be in a Local Historic District as opposed to a National Register District?

The National Historic Preservation Act of 1966 created the National Register of Historic Places. Properties or districts can be nominated to the National Register through the Indiana Division of Historic Preservation and Archaeology and the National Park Service. This designation does not offer buildings or districts any protection from demolition or other alterations except when federal money is involved in the project. This protection on the federal level applies both to buildings currently listed on the National Register, and those eligible for listing. In line with the federal government, Indiana also provides protection to historic buildings in cases of projects using state funds, but only for buildings actually listed, unless the state owns the property.

Local Historic Districts, authorized by state legislation, provide protection on the local level through historic district ordinances and allowing the creation of Historic Preservation Commissions (see Appendix A). Local historic districts and Historic Preservation Commissions are thus far the most effective tool in protection of a community's historic resources.

What are the benefits of having Local Historic Districts?

Local Historic Districts have many economic benefits, both for the community and for the property owners enhancement of businesses through recruitment potential within the district. These benefits include a positive impact on tourism, enhancement of business through recruitment potential, the encouragement of better quality design, the improvement of the environment, and other educational, social, and psychological benefits. A Local Historic District protects the investments of property owners within the district. Studies have proven that real estate values are often higher in Local Historic Districts than in equivalent non-protected historic districts.

Clarification:

- Listing in the National Register honors the property by recognizing its importance to its community, State, or the Nation.
- Under Federal law, private property owners can do anything they wish with their National Register-listed property, provided that no Federal license, permit, or funding is involved.
- Owners have no obligation to open their properties to the public, to restore them, or even to maintain them, if they choose not to do so.
- Federal agencies whose projects affect a listed property must give the Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on the property.
- Owners of listed properties may be able to obtain Federal historic preservation funding, when funds are available. In addition, Federal (and Indiana state) investment tax credits for rehabilitation and other provisions may apply.

How do I become a part of or create a Local Historic District in Lafayette?

- 1) Contact the Community Development Department staff to submit an application for the inclusion of a property or creation of a Local Historic District.
Telephone: 765-807-1090.
Address: City Hall, 20 North 6th Street, Lafayette, IN 47901
- 2) The Department staff will schedule a meeting with the Historic Preservation Commission and interested parties to review the application.
- 3) The Historic Preservation Commission's District Committee will work with interested parties until a cohesive support area for the proposed district is determined.
- 4) The Historic Preservation Commission's District Committee will present the interested parties' formal application for district designation or inclusion into a district to the Historic Preservation Commission.
- 5) Upon the approval of the Historic Preservation Commission, the application will be presented to the Lafayette City Council by the Historic Preservation Commission for formal adoption.

What are the requirements of Local Historic District property owners?

Owners of Local Historic District property are required to receive a Certificate of Appropriateness (COA) from the Historic Preservation Commission prior to beginning any conspicuous change, demolition, moving, addition or infill construction to the exterior of the property located within the district. A change of the roof, windows, doors, siding, awnings, antennas/satellite dishes, garages or sheds, retaining walls or fencing, etc. visible from the public right of way requires an Historic Preservation Commission's COA of the plans prior to construction.

Our neighborhoods and towns tell a rich and diverse history in ways that cannot be equaled by photographs or written accounts. They provide us with an invaluable sense of place – one that is unique and distinct. Once these valuable resources are gone they cannot be replaced and a part of our connection with our history is lost forever. We recognize the diversity of our architectural past, not only honoring grand homes and commercial buildings, but also our working class residences, small towns and early twentieth century architecture.

In 1966, The National Preservation Act was passed by Congress to help protect the scores of historic buildings that were being demolished in urban areas. Congress stated, “The historical and cultural foundation of the nation should be preserved as a living part of our community life.”

Not every old building or neighborhood is eligible for listing on the National Register of Historic Places. To qualify, the resources generally are more than 50 years old and have a high degree of integrity. Certain properties have more stringent requirements, such as moved structures, cemeteries, reconstructed buildings, memorials, or buildings less than 50 years old. Factors to be considered relate to how the building conveys the historic period of significance. Criteria that are evaluated include the location, setting, design, material, workmanship, architectural feeling and associations.

The National Register of Historic Places will list **buildings, districts, structures, sites, and objects.**

Section 5: National Register Historic Districts



Criteria for Evaluation

1. In order to qualify for the National Register of Historic Places, a property must be significant in American history, architecture, archaeology, engineering, or culture. The property:
 - must represent a significant theme or pattern in these categories and relate to a given locality, a state, or the nation.
 - must possess characteristics that make it a good representative of that theme or pattern.
2. Must be at least 50 years old and possess integrity of location, design, setting, materials, workmanship, feeling, and association.
3. A property must meet one or more of the four specific criteria, established by the National Park Service, U.S. Department of the Interior, to represent a significant theme or pattern as described in the sidebar below.

Section 5: National Register Historic Districts

4 Criteria

Property may be eligible for the National Register if they:

A — “Association”

Are associated with events that have made a significant contribution to the broad patterns in our history;

B — “Big People”

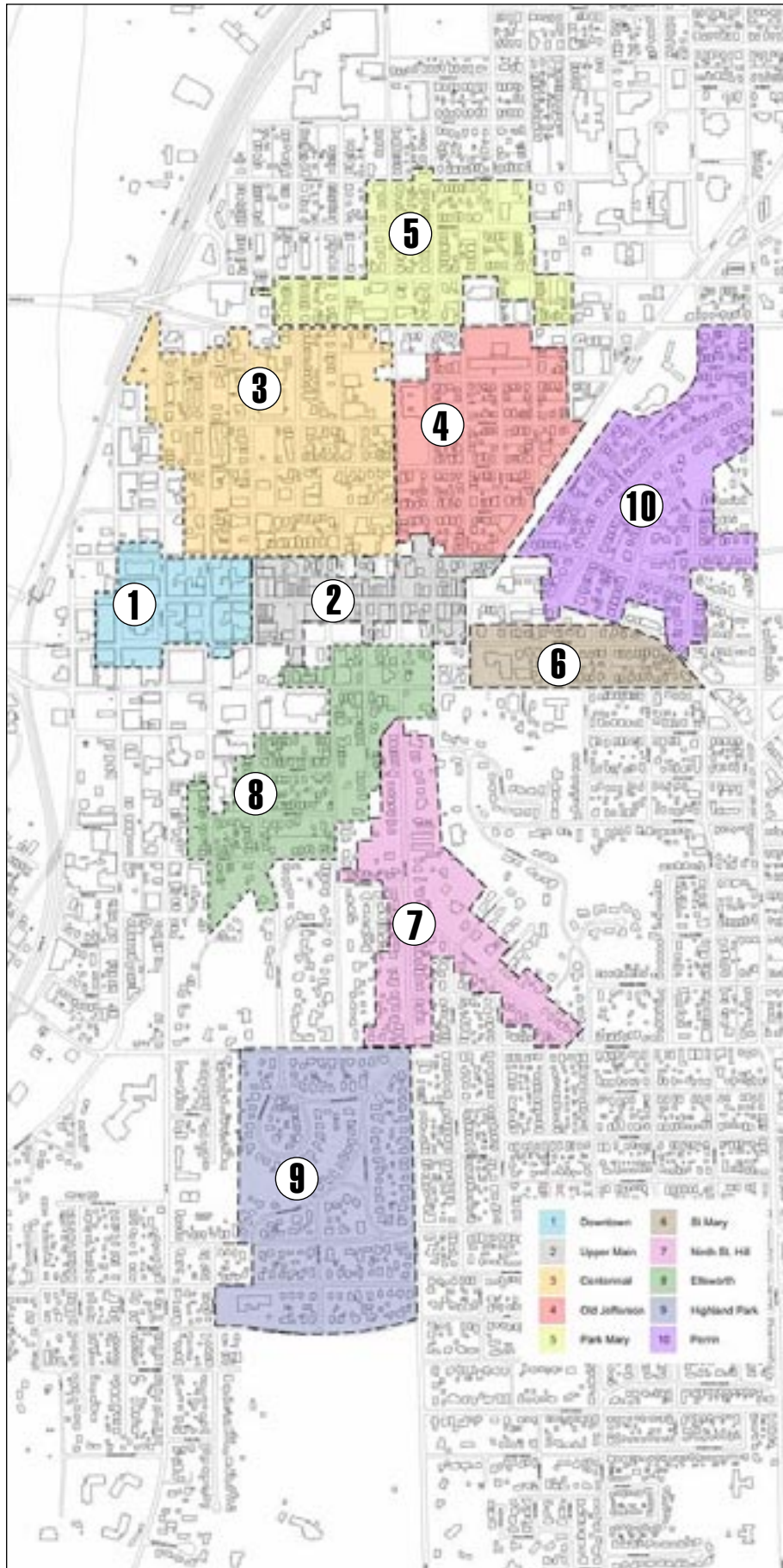
Are associated with the lives of persons significant to our past;

C — “Cute Houses”

Embody the distinctive characteristics of a type, period or method of construction, that represents the work of a master, possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinctions; and/or

D — “Data”

Have yielded, or may be likely to yield, archeological information important to prehistory or history



National Historic Districts

1. Downtown
2. Upper Main
3. Centennial
4. Old Jefferson
5. Park Mary
6. St. Mary
7. Ninth St. Hill
8. Ellsworth
9. Highland Park
10. Perrin

Properties Ordinarily Not Considered for National Register Listing

- cemeteries, birthplaces, or graves of historical figures;
- properties owned by religious institutions or used for religious purposes;
- structures that have been moved from their original locations;
- reconstructed historic buildings;
- properties primarily commemorative in nature;
- properties that have achieved significance within the last 50 years.

However, such properties can qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with an historic person or event;
- a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his/her productive life;
- a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a master plan, and when no other building or structure with the same association has survived;
- a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional importance.

For more information:

Indiana Department of Historic Preservation and Archeology,
<http://www.in.gov/dnr/historic/>

The Secretary of the Interior's Standards,
<http://www.cr.nps.gov/hps/tps/tax/rhb/stand.htm>

National Register of Historic Places,
www.cr.nps.gov/nr