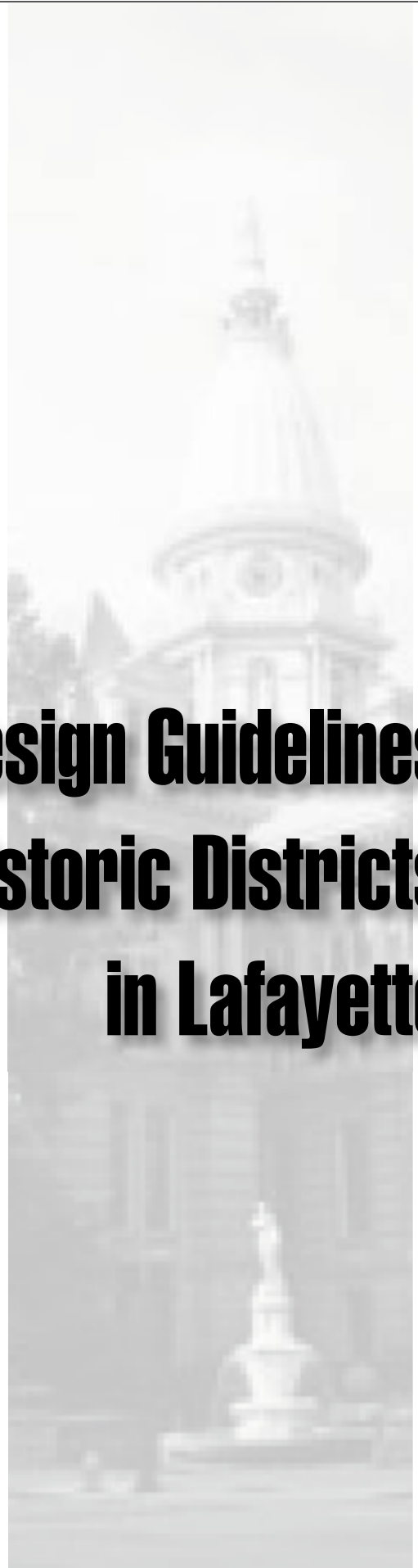


Chapter 3

Design Guidelines for Local Historic Districts in Lafayette

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Guidelines:

- Materials original to the building should be preserved and maintained.
- Historically painted buildings should be repainted.
- Unpainted masonry and masonry features should be left unpainted.
- Masonry should be cleaned only if there are major stains or paint build-up. 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 should never be cleaned with high pressure water which exceeds 300 pounds per square inch.
- 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.
- If the building 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.
- Electric saws should only be used by experienced professionals to remove damaged mortar because the saw can slip and cause damage to the bricks or change the joint size.
- The profile and style of the historic **mortar joint** should be matched wherever possible.
- Bricks should be reused and 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.
- 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** 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.

Section 1: Masonry: Brick, Limestone, Stucco & Terra Cotta



Masonry is often a character defining feature of historic buildings. Many historic buildings have ornamental brickwork or stonework that reflects the style and era of the structure. Rehabilitation of historic masonry needs to be done with great care because small changes can greatly alter the appearance and integrity of a building.

Sandblasting must not be used to clean a masonry building, or to remove paint from a masonry building. Sandblasting removes the protective **fireskin** on the surface of the bricks, destroys loose mortar, and can erode soft stone. This process can leave masonry susceptible to moisture penetration, which accelerates deterioration, resulting in **spalling** of the masonry and damage to the **mortar**. This damage is irreversible, and can result in costly repairs, such as replacing the masonry.

Pure modern Portland Cement mortars

should not be used on historic buildings because this type of mortar is too hard and strong for the soft, historic bricks. Historic bricks and lime-based mortars are much softer than modern bricks and mortar. This difference can result in damage to the historic bricks because of the differing rate of expansion and contraction during freeze-thaw cycles, and different porosity rates. Historic bricks can be crushed, become cracked, or begin to **spall** because of hard mortar.

Changes in the depth of **mortar joints** can dramatically alter the appearance of a building.

Stucco can be maintained through gentle cleaning and repointing.

Stucco removal can be very difficult, and depending on the original application process of the stucco, the brick or wood siding underneath may be damaged, requiring costly repairs, should the stucco be removed.

For more information:

(available from nps.gov)

- **Preservation Brief 1:**
Assessing Cleaning & Water Repellent Treatments for Historic Masonry Buildings
- **Preservation Brief 2:**
Repointing Mortar Joints in Historic Masonry Buildings
- **Preservation Brief 6:**
Dangers of Abrasive Cleaning to Historic Buildings
- **Preservation Brief 7:**
The Preservation of Historic Glazed Architectural Terra Cotta
- **Preservation Brief 15:**
Preservation of Historic Concrete: Problems & General Approaches
- **Preservation Brief 22:**
The Preservation & Repair of Historic Stucco
- **Preservation Brief 38:**
Removing Graffiti from Historic Masonry
- **Preservation Brief 39:**
Controlling Moisture
- **Preservation Brief 42:**
The Maintenance, Repair & Replacement of Historic Cast Stone



Section 2: Wood

Guidelines:

- Wood siding and wood architectural elements should be repaired and reused wherever possible, and replacement should only be done if absolutely necessary.
- 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.
- 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 synthetic sidings are used, all decorative details including corner boards, fishscale siding, ornate window trim, etc. must be duplicated or retained. Only smooth synthetic siding may be used.
- Convex, concave, and split wood siding can often be repaired without replacement.
- 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 blow torches is not permitted. Rotary sanding may be an acceptable method if performed by an experienced professional.
- Refer to Section 9 for accepted preparation and painting practices.



Original wood siding materials are essential components in defining a building's architectural character. Synthetic materials, such as vinyl or aluminum, do not successfully imitate original wood siding dimensions or texture. Historic wood siding was generally plain with no visible grain pattern.

In addition to the challenge of imitating original wood sidings in appearance, the use of synthetic sidings also poses potential structural problems for historic buildings. Most importantly, these materials may not be cost effective compared to continued maintenance and painting of the wood siding. All materials have a limited life span and we are now seeing property owners having to paint aluminum and vinyl siding which is 15 to 20 years old. Another common complaint is denting of aluminum siding by hail and splitting of vinyl siding by impact force. The

sale of paint for vinyl siding has risen dramatically over the past few years due in part to these materials fading, chipping, or cracking.

Wood siding has natural insulating qualities, and is quite durable, but it does require maintenance to keep it in top notch condition. Wood siding "breathes" allowing moisture caused by temperature differences to escape without building up inside the walls. Peeling paint is often the result of this moisture problem caused by a lack of ventilation, the result of incompatible modern construction practices in repairing historic buildings. Peeling paint is also attributed to insufficient scraping, caulking and painting.

Wood siding that has been covered for many years by synthetic siding may still be in good condition and may only need minimal repairs.

For more information:

- **Chapter 3, Section 9:**
Paint Guidelines

(available from nps.gov)

- **Preservation Brief 6:**
Dangers of Abrasive Cleaning to Historic Buildings
- **Preservation Brief 8:**
Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- **Preservation Brief 16:**
The Use of Substitute Materials on Historic Building Exteriors



Section 3: Architectural Metals

Guidelines:

- Architectural metal features, such as **columns, capitals, window hoods, façades**, stairways, fences, and **cornices** should be repaired and retained whenever possible.
- 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 should not be sandblasted.
- If the metal is deteriorated beyond repair, it should be replaced with units that duplicate the original in form and detailing.
- Substitute metals can be used if the final project appears to be the same as the original.
- Possible interactions between metals that create deterioration, such as galvanic corrosion between iron and copper, should be avoided.



Architectural metal features – such as cast-iron facades, porches, and steps; sheet metal cornices, roofs, roof crestings and storefronts; and cast or rolled metal doors, window sashes, entablatures, and hardware – are often highly decorative and may be important in defining the overall

historic character of the building. Their retention, protection, and repair should be a prime consideration in rehabilitation projects.

Metals can be repaired by splicing, patching, or reinforcing the damaged area(s).

For more information:

(available from nps.gov)

- **Preservation Brief 27:**
The Maintenance and Repair of Architectural Cast Iron.

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. If replacement is necessary, the new door or window should match the originals in size, design, material, scale, color, shape texture, number of **panes** (glass **lights**) and muntin design. Snap on or flush muntins, which do not have the same appearance as true divided lights are not appropriate.
- New opening should be distinguishable from the original openings, but still compliment the original openings.
- Any new shutters should be proportionate so that they would appear to cover the window opening if closed and should be **louvered** or **paneled** wood construction.
- If an opening is to be closed on a brick structure, recessed brick should be used to express the opening and 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 with its members being placed across and randomly extended beyond the opening. 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 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 should be full view doors or have minimal structural framework so that the historic door is visible.
- Awnings should be of canvas or similar woven materials and in colors to compliment the building. The size and style should fit the window opening. 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. The awnings 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.

Section 4: Windows and Doors



Modern windows are not necessarily better than historic windows. Wood, as the frame of a window, has better insulating values than metal. Replacement windows, especially for arched or customized windows, are often much more expensive than the repair of historic windows.

The thermal efficiency of historic windows can be improved to acceptable levels. Historic windows with proper storm windows can outperform new double glazed metal windows without thermal breaks. Existing windows and doors can be made more energy efficient with **caulking**, **weather stripping**, modern mechanical parts, insulated glass, and

storm windows or doors. Interior storm windows are an acceptable alternative; wooden storm windows are preferable to metal. Canvas awnings were historically applied to windows, doors and porches to provide shade during the summer and continue to be an effective energy-saving device.

The installation of non-original **shutters** or the change of appearance of **glazing** requires a COA. Shutters can be used on the exterior of a building if evidence supports their previous existence, or if shutters fit with the style of the building. Mirrored glass is generally not appropriate. Adding a low level tinting to glass may be acceptable.

For more information:

(available from nps.gov)

- **Preservation Brief 3:**
Conserving Energy
- **Preservation Brief 9:**
The Repair of Historic Wooden Windows
- **Preservation Brief 13:**
The Repair & Thermal Upgrade of Historic Steel Windows
- **Preservation Brief 33:**
The Preservation & Repair of Historic Stained & Leaded Glass

Guidelines:

- Roofs should be retained in their original shape and **pitch**, with original features such as **cresting, chimneys, finials, copulas, cornices, brackets, dormers** and if possible with original materials.
- Roofs may be re-roofed with substitute materials in a pattern and color similar to the original such as asphalt or fiberglass shingle if the original materials are no longer present or if the retention of the original roof materials is not economically feasible
- Roofs of new asphalt or fiberglass shingles should be in appropriate colors such as dark gray, black, brown or shades of dark red; red or green may also be appropriate for Craftsman/ Bungalow period 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 not visible from the **public right-of-way**.
- Roofs of split cedar shakes are inappropriate in most cases and should not be used. Sawn cedar **shingles** should be installed only after a complete tear off of the existing roof materials.
- Roofs which are flat should have soldered metal panels as the surface materials. If not readily visible, rolled composition of EPDM (rolled rubber) roofing materials are acceptable.
- 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 and downspouts when installed should not result in the removal of existing eave features.
- Gutters of boxed or built in type should be repaired rather than replaced if possible.

Section 5:

Roof and Roof Elements

Guidelines (continued):

- Of replacement **gutters**, half round designs are the most historically accurate. 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 through use of downspouts and splash backs 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** should not be removed or altered if original and should be rebuilt according to the original design. They should be cleaned and repointed in accordance with the masonry guideless. (Chapter 3, Section 1) 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 materials. A chimney on the rear of a building that is only marginally visible from public view can be removed and covered with roofing. Inoperable chimneys should be capped but not removed.

The roof is the dominate feature in defining the overall character of a building. The historic buildings in the historic districts of Lafayette have many different roof shapes, materials and other features. Original **roof forms** should be retained. If additions will affect the roof forms, the additions should be added at rear or side rooflines that are not readably visible from the **public right-of-way**.

Historic roof materials such as **metal shingles**, **clay tiles** or **slate** should

be repaired and preserved. If repair is no longer practical, replacement with like materials is recommended. If this is not economically feasible, replacement with **asphalt shingles** may be considered.

Gutters and downspouts should be regularly cleaned and maintained. If new gutters are required, half round designs are the most historically accurate in most cases.

For more information:

(available from nps.gov)

- **Preservation Brief 4:**
Roofing for Historic Buildings
- **Preservation Brief 17:**
Architectural Character
- **Preservation Brief 19:**
The Repair & Replacement of Historic Wooden Shingle Roofs
- **Preservation Brief 29:**
The Repair, Replacement & Maintenance of Historic Slate Roofs
- **Preservation Brief 30:**
The Preservation & Repair of Historic Clay Tile Roofs
- **Preservation Brief 39:**
Controlling Moisture

Helpful Tip:

Original roofing material may also be under later synthetic replacements and may be in good condition.

Guidelines:

- Existing original porches and steps, 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.
- Porches that are not original to the structure, but have subsequently become historic in their own right, and contribute to the character of the property should be retained and repaired.
- Porches should be enclosed only if absolutely necessary, and should conform to current zoning and setback regulations.
- Enclosures should harmonize with the architectural and historical integrity of the building, and not damage or cover up historic materials or details.
- The reconstruction of missing porches should be based on photographs, written documentation, or physical evidence whenever possible. If no clear evidence exists, porches should be simple in design, or can be similar to houses of similar design, style, and scale.
- The reconstruction of missing porches should conform to all zoning and code requirements, such as setback, and railing height.
- The size and scale of replacement trim, porches, or other decorative details should be appropriate for each individual building, and should match existing trim.
- Ideally, this trim should be based on historic photographs, other similar buildings in the neighborhood, or actual physical evidence, when existing historical material is absent.
- 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. These materials must duplicate the original in width, depth, profile and general appearance.
- Refer to the Paint Guidelines (pages 52-54) for additional guidelines and information.

Section 6: Exterior Trim, Porches & Entrances

Helpful Tip:

Porch columns often deteriorate first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section rather than replacing the entire column.



For more information:

(available from nps.gov)

- **Preservation Brief 16:**
The Use of Substitute Materials on Historic Building Exteriors
- **Preservation Brief 17:**
Architectural Character
- **Preservation Brief 32:**
Accessibility

Exterior entrances and porches on historic buildings are often very important to the overall style of the building. The front porch played an important role historically, before the invention of air conditioning and the use of backyard decks.

Maintenance of structural and decorative elements that comprise porches is essential to avoid expensive repairs in the future. The cost of

maintenance and/or repair of porches is not justification for demolition.

Decks were generally not used prior to 1945 on homes and are not appropriate additions on the front façade or other visible locations of a dwelling. More appropriate outdoor sitting areas for back yards of traditional architectural styles are stone or brick terraces or patios next to the house or built under the shelter of a large tree.



Section 7: Setting

Landscaping at 904 South St. is appropriate both for the Italianate style and the building's current use as a clinic.

Guidelines:

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 Tree Ordinance.
- Street trees should not be placed directly in front of the entrance to a building but closer to the building's party walls.
- It is not recommended that trees be installed at increments less than 25 feet on the center.
- Lawn decorations should be consistent with the period of the neighborhood.
- 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 of 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 over. Historic stone walls should be left unpainted. See masonry standards for more details on the treatment of retaining walls.
- Historic fences should be repaired and retained wherever possible.
- New fences should be wood in picket, slat style, lattice or wrought iron and should conform to current setback requirements.
- Fencing in the front yard should be shorter than three feet and should be painted. Tall privacy fences should enclose only the rear yard.

Outbuildings

- Garages, Carriage Houses and Outbuildings that contribute to a property's historic character or are original to a property should be preserved and maintained. Original features should be repaired to match the original.
- Original outbuildings should not be moved or relocated to another part of the lot.
- Original 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. These lots should be appropriately paved and should be screened from view to maintain the feel of the neighborhood.
- New driveways that access a property from the street should only be used in neighborhood where such driveways were common historically.

For more information:

(available from nps.gov)

- **Preservation Brief 36:**
Protecting Cultural Landscapes Planning, Treatment and Management of Historical Landscapes

You may also find the following briefs of interest:

- **Preservation Brief 17:**
Architectural Character
- **Preservation Brief 35:**
Understanding Old Buildings (Investigation)
- **Preservation Brief 43:**
Historic Structures Reports

One of the most important elements of an historic district is the setting. The streetscape includes landscaping, fencing, setback of buildings, parking lots and other smaller outbuildings. These features are important to the overall feeling of neighborhood or district.

Historic districts contain a wide variety of nineteenth and early twentieth century outbuildings including servant's quarters, sheds, carriage houses and automobile garages. These buildings add to the district's character and

many have notable architectural significance. These buildings were often built with construction techniques and material to match the dwelling. These buildings should be preserved and maintained.

Wherever possible historic outbuildings, landscaping, plantings, sidewalks, alleys, fences, streetlights, signs, parks, gardens and streets should be retained, as they are all contributing factors to the character of historic neighborhoods.

Section 8: Storefronts

Guidelines:

- The original commercial use or a compatible use for the building should be maintained.
- The original and other character defining features of the building should be reused wherever possible.
- Historic building **façade** features, such as **bulkheads**, **transoms**, entry doors, decorative flooring, **cornices**, cast-iron **columns**, windows and window **hoods** should be retained wherever possible.
- Keep whatever historic materials are still in existence including **piers**, cast-iron **columns**, **transoms** and **cornices**.
- Historic **façade** features should be repaired through patching, splicing, and reinforcing wherever possible. Replacement features should only be done if absolutely necessary.
- Any changes made to the storefront should be reversible.
- Changes that are now historic, such as **terra cotta** façades on earlier buildings, should be retained.
- Light fixtures should blend with the streetscape and be consistent in style. Lighting should be selected that is compatible with style of the building and the site.
- Windows in the storefront should be consistent with surrounding buildings in size, pattern, use of materials, proportion, and rhythm of design. **Transoms** should be incorporated into the design. The entry should be recessed. The number, style, and placement of windows and doors are very important to the architectural style of a building. In most cases, wooden windows and doors are most appropriate for historic buildings.



The design of storefronts in commercial districts has evolved over many years. Most late nineteenth century and early twentieth century commercial buildings are oriented towards the street with a storefront on the first floor. These storefronts were generally made of large panes of glass, with a recessed entry and wooden doors. The windows were often framed with wood, brick, and metal. The bulkhead existed below the windows and a transom normally lit the interior of the storefront from above. A metal or wooden cornice for signs normally capped the storefront.

The upper stories of the buildings usually have double hung windows that

are often embellished with decorative wooden, brick, or metal window hoods. Generally, a cornice exists at the top of the building, either of wood, metal, patterned brick or a parapet wall.

New storefronts should be compatible with the building and should reuse as many historic elements on the building as possible. Cornice elements can be incorporated into the design. If the historic photos or documentation exists of the storefront, the new storefront should be constructed to match the original. Themes or other styles inconsistent with the building, such as Colonial or Swiss, should be avoided.

For more information:

(available from nps.gov)

- **Preservation Brief 11:**
Rehabilitating Historic Storefronts
- **Preservation Brief 17:**
Architectural Character
- **Preservation Brief 25:**
The Preservation of Historic Signs
- **Preservation Brief 27:**
The Maintenance and Repair of Architectural Cast Iron.
- **Preservation Brief 32:**
Accessibility
- **Preservation Brief 35:**
Understanding Old Buildings (Investigation)
- **Preservation Brief 44:**
The Use of Awning on Historic Buildings: Repair, Replacement and New Design



Section 9: Paint

Guidelines:

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

Painting wood

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

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

It is probable 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. Cautionary

information can be found at www.epa.gov/lead/pubs/leadinfo.htm#remodeling.

How far do I go? Assessment of paint coat

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 (carbide-tipped much better than steel-tipped scraper) all loose paint from building, then lightly sand to feather the edges of scraped areas and lightly sand all surfaces (for better paint adhesion).
2. Scrub all surfaces with water and be sure all dirt and chalk is removed. Use mild detergent if needed. Rinse well.

Allow to dry for two sunny days.

Note: Pressure/power washing should only be used if great care is taken: 1) pressure is at a setting low enough so that damage is not done, and 2) the stream is directed downward against siding so water does not get under the siding into the stud cavity.

3. If mildew is present it should be killed with a solution of one part bleach to 2 to 3 parts of water. Scrubbing may be necessary. Rinse and allow to dry. Protect exposed skin and eyes.
4. a) If existing paint is oil/alkyd (most common on old buildings) then prime coat and repaint with alkyd.

Note: Determine if existing paint is oil/alkyd by breaking paint chip between fingers. If it has a brittle crack/snap it is oil/alkyd. If the chip is pliable it is latex.

b) If existing paint is latex then prime and repaint with 100% acrylic latex primer and paint.

c) If you don't know what was used previously use oil/alkyd primer followed by one or two topcoats of 100% acrylic latex paint.

Helpful Tips:

Removing and scraping through paint layers with a knife can often help determine previous paint colors, and paint chip analysis can be done to determine original paint colors. Sometimes, paint residue can be found on brick buildings or where features have been removed.

White and lightly colored paint is less susceptible to early failure than dark paints.

B. Remove all existing paint then paint

If heavy paint build-up (alligatored) or peeling and flaking.

Paint removal: There are several methods for removing all paint from a building and it is necessary to weigh the pros and cons of each before selecting a method (or methods) to use. Refer to www.agriculture.purdue.edu/fnr/faculty/Hunt/index.htm for a discussion of paint removal methods.

Painting bare wood

- Lightly sand the surface with 50 to 80 grit paper, including new replacement material, as a roughened surface holds paint better than a planed surface.
- Wipe surface with a tack cloth or fine stream of water to remove dust from sanding.
- Liberally brush on a **paintable** water repellent preservative (check the Purdue University Website for more information) especially in joints and drip edges. In addition for replacement pieces soak cut ends in the water repellent preservative for 30 seconds. Follow manufacturer's instructions for drying.
- Minimize exposure of treated wood surfaces before prime coating with 100% acrylic latex primer.
- Minimize exposure of primed wood before application of two coats of 100% acrylic latex semi-gloss paint, minimizing exposure between coats.

For additional suggestions about preparation to paint, paint application and use of preservatives to prevent and arrest decay refer to the Purdue University Website.

For more information:

(available from nps.gov)

- **Preservation Brief 10:**
Exterior Paint Problems on Historic Woodwork
- **Preservation Brief 28:**
Painting Historic Interiors
- **Preservation Brief 37:**
Appropriate Methods of Reducing Lead Paint Hazards in Historic Housing

A Certificate of Appropriateness is not required for determining paint colors on buildings in the historic districts, since paint colors are not permanent. However, if public funds are involved in the rehabilitation of the building, it is required that the Historic Preservation Officer review and approve the choice of paint colors.

The staff of the Community Development Department is available for consultation on the choice of paint colors. Additionally, owners may find it helpful to review the historic paint color schemes that are offered by many reputable paint companies.



The Depot was moved two blocks north of its original location to Riehle Plaza to make room for bridge construction.

Section 10: Moving Historic Buildings

Guidelines:

- The building moved should 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.

The location of an historic building is important to the building's history. The setting and context for a group of historic buildings creates an historic district. Historic buildings should only be moved as a last resort. The existence of a large number of relocated buildings within an historic

district is confusing and creates a false sense of history.

Relocated buildings are normally ineligible for the National Register and moving a listed building can result in the delisting of that building from the National Register.

Guidelines:

Demolition may be considered under the following circumstances:

- A 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.
- The demolition of portions of a building may be considered in special cases.
- Removal or demolition of existing historic buildings or portions of historic buildings to create a plaza, arcade or open space in not appropriate.

If a Demolition Permit is granted:

1. The building should be documented with black and white photographs of the building, structure, principle 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 Lafayette Inventory of Historic Places, which can be found at the Lafayette Redevelopment Department.
 - The applicant must provide notice of the request to the 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 11: Demolition of Historic Buildings



The Cox House, 5th and South St., was demolished.

Over the years many historic buildings in Lafayette have been demolished. The historic buildings that remain standing today are important pieces of the history and heritage of Lafayette. All sizes and styles of historic buildings are important to each historic district, and demolition of any building should be carefully considered because of the potential impact on the district as a whole.

Demolition is the razing, wrecking,

or removal of a structure in any way. Demolition includes removing the entire structure, removing part of the structure, or removing additions to the structure.

The demolition of portions of a building can dramatically alter the historic integrity of a building. Also, major changes to a building can result in removal of important structural elements that could result in structural problems in the future.

- The Board of Public Works and Safety must make a ruling on whether the posting was proper, and grant authority to the Engineering Department to issue a demolition permit.
- If a property is located within a Local Historic District, a COA is also required before the demolition permit can be issued.

Guidelines:

- 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.

Mechanical Systems

Today's air conditioning and heating units often require condensers and other mechanical units to be placed within a few feet of the exterior walls of a dwelling. Heating and cooling units should be placed at the sides or rear of the dwelling, and not readably visible from the street. The placement of

these units at the front of dwellings is not appropriate and should be avoided. Screenings of these units on side or rear facades through shrubbery is highly recommended. In some cases, screening with fencing or latticework is also acceptable.

Section 12:

Adaptive Rehabilitation

For more information:

(available from nps.gov)

- **Preservation Brief 3:**
Conserving Energy in Historic Buildings
- **Preservation Brief 18:**
Rehabilitating Interiors in Historic Buildings
– *Identifying Character Defining Elements*
- **Preservation Brief 24:**
Heating, Ventilating and Cooling Historic Buildings: Problems and Recommended Approaches
- **Preservation Brief 32:**
Making Historic Properties Accessible
- **Preservation Brief 34:**
Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament

Section 13: Additions

Guidelines:

- 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.

For more information:

(available from nps.gov)

- **Preservation Brief 14:**
New Exterior Additions to Historic Buildings: Preservation Concerns
- **Preservation Brief 17:**
Architectural Character
- **Preservation Brief 35:**
Understanding Old Buildings (Investigation)

Additions are acceptable when they are placed at the rear or side façades not readily visible from the street. Additions should also be built so they

have minimal impact of the building's overall character. The rear of a dwelling is the best location for the addition of rooms, wings, porches or decks.



Section 14: Infill/New Construction

New construction on 5th Street has enhanced a neighborhood where railroad tracks and warehouses were once a feature.

Guidelines:

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;

Historic districts in Lafayette contain a wide variety of building types and architectural styles. While some streets demonstrate great similarity of building sizes, shapes, materials, and setbacks, others are characterized by great diversity, demonstrating how a neighborhood has grown over time or how different activities were carried out in the same area. This variety makes it impossible to mandate a specific design for new construction. These guidelines therefore deal with general issues of building height, mass, scale, siting, rhythm, materials, etc. They are intended to provide a framework within which design creativity and the needs of the property owner can co-exist with respect for designated historic districts.

New construction should reflect the design trends and concepts of the period in which it is created, recognizing that a new building or addition must fit into an existing framework of a variety of older buildings. New structures should harmonize with existing older

structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly. New construction should not imitate historic buildings; it should compliment them. Placing date stones on new construction will help to avoid confusion.

New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation; and proportion and rhythm of openings.

In the case of planned new construction between buildings of equal height or varying heights, an individual judgment will be made by the Lafayette Historic Preservation Commission as to the compatibility of the design.

These guidelines shall apply to the exteriors of buildings and to areas of lots visible from public rights-of-way.

For more information:

(available from nps.gov)

- **Preservation Brief 17:**
Architectural Character

and should be consistent with the site's context. Porches and other projections should be similar in 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 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. In most cases, 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.

Historic buildings often do not meet modern building codes because they were built during different eras. Major rehabilitations of historic buildings require compliance with modern codes. Code issues vary tremendously from building to building, so they need to be considered upon a case-by-case basis. Historic buildings sometimes are allowed exceptions to current code requirements. Important issues concerning historic buildings often include exits for upper stories, sprinklers, fire escapes, etc.

Section 15:

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. The current Lafayette City Code is available online at <http://ordlink.com/codes/lafayette/index.htm>.

For more information:

(available from nps.gov)

- **Preservation Brief 37:**
Reducing Lead Hazard
- **Preservation Brief 41:**
Seismic Retrofit



A ramp has been added at the right of this former mansion, currently used as a funeral home. Both the style and materials of the addition match the original construction.

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.

- 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 wheel chairs, 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.

Section 16 Accessibility

For more information:

(available from nps.gov)

- **Preservation Brief 32:**
*Making Historic
Properties Accessible*

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 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.
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.



Installing accessible door hardware is a way to improve access while maintaining historic features.

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 can 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.

Examples of Changes to Improve Accessibility:

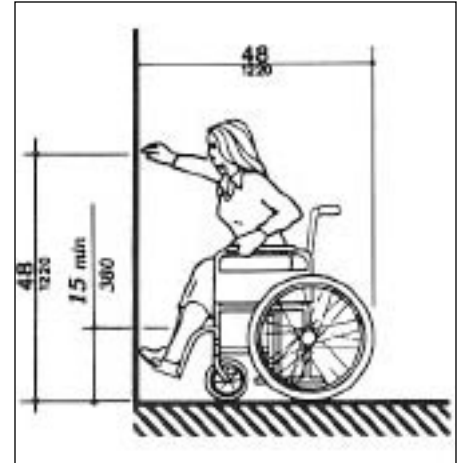
- Curb cuts in sidewalks.
- Repositioning telephones.
- Installing grab bars in restrooms.
- Rearranging bathroom stalls to increase maneuvering space.
- Adding insulation to lavatory pipes under sinks to prevent burns.
- Creating designated parking spaces.
- Installing offset hinges to widen doorways
- Installing accessible door hardware.
- Add accessible glass doors and leave historic doors open during business hours.

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.



Where possible, make entrances accessible to guests using wheelchairs.



Alternative Minimum Requirements for “Qualified” Historic Buildings:

- 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.
- 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.
- 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 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 17: Hazardous Materials

Historic Buildings sometimes contain hazardous building materials that modern scientific studies have shown to be dangerous. These materials include lead-based paint, asbestos, underground storage tanks that may be leaking or could leak, or other possible sources of contamination. These materials can often be encapsulated and so not always require expensive removal. New laws govern the procedures for handling these substances, their disposal, and requirements for disclosure to future owners of the property.

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 and not crumbling.

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 should be followed.

For more information:

(available from nps.gov)

- **Preservation Brief 37:**
*Appropriate Methods
of Reducing Lead Paint
Hazards in Historic
Housing*

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 mental retardation, blindness, nervous system problems, or even death. Lead paint is only really 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.

Recommendations:

I. Identify the historic significance of the building and architectural character of its features and finishes.

Priorities to Consider:

- Highly significant features and finishes that should always be protected and preserved;
- Significant features and finishes that should be carefully repaired or, if necessary, replaced in-kind or to match all visual qualities; and
- Nonsignificant or altered areas where removal, rigid enclosure, or replacement should occur.

II. Undertake a risk assessment of interior and exterior surfaces to determine hazards from lead and lead-based paint.

Risk assessment includes considering the following:

- Location of paint.
- Condition of paint.
- Lead content of paint and soil.
- The type of surface and whether it is accessible to children for chewing.
- How much lead dust is actively present.
- How the family uses and cares for the house.
- The age of the occupant who might come into contact with lead paint.

III. Evaluate options for hazard control in the context of historic preservation standards.

Consider the following options:

- Interim controls, including paint stabilization.
- Hazard abatement, including paint removal.