

# West Lafayette Historic Preservation District Town Hall

September 12<sup>th</sup> 2016



# What We Will Discuss Today

- Introductions
- What We Do
- History of Historic Preservation
- Studies on the Benefits of Historic Preservation
- Guidelines and Procedures for Work in the District
- Resources for Residents and Property Owners
- Question and Answer Session

# Introductions

- Chris Kulesza- President
- Arnold Sweet - Vice President
- Kelly Busch - Secretary
- Peter Bunder
- Shelley Lowenberg-DeBoer
- Kurt Wahl
- Susan Curtis
- Linda Martin
- Colby Bartlett

# Purpose of the Commission

- Act as a resource for property owners seeking to conduct work on their historic structures.
- Seek to protect the historic nature of the neighborhoods in the preservation districts.
- Conduct outreach to increase resident understanding of historic preservation.
- Increase visitors to the City of West Lafayette.
- Work with and help people submitting proposals to improve their property.

# History of Preservation

- Started preservation of Mt. Vernon in 1853 by Ann Pamela Cunningham.
- Preservation of Native American sites in the Southwest in the Federal Antiquities Act in 1906.
- First Historic Preservation Commissions established in the 1920s and 1930s by New Orleans, LA and Charleston, NC to preserve historic homes.
- Current national standards passed through the National Historic Preservation Act in 1966.
- Over 10,500 Historic Preservation Districts in the United States (The National Register of Historic Places).

# History of Historic Preservation Cont.

- Preservation has a long history in Indiana. Many historic preservation districts have been in operation since the 1960s. For example:
- Indianapolis- 1967.
- Lafayette- 1993.
- Bloomington- 1997.

# Historic Preservation- West Lafayette

- Formed June 6, 2011 after council approval.
- Initial commission assisted in drafting the current ordinance. Designed a two phase implementation.
- 2013 was the first year of Phase I.
- Beginning in September 2016, Phase II will be initiated.

# Benefits

- Property values are better protected in Historic Preservation Districts (Leichenko et. al. 2001, Gilderbloom et. al. 2009, Zahirovic-Herbert and Swarn 2012, McCabe and Ellen 2016).
- Positive effects spill over to areas surrounding the historic district (Zahirovic-Herbert and Swarn 2012).
- Can help improve revitalization in urban settings (Coulson and Leichenko 2001, McCabe and Ellen 2016).
- Residents in Historic Districts tend to be more environmentally conscious (Gilderbloom et. al. 2009).

# Differences in Phase I versus Phase II

## Phase I

- Demolitions
- New constructions
- Moving structures.

## Phase II

- A conspicuous change in the exterior appearance of any historic and non historic home subject to view from the public way.
- Walls and Fences

# Submitting a COA

- COA is found online.
- Provide 13 copies of the completed and signed COA Applications and all documentation to the Development Department.
- HPC must make a decision within 30 days.
- Reviewed by COA subcommittee first, then goes to full commission.
- Certain work does not need approval by the commission.

# Guidelines for Applications

- Historical and architectural value and significance of the building, structure, site or appurtenance;
- Compatibility and significance of additions, alterations, details, materials, or other non-original elements which may be of a different style and construction date than the original;
- The texture, material, style, and detailing of the building, structure, site or appurtenance;

# Guidelines Continued

- The continued preservation and protection of original or otherwise significant structure, material, and ornamentation.
- The relationship of buildings, structures, appurtenances, or architectural features similar to one within the same historic district, including for primary areas, visual compatibility.
- The position of the building or structure in relation to the street, public right-of-way and to other buildings and structures.

# Additional Guidelines and Comments

- Secretary of the Interiors Standards for Preservation
- New construction projects can and do occur in Historic Preservation Districts.
- Contributing versus Non Contributing properties.
- Additions to properties allowed, and should not exactly match the styling and form of the historic structure.
- We do not oversee paint color!

# Resources

- The Resource Guide  
[http://www.westlafayette.in.gov/egov/documents/1459435155\\_48272.pdf](http://www.westlafayette.in.gov/egov/documents/1459435155_48272.pdf)
- The New Chauncey Map  
[http://www.westlafayette.in.gov/egov/documents/1433269309\\_908874.pdf](http://www.westlafayette.in.gov/egov/documents/1433269309_908874.pdf)
- Secretary of the Interiors Standards <https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm>
- The Commission Itself

# Sources Cited

- Benson, Virginia O. and Richard Klein. 1988. "The Impact Of Historic Districting On Property Values." *The Appraisal Journal*; Apr 1988; 56, 2.
- Coulson, N. E., & Leichenko, R. M. 2001. "The Internal and External Impact of Historical Designation on Property Values. *Journal of Real Estate Finance and Economics*, 23(1), 113-124.
- Gilderbloom, Johni. ; Hanka, Matthew J. ; Ambrosius, Joshuad. 2009. "Historic Preservation's Impact on Job Creation, Property Values, and Environmental Sustainability." *Journal of Urbanism: International Research on Placemaking and Urban Sustainability* July, Vol.2(2), p.83-101.
- Leichenko, Robin M. N. Edward Coulson and David Listokin. 2001. "Historic Preservation and Residential Property Values: An Analysis of Texas Cities." *Urban Studies*, Vol. 38, No. 11, 1973-1987.
- Mccabe, Brian J. ; Ellen, Ingrid Gould. 2016. "Does Preservation Accelerate Neighborhood Change? Examining the Impact of Historic Preservation in New York City." *Journal of the American Planning Association* (April), Vol.82(2), p.134-146.
- Rypkema, Donovan, Caroline Cheong, and Randall Mason. 2011. *Measuring Economic Impacts of Historic Preservation*
- Zahirovic-Herbert, Velma ; Chatterjee, Swarn. 2012. "Historic Preservation and Residential Property Values: Evidence from Quantile Regression." *Urban Studies* Vol.49(2), pp.369-382.

Questions?

