Minutes
West Lafayette Historic Preservation Commission
Certificate of Appropriateness Sub-Committee
Morton Community Center
222 N. Chauncey Avenue
West Lafayette, IN 47906
March 1, 2016

The meeting was called to order at 6:02 p.m. by Peter Bunder, Chair, who presided.

Present: Jim Sondgeroth, Peter Bunder, Persis Newman, Kurt Wahl, Chandler Poole
Absent: None.

406 Littleton Street – SAE Fraternity House

Director of Development, Chandler Poole, spoke about this application for SAE. This application was received by the Department of Development on February 22, 2016 and it's for some improvements to the Sigma Alpha Epsilon house in West Lafayette in Purdue University. Justin Sorber (architect from Keystone Architecture) and Patrick Sullivan (SAE) and John Molenshefksi (Treasurer SAE) and Fred Richter (President of the Chapter House Association).

Mr. Sorber spoke regarding this project. They plan to improve the existing chapter house. They are doing some major renovations to the inside as far as laying out the rooms. A sprinkler system is being added to the entire house as well as a second story above the existing dining room to add additional study space and an additional egress stair. There is a new vestibule that's being bumped out. Some EFIS is being taken off and being replaced with brick.

Mr. Sullivan stated that in the early 90's, they added the fire escapes. A large part of this current project is to beautify the property so the entire building matches. This also adds the new front entry way to bring it together.

The east entry remains unchanged. They are replacing all of the doors and windows. The divided lights are going to stay, essentially they'll be replaced like for like. They are also adding HVAC air conditioning and heating.

Commissioner Newman questioned when the existing windows were put in. Mr. Sorber believes they were "replaced as needed." One year a father donated some windows, but they were pretty shabby at that point. The material hasn't been determined on the new windows, but they will be white as they were before. They might do wooden windows for the basement and a cheaper option for the remainder of the house depending on the budget. Mr. Wahl stated that the committee would need to know the material before this moves forward. For this commission, and due to possible budget constraints, they will plan to go with vinyl, but might upgrade to wood if the budget allows.

Mr. Wahl questioned whether or not they have any original material in the house that they'll be replacing in regards to doors and windows. Mr. Sorber and Mr. Richter aren't positive if there

are any original wooden windows or doors left. Mr. Wahl stated that if there are any original windows or doors left, those should be treated differently than replacement windows. Mr. Sorber stated that he's been through this house several times and he doesn't think he's noticed that there is anything that looks like it's from the original home.

Mr. Bunder stated that if the portion of the building that faces River Road retains its integrity then everyone will be happy with that. Mr. Richter stated he's going to do his best to make sure it stays the way that it is.

Mr. Poole questioned whether or not the construction materials on the Proposed New West Entry were going to be EFIS. Mr. Galbraith stated that they are planning to use EFIS on the upper part and the columns. Mr. Poole is concerned about EFIS on the first floor. When Planned Developments are done, the first two floors are done in something more durable than EFIS. Mr. Poole asked if they could look at a more durable material. Mr. Sorber stated that it's reasonable to say that they can take from the floor elevation up to the top of the cap and make that a pre-cast. Switching that to pre-cast isn't going to be a huge cost change.

Mr. Wahl stated that the second floor addition and the new entry fit with the style of the house. The only concern is on that east elevation, if those big French doors are done out of wood right now, they should stay that way. Mr. Richter stated that those doors are currently wood.

Commissioner Bunder stated that he would be glad to entertain a motion with two comments: 1) the EFIS [around the columns] be replaced by pre-cast on the front of the house and 2) express our interest of the architectural detail on those French windows on the east side preserved. Commissioner Sondgeroth moved, Commissioner Newman seconded. The motion passed 3-0.

Commissioner Sondgeroth applauded the job done by Keystone Architecture.

Commissioner Newman moved to adjourn the meeting. Commissioner Sondgeroth seconded. The sub-committee adjourned at 6:23 p.m.

Peter Bunder, Chair