Call To Order

Approval Of Minutes

Approval Of April 27, 2020 Minutes

Documents:

04-27-20 HPC MINUTES.PDF

New Business

Public Relations & Education Committee Report

District Committee Report

COA Committee Report

COA Applications

COA – 619 Ferry St – Fences

Documents:

619 FERRY STREET-FENCES.PDF

COA-631 Main Street – Infill Development

Documents:

2020-05-15 631 MAIN STREET APARTMENTS - COA DOCUMENTS.PDF

Staff Report

Public Comments

Public Statement During COVID-19

In accordance with Governor Holcomb’s Executive Order 20-09 regarding the COVID-19 public health emergency, the Historic Preservation Commission meeting is being held as videoconference or teleconference meeting. Public comment from citizens who wish to address items on the agenda will be accepted via email to web-ed@lafayette.in.gov no less than one (1) hour in advance of the scheduled start time of the meeting. Such materials will be distributed to the members of the Commission. Virtual options for public viewing will be noted on the agenda found at http://lafayette.in.gov/agendacenter.

Adjournment
The April 27, 2020 meeting of the Lafayette Historic Preservation Commission took place online due to the COVID-19 pandemic and Governor Holcomb’s shelter-in-place orders beginning Tuesday, March 24. All government offices are closed to in-person public activity until at least May 26, 2020. All nonessential City employees are working remotely whenever possible and are continuing to provide core functions online and by phone. All necessary meetings are being conducted observing safe practices, including conference calls and online streaming (https://www.youtube.com/user/CityofLafayetteIN/live).

Commission Members in Attendance: John Burns, Julie Ginn, Kevin Klinker, Sean Lutes, Shawna McCully, Patti Morgan, Amy Paget, Glen Vick and Kurt Wahl

Staff in Attendance: John Collier, Dann Keiser, Michelle Conwell

Guests: Dale Webster

Call to Order
Noting a quorum, John Burns called the meeting of the Lafayette Historic Preservation Commission to order at 7:02 pm.

Approval of the Minutes
Kevin Klinker moved to recommend approval of the of the January 27, 2020 meeting minutes. Patti Morgan seconded the motion. The motion passed unanimously by roll call vote.

New Business

Public Relations and Education Committee report
No report was made by the Public Relations and Education Committee.

District Committee report
No report was made by the Public Relations and Education Committee.

COA Committee report

COA applications:

COA – 424 Main St – Window Replacements

Applicant, Dale Webster, brought this COA for the replacement of two previously replaced wood windows on the 2nd story of 424 Main St. These windows will be replaced with new wood replacement windows to match in style and color the wood replacement windows that were installed several years ago on the 3rd floor of that same building. Kevin Klinker moved to recommend approval. Amy Paget seconded the motion. The motion passed unanimously by roll call vote.

COA-1001 Main Street – Modification to Fence

Applicants, Michelle Wise and Marla Miner, were not present for the online meeting, but John Collier gave an overview of the application. The COA application is for a more decorative fence around the future outdoor dining area at The Cellar Wine Bistro at 1001 Main St., than what the HPC previously approved as part of the Main Street Streetscape Phase 3 project several months ago. NOTE: Julie Ginn, as building owner of this project, did not vote on this COA, even though she is not the applicant. Kevin Klinker moved to recommend approval. Glen Vick seconded the motion. The motion passed by roll call vote, Julie Ginn abstained.
Other Business

419 Main Street – Emergency Repair - Brick Infill Due To Unforeseen

John Collier addressed this already completed emergency repair project to infill a window opening with brick due to a structural problem encountered during the renovation project. Patti Morgan, the building owner, explained that this window was to have been repaired, but a serious structural issue was exposed while doing interior work that posed a risk of collapse of this portion of the wall, so the repair was done immediately. Dann Keiser mentioned that the original direction for the repair was to include an offset from the existing exterior façade to indicate the original window opening. Patti Morgan explained that because of the thickness of the block that infilled the wall, maintaining an offset was not possible. Amy Paget moved to recommend approval. Kevin Klinker seconded the motion. The motion passed by roll call vote. As building owner, Patti Morgan abstained.

Staff Report

John Collier thanked everyone for their continued patience with the online meeting process. Once the COVID-19 orders are removed and it’s safe to gather face to face again, the Commission meetings will be moved to City Council Chambers on the first floor of City Hall. This is being done to limit access to the second floor of City Hall after regular business hours, but the larger meeting space will be beneficial from a social distancing standpoint as well. Finally, since May is Historic Preservation month, the Indiana Department of Natural Resources – Division of Historic Preservation and Archeology provided posters that highlight a few of the remaining Indiana Coca-Cola bottling plants. John will share the posters with Commissioners once we’re able to meet in the same physical space. Due to the COVID19 pandemic, the Preserving Historic Places Conference that was scheduled for this month in South Bend, IN has been postponed to a yet-to-be determined date in the fall. Consequently, continuing education requirements for HPC members has been waived for this year.

Public Comment

John Burns asked for additional comments from the public. There were no comments from the public and no emails were received on the web-ed@lafayette.in.gov email account prior to the meeting.

Adjournment

There being no further business to bring before the Commission, Kevin Klinker moved to adjourn the meeting. Patti Morgan seconded the motion. The motion passed unanimously with roll call vote and the meeting of the Historic Preservation Commission was adjourned at 7:25 pm.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved: ______________________________
Glen Vick, Secretary
Historic Preservation Commission
**LAFFAYETTE HISTORIC PRESERVATION COMMISSION**

515 Columbia Street  Lafayette, IN 47901  765-807-1090

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**

<table>
<thead>
<tr>
<th>OFFICE USE ONLY<strong><strong><strong><strong>DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX</strong></strong></strong></strong>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Received: <strong>5/12/20</strong>  Date Approved COA Expires:</td>
</tr>
<tr>
<td>LOCAL HISTORIC DISTRICT OF PROJECT: <strong>UPPER MAIN ST.</strong>  Approved, __ Approved with Amendments, __ Denied, __ Tabled, __ Withdrawn by Owner</td>
</tr>
<tr>
<td>Approved By: ___________________________  Date: ___________________________</td>
</tr>
</tbody>
</table>

**ADDRESS OF PROJECT:**

619 Ferry St, Lafayette, IN

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

If necessary for description please attach additional sheet.

With fencing protect western section of lawn facing old 5/10 bldg from trespassers so can be usable for outside rental events. Fence to be black metal fence. 4' tall on front side 5' tall at back fence.

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

Start: 6/12/20  Finish: 8/12/20

Completion depends also on what will allow Mr. Fence it is comfort to owner doing State.

**Present use of property:**

Green space only, unfortunately common path for trespassers protected, designed outside space for rentals.

**APPLICANT**  (Please PRINT CLEARLY or TYPE)

<table>
<thead>
<tr>
<th>Name: Thomas Duncan Hall, Inc  Mailing Address: 619 Ferry St, Lafayette, IN 47901  Phone: (765) 742-4788  E-Mail: <a href="mailto:info@duncanhall.org">info@duncanhall.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT relationship to Owner: _Contractor, ___Architect, ___Realtor, ___Agent, ___Other Board member</td>
</tr>
</tbody>
</table>

**PROPERTY OWNER**  (Please PRINT CLEARLY or TYPE)

| Name: Thomas Duncan Hall Board of Directors  Mailing Address: 619 Ferry St, Lafayette, IN 47901  Phone: (765) 742-4788  E-Mail: info@duncanhall.org |

**CONTRACTOR**  (Please PRINT CLEARLY or TYPE)

| Name: Mr. Fence-IT (Mr. Gene Hurst)  Mailing Address: 799 Cor-Dale Rd, Lafayette, IN 47904  Phone: (765) 742-4929  E-Mail: FAX: (765) 492-0459 |

**CONTACT PERSON:**

Sandy Lahr  Phone: (765) 742-4929

E-Mail: lahrandlehr@gmail.com

**ESTIMATED COST OF PROJECT:**

$3,780
The Lafayette Historic Preservation Commission is a nine-member board who meets monthly to review the COA applications that are subject to commission review. The Lafayette Historic Preservation Commission cannot render judgment nor process an Application without the specific documentation listed below. It is the Applicant/Owner who must provide comprehensive documentation of the proposed project with adequate information so that there is a complete understanding of the project for the commissioners and staff when rendering a decision. Applications will NOT be processed without all required or requested documentation. An incomplete COA application may delay the COA review process.

These items must have been completed before submitting application: (Please check yes or no below)

1. Are all zoning approvals met and in compliance for the proposed work? Yes [ ] No [ ]
2. Are there any Variances pending or necessary for the proposed work? Yes [ ] No [ ]

**Documentation to be submitted with application:** (Minimum requirements for all COA Applications)

(Please place a check-mark at each listed item below that you include with this application)

- ✔ Photos of building exterior (all visible elevations) maximum of 4 photos to a 8 ½”x11” sheet
- ✔ Complete drawings of proposed project
- Floor plans of affected levels
- Exterior elevations of all areas where work will occur (minimum 11”x17” sheet)
- ✔ Signed application
- Site plan (If project affects ground floor exterior) sec. pgs 2, 3, 4, 5
- ✔ Sample or brochure plus specifications and color samples of all permanent materials to be used
- Written description of proposed project and 1 set of full-sized plans
- ✔ Photos of adjacent or attached structures showing locations of connection
- Electronic versions of complete drawings of the proposed project are acceptable

**NOTE:** See categories below for specific projects and additional documentation as applicable.

**WINDOW PROJECTS** (Additional Documentation)

(Check-mark all that apply)

- ✔ Elevation drawings of each window type
- ✔ Window section drawing(s): with head, sill, jamb, mullion, and muntins with all dimensions
- ✔ Condition statement of existing windows describing the type and extent of deterioration for windows to be removed or replaced. If replacement windows are proposed, submit photos showing condition and extent of deterioration.
- ✔ Note indicating whether or not windows are original
- ✔ Note on plan and elevations which windows are new and which are original to remain
- ✔ Note materials to fill in opening and indicate structure to be removed if applicable

**DOOR(S) PROJECTS** (Additional Documentation)

(Check-mark all that apply)

- ✔ Close-up photo(s) of the existing door(s) to be replaced and photos of doors on adjacent buildings
- ✔ Condition statement of the existing doors describing the type and extent of deterioration
- ✔ Door elevation drawing(s) of each door type
- ✔ Door section(s)
- ✔ Note on plan and elevations which doors are new and which are original to remain
SIGNAGE (Additional Documentation)

(Check-mark all that apply)

___ Color photo(s) of the entire building with proposed location of the signage indicated.
___ Close-up photo of the proposed signage location
___ Detailed drawings showing the dimensions of the sign and how it will be attached to the building
___ Description of the proposed sign and bracket materials, dimensions, sign lettering, signage lighting, and method of attachment to the building. We recommend you use existing holes where possible. If new anchorage holes are necessary, place anchorage in existing mortar joints and avoid damaging existing bricks and permanent exposed building materials.

Please note: Signage area and permits must be approved by the City of Lafayette Engineering Department.

STOREFRONTS/FACADES, AWNINGS, SHUTTERS, AND OTHER ARCHITECTURAL ELEMENTS (Additional Documentation)

(Check-mark all that apply)

___ Clear description, photos and elevation drawings of proposed signage, lighting, awnings, security systems, and accessibility provisions (i.e. lifts, ramps, handrails etc.).
___ Color photos/elevations showing storefront façade of all floors as they relate to all proposed work.
___ Drawings specifying the plan, section, and construction details.

NEW CONSTRUCTION, ADDITIONS, GARAGES, AND CARRIAGE HOUSES (Additional Documentation)

(Check-mark all that apply)

___ Same requirements as listed on page 2 under Documentation to be submitted with application

STOOPS, STEPS, FENCES, HANDRAILS, PORCHES, AND BALCONIES (Additional Documentation)

(Check-mark all that apply)

___ Color photos and construction plans detailing the location of the proposed stoops, steps, fences, handrails, porches, and balconies. See documentation section
___ Drawings specifying the proposed work, construction details, and installation method for all improvements under this section. See brochure
___ Drawings of existing conditions without the proposed work. See documentation section

ROOFS (Additional Documentation)

(Check-mark all that apply)

___ Color photos detailing the location of the roof(s)
___ Drawings specifying the plans, construction details, and installation methods.

STREETSCAPING (Additional Documentation)

(Check-mark all that apply)

___ Drawings and specifications of proposed site plan, including trees, plantings, grates, sidewalk amenities, signage, art work, sculptures, fountains, benches, tables, seating, etc.
___ Drawings of the existing conditions without the proposed work
Please note: If the COA is approved, any changes or amendments to the approved COA will require additional review by city staff or the Historic Preservation Commission. An approved COA is valid for 12 months from the date of approval of the COA. After 12 months COA application must be resubmitted and reapproved by the HPC or Staff to continue the project.

REQUIRED SIGNATURE: The undersigned certifies that the statements set forth in this application including all drawings and specifications submitted herewith are true and correct, and agrees that the proposed improvements described in this application will be constructed in all respects in accordance with the approved COA as specified in the application, drawings and specifications submitted herewith. The undersigned further agrees to abide by any amendments approved to be part of this project by the Lafayette Historic Preservation Commission or Staff.

Applicant: (Print clearly or type) Thomas Duncan Hall, Inc

Signature of Applicant: ___________________________ Date: 5/11/20

Owner Print clearly or type) Board of Directors of Thomas Duncan Hall, Inc

Signature of Owner (if different): ___________________________ Date: 

APPLICATIONS AND DOCUMENTATION:
Applicant must provide 13 copies of the completed and signed COA Application and all documentation noted to be submitted with COA Application including: Materials to be used, detailed written description of the project with dimensions, drawings to scale, construction methods, finishes, manufacturing brochures and specifications as well as clearly labeled photographs of the building and affected areas. Plus any additional documentation as requested by Staff or the COA Committee. Electronic versions may be submitted if available in addition to the 13 copies noted above. The copies will be supplied to each Commissioner and the City Staff for the Lafayette Historic Preservation meeting.

The Commission follows the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings when reviewing applications. Applications should follow these standards and guidelines when applicable. Additional guidelines, Preservation Briefs, Bulletins and “The Resource Guide”, can be accessed on line at www.Lafayette.in.gov

Certain work in a Historic District may be approved by the Staff in lieu of being reviewed by the Lafayette Historic Preservation Commission, but the applicant will still be required to submit this application for Staff review with all documentation as noted for the proposed project.

Staff is authorized to approve the following: Signs that comply with the guidelines, Installation of storm windows, Installation of re-skinning of canvas awnings and canopies of a simple design, Installation of historically appropriate hand rails, Temporary removal of historic building components for the purpose of repair, Replacement of roof sheathing when there are no structural changes, Removal of chimneys that are only visible from the rear of a structure, Installation of stained or leaded glass windows, Installation of appropriate historical shutters, Removal of a non-original addition or alteration to a structure, and Extension of an approved COA for up to one additional year if the project scope has not changed. If questionable, please contact Staff to determine whether your project must be reviewed by the Lafayette Historic Preservation Commission.
Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

LOCAL HISTORIC DISTRICT OF PROJECT: Upper Main Street
Approved, __ Approved with Amendments, __ Denied, __ Tabled, __ Withdrawn by Owner
Approved By: ___________________________ Date: _______________

ADDRESS OF PROJECT: 631 Main Street Lafayette, Indiana 47901

Brief description of proposed work: (Please PRINT CLEARLY or TYPE)
If necessary for description please attach additional sheet. See attached written description.

What are the approximate start and finish dates of the proposed work?
Start: October 2020 Completion: April 2022

Present use of property: Parking Lot
Proposed use of property: R-2 (Residential) 2nd-5th floors only, 1st floor retail spaces

APPLICANT (Please PRINT CLEARLY or TYPE)
Name: Barry Knechtel
Mailing Address: 527 Sagamore Parkway West, West Lafayette, Indiana 47906
Phone: 765-497-4598
E-Mail: barry@kjgarchitecture.com

APPLICANT relationship to Owner: __ Contractor, X Architect, _ Realtor, _ Agent, _ Other

PROPERTY OWNER (Please PRINT CLEARLY or TYPE)
Name: Upper Main Development, LLC
Mailing Address: 250 Main Street #590 Lafayette, Indiana 47901
Phone: 765-269-4150
E-Mail: andy.gutwein@gutweinlaw.com

CONTRACTOR (Please PRINT CLEARLY or TYPE)
Name: N/A
Mailing Address: N/A
Phone: N/A
E-Mail: N/A

CONTACT PERSON: Barry Knechtel Phone: 765-497-4598
E-Mail: barry@kjgarchitecture.com

ESTIMATED COST OF PROJECT: $20 M
The Lafayette Historic Preservation Commission is a nine-member board who meets monthly to review the COA applications that are subject to commission review. The Lafayette Historic Preservation Commission cannot render judgment nor process an Application without the specific documentation listed below. It is the Applicant/Owner who must provide comprehensive documentation of the proposed project with adequate information so that there is a complete understanding of the project for the commissioners and staff when rendering a decision. Applications will NOT be processed without all required or requested documentation. An incomplete COA application may delay the COA review process.

These items must have been completed before submitting application: (Please check Yes or No below)
1. Are all zoning approvals met and in compliance for the proposed work? Yes X No ___
2. Are there any Variances pending or necessary for the proposed work? Yes X No ___
   Parking

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<td>X Floor plans of affected levels</td>
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<td>X Signed application</td>
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<td>X Site plan (If project affects ground floor exterior)</td>
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Please note: Signage area and permits must be approved by the City of Lafayette Engineering Department.

STOREFRONTS/FACADES, AWNINGS, SHUTTERS, AND OTHER ARCHITECTURAL ELEMENTS (Additional Documentation)

(Check-mark all that apply)

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ROOFS (Additional Documentation)

(Check-mark all that apply)

____ Color photos detailing the location of the roof(s)
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STREETS CAPING (Additional Documentation)

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Applicant: (Print clearly or type) Barry Knechtel

Signature of Applicant: ______________________ Date: 5/11/2020

Owner Print clearly or type) Upper Main Development, LLC

Signature of Owner (if different): ______________________ Date: 5/11/2020

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APPLICATION SUBMITTAL DEADLINE:
This COA Application Form and all supporting documentation MUST arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting may not be considered by the Commission during their deliberation. Please call if you have any questions and Staff will assist you.

MEETING ATTENDANCE:
For COA applications requiring review by the Lafayette Historic Preservation Commission attendance at the Commission Meeting is strongly recommended to present the project and answer questions. The Commission will also hear public comments prior to making a decision on the project. Failure by the Owner, applicant or contractor to attend such meetings may result in denial of the Application due to insufficient presentation.

INSPECTIONS:
All projects will be inspected while work is in progress and upon completion of the project to ensure compliance with the approved COA.
Owner acknowledges that while the Lafayette Historic Preservation Commission only considers Certificates of Appropriateness for exterior features, under certain circumstances it may be necessary for the Commission Staff to have access to the interior of the building in order to accurately assess the condition of the exterior feature(s). The lack of access to the interior may prevent the Commission Staff from making a favorable recommendation.
Applicant MUST notify the Commission Staff upon completion of the approved COA work for a final inspection of the improvements.

WORKING WITHOUT A COA / DENIAL OF A COA
Lafayette Staff inspectors regularly inspect historic properties to ensure compliance with approved Certificates of Appropriateness. When additional work has been commenced without an approved COA, a Staff inspector may issue a stop work order and request that the Owner seek an addendum to the original COA to include any additional work, revisions or changes. Work undertaken without a Certificate of Appropriateness is in violation of Title 12 of the Lafayette City Code, and the Lafayette Historic Preservation Commission may require that unauthorized changes in a historic structure be reversed and or completed in a satisfactory manner. If the work continues, a building official may issue a citation with a fine and the Historic Preservation Commission may institute suit for injunction to restrain the Owner from further violation and to cause the violation to be prevented, abated or removed. Please contact the Staff if there is any question about changing the scope of the work approved.

*Include here submittal deadline and HPC meeting dates. (Change page numbers as required for pages added if necessary)
631 MAIN STREET – NEW BUILDING
LAFAYETTE, INDIANA

WRITTEN PROJECT DESCRIPTION.

DATE: May 11, 2020

PROJECT: 631 Main Street Apts & Retail
Project No. A2019.080

The 631 Main Street Apts & Retail project will be a new five-story building located at 631 Main Street in
downtown Lafayette, Indiana. The 2nd through 5th floors will be divided into multiple dwelling units
while the 1st floor will be apartment resident lobby and leasable commercial tenant space. A rooftop
amenity area will be located on the west end of the roof for residents of the building.

The north elevation has been designed to emulate four separate façade, to give the building a more
appropriate scale and sense of vertical orientation instead of a long, horizontal building. The south, west,
and east elevations will have an accessory look to them, but with some detailing to give it a more upscale
back elevation.

The north elevation utilizes a combination of brick veneer, limestone veneer, and fiber cement panels to
give a stucco-like finish. Limestone or cast stone banding will provide horizontal lines at different floor
levels. Juliet balconies will be used on the primary north façade, with some recessed balconies on the
south side of the building. The façade will also utilize molded millwork moulding at the cornice to give a
more history capital to the building.

All materials and the anticipated colors are shown on the individual elevations in the accompanying
drawings. A 3D rendering of the north elevation will be provided at the time of the meeting.
ROOF PATIO SHOWN IS CURRENT DESIGN ITERATION AND IS SUBJECT TO CHANGE.
SOUTH EXTERIOR ELEVATION (VIEW FROM COLUMBIA STREET)

SCALE: 1"=20'-0"
**Brick Detailing (Typical)**

- 4" Metal Coping, White
- Single Brick Soldier Course, Color #3
- Decorative Brick Squares, Color #2
- Brick Stacking Bond (Typical), Color #4
- Narrow Cast Stone Band
- Single Brick Soldier Course, Color #2
- Cast Stone Square Corners
- Double Stretcher Course, Color #2
- Single Stretcher Course, Color #2
- Brick Herrinbone Pattern, Color #2
- Single Stretcher Course, Color #2
- Single Brick Soldier Course, Color #2
- Cast Stone Wide Band
- Brick Stacking Bond (Typical), Color #2
- Cast Stone Wide Band

**Canopy Inspiration**

- Scale: 3/4"=1'-0"

**Awning Section**

- Scale: 3/4"=1'-0"
- 2 1/4" Exterior Frame, Black Finish
- 9/16" Middle Mullion, Black Finish
- 2" Aluminum Frame, Clear Anodized

**Typical Window Elevations**

- Scale: 3/8"=1'-0"
- Single Typical Window (North Only)
- Double Typical Window (North Only)
- Chicago-Style Window (North Only)
- Typical Patio Door

**Fabric Awning, Color/Logo**

- To be selected by future tenant
- Open sides
- Metal bracket per manufacturer

**Project Title:** 631 Main Street Apartments & Retail
**Upper Main Management**

**Project Date:** 05.15.2020
**Drawing Title:** 631 Main Street Lafayette, IN 47901 Tippecanoe County
**Sheet Number:** L
1. MAIN STREET LOOKING WEST
2. MAIN STREET LOOKING EAST
3. COLUMBIA STREET LOOKING NORTH
4. LONG CENTER ON NORTH 6TH STREET