



The Official Newsletter of the Lafayette Place Improvement Association  
September 2025 Issue  
Westley Falcaro, Editor

## Pay Dues ONLINE!

Your LPIA Board of Directors realize that many people now pay bills online instead of using bank checks or money orders, so now you can also pay your Lafayette Place Association (LPIA) dues online!

The Board has contracted with SQUARE to provide this service. It's quick and easy and there are 2 ways to get to the site:

1. Scan the QR code at the bottom of this article
2. Go to our website: [Lafayetteplace.org](http://Lafayetteplace.org) – and click on the DUES button in the bar at the top of the first page and follow the instructions.

There is an additional \$4 fee from SQUARE which will automatically be added to your payment.

Remember, if you live in Lafayette Place, you are obligated by law and your deed to pay the Annual Association Dues. The Restrictive Covenants allow the LPIA Board to use legal actions to collect outstanding dues. If you're unsure if you have an outstanding balance, or have any questions regarding Association dues, contact Westley Falcaro at 456-1608 or the new email address [lafayetteplacefw@gmail.com](mailto:lafayetteplacefw@gmail.com).



## Check it Out!!

The Gazebo in the Esplanade has been re-born, thanks to **Don Orban** and **Jeff Prentice**. These two residents have painstakingly scraped, primed, and painted the entire Gazebo, inside and outside, and it looks FANTASTIC!

Pictures of the refurbished Gazebo will be posted on the Lafayette Place addition Facebook page.

**Thank You Don and Jeff!**

## Grant Update

The Gazebo refurbishing project was part of the 2025 Neighborhood Improvement Grant that LPIA was awarded. The last 2 projects from that grant are scheduled for completion by the end of September or October.

Those projects are:

Create a bus stop in the empty triangle lot at Calhoun/Calumet/Sherwood Terrace. The bench has been purchased and the installation of concrete for the bench and surrounding sidewalk, etc. is scheduled.

Five trees have been selected and approved through the Citizens Match Tree program, to be placed in medians on Champlain and Wilmette. The sites have been approved by the residents who live adjacent to the sites. Those residents have also agreed to water the trees until they are established. The trees will be planted at an appropriate time this fall by the Parks Department.

## Watch Out

Can you believe that summer is over? It went way too fast for me! Kids have returned to school and that means they'll be walking to bus stops and cross walks.

Please be on the lookout for kids as you SAFELY drive through Lafayette Place.

## Abandoned and Inoperable Vehicles

Per a City Ordinance, it is illegal to abandon a vehicle on **public or private property**, including dismantled, non-operating, wrecked, or junked vehicles.

State law defines an **abandoned vehicle** as, "a vehicle that is three (3) or more model years old and mechanically inoperable and is left on private property for more than twenty (20) days." If a vehicle is tagged on private property, the owner has 20 days to show that it is operable or the vehicle may be towed and a **\$100 ticket could be issued**.

An **inoperable vehicle** is defined as a vehicle which cannot be driven/operated upon the public streets for reasons including but not limited to being wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Additionally, Residential Parking Ordinance 72.23 states that **no vehicles are allowed to park on the lawn, on either public or private property. This includes the median between the sidewalk and the street, and definitely NOT on the sides of Lafayette Park.**

**Call 311 to make a complaint on these issues.**

## We Continue to Grow!

Lafayette Place has welcomed 14 new residents since January! Realtors are saying that our neighborhood is one of the hottest and best-selling neighborhoods in Fort Wayne.

Property values in Lafayette Place have increased and buyers are paying list price and even above asking price! This growth has a lot to do with our beautiful and well-maintained common areas and **your** work on keeping **your** home in great condition; providing great "curb appeal."

This data supports what we have always known: **Lafayette Place is a GREAT place to live!**

## What is Your Address?

It is a City Ordinance that every owner of a building on any street is required to place the address numbers of that building in a **"conspicuous place on the front of the building."**

The Ordinance further states "the numbers shall consist of figures not less than three inches in length and so made as to be distinctly or easily read."

Unfortunately, 14 houses in Lafayette Place have been identified as having **no** house numbers.

**Failure to place your house numbers in a manner described above can result in a fine by the city.**

Everyone's compliance helps Police and Fire departments find your house in an emergency. Let's keep ALL houses in Lafayette Place easily identified and safe. If you do not have your house number placed on your house in accordance with this City Ordinance, please do so NOW!

## Mayor Tucker In Lafayette Place

Mayor Sharon Tucker, and MANY city department heads as well as several officers and representative from the Fort Wayne Police and Fire departments, participated in a Mayor's Walk in Lafayette Place on Monday August 4<sup>th</sup> from 5:30pm to 6:30pm.

Notices of the Walk had been placed on doors the previous week by city employees informing them of this opportunity to meet and ask questions of the Mayor and any representative with her.

Board Member **Jim Vaughn** and resident **John Lehner** accompanied the Mayor. Several residents along the pr-ordained route came out to ask questions. Mayor Tucker was very pleased with the residents' interest and participation. She was also very complimentary about our neighborhood as a whole!

## Did You Know?

The town of Fort Wayne became known as the "Summit City" because it was 198 feet above Lake Erie and the highest point along the low-level waterways, connecting the watersheds.

## We're Not A "Cookie Cutter" Neighborhood!

Architecture is one of the many things that entices people to move to our beautiful neighborhood. Lafayette Place is certainly not a "cookie cutter" neighborhood. Comprised of over 400 homes, there are several unique styles displayed throughout the neighborhood.

Fortunately, resident Don Orban is an expert on the architecture of Lafayette Place, as he was the Historic Preservation Planner for the City of Fort Wayne before he retired a few years ago.

According to Don, the most popular style of architecture in our neighborhood is Colonial Revival, followed by Tudor Revival, Craftsman and Minimal Traditional. Other styles include American Foursquare and Ranch.

**Colonial Revival** common identifying features of the style include: a symmetrically balanced facade with a central door and entry porch; classically inspired features such as pilasters, columns, pediments, fanlights, and sidelights; double-hung windows with multiple panes of glass; and prominent cornices decorated with dentils or modillions. **Examples are 4716 Lafayette Esplanade and 202 E. Fleming Ave.**

The **Tudor Revival** style became very popular after World War I. Tudors usually have steeply-pitched side gable roofs with at least one prominent front gable and large, decorative chimneys. Their most characteristic feature is decorative half-timbering with stucco or brick infill, which is usually found in gables or on second story walls. Brick, stucco, and stonewall surfaces were common, and windows were typically casements of wood or metal, in groups, with multiple panes of glass. **Examples are 4410 Champlain and 306 Glencoe Ave.**

**Craftsman** houses are simple in detail and massing, placing emphasis on "honesty" in their materials and construction. The best known expression of the Craftsman style is the "bungalow." Bungalows are one or one-and-a-half story houses of modest size with low-gabled roofs and wide porches, which are often integrated into the structure. **Examples are 4418 Champlain and 4410 Kenilworth.**

The depression of the 1930s brought a simplification in building. The **Minimal Traditional** style (c.1935-c.1956) reflects the Tudor or Colonial Revival styles, but roof pitches are lower, eaves are very shallow, and decorative detailing is minimal although there is often a large chimney. Small entry porches are common. **Examples are 4527 Lafayette Esplanade and 261 E. Maple Grove Ave.**

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