Lafayette Historic Preservation Board Meeting Minutes 1290 S. Public Road

September 16, 2013

#### **Present:**

Rebecca Schwendler Saundra Dowling Karen Lloyd Jessica Lowery Emmy Brouillette

Karen Westover, Staff Liaison

### **Call to Order**

The meeting was called to order at 6:30 p.m. by Chair Schwendler.

### **Old Business/Other Business**

Board member Brouillette reported that her work schedule allows her to meet on the first Monday and remain on the Board. Board member Dowling reminded the Board that the tour of the Waneka farm is set for Saturday October 5<sup>th</sup> at 9 am and she will confirm with Lois Waneka. Board member Schwendler requested the Board's help contacting home owners for the Holiday Home Tour. The Board directed Staff member Westover to advertise for an opening for a regular member position. Board member Twitty has indicated he would move to the alternate position.

### **Items from the Public**

None.

# Minutes of the August 5, 2013 Meeting

A few corrections were made to the minutes. Board member Brouillette moved to approve the August 5, 2012 minutes as amended, seconded by Board member Lloyd. Motion passed unanimously.

# **Topics For Discussion**

# **10021 W Baseline Road – Consideration of a Stay of the Demolition Permit – Public Hearing**

Staff member Westover presented the history of the Di Giacomo family and Peter and Susie's involvement in the community. The house is located on Lot 7 and the garage is located on both Lots 6 and 7 of the Indian Peaks Filing No. 3 Subdivision which was platted in 1993. She reviewed the landmark criteria the

Board uses to consider whether a stay should be issued on the demolition permit. Stephen Preston, owner of the property addressed the Board and relayed how his Aunt Susie was involved in many political activities and was proud of the Indian Peaks development. He reported that with the taxes and Homeowners Association fees, it was cost prohibitive to retain the house. He suggested that the Di Giacomo family name be honored by naming the park north east of the house the Di Giacomo park.

David Ware, President and CEO of McStain Neighborhoods, outlined how McStain was under contract to purchase the three Indian Peaks lots and how these lots were reserved from the Indian Peaks development so Susie would remain in her house.

Chair Schwendler opened the public hearing at 6:50 pm.

John Mackin, Nightsky Lane, stated that he lives adjacent to Lot 6 and has always expected that these lots would be developed to the same Indian Peaks standards. He supported the completion of the Indian Peaks development.

Chair Schwendler closed the public hearing at 6:55 pm.

The Board's questions to the applicant focused on, the condition of the house, original materials, and where Peter and Susie lived before moving into the house. Mr. Preston responded that Peter and Susie lived on the south side of Baseline, that there had been structural problems with the house in 1993, Susie liked to modernize and would throw everything away in the mine slope located to the north and that the windows were replaced. The Board discussed the criteria and found that the original integrity of the house was intact and house met:

Criteria A.5 – A style particularly associated with Lafayette or one of its neighborhoods;

Criteria A.6 - Represents a built environment of a group of people in an era of history;

Criteria A.7 – A pattern or grouping of elements;

Criteria B.2- Exemplifies cultural, political, economic or social heritage of the community; and

Criteria B.3 - Its association with a notable person or the work of a notable person.

Board member Brouillette moved to issue a stay on the demolition permit for the house and garage at 10021 W. Baseline for 60 days finding that the original integrity of the house is intact and it meets the criteria of Section 47-17, because the property meets the Architectural criteria and the Social/history criteria, second by Board member Dowling. The motion passed unanimously.

The Board discussed ways to honor the history of the Di Giacomo family. David Ware offered to reach out to the Homeowner's Associations about naming the park and the installation of an interpretive sign. He also suggested the golf course clubhouse could be a public place to memorialize the previous owners. He noted that it was about who was going to pay for it and who was going to maintain it. Mr. Ware also noted that the building would not be able to be moved because it was physically difficult and very costly but McStain did intend to deconstruct the house and salvage what materials they could. The Board asked Mr. Preston to provide family photographs and written documentation. The Board also suggested that the family consider landmarking the other similar style family houses in Old Town. The Board invited the family to the October 7<sup>th</sup> meeting to discuss ways to recognize the family.

### **Referral – Trails at Coal Creek**

Staff member Westover reviewed the location of the proposed plan and noted that 7.5 acres were dedicated in 1991 and the plan proposes to dedicate an additional 20 acres which include the Waneka Stage Stop. The stage stop is associated with Henry Adolf Waneka who arrived in the Lafayette area in 1860 and spent his first few months in a cave along the south bank of Coal Creek. Later he built a log cabin just east of the cave. He and his wife Anna and their children lived in the log cabin until he built a large two story house. This house was later used as a stage station, where food and rest was provided to travelers going from Denver to Cheyenne on the Old Laramie Trail. Today, the site is marked by a small group of trees and remnants of the building. The Board discussed that the site should be recorded by a qualified archeologist listed on SHPO approved consultants that would include a site number, forms, photographs, and maps and filed with the State. The report would provide a cultural history of the site as it relates to the Stage Stop, Laramie Trail and Coal Creek.

Board member Brouillette moved to recommend the Planning Commission require the applicant to have the site recorded by an archeologist on the State Historic Preservation Office list of approved consultants and that the final report be reviewed by the Historic Preservation Board, seconded by Board member Lowery, motion passed unanimously.

### **Plans for Salvaged Materials**

Staff member Westover reported that the City obtained interior doors and original windows from the house at 401 East Geneseo Street and these along with the tin panels from 305-307 E. Simpson Street are being stored at a unit at the A-1 Storage facility. The Board agreed to meet at City Hall then go over to A-1 Storage to view the salvaged materials at the first part of the October 7<sup>th</sup> meeting.

## **Old Town Design Guidelines**

The Board discussed what elements of the Design Guidelines they liked and identified three ways to approach new construction in Old Town:

- 1) The Historic Preservation reviews the design of new construction.
- 2) Identify certain elements that should be emphasized in the review of new construction in Old Town.
- 3) Change the Development Code to require Design Standards.

The Board agreed to take photos of houses in Old Town of good and bad examples and send them to Board member Brouillette, who will organize them in a PowerPoint for the next meeting.

### **Public Comments**

None.

## **Adjourn**

Board member Lowery moved, seconded by Board member Schwendler, to adjourn. Motion passed unanimously. Meeting adjourned at 8:40 pm.

ATTEST:	CITY OF LAFAYETTE, COLORADO
Karen Westover, Liaison	Rebecca Schwendler, Chair
Historic Preservation Board	Historic Preservation Board