

Lafayette Historic Preservation Board
Meeting Minutes
1290 S. Public Road

June 2, 2014

Present:

Rebecca Schwendler
Emmy Brouillette
Anthony Viers
Bob Jencks
Saundra Dowling
Jessica Lowery
Peter Mathews
Alison Fischer

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 Schwendler recognized Board member Dowling for her eight years of service and Board member Lowery for her 1½ years of service. The Board thanked them for all their work on the Board.

Board member Brouillette asked if any member had a hard copy of the letter to the Post, so she could re-create it. She also mentioned that she was meeting with the Historical Society in two weeks.

Items from the Public

None.

Minutes of the May 5, 2014 Meeting

Board member Dowling moved to approve the May 5, 2014 minutes, seconded by Board member Jencks. Motion passed unanimously.

Development Referral – 400 East Simpson Street

Staff member Westover presented the proposed architecture for the building at 400 East Simpson which includes new stucco, siding and brick and wood / metal awnings at the northeast and northwest corners of the building. The developer is also proposing to restore the “breakfast” mural on the east side of the building and retain the windows. The Board discussed how an effort had been made to

restore the exterior northern façade in the early 1980's and felt the north side of the building needed to remain as it looks today. The Board expressed the importance of this redevelopment and how it will set the stage for future redevelopments along East Simpson Street. The Board discussed how retaining the historic look will keep Lafayette unique and attract quality tenants. Board member Brouillette moved to forward the following comments:

- Use only historical materials (specifically narrow-width [ca. 4 to 4.5"] type wood clapboard); don't introduce new materials (e.g., the brick, stucco, and metal as proposed)
- Keep the building façade intact by using homogeneous material; don't break up the building into smaller units using different materials, colors, and/or styles as proposed
- Keep the building façade authentic with its two rows of corbels and its open face; don't add awnings as proposed
- Keep the building exterior essentially as is, or look to the 1930s photo for ideas for modifications

In addition the comments should note the Board's appreciation for retaining the windows and restoring the "breakfast" sign.

The motion was seconded by Board member Viers, and passed unanimously.

Art Night Out /125th Anniversary

The Board discussed hosting a booth at the June 20th Art Night Out and would hand out flyers advertising the 125th celebration and walking tours. Board member Brouillette stated that she would ask the Historical Society if they could bring their 1950's map and any other visual material to the booth.

2014 Budget

The Board asked for clarification on how the budget could be used. Staff member Westover stated she would verify the purpose and get back to the Board. Board member Brouillette moved to table this item until next month, second by Board member Jencks, motion passed unanimously.

Historic Buildings from the SHPO Database

Board member Schwendler presented a spreadsheet with information from previous surveys and heritage awards and highlighted those properties eligible for National, State, and Local landmarking. Board member Schwendler stated that she had access to the State Historic Preservation Office ("SHPO") information and the Board could use it as a starting point when reviewing demolitions or nominations. She reported that in 1979, east Old Town was eligible for the National Register.

Demolition by Neglect City Council Workshop – August 5th

The Board requested the previous power point presentations on demolition by neglect be emailed to the Board. The Board agreed this would be the main topic at the August 4th meeting.

Old Town Design Guidelines

The Board summarized how this project began by looking at 1-2 key elements that could be adopted to help preserve the character of Old Town. The Board discussed

1. Scale – the relationship of the size and mass of a building compared to the surrounding scale.
2. Setbacks from the street.
3. Sidewalks and shade trees
4. Exterior materials
5. When something is demolished, something similar should be rebuilt.
6. Detached garages.

The Board requested that the photographs of good design examples be emailed to them. The Board agreed to take photographs of good and bad design for the next meeting.

Board Reports

None.

Consider Recommendation to Appoint Alison Fischer to Regular Member Position

Board member Viers moved to recommend the City Council appoint Alison Fisher to the regular member position for a 4 year term, seconded by Board member Mathews, motion passed unanimously.

Public Comments

Board member Mathews and Fischer indicated they were interested in attending the CLG training on July 11th.

Adjourn

Board member Dowling moved, seconded by Board member Lowery, to adjourn. Motion passed unanimously. Meeting adjourned at 8:50 pm.

ATTEST:

CITY OF LAFAYETTE, COLORADO

Karen Westover, Liaison
Historic Preservation Board

Rebecca Schwendler, Chair
Historic Preservation Board