



Statement of Vision

*Lafayette's panoramic view of the Rocky Mountains inspires our view into the future.
We value our heritage, our unique neighborhoods, a vibrant
economy and active lifestyles. We envision a future that mixes small town
livability with balanced growth and superior city services.*

Statement of Values

We aspire to a **strong economy** that is diverse and sustainable, attracts innovators, encourages a balance of big and small businesses, and meets the community's needs.

We intend to **shape the future** through strengthening our voice on environmental stewardship and social issues, taking an active role in sustainability and strategic planning development, and facilitating leadership development and fresh thinking.

We strive to be a **connected community** that encourages cooperative relationships and inclusivity, expects accessibility and communication, nurtures resiliency, appreciates multi-culturalism, and humanizes physical and social interactions within the City.

We support **placemaking** endeavors that stimulate historic preservation and the arts, encourage open space stewardship and networking of neighborhoods, and promote comprehensive planning and livability.

Historic Preservation Board

February 6, 2017

6:30 p.m.

Council Chambers

1290 S. Public Rd.

AGENDA

- I. CALL TO ORDER/ROLL CALL
- II. OLD BUSINESS / NEW BUSINESS
- III. ITEMS FROM THE PUBLIC
- IV. MINUTES OF THE JANUARY 9 AND 19 MEETINGS
- V. TOPICS FOR DISCUSSION
 - A. Board Applicant Interview
 - B. Old Town Design Criteria Project Update
 - C. State Historical Fund Grants Discussion
 - D. Demo Stay Updates
 - E. Colorado Preservation Inc. Conference Summary
 - F. 2017 Goals Update
 - G. Social Media Updates
 - H. Educational Discussion

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Lafayette Historic Preservation Board
Meeting Minutes

1290 S. Public Road
January 9, 2017

Board Members Present:

Rebecca Schwendler – Chair
Bob Jencks – Vice Chair
Janna Chatham-Kennedy
Seth White
Amanda Downes
Anthony Viers

Board Member Absent:

Candace Richter

Chelsea Behanna, City Council Liaison
Darcia Thomas, Planning Commission Liaison
Greg Thompson, Staff Liaison

I. Call to Order

Chair Schwendler called the meeting to order at 6:30 p.m. Mr. Thompson called roll.

II. Old Business/New Business

It was noted the proposed tax increase in Lafayette was not passed, so there will be no additional Historic Preservation budget available this year.

Member White had a variety of issues he raised including:

1. Getting information about tin ceiling inventory on the city's webpage. Liaison Thompson indicated he would make sure that gets done.
2. Mr. White requested the USB stick he provided with the tin ceiling inventory on it be returned.
3. 109 E Cannon is fixed up and looks good. Was to be scraped and was saved. Mr. White suggested the property be a candidate for a Heritage Award and offered to thank them on behalf of the Board for their work.
4. Regarding the Old Town design criteria project, Clarion has been hired to be the City's consultant. Council approved funds. The full board was to receive the consultant's proposal from Mr. Thompson. The kickoff meeting has not yet been set, but should be next week.

Chair Schwendler discussed the Coke Mural and the need to have a Historic Preservation oriented person to record/monitor the sign over time. She asked Mr. Thompson to find out who has been assigned this task. She also volunteered to do it, as did Member Kennedy.

III. Items from the Public

There were no public comments for the Board.

IV. Minutes of the November 7, 2016 Meeting

The minutes herein are a summary of the business conducted at this meeting, not a verbatim transcription. Only the actions taken and text appearing within quotation marks are verbatim.

Member Kennedy moved, seconded by Vice Chair Jencks to approve the minutes of the November 7, 2016 meeting. The motion passed 6-0.

V. Topics for Discussion

A. Public Hearing / 813 E. Baseline / Consideration of a Stay on a Demolition Permit

Due to a posting error, staff recommended the Demolition Stay case for 813 E. Baseline be continued until January 19, 2017 at 6:30 p.m. Staff noted the applicant had verbally indicated a willingness to waive their 45 day hearing schedule. Vice Chair Jencks moved to continue the hearing to January 19, 2017 at 6:30 p.m. Member Kennedy 2nd the motion and it was approved 6-0.

B. Public Hearing/310 E. Emma/Consideration of a Stay on a Demolition Permit

Due to a posting error, staff recommended the Demolition Stay case for 310 E. Emma be continued until January 19, 2017 at 6:30 p.m. Member Kennedy moved to continue the hearing to January 19, 2017 at 6:30 p.m., 2nd by Member Downes. Motion passed 6-0.

C. Public Hearing/700 E. Baseline/Consideration of a Stay on a Demolition Permit

Vice Chair Jencks recused himself from the discussion since he's the applicant. Due to a posting error, staff recommended the Demolition Stay case for 700 E. Baseline be continued until January 19, 2017 at 6:30 p.m. Member Kennedy moved to continue the hearing to January 19, 2017 at 6:30 p.m., 2nd by Member Downes. Motion passed 5-0 (Jencks recused).

D. Background information for Public Hearings

Board members noted there is appreciation for the summary and info the Demolition Committee put together. There was discussion of including a current aerial map as part of the packet next time as well as putting information about the hearing on the TV screens in the hearing room. The Chair indicated she would put together a checklist of information to try to obtain for each hearing. Staff was encouraged to present both sides in the staff report. Members White and Kennedy indicated they prefer no recommendation in the staff report as staff has been doing. A property research work session was discussed and could be added to the February agenda.

E. 2017 Goals

2017 Goals were discussed. The 2016 goals were revisited. The first 2016 goal relates to addressing inappropriate massing and scale wasn't completed, although is the genesis for the Old Town design criteria project that is kicking off soon. The second goal was collaborating with other boards. This continues to be a goal for 2017. The 2016 Art Nights Out were successful. There is excitement about the consultant that was hired and the design criteria process.

In terms of 2017 goals, the Board agreed to continue working on the 2016 goals by completing the public input meetings and creating a plan for any appropriate code changes for the design criteria project, and starting a process for collaborating with other boards. A new 2017 goal is to increase public outreach, to make the Board more accessible and provide a better message. Public outreach

would consist of improving the Board's image by promoting success stories. Staff would look into format options with the City's public information officer. Member Viers would look into communicating those stories to the paper. There was also a suggestion to make Art Night Out more fun.

Follow up could include reporting on what has happened to old cases as well as other board decisions.

F. Budget

Questions arose concerning whether the Board set up an account at Morrell Printing solutions with money from last year's budget. It was suggested a gift card could be done. Board members with outstanding expenditures were also encouraged to get in their bills from last year as soon as possible. The Board decided to use \$2000 of the 2017 budget for grants. Members also asked if Board money is needed for the public input mailer, but it was agreed that this would be discussed at the Steering Committee meeting. \$500 was earmarked for Heritage Awards, landmarking, and other awards. Member Jencks suggested allocating the remaining funds each quarter as other activities arise.

G. Election of Officers

1. Chair - Vice Chair Jencks nominated Rebecca Schwendler. Member Kennedy 2nd the motion, which passed 6-0.
2. Vice Chair - Vice Chair Jencks nominated Seth White. Member Kennedy 2nd the motion, which passed 6-0.
3. Demolition Committee, Member Kennedy and Chair Schwendler expressed willingness to serve in this capacity, with Member Downes serving as an alternate. The Board concurred.

In terms of openings on the Board, the positions need to be advertised.

H. Social Media Update

This item was covered under other topics throughout the meeting.

I. Educational Discussion

Mr. Thompson indicated he would check how Member Jencks was set up for the CAMP training in February.

VI. Public Comments

No comments were made.

VII. Adjournment

Member Kennedy moved to adjourn. Vice Chair White 2nd the motion. The meeting was adjourned on a 6-0 vote at 8:01 p.m.

Lafayette Historic Preservation Board
Meeting Minutes

1290 S. Public Road
January 19, 2017

Board Members Present:

Rebecca Schwendler – Chair
Seth White – Vice Chair
Bob Jencks
Janna Chatham-Kennedy
Candace Richter
Anthony Viers

Board Member Absent:

Amanda Downes

Darcia Thomas, Planning Commission Liaison
Greg Thompson, Staff Liaison

I. Call to Order

Chair Schwendler called the meeting to order at 6:30 p.m. Mr. Thompson called roll.

II. Topics for Discussion

A. Continuance of Public Hearing/813 E. Baseline/Consideration of a Demolition Permit Stay

Mr. Thompson introduced the project and provided a breakdown of the staff summary.

The applicant discussed his plans for the building and the project in general.

The Chair opened the public hearing.

Vicky Uhland, 303 E. Simpson, inquired why the request to demolish the building was coming forth now. Mr. Thompson noted the application was submitted to the City, so it followed procedure to this public hearing. Mr. Thompson noted the land use request on the subject property was moving forward to City Council in the near future and both applications were moving forward at the same time.

Chair Schwendler gave the history of the McDaniel's family and discussed the property background. She noted the horizontal siding was not original, but asked whether the vertical siding was. The applicant said he did not know, but he confirmed that someone was living there until a couple of weeks ago.

Member Kennedy wondered about the angle of the roof peak and if it were unique. Member Jencks suggested it looked like the roof had collapsed in certain areas but then agreed upon further inspection that it appears to have an unusual peak angle.

The Board considered the designation criteria, including A1, A5, B2, and B3.

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Member Jencks suggested the builders keep an eye out for historic items as they are digging foundations and working on the site.

Member Viers indicated this building didn't seem to meet the criteria. Vice Chair White indicated that keeping typical, modest houses is important. Member Jencks indicated something needs to be special to be preserved.

Member Kennedy made a motion to approve the demolition permit for 813 E. Baseline, which was 2nd by Member Richter. The motion passed 5-1 (White dissenting).

The Board requested the applicant look for artifacts as he redevelops the site. Vice Chair White asked the applicant if he were open to the idea of moving the building to the corner of the lot or allowing the building to be removed intact from the site at no cost to the owner. The applicant confirmed he can not keep the building at its current location and indicated a willingness to give the building to someone. The applicant indicated it needs to be moved quickly. The applicant also expressed interest in salvage prior to demolition if that is desired. Members Jencks and Chatham-Kennedy volunteered to be Board contacts for the applicant.

B. Continuance of Public Hearing/310 E. Emma/Consideration of a Demolition Permit Stay

Mr. Thompson introduced the project and provided a breakdown of the staff summary.

The applicant indicated that she is heartbroken about not being able to save the building but asserted that it is unsafe and can't be fixed. She showed where additions were placed on the building over time and indicated nothing is original.

Member Jencks indicated he can put her in touch with an engineer that can resolve the building's problems.

Dale Horton, the applicant's builder, came to the podium and indicated the basement has been dug out and walls framed. Chair Schwendler and Member Jencks indicated their homes' basements were done in the same manner. The applicant indicated the foundation is rotting on hers. Mr. Horton indicated it may be able to be saved if certain measures are taken. Mr. Horton noted the building has siding that isn't historic and the windows are aluminum. Additionally, the foundation consists of a variety of materials, including concrete, cinder block, and one area which doesn't have a foundation.

Member Richter indicated it's not really a 1910s house any more since there have been lots of additions. Mr. Horton noted all of the exterior materials on the building are not original.

Chair Schwendler pointed out that the footprint of the house remains similar, minus an eastern addition, to what is shown on the 1937 Sanborn map. She also summarized the history of the property's owners, and especially that of David Lueras. She inquired how the applicant would suggest preserving the history of the property if the building were demolished. The applicant indicated she did not know but could think about possibilities.

Chair Schwendler suggested that the house must have been constructed by the 1910s, which is earlier than the date provided by the applicant (1940). The applicant indicated there was no definitive information showing the building was built in 1940 other than the Boulder County Assessor

information. She did talk with the previous owner and reviewed information contained on the Multiple Listing Service (MLS).

The Chair opened the public hearing at 7:42 p.m.

Vicky Uhland, 303 W. Simpson, discussed her house relative to 310 E. Emma and their similarities and indicated she hasn't had a problem with her foundation. She noted historic homes don't have to meet current codes and they can be lifted up and a foundation be put under them. She questioned the implications for the applicant's 2015 PUD application if the house is demolished. Ms. Uhland encouraged the stay to allow the property owner time to save the home.

Kappy Hall, 316 E. Emma, discussed the importance of ordinariness and architectural variety in Old Town buildings. She indicated a preference for accessory dwelling units that have been added to sites. Individual buildings add to the whole and Old Town character.

Bonnie Freeman of 405 E. Emma indicated a poor foundation is not a good excuse and suggested the applicant seek another recommendation from an engineer.

Adam and Rachel Cerny of 308 E. Emma indicated the house should remain and is part of Old Town. The house fits with miners' shacks in the area. They indicated the current tenants are still there. They indicated the letter from the structural engineer was dated November 2016. The owner doesn't seem concerned with getting the tenants out immediately, despite the assertions in the letter which indicate the building is dangerous.

Grant Swift, 608 E. Geneseo, wants a stay to be granted so the applicant can find another opinion. He also mentioned he's concerned with bait and switch development and asked Mr. Thompson to look into whether there is a PUD loophole. He also said that he has the same kind of basement.

Karen Norback, who lives at 800 E. Geneseo, read from the applicant's 2015 PUD application which states that the house is historically important. She asked that a stay be put on the demolition permit.

Mr. Thompson gave copies of two additional comment emails to the Board and to the applicant for review.

The public hearing closed at 8:11 p.m.

Member Jencks asked the applicant if she is willing to save the building if the cost is reasonable. The applicant expressed a willingness to give the house to someone and doesn't think she can afford to save it. She's also willing to allow the Board to get artifacts.

Following a question by Member Viers, the applicant indicated there are tenants living in the building currently.

Member Richter suggested the Board bring the discussion back to the criteria. She noted the discussion needs to be about the significance of this house, not other houses in town. She indicated it seems like part of the existing building dates from 1910, and that additions were done at various unknown times since then.

The Board discussed the criteria, including Architectural criterion #5. Member Richter noted the house doesn't have a typical miner cottage look. Member Viers indicated the home is part of the community. Member Kennedy noted how it interacts with the neighborhood around it. The Board agreed that this criterion is not strongly applicable.

Regarding the Social/Historic criteria, the Board noted the Latino history of this property is important under criteria #2. Criterion #3 was also discussed in regard to David Lueras and his community impact. The Board agreed that this is the strongest criterion for the house. Mary Manzaneres, who was married and became Mary Garcia, lived on the property from 1948 to approximately 2013. Both were important community members who happened to be Hispanic.

The Board discussed the Geographic/Environmental criteria and there was strong support for criterion #1, especially from members of the public who spoke during the public hearing. The Board also discussed criterion #2, in that this is a rare and recognizable triple lot.

In terms of Physical Integrity, criterion #3 is met, as the building is in its original location.

A motion was made by Member Viers that the following criteria were met:

Physical Integrity #3 (Is in its original location or has the same historic context after having been moved)

Social/Historic #3 (Is associated with a notable person or the work of a notable person)

Geographic/Environmental #1 (Enhances the sense of identity of the community)

and a 90 day stay should be placed on the demolition permit. The motion was seconded by Member Kennedy and passed 6-0.

The Board decided the liaison to the applicant will be Member Jencks.

C. Continuation of a Public Hearing/700 E. Baseline/Consideration of Demolition Permit Stay

Member Jencks recused himself from the Board for this item.

Mr. Thompson introduced the item and discussed the proposal with the Board.

The applicant, Bob Jencks, approached the podium and discussed his proposal for the property. Chair Schwendler noted that the 2nd shed adjacent to the alley is not shown on the 1937 Sanborn map. Mr. Jencks said that the age of that building is unknown but it appears to be more than 50 years old. The buildings could be fixed, but the site needs a functional garage. He isn't looking to split the lot and is willing to salvage materials from the buildings and reuse them. Mr. Jencks noted it appears the barn building was used as a stable at some point. Additionally, the hardware on that building may be original on the barn door. The new garage design he would like to add to the site would mimic the existing barn. The applicant indicated the demo would be done within 6 months. Additionally, he would have a 10-foot setback for the new garage.

At 9:05, the Chair opened the public hearing. She closed it immediately afterwards, seeing no one present from the public to speak on the project.

After some discussion of the site and project, including a comment from Member Richter about the existing buildings being fairly vanilla, the Board discussed the criteria. The board noted it could be

argued some of the criteria (A1, A5, A6, and B2) are met, but not to the level of warranting a stay. There is a lot of grey zone with this proposal in relation to the criteria.

Member Kennedy moved to issue the demolition permit. Member Richter 2nd the motion. The motion passed 5-0 with Member Jencks abstaining, having recused himself from the Board for this item.

III. Public Comments

There were no public comments for the Board. The Board requested the staff liaison send contact information to Mr. Jencks, who offered to help the property owners at 310 E. Emma and 813 E. Baseline with their process.

IV. Adjournment

The Board moved to adjourn at 9:36 p.m.

January 27, 2017

City of Lafayette
Planning & Building Department
1290 South Public Road
Lafayette, CO 80026

Subject: Letter of Intent, Historic Preservation Board

To Whom It May Concern:

Please accept this application for consideration for membership on the Historic Preservation Board. See attached application and resume. I've had a life-long passion for the education and preservation of the past, especially as it pertains to Colorado History. I believe it's critical to get involved now, given the impending budget cuts to programs that support our heritage.

Here's a brief summary of my qualifications:

- Founding Member, [History Colorado Center](#)
- Member, [Colorado Archaeological Society](#) (CAS) since 1979
- Member, [CAS Indian Peaks Chapter](#) (former board member)
- Member, [Colorado Rock Art Association](#)
- Volunteer, Colorado Archaeological Society
- Volunteer, [US Forestry Service Heritage Program](#)
- [Avocational Archaeologist](#) (completed 237+ classroom hours plus lab & field work)
- Trained in the eligibility & assessment process for State Register nominations

References:

- Chris Johnston, Assistant Colorado State Archaeologist (303.866.4671)
- Richard Wilshusen, Former Colorado State Archaeologist
- Anne Robinson, President, Colorado Rock Art Association (720.334.2732)
- Robert Brunswig, UNC Professor Emeritus & Research Fellow (970.371.9874)

Sincerely,
Joan Prebish (720.839.6123)
1512 Harvest Drive
Lafayette, CO 80026

Two Attachments:

1. Application
2. Resume



Application for Historic Preservation Board

Planning & Building Department
1290 S. Public Road, Lafayette, Colorado 80026

303-665-5588
Fax 303-665-2153

Please complete this application and return it to the Planning & Building Department by
Open Until Filled

To be considered for appointment to the Historic Preservation Board, you must include a current resume along with this application.

All information provided to the City on this application, and on your resume, is subject to the Freedom of Information Act. Please do not include any information that you do not wish to become public.

(Please Print and Complete in Ink)

Name: <u>Joan Prebish</u>			
Address: <u>1512 HARVEST DRIVE, Lafayette, CO 80026</u>			
Street/PO Box	City	State	Zip
Home Phone Number: <u>720.839.6123</u>		Work Phone Number: <u>NONE</u>	
Email address: <u>JOAN.PREBISH@GMAIL.COM</u>			
<input checked="" type="checkbox"/> I affirm that I am a citizen of the United States; a registered voter, and that I've resided in Lafayette for at least one year.			
Signature <u>Joan Prebish</u>		Date <u>1/24/17</u>	
Years of residence in Lafayette: <u>12</u>			

Joan Prebish, MBA, PMP, CSM

joan.prebish@gmail.com

www.linkedin.com/in/jprebish/

720.839.6123

Areas of Expertise

Certified PMP	MBA, Information Systems Management	Certified Scrum Master
Proven performance delivering large data management programs and special projects	Expert in delivering software, solutions, and services from cradle-to-grave	Seasoned communicator with executive-level management and government agencies
Manage vendor deliverables, performance, and regulatory compliance	Trained and experienced as a systems engineer	Strong leader of global, cross-functional teams through complex lifecycle processes
Early adopter and change agent for new methodologies	Six Sigma Green Belt	USAF veteran - Manned Spaceflight Officer

Profile

- 15+ years driving large data management programs and special projects with emphasis on IT program management, managing change (enablement/training/communications) and vendor management. Largest program consisted of four sub-programs, each with multiple components and associated global, cross-functional teams.
- Expertly employ project management concepts, best practices, and procedures to ensure effective initiation, planning, management, control, and closure of complex systems.
- Effectively identify the value and “what’s in it for me” to manage the communications, consequences, and adoption of enterprise-level transformations such as: ISO, ITIL, CMMI, SDLC, SELC.
- Accomplished liaison for special projects supporting executive-level management and government entities (C-level, HQ NASA, Pentagon, others).
- Build productive and innovative cross-functional teams through effective goal setting, collaboration, and consensus building.
- Top notch communicator – written and verbal – with a variety of audiences (functional, executive, government) in commercial, government, and military sectors.

Relevant Experience

West Safety Services

Senior IT Project Manager, Carrier Services

July 2016 - Present

Lead cross-functional teams to deliver mission-critical technology solutions that link the public with 9-1-1 emergency communications products and services.

VISA Corporation

Senior Program Manager, Global Services

Nov 2012 – July 2016

Manage the professional services program for customizing solutions for merchant payment processes. Manage supplier relationships to ensure hosting services are delivered on time, compliant with payment card industry (PCI) security standards and company key controls, and meet contractually mandated performance requirements. Received two outstanding performance awards for early delivery of security fixes to mission critical applications.

Independent Consultant

Senior Program Manager

Jul 2011 – Oct 2012

Provide IT consulting services to Metro State University as a contractor.

Oracle Corporation/Sun Microsystems, Inc.

Senior Program Manager, Enterprise Data Management

Feb 1999 - Jun 2011

Manage data management cloud sales programs to enable North American field personnel to identify new opportunities and develop a larger, more qualified pipeline; execute opportunities more effectively; and turn opportunities into closed deals more frequently. Lead cross-organizational project teams to develop and execute sales programs and campaigns.

- Coordinated multiple sales programs and campaigns across global lines of business to align messaging, training, events, collateral, and assets – reduced costs, reduced time to market, and accelerated field training on key products.

Manage the global sales relationships with Storage Supplier Partners. Negotiate with Partners on the distribution of sales allowance requests. Develop sales enablement programs, including a new, corporate SPIF process.

- Facilitated collaboration between Sun and Partner executives on joint marketing and sales enablement initiatives – increased sales each quarter.
- Implemented joint, global field rules of engagement – accelerated sales cycle by reducing escalations, and promoting partnering best practices.

Concurrently manage the development and delivery of four data management programs, each with multiple releases and separate strategic roadmaps. Lead global, cross-functional teams and present status at formal reviews to executive management.

- Created and implemented new corporate standard for delivering infrastructure solutions.
- Converted the Professional Services delivery methodology to align with the Sun PLC process.

Manage the Storage Area Network program, comprised of four programs (switches, HBAs, tape, software), each with multiple components with separate roadmaps. Lead global, cross-functional teams and present status at formal reviews to executive management.

- All components delivered on time with full functionality to dovetail with the Solaris OS release train. Received Sun Achievement Award.

Raytheon Corporation

Lead Systems Engineer

Oct 1997 – Feb 1999

Manage the systems engineering activities for the design, development, and deployment of a mission critical software program for a government client with worldwide users. Collaborated with government client and global end users to define and develop operational concept and high-level requirements. Managed the systems engineering budget, conducted trade studies, developed 37 program documents, prepared management reports, and presented status at formal government reviews. Converted corporate system engineering processes to comply with CMMI, ISO 9001, and unique client requirements and processes.

- Conducted site surveys at classified end user facilities worldwide and managed all activities to ship, receive, stage, and install the product – delivered and deployed on time.
- Received High Performance Team Award.

Prior to 1997

- Booz Allen Hamilton Consultant, in support of DOD contracts and commercial clients. Received BAH Outstanding Community Service Award.
- USAF Space Surveillance officer in support of Space Shuttle and global ground-based space tracking system.

Education

University of Colorado, Colorado Springs, CO	MBA (Information Systems Management)
USAF Squadron Officer School, Montgomery, AL	Leadership Training
Colorado State University, Fort Collins, CO	BFA (Bachelor of Fine Arts)

Training and Certifications

- PMP Certificate (recertified through Feb 2018)
- Certified Scrum Master
- Prosci Change Management Certificate
- Six Sigma Green Belt Certificate (completed Black Belt training)