



## **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 life-styles. We envision a future that mixes small town livability with balanced growth and superior technologies.*

## **Historic Preservation Board**

**November 5, 2012**

**6:30 p.m.**

**Starkey Building 309 S. Public Road**

## **AGENDA**

- I. Call to Order/Roll Call**
- II. Items from the Public Not on the Agenda**
- III. Minutes of the October 1, 2012 Meeting**
- IV. Topic for Discussion**
  - A. Interview Historic Preservation Board Candidate**
  - B. Options for 305-307 East Simpson Street**
  - C. Photo Contest**
  - D. Property Neglect Discussion – Recap October 16, 2012 City Council Workshop**
  - E. Mary Miller Theater**
  - F. Landmark Nomination Application Review**
  - G. Landmark Criteria Review**
- V. Old Business/Other Business**

Next Agenda January 7, 2013
- VI. Adjournment (8:00 p.m.)**

Lafayette Historic Preservation Board  
Meeting Minutes  
Starkey Building 307 S. Public Road

October 1, 2012

**Present:**

Rebecca Schwendler  
Emmy Brouillette  
Nick Nimmer  
Karen Lloyd  
Christine Berg, Council Liaison  
Van Wilgus, Planning Commission Liaison  
Karen Westover, Staff Liaison  
Fred Cooper  
Shirley Perry

**Call to Order**

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

**Items from the Public**

None

**Minutes of the September 10, 2012 Meeting**

Board member Brouillette moved to approve the September 10, 2012 minutes, seconded by Board member Nimmer. Motion passed unanimously.

**Topics For Discussion**

**Interpretive Sign For Peterson's Farm**

The Board reviewed the final version for the Peterson's Farm sign at the Affinity development on Baseline Road. Board member Nimmer moved to approve the wording for the sign, seconded by Board member Lloyd. The motion passed unanimously.

**Options for 305-307 East Simpson Street**

Shirley Perry, 303 East Simpson Street, spoke with the Board about how she understands why the owners want to demolish the building because it attracts animals and vandalism but that she would like to see if the building can be restored. Ms. Perry noted that if the building is demolished she will be the recipient of any mice or other animals currently in the building.

The Board discussed whether a local architect would be interested in taking on the restoration project for buildings, the idea of a photo contest to bring attention to the property as well as document the buildings, preserving materials and landmarking the buildings.

Board member Brouillette moved to invite the property owner to the next meeting to discuss options, seconded by Board member Lloyd. The motion passed unanimously.

### **Property Neglect Discussion**

The Board discussed the recent demolition permits and the poor condition of the buildings. The Board talked about different ways to help protect historic buildings that were not receiving proper maintenance. In preparation of the upcoming workshop with the City Council the Board developed the following outline of what to cover at the meeting.

- a) The two recent demolition permit examples.
- b) The need for something different.
- c) What the Historic Preservation Board does. What the Board's role is supposed to be and what it has become.
- d) Innovative Solutions.

### **Update on Eligible Property Owner Contacts**

The Board requested the email outlining which property owners to contact be sent out.

### **Landmark Nomination Application Review**

The Board agreed to discuss this item at the next meeting.

### **Landmark Property Owners Celebration**

The Board supported the idea of hosting a celebration for all the landmarked property owners and felt that scheduling the celebration early next year would be a good time since there will be funds in the budget.

### **Landmark Criteria Review**

Staff member Westover noted that this was placed on the agenda for the Board to review and understand what each criteria meant since there has been much discussion regarding the criteria with the recent demolition permits and landmarking nomination.

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

Staff member Westover asked the Board to authorize the remaining \$3,035 of the Preservation fund account to be used towards the Simpson Street Survey if the grant is awarded. The Board agreed to use the funds as a cash match for the survey grant.

The Board asked about maintenance for the Mary Miller Theater and requested it be placed as a topic on the next month's agenda.

It was noted that the Historic Home Tour will be held on Saturday December 8<sup>th</sup> from 10 am to 4 pm.

Board member Brouillette moved, second by Board member Lloyd, to adjourn. Motion passed unanimously.

ATTEST:

CITY OF LAFAYETTE, COLORADO

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Karen Westover, Liaison  
Historic Preservation Board

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Rebecca Schwendler, Chair  
Historic Preservation Board

LAFAYETTE REGISTER OF HISTORIC PROPERTIES  
NOMINATION FORM

USE ACCOMPANYING INSTRUCTIONS

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SECTION I

---

NAME OF PROPERTY

Historic Name \_\_\_\_\_

Other Names \_\_\_\_\_

CATEGORY OF PROPERTY

- Structure (does not include site)     District     Site (may include structures)  
 Other (describe) \_\_\_\_\_

Include the number of contributing and non-contributing structures on the property or within the nominated area.                      Contributing \_\_\_\_\_ Non-Contributing \_\_\_\_\_

ADDRESS OF PROPERTY

Street Address \_\_\_\_\_

If you are nominating a district, provide either a boundary description or all lots and blocks within the boundary on a continuation sheet

OWNERSHIP OF PROPERTY

Fill in ownership information (if you are the owner sign and date below.). In the case of a district or multiple ownership, list names and addresses of each owner on a continuation sheet. By signing below, you as the owner consent, to the designation of your property as a landmark or included in a historic district.

Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Fax number \_\_\_\_\_ e-mail \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**LAFAYETTE REGISTER OF HISTORIC PLACES**

Property Name \_\_\_\_\_

Page 2

**PREPARER OF NOMINATION**

I am not the owner of the above-described property. I nominate the above named property to Lafayette, Colorado Register of Historic Places. I have:

- obtained the property owner's approval as verified above
- not been able to obtain the property owner's approval **(Include documented attempts to secure owner approval.)**

Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Fax number \_\_\_\_\_ e-mail \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**SECTION II**

**OTHER HISTORIC DESIGNATION**

Has the property received other historic designation?

- no       yes       individual       in district       other \_\_\_\_\_

date designated \_\_\_\_\_

designated by: \_\_\_\_\_ (County, State, National)

**LOCATION STATUS**

- original location       moved (date moved) \_\_\_\_\_~

**USE OF PROPERTY**

Historic \_\_\_\_\_

Current \_\_\_\_\_

Source of Information \_\_\_\_\_

**ORIGINAL OWNER** \_\_\_\_\_

Source of Information \_\_\_\_\_

**LAFAYETTE REGISTER OF HISTORIC PROPERTIES**

Property Name \_\_\_\_\_

Page 3

YEAR OF CONSTRUCTION \_\_\_\_\_

Continuation sheet

YEAR(S) OF REMODELING \_\_\_\_\_

(if known)

Source of Information \_\_\_\_\_

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### SECTION III

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#### HISTORICAL NARRATIVE

Use continuation sheet

#### DESCRIPTION AND ALTERATIONS (SEE APPENDIX A)

Use continuation sheet

#### PHOTOS

Prepare a photo log using black and white photographs on one or more continuation sheets

Photograph all sides of each contributing structure.

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### SECTION IV

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#### GEOGRAPHIC DATA (SEE APPENDIX B)

Description of Property: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

#### BOUNDARY DESCRIPTION (SEE APPENDIX B)

Use continuation sheet

#### BOUNDARY JUSTIFICATION (SEE APPENDIX B)

Use continuation sheet

#### SIGNIFICANCE OF PROPERTY (SEE APPENDIX C)

Nomination Criteria (Choose as many criteria as apply.)

- A. Architectural The property has distinctive characteristics of a type, period, method of construction or artisan
- B. Social/Historic The property is associated with events or persons that have made a significant contribution to history
- C. Geographic The property has geographic importance
- D. Archeological/Subsurface The property has demonstrable potential of important discoveries related to history or prehistory

#### LAFAYETTE REGISTER OF HISTORIC PROPERTIES

Property Name \_\_\_\_\_

Page 4

**AREAS OF SIGNIFICANCE (REFER TO APPENDIX D)**

1 \_\_\_\_\_

5 \_\_\_\_\_

2 \_\_\_\_\_

6 \_\_\_\_\_

3 \_\_\_\_\_

7 \_\_\_\_\_

4 \_\_\_\_\_

8 \_\_\_\_\_

**STATEMENT OF SIGNIFICANCE**

Explain the significance of the property on one or more continuation sheets   
See the “Guidelines for Determining Significance in Appendix E

**BIBLIOGRAPHY**

Cite books, articles, and other sources used in preparing this form on one or more continuation sheets

**OPTIONAL INFORMATION**

You may submit any other information which might be helpful in considering the eligibility of this property. However, this material is not a substitute for providing information on the form as requested. Optional materials may include newspaper clippings, brochures and photocopies of historic photographs. All materials submitted will be added to the nomination property files and may not be returned

**Completed nomination forms and supporting materials should be mailed to:**

Historic Preservation Board  
c/o Karen Westover  
City of Lafayette  
1290 South Public Road  
Lafayette, CO 80026

If you have questions, require assistance, or need additional forms, please call Karen Westover at (303) 665-5588, extension 3332.

# APPENDIX A

## Guidelines for Describing Properties

### **BUILDINGS, STRUCTURES, AND OBJECTS**

- A. Type or form, such as dwelling, church, or commercial block.
  
- B. Setting, including the placement or arrangement of buildings and other resources, such as in a commercial center or a residential neighborhood or detached in a row.
  
- C. General Characteristics
  - 1. Overall shape of plan and arrangement of interior spaces.
  - 2. Number of stories.
  - 3. Number of vertical divisions or bays.
  - 4. Construction materials, such as brick, wood, or stone, and wall finish, such as type of bond, coursing, or shingling.
  - 5. Roof shape, such as gabled, hip, or shed.
  - 6. Structural system, such as balloon frame, reinforced concrete, or post and beam.
  
- D. Specific Features
  - 1. Porches, including verandas, porticos, stoops, and attached sheds.
  - 2. Windows and doors.
  - 3. Chimney.
  - 4. Dormers.
  - 5. Other.
  
- E. Important decorative elements, such as finials, pilasters, bargeboards, brackets, halftimbering, sculptural relief, balustrades, corbelling, cartouches, and murals or mosaics.
  
- F. Significant interior features, such as floor plans, stairways, functions of rooms, spatial relationships, wainscoting, flooring, paneling, beams, vaulting, architraves, moldings, and chimneypieces.
  
- G. Number, type, and location of outbuildings, with dates, if known.
  
- H. Other manmade elements, including roadways, contemporary structures, and landscape features.

- I. Alterations or changes to the property, with dates, if known. A restoration is considered to be an alteration even if an attempt has been made to restore the property to its historic form. If there have been numerous alterations to a significant interior, also submit a sketch of the floor plan illustrating and dating the changes.
- J. Deterioration due to vandalism, neglect, lack of use, or weather, and the effect it has had on the property's historic integrity.
- K. For moved properties:
  - 1. Date of move.
  - 2. Descriptions of location, orientation, and setting historically and after move.
  - 3. Reasons for move.
  - 4. Method of moving.
  - 5. Effect of the move and the new location on the historic integrity<sup>1</sup> of the property.
- L. For restored and reconstructed buildings:
  - 1. Date of restoration or reconstruction.
  - 2. Historical basis for work.
  - 3. Amount of remaining historic material and replacement of material.
  - 4. Effect of the work on the property's historic integrity.
  - 5. For reconstructions, whether the work was done as part of a master plan.
- M. For properties where landscape or open space adds to the significance or setting of the property, such as rural properties, college campuses, or the grounds of public buildings:
  - 1. Historic appearance and current condition of natural features.
  - 2. Land uses, landscape features, and vegetation that characterized the property during the period of significance, including gardens, walls, paths, roadways, grading, fountains, orchards, fields, forests, rock formations, open space, and bodies of water.
- N. For industrial properties where equipment and machinery is intact:
  - 1. Types, approximate date, and function of machinery.
  - 2. Relationship of machinery to the historic operations of the property.

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<sup>1</sup> Historic integrity is defined as the ability of a property to convey its history and significance. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

## ARCHEOLOGICAL SITES

- A. Environmental setting of the property today and, if different, its environmental setting during the periods of occupation or use. Emphasize environmental features or factors related to the location, use, formation, or preservation of the site.
- B. Period of time when the property is known or projected to have been occupied or used. Include comparisons with similar sites and districts that have assisted in identification.
- C. Identity of the persons, ethnic groups, or archaeological cultures who through their activities, created the archaeological property. Include comparisons with similar sites and districts that have assisted in identification.
- D. Physical characteristics:
  - 1. Site type, such as rock shelter, temporary camp, lithic workshop, rural homestead, or shoe factory.
  - 2. Prehistorically or historically important standing structures, buildings, or ruins.
  - 3. Kinds and approximate number of features, artifacts, and ecofacts, such as hearths, projective points, and faunal remains.
  - 4. Known or projected depth and extent of archaeological deposits.
  - 5. Known or projected dates for the period when the site was occupied or used, with supporting evidence.
  - 6. Vertical and horizontal distribution of features, artifacts, and ecofacts.
  - 7. Natural and cultural processes, such as flooding and refuse disposal, that have influenced the formation of the site.
  - 8. Noncontributing buildings, structures, and objects within the site.
- E. Likely appearance of the site during the periods of occupation or use. Include comparisons with similar sites and districts that have assisted in description.
- F. Current and past impacts on or immediately around the property, such as modern development, vandalism, road construction, agriculture, soil erosion, or flooding.
- G. Previous investigations of the property, including:
  - 1. Archival or literature research.
  - 2. Extent and purpose of any excavation, testing, mapping, or surface collection.
  - 3. Dates of relevant research and field work. Identity of researchers and their institutional or organizational affiliation.
  - 4. Important bibliographical references.

## HISTORIC SITES

- A. Present Condition of the site and its setting.
- B. Natural features that contributed to the selection of the site for the significant event or activity, such as a spring, body of water, trees, cliffs, or promontories.
- C. Other natural features that characterized the site at the time of the significant event or activity, such as vegetation, topography, a body of water, rock formations, or a forest.
- D. Any cultural remains or other manmade evidence of the significant event or activities.
- E. Type and degree of alterations to natural and cultural features since the significant event or activity, and their impact on the historic integrity of the site.
- F. Explanation of how the current physical environment and remains of the site reflect the period and associations for which the site is significant.

## APPENDIX B

# Guidelines for Boundary Identification

### BOUNDARY SELECTION:

Boundary description is necessary when a nomination includes one or more structures on a single site, or includes the site itself as significant due to a geographic feature, historic event or activity. Examples are a battle location or a Native American encampment. Select boundaries to encompass, but not to exceed, the full extent of the significant resources and land area making up the property.

You may use one or more of the following techniques to describe properties:

- A. Legally recorded boundary lines.
- B. Natural topographic features, such as ridges, valleys, rivers, and forests.
- C. Manmade features, such as stone walls; hedgerows; the curb lines of highways, streets, and roads, alleys, and areas of new construction.
- D. For large properties, topographic features, contour lines, or section lines may be used.

## APPENDIX C

# Nomination Criteria

The Lafayette City Council and Historic Preservation Board will consider the following criteria in reviewing nominations of properties for designation:

Landmarks must be at least fifty (50) years old and meet one or more of the criteria for architectural, social/historical or geographic/environmental significance as described below. A landmark may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

### Historical Structures

#### A. Architectural Criteria.

1. Exemplifies specific elements of an architectural style or period.
2. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally.
3. Demonstrates superior craftsmanship or high artistic value.
4. Represents an innovation in construction, materials or design.
5. Style particularly associated with Lafayette or one of its neighborhoods.
6. Represents a built environment of a group of people in an era of history.
7. Pattern or grouping of elements representing at least one of the above criteria.
8. Significant historic remodel.

B. Social / Historical Criteria.

1. Site of historic event that had an effect upon society.
2. Exemplifies cultural, political, economic or social heritage of the community.
3. Association with a notable person or the work of a notable person.

C. Geographic / Environmental Criteria.

1. Enhances sense of identity of the community.
2. An established and familiar natural setting or visual feature of the community.

## Archeological Sites (Historic and Prehistoric)

A. Architectural Criteria.

1. Exhibits distinctive characteristics of a type, period or manner of construction.
2. A unique example of structure.

B. Social / Historical Criteria.

1. Demonstrable potential to make an important contribution to the knowledge of the area's history or prehistory.
2. An association with an important event in the area's development.
3. An association with a notable person(s) or the work of notable person(s).
4. A typical example/association with a particular ethnic group.
5. A unique example of an event in Lafayette's history.

C. Geographic / Environmental Criteria.

1. The site is geographically or regionally important.

## Physical Integrity

All properties will be evaluated for their physical integrity using the following criteria, but a property need not meet all of the following criteria:

- A. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
- B. Retains original design features, materials and/or character.
- C. Is in original location or same historic setting after having been moved.
- D. Has been accurately rehabilitated or restored based on documentation.

## APPENDIX D

# Areas of Significance

Select one or more areas of significance from the list below in which the property qualified. Enter these on the lines provided on the form, placing the most important area first. Remember that each area of significance selected must be explained in the Statement of Significance.

Agriculture		Education		Landscape Architecture
	Economics		Law	
Architecture		Engineering		Literature
Archaeology-prehistoric		Entertainment/Recreation		Government
Archaeology-historic		Ethnic Heritage		Military
Art		Exploration/Settlement		Performing Arts
Commerce		Geography/		Politics
Communications		Community Identity		Religion
Community Planning and		Health/Medicine		Science
Development		Industry		Social History
Conservation		Invention		Transportation

In the case of properties having archaeological significance, enter areas of significance that closely relate to the events, activities, characteristics, or information for which the property is significant, for example, “industry” for a prehistoric tool-making site.

## APPENDIX E

# Guidelines for Determining Significance

The following questions should be considered when evaluating the significance of a property and developing the statement of significance. Incorporate in the narrative the answers to the questions directly pertaining to the property's historic significance and integrity.

### BUILDINGS, STRUCTURES, AND OBJECTS

- A. If the property is significant for its association with historic events, what are the historically significant events or patterns of activity associated with the property? Does the existing building, object, or structure reflect in a tangible way the important historical associations? How have alterations or additions contributed to or detracted from the resource's ability to convey the feeling and association of the significant historic period?
- B. If the property is significant because of its association with an individual, how long and when was the individual associated with the property and during what period in his or her life? What were the individual's significant contributions during the period of association? Are there other resources in the vicinity also having strong associations with the individual? If so, compare their significance and associations to that of the property being documented.
- C. If the property is significant for architectural, landscape, aesthetic, or other physical qualities, what are those qualities and why are they significant? Does the property retain enough of its significant design to convey these qualities? If not, how have additions or alterations contributed to or detracted from the significance of the resource?
- D. Does the property have possible archaeological significance and to what extent has this significance been considered?
- E. Does the property possess attributes that could be studied to extract important information? For example: does it contain tools, equipment, furniture, refuse, or other materials that could provided information about the social organization of its occupants, their relations with other persons and groups, or their daily lives? Has the resource been rebuilt or added to in ways that reveal changing concepts of style or beauty?

- F. If the property is no longer at its original location, why did the move occur? How does the new location affect the historical and architectural integrity of the property?

#### HISTORIC SITES

- A. How does the property related to the significant event, occupation, or activity that took place there?
- B. How have alterations such as the destruction of original buildings, changes in land use, and changes in foliage or topography affected the integrity of the site and its ability to convey its significant associations? For example, if the forested site of a treaty signing is now a park in a suburban development, the site may have lost much of its historic integrity and may not be eligible for the Lafayette Register.
- C. In what ways does the event that occurred here reflect the broad patterns of Lafayette history and why is it significant?

#### ARCHITECTURAL AND HISTORIC DISTRICTS:

- A. What are the physical features and characteristics that distinguish the district, including architectural styles, building materials, building types, street patterns, topography, functions and land uses, and spatial organization?
- B. What are the origins and key events in the historical development of the district? Are any architects, builders, designers, or planners important to the district's development?
- C. Does the district convey a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association?
- D. How do the architectural styles or elements within the district contribute to the feeling of time and place? What period or periods of significance are reflected by the district?
- E. How have significant individuals or events contributed to the development of the district?
- F. How has the district affected the historical development of the community, region, or State? How does it reflect the history of the community, region, or State?
- G. How have intrusions and noncontributing structures and buildings affected the district's ability to convey a sense of significance?
- H. What are the qualities that distinguish the district from its surroundings?
- I. How does the district compare to similar areas in the locality, region, or State?
- J. If there are any preservation or restoration activities in the district, how do they affect the significance of the district?
- K. Does the district contain any resources outside the period of significance that are contributing? If so, identify and explain their importance.

- L. If the district has industrial significance, how do the industrial functions or processes represented relate to the broader industrial or technological development of the locality, region, State, or nation? How important were entrepreneurs, engineers, designers, and planners who contributed to the development of the district? How do the remaining buildings, structures, sites, and objects within the district reflect industrial production or process?
- M. If the district is rural, how are the natural and manmade elements of the district linked historically or architecturally, functionally, or by a common ethnic or social background? How does the open space constitute or unite significant features of the district?
- N. Does the district have any resources of possible archaeological significance? If so, what are they?

LAFAYETTE  
HISTORIC  
PRESERVATION  
BOARD

Site No. \_\_\_\_\_

LAFAYETTE REGISTER OF HISTORIC PROPERTIES  
NOMINATION FORM

USE ACCOMPANYING INSTRUCTIONS

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SECTION I

---

NAME OF PROPERTY

Historic Name Lafayette Cemetery

Other Names \_\_\_\_\_

CATEGORY OF PROPERTY

- Structure (does not include site)    District    Site (may include structures)  
 Other (describe) \_\_\_\_\_

Include the number of contributing and non-contributing structures on the property or within the nominated area.      Contributing 295   Non-Contributing \_\_\_\_\_

ADDRESS OF PROPERTY

Street Address 111 W. Baseline Road Lafayette, CO 80026

If you are nominating a district, provide either a boundary description or all lots and blocks within the boundary on a continuation sheet

OWNERSHIP OF PROPERTY

Fill in ownership information (if you are the owner sign and date below.). In the case of a district or multiple ownership, list names and addresses of each owner on a continuation sheet

Name City of Lafayette

Address 1290 S. Public Road      Phone 303-665-5588

City Lafayette      State Colorado      Zip 80026

Fax number 303-665-2153      e-mail \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**LAFAYETTE REGISTER OF HISTORIC PLACES**

Property Name Lafayette Cemetery

Page 2

**PREPARER OF NOMINATION**

Megan Pluim

I am not the owner of the above-described property. I nominate the above named property to Lafayette, Colorado Register of Historic Places. I have:

- obtained the property owner's approval as verified above
- not been able to obtain the property owner's approval **(Include documented attempts to secure owner approval.)**

Name Lafayette Historic Preservation Board

Address 1290 S. Public Road Phone 303-665-5588

City Lafayette State Colorado Zip 80026

Fax number 303-665-2153 e-mail karenw@city oflafayette.com

Signature \_\_\_\_\_

Date \_\_\_\_\_

**SECTION II**

**OTHER HISTORIC DESIGNATION**

Has the property received other historic designation?

- no       yes       individual       in district       other \_\_\_\_\_

date designated \_\_\_\_\_

designated by: \_\_\_\_\_ (County, State, National)

**LOCATION STATUS**

- original location       moved (date moved) \_\_\_\_\_

**USE OF PROPERTY**

Historic cemetery

Current cemetery

Source of Information \_\_\_\_\_

**ORIGINAL OWNER** UNION PACIFIC RAILROAD

Source of Information \_\_\_\_\_

# LAFAYETTE REGISTER OF HISTORIC PROPERTIES

Property Name Lafayette Cemetery

Page 3

YEAR OF CONSTRUCTION \_\_\_\_\_

YEAR(S) OF REMODELING \_\_\_\_\_

Continuation sheet

(if known)

Source of Information \_\_\_\_\_

---

## SECTION III

---

### HISTORICAL NARRATIVE

Use continuation sheet

### DESCRIPTION AND ALTERATIONS (SEE APPENDIX A)

Use continuation sheet

### PHOTOS

Prepare a photo log using black and white photographs on one or more continuation sheets

Photograph all sides of each contributing structure.

---

## SECTION IV

---

### GEOGRAPHIC DATA (SEE APPENDIX B)

Description of Property: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

### BOUNDARY DESCRIPTION (SEE APPENDIX B)

Use continuation sheet

### BOUNDARY JUSTIFICATION (SEE APPENDIX B)

Use continuation sheet

### SIGNIFICANCE OF PROPERTY (SEE APPENDIX C)

Nomination Criteria (Choose as many criteria as apply.)

A. Architectural The property has distinctive characteristics of a type, period, method of construction or artisan

B. Social/Historic The property is associated with events or persons that have made a significant contribution to history

C. Geographic The property has geographic importance

D. Archeological/Subsurface The property has demonstrable potential of important discoveries related to history or prehistory

# LAFAYETTE REGISTER OF HISTORIC PROPERTIES

Property Name Lafayette Cemetery \_\_\_\_\_

Page 4

**AREAS OF SIGNIFICANCE (REFER TO APPENDIX D)**

1 Social History \_\_\_\_\_

5 \_\_\_\_\_

2 \_\_\_\_\_

6 \_\_\_\_\_

3 \_\_\_\_\_

7 \_\_\_\_\_

4 \_\_\_\_\_

8 \_\_\_\_\_

**STATEMENT OF SIGNIFICANCE**

Explain the significance of the property on one or more continuation sheets   
See the "Guidelines for Determining Significance in Appendix E"

**BIBLIOGRAPHY**

Cite books, articles, and other sources used in preparing this form on one or more continuation sheets

**OPTIONAL INFORMATION**

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c/o Karen Westover  
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If you have questions, require assistance, or need additional forms, please call Karen Westover at (303) 665-5588, extension 3332.

# LAFAYETTE REGISTER OF HISTORIC PROPERTIES

CONTINUATION SHEET

Section III

Page 1

Property Name Lafayette Cemetery

## HISTORICAL NARRATIVE

### SECTION III

#### LAFAYETTE CEMETERY

111 Baseline Road

Lafayette, CO 80026

The City of Lafayette was founded for its potential in coal mining. The first mine to be sunk was the Simpson Mine in 1887, which was located east of Lafayette. The town was incorporated a few years later in 1889 and Mary Miller's son Thomas J. Miller became the first mayor of Lafayette.

The Union Pacific Railroad originally owned the land that includes the Lafayette Cemetery and the Bob Berger recreation center and park. There were also three other mines within a few miles of the cemetery on Union Pacific land: the Excelsior mine, the Gladstone mine, and the Mitchell mine. On November 19<sup>th</sup>, 1891 the land for the Lafayette cemetery was purchased from Union Pacific Railroad; it consisted of five acres of land and Snyder and Ross originally fenced it the following year. Also in 1892 the layout of the cemetery was done and it was decided that lots in the south half of the cemetery would sell for more than lots in the northern half. There was also an area designated to single graves, which was referred to as 'potters field', this was where many miners who had no family would often be buried.

Within the cemetery's boundaries many prominent families in Lafayette's history are buried. The Waneka family lived in the area before Lafayette was incorporated, and first moved here sometime in the 1860s. The Waneka's owned many acres around the Lafayette area including a stage coach station that was a stop on the Laramie Trail and the land that is now named Waneka Lake Park. More than five generations of Wanekas have resided in the Lafayette area. Another name in Lafayette history is the Moon family who moved to Lafayette in 1889 and started as miners and later had a family business as butchers. Albert Moon was the first boy to be born after Lafayette's incorporation and he later worked for Rocky Mountain Fuel Company at the Mitchell mine. The Moon family also owned and operated a boarding house that would often accommodate miners. The Schofield family moved to the area in 1882 and owned the property west of the cemetery, across 111<sup>th</sup> Street.

On the 80 acres they had been given, the Schofields started one of the few dairy farms in Lafayette. The Kneebone family moved to Colorado around 1890; they had farmed the land north of the cemetery and owned the Kneebone Dairy. The land that the family farmed is now Kneebone Open Space.

Many miners who worked in the mines that surrounded the Lafayette area are also buried within the grounds of the cemetery. Thomas Miller, the first mayor of Lafayette, was killed in an accident at the Strathmore Mine and Albert Moon worked for Rocky Mountain Fuel Company at the Mitchell Mine. Coal mining was the reason Lafayette was founded but mining also affected the state of Colorado. Many strikes had taken place around Colorado in the early 1900s and the strike of 1927 led to the Columbine Mine massacre. The Columbine Mine was located in Serene, a town northeast of Lafayette. Many of the people who were involved and remember the massacre that took place on November 21, 1927 are buried at Lafayette Cemetery including five of the six men that were killed that day by state militia. These five men were Jerry Davis, John Eastenes, Frank Kovich, Nick Spanudakhis, and Mike Vidovich. This particular strike had a lasting effect on the mining industry in Colorado because after the tragedy at the Columbine Mine, Josephine Roche, owner of Rocky Mountain Fuel Company, signed an agreement with the United Mine Workers. The strike in 1927 had directly impacted some 2500 miners; and miners who worked for Rocky Mountain Fuel gained more than any other strike had resulted in. In remembrance of what happened at the Columbine Mine a monument was placed in Lafayette Cemetery.

Lafayette Cemetery is still located at its original location at Baseline Road and 111<sup>th</sup> Street. The original five acres that was purchased for the cemetery is now 4.1 acres due to sidewalk and road additions to the area; 'potters field' is characterized by unknown graves and unusable lots in the north half of the cemetery and many of the prominent families in Lafayette history are buried throughout the grounds. The monument for the Columbine Mine workers still stands and a monument for war veterans, placed and maintained by the Veterans of Foreign Wars, is located near the center of the cemetery.

**Legal Description:**

Section 35, Township 1N, Range 69W

**Boundary Description:**

Lafayette Cemetery is bounded by West Elm Street and Bob L. Burger City Park to the north, Bob L. Burger Recreation Center to the east, Baseline Road to the south, and North 111<sup>th</sup> Street to the west.

**Boundary Justification:**

The original location of Lafayette Cemetery is at the junction of Baseline Road and North 111<sup>th</sup> Street. When the cemetery was planned in the 1890s the park and the recreation center didn't exist. West Elm Street runs along the north and east property boundaries of the original cemetery, separating the land from the park and recreation center.

The cemetery originally consisted of five acres that were purchased from the Union Pacific Railroad, but is now 4.1 acres due to sidewalks and road expansion.

**Significance of Property**

Significance of Property  
Nomination Criteria

A. Architectural

B. Social/Historic The property is associated with events or persons that have made a significant contribution to history

Lafayette Cemetery is the burial site for many of Lafayette's pioneering families including the Waneka family, the Schofield family, and the Moon family. The cemetery contains the graves of prominent people in Lafayette's history including political figures, war veterans, and miners. There is a monument within the cemetery grounds dedicated to the miners who died at the Columbine Mine massacre fighting for better working conditions.

C. Geographic

D. Archeological/Subsurface

None Known

Criteria      A \_\_\_ B X C \_\_\_ D \_\_\_

[ ]

**Exemptions:**

Due to the nature of the cemetery's operations, the Board has requested in the nomination that normal maintenance for roads, landscaping, and leveling of graves, and the setting of new headstones be exempt from the Certificate of Appropriateness review. Replacement of headstones and capital improvements such as fencing, gates, and lights are subject to review.

LAFAYETTE CEMETERY  
111 Baseline Road  
Lafayette, CO 80026

**Lafayette mayors who are buried in Lafayette Cemetery:**

Thomas J. Miller  
Septimus R. Wood  
James Simpson  
Swan Edison  
Thomas H. Faull  
Ben Cundall  
Robert Johnson  
Harry Westbrook  
Roy S. Roberts  
William Moon  
Lamont Does  
Neil Hartman  
Tom Lopez  
James Graham Jr.

**Members of Colorado State Office who are buried in Lafayette Cemetery:**

Richard W. Morgan – Senate  
James Graham Jr. – House of Representatives

**Deputy Boulder County Assessor buried at Lafayette Cemetery:**

Agnes Meikle



## **Sec. 47-17. - Criteria for designation.**

The board and city council shall consider the following criteria in reviewing nominations of properties for designation:

(a)

*Historic landmarks.* Historic landmarks must be at least fifty (50) years old and meet one or more of the criteria for architectural, social/historic or geographic/environmental significance as described below. An historic landmark may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

(1) Historic sites shall meet one or more of the following criteria:

*a. Architectural criteria.*

1. Exemplifies specific elements of an architectural style or period;
2. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
3. Demonstrates superior craftsmanship or high artistic value;
4. Represents an innovation in construction, materials or design;
5. Style particularly associated with Lafayette or one of its neighborhoods;
6. Represents a built environment of a group of people in an era of history;
7. Pattern or grouping of elements representing at least one of the above criteria; or
8. Significant historic remodel.

*b. Social/historic criteria.*

1. Site of historic event that had an effect upon society;
2. Exemplifies cultural, political, economic or social heritage of the community; or
3. Association with a notable person or the work of a notable person.

*c. Geographic/environmental criteria.*

1. Enhances sense of identity of the community; or
2. An established and familiar natural setting or visual feature of the community.

(2) Archaeological sites (historic and prehistoric) shall meet one or more of the following criteria:

a. *Architectural criteria.*

1. Exhibits distinctive characteristics of a type, period or manner of construction; or
2. A unique example of structure.

b. *Social/historic criteria.*

1. Demonstrable potential to make an important contribution to the knowledge of the area's history or prehistory;
2. An association with an important event in the area's development;
3. An association with a notable person(s) or the work of notable person(s);
4. A typical example/association with a particular ethnic group; or
5. A unique example of an event in Lafayette's history.

c. *Geographic/environmental criterion:* Geographically or regionally important.

(3) All sites will be evaluated for their physical integrity using the following criteria, but a site need not meet all of the following criteria:

- a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
- b. Retains original design features, materials and/or character;
- c. Original location or same historic context after having been moved; and
- d. Has been accurately reconstructed or restored based on documentation.