



## **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**

**February 4, 2013**

**6:30 p.m.**

**Starkey Building 309 S. Public Road**

**Amended AGENDA**

- I. Call to Order/Roll Call**
- II. Items from the Public Not on the Agenda**
- III. Minutes of the January 7, 2013 Meeting**
- IV. Topic for Discussion**
  - A. Election of Officers**
  - B. Election of Demolition Review Team**
  - C. Book Arts League Presentation**
  - D. 401 East Geneseo Street Options**
  - E. Landmark Criteria Review**
  - F. 2013 Heritage Awards**
  - G. Joint Meetings with City Council and LURA**
  - H. Development Review Referral – Rezoning 110 S. Roosevelt, 106 & 110 W. Simpson Street**
  - I. 2013 Goals**
    - i. Cemetery Tour**
    - ii. 125<sup>th</sup> Anniversary**
- V. Old Business/Other Business**

Progress 210 East Cleveland Street  
Progress 305-307 East Simpson Street  
Next Agenda March 4, 2013
- VI. Adjournment (8:00 p.m.)**

**Lafayette Historic Preservation Board  
Meeting Minutes  
Lafayette Library Meeting Room – 775 West Baseline Road**

**January 7, 2013**

**Present:**

Sandra Dowling  
Nick Nimmer  
Rebecca Schwendler  
Jessica Lowrey  
Emmy Brouillette  
Eric Twitty  
Karen Westover, Staff Liaison  
Michelle Verostko, Recorder

**Call to Order**

The meeting was called to order at 6:30 p.m. by Chairperson Schwendler. Chairperson Schwendler welcomed new Board member Lowrey to the Board.

**Items from the Public**

Board member Schwendler reported that the Historic Home Tour was very successful and that the Garden Tour is scheduled for June 15, 2013. She also reported that the Historical Society's program this month, the Backside of History Part II, is this Thursday January 10<sup>th</sup> at the Library.

**Minutes of the November 5, 2012 Meeting**

Board member Dowling made an amendment to the minutes to reflect that she was in attendance at the November 5, 2012 meeting, then moved to approve the November 5, 2012 minutes as amended, seconded by Board member Nimmer. Motion passed unanimously.

**Topics for Discussion**

**401 East Geneseo Street – Consideration of a Stay of the Demolition Permit – Public Hearing**

Chairperson Schwendler explained the procedure for the meeting and clarified that the Board is making a decision whether to place a stay or not on the demolition permit for 401 East Geneseo Street. The method the Board uses to determine their decision is outlined in *Code Section 47-17, Criteria for Designation*.

Staff member Westover entered the staff report into the record. She explained that the hearing tonight was to consider whether to place a stay on the demolition permit for 401 East Geneseo Street or release it to be further

processed by the Building Division. She stated the subject property is located at the northeast corner of East Geneseo Street and Iowa Avenue. She explained that the Demolition Review Team determined that possible historic significance may exist and referred the demolition permit to the Board to consider whether a stay should be placed on the demolition permit. She showed photos of the house.

Staff member Westover gave a brief history of the property noting when it was built, the owners and uses that took place on the property such as a nursery with two greenhouses and later as a floral and seed company. She presented photos of the house over the years to its current state and discussed features of the house. She showed photos of the house next door and discussed some of its architectural features.

Staff member Westover reviewed the 1900 Sanborn maps, the 1937 Sanborn maps, and the 1948 Boulder County Real Estate Appraisal Card information.

Staff member Westover reviewed the criteria for physical integrity. Staff finds that the structure at 401 East Geneseo Street has physical integrity. The house shows character and interest as part of the development of the community. It was part of the Cannon Nursery business that was supported by an active coal mining community. The structure retains original design features and character and retains its original location.

Staff member Westover reviewed the Criteria for Designation of Section 47-17 and believes the style of the house is particularly associated with Lafayette and the Old Town neighborhood and therefore may meet the architectural criteria. Staff finds the house as part of the Cannon Nursery Company meets the social/history and geographic criteria because it exemplifies the economic heritage of the community and enhances the sense of place.

Staff recommends the Historic Preservation Board approve a stay on the demolition permit for 401 East Geneseo Street, for 90 days finding that the original integrity of the house is intact and it meets the criteria of Section 47-17, because the style is particularly associated with Lafayette and the Old Town neighborhood, and it exemplifies the economic heritage of the community and enhances the sense of place.

Chairperson Schwendler asked if the owner of the property was in the audience and if he would like to make a presentation to the Board.

Roger Barbeau, 506 N. Bermont, Lafayette, representative for the owner of the property at 401 East Geneseo Street discussed why they believe this house does not meet the Historic Preservation criteria and requested the Historic

Preservation Board not place a stay on the demolition permit. He pointed out several changes that had been made to the porch railings and windows.

The Public Hearing was opened by Chairperson Schwendler at 6:55 pm.

Michelle Sottile, 608 East Emma St., Lafayette, stated the house on the subject property is beyond its charm; otherwise she would support preserving it.

Chairperson Schwendler closed the public hearing at 7:00 p.m.

Board member Twitty disclosed that he drove by the property but did not visit the house or step on the property. He noted the original siding appeared to be intact and one could tell where the original windows used to be.

The Board asked the applicant what was still original with the house and whether they knew the property was considered historic when they purchased the property.

Mr. Barbeau stated the shape of the house, the footprint and cross gable is original but the interior of the house is out of kilter and not in good shape.

Ms. Sottile stated she did know the house was historic when she purchased it but did not believe it would be an issue because the house has lost its original character and charm.

The Board began their review of the application against the physical integrity criteria and the criteria outlined in Section 47-17, Criteria for Designation. They discussed possible scenarios for the property if a stay were placed on the property such as land marking the property, working with the owner to salvage materials, and documenting the building.

After their review and discussions the Board found that the application meets physical integrity criteria C and Section 47-17 Criteria A5 and B2, and that it is appropriate to place a stay on the demolition permit.

### **Motion**

*Board member Brouillette moved, that the Historic Preservation Board approve a stay on the demolition permit for 401 East Geneseo Street, for 90 days, finding that the original integrity of this house is intact and meets the criteria of Section 47-17, because the style is particularly associated with Lafayette and the Old Town neighborhood, and it exemplifies the economic heritage of the community*

*and enhances the sense of place. Board member Twitty seconded the motion. All voted in favor of the motion and the motion passed unanimously.*

### **Industrial Workers of the World (IWW) – Coal Mining in Lafayette**

Board Member Brouillette described how Joe Hill played an important role in Lafayette's miner's labor issues and how his ashes were part of the dedication ceremony of the memorial in the Lafayette cemetery. She noted that she would send the link to the NPR clip that talked about Joe Hill and Lafayette's history.

### **Landmark Criteria Review**

The Board discussed the landmark criteria and its format and where physical integrity fits in. Board member Schwendler offered to reformat and revise the criteria and submit it to staff for the Board's review.

### **Landmark Nomination Application Review**

The Board agreed to discuss this on a later agenda.

### **2013 Heritage Awards**

Staff member Westover reported that the Board awards property owners every other year with Heritage Awards for the stewardship and maintenance of Lafayette's history. She suggested that the Board begin thinking about which properties they wanted to award this year. The Board typically has a presentation before City Council in May to hand out these awards. The Board agreed to start taking note of properties to consider for the award. Staff member Westover stated that she would send out the list of previous recipients, to avoid awarding the same property twice.

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

Staff member Westover announced that 2014 will mark the City's 125<sup>th</sup> Anniversary and asked if the Board wanted to start thinking about a celebration. The Board agreed to start thinking about how to celebrate and work with the Lafayette Historical Society. The Board also noted that they still wanted to host a party for all landmarked property owners.

Staff member Westover mentioned that the City Council wanted a follow up meeting this year and they should also think about a joint meeting with the Lafayette Urban Renewal Authority. The Board discussed a walk and talk meeting or perhaps getting a van to drive by and view this year's Heritage Awards. City Council meets the first and third Tuesdays and LURA meets the second and fourth Tuesdays. The Board agreed to look at their schedules and suggest some dates for both meetings.

Board member Schwendler reported that the City and Historical Society would be notified as interested parties on the property at the northwest corner of Highway 287 and Highway 42. The property used to contain a gas station.

**VI. Adjournment**

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

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

**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, exhibit historical integrity, and meet one or more of the criteria for architectural, social/historic, geographic/environmental, or archaeological/informational significance as described below. A historic landmark may be exempt from the age standard if it is found to be exceptionally significant using other criteria.
  
- (1) *Physical integrity.* This is considered to be the degree of intactness or presence of historical characteristics and elements, not the condition of the elements.
  - a. All properties will be evaluated for physical integrity using the criteria below, but a property need not meet all of the following criteria to have integrity:
    - 1. Shows character, interest, or value as part of the development, heritage, or cultural characteristics of the community, region, state, or nation;
    - 2. Retains original design features, materials, and/or character;
    - 3. Is in its original location or has the same historic context after having been moved; or
    - 4. Has been accurately reconstructed or restored based on documentation.
  
- (2) *Historical Significance.* A property may be considered historically significant if it meets one or more of the following criteria:
  - a. *Architectural criteria.*
    - 1. Exemplifies specific elements of an architectural style or period;
    - 2. Is an example of the work of an architect or builder who is recognized nationally, state-wide, regionally, or locally for his or her expertise;
    - 3. Demonstrates superior craftsmanship or high artistic value;
    - 4. Represents an innovation in construction, materials, or design;
    - 5. Is a style particularly associated with Lafayette or one of its neighborhoods;
    - 6. Represents the built environment of a group of people in an era of history;
    - 7. Demonstrates a pattern or grouping of elements representing at least one of the above criteria; or
    - 8. Is a significant historic remodel.
  - b. *Social/historic criteria.*
    - 1. Is the location of a historic event that had an important effect upon the community or broader society;
    - 2. Exemplifies the cultural, political, economic, or social heritage of the community; or
    - 3. Is associated with a notable person or the work of a notable person.
  - c. *Geographic/environmental criteria.*
    - 1. Enhances the sense of identity of the community; or

2. Provides an established and familiar natural setting or visual feature of the community.

d. *Archaeological/informational criteria.*

1. Retains the potential to make an important contribution to knowledge of the area's history or prehistory;
2. Is associated with an event important in the community or area's development;
3. Is associated with a notable person(s) or the work of a notable person(s);
4. Exhibits distinctive characteristics of a type, period, or manner of construction;
5. Is a representative example of or is associated with the activities of a particular ethnic group; or
6. Retains evidence for a unique event in Lafayette's history.

(b) *Historic Districts.* Historical significance is determined by applying criteria to the pattern(s) and unifying element(s) found within a district. Nominations will not be considered unless the application contains written approval of fifty-one (51) percent of the owners within the district boundaries. Noncontributing buildings and structures may be included within the boundaries, as long as those buildings and structures do not noticeably detract from the district's sense of time, place and historical development. Noncontributing structures will be evaluated for their magnitude of impact by considering their size, scale, design, and location.

(1) District boundaries will be defined by visual changes, historic documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through architectural or archaeological survey or testing.

(2) In addition to meeting at least one of the criteria outlined below, the historic district must contain structures that are at least fifty (50) years old. The district could be exempt from this age standard if the resources are found to be exceptionally significant using other criteria.

(3) Historic districts shall meet one or more of the following criteria:

a. *Architectural criteria.*

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

8. Is a significant historic remodel.
- b. *Social/historic criteria.*
    1. Is the location of a historic event that had an important effect upon the community or broader society;
    2. Exemplifies the cultural, political, economic, or social heritage of the community; or
    3. Is associated with a notable person or the work of a notable person.
  - c. *Geographic/environmental criteria.*
    1. Enhances the sense of identity of the community; or
    2. Provides an established and familiar natural setting or visual feature of the community.
  - d. *Archaeological/informational criteria.*
    1. Retains the potential to make an important contribution to knowledge of the area's history or prehistory;
    2. Is associated with an event important in the community or area's development;
    3. Is associated with a notable person(s) or the work of a notable person(s);
    4. Exhibits distinctive characteristics of a type, period, or manner of construction;
    5. Is a representative example of or is associated with the activities of a particular ethnic group; or
    6. Retains evidence for a unique event in Lafayette's history.

City of Lafayette Historic Preservation Board - 2012 Goals

1. **Foster civic pride in the beauty and accomplishments of the past.**
  - a. *Heritage Awards (awarded in odd years).*
  - b. *Explore possibilities for a joint project that would combine public art with historic preservation.*
    - i. *Work with the Arts Commission and LOTA Resident's Committee[SD]*
    - ii. *Work with Planning Commission to combine historic stories.*
2. **Integrate historic preservation with the City's comprehensive development plan and the Downtown Visioning Plan.**
  - a. *Participate on Downtown Action Committee [SD]*
  - b. *Communicate desire for Historic Preservation Board member to serve on the Urban Renewal Authority.*
  - c. *Communicate as needed with the Lafayette Planning Commission, Historical Society, Urban Renewal Authority, Architectural Review Committee, Lafayette Old Town Association, and Downtown Action Committee to ensure that historic preservation is integrated into the implementation of the Downtown Vision Plan*
3. **Protect, stabilize or improve aesthetic and economic vitality and values of such sites, structures, objects and districts.**
  - a. *Schedule a cemetery celebration for the restoration of the headstones funded in part by the National Trust for Historic Preservation.*
  - b. *Implement Public Road Survey and use information to prioritize restoration projects and to encourage local landmark nominations. ✓*
4. **Promote good urban design and encourage continued private ownership and utilization of such sites, structures, objects or districts. Promote historic preservation infill.**
  - a. *Communicate with area developers to encourage historic preservation within new developments and the Urban Renewal District. [RS ]*
  - b. *Use survey inventory and site visit information to send follow up letters reminding owners of homes eligible for landmark status and encourage owners to nominate their property for landmarking.*
  - c. *Increase outreach efforts by canvassing the neighborhood and making personal contact for all potentially eligible properties.*
  - d. *Continue to update and develop a list of resources to assist property owners in their research of their properties.*
  - e. *Develop Descriptive Guidelines for the 12 eligible landmarked properties on Public Road. ✓*
5. **Promote the use of outstanding historical or architectural sites, structures, objects and districts for the education, stimulation, and welfare of the people of the city; and provide educational opportunities to increase public appreciation of Lafayette's unique heritage.**
  - a. *Host a booth at community events and continue to participate and sponsor Annual Holiday Tour. [All]*
  - b. *Develop written information/project sheet and display the following information on the web site:*
    - i. *Transportation History Report*
    - ii. *Cemetery Tour*
    - iii. *Mining Context Report*
  - c. *Update web with the following project sheets:*
    - i. *Sports History Report*
    - ii. *Lafayette High School*
    - iii. *Lafayette Library*
  - d. *Prepare and submit a grant application for Architectural Intensive Survey for East Simpson Street. ✓*
  - e. *Prepare and submit grant applications for structural assessments for the Mary Miller Theater and the Miners Museum*