

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

January 7, 2013

Present:

Saundra 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 10th 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 125th 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

Karen Westover, Liaison
Historic Preservation Board

Rebecca Schwendler, Chair
Historic Preservation Board