Lafayette Historic Preservation Board Meeting Minutes City Hall Council Chambers 1290 S. Public Road

April 2, 2012

### **Present:**

Sydney Swennes
Saundra Dowling
Nick Nimmer
Rebecca Schwendler
Carrie Miller
Emmy Brouillette
Christine Berg, Council Liaison
Karen Westover, Staff Liaison

## **Call to Order**

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

## **Items from the Public**

None

## Minutes of the March 5, 2012 Meeting

Board member Dowling moved to approve the March 5, 2012 minutes, seconded by Board member Swennes. Motion passed unanimously.

# Topics For Discussion 210 East Cleveland Street – Consideration of a Stay of the Demolition Permit

Board member Schwendler recused herself from the Public hearing stating she had a potential conflict of interest and left the council chambers. Staff member Westover entered the staff report into the record and explained how the hearing tonight was to consider whether to place on stay on the demolition permit or release it to be further processed by the Building Division. She described how the Review Team has referred the demolition permit to the Board based on information provide by Board member Dowling and the 1999 Architectural Intensive Survey Old Town. The Survey has identified the house as eligible for the National Register and in 1999 it was the most intact example of this type of building. The Survey found the dwelling is a style typical of those built in the Coal Mining Era, is associated with the neighborhood, and is associated with Joseph D. Jones who owned and operated the JD Jones and Son Livery and Feed Store. Staff member Westover outlined the criteria for integrity and landmarking that the Board needed to use to make their decision. Based on the landmark criteria, staff recommended a stay on the demolition permit for 90

days finding that the original integrity of the dwelling is still intact, the building exemplifies elements of the architectural style that reflects Lafayette's Coal Mining Era, the style is associated with the Old Town Neighborhood as other examples of this type of house are found throughout the neighborhood, and the house is associated with a notable person in history of the Lafayette Community.

Vice Chair Brouillette asked if the owner of the property was in the audience and if he would like to make a presentation to the Board. Richard Kauflin, 3080 22<sup>nd</sup> Street Boulder, CO 80304, owner of the property at 210 East Cleveland addressed the Board and stated he has reports that the foundation is failing and the building has been shifting. He noted that he has been trying to sell the property but its condition and the condition of the property next door have made it very difficult to sell the property. The property is currently under contract and is expected to close at the end of this month.

The Public Hearing was opened by Vice Chair Brouillette at 6:45 pm. Vice Chair Brouillette welcomed the audience and reminded everyone to come forward to the podium, state your name and address for the record and try to stay within a 3 minute time frame.

Ed Dowski, 307 East Cleveland Street, showed slides of before and after photos of houses in Old Town Lafayette that were considered non salvageable and ready for demolition and how they had been repaired and restored into assets in the neighborhood. He also described a grass roots group in Texas that is saving historic homes. Mr. Dowski encouraged the Board to use the 90 days to talk to the Owner.

Ronald Brugger, 106 E. Cleveland Street, described the houses that he had saved and remodeled in Old Town and what it takes to do this. He reported that he had looked at this house as a remodel project too but had decided that the renovation would cost much more than the house was worth due to the limited square footage. He expressed that the house was beyond saving.

Sheble Mc Connellogue, 510 East Cleveland Street, stated that her house was picked up and restored. If the owner was interested in moving the house she might have a place for it to be relocated.

Greg Leschisin 108 E. Cleveland Street told the Board how he was attracted to Lafayette because of the community. He described the benefits to the City and

the neighborhood because saving the house protects the city tax revenue and the value of homes in the area. His house too was considered beyond repair but now is protected. He noted that historic properties return and increase value.

Ted Lupberger 407 E. Baseline Road stated that he is a local realtor and helped save the house at 109 East Cleveland Street. He uses that house and other as examples of how to repair an older house and still stay within the market price. Demolition is not the only option to stay within the market price.

Cynthia Kennedy, 108 E. Cannon Street, explained how she is the customer for a smaller historic house and bought her 1000 square foot house for \$270,000 because she loved the house and the neighborhood. She expressed that nobody should be given an advantage by letting their property sit and not providing necessary upkeep.

Anne Klein 301 East Cannon Street, described how she also bought an older home and there is a market for older homes. If this house is demolished the neighborhood will lose its historic feel and erode her property values. She also noted that is was criminal that the house next to this one at 208 East Cleveland Street is being left is such a bad state. She encouraged the Board to stay the demolition permit.

Vice Chair Brouillette asked if anyone else wanted to speak tonight before she closed the public hearing, seeing no other, the Public Hearing was closed.

Questions to Staff - Staff member Westover clarified that no official offer has been made to the City to purchase the property, the property is zoned Old Town Residential (OTR) and allows duplex as well as an accessory dwelling unit.

Questions to the Applicant - The Board asked the owner to come to the podium to address any other comments. Mr. Kauflin explained that the condition of the house has been occurring over the years and not over night. He was not willing to put the money into the foundation. The Board asked when the last time someone lived in the house was and Mr. Kauflin responded that it was February 2012. He added that the yard next door at 208 East Cleveland Street is horrendous and the city ignores it and has let it fall into terrible disrepair.

Board Discussion – The Board began their discussion regarding staff's recommendation.

The Board thanked everyone for coming down to the meeting to express their views and let the Board know what they were thinking. Board member Miller noted that the house is an outstanding and rare example of a side-gabled style and that demolition would be a real loss. She went on to describe how the building met criteria 3.a and 3.b to an exceptional degree and also 3.c for its historical content. **Motion** Board member Miller moved, seconded by Board member Nimmer, that the Historic Preservation Board approves a stay on the demolition permit for 210 East Cleveland Street, for 90 days, finding that the original integrity of this dwelling is intact and meets the criteria of Section 47-17, because the building exemplifies specific elements of an architectural style or period, the style is particularly associated with Lafayette and the Old Town neighborhood, and it is associated with a notable person in the history of the Lafayette community. The motion passed unanimously.

Board member Schwendler returned to the meeting.

## **Comprehensive Plan Update Discussion**

The Board reviewed changes to the Comprehensive Plan and agreed that the changes reflect their discussions.

#### **2012 Goals**

The Board expressed the need to have a contact to find out what is going on in Old Town and on Public Road and how the Board can be involved. It was suggested that a Board member contact Phillip Patterson or Jenn Ooton to talk about the downtown logo, LED signage and current projects. The Board also discussed personal contact with eligible property owners. The Board requested the mailing list be provided at the next meeting and the Board split them up and so each member can contact some of the property owners.

## **Old Business/Other Business**

The Board discussed their concern about exterior changes to the house at 210 East Cleveland Street during the 90 day stay that may impact the integrity of the house. The Board discussed the landmark nomination process and how an application places a stay on the property for any type building permit. The Board described how the house has significant historic value and is recommended by the 1999 survey as eligible for the National Register. **Motion** Board member Miller moved, seconded by Board member Dowling, that the Historic Preservation Board prepares a local landmark nomination application for 210 East Cleveland Street. The motion passed with Board member Schwendler abstaining.

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Board member Brouillette moved to adjourn, seconded by Board member Swennes, the motion passed unanimously. Meeting adjourned at 8:35 pm.

ATTEST:	CITY OF LAFAYETTE, COLORADO		
Karen Westover, Liaison	Emerald Brouillette, Vice Chair		
Historic Preservation Board	Historic Preservation Board		