

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 April 1, 2013 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 March 4, 2013 and the March 12, 2013 Meetings
- **IV.** Topic for Discussion
 - A. 401 East Geneseo Street Options
 - **B. 2013 Heritage Awards**
 - C. Landmark Criteria Review
 - D. 2013 Goals
 - i. Cemetery Tour
 - ii. 125th Anniversary
 - **E. Board's Participation in Consultant Selection**
- V. Old Business/Other Business

Next Agenda May 6, 2013

VI. Adjournment (8:00 p.m.)

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

March 4, 2013

Present:

Saundra Dowling
Rebecca Schwendler
Nick Nimmer
Karen Lloyd
Jessica Lowery
Christine Berg, City Council Liaison
Van Wilgus, Planning Commission Liaison
Karen Westover, Staff Liaison
Bob Jencks
Michele Sottile
Judy Scott

Call to Order

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

Items from the Public

Board member Schwendler announced that this year the Garden Tour is scheduled for June 1st.

Minutes of the February 4, 2013 Meeting

A spelling correction was made. Board member Dowling moved to approve the February 4, 2013 minutes as amended, seconded by Board member Nimmer. Motion passed unanimously.

Topics For Discussion

Interview Historic Preservation Board Candidate

The Board asked candidate Bob Jencks questions about his interest and what he felt he could bring to the Board. The Board discussed the qualifications of Mr. Jencks. Board member Lloyd moved to recommend City Council appoint Bob Jencks to fill the position of alternate, seconded by Board member Nimmer, motion passed unanimously.

401 East Geneseo Street Options

The Board reviewed the updated ownership information and the design of the house as it compared to other types of houses in the Old Town neighborhood.

The 1900 Sanborn Map shows Cannon's Nursery with greenhouses and two dwellings, one on Lot 7 (401 E. Geneseo St) and one on Lot 8 (403 E. Geneseo St). The greenhouses are no longer on the property but both dwellings still exist. The owner, Michele Sottile expressed that she did not want to rehabilitate the house but offered to install a plaque on the property that would tell the history of the Cannon Floral and Seed Company. The Board agreed to research additional information about the property and the style of the house and hold a special meeting on March 12, 2013 to review options for the property and consider if a third-party landmark nomination should be submitted.

Landmark Criteria Review

The Board decided to review the visual layout of the criteria at the next meeting.

2013 Heritage Awards

The Board discussed different themes for the Heritage Awards such as agricultural, rehabilitated, commercial, outbuilding or location on the same street. The Board agreed to review photographs at the next meeting.

Upcoming Joint Meetings with City Council and LURA

The Board discussed the upcoming meeting with LURA on March 12th and identified a few key talking points the Board wanted to discuss. Other upcoming meetings include a joint meeting with City Council to continue the demolition by neglect discussion on June 17th and a budget meeting with City Council on July 16th at 5:30 pm.

2013 Goals

The Board agreed to review goals at the next meeting.

Old Business/Other Business

None

Board member Lloyd moved, seconded by Board member Nimmer, to adjourn. Motion passed unanimously. Meeting adjourned at 8:50 pm

ATTEST:	CITY OF LAFAYETTE, COLORADO	
Karen Westover, Liaison	Rebecca Schwendler, Chair	
Historic Preservation Board	Historic Preservation Board	

Lafayette Historic Preservation Board And Lafayette Urban Renewal Authority Special Meeting Minutes City Hall Council Chambers 1290 S. Public Road

March 12, 2013

Call to Order

Chair Sally Martin called the March 12, 2013 joint workshop of the Lafayette Urban Renewal Authority (LURA) and Historic Preservation Board to order at 7:04 p.m. in the City Hall Council Chambers at 1290 South Public Road, Lafayette, Colorado.

Workshop

Those present at the joint workshop were LURA Commissioners Graig Anspach, Chris Bosch, Jake Puzio, Jamie Ramos, and Chair Martin and Historic Preservation Board (HPB) Chair Rebecca Schwendler and HPB members Saundra Dowling, Nickolas Nimmer, Jessica Lowrey, Karen Lloyd, Eric Twitty and Robert Jencks.

Also present were Executive Director Gary Klaphake, Assistant LURA Executive Director Phillip Patterson, Planning Manager Karen Westover, and Downtown Coordinator Jenn Ooton.

Members of the two organizations and staff introduced themselves and then discussed ideas regarding heritage tourism and promoting Lafayette's history, including asking local businesses to incorporate more coal-related terminology and themes into businesses, identifying a building to restore in the downtown corridor, displaying historic artifacts in one or more visible locations and installing additional plaques in Old Town that explain portions of Lafayette's history. Additionally, members of staff and the HPB presented information about the survey that will be conducted on Simpson Street.

Chair Martin adjourned the workshop back into the regular meeting at 8:05pm

ATTEST:	CITY OF LAFAYETTE, COLORADO	
Karen Westover, Liaison	Rebecca Schwendler, Chair	
Historic Preservation Board	Historic Preservation Board	

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Karen Westover, Liaison	Rebecca Schwendler, Chair	
Historic Preservation Board	Historic Preservation Board	

Lafayette Historic Preservation Board Special Meeting Minutes City Hall Upstairs Conference Room 1290 S. Public Road

March 12, 2013

Present:

Saundra Dowling
Rebecca Schwendler
Nick Nimmer
Karen Lloyd
Jessica Lowery
Emmy Brouillette
Eric Twitty
Bob Jencks
Van Wilgus, Planning Commission Liaison
Karen Westover, Staff Liaison
Judy Scott
Roger Barbeau

Call to Order

The meeting was called to order at 6:00 p.m. by Chair Schwendler.

Items from the Public

None.

Topics For Discussion

Options for 401 East Geneseo

During the demolition permit stay, the Board is charged with looking at options for the property at 401 East Geneseo Street which may include restoration, salvaging materials, interpretive signs, documentation of the building and property, and a third-party landmark nomination. The Board focused on the review criteria for a third- party landmark nomination. Staff member Westover reviewed the information that had been gathered and how it related to the landmark criteria.

<u>Architecture</u> - The house is a front cross-gabled style. A few other existing houses in Old Town are also this style, including the house at 303 East Simpson Street and 305 East Chester Street. The house is a style particularly associated with Lafayette Old Town neighborhood. It was also noted that recognizing this style in the Old Town neighborhood helps confirm a pattern of front cross-gable style houses.

<u>Social</u> - The property, in combination with 403 East Geneseo Street, operated as a greenhouse business from at least 1896 to 1924. The Floral and Seed Company was a unique business supported by the community during the coal mining boom. This reflects the community's value for landscaping and beautification and is consistent with the well established trees and flower gardens in the Old Town neighborhood. This house and property are associated with a cultural, economic and social heritage of the community.

<u>Geographic</u> – The house has stood as a familiar setting at this corner for over 100 years.

The Board discussed the criteria of overwhelming historic importance and how it related to the property. Board member Dowling moved, the Board not precede with a third-party landmark nomination application, seconded by Board member Lowery, the motion passed 5-2.

Roger Barbeau, contractor for the demolition, offered to deconstruct the house and reuse and salvage what materials and landscaping he could.

Board member Brouillette moved, seconded by Board member Nimmer, to adjourn. Motion passed unanimously. Meeting adjourned at 6:58 pm

ATTEST:	CITY OF LAFAYETTE, COLORADO	
Karen Westover, Liaison	Rebecca Schwendler, Chair	
Historic Preservation Board	Historic Preservation Board	

small white hipped roof? cottage with periwinkle trim Simpson St. 503 E.

yellow hipped roof cottage 2-story green Simpson St. Cannon St. 103 W. 606 E.

Montessori school 111th St. 801 N.

agricultural

addition Add

commercial C NS

saved from being scraped

outbuilding Out

rehabbed (i.e., gentrified inside and/or outside)

traditional (well kept with mostly original appearance)

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 important for other reasons.
 - (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) If and only if a property is found to retain integrity, it will be evaluated for its potential historical significance according to 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. Exhibits distinctive characteristics of a type, period, or manner of construction:
 - 2. Retains the potential to make an important contribution to knowledge of the area's history or prehistory;
 - 3. Is associated with an event important in the community or area's development;
 - 4. Is associated with a notable person(s) or the work of a notable person(s);
 - 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. Historic 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 structures may be included within the boundaries, as long as the noncontributing 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, location, and/or information potential.
 - (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 testing or survey.
 - (3) 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 important in other significant criteria.
 - (4) Historic districts shall meet one or more of the following criteria:
 - a. Architectural criteria.
 - 1. Exemplifies specific elements of an architectural period or style;
 - 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 the Lafayette area;
 - 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. The site of an historic event that had an effect upon society;
 - 2. Exemplifies cultural, political, economic or social heritage of the community; or
 - 3. An association with a notable person(s) or the work of notable person(s).
- c. Geographic/environmental criteria.
 - 1. Enhances sense of identity of the community; or
 - 2. An established and familiar mutual setting or visual feature of the community.
- d. Archaeologic/subsurface criteria.
 - 1. Demonstrable potential to make an important contribution to 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. Distinctive characteristics of a type, period or manner of construction;
 - 5. Geographic importance;
 - 6. A typical example or association with particular ethnic group;
 - 7. A typical example or association with a local cultural or economic activity; or
 - 8. A unique example of an event or structure.

City of Lafayette Historic Preservation Board - 2013 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