



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

May 5, 2014

6:30 p.m.

City Hall Council Chambers

1290 S. Public Road

AGENDA

- I. Call to Order/Roll Call**
- II. Old Business / New Business**
 - Thank You – letter to the POST
 - Boulder/Broomfield Counties Historic Preservation Forum
 - Friday May 16th 9 am-noon
- III. Items from the Public**
- IV. Minutes of the April 7, 2014 Meeting**
- V. Topic for Discussion**
 - A. Presentation of East Simpson Street Survey Results**
 - B. Amendment to Section 47-2, Definitions**
 - Adding Demolition Definition**
 - C. 125th Anniversary / Public Outreach**
 - D. 2014 Budget**
 - E. Historic Buildings from the SHPO Database**
 - F. Old Town Design Guidelines**
 - G. Demolition by Neglect City Council Workshop**
 - H. Board Reports**
- VI. Public Comments**
- VII. Adjournment**

Lafayette Historic Preservation Board
Meeting Minutes
1290 S. Public Road

April 7, 2014

Present:

Rebecca Schwendler
Bob Jencks
Saundra Dowling
Emmy Brouillette
Anthony Viers
Jessica Lowery
Karen Westover, Staff Liaison

Call to Order

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

Old Business/Other Business

Board member Brouillette presented the letter she had drafted to the Post Brewery and asked for feedback. She also noted that a letter or some type of recognition should be given to the owners at 210 E. Cleveland Street for the preservation of the original house. The Board agreed. The Board discussed emailing comments on the Old Town resident survey to Staff member Westover to compile for the next meeting. The Board asked staff to send a bi-weekly status report on the Board's projects.

Staff member Westover noted that the City Council wanted to have a joint meeting about demolition by neglect in the third quarter of 2014 and asked the Board to see what dates in July, August and September would work. The Board asked that the "Demolition by Neglect" presentation from the previous City Council workshop be sent to them and this item be placed on next month's agenda. Board member Schwendler reported that four applications were received for the LOTA Grant program. Two large projects were awarded and LOTA will be working with a third property owner. Board member Schwendler announced that HGTV is doing a story on her house as part of a "Who lived in my House" series. The program will be aired later this year.

Items from the Public

None.

Minutes of the March 3, 2014 Meeting

Board member Brouillette moved to approve the March 3, 2014 minutes, seconded by Board Viers member. Motion passed unanimously.

Interview Historic Preservation Board Candidates

The Board interviewed Allison Fischer and Peter Mathews separately. Following discussion, Board member Brouillette moved, seconded by Board member Dowling to consider the two applications and not re-schedule an interview with Jon Spinney. Motion passed unanimously. Board member Brouillette moved, seconded by Board member Dowling to recommend the City Council appoint Peter Mathews to the remaining term of Karen Lloyd's regular member position and appoint Allison Fischer to the second alternate position. Motion passed unanimously.

The Board asked Staff to convey the Board's decision to Jon Spinney and encourage him to apply for future openings on the Board.

Election of Demolition Review Team Alternate

Board member Lowery moved, seconded by Board member Dowling to appoint Board member Viers as an alternate to the Demolition Review Team. Motion passed unanimously.

125th Anniversary/Public Outreach

The Board reviewed the following projects and assignments:

- HPB Logo-Board members Schwendler & Jencks.

Board member Jencks reported that there was not enough time in this school year for the High School to participate in a Logo design. Board member Schwendler agreed to contact Earl Noe with the Book Arts League.

- Walking Tour Brochure-Board member Dowling.

Board member Dowling said she would continue to work on the Landmark Walking Tour brochure.

- Exterior Walking Tour-Board member Schwendler.

Board member Schwendler offered to look at a walking tour for the exterior of houses for the 125th celebration.

- Miners Lantern Craft Project- Board members Dowling & Lowery

The Board asked what the budget will be for the project. Board member Dowling said she would prepare a cost estimate.

- Cemetery Tour – Board member Brouillette

Board member Brouillette reported that the Historical Society wanted to put together the tour but wanted to hold it on a different day than the exterior walking tour. The Board agreed the tour should be held on September 20th, the same day as the walking tour. Staff member Westover stated that any tours had to be pre-approved by the Cemetery Board and that the tour could be cancelled

if a burial was scheduled the same time and day of the tour. Staff member Westover provided Board member Brouillette with the rules of the cemetery. Board member Brouillette said she would provide these to the Historical Society and let them know that the tour would need City approval.

- Do It Yourself Seminar-Board member Jencks

Board member Jencks stated he is working with JAX for a mid-May seminar.

- Marketing- Board member Viers

Board member Viers noted that he was working with Ms. Ooton on the HPB web site.

2014 Budget

The Board agreed to review the original 2014 budget request and to table the 2014 budget discussion until next meeting.

Old Town Design Guidelines

The Board discussed the survey, gathering input from the Old Town neighborhood, the objective of the design guidelines and the current Old Town Residential (OTR) zoning requirements. The Board felt that a Special Meeting should be held to discuss the specifics of what the design guidelines need to address. The Board decided however in the discussion of Substantial Remodel/Demolition later in the agenda, by adding a definition of demolition, the urgency of holding a special meeting was eased and no meeting was necessary.

Substantial Remodel/Demolition

Staff member Westover reviewed a recent building permit that removed the roof and back wall and that while it drastically changed the exterior appearance of the house, it was not considered a demolition because the Code does not clearly define demolition. Staff member Westover recommended the Board propose a definition similar to the City of Boulder as an immediate measure to ensure that these types of remodeling or demolition would be reviewed by the Board through the demolition review process. She suggested the Board look at the City of Ft. Collins ordinance that provides an opportunity to negotiate a solution for a remodel project and develop a solution-based process to recommend to the City Council in the near future. The Board agreed to review the definition of demolition that is used by Boulder and look at other community's definition and table this item until the May meeting.

Board Reports

None.

Historical Society Cemetery Tour

The Board discussed this item under 125th anniversary

Public Comments

None.

Adjourn

Board member Brouillette moved, seconded by Board member Lowery, to adjourn. Motion passed unanimously. Meeting adjourned at 9:15 pm.

ATTEST:

CITY OF LAFAYETTE, COLORADO

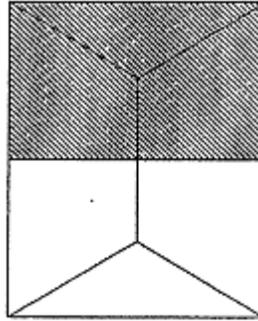
Karen Westover, Liaison
Historic Preservation Board

Rebecca Schwendler, Chair
Historic Preservation Board

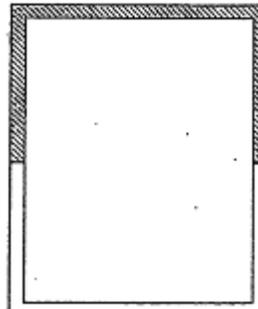
Section 47-2 Definitions

Demolition or demolish means an act or process that removes one or more of the following: -
(The shaded area illustrates the maximum amount that may be removed without constituting demolition)

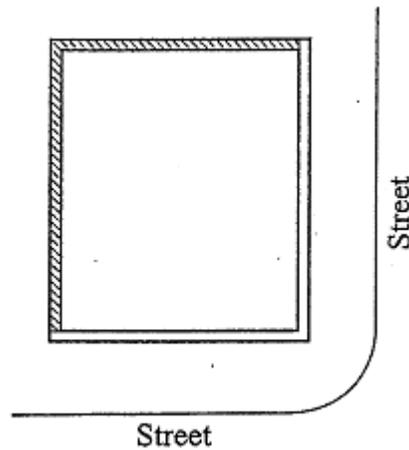
- (1) Fifty percent or more of the roof area, as measured in plan view;
(See diagram.)



- (2) Fifty percent or more of the exterior walls of a building as measured contiguously around the building envelope (See diagram); or



- (3) Any exterior wall facing a public street, but not an act or process that removes an exterior wall facing an alley (See diagram).



A wall shall meet the following minimum standards to be considered a retained exterior wall:

- A) The wall shall retain studs or other structural elements, the exterior wall finish and fully framed and sheathed roof above that portion of the remaining building to which such wall is attached;
- B) The wall shall be covered or otherwise concealed by a wall that is proposed to be placed in front of the retained wall; and
- C) Each part of the retained exterior walls shall be connected contiguously and without interruption to every other part of the retained exterior walls.