



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

October 1, 2012

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 September 10, 2012 Meeting**
- IV. Topic for Discussion**
 - A. Interpretive Sign for Peterson's Farm**
 - B. Options for 305-307 East Simpson Street**
 - C. Property Neglect Discussion**
 - D. Update on Eligible Property Owner Contacts**
 - E. Landmark Nomination Application Review**
 - F. Landmark Property Owners Celebration**
 - G. Landmark Criteria Review**
- V. Old Business/Other Business**

Next Agenda November 5, 2012
- VI. Adjournment (8:00 p.m.)**

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

September 10, 2012

Present:

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

Call to Order

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

Items from the Public

Fred Cooper, the developer of the Traditions Subdivision presented a proposal for the interpretive sign at Affinity the new senior apartment development on Baseline Road. The base of the sign is from the stone from the Peterson's ice house foundation. Mr. Cooper submitted wording for the sign and asked if there were any questions. The Board asked if there were any old photos that could be incorporated into the sign, the dimensions of the sign and font style and size to be used. Mr. Cooper said he would submit the information to staff.

Minutes of the August 6, 2012 Meeting

Board member Schwendler noted that the spelling of Lynda Pinkerton's name needed to be corrected. Board member Brouillette moved to approve the August 6, 2012 minutes with the correction, seconded by Board member Dowling. Motion passed unanimously.

Topics For Discussion

305-307 East Simpson Street- Consideration of a Stay of the Demolition permit - Public Hearing.

Board member Schwendler opened the public hearing and asked staff to present the report. Staff member Westover described some of the previous uses on the property which includes the former City Council Chambers in the far western building. In the far eastern building at 307 East Simpson Street, the building was used as a doughnut shop, pool hall, legion hall, and was most well known as Joe's Grocery store. Staff presented Sanborn Maps from 1900, 1908, and 1937 along with current aerial photographs showing the building foot prints over time. Old photographs of the buildings were presented including one believed to be from the early 1930's and some from the assessor's card in the 1950's. Staff also described how the façade along Simpson Street gives the appearance of one large building but there are at least 3 buildings behind the façade. From the

recent interior photos staff pointed out the existing tin ceiling material and wall siding and compared it to old interior photos of the pool hall and grocery store. Staff noted that the Board needed to use the same criteria to issue a stay on the demolition permit as used for landmarking a building. Staff reviewed the criteria and found the buildings met the integrity criteria because some of the original materials are still intact and met the social criteria because in the early part of the 20th century, several grocery stores lined Simpson Street and established an economic and social heritage of the community. Staff member Westover recommended the Historic Preservation Board approve a stay on the demolition permit for 305-307 East Simpson Street, for 90 days or until an agreement is made between the City and the owner to salvage original material, whichever occurs first, finding that parts of the original integrity of these buildings are intact and they meet the criteria of Section 47-17, because the buildings exemplify the economic heritage of the community.

Board member Schwendler asked the owner to come forward and address the Board. Kyle McDaniel, representing 309 Simpson Street LLC, described how retaining and preserving the buildings was problematic and that he was willing to work with the City to salvage some of the original materials.

Board member Schwendler announced that this was a public hearing and read the names of those who filled out a speaker form.

Lisa Klein – 109 East Simpson Street, mentioned that Sister Carmen was operating out of the buildings when she had moved to Lafayette in 1994 but the building has been vacant for many years. Ms. Klein expressed support to salvage certain materials but that the entire building is difficult to save and redevelop the site. She felt the abandoned building had been there long enough.

Cyndi Kennedy – 108 East Cannon Street and owner of 308 East Simpson Street, reported that the 1999 Old Town Survey did not reference any historic significance for this property and that the Blight Study listed 309, 307 and 305 East Simpson Street as examples of why you create urban renewal. Ms. Kennedy submitted a petition of 87 neighborhood residents who supported the removal of the buildings and urged the Board to release the demolition permit.

Board member Schwendler asked if anyone else was interested in speaking. Seeing no other speakers, Board member Schwendler closed the public hearing at 7:40 p.m. The discussion was brought back to the Board for questions of staff and the owner. Kyle McDaniel described how they have not done anything to the buildings once Sister Carmen moved out and they were unable to find new tenants. Recently the ratio of a mixed-use building changed to require less commercial development. This change now makes the property more feasible for re-development. Staff member Westover clarified that the surveys don't identify every eligible property but a select number of properties that fit in to the grant budget.

The Board discussed the criteria and noted that the buildings met the architect criteria because the style is particularly associated with Lafayette and the former council chambers reflect the City's political heritage. It was noted that the cobbling of buildings was a pattern found throughout Lafayette. The original doors and windows size and location were identified to be the same or very close to the same as found on the existing building. The Board noted that this is one of the few remaining examples of the early grocery stores.

The Board expressed concerns about issuing a stay on the demolition permit and a lack of interest to preserve the buildings. The Board talked about the possibility of redevelopment and a better use of the property. The Board questioned the details of how the material would be salvaged. The Board also explained that the buildings have been vacant for many years and the demolition permit just came to the Board to determine a 90 day stay.

Motion

Board member Brouillette moved to issue a stay on the demolition permit for 305-307 East Simpson Street for 90 days, finding that the original integrity of these buildings are intact and they meet the criteria of Section 47-17, because the buildings exemplify specific elements of an architectural style or period; the style is particularly associated with Lafayette and the Old Town neighborhood; the buildings represent a built environment of a group of people in an era of history; the buildings represent a pattern or grouping of elements representing at least one of the above criteria; and they exemplify cultural, political, economic or social heritage of the community, seconded by Board member Schwendler, the motion passed with Board member Dowling voting against the motion.

Landmark Nomination Application Review

The Board agreed to discuss this item at their next meeting.

2012 Goals

The Board reviewed the 2012 Goals to assess their progress. The Holiday Home tour will take place on December 8th. The Board discussed engaging students to help with the Lafayette history sheets.

The Board requested the split rail fence at the Lafayette cemetery be re-purposed at another park or trail.

Old Business/Other Business

The Board was open to reviewing a certificate of appropriateness for a mural on the Miner's Museum's garage.

The Board requested a meeting or workshop with City Council to talk about how demolition permits are coming before the Board when the buildings are in bad shape due to neglect. The Board wants to explore solutions.

The Board talked about vacancies and attendance. Staff noted that they would highlight the vacancies on the Board on the City's web site.

Adjournment

Board member Brouillette moved to adjourn, seconded by Board member Nimmer, the motion passed unanimously. Meeting adjourned at 8:45 p.m.

ATTEST:

CITY OF LAFAYETTE, COLORADO

Karen Westover, Liaison
Historic Preservation Board

Rebecca Schwendler, Chair
Historic Preservation Board

Peterson's Farm

The Petersons operated a small farm at this location from 1904 to 1951, selling garden crops, fruit, sugar beets and ice. "Petey the Ice Man" harvested ice from a pond on the southeast corner of this property, where today a catchment for water runoff is located. The foundation material from the icehouse where the ice was stored was reused to make the base for this sign. Shady Acres Mobile Home Park was developed with 50 trailer sites on this location around 1970. The property was redeveloped in 2011.

LAFAYETTE REGISTER OF HISTORIC PLACES
NOMINATION FORM
Structure - Site - Other (not District)
USE ACCOMPANYING INSTRUCTIONS

SECTION I

NAME OF PROPERTY

Historic Name _____

Other Names _____

CATEGORY OF PROPERTY

Structure (does not include site) Site (may include structures)

Other (describe) _____

ADDRESS OF PROPERTY

Street Address _____

OWNERSHIP OF PROPERTY

Fill in ownership information (if you are the owner sign and date below.). In the case of a district or multiple ownership, list names and addresses of each owner on a continuation sheet. By signing below, you as the owner consent, to the designation of your property as a landmark.

Name _____

Address _____ Phone _____

City _____ State _____ Zip _____

Fax number _____ e-mail _____

Signature

Date

LAFAYETTE REGISTER OF HISTORIC PLACES

Property Name _____

Page 2

PREPARER OF NOMINATION

I am not the owner of the above-described property. I nominate the above named property to Lafayette, Colorado Register of Historic Places. I have:

- obtained the property owner's approval as verified above
- not been able to obtain the property owner's approval **(Include documented attempts to secure owner approval.)**

Name _____

Address _____ Phone _____

City _____ State _____ Zip _____

Fax number _____ e-mail _____

Signature

Date

SECTION II

OTHER HISTORIC DESIGNATION

Has the property received other historic designation?

- no yes individual in district other _____

date designated _____

designated by: _____ (County, State, National)

LOCATION STATUS

- original location moved (date moved) _____~

USE OF PROPERTY

Historic _____

Current _____

Source of Information _____

ORIGINAL OWNER _____

Source of Information _____

LAFAYETTE REGISTER OF HISTORIC PLACES

Property Name _____

Page 3

YEAR OF CONSTRUCTION _____

Continuation sheet

YEAR(S) OF REMODELING _____

(if known)

Source of Information _____

SECTION III

HISTORICAL NARRATIVE

Use continuation sheet

DESCRIPTION AND ALTERATIONS (SEE APPENDIX A)

Use continuation sheet

PHOTOS

Prepare a photo log using black and white photographs on one or more continuation sheets

Photograph all sides of each contributing structure.

SECTION IV

GEOGRAPHIC DATA (SEE APPENDIX B)

Description of Property: Lot _____ Block _____ Subdivision _____

BOUNDARY DESCRIPTION (SEE APPENDIX B)

Use continuation sheet

BOUNDARY JUSTIFICATION (SEE APPENDIX B)

Use continuation sheet

SIGNIFICANCE OF PROPERTY (SEE APPENDIX C)

Nomination Criteria (Choose as many criteria as apply.)

- A. Architectural The property has distinctive characteristics of a type, period, method of construction or artisan
- B. Social/Historic The property is associated with events or persons that have made a significant contribution to history
- C. Geographic The property has geographic importance
- D. Archeological/Subsurface The property has demonstrable potential of important discoveries related to history or prehistory

LAFAYETTE REGISTER OF HISTORIC PLACES

Property Name _____

Page 4

AREAS OF SIGNIFICANCE (REFER TO APPENDIX D)

1 _____

5 _____

2 _____

6 _____

3 _____

7 _____

4 _____

8 _____

STATEMENT OF SIGNIFICANCE

Explain the significance of the property on one or more continuation sheets
See the “Guidelines for Determining Significance in Appendix E

BIBLIOGRAPHY

Cite books, articles, and other sources used in preparing this form on one or more continuation sheets

OPTIONAL INFORMATION

You may submit any other information which might be helpful in considering the eligibility of this property. However, this material is not a substitute for providing information on the form as requested. Optional materials may include newspaper clippings, brochures and photocopies of historic photographs. All materials submitted will be added to the nomination property files and may not be returned

Completed nomination forms and supporting materials should be mailed to:

Historic Preservation Board
c/o Karen Westover
City of Lafayette
1290 South Public Road
Lafayette, CO 80026

If you have questions, require assistance, or need additional forms, please call Karen Westover at (303) 665-5588, extension 3332.

APPENDIX A

Guidelines for Describing Properties

BUILDINGS, STRUCTURES, AND OBJECTS

- A. Type or form, such as dwelling, church, or commercial block.

- B. Setting, including the placement or arrangement of buildings and other resources, such as in a commercial center or a residential neighborhood or detached in a row.

- C. General Characteristics
 - 1. Overall shape of plan and arrangement of interior spaces.
 - 2. Number of stories.
 - 3. Number of vertical divisions or bays.
 - 4. Construction materials, such as brick, wood, or stone, and wall finish, such as type of bond, coursing, or shingling.
 - 5. Roof shape, such as gabled, hip, or shed.
 - 6. Structural system, such as balloon frame, reinforced concrete, or post and beam.

- D. Specific Features
 - 1. Porches, including verandas, porticos, stoops, and attached sheds.
 - 2. Windows and doors.
 - 3. Chimney.
 - 4. Dormers.
 - 5. Other.

- E. Important decorative elements, such as finials, pilasters, bargeboards, brackets, halftimbering, sculptural relief, balustrades, corbelling, cartouches, and murals or mosaics.

- F. Significant interior features, such as floor plans, stairways, functions of rooms, spatial relationships, wainscoting, flooring, paneling, beams, vaulting, architraves, moldings, and chimneypieces.

- G. Number, type, and location of outbuildings, with dates, if known.

- H. Other manmade elements, including roadways, contemporary structures, and landscape features.

- I. Alterations or changes to the property, with dates, if known. A restoration is considered to be an alteration even if an attempt has been made to restore the property to its historic form. If there have been numerous alterations to a significant interior, also submit a sketch of the floor plan illustrating and dating the changes.

- J. Deterioration due to vandalism, neglect, lack of use, or weather, and the effect it has had on the property's historic integrity.
- K. For moved properties:
1. Date of move.
 2. Descriptions of location, orientation, and setting historically and after move.
 3. Reasons for move.
 4. Method of moving.
 5. Effect of the move and the new location on the historic integrity¹ of the property.
- L. For restored and reconstructed buildings:
1. Date of restoration or reconstruction.
 2. Historical basis for work.
 3. Amount of remaining historic material and replacement of material.
 4. Effect of the work on the property's historic integrity.
 5. For reconstructions, whether the work was done as part of a master plan.
- M. For properties where landscape or open space adds to the significance or setting of the property, such as rural properties, college campuses, or the grounds of public buildings:
1. Historic appearance and current condition of natural features.
 2. Land uses, landscape features, and vegetation that characterized the property during the period of significance, including gardens, walls, paths, roadways, grading, fountains, orchards, fields, forests, rock formations, open space, and bodies of water.
- N. For industrial properties where equipment and machinery is intact:
1. Types, approximate date, and function of machinery.
 2. Relationship of machinery to the historic operations of the property.

¹ Historic integrity is defined as the ability of a property to convey its history and significance. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

ARCHEOLOGICAL SITES

- A. Environmental setting of the property today and, if different, its environmental setting during the periods of occupation or use. Emphasize environmental features or factors related to the location, use, formation, or preservation of the site.
- B. Period of time when the property is known or projected to have been occupied or used. Include comparisons with similar sites and districts that have assisted in identification.
- C. Identity of the persons, ethnic groups, or archaeological cultures who through their activities, created the archaeological property. Include comparisons with similar sites and districts that have assisted in identification.
- D. Physical characteristics:
 - 1. Site type, such as rock shelter, temporary camp, lithic workshop, rural homestead, or shoe factory.
 - 2. Prehistorically or historically important standing structures, buildings, or ruins.
 - 3. Kinds and approximate number of features, artifacts, and ecofacts, such as hearths, projective points, and faunal remains.
 - 4. Known or projected depth and extent of archaeological deposits.
 - 5. Known or projected dates for the period when the site was occupied or used, with supporting evidence.
 - 6. Vertical and horizontal distribution of features, artifacts, and ecofacts.
 - 7. Natural and cultural processes, such as flooding and refuse disposal, that have influenced the formation of the site.
 - 8. Noncontributing buildings, structures, and objects within the site.
- E. Likely appearance of the site during the periods of occupation or use. Include comparisons with similar sites and districts that have assisted in description.
- F. Current and past impacts on or immediately around the property, such as modern development, vandalism, road construction, agriculture, soil erosion, or flooding.
- G. Previous investigations of the property, including:
 - 1. Archival or literature research.
 - 2. Extent and purpose of any excavation, testing, mapping, or surface collection.
 - 3. Dates of relevant research and field work. Identity of researchers and their institutional or organizational affiliation.
 - 4. Important bibliographical references.

HISTORIC SITES

- A. Present Condition of the site and its setting.
- B. Natural features that contributed to the selection of the site for the significant event or activity, such as a spring, body of water, trees, cliffs, or promontories.
- C. Other natural features that characterized the site at the time of the significant event or activity, such as vegetation, topography, a body of water, rock formations, or a forest.
- D. Any cultural remains or other manmade evidence of the significant event or activities.
- E. Type and degree of alterations to natural and cultural features since the significant event or activity, and their impact on the historic integrity of the site.
- F. Explanation of how the current physical environment and remains of the site reflect the period and associations for which the site is significant.

APPENDIX B

Guidelines for Boundary Identification

BOUNDARY SELECTION:

Boundary description is necessary when a nomination includes one or more structures on a single site, or includes the site itself as significant due to a geographic feature, historic event or activity. Examples are a battle location or a Native American encampment. Select boundaries to encompass, but not to exceed, the full extent of the significant resources and land area making up the property.

You may use one or more of the following techniques to describe properties:

- A. Legally recorded boundary lines.
- B. Natural topographic features, such as ridges, valleys, rivers, and forests.
- C. Manmade features, such as stone walls; hedgerows; the curb lines of highways, streets, and roads, alleys, and areas of new construction.
- D. For large properties, topographic features, contour lines, or section lines may be used.

APPENDIX C

Nomination Criteria

The Lafayette City Council and Historic Preservation Board will consider the following criteria in reviewing nominations of properties for designation:

Landmarks must be at least fifty (50) years old and meet one or more of the criteria for architectural, social/historical or geographic/environmental significance as described below. A landmark may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

Historical Structures

A. Architectural Criteria.

1. Exemplifies specific elements of an architectural style or period.
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 Lafayette or one of its neighborhoods.
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.
8. Significant historic remodel.

B. Social / Historical Criteria.

1. Site of historic event that had an effect upon society.
2. Exemplifies cultural, political, economic or social heritage of the community.
3. Association with a notable person or the work of a notable person.

C. Geographic / Environmental Criteria.

1. Enhances sense of identity of the community.
2. An established and familiar natural setting or visual feature of the community.

Archeological Sites (Historic and Prehistoric)

A. Architectural Criteria.

1. Exhibits distinctive characteristics of a type, period or manner of construction.
2. A unique example of structure.

B. Social / Historical Criteria.

1. Demonstrable potential to make an important contribution to the knowledge of 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. A typical example/association with a particular ethnic group.
5. A unique example of an event in Lafayette's history.

C. Geographic / Environmental Criteria.

1. The site is geographically or regionally important.

Physical Integrity

All properties will be evaluated for their physical integrity using the following criteria, but a property need not meet all of the following criteria:

- A. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
- B. Retains original design features, materials and/or character.
- C. Is in original location or same historic setting after having been moved.
- D. Has been accurately rehabilitated or restored based on documentation.

APPENDIX D

Areas of Significance

Select one or more areas of significance from the list below in which the property qualified. Enter these on the lines provided on the form, placing the most important area first. Remember that each area of significance selected must be explained in the Statement of Significance.

Agriculture	Education	Landscape Architecture
Architecture	Economics	Law
Archaeology-prehistoric	Engineering	Literature
Archaeology-historic	Entertainment/Recreation	Government
Art	Ethnic Heritage	Military
Commerce	Exploration/Settlement	Performing Arts
Communications	Geography/	Politics
Community Planning and	Community Identity	Religion
Development	Health/Medicine	Science
Conservation	Industry	Social History
	Invention	Transportation

In the case of properties having archaeological significance, enter areas of significance that closely relate to the events, activities, characteristics, or information for which the property is significant, for example, “industry” for a prehistoric tool-making site.

APPENDIX E

Guidelines for Determining Significance

The following questions should be considered when evaluating the significance of a property and developing the statement of significance. Incorporate in the narrative the answers to the questions directly pertaining to the property's historic significance and integrity.

BUILDINGS, STRUCTURES, AND OBJECTS

- A. If the property is significant for its association with historic events, what are the historically significant events or patterns of activity associated with the property? Does the existing building, object, or structure reflect in a tangible way the important historical associations? How have alterations or additions contributed to or detracted from the resource's ability to convey the feeling and association of the significant historic period?
- B. If the property is significant because of its association with an individual, how long and when was the individual associated with the property and during what period in his or her life? What were the individual's significant contributions during the period of association? Are there other resources in the vicinity also having strong associations with the individual? If so, compare their significance and associations to that of the property being documented.
- C. If the property is significant for architectural, landscape, aesthetic, or other physical qualities, what are those qualities and why are they significant? Does the property retain enough of its significant design to convey these qualities? If not, how have additions or alterations contributed to or detracted from the significance of the resource?
- D. Does the property have possible archaeological significance and to what extent has this significance been considered?
- E. Does the property possess attributes that could be studied to extract important information? For example: does it contain tools, equipment, furniture, refuse, or other materials that could provided information about the social organization of its occupants, their relations with other persons and groups, or their daily lives? Has the resource been rebuilt or added to in ways that reveal changing concepts of style or beauty?
- F. If the property is no longer at its original location, why did the move occur? How does the new location affect the historical and architectural integrity of the property?

HISTORIC SITES

- A. How does the property related to the significant event, occupation, or activity that took place there?
- B. How have alterations such as the destruction of original buildings, changes in land use, and changes in foliage or topography affected the integrity of the site and its ability to convey its significant associations? For example, if the forested site of a treaty signing is now a park in a suburban development, the site may have lost much of its historic integrity and may not be eligible for the Lafayette Register.
- C. In what ways does the event that occurred here reflect the broad patterns of Lafayette history and why is it significant?

ARCHITECTURAL AND HISTORIC DISTRICTS:

- A. What are the physical features and characteristics that distinguish the district, including architectural styles, building materials, building types, street patterns, topography, functions and land uses, and spatial organization?
- B. What are the origins and key events in the historical development of the district? Are any architects, builders, designers, or planners important to the district's development?
- C. Does the district convey a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association?
- D. How do the architectural styles or elements within the district contribute to the feeling of time and place? What period or periods of significance are reflected by the district?
- E. How have significant individuals or events contributed to the development of the district?
- F. How has the district affected the historical development of the community, region, or State? How does it reflect the history of the community, region, or State?
- G. How have intrusions and noncontributing structures and buildings affected the district's ability to convey a sense of significance?
- H. What are the qualities that distinguish the district from its surroundings?
- I. How does the district compare to similar areas in the locality, region, or State?
- J. If there are any preservation or restoration activities in the district, how do they affect the significance of the district?
- K. Does the district contain any resources outside the period of significance that are contributing? If so, identify and explain their importance.
- L. If the district has industrial significance, how do the industrial functions or processes represented relate to the broader industrial or technological development of the locality, region, State, or nation? How important were entrepreneurs, engineers,

designers, and planners who contributed to the development of the district? How do the remaining buildings, structures, sites, and objects within the district reflect industrial production or process?

- M. If the district is rural, how are the natural and manmade elements of the district linked historically or architecturally, functionally, or by a common ethnic or social background? How does the open space constitute or unite significant features of the district?
- N. Does the district have any resources of possible archaeological significance? If so, what are they?

EXAMPLE OF COMPLETED NOMINATION FORM

LAFAYETTE
HISTORIC
PRESERVATION
BOARD

Site No. _____

LAFAYETTE REGISTER OF HISTORIC PLACES NOMINATION FORM

USE ACCOMPANYING INSTRUCTIONS

SECTION I

NAME OF PROPERTY

Historic Name Lafayette Cemetery

Other Names _____

CATEGORY OF PROPERTY

- Structure (does not include site) District Site (may include structures)
 Other (describe) _____

Include the number of contributing and non-contributing structures on the property or within the nominated area. Contributing 295 Non-Contributing _____

ADDRESS OF PROPERTY

Street Address 111 W. Baseline Road Lafayette, CO 80026

If you are nominating a district, provide either a boundary description or all lots and blocks within the boundary on a continuation sheet

OWNERSHIP OF PROPERTY

Fill in ownership information (if you are the owner sign and date below.). In the case of a district or multiple ownership, list names and addresses of each owner on a continuation sheet

Name City of Lafayette

Address 1290 S. Public Road Phone 303-665-5588

City Lafayette State Colorado Zip 80026

Fax number 303-665-2153 e-mail _____

Signature

Date

LAFAYETTE REGISTER OF HISTORIC PLACES

Property Name Lafayette Cemetery

Page 2

PREPARER OF NOMINATION

Megan Pluim

I am not the owner of the above-described property. I nominate the above named property to Lafayette, Colorado Register of Historic Places. I have:

- obtained the property owner’s approval as verified above
- not been able to obtain the property owner’s approval **(Include documented attempts to secure owner approval.)**

Name Lafayette Historic Preservation Board

Address 1290 S. Public Road Phone 303-665-5588

City Lafayette State Colorado Zip 80026

Fax number 303-665-2153 e-mail karenw@city oflafayette.com

Signature _____

Date _____

SECTION II

OTHER HISTORIC DESIGNATION

Has the property received other historic designation?

- no yes individual in district other _____

date designated _____

designated by: _____ (County, State, National)

LOCATION STATUS

- original location moved (date moved) _____

USE OF PROPERTY

Historic cemetery

Current cemetery

Source of Information _____

ORIGINAL OWNER UNION PACIFIC RAILROAD

Source of Information _____

LAFAYETTE REGISTER OF HISTORIC PLACES

Property Name Lafayette Cemetery

Page 3

YEAR OF CONSTRUCTION _____

YEAR(S) OF REMODELING _____

Continuation sheet

(if known)

Source of Information _____

SECTION III

HISTORICAL NARRATIVE

Use continuation sheet

DESCRIPTION AND ALTERATIONS (SEE APPENDIX A)

Use continuation sheet

PHOTOS

Prepare a photo log using black and white photographs on one or more continuation sheets

Photograph all sides of each contributing structure.

SECTION IV

GEOGRAPHIC DATA (SEE APPENDIX B)

Description of Property: Lot _____ Block _____ Subdivision _____

BOUNDARY DESCRIPTION (SEE APPENDIX B)

Use continuation sheet

BOUNDARY JUSTIFICATION (SEE APPENDIX B)

Use continuation sheet

SIGNIFICANCE OF PROPERTY (SEE APPENDIX C)

Nomination Criteria (Choose as many criteria as apply.)

A. Architectural The property has distinctive characteristics of a type, period, method of construction or artisan

B. Social/Historic The property is associated with events or persons that have made a significant contribution to history

C. Geographic The property has geographic importance

D. Archeological/Subsurface The property has demonstrable potential of important discoveries related to history or prehistory

LAFAYETTE REGISTER OF HISTORIC PLACES

Property Name Lafayette Cemetery _____

Page 4

AREAS OF SIGNIFICANCE (REFER TO APPENDIX D)

- | | |
|-------------------------------|---------|
| 1 <u>Social History</u> _____ | 5 _____ |
| 2 _____ | 6 _____ |
| 3 _____ | 7 _____ |
| 4 _____ | 8 _____ |

STATEMENT OF SIGNIFICANCE

Explain the significance of the property on one or more continuation sheets
See the “Guidelines for Determining Significance in Appendix E

BIBLIOGRAPHY

Cite books, articles, and other sources used in preparing this form on one or more continuation sheets

OPTIONAL INFORMATION

You may submit any other information which might be helpful in considering the eligibility of this property. However, this material is not a substitute for providing information on the form as requested. Optional materials may include newspaper clippings, brochures and photocopies of historic photographs. All materials submitted will be added to the nomination property files and may not be returned

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Lafayette, CO 80026

If you have questions, require assistance, or need additional forms, please call Karen Westover at (303) 665-5588, extension 3332.

LAFAYETTE REGISTER OF HISTORIC PLACES

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Section III

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Property Name Lafayette Cemetery

HISTORICAL NARRATIVE

SECTION III

LAFAYETTE CEMETERY

111 Baseline Road
Lafayette, CO 80026

The City of Lafayette was founded for its potential in coal mining. The first mine to be sunk was the Simpson Mine in 1887, which was located east of Lafayette. The town was incorporated a few years later in 1889 and Mary Miller's son Thomas J. Miller became the first mayor of Lafayette.

The Union Pacific Railroad originally owned the land that includes the Lafayette Cemetery and the Bob Berger recreation center and park. There were also three other mines within a few miles of the cemetery on Union Pacific land: the Excelsior mine, the Gladstone mine, and the Mitchell mine. On November 19th, 1891 the land for the Lafayette cemetery was purchased from Union Pacific Railroad; it consisted of five acres of land and Snyder and Ross originally fenced it the following year. Also in 1892 the layout of the cemetery was done and it was decided that lots in the south half of the cemetery would sell for more than lots in the northern half. There was also an area designated to single graves, which was referred to as 'potters field', this was where many miners who had no family would often be buried.

Within the cemetery's boundaries many prominent families in Lafayette's history are buried. The Waneka family lived in the area before Lafayette was incorporated, and first moved here sometime in the 1860s. The Waneka's owned many acres around the Lafayette area including a stage coach station that was a stop on the Laramie Trail and the land that is now named Waneka Lake Park. More than five generations of Wanekas have resided in the Lafayette area. Another name in Lafayette history is the Moon family who moved to Lafayette in 1889 and started as miners and later had a family business as butchers. Albert Moon was the first boy to be born after Lafayette's incorporation and he later worked for Rocky Mountain Fuel Company at the Mitchell mine. The Moon family also owned and operated a boarding

house that would often accommodate miners. The Schofield family moved to the area in 1882 and owned the property west of the cemetery, across 111th Street.

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On the 80 acres they had been given, the Schofields started one of the few dairy farms in Lafayette. The Kneebone family moved to Colorado around 1890; they had farmed the land north of the cemetery and owned the Kneebone Dairy. The land that the family farmed is now Kneebone Open Space.

Many miners who worked in the mines that surrounded the Lafayette area are also buried within the grounds of the cemetery. Thomas Miller, the first mayor of Lafayette, was killed in an accident at the Strathmore Mine and Albert Moon worked for Rocky Mountain Fuel Company at the Mitchell Mine. Coal mining was the reason Lafayette was founded but mining also affected the state of Colorado. Many strikes had taken place around Colorado in the early 1900s and the strike of 1927 led to the Columbine Mine massacre. The Columbine Mine was located in Serene, a town northeast of Lafayette. Many of the people who were involved and remember the massacre that took place on November 21, 1927 are buried at Lafayette Cemetery including five of the six men that were killed that day by state militia. These five men were Jerry Davis, John Eastenes, Frank Kovich, Nick Spanudakhis, and Mike Vidovich. This particular strike had a lasting effect on the mining industry in Colorado because after the tragedy at the Columbine Mine, Josephine Roche, owner of Rocky Mountain Fuel Company, signed an agreement with the United Mine Workers. The strike in 1927 had directly impacted some 2500 miners; and miners who worked for Rocky Mountain Fuel gained more than any other strike had resulted in. In remembrance of what happened at the Columbine Mine a monument was placed in Lafayette Cemetery.

Lafayette Cemetery is still located at its original location at Baseline Road and 111th Street. The original five acres that was purchased for the cemetery is now 4.1 acres due to sidewalk and road additions

to the area; ‘potters field’ is characterized by unknown graves and unusable lots in the north half of the cemetery and many of the prominent families in Lafayette history are buried throughout the grounds. The monument for the Columbine Mine workers still stands and a monument for war veterans, placed and maintained by the Veterans of Foreign Wars, is located near the center of the cemetery.

Legal Description:

Section 35, Township 1N, Range 69W

Boundary Description:

Lafayette Cemetery is bounded by West Elm Street and Bob L. Burger City Park to the north, Bob L. Burger Recreation Center to the east, Baseline Road to the south, and North 111th Street to the west.

CONTINUATION SHEET

Section IV

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Property Name Lafayette Cemetery

Boundary Justification:

The original location of Lafayette Cemetery is at the junction of Baseline Road and North 111th Street. When the cemetery was planned in the 1890s the park and the recreation center didn’t exist. West Elm Street runs along the north and east property boundaries of the original cemetery, separating the land from the park and recreation center.

The cemetery originally consisted of five acres that were purchased from the Union Pacific Railroad, but is now 4.1 acres due to sidewalks and road expansion.

Significance of Property

Significance of Property

Nomination Criteria

A. Architectural

B. Social/Historic The property is associated with events or persons that have made a significant contribution to history

Lafayette Cemetery is the burial site for many of Lafayette’s pioneering families including the Waneka family, the Schofield family, and the Moon family. The cemetery contains the graves of prominent people in Lafayette’s history including political figures, war veterans, and miners. There is a monument within the

cemetery grounds dedicated to the miners who died at the Columbine Mine massacre fighting for better working conditions.

C. Geographic

D. Archeological/Subsurface

None Known

Criteria A ___ B X C ___ D ___

[]

Exemptions:

Due to the nature of the cemetery's operations, the Board has requested in the nomination that normal maintenance for roads, landscaping, and leveling of graves, and the setting of new headstones be exempt from the Certificate of Appropriateness review. Replacement of headstones and capital improvements such as fencing, gates, and lights are subject to review.

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Section 1

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Property Name Lafayette Cemetery

LAFAYETTE CEMETERY

111 Baseline Road
Lafayette, CO 80026

Lafayette mayors who are buried in Lafayette Cemetery:

Thomas J. Miller

Septimus R. Wood

James Simpson

Swan Edison

Thomas H. Faull

Ben Cundall

Robert Johnson

Harry Westbrook

Roy S. Roberts

William Moon

Lamont Does

Neil Hartman

Tom Lopez

James Graham Jr.

Members of Colorado State Office who are buried in Lafayette Cemetery:

Richard W. Morgan – Senate

James Graham Jr. – House of Representatives

Deputy Boulder County Assessor buried at Lafayette Cemetery:

Agnes Meikle

LAFAYETTE REGISTER OF HISTORIC PROPERTIES

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