

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, which ever 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 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 repurposed 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