



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 lifestyles. We envision a future that mixes small-town livability with balanced growth and superior city services.

NOTICE OF MEETING

This meeting will be conducted by electronic and telephonic means in order to protect the public health and safety according to a Declaration of Local Disaster Emergency issued by the Mayor of the City of Lafayette on March 17, 2020; and the City of Lafayette Resolution No. 2020-23, extending the Mayor's declaration until terminated by Council.

May 3, 2021

A G E N D A

6:30 PM Historic Preservation Board

- I. CALL TO ORDER/ROLL CALL
- II. OLD BUSINESS/NEW BUSINESS
- III. ITEMS FROM THE PUBLIC
- IV. MINUTES OF THE APRIL 5, 2021 MEETING
- V. TOPICS FOR DISCUSSION
 - A. HERITAGE AWARDS
 - B. PRESERVATION PLAN UPDATE
 - C. BUDGET
 1. WANEKA CENTENNIAL FARM INVENTORY
 2. STORAGE UNIT
 - D. BUILDING IMPROVEMENT GRANTS UPDATE
 - E. DEMO PERMITS RELEASED BY DEMO REVIEW COMMITTEE
 1. 204 E EMMA SIDING
 2. 201 E SIMPSON
 3. 203 E CHESTER
 - F. LURA UPDATE
- VI. PUBLIC COMMENTS
- VII. LIAISON COMMENTS
- VIII. ADJOURNMENT

OPTIONS FOR ACCESSING THE MEETING

Those wishing to participate during “Public Input” may:

1.) Submit written comments to Staff Liaison at [Planning Staff](#).

Your remarks, if received by 3:00 pm on May 3, 2021, will be read into the record at the meeting.

2.) View the meeting on your computer at: [Video Conferencing](#)

During Public Input, use the “Raise Hand” icon to request to speak. When it’s your turn to speak, we will unmute your microphone.

3.) Call the meeting by dialing 253-215-8782. Enter the meeting number **849 9085 1175** followed by #. During Public Input, you can press *9 to raise your hand to request to speak. When it’s your turn to speak, we will unmute your microphone.

Lafayette Historic Preservation Board
Meeting Minutes

Meeting held via Zoom
April 5, 2021

Board Members Present:

Kim Dugan, Chair
Amanda Downes, Vice Chair
Nicholas Bernhard
Doug Conarroe
Bob Jencks
Lauren Kelley

Others Present:

Frank Phillips, Planning Commission Liaison
Greg Thompson, Staff Liaison
Michelle Verostko, Recording Secretary

I. Call to Order/Roll Call

Chair Dugan called the meeting to order at 6:30 pm.

II. Old Business/New Business

Waneka Farm and Centennial Farms Update. Board member Conarroe gave an update on the Waneka Farm property. He stated that City staff and Lafayette Open Space Advisory Committee have placed a hold on the Nature Center that was being planned there and will schedule a joint meeting with Historic Preservation Board to discuss the Waneka Farm property. Mr. Conarroe gave a brief history of Anna's Farmhouse that he moved, restored, and lives in. He discussed the importance of taking care of and advocating for historic properties.

The Board discussed what the Board should be doing regarding the Waneka Farm. They discussed participating in a survey, obtaining funding, and invite input from the public to determine what to do with the property.

III. Items from the Public not on the Agenda

Vicky Uhland, 303 W. Simpson Street, Lafayette, expressed concern about the Waneka Farm property and the potential loss of its heritage. She asked who oversees historic properties the city owns. She expressed concern the Silos will be demolished by neglect if not maintained. She added that they need to be landmarked. She discussed the need for the City to hire a part-time intern or contract with someone to continue the work needed on Lafayette's historic properties.

Seth White, 311 E. Chester Street, Lafayette, expressed concern about the Waneka Farm property and thinks city staff should take the lead on inventorying the property. He added that the Historic Preservation Board needs to take a proactive role in annexing and landmarking the Waneka Farm property.

Rebecca Schwendler, 201 E. Cleveland St., Lafayette, thanked the Historic Preservation Board for having the salvage program. She spoke in support of landmarking the Waneka Farm property and offered to assist with writing a grant application and conducting a historical structure assessment.

Dave Belin, 174 High Country, Lafayette, stated he is chair of the Lafayette Open Space Advisory Committee (LOSAC) and he appreciated the Board's input. He noted the Committee is interested in the property's history and noted they have not made any decisions yet regarding the farm property.

IV. Minutes of the March 1, 2021 Meeting

Motion: *Board Member Jencks moved to approve the March 1, 2021 meeting minutes, seconded by Board Member Conarroe. All voted in favor of the motion.*

V. A. Public Hearing on 111 W. Cannon Street Demo Permit

Staff Liaison Greg Thompson entered the staff report into the record. Mr. Thompson stated this application is a Consideration of a Stay on a Demolition Permit for 111 W. Cannon Street. He explained this application was continued to the April meeting per the applicant's request since they wanted to make some changes to the proposed demolition. He provided an aerial map that showed the location of the property and the surrounding property. He noted that the structure was originally known as Saint Ida's Catholic Church.

Mr. Thompson reviewed the proposal which is to remove a portion of the west elevation, including portions of the roof to accommodate skylights, a portion of the wall below a window to accommodate a casement window to provide egress, and portion of the wall at an existing door to accommodate a wider patio door at that location. He reviewed the elevations and the site plan. He reviewed the Demolition Definition and the Criteria in Section 47-17.

Tim and Lynsi Coressel, 111 W. Cannon Street, Lafayette, presented their proposal. They discussed some of the updates to the property and provided pictures of before and after the updates. They discussed some of the research they have done on the building. They showed examples of skylights and dormers in other communities.

Chair Dugan opened the public hearing for public testimony at 7:30 p.m.

Seth White, 311 E. Chester Street, Lafayette, spoke in opposition to the proposed renovation and asked the Board to place a stay on the demo permit.

Vicky Uhland, 303 W. Simpson Street, Lafayette, spoke in support of placing a stay on the demo permit.

Rebecca Schwendler, 201 E. Cleveland Street, Lafayette, spoke in support of placing a stay on the demo permit to allow time for working with the applicant to modify the plans.

Sandra Duff, 201 W. Cannon Street, Lafayette, stated she appreciated some of the improvements the applicants have made to the property and agrees with the previous speakers. She stated she supports placing a stay on the demo permit.

Megan Bowes, 106 W. Cannon Street, Lafayette, spoke in support of placing a stay on the demo permit so the Board can pursue actions to preserve the building and its historic architecture.

Barbara Guastella, 107 W Cannon Street, Lafayette, expressed concern that the proposed changes are contrary to the historical integrity of the building and the City would lose a huge landmark. She supports placing a 90-day stay on the demo permit.

Peter Murphy expressed concern that the requested changes to this building are more drastic than previous changes to the building.

Kristen Combs, 108 W. Cannon Street, Lafayette, expressed concern about the proposed renovations and would like to see the building kept to its original form as much as possible. She supports a 90-day stay on the demo permit.

Linda Pinkerton, 109 W. Cannon Street, Lafayette, expressed concern about the proposal and supports a 90-day stay on the demo permit.

Pam Grace expressed concern about the proposed changes and supports a 90-day stay on the demo permit.

Zachery Peltier, 108 W. Cannon Street, Lafayette, stated he supports a 90-day stay on the demo permit.

Teena Taylor, architect for applicant, responded to some of the public comments.

Chair Dugan closed the public testimony.

The Board reviewed the application against each of the criteria outlined in Section 47-17, Criteria for Designation. The Board found the application meets the following criteria:

- Under physical integrity, criteria 47-17(a)(1)a1, 2, and 3 has been met.
- Under historical significance criteria 47-17(a)(2)a1, 6, and 7 has been met.
- Under social/historic criteria 47.17(a)(2)b2 has been met.
- Under geographic environmental criteria 47.17(a)(2)c1 and 2 has been met

The Board discussed their findings.

Motion:

Vice Chair Downes moved to place a stay on the demo permit for 111 W. Cannon Street. There was not a second. Motioned failed for lack of a second.

The Board discussed the west elevation changes which included the egress windows, the skylights, and the window replacements. The Board asked the applicant to clarify the window work.

Contractor Elliott Silver, Silver Contracting, Lafayette, explained how they plan to keep the integrity of the windows while upgrading them as well.

Motion:

Chair Dugan moved the Board release the demo permit for 111 W. Cannon St. Board Member Jencks seconded the motion.

The Board discussed landmarking the property, what a 90-stay on the demo permit would accomplish, and what items on the building were being demolished.

Chair Dugan called for a vote: Chair Dugan, Vice Chair Downes, Board member Jencks, and Board member Bernhard voted in favor of the motion. Board member Conarroe voted against the motion.

The Board encouraged the applicant to landmark the property.

B. Public Hearing on 111 W. Geneseo Street Demo Permit

Staff Liaison Greg Thompson entered the staff report into the record. Mr. Thompson stated this application is a Consideration of a Stay on a Demolition Permit for 111 W. Geneseo Street. He provided an aerial map that showed the location of the property and the surrounding property. He reviewed the proposal which is to remove the existing garage on the property located at 111 W. Geneseo Street. He reviewed the elevations and the site plan. He reviewed the Demolition Definition and the Criteria in Section 47-17.

Julie Klein, 111 W. Geneseo Street, Lafayette, discussed her proposal and noted that the garage is very small and not useable. Ms. Klein explained she plans to build a new garage with an accessory dwelling unit.

Chair Dugan opened the meeting for public testimony at 9:00 p.m. No one addressed the Board. Chair Dugan closed this portion of the meeting for public testimony.

The Board reviewed the application against each of the criteria outlined in Section 47-17, Criteria for Designation. The Board found the application meets the following criteria:

- Under physical integrity, criteria 47-17(a)(1)a1, 2, and 3 has been met.
- Under historical significance criteria 47-17(a)(2)a6 has been met.
- Under social criteria 47.17(a)(2)b3 has been met.

The Board discussed their findings. The Board noted the house was important and should be landmarked.

Motion

Chair Dugan moved the Board release the demo permit for the garage at 111 W Geneseo Street. Vice Chair Downes seconded the motion. All voted in favor of the motion.

The Board encouraged the applicant to learn more about tax credits and grant programs.

C. 2021 Goals

Education. The Board discussed scheduling a workshop and training on tax credits. They also discussed how they would advertise the training.

D. Budget

- Waneka Centennial Farm Inventory. **Motion:** *Board member Jencks moved to approve payment towards the Waneka Centennial Farm Inventory. Chair Dugan seconded the motion. All voted in favor of the motion.*
- Storage Unit – Board discussed closing the storage unit since most of the inventory has been disbursed and the rent for the unit was increasing.

E. Building Improvement Grants Updates

The Board discussed ways to continue promoting the Building Improvement Grants.

F. Demo Permits Released by Demo Review Committee

The following demolition permit was released by the Committee:

1. 204 E. Emma St. for Siding

G. LURA Update

Liaison Greg Thompson gave an update on the survey being done by Logan Simpson for 701 S. Public Road.

VI. Public Comments

Seth White agreed that the storage unit should be discontinued and asked if he could obtain one of the Gough Street signs. He discussed how he interprets the Board's role and the code criteria.

VII. Liaison Comments

None.

VIII. Board Comments

Chair Dugan stated she values the contributions the Board makes.

Adjournment

Chair Dugan adjourned the meeting at 10:45 p.m.

ATTEST:

CITY OF LAFAYETTE, COLORADO

Greg Thompson, Staff Liaison
Historic Preservation Board

Kim Dugan
Historic Preservation Board

HERITAGE AWARDS BACKGROUND:

In 2001, the Lafayette Historic Preservation Board created an award program to recognize and congratulate owners or occupants of properties that have special value to our Lafayette neighborhoods and community. In 2019, the Board selected four properties to receive the 2019 Lafayette Hutchison Heritage Awards.

The HPB presents these awards to property owners who have rehabilitated or maintained their older buildings in ways that help to preserve the buildings' unique historic characteristics. The HPB also use the award to honor owners of older buildings that have been adapted for new use while maintaining their outward historic appearance, and to acknowledge construction that is in keeping with the scale and character of Lafayette's older neighborhoods.

2019's recipients include:

1. 101 W. Cannon – Peter and Susan Doronzio
2. 208 E. Cannon – Bruce and Michelle Deyoung
3. 210 E. Cleveland – Heidi Bogetveit and Ken Sexauer
4. 503 E. Simpson – James Davies

Attachment:

2001-2019 Heritage Awards List

**2001–2019 Lafayette Heritage Awards
by Address, Year and Owner**

Baseline

200 E. Baseline (2001)

*Rocky Mountain Center for the Musical Arts
Adaptive re-use of the church as a music school*

308 W. Baseline Road (2013)

Holistic Health

406 E. Baseline Road (2002)

*Janet and Peter Richardson
In appreciation of your excellent stewardship of this residence, as a contributing structure to the historic character of your neighborhood.*

401 E. Baseline (2007)

Maria Handley

10315 E. Baseline Road – Domenico Farm (2009)

Domenico Family

E. Baseline Road – Waneka Farm (2011)

Chuck and Lois Waneka

511 W. Baseline Road -built 1910 (2009)

Robert & Kathleen Stoddart

200 W. Baseline Road – Circle Motel (2009)

Phyllis McGathery

210 W. Baseline Road - built 1920 (2009)

Vanatta Limited Partnership

310 W. Baseline Road – built 1908 (2009)

Mark Demoss

Beauprez Avenue

695 Beauprez Avenue (2005)

Marie Beauprez

Cannon

101 W. Cannon Street (2019)

*Peter and Susan Doronzio
In appreciation of the compatible renovation of a historic structure.*

103 W. Cannon Street (2013)

108 E. Cannon Street (2005)

Conan Bliss

108 E. Cannon Street (2011)

Cynthia Kennedy

109 E. Cannon Street (2017)

*Felipe Diaz and RM Commercial Contractors
Maintenance and renovation of historic residence*

109 W. Cannon Street (2005)

John & Jessie Weise

111 W. Cannon Street (2003)

Dave and Jeanette Sutton

In appreciation of your restoration and residential re-use of Saint Ida's Catholic Church, in keeping with the historic character of the property and the neighborhood.

200 E. Cannon Street (2007)

Darren Green & Shawn Roehler

201 E. Cannon Street (2013)

201 W. Cannon Street (2002)

Brent Flot and Lisa Fredericks

In appreciation of your restoration and remodeling of this residence, in keeping with the historical character of the property and neighborhood.

208 E. Cannon Street (2019)

Bruce and Michele DeYoung

In appreciation of a compatible addition to an existing historic property.

300 E. Cannon Street (2013)

300 W. Cannon (2013)

Outbuilding

302 W. Cannon (2007)

Lynn & Shannon Gilbert

Chester

100 E. Chester Street (2003)

Shari Melton

In appreciation of your adaptive re-use of the residence as an office building and the care taken in restoring

and retaining the property's historic character.

101 E. Chester Street (2005)

Joseph & Sally Smith

201 E. Chester Street (2007)

John & Jessie Weise and Kurt and Mary Pat Munding

203 W. Chester Street (2013)

205 E. Chester Street built 1900 (2009)

Mark Larson

308 E. Chester Street built 1900 (2009)

Russell White

510 E. Chester (2015)

Christine Anderson

Good maintenance of a historic outbuilding

600½ E. Chester (2017)

Dale and Frances Aaberg

Maintenance of historic residence

107 W. Chester Street (2005)

Peter Mathews & Su Yaping

201 W. Chester Street (2005)

Kurt & Mary Pat Munding

Cleveland

100 W. Cleveland (2015)

Michael and Renee Kiser

Historically compatible rehabilitation of a business building

301 W. Cleveland (2001)

Dee Anspach

Excellent stewardship of a historic residence

203 W. Cleveland (2011)

David Maddy & Stacy Putman

407 W. Cleveland (2011)

Clyde & Nora Manzanares

104 E. Cleveland (2015)

Gary Waneka

Maintenance and renovation of a historic residence

203 E. Cleveland St (2011)

Gerry & Janet Morrell

210 E. Cleveland Street (2019)

Heidi Bogetveit and Kevin Sexauer

In appreciation of the maintenance, upkeep and refurbishment of a historic property

310 & 310 ½ E. Cleveland St (2011)

Michael & Patricia Bews

501 E. Cleveland Street (2013)

Marsha Robichaux

Good maintenance of a historic residence

607 E. Cleveland Street (2013)

Good maintenance of a historic residence

Dounce Street

706 Dounce Street (2007)

Annette Dumford

Emma

105 W. Emma Street (2011)

VFW Mile High Post #1771

203 W. Emma Street (2001)

Diane & Henry Hedberg

Rehabilitation of residence in keeping with the property's historic character

205 W. Emma Street (2003)

Connie Orona

In appreciation of your excellent stewardship of this property as a contributing structure to the historic character of your neighborhood.

201 E. Emma Street built 1903 (2009)

Kimmer Jae & Zachary Johnson

303 E. Emma Street built 1950 (2009)

Suzanne Hawton

505 E. Emma Street built 1910 (2009)

Elizabeth Stringer & Ivan Quinones

604 E. Emma Street (2001)

Peggy Guanella

New construction in keeping with the historic character of the neighborhood

608 E. Emma Street built 1920 (2009)

Phillip Noyes

707 E. Emma Street built 1956 (2009)

Alice Rosales

Empire Road

11013 Empire Road (2007)

Neumann

Geneseo

205 E. Geneseo Street (2013)

209 E. Geneseo Street (2005)

Marvin & Patricia Brown

300 E. Geneseo Street (2003)

Nancy Jencks

In appreciation of the architecture and your excellent stewardship of the residence, in keeping with the historic character of the neighborhood.

407 E. Geneseo St (2004)

Karen Keeran

In appreciation for your excellent stewardship of this residence as a contributing structure to the historic character of your neighborhood.

605 E. Geneseo St. (2004)

Christine & Andrew McDonald

In appreciation for the remodeling of your residence in retaining the historic street frontage and the character of the neighborhood.

608 E. Geneseo Street (2001)

Lynn Riedel & Grant Swift

Rehabilitation of residence in keeping with the property's historic character

511 E. Geneseo Street (2007)

James Michio Uba & Naomi Horii and Susan Ritz

Oak Street

410 E. Oak Street (2007)

Karen & Kenneth Rist

Public Road

100 S. Public Road (2011)

Jim & Liz Armijo

103 N. Public Road (2017)

*Rick Ross and Paramount Remodeling Co.
Rehab of a significant historic business building*

309 S. Public Road (??)

402 S. Public Road (2003)

*June Kuzas
In appreciation of the restoration and excellent stewardship of the "Scarlett Rose", in keeping with the character of Lafayette's historic shopping district.*

409 S. Public Road (West Antiques) (2004)

*Nancy West
In appreciation of your excellent stewardship of this property.*

705 S. Public Road (2003)

*Janet and Gerry Morrell
In appreciation of your adaptive re-use of the residence as a retail business and the care taken in restoring and retaining the property's historic character.*

Roosevelt

106 N. Roosevelt Avenue (2002)

*Judy Smith
In appreciation of your excellent stewardship of a residence which stands as a commendable example of increased density in a historic neighborhood.*

Simpson

103 E. Simpson Street (2002)

*Michael and Kathryn Hankard
In appreciation of your adaptive re-use of the residence as an office building and the care taken in restoring and retaining the property's historic character.*

106 E. Simpson Street (2011)

Robert & Valerie Stepan

208 E. Simpson Street (2002)

*Iva Whipple
In appreciation of your excellent stewardship of this property as a contributing structure to the historic character of your neighborhood.*

308 E. Simpson Street (2011)

Simpson Street LLC

400 E. Simpson Street (2015)

Chernoff Boulder Properties LLC

Historically-referenced rehabilitation of a significant business building

414 E. Simpson Street (2011)

Miguel Villalon

503 E. Simpson Street (2019)

James Davies

In appreciation of integrating an existing outbuilding into a new garage in the Old Town neighborhood.

504 E. Simpson St. (2004)

Everett Gregory & Elizabeth Grassi

In appreciation of your quality care and excellent stewardship of this residence as a contributing structure to the historic character of your neighborhood.

506 E. Simpson St. (2004)

Cynthia & Andrew Johnson

In appreciation for your excellent stewardship of this residence as a contributing structure to the historic character of your neighborhood.

604 E. Simpson Street (2011)

Daniel Parise

111 W. Simpson Street (2001)

Immaculate Conception Catholic Church

Unique architecture and excellent stewardship of the parsonage

211 W. Simpson Street (2002)

Charles Papazian

In appreciation of the unique architecture and your excellent stewardship of the residence, in keeping with the historical character of the neighborhood.

Highway 287

1025 S. Hwy 287 (The Gatehouse Residence Addition) (2004)

Thomas & Marie Jenkinson

In appreciation for your adaptive re-use of the historic barn and silo as a residence and the care taken in retaining the property's historic character.

Numbered Streets

801 N. 111th Street (2013)

555 N. 111th Street (2007)

Raymond Farm LLC

82 N. 120th Street (2007)

Angell

422 South 112th Street (2013)

Warembourgh Farm

445 South 112th Street (2013)
Three Leaf Farm

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