

**Historic Landmark Board Meeting Agenda
May 1, 2018
7:00 pm**

**Westminster City Hall,
Council Chambers
4800 West 92nd Avenue**

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING OF MARCH 6, 2018
(minutes attached, motion requested)
3. NEW BUSINESS
 - a) Update on Wesley Chapel Cemetery Association meeting (Rich Neumann)
 - b) Discuss Certificate of Historic Appropriateness Resolution for consideration at June 5 meeting (Rich Neumann)
 - c) Discuss Historic Landmark Board meeting dates after June (Rich Neumann)
4. CONSIDERATION OF OLD BUSINESS
 - a) Old Parks Shop near Bowles House removed (before/after pictures attached)
 - b) Updates on other historic properties (attached)
5. OTHER BUSINESS
 - a) Conferences, education, other updates
6. ADJOURNMENT

Historic Landmark Board Meeting Minutes
March 6, 2018

The regular meeting of the Historic Landmark Board was called to order at 7:03 p.m. by Chris Meschuk, Chair.

1. ROLL CALL

Board members present at roll call were: Linda Graybeal, Matthew Bell, Linda Cherrington, Gargi Duttgupta and Anne Cutler

Excused absences: Kaaren Hardy and James Browning

Planning staff members present were: Patrick Caldwell-Senior Planner, Dave Loseman-Development Manager, John McConnell-Principal Planner and Karen Gay-Planning Aide.

Parks, Recreation and Libraries staff members present were: Rich Neumann-Marketing Supervisor and Ryan Hegreness-Operations Manager.

Also present was Westminster City Councillor Kathryn Skulley who serves as City Council liaison to the Historic Landmark Board.

2. ELECTION OF OFFICERS FOR 2018

Linda Graybeal made a motion to amend the published agenda to include a new item 2, the election of officers for 2018. Linda Cherrington seconded the motion. The motion was passed unanimously (6-0).

Linda Cherrington nominated Chris Meschuk as Chair. Chris made note that his work schedule was getting quite busy but that he would accept the nomination for one more term with the assumption that the number of meetings held would be roughly the same as in the past. There were no other nominations. The nomination passed unanimously (6-0).

Linda Cherrington nominated Kaaren Hardy (current Vice-Chair) in absentia as returning Vice-Chair. There were no other nominations. The nomination passed unanimously (6-0).

Chris Meschuk nominated City Staff to continue to serve in the role of Secretary. There were no other nominations. The nomination passed unanimously (6-0).

3. CONSIDERATION OF THE MINUTES

Linda Cherrington made a motion to approve the minutes of the October 3, 2017 meeting. Matthew Bell seconded the motion. The minutes were approved (5-0-1) with Anne Cutler abstaining due to being absent at the October 3rd meeting.

4. NEW BUSINESS

- a) Update on transition of Historic Landmark Board from Community Development Department to Parks, Recreation and Libraries Department (PR&L).
- Ryan Hegreness, PR&L Operations Manager, gave a brief presentation, updating the Board as to the transition timeline for the PR&L to assume the responsibilities of Historic Preservation as well as Arts & Culture.
 - A temporary half-time position has been added to the staff with primary responsibilities for Historic Preservation as well as Arts & Culture. The person fulfilling this role will be Kristen Koehler, Management Analyst/Cultural Affairs Coordinator. Kristen has experience in Policy and has been a part of PR&L for some time. She will assist administratively and with programming.
 - Rich Neumann, Marketing Supervisor expressed that now is a good time to refocus efforts on Historic Presentation because there are currently two Master Planning processes under way: the Comprehensive Master Plan that touches on every Division within PR&L, and they are also beginning a specific and comprehensive planning process for arts & cultural affairs across Westminster that will inform future directions, most notably in terms of how we use our historic properties. There is a wealth of expertise on the PR&L team as to how to engage people and bring life to the properties. As for the technical side of historic preservation, PR&L will still be working closely and collaboratively with Community Development and Economic Development as well as other departments.
 - Rich opened the floor to Board members for introductions, questions and/or feedback:
 - Linda Graybeal asked about the future of the Butterfly Pavilion property, specifically the historical trails there, as well as a replacement feature for the Pavilion. Rich Neumann stated they will work closely with the Manager of Open Space and Ryan stated they are in conversations with the Butterfly Pavilion about further partnerships, that although they are leaving, there could be a possibility of Butterfly gardens and other attractions continuing. Linda also asked about possible education and signage on the Cherokee Overland Trail since we have records of where it bisects certain spots in Westminster beginning at Hidden Lake and coming through Shoenberg and the Semper Water Plant, as well as the Church Ranch Stage Coach stop. She expressed that wagon trains and the Pony Express came through Westminster and asked if there were plans for preservation. Ryan expressed that he and Rich were happy to be able to learn more about the City's history from the Board and were very excited to work with them.
 - Anne Cutler asked for some clarification of the half time nature of the Cultural Affairs Coordinator position. Rich stated that the role would encompass Historic Preservation as well as other aspects of Arts and Culture, specifically Public Art. Kristen will be assisting Rich in the commissioning and management of the City's collection. Ryan added that while they are thrilled with the half time position, they do believe that the work ahead in the coming years will require more time and this will be a part of the Comprehensive planning process mentioned earlier.
 - Linda Graybeal brought attention to the outward restoration of the Semper Farm house but noted that the dream has been to use the barn

and the house, possibly for an artist in residence programming element and this should continue to be considered. Rich stated this was a strong consideration for this property as it is an appropriate use for the space, and would also be open to other recommendations. He noted that his team is actively building relationships and partnerships within the larger arts community throughout the Denver Metro region so that whatever direction is taken, it is done in the most advantageous way, with expert resources and guidance.

- Chris Meschuk stated that although the shift from Community Development to PR&L, for him, was a bit of a surprise, he is pleased with the dedication of resources for Historic Preservation, noting that Patrick had given as much time as he could. He noted that preservation of the built environment is incredibly important so encouraged an ongoing, thoughtful partnership with Community Development. He feels there is a serious gap within the city right now, giving the example that someone with a landmark house could walk in to the Building department and get a demolition permit today and start tearing things down tomorrow. Patrick's close proximity to Building has enabled him to catch some things. So, figuring out this operational aspect would give the Board a level of comfort to know this is a priority. From there, how to grow the private homeowner/private landmark side of Historic Preservation in Westminster should be a priority. There are a lot of City-owned landmarked properties which is a great example of the City's leadership, but the point of historic preservation is to preserve community character so he requested the city start to think about how to grow voluntary landmark designations and incentives to homeowners to be willing to landmark their houses. He is hopeful with more staff resources that we will have that opportunity.
- Linda Cherrington added that through the Westminster Historical Society she has put together three walking tour books of historic homes and businesses in historic Westminster (South Westminster.) She asked Rich to please read those to glean more about the amazing history of these homes. She mentioned also the Historical Society awards that are given to homeowners for preserving the outside of their homes while renovating the inside. She would like the City to get more excited about this. She also noted that the underpass on Lowell is very significant as without it the City stopped at 80th and Lowell. She would like the City to commit to building awareness and pride in the history of the City.
- Linda Graybeal emphasized how excited people, especially kids, get once they are taken to one of the historic sites and they express the desire to know more and visit again. She wants the City to help connect the people that live here with the history. She noted that this Fall, the Historical Society will be celebrating the anniversary of the end of WWI and specifically the first man who died here in WWI, Mr. Bradburn. So, the street, the parks and places all have a story to tell and we would like to tell it. She believes thousands of residents don't even know we have a museum. She wants the City to help getting the word out.
- Anne Cutler asked if there is anything specific that the Board can provide in terms of information or anything that may make the transition easier.

Rich noted that working closely with Patrick they should be ok and Ryan said they will want the input of the Board as they work through the planning process in order to capture the Board's ideas and use them as a resource.

- b) Discussion of current and future historic preservation efforts in Westminster.
 - Nothing to add, most thoughts were covered under item a.

5. CONSIDERATION OF OLD BUSINESS

- a) Updates on rehabilitation of the Shoenberg Farms Wood Silo and Pumphouse.
 - Patrick shared pictures of the progress being made at the site. He closed by thanking the Board for their service and expressed how much he had enjoyed working with them over the past 9 years. He will be around to help as needed.
 - Chris Meschuk added that he had just been out to Shoenberg and was impressed with the progress and encouraged the Board members to make a point of going there to see it.
- b) Updates on other historic properties.
 - An attachment was provided to the Board with narrative updates on all City owned properties. Patrick and Chris both stated that they hope the updates to this document will continue under the leadership of PR&L.

6. OTHER BUSINESS

- a) Update on Saving Places Conference held in February, 2018.
 - An attachment was provided to the Board with a review and notes from the sessions Kaaren Hardy attended the conference. Patrick also attended and thought the conference was very good.
- b) Conferences, education and other updates:
 - There was a brief discussion as to whether the date/time of the monthly meetings should remain the same and it was agreed it should remain the first Tuesday of the month.
 - Chris made note that the Council liaison to the Board was present and asked if Councillor Skulley wanted to make any remarks.
 - Councillor Skulley stated that she loves this board and believes that the History of Westminster is so important and is a passion of hers so she is excited to be the City Council liaison to the Board. The Board is great and has a great purpose. She will attend Board meetings as frequently as she possibly can.

7. ADJOURNMENT

The meeting adjourned at 8:06 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Chris Meschuk-Chair

4. a) CONSIDERATION OF OLD BUSINESS – MAY 1, 2018

Removal of Old Parks Shop Building near Bowles House

Before and After Pictures

Before



After



Before



After



Before



After



After



After



Old Parks Shop to New Playground – Rendering



4. b) CONSIDERATION OF OLD BUSINESS – MAY 1, 2018

UPDATES ON:

CITY-OWNED HISTORIC PROPERTIES

a) Bowles House at 3924 West 72nd Avenue

1. The old shops near the Bowles House have been removed and the historic viewshed on 72nd has been restored. The Open Space Division will reseed the site and a playground will be constructed in the future (3-23-2018)
2. Shoenberg farm equipment relocated from adjacent City property adjacent to, and west of the Bowles House to the Bowles House lot. Signage reinstalled, irrigation heads relocated, and bark mulched area for display prepared (10-17)
3. Repairs to damage of landscape and irrigation complete (9-1-15)
4. Gutter installation in September (9-1-15)
5. Soffit repair complete (7-15-15)
6. Plans for soffit repair and gutter installation received (12-11-14)
7. Contract commencement for soffit repair and gutter replacement. (12-2-14)
8. Notification of award of grant for Bowles House soffit repair and gutter replacement. (6-3-14)
9. Certificate of Historic Appropriateness for soffit repair and gutter replacement to be reviewed at a public hearing on 6-3-14. (5-29-14)
10. Grant application for Bowles soffit and gutter repair reviewed by HLB 3-4-14. Resolution for support reviewed by HLB. Grant application due April 1, 2014. (3-4-14)
11. New fence and arch gate and landscape wall repair at north side of parking lot complete (5-21-13)
12. East Porch and wall crack repair complete (5-1-12)
13. North porch repairs complete, includes repointing east chimney (5-1-12)
14. Landscaping trimmed and groomed (9-4-12)
15. Soffit deterioration repair complete (12-4-12)

b) Semper/Allison Farm at 6785 West 92nd Avenue

1. Funds may be available in 2017 fiscal year to upgrade farmhouse building to have a tenant caretaker at the site. (4-5-16)
2. Discussion to add a trellis/arch to the garden plot area of the farm. Parks and Open Space Division has put the trellis/arch on hold until there is a better idea of the direction for the Semper Farm (10-29-15)
3. Discussion of security issues and need for reviewing this (8-19-15)
4. Semper/Allison 3-car stall garage public hearing review for Certificate of Historic Appropriateness for proposed demolition (1-6-15)
5. Semper signs installed and site groomed in July – August, 2014 (12-2-14)
6. The Semper signs are complete and will be installed the second week of June. Parks has been great in working to get a trail in place. Presently, they have mowed them in and will spray to kill the grass, and then by early fall they are looking to have a volunteer open space project to finish the trail with crusher fines. (6-3-14)
7. Proposed informational panels reviewed by the HLB on 3-4-14. (5-29-14)

8. Notice that grant for barn rehab not awarded. (9-3-13)
9. Grant application submitted to the State Historic Fund April 1, 2013. Funding is sought for the repair and stabilization of the Semper/Allison barn. HLB reviewed proposal 3-5-13. Notice of grant award by August 1, 2013 (5-21-13)
10. Grant application submitted November 15, 2012 to add informational signage at the Semper Farm. Grant awarded, and contract negotiations and sign review in process. (3-4-14)
11. The non-profit Rocky Mountain Land Library is interested in the Semper farmhouse as a site for their collection. Meeting held on August 27, 2012. Decision of land library later in 2012. Decision delayed to early 2013. (3-5-13)
12. The Semper Farm Master Plan continues to evolve. Staff met to review next steps. (3-5-13)
13. In 2009 there was damage to the stucco and roof shingles on the restored 1960 well pump house, and; flagstone patio damage adjacent to the 1880's well. Repairs have not been completed. (8-7-12)

c) Shoenberg Farm at 7231 Sheridan Boulevard

1. Concrete Silo
 - i. Rehab work on the concrete silo is complete. (5-1-12)
2. Wood silo
 - i. Roof repair, repainting, wood repairs/replacement, and tree at foundation removed (2-26-18)
 - ii. Certificate of Historic Appropriateness hearing (10-3-17)
 - iii. No change in status (5-1-12)
3. Farmhouse
 - i. Agreement with City Engineering Staff and SHF to mothball the structure (10-4-17)
 - ii. No change in status (5-1-12)
4. Barn
 - i. In November Westminster Historic Society and Fire Department volunteers moved numerous boxes and artifacts of Shoenberg history into the barn. (12-1-15)
 - ii. The City has prepared a draft landscape and parking plan for the area west of the barn. The City has commissioned basic cost estimates for installing utilities, bathrooms and minor interior finish for potential office or restaurant use. The estimates and the landscape plan will be used to market the site to potential users. (8-7-12)
5. Pumphouse/Generator building
 - i. Rehab continues; new foundation is being poured, roof will be repaired, door to be replaced. (2-26-18)
 - ii. Certificate of Historic Appropriateness hearing (10-3-17)
6. Garage
 - i. Agreement with City Engineering Staff and SHF to mothball the structure (10-4-17)
 - ii. Apartment north door on the upper level has been repaired and secured (5-21-13)
7. Milk House
 - i. Rehabilitation complete. (5-2-17)

- ii. Stabilization of south wall necessary. Foundation stabilization costs have exceeded budget. Request to City Council in August to allocate funds for extra costs for milk house improvements. (8-2-16)
- iii. Rehabilitation underway: foundation stabilization in progress; roof replacement in progress; window rehabilitation in progress. (6-7-16)
- iv. Contracts for foundation stabilization to be approved by City Council 4-16, and work to begin end of April, 2016. Two contracts for foundation work will total \$232,673. Construction fence has been installed. (4-5-16)
- v. Project manager has scheduled concrete work in Spring of 2016. SHF staff agreed to extend contract due to difficulty of finding sub-contractors willing to do small projects. (8-27-15)
- vi. Bids received in June, 2014 rejected as too high. Bid proposal reissued in August and no bids received. SHF will allow Staff to act as contractor and coordinate sub-contracts to complete the rehabilitation. Contract extended to June 2015. (12-2-14)
- vii. Bids are due in mid-June, contract negotiations the following month, construction anticipated to begin in August, 2014. (6-3-14)
- viii. Notice on February 3, 2014 that grant for window and roof repair not awarded. (3-4-14)
- ix. A grant application was submitted to the State Historic Fund October 1, 2013. Funding is sought for window repair and roof repair. HLB reviewed the proposal 3-5-13. Grant notification by February 1, 2014 (12-3-13)
- x. Notice on June 1, 2013 that grant for window and roof repair not awarded. (9-3-13)
- xi. A grant application was submitted to the State Historic Fund April 1, 2013. Funding is sought for window repair and roof repair. HLB reviewed the proposal 3-5-13. Grant notification by June 1, 2013 (5-21-13)
- xii. A grant application was submitted to the State Historic Fund on April 1, 2012 to seek funding for partial rehabilitation of the Milk House. On August 20, 2012 the City learned that a partial grant was awarded. Contract with the State Historic Fund is in place. Rehabilitation anticipated to start in Summer, 2014. Request for bids to be issued April, 2014. (3-4-14)
- xiii. Windows boarded on the Milk House, the farmhouse, and the pumphouse/generator building. (12-4-12)
- 8. Quonset demolished by Tepper family. (12-3-13)
- 9. Truck repair shop and milk processing plant demolished by Tepper family. Land is still owned by the original landowner, the Tepper family. Land is now vacant. (8-2-16)

d) Church's Stage Stop Well at 10395 Wadsworth Boulevard

- 1. Recognized as a Jefferson County historic landmark on October 22, 2015. (12-1-15)
- 2. Review by City's Historic Landmark Board of nomination as a Jefferson County Historic Landmark. (9-1-15)
- 3. The HLB nominated this site as a Jefferson County historic landmark at their 6-4-13 meeting. (9-3-13).

4. A historic plaque was installed at the site in April, 2012. (5-1-12)
- e) Westminster's First Town Hall at 3924 West 72nd Avenue
 1. New roof completed (10-3-17)
 2. Temporary roof repair due to animal damage (5-2-17)
 3. Repairs to the roof in September, 2014, and May, 2015 due to damage by raccoon (9-1-15)
 4. No change in status (8-7-12)
 - f) Marion Barn at SWC 120th & Pecos Street
 1. HLB recommended designation as a local historic landmark on December 4, 2012. City Council designated as a local historic landmark on January 14, 2013 (3-5-13)
 - g) Wesley Chapel Cemetery at NEC 120th Avenue and Huron Street
 1. Annual Wesley Chapel Cemetery Association Board meeting held April 14, 2018 (4-14-18)
 2. Additional family information for one of the plots has been received and added to the other documentation of persons buried there (5-21-13)
 3. The Cemetery Board annual meeting was held April, 2013 (5-21-13)
 4. A brochure has been completed (5-1-12)
 5. Documentation of the individuals buried in the cemetery is complete (5-1-12)
 - h) Lower Church Lake Barn and Silo at 10850 Wadsworth Boulevard
 1. No change in status. (8-7-12)
 - i) Rodeo Market at 3915 West 73rd Avenue
 1. The building continues to be used as an art center (5-1-12)

**HISTORIC PROPERTY OWNED JOINTLY WITH THE CITY AND COUNTY OF
BROOMFIELD**

- j) Metzger Farm at 12080 Lowell Boulevard
 1. Restoration and stabilization work continues. City Council approved an IGA between Westminster, the City and County of Broomfield, and the Broomfield-Westminster Open Space Foundation for the use of grant funds to complete the restoration of the property (1-22-18)
 2. Engineer the building stabilization for the caretaker house, equipment shed and main house front porch, caretaker house lead paint and asbestos abatement and stabilization (2016-2018).
 3. Section 106 Determination of Effect for drainage and trail section at the southeast part of the Farm site. Comments due January 29, 2015 (12-30-15)
 4. New roofs for main house and caretaker house, equipment shed, and main house front porch completed (2014)
 5. Section 106 review for Nissen Channel Improvements. City letter of support on 10-22-14 (12-2-14)
 6. Listed by the US Department of the Interior, National Park Services on the National Register of Historic Places on March 20th, 2013. (5-21-13)

7. Nomination reviewed and supported by the HLB on 9-4-12 (3-5-13)


NON-CITY-OWNED DESIGNATED HISTORIC PROPERTIES

- k) Harris Park School at 7200 Lowell Boulevard (designated landmark)
 1. Open house for Westminster History Research Center held 12-3-13 (12-3-13)
 2. Adams County School District 50 has discussed funding a “Westminster History Research Center” to be located in this building. School Board member Marilyn Flachman is main contact for this (3-5-13)
- l) Union High School at 3455 West 72nd Avenue (designated landmark)
 1. The building is owned by Adams County School District 50 (12-3-13)
- m) Westminster Grange Hall at 3935 West 73rd Avenue
 1. The building continues to be used for Grange events. (5-1-12)
- n) Penguin Building at 7265 -7269 Lowell Boulevard
 1. Discussion of status of attached garage inconclusive (5-2-17)
 2. Buildings adjacent demolished in November, 2015 (12-1-15)
 3. Discussion of structural concerns with City Development Review Committee on 10-3-14 (12-2-14)
 4. HLB discussion of repairs to Lowell Street façade, and addition of awnings (8-7-12)
- o) Red & White Grocery at 3947-3949 West 73rd Avenue
 1. HLB discussion of 73rd Avenue façade (8-7-12)
- p) Savery Savory Mushroom Farm Water Tower at 110th & Federal Boulevard – at the east side of Federal
 1. City discussion with Savory Farms HOA of access to base of site (8-7-12)
- q) Margaret O’Gorman House at 8189 Irving Street
 1. The current owner has listed the house for sale and featured the historic significance of the house in the listing
- r) Gregory House Residence at 8140 Lowell Boulevard
 1. No change in status (9-3-13)
- s) Merton and Mary Williams Residence at 7337 Wilson Court
 1. No change in status (9-3-13)
- t) Perry House Residence at 4199 West 76th Avenue
 1. No change in status (9-3-13)
- u) Henry House Residence at 7319 Orchard Court
 1. No change in status (9-3-13)
- v) Union High School at 3455 West 72nd Avenue

1. No change in status (9-3-13)

HISTORIC PROPERTIES NOT IN THE CITY OF WESTMINSTER

- w) Mandalay School – (Not a designated historic property)
1. Needs assessment complete and approved November, 2015 (12-1-15)
 2. Site visit by City Staff and contract of city's General Services with SLATERPAULL to perform a building needs assessment (7-15)
 3. Charlie Mc Kay, the owner of the Mandalay School at the southeast corner of Wadsworth Boulevard and 103rd Avenue has initiated discussion with the City to donate the land and the building to the City (5-29-14)
 4. The City Manager has authorized staff to proceed with discussions for the acquisition
 5. If the City accepts the property there are several actions needed that include:
 - i. Annexation into the City of Westminster
 - ii. Designation of a land use for the Comprehensive Land Use Plan (CLUP)
 - iii. Approval of a Preliminary Development Plan (PDP) that shows the zoning
 - iv. Approval of an Official Development Plan (ODP) that shows the site plan and the building elevations
 - v. Designation of the site as a local historic landmark
- x) Pillar of Fire (Westminster University) at 3450 West 83rd Avenue
1. No change in status. (12-4-12)

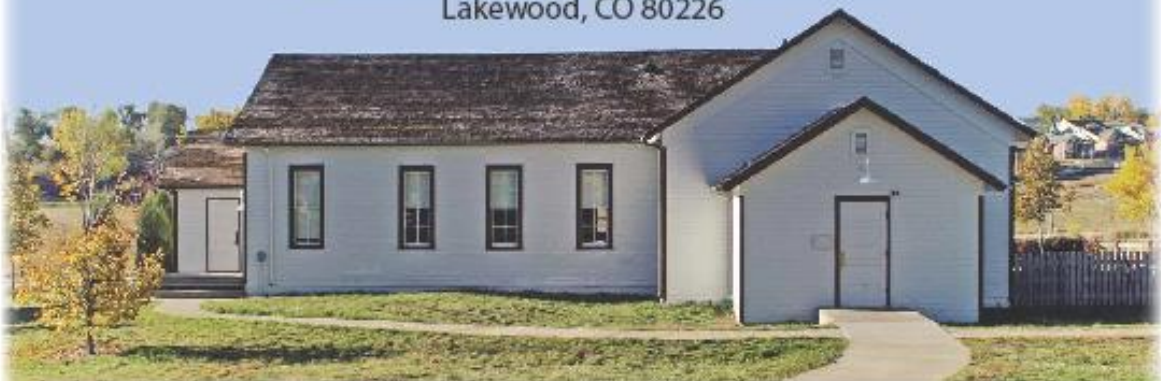
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Building Community: A Historical Perspective

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Saturday, May 19, 2018 (9 AM - 2 PM)
Lakewood Heritage Center, 801 S. Yarrow St.
Lakewood, CO 80226



Topics will include local culture, architecture & geography

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| <p>8:30-9 AM Check-in/ breakfast snack</p> <p>9 AM-Noon Speakers</p> <p>Noon-1 PM Lunch</p> <p>1-2 PM LHC historic buildings tour</p> |  | <p>Registration Deadline: Friday, May 11 <i>(Register early, space is limited)</i></p> <p>Register online: https://jchc2018symposium.eventbrite.com</p> <p>Cost: \$20 per person (includes lunch)</p> <p>Jefferson County Historical Commission jeffco.us/historical-commission Lakewood Heritage Center www.lakewood.org/heritagecenter</p> |
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