



WESTMINSTER

Historic Landmark Board Meeting Agenda April 23, 2025 7 p.m.

In-Person

City of Westminster
4800 West 92nd Avenue – Westminster, CO 80031
Parks, Recreation and Libraries Lower Level
Multi-Purpose Room/Colorado River Conference Room

Virtual

Join on your computer, mobile app or room device

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1) ROLL CALL

2) MINUTES OF PRECEDING MEETINGS

- a) January 22, 2024 – See Attached

3) NEW BUSINESS

a) Annual Tour of Historic Landmarks

Set a date for the Historic Landmark Board's annual tour of Westminster's Historic Landmarks. This tour typically takes place on a Saturday morning from 9:00 AM – approximately 1:00 PM. All eighteen of the designated landmarks are visited and lunch is provided for the Board members.

b) Westminster Archive

Kevin Smith, Archive Librarian, to present about the Westminster Archive and ways to partner on historic preservation.

c) Colorado Semisesquicentennial

Westminster Participation – discuss concepts and ideas

<https://www.historycolorado.org/colorado-heritage-all>

Historic Landmark Board site suggestions?

d) 2010 Historic Preservation/Designation Brochure

Review older version, update and discuss rebuild and distribution. Brochure to be provided at the meeting

e) Digital Walking Tour of Westminster History

Review and discuss possible uses for outreach efforts of the Historic Landmark Board.

<https://edgeapps.cityofwestminster.us/walk/tour?id=0&tag=All&architectureType=0>

4) OLD BUSINESS

a) 2025 Westminster History Tours – See Attached

b) Grant Applications: Historic Landmark Survey and Projects

- Competitive Mini Grant – up to \$50,000 with a 25% match. The application was not accepted by History Colorado. May want to consider a smaller, more defined project with respect to the California Ranch/Mid Century Home Survey
- Non-Competitive Planning and Survey Plan Grants
Funding is currently available and can supplement the work of the Competitive Mini Grant. These grants can be used re-evaluate the city's existing survey plan and guide priorities for future survey projects. The award is for up to \$15,000 with a 10% required match. Winter Roybal and Jenny Deichman would be happy to meet and discuss this opportunity with the Board members. This might be a good source to address a smaller portion of the California – Mid-Century proposal for the development of a design guidebook.

5) OTHER BUSINESS

a) Funding and Education Opportunities – See Attached

b) Other Updates – Historic Landmark Board Members

c) Meeting Schedule for 2025

The Historic Landmark meets a minimum of four times a year on the fourth Wednesday of the month – January, April, July, and October. Additional meetings can be scheduled at the Board's discretion.

April 23, 2025

July 23, 2025

October 22, 2025

6) ADJOURN



WESTMINSTER

Historic Landmark Board Meeting Minutes January 22, 2025 7 p.m.

City of Westminster
4800 West 92nd Avenue – Westminster, CO 80031

1) **ROLL CALL**

Board members present: Alana Mace (Chair), Keith Teeter (Vice Chair), Linda Graybeal, Kathy Pasco, Mary Oswell, and Kristy Gotham.

Board members absent and excused: Ashley Burns

Staff present: Kate Cooke, Cultural Affairs Coordinator/Board Liaison, Greg Graham, Assistant City Attorney

2) **MINUTES OF PRECEDING MEETING**

Alana Mace, Chair, presented the meeting minutes from the October 23, 2024 meeting and asked if there was any discussion. Mary Oswell noted that she was referred to Mark in the section talking about the Wesley Cemetery. Kate noted that this change would be made. Kathy Pascoe made a motion to approve the minutes as corrected. Keith Teeter provided the second to the motion. The motion passed unanimously.

3) **NEW BUSINESS**

a) **Election of Officers**

The Bylaws of the Historic Landmark Board state that officers shall be elected at the first Board meeting in January or as soon thereafter as is feasible.

Alana opened the discussion for the election of the Chair and Vice Chair board positions. She asked if any other members wanted to serve as either the Chair or Vice Chair. No other board members volunteered. Keith was asked if he wanted to continue as the Vice Chair. He agreed. Alana called for a motion to have Keith continue serving at the Vice Chair. Mary made the motion to retain Keith as the Vice Chair of the Board. Linda provided the second. The motion passed unanimously. Keith then asked Alana if she wanted to continue to serve as Chair. She agreed. Kristy made a motion to retain Alana as the Chair of the Board. Keith provided the second to the motion. The motion passed unanimously.

b) **Public Hearing - Certificate of Historical Appropriateness – Shoenberg Farm Redevelopment, 5202 West 73rd Avenue Westminster CO**

Alana Mace opened the public hearing for the Certificate of Historical Appropriateness for the Shoenberg Farm Redevelopment.

i) Staff Presentation – Process for public hearing for Application for Certificate of Historical Appropriateness

Kate Cooke provided a brief overview of the Certificate of Historical Appropriateness (the presentation is included in the minutes) process for the evening's public hearing. Noting that at the end of the presentations, the Board would make one of the three possible recommendations:

Option One: To approve as presented

Option Two: To approve with amendments

Option Three: To deny

ii) Applicant Presentation – Application for Certificate of Historical Appropriateness

Matthew Lawrence and John Crays, representing MJ Development, provided a presentation concerning the replacement windows and doors that are proposed as part of the re-use of the existing structure. They noted that they have been working closely with the City for the past two years. Their goal is to revitalize the site and honor the history of the structure. The application for the Certificate of Historical Appropriateness is included in the minutes. Matt Lawrence went over the items in the application.

At the conclusion of the presentation, the Chair asked for question from the Board members.

Mary Oswell asked for clarification regarding the proposal; specifically, asking that the Board was only considering the windows and doors.

Matt Lawrence answered that the application addresses only the windows and doors as these features are identified in the Ordinance identifying the Farm structures as historic landmarks. He noted that the new and replacement windows would mimic the style of the original windows and doors.

Mary Oswell asked about the proposed elevation on the north end of the barn structure. Matt Lawrence noted that the existing opening would be retained and no additional openings were being proposed for this portion of the building.

Mary Oswell asked about the door proposed for the wood silo. Matt Lawrence noted that project engineers will address structural requirements through the building permit process. The new door on the silo will mimic the style of the existing doors on the rest of the buildings.

Linda Graybeal asked about the proposed use of the farm buildings. Matt Lawrence replied that the proposed use for the Barn is for a food court, a bar is proposed to be located in the Ice House, the Concrete Silo will serve as a green room for the proposed performance space on the west side of the Barn. The Wood Silo will be used as a bar/outdoor bar area. The development team's goal is to preserve the character of the structures while addressing energy and safety codes.

Alana Mace asked the Board Members if there were any additional questions. There were none.

Alana Mace then called for public comment. Three people provided public comments.

1. Kevin Eslinger provided a written statement which is included in the minutes. Kevin Eslinger then read his written statement into the record. Copy attached.
2. John Palmer provided verbal comments. He noted his concerns that the public hearing notice sign is not of the same form and content as the signs used for public hearings in the Planning Department. He noted that the sign did not include a QR code and it was bilingual in Spanish. He noted the Board can do better moving forward.
3. Jo Larose provided verbal comments. She noted that she has lived in the area for seven years and is excited for the redevelopment. However, she did not feel that she and other neighbors were receiving information about the project. She does have concerns about 73rd Avenue as it is the primary access to the neighborhood to the west of the farm property. She would like to see better communication but wants to ensure that the project moves forward.

iii) Findings pursuant to Westminster Municipal Code 11-13-10

At the conclusion of public comments, Alana Mace closed the public comment portion of the public hearing. She asked for motion from the Board.

Keith Teeter made the following motion: Move to approve the application for a Certificate of Historical Appropriateness under Westminster Municipal Code Section 11-13-10 (j) for the proposed window and door additions and replacements at Shoenberg Farm located at 5202 West 73rd Avenue, finding that the criteria in Westminster Municipal Code 11-13-10 (H) (1) through (10) have been satisfied and that the proposed work will not detrimentally alter, destroy, or adversely affect any feature that contributed to the designation of the property as a landmark.

Linda Graybeal provided the Second to the Motion. Alana Mace called for the vote. The motion was passed unanimously.

iv) Direction to Staff

Alana Mace directed the staff liaison to prepare a resolution for signature.

v) Additional Discussion

Mary Oswell asked if a larger sign could be requested. Greg Graham responded that the Board could ask City Council for a change to the Historic Preservation Ordinance requesting that signs be similar to those used by Planning Commission.

Kristy Gotham asked about the postcard notification. Greg Graham noted that the Historic Preservation Ordinance does not require notification via postcards. Greg Graham asked that the Stephanie Ashmann come to the podium to explain the planning process related to this proposal.

Stephanie Ashmann, Senior Planner, noted that the proposed re-use is allowed under the existing Official Development Plan and as such there is no requirement under City Municipal Code for public hearings related to this proposal. She noted that the applicant has conducted an open house and received a lot of feedback from the neighborhood which has been considered and incorporated into the design.

Linda Graybeal noted that community engagement and education is key to increasing connection between the proposed re-use and the history of the property. She noted that notification is important.

c) Update on the Cherokee-Overland Trail – Ethan Gannett, Overland Cherokee Trail Association

Ethan Gannett with the Overland Cherokee Trail Association provided a presentation about the Overland Cherokee Trail Association and preservation opportunities in Westminster. His presentation is included in the minutes.

At the conclusion of his presentation, he noted that there are three opportunities for a sign as Westminster is on the 1850 Trail.

1. Mandalay Middle School. There is a crossing at the south end of the school.
2. Church's Stage Stop Open Space. The well head is a good artifact related to the trail.
3. Lower Church Lake Open Space. This is area where the trail can be seen.

Both Mary Oswell and Linda Graybeal indicated their excitement for this project.

4) OLD BUSINESS

a) Grant Applications: Historic Landmark Survey and Projects

Status: Non-Competitive Planning and Survey Plan Submitted January 15, 2025
Kate noted that the results will be reported by History Colorado at the beginning of March.

b) 2025 Historic Tours

Mary Oswell asked Kate about the planning for the tours. Kate noted that she will be setting up a meeting to further refine the itineraries of the tours. The tours will be advertised in the upcoming Summer Activity Guide which is mailed to all households in the city.

5) OTHER BUSINESS

a) History Colorado - Funding and Education Opportunities

b) Historic Landmark Board Members – Updates

Mary Oswell noted that the Overland Cherokee Trail Association will be meeting in Pueblo in September 2025. This meeting/conference will include tribal panels. She noted that it is important to understand all histories in our state.

Mary Oswell noted her interest in expanding the history of the Savery Savory Mushroom Farm to include the history of Hispanic workers at the farm.

Mary Oswell noted that the Wesley Cemetery may qualify as a State of Colorado landmark. She is working on developing a more definitive list of the people who are buried in the cemetery. History Colorado is being very helpful in this effort.

c) Meeting Schedule for 2025

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October 22, 2025

6) ADJOURN

Alana noted that there were no additional items before the Board and called to adjourn the meeting

Hello, my name is Kevin Eslinger. kevin@kevineslinger.com

I've been interested in the restoration and rehabilitation of Shoenberg Farms for many years. I have watched the process since the time Vicky Bunsen first worked to acquire the property from the original landowners. I first toured the property with Tony Chacon in 2009 and again in 2013. At the time I submitted a proposal for its development, but the project was designated for another group. The property sat vacant for 9 years and in 2022 I participated in the RFP process and was awarded a letter of interest offering us the property for \$10.

During my due diligence, several significant issues arose—far too many to detail here. My concerns were significant and many. This was made even more difficult because I could not get clear answers from the City of Westminster. Their quick decision to rescind the offer when I raised questions left me shocked.

Today, I have several questions about the plans being presented:

1. Who is the engineer of record for these plans? They are being presented as feasible. However, without a structural engineer's certification, this is highly questionable.
2. Are the developers aware of the extensive structural issues? If so, why are they not addressed in these documents?
3. Why hasn't the historic preservation process been followed and why it is it being circumvented now?

I'm deeply concerned that these plans are being presented without proper vetting. If an engineer were to evaluate this, they would confirm the plans are not viable. Approving this project as-is opens a Pandora's box of liabilities—both for the developers and for the city itself.

The structural and other problems I identified during my due diligence were substantial, and if they remain unaddressed, the developers or the city will face mounting costs. It's clear this project is being rushed without the transparency, care, or oversight it deserves.

Shoenberg Farms deserves better. The people of Westminster deserve better. And we owe it to the site's historic significance to ensure this process is handled responsibly and ethically.

Thank you for your time.



The Cherokee Trail in Westminster: Potential Sites for Signage

Ethan Gannett
Oregon-California Trails
Association
Colorado-Cherokee Trail Chapter
President and Mapping Chair
March 11, 2025

OCTA's mission in COLORADO

The Oregon-California Trails Association (OCTA) is an organization dedicated to identifying and preserving historic trails.

In Colorado, we're mapping the Cherokee Trail. This name resulted from Cherokee traveling through Colorado in 1849-50 to reach the California gold fields.

What Does OCTA Do?



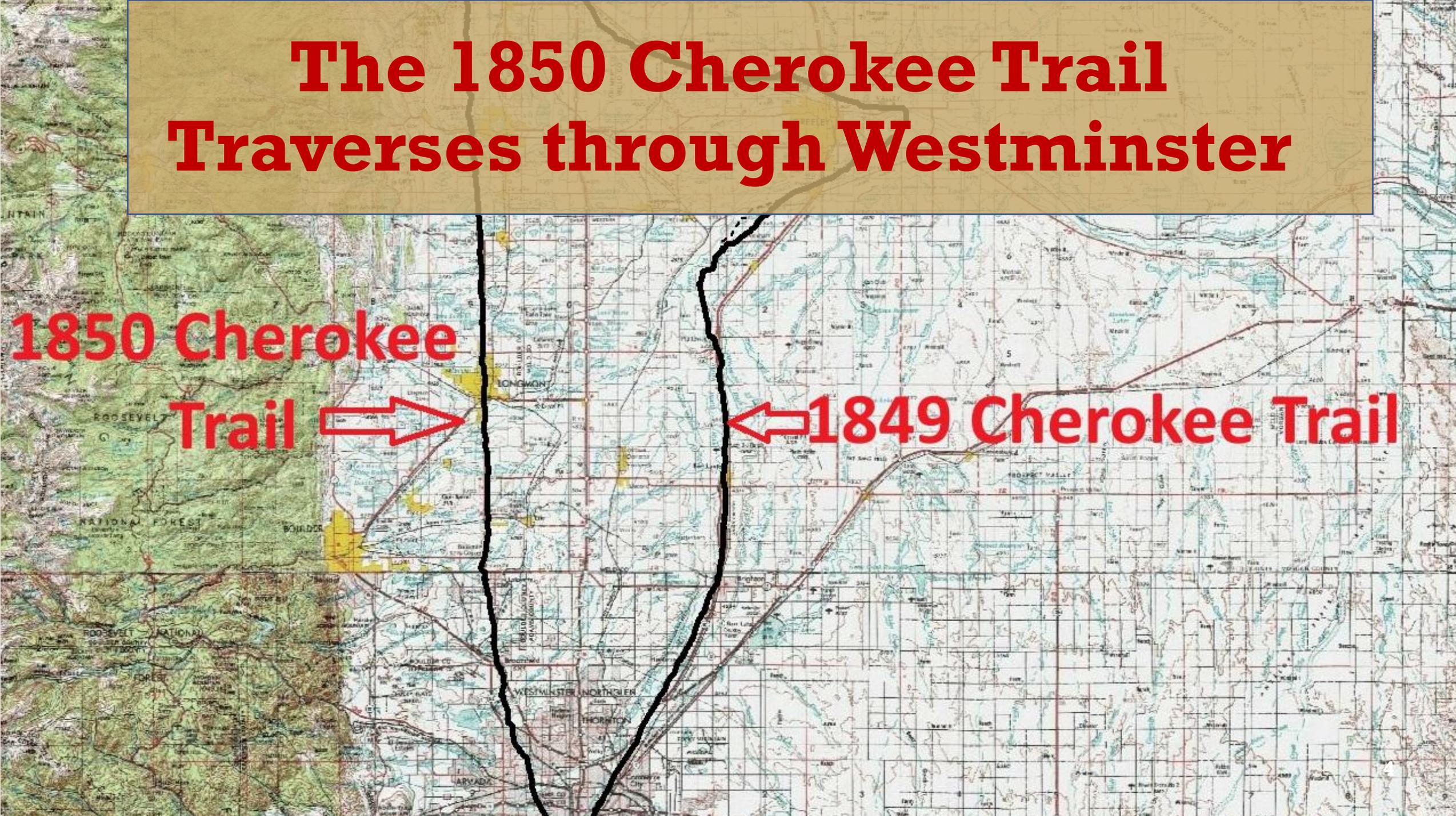
- Volunteer trail mappers for the NPS
- Locate historic emigrant trails through research
- With permission, access properties to map trail
- Catalogue evidence in the field
- Classify the trail
- Write an NPS report as evidence for potential national historic trail designation
- We were requested by Mary Oswell to confirm and help identify the best locations for Cherokee Trail Signage in Westminster



The 1850 Cherokee Trail Traverses through Westminster

1850 Cherokee
Trail →

← 1849 Cherokee Trail



Field Research found 3 Ideal Cherokee Trail Sign Locations

- Mandalay Middle School
- Church's Stage Stop
- Open Space
- Lower Church Lake Open Space



OREGON-CALIFORNIA



TRAILS
ASSOCIATION

Q&A



Thank you!

Ethan Gannett

egannett@comcast.net

t

970-219-0590



**Want to learn more about the Cherokee Trail?
Check out OCTA's Youtube Channel:**

**Cherokee Trail in Colorado Series:
The Rush to Gold on the Cherokee Trail**

Episode 1: Cherokee Trail Overview

Episode 2: Bent's Old Fort

Episode 3: Independence and Jimmy Camp

Episode 4: Blackfoot Cave

Episode 5: Goldstrike Park

Episode 6: Mariano Medina Family Cemetery

Episode 7: The Mystery of Dutch George Cabin

Episode 8: Jack Slade and Virginia Dale Station



WESTMINSTER

2025 History Tours 9:00 AM – 12:00 PM

All tours meet and depart from the Westminster History Center located at 7200 West 72nd Avenue

June 14 – Fishing and Founding Fathers

Join us for "Fishing and Founding Fathers," an engaging tour that delves into the rich history of how these tireless men shaped the development of Westminster while immersing yourself in the scenic beauty of our lakes, ponds, and rivers. Hear captivating tales of legendary creatures said to inhabit our lakes. Along the way, we'll visit prime fishing spots, highlighting the recreational opportunities that these waterways provide. Come prepared to soak in the stories of Westminster's past, as we celebrate the legacy of its founding fathers and the enduring allure of our aquatic landscapes.

August 16 – Landmarks and Hidden Historic Treasures: Understanding Historical Designation

Join us for an enlightening tour titled "Landmarks and Hidden Treasures: Understanding Historical Designation." Learn about the various methods and reasons behind landmark designation at the city, county, state, and national levels, providing you with a comprehensive understanding of what makes a place significant. We will explore the City of Westminster's designated landmarks, as well as those recognized by the county and state, culminating in a discussion about the National Register of Historic Places. We will also uncover hidden gems—historic treasures that, while not officially designated, hold immense value to our community's heritage. These sites offer rich stories and insights into the past, inviting you to appreciate the often-overlooked aspects of our local history.

September 13 – Trailblazers of Westminster: Celebrating our Founding Women

Experience the remarkable legacy of the founding women of Westminster with our tour, "Trailblazers of Westminster: Celebrating Our Founding Women." This journey highlights the vital roles these industrious women played as keepers of farms, gardens, families, and industry which shaped our community in profound ways. As we stroll through historic farms and homes, we will discover the stories behind these landscapes that flourished under their care providing both nourishment and sustainability. We will also pay homage to historic trees that have witnessed the evolution of our community, serving as living reminders of resilience and growth.

October 11 – Whispers from the Past: A Journey Through Time

Join us for an unforgettable journey that invites you to explore the resting places of those who shaped Westminster and whose lives continue to echo through time. Visiting the two private cemeteries in Westminster, we'll learn what differentiates a private cemetery from a public cemetery. We will travel outside of Westminster to the Arvada Cemetery to explore the final resting place of members of the DeSpain family. Along the way, we will delve into the stories of pioneers, leaders, and everyday people and hear poignant tales of love, loss, triumph, and tragedy, offering insight into the people who shaped our community.



WESTMINSTER

**City of Westminster Historic Landmark Board
2024- 2025 Goals
and
Alignment with City of Westminster 2024 Strategic Plan**

Background:

The Westminster Historic Landmark Board used the 2024 City Council Strategic Plan as a guide in the development of the 2024 – 2025 Goals for the Westminster Historic Landmark Board. The Board’s four goals were developed through a collaborative process with all members of the Historic Landmark Board in attendance.

The Guiding Principles of the 2024 Council Strategic Plan were used as a framework for the development of the goals. These guiding principles include:

- **Collaboration and Partnership**
- **Stewardship and Fiscal Responsibility**
- **Transparency and Accountability**
- **Diversity, Equity, and Inclusion**
- **Innovate and Initiate**
- **Prevention and Proactivity**
- **Sustainability and Resiliency**

The Historic Landmark Board’s goals align with the following City of Westminster 2024 Strategic Plan Strategic Priorities:

- **Strategic Priority 1: Access to Opportunity**
Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks.
- **Strategic Priority 2: Community Empowerment and Engagement**
Enhance the sense of community and connection in Westminster through engaging methods of communication and dialogue that improve accessibility, increase understanding, and encourage participation in civic and City life.
- **Strategic Priority 3: Community Health and Safety**
Invest in innovative and collaborative approaches to provide a continuum of services that preserve, promote, and protect the health, safety, and environment of Westminster.

2024 – 2025 Historic Landmark Board Goals

The Westminster Historic Landmark Board works closely with residents and property owners to preserve and enhance the history of our community which ensures strong social networks.

The Westminster Historic Landmark Board works with state and federal agencies to ensure effective use of resources to protect and promote historic landmarks.

The Westminster Historic Landmark Board ensures a collaborative and innovative approach to historic preservation that focuses on the health, safety and enhanced sense of community in Westminster.

- **Goal One**

Increase opportunities for the presentation of historical assets to the Westminster community.

- 1.a. Identify opportunities to enhance awareness and use of historical assets.
- 1.b. Continue to offer historical events to educate the community about historical assets and to increase community connection with historical assets. Conceptual events could include tours, presentations, lectures, parade of homes, garden tours, cemetery crawls/Halloween events, historical re-enactments, etc.
- 1.c. Partner with organizations to incorporate historical aspects and information into art, theater, community events, signage, etc.
- 1.d. Use a variety of formats to present information about historical assets e.g., digital (website, etc.), print, and physical signage.

- **Goal Two**

Maintain resources of historic landmark information which includes:

- 2.a. Physical documentation including papers, photographs, etc.
- 2.b. Digital documentation of papers, photographs, grant applications, etc.
- 2.c. Coordinate with City Archivist regarding historical assets.
- 2.d. Continue to implement the historic marker program to enhance community connection to historic assets.

- **Goal Three**

Develop and maintain partnerships to protect and enhance historic landmarks and historical assets including Westminster Historical Society, History Colorado, Oregon-California Trail Association, Colorado Archaeological Society, etc.

- **Goal Four**

Research and identify historical landmark opportunities.