



## WESTMINSTER

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

#### **In-Person**

City of Westminster  
4800 West 92<sup>nd</sup> Avenue – Westminster, CO 80031  
Upper Level – Pikes Peak Conference Room

#### **Virtual**

Join on your computer, mobile app or room device

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Meeting ID: 230 063 443 407

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#### **1) ROLL CALL**

#### **2) MINUTES OF PRECEDING MEETINGS**

a) June 4, 2025 – See Attached

#### **3) NEW BUSINESS**

a) **Aric Otzelberger, Director – Parks, Recreation and Libraries**  
Updates and PRL Vision Plan

#### **b) Annual Tour of Historic Landmarks**

This tour is scheduled to take place on Saturday September 27 from 9:00 AM to 1:00 PM and will include lunch/brunch. All eighteen of the designated landmarks are visited and lunch is provided for the Board members.

#### **c) Colorado Semisesquicentennial – Community Programming**

- The City of Westminster will participate in the 250/150 celebration with an expanded 4<sup>th</sup> of July celebration to include historic information and small giveaways.
- Library staff is working on additional programming related to the 250/150 celebration which may take place throughout the year.

#### **d) Colorado Semisesquicentennial – Potential Landmarks**

i) Discuss next steps for three projects:

1. "Shogun House" located at Pierce between 88th and 92nd.
2. Cherokee Overland Trail
3. Expansion of Mushroom Tower Landmark Area

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

**e) 2010 Historic Preservation/Designation Brochure**

This document is being updated by the PRL Marketing team and will be available for the August History Tour.

**f) 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) 2024 – 2025 Historic Landmark Board Annual Goals – See Attached**

**b) 2025 Westminster History Tours – See Attached**

**5) OTHER BUSINESS**

**a) History Colorado/Colorado State Historical Preservation Office**

The 2030 State Preservation Plan has been officially adopted, and can be found on [the History Colorado website](#). The State Preservation Plan not only gives direction to History Colorado staff, projects, and programming, but is also intended as a guiding document for local governments, community organizations, and individuals across the state as they undertake preservation projects. The goals and objectives within the State Plan will also need to be referenced in any grant applications for the State Historical Fund and CLG programs.

**b) Education Opportunities**

Bill Detweiler was able to attend the June 26<sup>th</sup> education session titled: Creating and Updating Historic Design Guidelines. A summary and link to the presentation are attached.

**c) Updates – Historic Landmark Board Members**

**d) 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.

Upcoming meetings:  
October 22, 2025

**6) ADJOURN**



WESTMINSTER

**Historic Landmark Board Meeting Notes/Minutes  
June 4, 2025  
7:00 p.m.**

City of Westminster  
4800 West 92<sup>nd</sup> Avenue  
Westminster, CO 80031

**1) ROLL CALL**

The meeting was called to order by Chair Alana Mace. In attendance: Alana Mace, Linda Graybeal, Kristy Gotham, Mary Oswell, Kathy Pascoe, Keith Teeter. Excused: Ashley Burns, Bill Detweiler. City staff liaison: Kate Cooke. City Council Liaison: Councilor Ireland

A quorum was noted.

**2) MINUTES OF PRECEDING MEETING**

Chair Mace presented the meetings as provided in the meeting packet and asked for discussion. There were no additions or changes. Mary Oswell moved to accept as presented. Keith Teeter provided a second. The motion passed unanimously.

**3) NEW BUSINESS**

**a) Public Hearing:**

**Application for a Certificate of Historical Appropriateness – Rodeo Market Building Redevelopment, 3915 West 73<sup>rd</sup> Avenue Westminster CO 80030**

Chair Mace opened the public hearing.

**i) Staff Presentation**

Kate Cooke, staff liaison to the Historic Landmark Board, presented information related to the public hearing for the application for a Certificate of Historical Appropriateness. She noted that the noticing requirements for the public hearing were satisfied. The PowerPoint presentation slides are included in the meeting minutes.

**ii) Applicant Presentation**

Stephanie Troller, City of Westminster Community Services, presented information about the history of the project related to the redevelopment of the Rodeo Market building and outlined the key aspects of the application for a Certificate of Historical Appropriateness. She noted that no changes were being proposed to the identified features of the building as noted in the Historic Designation document. Specifically, no changes to the barrel roof,

six windows on the south face of the building, the entry door on the south face of the building, and the stepped parapet across the south face of the building. She noted that space is being left for a future sign. The PowerPoint presentation are included in the meeting minutes.

Ms. Troller noted that the development plan will be presented to City Council on June 16, 2025. A community meeting will be held on June 18, 2025. Once approved, the Official Development Plan will be approved in late summer with renovations beginning early fall. It is anticipated that the new tenant would begin operations in spring of 2027.

iii) Public Comment

Chair Mace opened the public hearing for public comment. Three members of the community provided comment:

1. Jim Finneman noted concerns with how the building is being used specifically with the garage doors to be located on the east side of the building. He noted that aluminum windows are not historic, there is insufficient parking, locating the cooler on the exterior of the building is not keeping with the historic nature of the property. He noted that the city spending \$4.5 million on this project takes resources from other needed city projects. He also noted that he doubted that the use was viable.
2. Oso noted that with a development of such a historical feature of the neighborhood that it would be nice to have the community come together to create a logo.
3. Ben noted that he and his family are new to the neighborhood and very supportive of the redevelopment project.

Chair Mace asked if there was additional public comment, there being none, she closed the public comment portion of the public hearing.

iv) Motion pursuant to Westminster Municipal Code 11-13-10(J) to approve or disapprove the application in whole or in part

Chair Mace called for a motion. Mary Oswell made a motion to approve the application for Certificate of Historical Appropriateness and noted that the proposed changes as presented in the application met the criteria set forth in the Historic Preservation Ordinance. Kristy Gotham seconded the motion.

v) Board discussion and vote

Chair Mace asked for discussion of the motion.

1. Linda had three questions:
  - a. Linda asked about the viability of a restaurant use noting that 30% fail in 1-3 years, and 60% fail in 8 to 10 years. City Attorney Greg Graham noted that this question was not under the purview of the Historic Landmark Board. He noted that questions and concerns need to be centered around the identified historic features of the landmarked building e.g., the barrel roof, six windows across the six windows on the south face of the building, the entry door on the south face of

- the building, and the stepped parapet across the south face of the building.
- b. Linda expressed concern over the use of garage doors and the fit with the style of the building. Stephanie noted that having open garage doors has been shown to increase sales.
  - c. Linda expressed concern that ADA access be ensured for older generations. Stephanie noted that all ADA requirements will be met.
  - d. Linda suggested that ridesharing be pursued by the tenant as a way to address parking shortages. Stephanie noted that parking strategies are being worked on as part of the development and may include shared use agreements.
2. Mary Oswell had three questions:
- a. Mary asked specifically if the barrel roof was being preserved. Stephanie responded that it is being preserved as outlined in the historic landmark document.
  - b. Mary noted that it is important to have the historic landmark open to the community on a daily basis and not closed up and empty.

Chair Mace asked if there were any other questions or comments. Hearing none, she closed the public hearing and called for a vote on the motion.

A vote was called: Ayes: Mace, Graybeal, Gotham, Oswell, Teeter. Nays: Pascoe.

Chair Mace noted that the motion carried and directed staff to prepare a resolution noting this.

#### **4) OTHER BUSINESS**

##### **a) 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.

July 23, 2025  
October 22, 2025

#### **5) ADJOURN**

There being no additional information for the meeting. Chair Mace closed the meeting at 8:30 PM



**WESTMINSTER**  
COLORADO

## **Rodeo Market Building Redevelopment**

Public Hearing for Certificate of Historic Appropriateness

June 4, 2025

7:00 PM

City Hall - Colorado River Room

**Rodeo Market Building  
COHA Application – Windows, Doors, Sign – June 4, 2025**

**Certificate of Historical Appropriated Required**

**Changes to identified features as specified in the Ordinance designating the Rodeo Market Building as a Historic Landmark.**

# **Rodeo Market Building Designated Westminster Landmark September 25, 2006**

## **Features to be preserved:**

- 1. Barrel Vault Roofline**
- 2. Stepped Parapet Façade, Large Front Windows, Front Door – These features were restored consistent with the 1966 image as specified in the designation ordinance with the improvements outlined in the August 4, 2010 COHA**
- 3. Sign as it appeared in the 1966 image as specified in the designation ordinance.**



1966

# Rodeo Market Building Landmark Designation - September 25, 2006



# Rodeo Market Building COHA Façade Improvements - August 4, 2010



# Rodeo Market Building COHA Façade Improvements August 4, 2010



# Public Notice

- Notice was published in the Westminster Window in the May 15, 2025 and May 22, 2025 issues.
- On May 1, 2025, notice was posted at the City of Westminster public notice kiosk on the main floor of city hall, the City Website Calendar, and the City Website/Webpage for the Historic Landmark Board.

## CITY OF WESTMINSTER NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that a public hearing will be held by the Westminster Historic Landmark Board on Wednesday, June 4, 2025 at 7:00 p.m. at Westminster City Hall, 4800 West 92<sup>nd</sup> Avenue, Westminster, Colorado.

The purpose of the hearing is to review an application for a Certificate of Historic Appropriateness for building modifications for the Rodeo Super Market property located at 3915 W 73rd Avenue, Adams County, Westminster, Colorado.

Copies of all documents submitted by the applicant that will be considered by the Historic Landmark Board at this hearing are available for review by contacting Kate Cooke, Cultural Affairs Coordinator in the Westminster Parks, Recreation and Libraries Department at 303-658-2711 or [kcooke@cityofwestminster.us](mailto:kcooke@cityofwestminster.us).

Published in the Westminster Window  
May 15, 2025  
May 22, 2025

# Property Posting

- A public notice sign was posted at the property on May 14, 2025.



# Process for COHA Public Hearing

- Hold a public hearing within 30 – 60 days of receiving a building permit and/or application for Certificate of Historical Appropriateness.
- Applicant to present regarding their application for a Certificate of Historical Appropriateness.
- HLM Board to make a finding based on the criteria set forth in Westminster Municipal Code 11-13-10 for the roof replacement.
- HLM Board to make a finding based on the criteria set forth in the Westminster Municipal Code 11-14-10 for the installation of roof-mounted solar panels.
- Based on findings, direct staff to prepare appropriate documents/resolutions.

# THE BARQUE

June 4, 2025

Purpose:

Inform Historic Landmark on the renovation at 3915  
West 73<sup>rd</sup> Avenue

# Agenda

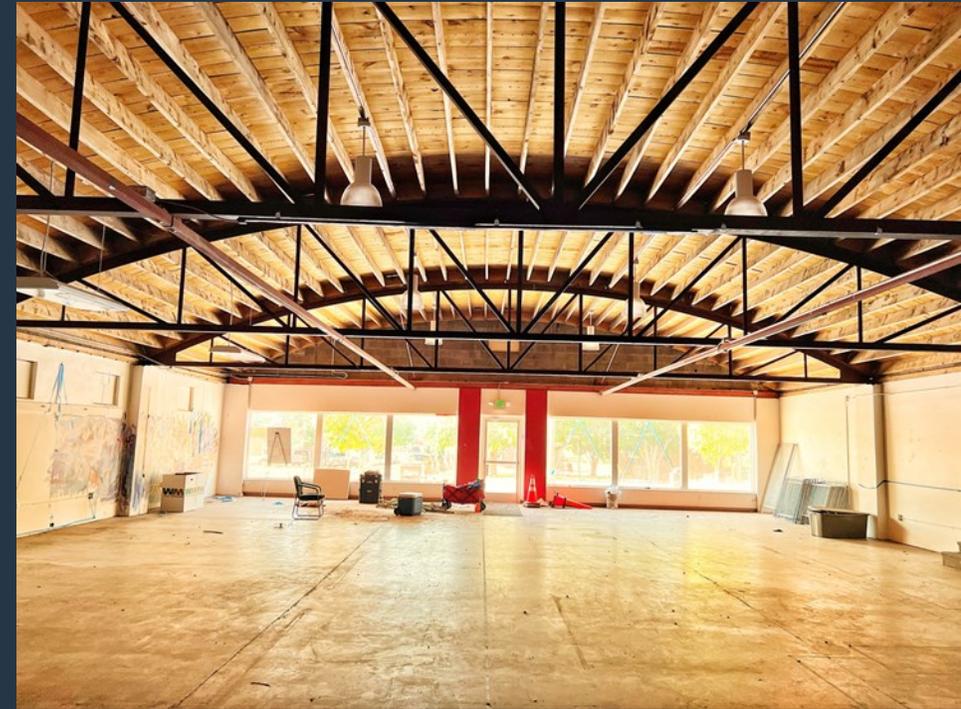
- Introductions
- Building Features
- Project History
- History Colorado
- Site Plan and Renderings
- Upcoming Milestones

# Building Features and History

- 1953 - Built to be a skating rink
- Operated as the City's first supermarket – Valente Family
- Office building
- 2006 Designated local historic landmark
  - Stepped parapet,
  - Façade
  - Windows
  - Barrel vault roofline
- 2008 History Colorado Grant; Covenant expires 2028
- SWAG
- Olde Westminster Pub and Tavern - COVID

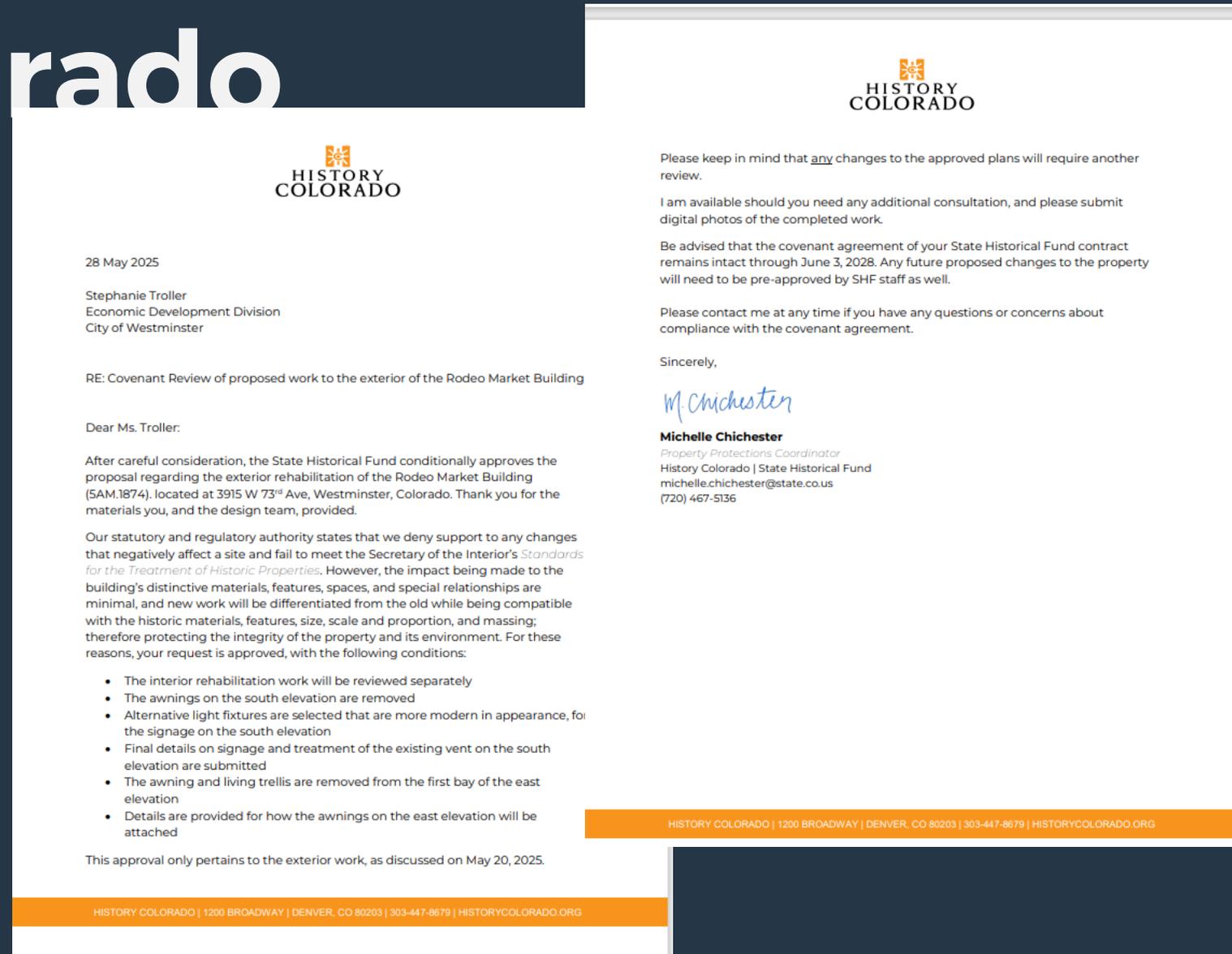
# Milestones Completed

- Reengaged with the neighborhood in 2022 online survey, a restaurant use had 84 percent support from respondents.
- June 7, 2022, Staff analyzed three options: restaurant, minimal renovation, and disposal, City Council directed Staff to seek a restaurant use.
- May 1, 2023, Staff sought out prospective restaurateurs through a variety of efforts.
- April 15, 2024, Staff has negotiated a lease agreement with the preferred restaurateur, Barquentine Brewing Company, lease executed in September.
- March 2025 - Through a competitive process, WCG Construction was selected as the CMGC. The City entered into a contract and began preconstruction services.

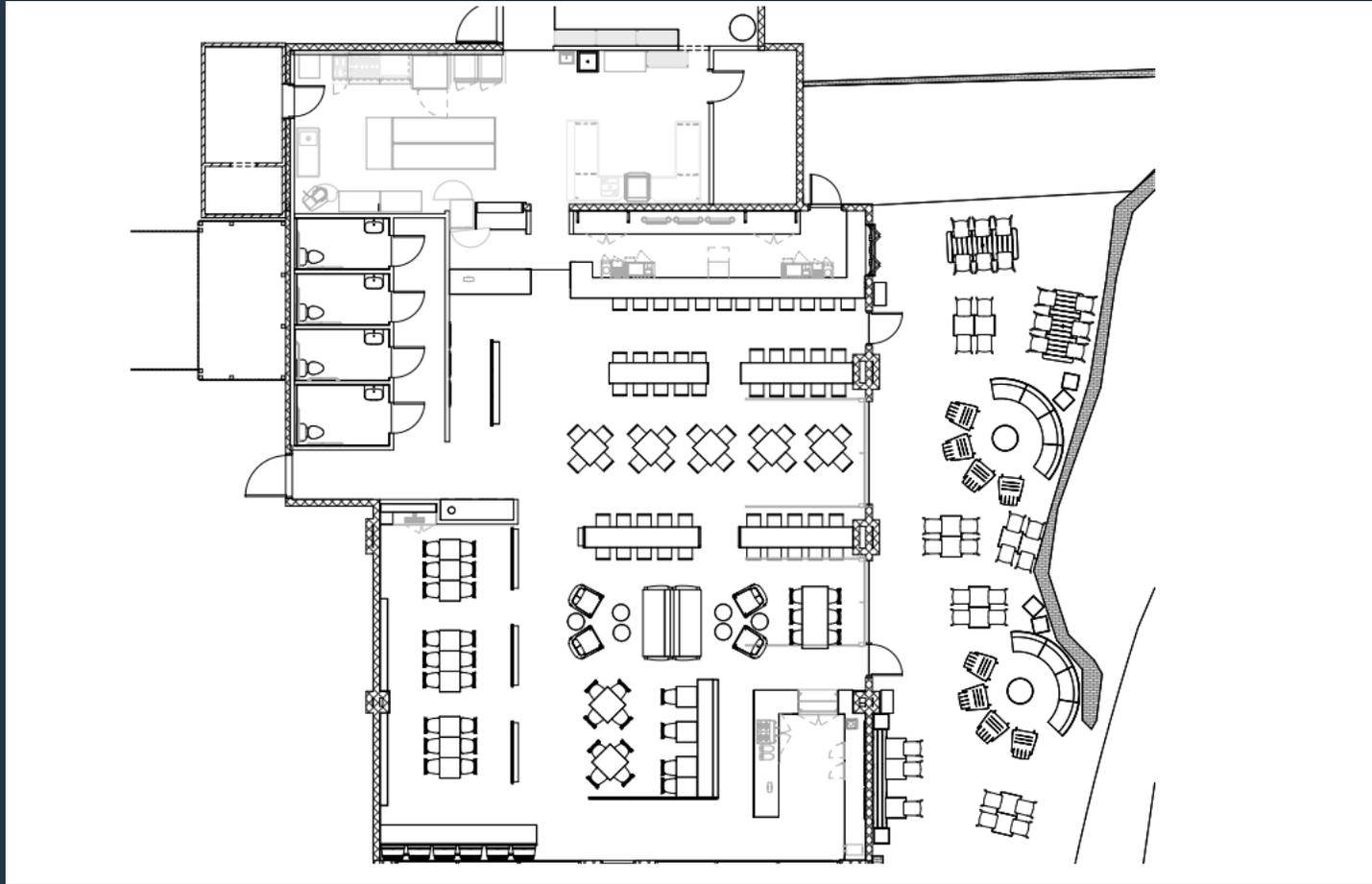


# History Colorado

- History Colorado has approved exterior renovations to the property



# Site Plan and Renderings



# Site Plan and Renderings



# Upcoming Milestones

- June 16 – First Reading for the First Amendment for the WCG Construction CMGC contract
- June 18 – Community Project Meeting
- TBD - ODP approval, anticipated late summer
- TBD – Renovation begins, anticipated early fall

# Q & A

Thank you!!!



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.***



## WESTMINSTER

**2025 History Tours  
9:00 AM – 12:00 PM**

**All tours meet and depart from the Westminster History Center located at 7200 West 72<sup>nd</sup> 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.

## Continuing Education - Creating and Updating Historic Design Guidelines

Bill Detweiler was able to attend this webinar. You can also find the webinar Chat/Q&A transcript along with a PDF of the presentation slides. You can access these resources by following the link to the recording and scrolling to the bottom of the webinar page.

If you are seeking a Certificate of Completion for on-demand viewing, you will automatically receive it in your inbox once you complete the recording.

If you are seeking AIA credit for on-demand viewing, please contact [director@napcommissions.org](mailto:director@napcommissions.org) once you have viewed the complete presentation.

Webinar details

### Link

[https://www.bigmarker.com/national-alliance-of-preserve/creating-and-updating-historic-design-guidelines?bmid=a500a68973ab&bmid\\_type=member](https://www.bigmarker.com/national-alliance-of-preserve/creating-and-updating-historic-design-guidelines?bmid=a500a68973ab&bmid_type=member)

### About

Design guidelines help communities protect the unique character of their historic districts while still allowing for growth and change. This webinar will take a closer look at how local governments and preservation commissions can create or update guidelines that are clear, user-friendly, and effective. We'll explore how to balance historic preservation goals with modern needs—like energy efficiency, accessibility, and infill development—and how to build public support through inclusive, transparent processes. Real-world examples from communities across the country will highlight strategies that work, lessons learned, and ways to tailor guidelines to reflect local priorities.

CE Credits: 1.5 AIA | 1.5 HSW | 1.5 AICP

[WATCH THE RECORDING](#)