



WESTMINSTER

Historic Landmark Board Meeting Agenda May 31, 2023 7 p.m.

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

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1) ROLL CALL

2) MINUTES OF PRECEDING MEETING

- a) **April 26, 2023 – General Board Meeting**
Minutes attached, motion requested.

3) NEW BUSINESS

- a) Presentation/Training
Lindsey Flewelling, PhD
History Colorado
Preservation Planner/Certified Local Government Coordinator

4) OLD BUSINESS

- a) Meeting with Representative of City Attorney's Office – To Be Scheduled
- b) 2023 Historic Tours
- c) Historic Landmark Designation of Harris Park and Union Schools

5) OTHER BUSINESS

- a) Conferences, education, other updates
- b) Meeting schedule for 2023
July 26, 2023, 7:00 PM
October 25, 2023, 7:00 PM

6) ADJOURNMENT



WESTMINSTER

Historic Landmark Board – Hybrid Meeting Minutes April 26, 2023

The regular meeting of the Historic Landmark Board was called to order at 7:00 p.m. by Mary Oswell, Board Chair. The meeting was held in a hybrid format via Teams.

1. ROLL CALL

Board members present at roll call: Mary Oswell, Chair, Gargi Duttgupta, Linda Graybeal, Kristy Gotham (alt), Alana Mace (Vice Chair), Kathy Pascoe, and Keith Teeter. Shirley Garcia was excused.

Also present were Councillor Lindsey Emmons, Council liaison to the Historic Landmark Board and Staff Liaison Kate Cooke, Cultural Affairs Coordinator.

2. CONSIDERATION OF THE MINUTES

Mary Oswell presented the January 25, 2023 meeting minutes to the Board members and asked for any questions or discussion. There were no questions or discussion. Mary asked for a motion. Alana Mace moved to approve the minutes as presented. Gargi Duttgupta offered the second. The motion passed unanimously.

Mary Oswell presented the minutes of the March 8, 2023 public hearing for a Certificate of Historical Appropriateness for the O’Gorman House located at 8198 Irving Street Westminster CO. Mary asked for discussion and questions. There were no questions or discussion. Mary asked for a motion. Gargi Duttgupta moved to approve. Alana Mace provided a second. The motion passed unanimously.

3. NEW BUSINESS

a. 2023 Historic Tours

Kate Cooke, Cultural Affairs Coordinator, noted that the Historic Landmark Board formed a committee to develop this program. The Committee members included Linda Graybeal, Mary Oswell, Alana Mace and Shirley Garcia. The Committee met on March 28th 5:30 – 8:30 PM and worked on the topics and locations for the tours. All tours will run from 10:00 AM – 1:00 PM and will meet and end at the

Westminster History Center located at 7200 Lowell Boulevard. Kate will email the tour descriptions to the Historic Landmark Board members.

The dates and topics are:

June 10, 2023

Water – The Liquid Gold of the West

Learn about the role of water in Westminster's growth as a community. This tour will include presentations and field visits to the Church Ranch, Standley Lake and local ditches.

July 8, 2023

Farms, Fruits and Pollinators

Explore the history of farming and fruit production in Westminster. This tour will include onsite visits of the Marion-Wilkins-Ward Barn and Windmill, Metzger Farm, a Westminster-based beekeeping business, and the Bowles House.

August 12, 2023

Wagon Trains, Trains, and Roads

Learn how transportation routes have shaped the fabric of our community. The tour will include a presentation about the Denver Kite Route and US 36 and onsite tours of local landmarks along this influential transportation route including the Semper Farm and Broomfield Depot Museum.

September 9, 2023

Westminster University

Take in sweeping views and tour the grounds of Westminster University, the cemetery located on the site, and other historic landmarks along the eastern edge of Westminster.

b. Activation of Historic Landmarks

The Board Members agreed that the tours are a good strategy for activating existing historic landmarks. They discussed different activation concepts. They would like to have an ad in the Fall/Winter Activity Guide that seeks volunteers to help plan the history tours. Kate will work with staff to ensure that an ad is placed.

c. Identification of Additional Landmarks

One of the goals of the Historic Landmark Board is to educate and facilitate the identification and designation of properties within Westminster as historic landmarks. The Board discussed the dangers of proactive designation by non-property owners in light of a recent example in Denver. The Board does not want to overstep its authority but also wants to be an advocate for historic preservation. To that end, the Board discussed the creation of toolkit that can be provided to property owners who are interested in historic landmark designation. This toolkit can include information about financial benefits, funding opportunities, etc. Alana has offered to attend City events and table a booth where this information can be provided to the community. The Board members asked Kate to reach out to History Colorado and have a representative attend a meeting of the Historic Landmark Board and provide them with information

related to the Certified Local Government program and funding opportunities for those who own historic landmarks. Kate said that she would reach out and set up a meeting.

d. Landmark Plaques – Maintenance and Status

The Board discussed the two types of plaques that are currently in place in Westminster. Kathy Pascoe noted that the circular plaques are associated with history in Westminster and are not directly tied to historic landmarks. Several of these plaques still need to be placed. Additionally, there are a couple that cannot be placed because there is not sidewalk in place to allow the plaque to be placed. This program was a partnership between the Westminster Historical Society and the City of Westminster.

Mary stated that not all of the City's designated historic landmarks have signage that describes the landmark, features to preserve, and background history. Mary said that will email her list of plaque locations to Kate. Kate will compare that list with the list that Kathy Pascoe has. The Board will continue to work on ensuring that all historic landmarks have a consistent type of signage providing information about the landmark.

4. CONSIDERATION OF OLD BUSINESS

a. Saving Places Conference – February 8, 9, 10 2023

Mary Oswell provided a summary of the sessions that she attended. Rather than detailing specifics of particular sessions, she noted overarching themes that ran through all of the sessions that she attended. A copy of her summary is provided. The themes of the February 2023 Conference included:

- What is being landmarked. Discussions by attendees and communities about what is be landmarked which includes specific spaces and places. This is a very traditional approach to historic preservation
- Who is being landmarked. In many communities, historic events attended by people or certain groups of people are being landmarked or identified as an important part of the fabric of the community. The goal with this approach is to look beyond just landmarking structures. Gargi noted that it will be important to keep the City's Historic Landmark Ordinance at the forefront of these type of efforts to ensure that the Board does not overstep its authority. Kate provided a copy of the City's Historic Landmark Ordinance as a resource for this conversation. The Board asked that Kate have a representative from the City Attorney's office attend a meeting of the Historic Landmark Board to help explain where the Board gets involved. The Board asked Kate to add a place on the Historic Preservation webpage where people can go to provide information about heritage and cultural landmarking.
- Resources for Historic Landmarks. Mary attended several sessions that summarized the number of resources that are available for historic landmarks. She thinks including these resources in the City's toolkit will be a step forward for property owners.

b. Historic Landmark Designation of Harris Park School and Union School

Mary and Kate met with Dr. Duffy in January. More information needs to be gathered so that Dr. Duffy can take the City's request to his board to see if they

are interested in pursuing City of Westminster historic designation of these two schools.

5. OTHER BUSINESS

a. Conferences, Education, Other Updates

- The Board members continued to discuss the landmarking of cultural and historic events and other elements of this process. They noted that this may be best handled through a partnership with the Westminster Historical Society.
- Councillor Emmons provided an update from City Council. On April 24, 2023, Council approved the installation of a national monument representing the Hmong community. This will be a half million-dollar investment in the community.
- Based on this update, the Board discussed whether they can provide advice or input on art installations that incorporate historic events, people, etc. Other examples include Arapaho Winter Encampment at the Uplands development, Cherokee Overland Trail. After discussing this issue and looking at the Historic Landmark Ordinance, they affirmed that their role is to focus on historic preservation and provide input consistent with the adopted Ordinance and Bylaws. They noted that the toolkit will be helpful in these types of conversations.
- The Board also discussed the point at which the Historic Landmark Board becomes involved in development proposals. Kate noted that the Ordinance lays out the requirements for issuing a Certificate of Historic Appropriateness. This is a process that the Board just completed with the O’Gorman House. They asked that she invite a representative from the City Attorney’s office to meet with them regarding this issue (also noted in 4a above).
- Gargi Duttgupta asked Kate if the City completes archaeological surveys for work done in City-owned open spaces. Kate will check with Joe Reale.
- The Board members asked if a bus tour of existing historic landmarks could be arranged. Kate will work on this.
- The Board members asked Kate to add an agenda item for future meetings that provides information about upcoming City events. This will help them determine when it would be useful to conduct community outreach and education.
- The Historic Landmark Board meetings will continue to be offered in a hybrid format for the remainder of the year.

b. Meeting Schedule for 2023

July 26, 2023, 7:00 PM, PRL Conference Room B/Hybrid

October 25, 2023, 7:00 PM, PRL Conference Room B/Hybrid

6. ADJOURNMENT

There being no additional business for the Board, Chair Mary Oswell declared the meeting adjourned at 8:18 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Mary Oswell, Board Chair

Saving Places Conference 2023
Summary by Mary Oswell, Chair, City of Westminster Historic Landmark Board

The Saving Places Conference took place over three days in Boulder. There were a wide variety of sessions to choose from, and I tried to choose those that I thought would be the most informative for the work of the board. Rather than recount my notes from individual sessions, I thought I would attempt to bring together overarching ideas that the conference highlighted and that would connect to our work on the city of Westminster Historic Landmark Board.

One theme that ran through many individual sessions was the need to broaden of the scope of the history that is being preserved. In a variety of ways, today's historic preservationists are emphasizing the intersection of historic preservation, social justice, sustainability, and esthetics. There was considerable discussion of who should take part in the discussion about historic places, rather than just who's building should be landmarked. We need to be aware of where 'settler colonialism' has been established in the rules for historic preservation, and work to preserve a broader set of memories. Are we finding the history that has no structure to be preserved, or is that getting lost in what was built after?

Secondly, successful historic preservation requires getting the message to a variety of constituencies. Consistent and specific messaging about our mission, how it effects this city, and why it is relevant and useful to citizens is essential. Historic agencies should use every means at their disposal to get the message out to citizens and groups within the city.

Many of the lectures included the myriad ways in which adaptive reuse can be beneficial to a city. In addition to saving the fabric of a neighborhood, adaptive reuse can also avoid losing the energy and greenhouse gas emissions that were already used to build the building and can also offset demolition pollutants and landfill waste. Adaptive reuse can bring back a building to a life in a way different from its original purpose, but it can saves the building from becoming irrelevant. Adaptive reuse and inclusion of already landmarked buildings into the existing community is what matters, and this requires a wholistic approach. Empty preserved buildings are not much better than demolished ones. If a historic building is saved, but remains largely unused, is that a success?

Action points –

We need to identify and help preserve the history of those groups whose civic memories are being lost or overlooked. How do we identify groups with overlooked histories? How do we bring those constituents into the discussion? Could working groups be formed to achieve that?

With our outreach to the public - Are we getting the message of preservation to all segments of our city? Can we explain what the benefits of historic preservation are? Do we have a 'tool kit' that we offer to those considering landmarking that gives them an in-depth understanding of what they gain by completing the procedure? Do we highlight that we are not just here to preserve buildings, but that there could be locations that are specifically important that no longer have a structure? How many languages could the tool kit be produced in? Would that help us to reach out to communities whose history might be in danger of being lost? With respect to internal outreach to city council and staff – Do we understand the benefits to being a Certified Local Government? Which grants does that certification make us eligible for that would further

the work of the Historic Landmark Board? Does City Council and staff understand where there is money to work toward our larger goals?

What are or were the plans for the historically landmarked buildings that the city of Westminster owns? Did the city make these purchases with expectation of their use, and should that be part of our understanding of the landmarking process? How can the board work with the city to get those buildings occupied? Does the city have codes against demolition by neglect? Can we work to make demolition te least easy