



**WESTMINSTER**

**Historic Landmark Board Meeting Agenda  
April 28, 2021  
7:00 pm**

**\*\*Virtual Meeting\*\***

**Registration URL**

**<https://attendee.gotowebinar.com/register/2918621040519760398>**

**Webinar ID**

**279-246-123**

1 (415) 655-0052

Access Code:

235-471-214

- 1) ROLL CALL
- 2) CONSIDERATION OF MINUTES OF PRECEDING MEETING – February 3, 2021  
(minutes attached, motion requested)
- 3) NEW BUSINESS
  - a) Historic Marker Program Update
    - i) Inventory (see attached PDF)
    - ii) Placement of remaining markers
    - iii) Awareness campaign
  - b) Signage for City-Owned Landmarks (standards)
  - c) Future meeting formats
- 4) CONSIDERATION OF OLD BUSINESS
  - a) Updates on historic properties (list attached—no changes)
  - b) Nomination Rationale for Existing Landmarks
- 5) OTHER BUSINESS
  - a) Conferences, education, other updates
  - b) Remaining meeting schedule for 2021  
(additional dates may be added if necessary):
    - i) Wednesday, July 28, 2021, 7 p.m.
    - ii) Wednesday, October 27, 2021, 7 p.m.
- 6) ADJOURNMENT

**Historic Landmark Board Virtual Meeting Minutes  
February 3, 2021**

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

## **1.ROLL CALL**

Board members present at roll call: Mary Oswell, Tennille Wood, Gargi Duttgupta, Linda Graybeal, Kaaren Hardy, Anna Leske, Sarah Lorek, and Alana Mace.

Parks, Recreation and Libraries staff members present: Rich Neumann – Cultural Affairs Administrator.

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

## **1.CONSIDERATION OF THE MINUTES**

Mary Oswell clarified that when new signs are posted on City-owned property she would like a notation stating the historic landmark, if applicable. Rich said he would recommend this change to City staff.

Anna Leske made a motion to approve the minutes of the October 28, 2020 meeting, as presented. The motion was seconded by Kaaren Hardy. The minutes were unanimously approved (8-0).

Tennille Wood made a motion to add new member intros to the agenda, preceding New Business. Gargi Duttgupta seconded the motion. The motion was unanimously approved (8-0). Sarah Lorek and Alana Mace introduced themselves and gave a little background about themselves.

## **2.NEW BUSINESS**

- a) There was discussion about the Historic Marker Program. Rich has not had time to visit and verify marker placement at all installed sites, but will try to do that soon. He did locate 5 unplaced markers at City Hall. It was asked that the 24-marker list be shared with Sarah and Alana for their records. Mary said she would be happy to go out to the installed sites to inventory the installed markers. Rich thanked her and accepted her offer.
  - Linda said there are markers along Bradburn (by the Valenti house) that are misplaced. This area is around 78<sup>th</sup> & Bradburn on the South East corner, by Little Bits.
  - Mary circled back to her earlier mention of City owned property signs. She went through her list of properties and said most City properties have signs. The thought is that properties that need a sign, or replace a sign, could add the historic landmark specifications. This brought about discussion around setting standards for branding, creating a template for future markers, and even the idea of a brochure letting the public know about historic properties in Westminster that they can visit and explore. Rich was pleased with the discussion and said he would work with the graphic designer and digital media specialist to create a starting point for these ideas.

### **3. CONSIDERATION OF OLD BUSINESS**

a) Updates on the properties list

Rich Neumann offered no updates at this time, but did provide a current list for Sarah and Alana.

### **4. OTHER BUSINESS**

- Rich had something exciting to share. The City is bringing back the Catamounts theater company in 2021 to do a custom piece at Schoenberg Farms. The piece will be titled “The Land of Milk & Honey” and will run five nights a week, two times each night during the month of June.
- Sarah shared that she would be happy to help with content, design, and/or marketing for new signs and markers.
- The existing board members introduced themselves to Sarah and Alana.
- Future meeting dates: Wednesday April 28, Wednesday July 28, and Wednesday October 27.
- The invitation for virtual onboarding will be coming soon.
- Rich will follow up with the three board members interested in attending the conference.

### **5. ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

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Mary Oswell, Board Chair

## Agenda item 3(a): Westminster History Plaques Inventory

Westminster History Plaques Inventory – Prepared for the City of Westminster Historic Landmark Board by Mary Oswell on 2/23/21.

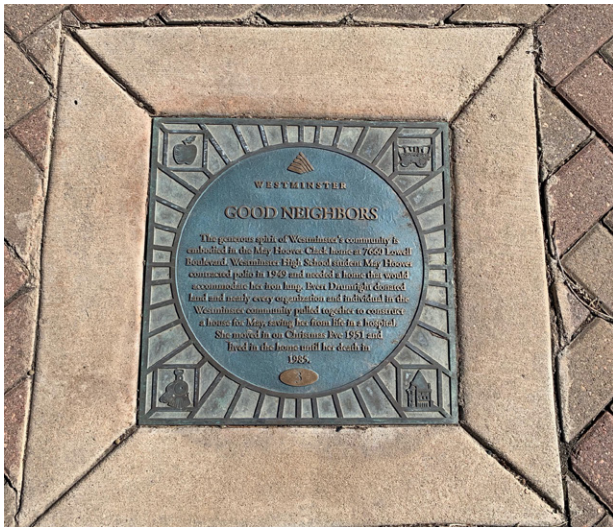
The following is a photo inventory of the plaques by number. Next to each plaque is a locator photograph. The locator photos were taken from the same orientation one would see if looking up from the plaque after reading it. The last page is a list of the plaques with names and addresses.



# 1 76<sup>th</sup> Ave & Bradburn Blvd, SE Corner



#2 Lowell Blvd & Turnpike Dr, SW corner



#3 76<sup>th</sup> Ave & Lowell Blvd, NE corner



#4 3935 73<sup>rd</sup> Ave



#5 3969 73<sup>rd</sup> Ave



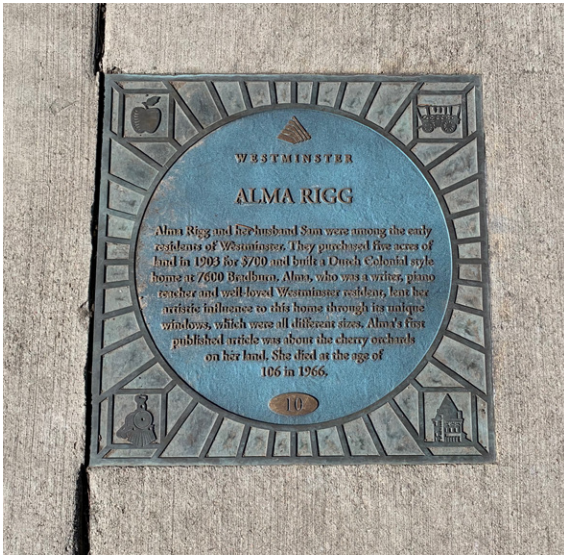
#7 3453 W 72nd Ave, walkway in front of door



#8 3949 73rd Ave



#9 7996 Bradburn Ave



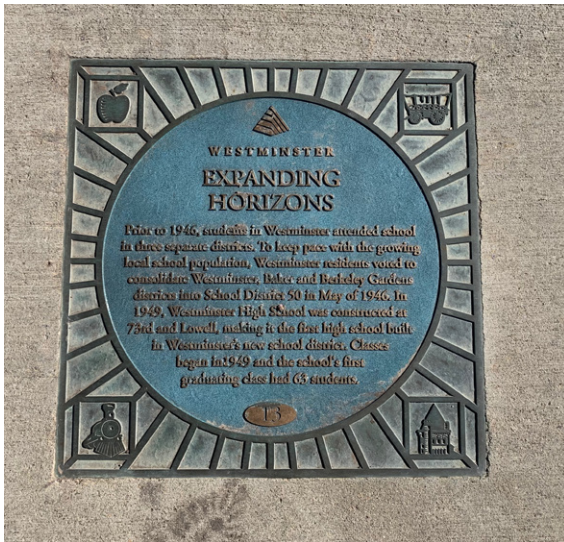
#10 76<sup>th</sup> Ave & Bradburn Blvd, NE corner



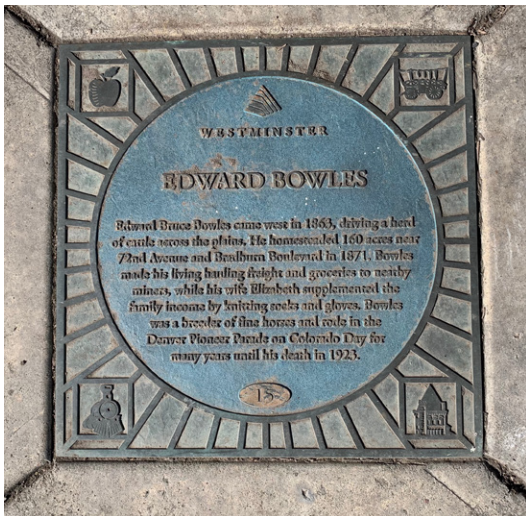
#11 73<sup>rd</sup> Ave & Bradburn Blvd



#12 3875 73<sup>rd</sup> Ave



#13 73<sup>rd</sup> Ave & Lowell Blvd, E side of intersection

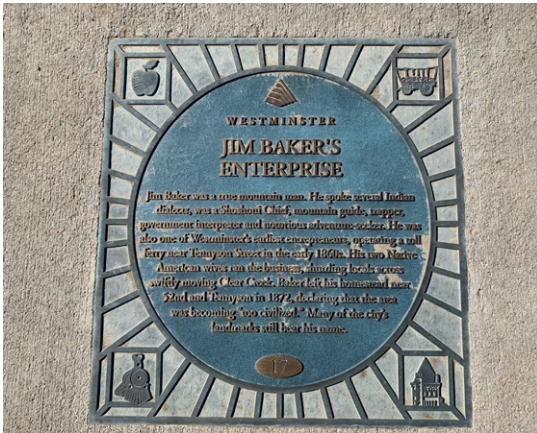


#15 72<sup>nd</sup> Ave & Newton St, SW corner



#16 72<sup>nd</sup> Ave & Newton St, SW corner





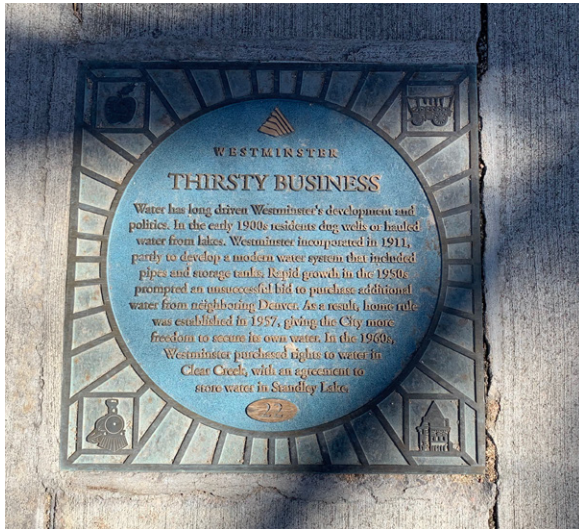
#17 68<sup>th</sup> St and Utica St, SW corner



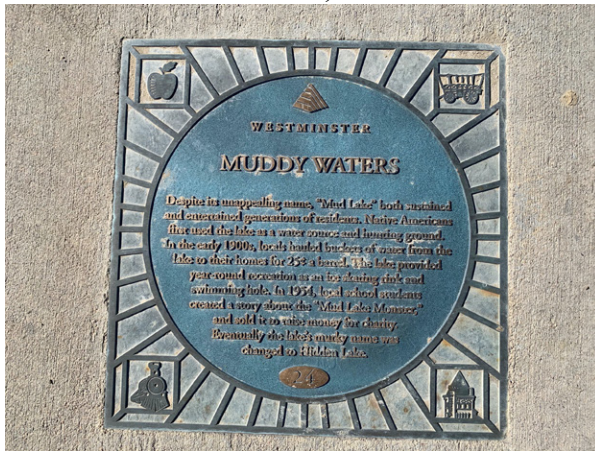
#19 76<sup>th</sup> St & Lowell Blvd, SE corner



#21 10300 Wadsworth Blvd, W side of street



#22 7960 Bradburn Blvd, S of Allen Ditch bridge



#24 68<sup>th</sup> St and Utica St, SW corner

## Agenda Item 4. a) Updates on Historic Properties

### CITY-OWNED DESIGNATED HISTORIC PROPERTIES

#### a) Bowles House at 3924 West 72<sup>nd</sup> Avenue

1. The old shops building near the Bowles House has been removed and the historic viewshed on 72<sup>nd</sup> has been restored. The Open Space division will reseed the site and a playground will be constructed in the future. (3-23-18)
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. (1017)
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 92<sup>nd</sup> Avenue

1. Roof replacements completed in August 2020. (10-28-20)
2. Materials ordered, still awaiting installation date. (6-24-20)
3. Roof replacement scheduled to take place in late Spring/early Summer (weather dependent). (2-17-20).
4. Quotes being gathered for roof replacement on barn and garage. Certificate of Historic Appropriateness hearing November 27, 2019. (11-15-19)
5. Windows repaired. (6-14-19)
6. Broken windows due to vandalism at Semper Farm Residence. Repairs completed. (5-14-2019)
7. Roof replacement project on Semper Farm Residence completed. (4-29-2019)
8. Certificate of Historic Appropriateness approved for roof replacement on Semper Farm residence. (2-27-2019)
9. 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)
10. Discussion of security issues and need for review. (8-19-15)
11. Semper/Allison 3-car stall garage public hearing review for Certificate of Historic Appropriateness for proposed demolition. (1-6-15)
12. Semper signs installed and site groomed in July – August, 2014. (12-2-14)
13. 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)

14. Proposed informational panels reviewed by the HLB on 3-4-14. (5-29-14)
15. Notice that grant for barn rehab not awarded. (9-3-13)
16. 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)
17. 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)
18. 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. (3513)
19. The Semper Farm Master Plan continues to evolve. Staff met to review next steps. (3-5-13)
20. 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. Rehabilitation complete. (7-15-18)
  - ii. Roof repair, repainting, wood repairs/replacement, and tree at foundation removed. (2-26-18)
  - iii. Certificate of Historic Appropriateness hearing. (10-3-17)
  - iv. 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. Easement inspection performed for entire Shoenberg Farm property. (10-9-19)
  - ii. Easement inspection performed for entire Shoenberg Farm property. (7-31-18)
  - iii. In November Westminster Historic Society and Fire Department volunteers moved numerous boxes and artifacts of Shoenberg history into the barn. (12-1-15)
  - iv. 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. Broken window has been secured. (2-18-20)
  - ii. Quotes being gathered for replacement of broken window. (11-13-19)
  - iii. Rehab complete; new foundation poured, roof repaired, door replaced. (7-15-18)
  - iv. Certificate of Historic Appropriateness hearing. (10-3-17)
  - v. No change in status. (5-1-12)
6. Garage
  - i. City Engineering Staff and SHF agree 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. Broken window has been secured. (2-18-20)
- ii. Quotes being gathered for replacement of broken window. (11-13-19)
- iii. Rehabilitation complete. (5-2-17)
- iv. 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)
- v. Rehabilitation underway: foundation stabilization in progress; roof replacement in progress; window rehabilitation in progress. (6-7-16)
- vi. Contracts for foundation stabilization to be approved by City Council 416, 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)
- vii. Project manager has scheduled concrete work in Spring of 2016. SHF staff agreed to extend contract due to difficulty of finding subcontractors willing to do small projects. (8-27-15)
- viii. 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)
- ix. Bids are due in mid-June, contract negotiations the following month, construction anticipated to begin in August, 2014. (6-3-14)
- x. Notice on February 3, 2014 that grant for window and roof repair not awarded. (3-4-14)
- xi. 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)
- xii. Notice on June 1, 2013 that grant for window and roof repair not awarded. (9-3-13)
- xiii. 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)
- xiv. 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)
- xv. 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 72<sup>nd</sup> Avenue

1. New roof completed. (10-3-17)
2. Temporary roof repair due to animal damage. (5-2-17)
3. Roof repairs in September 2014 and May 2015 due to raccoon damage. (9-1-15)

4. No change in status. (8-7-12)
- f) Marion Barn at SWC 120<sup>th</sup> & 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 120<sup>th</sup> Avenue and Huron Street
1. Fencing and pillars are complete. The remaining improvements (parking area, informational signage, trees, irrigation) are on hold due to budgetary constraints associated with the COVID-19 pandemic. (6-24-20)
  2. Fencing and pillars are 95% complete (minor touch-ups remaining). Phase 2 will be determined by remaining funds; priorities include the parking area and trail to the north gate, planting of street trees and irrigation along the perimeter, and interpretive signage. (2-18-20)
  3. Construction of the brick pillars has begun. Foundations are complete. Following the column completion, the fencing contractor will install gates and iron style decorative fencing. The second phase of work will be to construct the small gravel parking area and gravel footpath to the cemetery entrance on the north side. Along with this will be tree plantings along Huron and 122nd. A schedule for this work has not been determined, and the City is looking to self-perform this second phase work in spring 2020. (10-28-19).
  4. Fence and column work is out for bid; bid results expected late June. Construction to start around September, 2019. (6-17-19)
  5. Archaeologist selected for monitoring of cemetery site while ground disturbing work is taking place. (4-16-2019)
  6. Annual Wesley Chapel Cemetery Association Board meeting held. The Association reviewed the conceptual design for improvements to the cemetery (4-6-2019).
  7. 2019 CIP funding in the amount of \$200,000 adopted by City Council for improvements to Wesley Chapel Cemetery. (10-8-18)
  8. Certificate of historic appropriateness approved by the Historic Landmark Board for improvements to the site. Funding is being sought for improvements through the 2019/20 budget process. (6-5-18)
  9. Annual Wesley Chapel Cemetery Association Board meeting held. (4-14-18)
  10. Additional family information for one of the plots has been received and added to the other documentation of persons buried there. (5-21-13)
  11. The Cemetery Board annual meeting was held April, 2013. (5-21-13)
  12. A brochure has been completed. (5-1-12)
  13. 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 73<sup>rd</sup> Avenue
1. The building is being used for various temporary purposes. (9-5-18)
- j) Metzger Farm at 12080 Lowell Boulevard (jointly owned with City and County of Broomfield)
1. Historic signage in fabrication. All other site projects completed. Open Space is working with the academy school across the street to re-establish the historic Victory garden on site as a collaborative project that will bring k-12 students to the farm. Work on the garden is expected to begin in Spring 2020. (11-13-19)
  2. Contract in place for historical interpretive signage, expected to be installed in September, 2019. Interviews with the Metzger family will take place in June, 2019. Building completion is expected by July, 2019. (61719)

3. A contractor has been selected for phase two of the project which includes stabilization, siding repair, and new roofs for all of the remaining structures. All structures and interpretive signs are planned for completion by late spring of 2019. The Broomfield-Westminster Open Space Foundation is working on details for having a person live in the caretaker's house. (1119-18)
4. 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)
5. 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)
6. Section 106 review for Nissen Channel Improvements. City letter of support on 10-22-14. (12-2-14)
7. Listed by the US Department of the Interior, National Park Services on the National Register of Historic Places on March 20<sup>th</sup>, 2013. (5-21-13)
8. 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 72<sup>nd</sup> Avenue (designated landmark)
  1. The building is owned by Adams County School District 50. (12-3-13)
- m) Westminster Grange Hall at 3935 West 73<sup>rd</sup> 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. (10-3-14)
  4. HLB discussion of repairs to Lowell Street façade, and addition of awnings. (8-7-12)
- o) Red & White Grocery at 3947-3949 West 73<sup>rd</sup> Avenue
  1. HLB discussion of 73<sup>rd</sup> Avenue façade. (8-7-12)
- p) Savory Savory Mushroom Farm Water Tower at 110<sup>th</sup> & 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 8198 Irving Street
  1. COHA approved by HLB for sewer line repair and HVAC installation. (6-26-19)
  2. Home is under contract, expected to close June 28, 2019. (6-19-19)
  3. Current homeowner planning to list for sale. (3-25-19)
  4. Foundation stabilization work completed. (10-1-18)
  5. Certificate of historic appropriateness approved for foundation stabilization. (8-22-18)
- r) Gregory House Residence at 8140 Lowell Boulevard
  1. No change in status. (9-3-13)

- s) Merton and Mary Williams Residence at 7335 Wilson Court
  - 1. No change in status. (9-3-13)
- t) Perry House Residence at 4199 West 76<sup>th</sup> 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) Westminster Presbyterian Church at 3990 West 74<sup>th</sup> Avenue
  - 1. Designated a local historic landmark by Westminster City Council (01-13-20)

### **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 103<sup>rd</sup> 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 83<sup>rd</sup> Avenue
  - 1. No change in status. (12-4-12)



<b>#</b>	<b>Title</b>	<b>Address</b>
1	Pleasant Despain	76th & Bradburn, SE Corner
2	Two-Bit Racetrack to Boulder	Lowell Blvd and Turnpike Dr SW Corner
3	Good Neighbors	76th & Lowell, NE Corner
4	Westminster Grange	3935 73rd Ave
5	The City Charter	3969 73rd Ave
6	Lucky Day Ranch	Not Installed
7	Union High School	3453 W 72nd, walkway in front of door
8	Living Christmas Tree	3949 73rd Ave
9	Fruitful Enterprise	7996 Bradburn Blvd
10	Alma Rigg	76th & Bradburn, NE Corner
11	Tunnel of Color	73rd & Bradburn, NE Corner
12	Ma Barker's Gang	3875 73rd Ave
13	Expanding Horizons	73rd and Lowell, E side of intersection
14	Harris Depot	Not Installed
15	Edward Bowles	72nd Ave & Newton St, SW Corner
16	The City's Birthplace	72nd Ave & Newton St, SW Corner
17	Jim Baker's Enterprise	68th & Utica, S sidewalk overlooking Hidden Lake
18	Changing Views	Not Installed
19	Fruited Plain	76th & Lowell, SE Corner
20	The Princeton of the West	Not Installed
21	Church's Crossing Stage Stop	10300 Wadsworth Blvd, W side
23	Savory Mushroom Farm	Not Installed
22	Thirsty Business	7960 Bradburn Blvd, S of Ditch Bridge
24	Muddy Waters	68th & Utica, S sidewalk overlooking Hidden Lake