

Historic Landmark Board Meeting Agenda
March 6, 2018
7:00 pm

Westminster City Hall,
Council Chambers
4800 West 92nd Avenue

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING OF OCTOBER 3, 2017 (minutes attached, motion requested)
3. NEW BUSINESS
 - a) Update on transition of Historic Landmark Board from Community Development Department to Parks, Recreation and Libraries Department (Rich Neumann)
 - b) Discussion of current and future historic preservation efforts in Westminster (Rich Neumann)
4. CONSIDERATION OF OLD BUSINESS
 - a) Update on rehabilitation of the Shoenberg Farms Wood Silo and Pumphouse (brief Powerpoint presentation - Patrick Caldwell)
 - b) Updates on other historic properties (attached)
5. OTHER BUSINESS
 - a) Update on Saving Places Conference held in February, 2018 (Kaaren Hardy notes are attached)
 - b) Conferences, education, other updates.
6. ADJOURNMENT



WESTMINSTER

Historic Landmark Board Meeting Minutes October 3, 2017

The regular meeting of the Historic Landmark Board was called to order at 7:00 p.m. by Chris Meschuk, Chair.

1. ROLL CALL

Board members present at roll call were: Linda Graybeal, Matthew Bell, Linda Cherrington and James Browning.

Excused absences: Karen Hardy, Gargi Duttgupta and Anne Cutler.

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

City Council Liaison, Emma Pinter, attended and addressed the Board members during the public hearing.

2. CONSIDERATION OF THE MINUTES

Chris Meschuk-Chair, asked for a motion to approve the minutes of the June 6, 2017 meeting. Board member Graybeal made a motion to approve the minutes. Board member Browning seconded the motion. The minutes were approved unanimously (5-0).

3. NEW BUSINESS

- a) Public hearing for the rehabilitation of the Shoenberg Farms Wood Silo and Pumphouse. Patrick Caldwell gave a staff presentation, highlighting:
 - Public notices of hearing: Westminster Window ad published September 21, 2017; two site postings on the buildings in publically visible areas.
 - Site plan orientation.
 - Staff recommendations:
 - Hold a public hearing;
 - Recommend the Historic Landmark Board approve the Certificate of Historical Appropriateness for the rehabilitation of the Shoenberg Farms Wood Silo, the recommendation is based on finding that the criteria set forth in section 11-13-7 of the Westminster Municipal Code have been met.
 - Recommend the Historic Landmark Board approve the Certificate of Historical Appropriateness for the rehabilitation of the Shoenberg Farms Pumphouse, the recommendation is based on finding that the criteria set forth in section 11-13-7 of the Westminster Municipal Code have been met.
 - The project meets the following City of Westminster goals including a Vibrant, Inclusive and Engaged Community; and a Beautiful, Desirable, Safe and Environmentally Responsible City.
 - Photos of the site, past and present were shown, depicting the deterioration of both the Silo and the Pumphouse and giving information as to intended restoration methods and materials.
 - Provided list of repairs needed for both structures.

- Concluded with the recommendation that the Certificate of Historic Appropriateness be granted for both structures, neither of which are habitable at this time and may never be habitable, but could be used as storage at some point, therefore adding to the aesthetic of the area rather than be lost.

Chairman Chris Meschuk noted that because the City of Westminster is the applicant, there would not be an applicant presentation.

Questions for staff from board members related first to the Silo, then to the Pumphouse:

- Silo:
 - Linda Graybeal asked if the interior of the roof would be kept in the same pattern. Patrick stated yes. Linda stated it would be nice for it to be showcased. Patrick noted that the only reason we can see it today is due its current condition, i.e. missing shingles, however, with restoration, if secure access could be gained, the roof could be up-lit from within.
 - Linda also asked if the metal wrapping the exterior is original or added over the years, generally asking what the plans are for the exterior. Patrick stated that the plans include additional metal as needed as it helps secure/reinforce the structure. Although he is not sure when it was added, but at this point has become part of the history of the structure. He also noted that the internal boards that are integrated in the exterior wrapping will be replaced and patched so as to further help the integrity of the structure.
 - Matthew Bell asked about the exterior holes that look like woodpecker holes, noting that from some angles they seem to be in patterns and from others more random. Matthew asked if the holes were structurally significant and will they be maintained if so? Dave Loseman stated he did not think they were put there for any purpose and that they would be inspected during construction to ensure they are structurally sound. Patrick agreed and added that he did think they were from woodpeckers and part of the deterioration over the years. Patrick went on to state that the objective will be to make the structures more weather tight so the plans show that the holes would be patched.
- Pumphouse:
 - Linda Graybeal asked what kind of signage might be planned for the site and is it included financially, and if so will the City make reference to the Cherokee Overland Trail that goes through this property (crossing Sheridan at 73rd). She would recommend such signage be included. Patrick said there were no current plans for signage in the Certificate of Appropriateness but stated he agreed it would be a good suggestion to an end user to work with the city to enhance/highlight the historical significance of the site.
 - Linda Graybeal asked if blueprints existed for either of the structures and Patrick stated he was not aware of any blueprints, nor any architect of record. He said that Vicki Bunson looked into that during the acquisition phase. Linda Cherrington clarified that the building was built by Shoenberg and given to National Jewish Hospital.
 - Matthew acknowledged that the plans call for the use of original bricks but asked what the plan would be if there were not enough bricks. Dave Loseman stated that we could check to see if there were any leftover bricks from the Ice/Milk house project, but if not enough we will have to locate bricks that will match. Patrick added that bricks currently part of the foundation will be saved and used for restoration since the foundation will have to be re-done. Therefore, he is not of the opinion that they will run out of bricks and also assumes and hopes that there may be bricks hiding

behind the South wall that is currently being reinforced with plywood. Matthew also asked if the new foundation would be subterranean and Patrick confirmed.

- o Chris Meschuk asked Patrick to clarify that we do not have drawings similar to what was provided for the Silo for the Pumphouse and Patrick confirmed. Chris asked if there was information as to the mortar stack that would be used. Patrick stated that we do not, but that similar to other projects, i.e. Bowles porch, the contractor will test the mortar in order to match it as closely as possible. In addition, they will also take into consideration the color and the expansiveness of the mortar in relation to the bricks.

- Chairman Meschuk opened the public hearing at 7:52 p.m.

Emma Pinter, Council Liaison gave an update from Economic Development (ED) regarding the site. She noted that Chris Gray from the ED team stated there are people interested in the site and that all are made aware of the historical significance of the site and therefore seek those that would cherish and enhance it. ED is working with a business operator that is interested in purchasing lot 14A to put a brew pub in the barn which would include a restaurant. It is not currently clear how the operator would use the Milk House or the Pumphouse but will preserve the historic character of the site. The potential buyer currently owns and operates a craft brewery and tap room in Denver and is partnering with a credible and well-known development company to carry out the project. ED is currently negotiating a letter of intent with the potential buyer and their partner. A question was raised by the Board as to the inhabitability of the structures, Patrick confirmed that if an end user wanted to use the Silo, for example, the onus would be on them to add water, sewer and electric while still maintaining the historic character and integrity of the structures. Ms. Pinter closed by stating she was happy that we have this opportunity to do more repairs and preservation.

- Chairman Meschuk closed the public hearing at 7:57 p.m.

James Browning desired to make a statement regarding the tank's historical significance and that it should only be moved once.

Chris Meschuk added that it is exciting to get these last two pieces restored. A complete reconstruction is never ideal, it is warranted in this case based on its condition. He suggested that since there are no drawings, a clause be added to the resolution regarding the reconstruction and materials, i.e. finding the right bricks, so that it is part of the record.

James Browning motioned to approve Resolution No. 2017-0001, Linda Graybeal seconded the motion. Chris Meschuk suggested a friendly amendment to add one WHEREAS before the NOW, THEREFORE as follows:

WHEREAS, the reconstruction of the Pumphouse shall match the existing design and dimensions using appropriate materials and construction methods;

James Browning and Linda Graybeal accepted the amendment as stated. Staff agreed with the amendment and its wording.

The motion passed unanimously by voice vote.

4. CONSIDERATION OF OLD BUSINESS

- a) Updates on historic properties:

Bowles House: a handful of Shoenberg Farms equipment which was at the old City shops site have been relocated to the Bowles House lot and are now on display and are more visible with signs and placards placed nearby. The area has been mulched and the sprinklers disconnected. This is a temporary location until there is a longer term location found.

Milk House: 100% finished

Shoenberg: Fencing has been added to protect the buildings.

5. OTHER BUSINESS

a) Conferences, education and other updates:

Patrick updated that there will be a two-day training in Walsenburg later in the month for those interested. There is a small fee for a couple of the sessions. If there are Board members who wish to attend, let him know. As a certified local government, we are required to send at least one member to one training session annually. Typically Kaaren Hardy has attended the Annual Historic Preservation Conference and has done so this year but we could send one or two others to trainings if interested.

Karen reminded the board that the CMO's office has funds available to send members to an upcoming CML workshop on Boards and Commissions. The deadline is October 11th.

Before adjourning, Patrick gave special thanks to the Council for funding the repairs and attention to historic buildings. He noted that he'd been the staff person involved in Historic Preservation for years and have watched buildings decline. It makes for more work, but it is a big deal that the City is committed to the Farm. Emma was thankful for Patrick's comment and added that with the economy doing well, she, too, was happy that these commitments could be made.

Final comments were made by Linda Graybeal, Linda Cherrington and Emma Pinter regarding historical signage honoring those who have worked to preserve the Farm and other buildings, and also that are educational, noting the historical value for patrons and possibly offering ways for them to give financially for ongoing preservation. Emma Pinter stated she would take this concern back to ED for consideration.

8. ADJOURNMENT

The meeting adjourned at 8:06 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Chris Meschuk-Chair

4. b) CONSIDERATION OF OLD BUSINESS – March 6, 2018

UPDATES ON:

CITY-OWNED HISTORIC PROPERTIES

- a) Bowles House at 3924 West 72nd Avenue
1. 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)
 2. Repairs to damage of landscape and irrigation complete (9-1-15)
 3. Gutter installation in September (9-1-15)
 4. Soffit repair complete (7-15-15)
 5. Plans for soffit repair and gutter installation received (12-11-14)
 6. Contract commencement for soffit repair and gutter replacement. (12-2-14)
 7. Notification of award of grant for Bowles House soffit repair and gutter replacement. (6-3-14)
 8. Certificate of Historic Appropriateness for soffit repair and gutter replacement to be reviewed at a public hearing on 6-3-14. (5-29-14)
 9. 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)
 10. New fence and arch gate and landscape wall repair at north side of parking lot complete (5-21-13)
 11. East Porch and wall crack repair complete (5-1-12)
 12. North porch repairs complete, includes repointing east chimney (5-1-12)
 13. Landscaping trimmed and groomed (9-4-12)
 14. 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)
 - iii. No change in status (5-1-12)
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 of 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. Additional family information for one of the plots has been received and added to the other documentation of persons buried there (5-21-13)
 2. The Cemetery Board annual meeting was held April, 2013. (5-21-13)
 3. A brochure has been completed. (5-1-12)
 4. 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. 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)
 - 2. Section 106 review for Nissen Channel Improvements. City letter of support on 10-22-14 (12-2-14)
 - 3. 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)
 - 4. 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)

UPDATES ON 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)

5 (A) OTHER BUSINESS – March 6, 2018

2018 Saving Places Conference

Power of Place

Jan 31st – Feb 3rd

Thursday, Feb 1st, Plenary Session

Governor John Hickenlooper, our first speaker, introduced the concept of *topophilia*, love of place. He talked about the various historic buildings around the country that he chose to buy to create brewpubs, walking the main streets of a 100 cities. By talking with the locals, he determined what people thought was important from their history in the built environment of their downtowns. Hickenlooper said that CO's Main Street Program allows us to help small towns recover their economy and engender pride and *topophilia*. [See: <https://www.colorado.gov/pacific/dola/main-street-communities>] He stated that history is crucial to almost all the decisions we make for the future.

-In the Q and A the Governor responded that the two-year fast-track of infrastructure projects proposed by the President would have an impact on historic preservation, given the concurrent review and approval process, since it is difficult for busy people to pay attention to the need for public comment on projects. He said it would take time to figure out an appropriate review process.

-Given the pressure that housing needs creates on historic preservation, we need to decide what elements we should preserve while providing more housing.

-Hickenlooper mentioned that during his redevelopment of the Cascade Hotel (Colorado Springs's first local landmark), he persuaded all the subcontractors to invest in the rehabilitation of the property. (Major investors weren't willing to do so.)

-He said he intends to create a transition manual for the Governor-elect and promised to discuss historic preservation with that individual.

Kevin Jennings, the new President of the Tenement Museum in New York City <http://www.tenement.org/>, our keynote speaker, is a first-generation graduate of Harvard and also a former high school history teacher. He stated that the museum is located in two historic buildings that once housed 15,000 immigrants. Jennings shared several quotes at the beginning of his presentation, including: "Those who control the present, control the past, and those who control the past control the future." (George Orwell, 1984) and "A people without the knowledge of their past history, origin and culture is like a tree without roots." (Marcus Garvey) He shared that he had tried to commit suicide at age 16, as a gay young person growing up in the South. Since he knew nothing of his past, he didn't see himself in the future. Only later did he learn that the great uncle he knew was also gay. [By then I was wondering how these disclosures related to the topic of preserving and interpreting the history of immigration, but the answer was soon forthcoming.]

Then Jennings asked the questions: Whose lives matter? Whose stories get told? Whose stories get preserved? The old homes of the rich and famous are preserved as historic house museums. The tenement buildings that became the museum complex had been abandoned for 53 years (occupied 1863-1935) and had been preserved without restoration. He showed numerous photos of the recreated apartments with period furnishings, i.e. Irish immigrants in the 1860's and Italian immigrants in the 1930's, including one recreation of a 1955 Puerto Rican immigrant home complete with plastic covers on the furniture – to keep things clean and long-lasting.

Linking his talk to the present, Jennings offered this quote: “We are like rats. We can only have old things because nobody wants us.” – made by a Syrian refugee. He said that in the museum they tell real stories of real people who lived in those buildings. Jennings stated that the museum is launching a new digital program that covers stories of other immigrant cultures not represented in the tenement museums – called “Your Story, Our Story”. See <http://yourstory.tenement.org/>

Defend the Sacred – The session began with a showing of the short video “Defend the Sacred” about the Standing Rock Sioux tribe’s encampment in opposition to the Dakota Access Pipeline’s construction on sacred ground: <https://vimeo.com/190403297> Concepts from the film included: The pipeline was originally planned to be placed 60 miles north in Bismarck, ND, but due to concern about possible pollution of the water supply, was moved south adjacent to the Standing Rock Reservation on the Missouri River. In Native American culture, people have the responsibility to protect Mother Earth. Over three hundred tribes from all over North America gathered at the encampment. Everything manmade breaks. There is war over water and fossil fuels all over the world. This is a time of change, including climate change.

-The three panelists, all Native Americans from different tribes, were **John Critts** (U.S. Department of Education), **Brett Shelton** (Native American Rights Fund) and **Kimberly Varilek** (Regional Environmental Protection Agency [EPA] Office), discussed what was sacred and why sacred beliefs and culture should be considered and defended.

John: Water is sacred. He mentioned that the tribal colleges integrate language and culture into their curriculum. See <http://www.aihec.org/who-we-are/index.htm>

Kimberly: She works for Region 8 of EPA (in Denver), previously was an attorney for the tribal council. She discussed how to defend legally the relationship with places, people, and things around us in the world without disenfranchising others.

Brett: Native languages have many more references to earth; each culture has different references, sees the world differently. Relationships with people and all living things are important. He doesn’t think America has developed a set of core values and suggests it’s time to bring forward Native American core values. In that regard, water is at the center of life.

John: There are a lot of sacred places (in CO) we should be aware of.

Kimberly: We need to plant a seed for opening awareness: Are there sites that are culturally important today in our area? Plants are important for medicinal purposes, ceremonies, arts and crafts. Native American preservation involves preservation of way of life, culture and natural world (plants, animals, streams, etc.).

Brett: Recognize the power of oral histories. See Vine Deloria Jr.’s *Red Earth, White Lies*.

John: It’s critical to establish a relationship with tribal peoples. He recommended reading *Braiding Sweetgrass* by Robin Wall Kimmerer and *Blonde Indian* by Ernestine Hayes.

Kimberly: Talked about the need for environmental laws to recognize tribal ecological knowledge, to understand the resource base, i.e. waterways (how they used to be, what they could become). We (non-Indians) need to be respectful of sacred information that can’t be shared.

Q and A

-Current CO issues on which we need to take a stand? Closest is Bears Ears National Monument (reduction in size), in UT.

Kimberly: There are 570 federally recognized tribes and more locally-recognized tribes.

-Tribal input in urban areas?

Brett: Recommended consulting with the CO Council on Indian Affairs (Ernest House, Sr. is Chair.) <https://www.colorado.gov/ccia> and Tribal Historic Preservation Officers in this region <https://www.colorado.gov/pacific/ccia/historic-tribes-colorado>

Kimberly: Probably 50 tribes have CO connections.

[NOTE: I'm wondering what information relevant to Westminster's history, preservation of open space, etc. might be provided by tribes associated with our area.]

Colorado's Most Endangered Places Announcement Luncheon

CBS4's **Stan Bush** continued the 16-year tradition of showing the documentary the station produces about the year's new Endangered Places (EP) listings: Tarryall-Cline Ranch (Park County), Downtown Underground (Statewide), Doyle Settlement (Pueblo County) and Elk Creek Barn & Octagon at Shaffer's Crossing (Jefferson County). The video includes interviews with local residents who championed the designations discussing the history and importance of the sites. [NOTE: See brochure for details as well as information about saves and losses of a few previously-listed EPs.] See also: <https://coloradopolitics.com/four-historic-sites-added-list-colorados-endangered-places/>

In addition to the EP presentation, **Regina Lopez-Whiteskunk** also spoke. She is a member of the Ute Mountain Ute Tribe of Towaoc, CO, and current Education Director at the Ute Indian Museum in Montrose, CO (one of History Colorado's museums). As a member of one of the tribes consulted about the monument's designation, Regina gave an impassioned presentation about the need to preserve the Bears Ears National Monument's original boundaries. See: https://en.wikipedia.org/wiki/Bears_Ears_National_Monument

The New Normal: Grappling with Rehab of Mid-20th Century Buildings

[NOTE: From the session description, I thought this would be applicable to our mid-century modern residential district, but it was all about high-rise commercial buildings! Still, it was interesting information.]

-The two presenters, **Kristen McSparren** and **Elizabeth Rosin**, were both from Rosin Preservation, which were contracted to design the repair of the BMA Tower in Kansas City. https://en.wikipedia.org/wiki/BMA_Tower

Elizabeth discussed the criteria for exceptional significance (for properties less than 50 years of age), Criterion 6. They had to justify why this particular example of Skidmore, Owings & Merrill's mid-century modern buildings qualified for preservation and rehabilitation.

Kristen: There was little history of what works for repair of this type of building, which had to be completely re-clad since its exterior was totally deteriorated.

-Asbestos siding and PermaStone are examples of modern building materials becoming newly historic.

-Fabricating a replacement for mid-century aluminum windows is difficult.

-Glass block has varying functions and textures; some variations are no longer available.

-Glass color/reflectivity is influenced by the breakdown of the coating and seal failures.

Sometimes exact matches aren't available.

-Another element was screens, architectural and character-defining; can be on both exterior and interior of buildings.

-This building featured interior demountable prefab partitions as well as large scale, wall-sized interior artwork, murals, etc.

Aspen: Challenges and Rewards of Adhering to Best Practices in Conservation

The speakers were **Natalie Feinberg Lopez** (Built Environment Evolution), **Lisa Hancock** (Aspen Historical Society) and **Amy Simon** (City of Aspen, CLG liaison). They discussed the Zupancis House.

Amy: The city purchased this rare (for Aspen) “ranch-style house”. It was built in three phases – an 1885 cabin, 1890 Victorian-era house addition and a 1930’s barn.

-It was to be adaptively reused by the city as the fire department’s building; but this didn’t work on the original site. Then it was considered for use by the police department and added to the site with the police building and affordable housing, an L-shaped property that wraps around the historic City Hall.

-All the earliest finishes inside the house are intact.

-The city proposes to remove the barn.

-Architects created a fly-through video to show views of the site with the new buildings.

-The Aspen Historic Preservation Commission decided it was important to move the building in order to preserve the original finishes and interpret the property. It was moved to the Holden-Marolt Mining and Ranching Museum. <http://aspenhistory.org/tours-sites/holden-marolt-mining-and-ranching-museum/>

-The City of Aspen provided funding for the relocation.

Lisa: The Aspen Historical Society focuses on interpretation of properties; traced two families who were owners.

-All the furnishings were intact; this is the only “virgin” property she knows of in Aspen.

-Building would have had to be moved, anyway, since it straddled a property line.

-Proposed interpretation (of a different topic) in each room.

Natalie: She is an architectural conservator.

-Looked at components/materials.

-Document everything.

Q&A

-Despite contamination, they didn’t encapsulate the property (or wear protective gear) while rehabbing

-Used city funds; unlikely to have qualified for SHF funding.

-Only 15% of Aspen contains historic buildings.

Friday, Feb 2nd

Telling Hidden Stories: Reimagining Preservation for the Community

The speaker, **Paul S. Chinowsky**, is a CU Boulder professor with degrees in both architecture and engineering.

-Was given the task of taking grad students on 1 and 1/2 hour tours of the Boulder campus; started by going on one of the tours for incoming freshmen and found it lacking in substantive information about the buildings and history.

-The University got the most useless land in the area for the campus (given by President Grant); had been Cheyenne/Arapaho land; received the land only 13 years after the settlement of Boulder (in 1873).

-Old Main’s front door faced the town, but the rest of the campus couldn’t be oriented in front of Old Main because Boulder Creek was there. When the creek flooded, it wasn’t possible to cross from town to the campus!

-The original back door of Old Main became the front door since the rest of the campus was built out from that façade.

-CU President Hale planted 750 trees and put in sidewalks.

Crafting Stories

- Creates an emotional connection.
- Rethink the significance of a property; find an emotional bond.
- This takes a structured approach: Everybody has a connection; we need to figure out what that is.

Why Stories?

- This is the age of forgettable facts, of short-term relevance.
- Reconnect with the need for connection: Our value is external; how do we reconnect; how do we break through the clutter?
- Determine what is important to the audience: What is their reality: Is it "post-worthy"?

The Building of Us

- CO has a unique history; no one is from here (originally)
- We have the entire history of the country here:
 - Great American Desert
 - Compressed time frame: 30 years in the late 19th century
 - Global immigration
 - Melting pot of styles
 - Boom and bust
- Mining influences:
 - Hard rock miners: Welsh, Italian, Greek, Slovak, Russian
 - Tension between mountains and plains
 - Gold seekers: Came from the east, south, Midwest US
 - Suppliers: Came from the east and the west
- We've created a western architectural streetscape style: immigration conglomeration created mixed styles.
- Railroads also an influence.
- Thinks we're fighting to preserve this style the wrong way: not connecting to people.
- Need to reimagine how we tell stories: To create a boom for tourism, not town by town but as a region.
- Research home ownership.
- Structures: contribute to history, but why?
 - Not just architecture or development; what does the structure reflect?
 - Again, the Building of Us
- The structural supports the social and societal; not just the stones. Chinowsky told the story of the two young daughters of the first CU President. (The family lived on the bottom floor of Old Main.): The daughters came rushing out when a carriage pulled up and asked "Who are you? - It was President Grant, and their impolite behavior embarrassed their mother. (This story was from a memoir written by one of the daughters, Jane Sewall.)
- The local region is influenced by events surrounding the structure.
 - How did it help the Building of Us?
 - Requires the structural but enables social.
- Social (aspects) represents the populist side of the story.
 - George Washington slept here.
 - How does it reflect the Building of Us?
 - How does it make us react emotionally?
 - Jane Sewall's experience reflects the societal standards of the 1870s.

Historical challenges

- Relevance to today
- Why is it historic?
- Can't fit on a phone screen. (If it can't be googled on one's phone, not worth stopping for.) Need to attract the next generation.
- Who is your audience? (What does the current generation think about the future?)
- Need to link towns: Need to connect through structures, lives of individuals, circumstances under which they lived, migrated and communicated across the state, nation and world. [NOTE: This made me think about how we could share information not only about the lives of those who inhabited a house or business, but also those who may have constructed it, i.e. brick mason, carpenter, developer, as well as those who worked there: clerk, farmhand, etc.]
- For more information: Paul.Chinowsky@Colorado.edu

The Turnabout of Trinidad

The speakers were **Dana Crawford** (Urban Neighborhoods, Inc.), **Margaret Hunt** (Colorado Creative Industries) and **Phil Rico** (Mayor of Trinidad)

Phil: Discussed the Space to Create project in Trinidad: <http://www.artspace.org/our-places/trinidad-artspace> and shared statistics reflecting improvement in numbers of jobs, budget, etc.

- The town dates from 1876; established on the Mountain Branch of the Santa Fe Trail.
- Has the oldest community college in CO.
- Has always been an eclectic community.
- Numerous celebrities came through Trinidad.
- Associated with a variety of events; Ludlow Massacre, 1960's counter-culture (Drop City).
- Currently trying to restore old buildings to foster tourism.

Dana:

- Need to develop a vision in order to attract industries.
- Became a demonstration Space to Create project in 2015.
- Need to have City Council behind the effort (including funding), community support (especially leaders interested in historic preservation); needs a staffer knowledgeable about sources of funding (CO Department of Local Affairs, Creative Industries)
- Need support of State Legislature.
- Need a budget (to permit travel to Denver).
- There will be problems, delays, disappointment, obstacles, but never give up; if funding application isn't successful, find out where you went wrong.
- Celebrate successes.
- Also need to let community know when you fail (since you're using some of their tax dollars); keep City Council updated; be transparent.
- Project involved four buildings, three historic, the other housing - offsite.
- Ask local bank or investment firm if they have an old building they can donate to the project.
- Reach out to Tara Marshall (City of Trinidad, Director of Development Services) for ideas.

Margaret: <https://coloradocreativeindustries.org/>

- Has a background as an artist and also in economic development
- HB 11-1031 established creative districts in CO: See http://www.leg.state.co.us/clics/clics2011a/csl.nsf/fsbillcont/FD4A0B86F70B2DD48725780800801376?Open&file=1031_enr.pdf and another example: <http://www.ridgwaycreativedistrict.com/how-we-got-here/>
- Creative industries are the 5th largest economic sector in CO and employ 200,000 people.

- Partnership with the Boettcher Foundation is crucial for the survival of the Creative District program.
- A community needs to present an authentic and unique story.
- A creative district needs affordable live/work space (to counter property value increases and gentrification).
- Met with ArtSpace (out of Minneapolis): <http://www.artspace.org/>
- This is an economic development strategy.
- Agency provides a creativity lab boot camp.
- Such a project requires leadership and a shared vision.
- Did a community survey to start off the Trinidad project.

Western Heritage Luncheon

Steve Turner (CO State Historic Preservation Officer): Asked us to ask our State Legislators to support renewal of the Colorado Historic Preservation Tax Credit:
<http://coloradopreservation.org/colorados-historic-preservation-tax-credits/>

Dr. Jim Potter (Principal Archaeologist, PaleoWest Archaeology) was the luncheon speaker.

- He serves as a consultant to the Ute Mountain Ute Tribe and spoke about current preservation efforts in the Ute Mountain Tribal Park. [NOTE: The Park contains resources similar to those in Mesa Verde National Park, which adjoins it on the north.]
- Has chosen to create 3-D renderings of an existing tower remains rather than try to stabilize it; eventually will be able to do a virtual reality "tour" of the tower.

Goals of the State Historical Fund (SHF) project:

- Document current state of sites (map, photograph, etc.)
- Create 3-D and aerial images [NOTE: Uses a drone to take images.]
- Analyze sample of surface pottery to date occupation.
- Assess preservation threat and propose preservation measures.
- Update existing site records and produce a report.
- Main problems: Active grading of access road to Tribal Park (cuts through sites), vandalism; need to educate visitors.
- Did infield recording in a week (about one site per day).
- Takes lots of time (a month) for processing information; can digitally remove vegetation covering sites, etc.

Linear Historic Resources: Unique Challenges and Preservation Techniques for Historic Trails

The presenters were **Rebecca Goodwin** (Otero County Preservation Officer), **Kevin Lindahl** (Bent's Fort Chapter for the Santa Fe Trail Association), **Astrid Liverman** (Metcalf Archaeology) and **Michael Romero Taylor** (National Park Service).

Rebecca:

- The National Historic Trails Act is 50 years old today! (2/2/2018)
- Per HB 16-1106, County Commissioners are able to designate a segment of a pioneer historic trail; need to do this in cooperation with other counties
http://www.leg.state.co.us/clics/clics2016a/csl.nsf/fsbillcont3/087F77D57FC7D69687257F2400659E19?open&file=1106_signed.pdf (County Authority to Designate Pioneer Trail)
- Consider the view shed (as part of the designation)

Astrid:

- See National Register Landscape Initiative (has webinars):
<https://www.nps.gov/nr/publications/guidance/nrli/index.htm>
- Got SHF grant to survey trail alignment and associated properties (graves, cemeteries, stage stops, etc.)

-Trail represents cultural landscape property type: <https://www.nps.gov/tps/how-to-preserve/cultural-landscapes.htm>

-A number of archaeological techniques are being used to identify trail segments, i.e. vegetation patterns.

Michael (archaeologist):

-In addition to trails, linear resources include ditches, railroad beds, historic paths/roads, water routes, i.e. the Trail of Tears along waterways.

-To qualify must have the potential for recreational use and/or interpretation.

-Interpretive materials include wayside signs, websites, brochures and now social media

-Be sure to include natural landmarks as part of view shed (navigational markers)

-Cultural landscapes = *culture-nature* See: <https://robertjordan.wordpress.ncsu.edu/origins-of-the-culture-nature-dualism/>

-For the Santa Fe Trail in CO, included an archaeological reconnaissance survey, resulting in 10 National Register nominations.

-How to find trail segments:

-Often overlain by new roads

-Talk with partners (local landowners)

-Do a literature search, including SHPO survey report records, contemporary literature)

-Check historic and contemporary maps.

-Used LIDAR <https://en.wikipedia.org/wiki/Lidar> and spectral analysis

<http://citeseerx.ist.psu.edu/viewdoc/download?doi=10.11.643.8839&rep=rep1&type=pdf> [NOTE: While I don't claim to understand the details, I think the Abstract and photos in this article illustrate the kinds of information that can be obtained that would be applicable to delineating linear features.]

-External threats: Wind and solar farms, depending on size.

-Choose key observational points; do baseline documentation (visual resource management analysis) [NOTE: The following link may help explain what this entails:

<http://blmwyomingvisual.anl.gov/vr-overview/nps/>]

-Challenges:

-Learning curves on how to document trails.

-If on private land, coordinate with owner/rancher.

-Share data with relevant stakeholders/agencies.

-Share results with public.

Kevin: Noted that 2021 will be the 200th anniversary of the Santa Fe Trail (SFT), celebrated with a symposium in Bent's Fort, La Junta.

-Need to promote awareness with private landowners of the historic legacy associated with the trail, as well as promote preservation and protection

-98% of SFT is on private land.

-CDOT partnered on signage (US 350 follows the trail alignment; has informational signs at county road intersections.)

-Has created a SFT Geotour (about 70 geocards throughout five states):

<https://www.geocaching.com/play/geotours/santa-fe-trail>

-Mentioned the Cherokee Trail Association: <http://www.octa-colorado.org/> and Dark Sky Association: <http://www.darksky.org/> (There's a CO chapter.)

Star CU-Denver Preservation Projects

These are research summaries of some of Dr. Tom Noel's graduate students in architecture, history or preservation.

Shelby Carr was an intern in Gov. Hickenlooper's office and researched the CO Capitol Building restoration project.

-Our Capitol's architect also designed the ID, MI and TX state capitols.

Hannah Clark discussed the Blue Jay Inn in Buffalo Creek, which is on the State (SR) and National Registers (NR).

-The community is associated with lumbering and mining; workers were housed in the Inn, which was constructed in 1886.

-Catherine Ramos acquired the Inn in 1946 and turned it into a community center, hosting Saturday night dinners and dancing.

-She came from KS and was a member of the DAR.

-The Inn survived the 1996 wildfires, but was damaged by subsequent floods.

-It was stabilized with funds from SHF and help from CPI after being placed on the Endangered Places List.

-The current owner is holding out for a higher selling price due to its being listed on the NR.

Lindsey Flewellyn spoke on Preserving Ethnic Heritage in a CO Mining Town.

-Researched Superior and the Industrial Mine, dating from around 1896.

-First miners came from England, Scotland, Wales and Germany; later from Eastern Europe and Mexico.

-Was a company town: All children attended the same school.

-By comparison, Louisville was more ethnically diverse; had different schools for different ethnic groups.

-Superior became known as Polish town.

-Rocky Mountain Fuel Company went bankrupt in 1944 and closed the Industrial Mine in 1945.

Lindsay LaBelle researched Why Robert E. Lee Had to Go (about the removal in 2017 of the Lee statue in New Orleans where she's from).

-Spanish Creole tolerance was superseded by white slave owners.

-LA joined the Confederacy in 1861, but was "liberated" by the Union Army within a month.

-Monument was built in the Creole center of town in 1884 (on a plaza).

-The KKK held a rally in 1972 at the statue.

-The statue was taken down in 2017 in a removal celebration; 60 foot tall column will remain and local art will be added.

-Opponents of removal say we shouldn't remove part of our heritage; just interpret it. (See Jelani Cobb: <https://www.newyorker.com/news/daily-comment/the-battle-over-confederate-monuments-in-new-orleans>)

-Wynton Marsalis (native of New Orleans) championed removal, since Lee was never in the city: <http://wyntonmarsalis.org/blog/entry/take-robert-e-lees-statue-down-and-rename-the-circle>

-Robert E Lee spoke against erecting such monuments: <https://www.snopes.com/robert-e-lee-confederate-monuments/>

Mary O'Neill shared her research on the topic Saving the Sisters of Loretto Heights: Can They Rest in Peace?

-About preservation of the cemetery where many of the Sisters are buried

-There are negotiations about providing public access, water for landscape maintenance and headstone maintenance.

Thomas "TJ" Trump discussed Preservation and the NPS (National Park Service) in relation to the websites of different parks.

-He studied how interpretation of cultural resources in Rocky Mountain National Park (RMNP) on their website compares to the presentation of such information on other national parks' websites.

-Determined that RMNP did a better job, but that it needs more sub-categories about various resource types. See: <https://www.nps.gov/romo/learn/historyculture/index.htm>

5. b) Conferences, education, other updates

The National Park Service has just announced a Scholarship opportunity for CLG staff and commissioners to attend the National Main Street Conference to be held in Kansas City, MO from March 26 - 28, 2018.

See email below and attached application.

You can learn more about the conference at
<https://www.mainstreet.org/howwecanhelp/mainstreetnow/now2018>.

Mark A Rodman

Chief Preservation Programs Officer | Deputy State Historic Preservation Officer
History Colorado | Office of Archaeology and Historic Preservation
[303-866-3067](tel:303-866-3067) (w) | mark.rodman@state.co.us
History Colorado Center, 1200 Broadway, Denver, CO 80203 | historycolorado.org

----- Forwarded message -----

From: **CLG Info, NPS** <clg_info@nps.gov>
Date: Thu, Feb 22, 2018 at 9:55 AM
Subject: Main Street Now 2018 Scholarship Opportunity
To: NPS CLG Info <clg_info@nps.gov>
Cc: Megan Brown <megan_brown@nps.gov>

The National Park Service is excited to announce the Main Street Now Conference 2018 Scholarship Opportunity!

Certified Local Government staff and commissioners are eligible for a chance to receive a scholarship to attend Main Street America's conference in Kansas City, Missouri, March 26-28! The National Park Service will award 18 scholarships worth \$505 each to cover conference registration expenses. Applications are due by 5:00 PM CST on Friday, March 2.

Scholarships ONLY cover the cost of registration and do not cover additional expenses such as travel, lodging, etc. Reimbursements will be provided for those scholarship recipients who have already registered.

Apply online: <https://goo.gl/forms/SaekQhfzGjRjRKye2>

If you are unable to use Google forms to apply online, you may apply using the attached form. Send to: clg_info@nps.gov by 5:00PM CST, Friday, March 2, 2018.

Certified Local Government Program
State, Tribal, Local Plans & Grants
National Park Service
1849 C Street, NW (Stop 7360)
Washington, DC 20240

CLG_Info@nps.gov
[202-354-2020](tel:202-354-2020)
<http://www.nps.gov/clg.html>



5. by Conferences, education, other updates



CLG Scholarship Application

Due Friday, March 2, 2018 by 5:00PM CST

Submit applications to clg_info@nps.gov

Name: _____

Title and Organization: _____

Email: _____

Phone Number: _____

Address: _____

of years with CLG: _____ What is your role? _____

Check the online CLG Database here: http://grantsdev.cr.nps.gov/CLG_Review/search.cfm

1) Is there currently an active Main Street program or similar organization (DDA, BID, etc.) in your community? **Yes** **No**

If no, has there been one previously? Explain. _____

2) What role does historic preservation play in your community?

3) Have you attended a Main Street Conference in the past? **Yes** **No** Year(s): _____

4) If accepted, will there be funding available to cover lodging and other expenses? **Yes** **No**

Note: Scholarships cover registration ONLY.

5) What interests you in attending this year's Main Street Conference and/or how will it aid in your career development? *Limit response to 500 words.*