



WESTMINSTER

**Historic Landmark Board Meeting Agenda  
May 22, 2019  
7:00 pm**

**Westminster City Hall,  
Council Chambers  
4800 West 92<sup>nd</sup> Avenue**

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING – FEBRUARY 27, 2019  
(minutes attached, motion requested)
3. NEW BUSINESS
  - a) Public hearing for certificate of historic appropriateness for Semper Farm/Allison Community Garden fence replacement project (memo, application, and resolution attached) (Kristen Koehler and Patti Wright)
  - b) Continuation of public hearing for 8015 Julian Street local historic landmark designation – **APPLICATION WITHDRAWN 5-2-2019**
4. CONSIDERATION OF OLD BUSINESS
  - a) Updates on historic properties (list attached)
5. OTHER BUSINESS
  - a) Conferences, education, other updates
    1. The next meeting of the Historic Landmark Board is scheduled for Wednesday, August 28, 2019, at 5:30 p.m. The meeting will include a driving tour of Westminster's historic landmarks **(meet in front of City Hall – we will leave promptly at 5:30 p.m.)**
6. ADJOURNMENT

## **Historic Landmark Board Meeting Minutes February 27, 2019**

The regular meeting of the Historic Landmark Board was called to order at 7:01 p.m. by Kaaren Hardy, Vice Chair.

### **1. ROLL CALL**

Board members present at roll call: Kaaren Hardy, Linda Graybeal, Gargi Duttgupta, James Browning, Mary Oswell, Anna Leske

Excused absences: Matthew Bell, Tennille Wood

Parks, Recreation and Libraries staff members present: Rich Neumann – Marketing Supervisor, Kristen Koehler – Cultural Affairs Specialist

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

### **2. OFFICER ELECTIONS FOR 2019**

- a) Member introductions and election of Chair, Vice-Chair, and Secretary for 2019
- The members of the Historic Landmark Board introduced themselves, shared about their interest in serving on the Board, their backgrounds, and their interest in being a Board officer for 2019.
  - Linda Graybeal nominated James Browning for Chair.
  - Kaaren Hardy explained the role of the Chair.
  - The members discussed tabling the elections until the next meeting.
  - James Browning accepted the nomination as Chair as long as he is able to sit next to the Vice Chair for a couple of meetings to understand his new role. Kaaren Hardy agreed that she would be willing to assist.
  - Member discussion continued.
  - Mary Oswell moved that James Browning serve as the 2019 HLB Chair. The motion was seconded by Linda Graybeal. The motion passed unanimously.
  - Linda Graybeal moved that Kaaren Hardy serve as the 2019 HLB Vice-Chair. The motion was seconded by Gargi Duttgupta. The motion passed unanimously.
  - Linda Graybeal moved that Kristen Koehler serve as 2019 HLB Secretary. Kaaren Hardy seconded the motion. The motion pass unanimously.

### **3. CONSIDERATION OF THE MINUTES**

Anna Leske made a motion to approve the minutes of the November 28, 2018, meeting, as presented. The motion was seconded by Mary Oswell. The minutes were approved (6-0).

### **4. NEW BUSINESS**

- a) Public hearing for certificate of historic appropriateness for Semper Farm Residence roof replacement project
- Kristen Koehler provided a Powerpoint presentation regarding the Semper Farm Residence located at 9215 Pierce Street, Jefferson County, Westminster, Colorado,

outlining the public notice requirements and criteria that the Board must consider in evaluating the project for a certificate of historic appropriateness.

- Notice of public hearing was published in the Westminster Window on February 14, 2019, and the meeting packet was posted to the City website and in the lobby at City Hall. Noticing signage was placed at the property on February 13, 2019.
- Staff recommended that the Board approve the certificate of historic appropriateness for the project based on the public hearing and public noticing requirements having been met and the scope of the project being within the guidelines of the Westminster Municipal Code, Preservation Code. Pictures of the roof damage were displayed.
- Matt Moritz, City of Westminster Open Space Division, was present to answer questions. He discussed the project, specifically the view from the inside of the residence and the change to plywood decking rather than the current 2" slat decking.
- Board members asked questions about the project including about the building's insulation, HVAC system, drip edge flashing, the materials to be used in the project, and the fire-rating of the shingles.
- The hearing was opened up for public comment. There was no public comment.
- The applicant was asked to provide any further comments. There were no comments to add.
- City staff was asked for any further comments. There were no comments from City staff.
- The public hearing was closed and a motion was requested for approval or denial of the proposal with findings of fact. Linda Graybeal moved that the City proceed with the Semper roof replacement as outlined. James Browning seconded the motion. The motion did not receive a vote.
- Linda Graybeal and Kaaren Hardy commented on the Semper Farm and its importance to the citizens of Westminster.
- Gargi Duttgupta asked about the roof warranties. Matt Moritz responded that the roof would have manufacturer warranties which are usually 20 year warranties.
- Anna Leske asked about the use of the property. Rich Neumann responded that a few items were stored in the building. Linda Graybeal stated that most of the historical items have been given to the Denver Public Library.
- Kaaren Hardy asked for a motion to approve the certificate of historic appropriateness. James Browning made a motion that the certificate of historic appropriateness for the Semper Farm Residence roof replacement project be approved. Linda Graybeal seconded the motion. The motion passed unanimously.
- Staff was asked to provide follow up information to the members regarding the roof warranties. (Staff note: this information was provided by email on 3/18/2019).

b) Section 106 Review

- Kristen Koehler discussed the Section 106 review process for a proposed telecommunications tower to be installed at 12500 Delaware Drive, Westminster. Because there are no historic landmarks or potential historic resources identified in the project area, staff recommended that the Board approve a letter to Terracon notifying them of such analysis showing that nothing was identified as being in the Area of Potential Effect.
- The members discussed the proposed tower.

c) Board discussion: Continuation of public hearing for 8015 Julian Street local landmark designation during May 22, 2019, HLB meeting

- Kristen Koehler stated that the homeowner has been working on pulling together documented research to substantiate the local landmark application. The homeowner

asked that she be able to come back during the May 22, 2019, HLB meeting to present the additional information.

- Linda Graybeal provided a timeline for the home's history and talked about the information she has been able to find on the home.
- A motion to continue the local landmark hearing for 8015 Julian Street to the May 22, 2019, meeting was requested. James Browning so moved. Linda Graybeal seconded the motion. The motion passed unanimously.

## 5. **CONSIDERATION OF OLD BUSINESS**

### a) Updates on historic properties

- Kristen Koehler discussed a planned expansion at Semper/Allison Community Garden. The Board will hold a public hearing for the fence replacement project, which requires a building permit, at the May 22, 2019, meeting.
- Patti Wright, City of Westminster Open Space Division, discussed the expansion of the Allison Community Garden, noting that the waitlist for a plot at the garden is very long, with some residents on the waitlist since 2016. She said that Snooze Restaurant will provide some funding from their Pancake Day fundraiser to help with the expansion of the garden. Linda Graybeal asked how many of the beds will be raised beds. Patti will work with design staff to raise as many beds as possible within the space that they have available.

### b) Linda Graybeal asked that a "b)" be added to the old business section of the agenda to discuss the City's historic landmarks webpage.

- Linda Graybeal asked if the listing of historic sites could be re-populated to the City's website.
- Mary Oswell asked about the use of historic markers on historic homes and buildings in Westminster. Kaaren Hardy discussed the plaques placed on historic homes in Denver and the National Register plaques. She discussed the funding aspects of such a marker program.

## 6. **OTHER BUSINESS**

### a) Conferences, education, other updates

- Kaaren Hardy talked about the Saving Places Conference.
- Kristen Koehler discussed the request from the HLB members for a driving tour of the City's historic sites, with a proposed date of August 28 from 5:30 p.m. – 7:30 p.m. The members present were good with the date and time.
- Anna Leske asked about the California Ranch Survey project and if the project was moving forward in any way.

## 7. **ADJOURNMENT**

The meeting adjourned at 8:10 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

---

Kaaren Hardy, Vice-Chair



## WESTMINSTER

### Agenda Memorandum

### Agenda Item – 3.a)

Historic Landmark Board Meeting  
May 22, 2019

**SUBJECT:** Review and action for certificate of historic appropriateness for Semper Farm/Allison Community Garden fence replacement project

**Prepared By:** Kristen Koehler, Cultural Affairs Specialist

**Recommended Board Action:** Review and approve the request for a certificate of historic appropriateness for the Semper Farm/Allison Community Garden fence replacement project, 9215 Pierce Street, Jefferson County, Westminster, Colorado.

**Discussion and Description of Project:** An application for certificate of historic appropriateness has been prepared by City staff for review and approval by the Historic Landmark Board for fence replacement work at Semper Farm/Allison Community Garden.

**Public Hearing:** Pursuant to the Westminster Municipal Code Section 11-13-10 (A), the Historic Landmark Board is responsible for reviewing alterations to properties that have been designated as local historic landmarks and for which a building permit is required. If the alterations are acceptable to the Historic Landmark Board, the Board may approve a certificate of historic appropriateness resolution. When application is made for a building permit for the alterations, the certificate of historic appropriateness will document to the City's Building Division that the alterations have been accepted by the Historic Landmark Board.

**Public Notification:** Westminster Municipal Code Sections 11-13-10 (F) and (G) require public notification with publication and posting for public hearings for certificates of historic appropriateness. Notice of the public hearing scheduled before the Historic Landmark Board was published in the Westminster Window on May 9, 2019. A noticing sign was posted at the property on May 13, 2019.

Respectfully submitted,

Kristen Koehler  
Cultural Affairs Specialist – Parks, Recreation and Libraries

Attachments:

- Application for certificate of historic appropriateness
- Resolution No. 2019-02 – certificate of historic appropriateness for the Semper Farm/Allison Community Garden fence replacement project



WESTMINSTER

**APPLICATION FOR CERTIFICATE OF HISTORIC APPROPRIATENESS**

**Semper Farm/Allison Community Garden  
9215 Pierce Street, Jefferson County, Westminster, Colorado**

1. Application Information Prepared by:  
Kristen Koehler  
Cultural Affairs Specialist  
City of Westminster  
4800 West 92<sup>nd</sup> Avenue  
Westminster, CO 80031
2. Name of Landmark:
  - a. Historic Name: Semper Farm/Allison Community Garden
  - b. Name of Current Owner: City of Westminster
  - c. Other Name by Which this Landmark May be Known: Semper/Allison Farm
3. Address of Landmark: 9215 Pierce Street, Westminster, Colorado
4. Legal Description of Property on Which Landmark is Located: SW/4 SW/4 SW/4 NW/4, Sec. 24, T. 2 S., R. 69 W., 6<sup>th</sup> P.M., City of Westminster, Jefferson County, Colorado.
5. UTM Coordinates: Zone 13 Easting 493920 Northing 4412510 on the 7.5 Minute USGS Quad Arvada, year 1965, Rev. 1994.
6. Property Owner Information:  
Publicly Owned by City of Westminster  
4800 West 92<sup>nd</sup> Avenue  
Westminster, CO 80031  
City Manager: Donald R. Tripp
7. Historic Use: Truck Farm/Orchard
8. Current Use: Community garden
9. Describe the Current Condition of Landmark: Stable
10. Landmark Information:
  - a. Year of Barn Construction: Estimated 1915 to 1925
  - b. Architect or Builder or Designer: Unknown
  - c. Description of Landmark: The City of Westminster purchased the property at 9215 Pierce in 1988. The property is known as the Semper Farm and also as the Semper/Allison Farm. The property was designated a local historic landmark by the Westminster City Council in January 2005. The four acre property includes five structures and a community garden:

- The original one and a half story 1880's farmhouse built by Julia and Charles Semper with the 1961 Allison family's one story addition attached to the east side of the original Semper farmhouse;
- The barn that was built in the late Semper era or early Allison era 1915 to 1925;
- The detached double garage east of the farmhouse, built in 1961 in the Allison era;
- The privy or shed of unknown construction date, located east of the 1961 well house;
- The Allison era well house built in 1961; and
- The Allison Community Garden which began taking community members in 2006.

The farmhouse exterior was rehabilitated in 2008. The well house was repaired in 2009 with all funding and labor organized by a local Eagle Scout. The garage, the shed and the barn have not been rehabilitated.

- d. Significance of Landmark: The Semper Farm is located at the crossroads of the historic Cherokee trail, the historic Niver (abandoned) and Farmers High Line irrigation canals, and historic railroad alignments. The Sempers may have chosen this location because of the promising irrigation and transportation opportunities in the late 19<sup>th</sup> Century.

The Sempers homesteaded 160 acres in 1880. The farmhouse was built by the Sempers in 1880-82 and they established a post office and grocery at their home. The nearby village of Semper grew up around the train depot and general store located south of the farm near the present alignment of 92<sup>nd</sup> Avenue. A schoolhouse was built in the 1890's west of the Semper Farm near the intersection of the railroad and the current alignment of 92<sup>nd</sup> Avenue.

The Semper Farm and associated small agricultural tracts platted by the Sempers are representative of the 19<sup>th</sup> century transformation of northern Jefferson County from large grazing tracts to small farms and orchards benefitted with irrigation canals. The 4-acre farm site with accessory buildings is one of the few remaining agricultural parcels within the City of Westminster.

11. Certificate of Historic Appropriateness Pursuant to the Westminster Municipal Code Section 11-13-10, subsections 1 through 11:

*1) The effect of the proposed change on the general architectural and/or historic character of the structure or district:*

- The proposed fence replacement will ensure the garden is protected from vermin and intruders. The fence will have no impact on the architectural and historic character of the structures on the Semper Farm property.

*2) The architectural style, arrangement, textures and materials used on existing and proposed structures and their relation to other structures in the district, if applicable:*

- Materials will be identical to the current fencing materials: split rail fencing with attached rabbit fence.

*3) The uniqueness of the structure and how it ties in with the history of the area:*

- No new structure; this project only includes replacement of fencing around the Allison Community Garden.

4) *The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing nearby structures and the site:*

- No changes.

5) *The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done:*

- None. The materials used on the garden fencing will be the same as the existing materials.

6) *The effect of the proposed work on the protection, enhancement, perpetuation and use of the structure, area or district:*

- Replacing the old fence will ensure that access to vermin and intruders is limited and protect the community's garden assets.

7) *The condition of existing improvements and whether they are a hazard to the public health or safety:*

- No hazard to public health or safety identified.

8) *The economic viability of maintaining the structure or area as is:*

- Without fencing, people would be less likely to participate in the garden and produce assets would be at risk.

9) *Whether the property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment:*

- The current use of the property will not change.

10) *Whether the historic character of a property is being retained and preserved:*

- The fence replacement will not alter the historic character of the exterior of the buildings on the property.

11) *Visual compatibility with designated historic structures located on the property, in terms of design, finish, material, scale, mass, and height.*

- The materials used to replace the fencing will be the same as what is currently used.



**HISTORIC LANDMARK BOARD  
RESOLUTION NO. 2019-02**

**A RESOLUTION AUTHORIZING A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR  
FENCE REPLACEMENT AT THE SEMPER FARM/ALLISON COMMUNITY GARDEN**

WHEREAS, the Charles and Julia Semper Farm, located at 9215 Pierce Street, Jefferson County, Westminster, Colorado was designated a local historic landmark in 2005, and;

WHEREAS, the farmhouse on the site is the only known residence remaining from the 19<sup>th</sup> Century town of Semper, and;

WHEREAS, the Semper Farm/Allison Community Garden was established in 2006 and began accepting community members that same year; and

WHEREAS, the Semper Farm/Allison Community Garden has a limited number of plots and an extensive waitlist; and

WHEREAS, an expansion is planned for the garden to include additional plots and raised garden beds, requiring new, secure fencing; and

WHEREAS, the Westminster Municipal Code Section 11-13-10 (A) requires a certificate of historic appropriateness be approved by the Historic Landmark Board for any work other than maintenance and repair, and for which a building permit is required, on a property subject to an historic designation, and;

WHEREAS, the fence replacement will not impact the historically significant features of the property, and;

WHEREAS, the Board has considered the criteria set forth in Westminster Municipal Code Section 11-13-10 (H) and has found compliance with Section 11-13-10 (H), subsections 1 through 11 as applicable, and;

WHEREAS, the Board is required to hold a noticed public hearing pursuant to Section 11-13-7 of the Westminster Municipal Code:

NOW, THEREFORE, the Historic Landmark Board of the City of Westminster resolves that a certificate of historic appropriateness be approved for the fence replacement project at the Semper Farm/Allison Community Garden.

PASSED AND ADOPTED this 22<sup>nd</sup> day of May, 2019.

THE WESTMINSTER HISTORIC LANDMARK BOARD

---

Kaaren Hardy, Vice-Chair

**3. b) Continuation of Public Hearing for 8015 Julian Street local historic landmark designation**

Staff was informed by the homeowner of 8015 Julian Street, Westminster, Colorado, on 5/2/2019 that she would be withdrawing her application for a local historic landmark designation. She has remodeling plans for the home that do not fall within the confines of the City of Westminster Historic Preservation Code.

#### 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. (10-17)
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. Broken windows due to vandalism at Semper Farm Residence. Repairs completed. (5-14-2019)
2. Roof replacement project on Semper Farm Residence completed. (4-29-2019)
3. Certificate of Historic Appropriateness approved for roof replacement on Semper Farm residence. (2-27-2019)
4. 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)
5. Discussion of security issues and need for review. (8-19-15)
6. Semper/Allison 3-car stall garage public hearing review for Certificate of Historic Appropriateness for proposed demolition. (1-6-15)
7. Semper signs installed and site groomed in July – August, 2014. (12-2-14)
8. 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)
9. Proposed informational panels reviewed by the HLB on 3-4-14. (5-29-14)
10. Notice that grant for barn rehab not awarded. (9-3-13)

11. 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)
12. 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)
13. 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)
14. The Semper Farm Master Plan continues to evolve. Staff met to review next steps. (3-5-13)
15. 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. (7-31-18)
  - ii. In November Westminster Historic Society and Fire Department volunteers moved numerous boxes and artifacts of Shoenberg history into the barn. (12-1-15)
  - iii. 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 complete; new foundation poured, roof repaired, door replaced. (7-15-18)
  - 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 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. Archaeologist selected for monitoring of cemetery site while ground disturbing work is taking place. (4-16-2019)
  - 2. Annual Wesley Chapel Cemetery Association Board meeting held. The Association reviewed the conceptual design for improvements to the cemetery (4-6-2019).
  - 3. 2019 CIP funding in the amount of \$200,000 adopted by City Council for improvements to Wesley Chapel Cemetery. (10-8-18)
  - 4. 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)
  - 5. Annual Wesley Chapel Cemetery Association Board meeting held. (4-14-18)
  - 6. Additional family information for one of the plots has been received and added to the other documentation of persons buried there. (5-21-13)
  - 7. The Cemetery Board annual meeting was held April, 2013. (5-21-13)
  - 8. A brochure has been completed. (5-1-12)
  - 9. 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. 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. (11-19-18)
  - 2. 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)
  - 3. 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)
  - 4. Section 106 review for Nissen Channel Improvements. City letter of support on 10-22-14. (12-2-14)
  - 5. 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)
  - 6. 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) Savery 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. Current homeowner planning to list for sale. (3-25-2019)
  - 2. Foundation stabilization work completed. (10-1-18)
  - 3. 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)

## HISTORIC PROPERTIES NOT IN THE CITY OF WESTMINSTER

- v) 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
  
- w) Pillar of Fire (Westminster University) at 3450 West 83<sup>rd</sup> Avenue
  - 1. No change in status. (12-4-12)



## **5. a) Other Business**

- The next meeting of the Historic Landmark Board will take place on Wednesday, August 22, 2019, and will include a driving tour of the City's historic landmarks. We will meet in front of City Hall at 5:30 p.m. and leave promptly thereafter.