



WESTMINSTER

**Historic Landmark Board Meeting Agenda
June 24, 2020
7:00 pm**

****Virtual Meeting****

Registration URL

<https://attendee.gotowebinar.com/register/7934634865242084619>

**Webinar ID
286-163-627**

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING – February 26, 2020 (minutes attached, motion requested)
3. NEW BUSINESS*
 - a. Continuation of public hearing for certificate of historic appropriateness for alterations proposed at 3915 West 73rd Avenue (memo, application, and resolution attached) (Rich Neumann and Stephanie Troller, Business Development Manager/Economic Development). ***Continuation of topic tabled by Board during February 26, 2020 Hearing.**
4. CONSIDERATION OF OLD BUSINESS
 - a. Updates on historic properties (list attached)
 - b. Discussion of 2020 goals from Boards and Commissions Onboarding Session
 - i. Historic Marker Program
 - ii. Inclusive Awareness Campaign
5. OTHER BUSINESS
 - a. Conferences, education, other updates
 - b. The remaining regular meetings of the Historic Landmark Board scheduled for calendar year 2020 are (additional dates may be added if necessary):
 - Wednesday, August 26, 2020, 7 p.m.
 - Wednesday, October 28, 2020, 7 p.m.
6. ADJOURNMENT

Historic Landmark Board Meeting Minutes February 26, 2020

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

1.ROLL CALL

Board members present at roll call: Matthew Bell, Linda Graybeal, Kaaren Hardy, Tennille Wood, Mary Oswell, Anna Leske (alt.), and Gargi Duttgupta

Excused absences: James Browning.

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.

2.CONSIDERATION OF THE MINUTES

Linda Graybeal made a motion to approve the minutes of the November 27, 2019 meeting, as presented. The motion was seconded by Kaaren Hardy. The minutes were approved (7-0).

3.NEW BUSINESS

- a) Public hearing for certificate of historic appropriateness for alterations proposed at 3915 W. 73rd Ave. Westminster, CO 80030.
 - Rich Neumann presented the business, being that the meeting was being held to approve the certificate of historic appropriateness so the contractor can move forward with renovations. Items included in the meeting packet included an agenda memo for the review and action for a certificate of historic appropriateness, the application for the certificate of historic appropriateness, the resolution authorizing a certificate of historic appropriateness, and exterior renderings of the proposed alterations.
 - Notice of public hearing was published in the *Westminster Window* on February 13, 2020. A noticing sign was posted at the property on February 13, 2020. The agenda for the meeting was posted in City Hall on February 13, 2020.
 - Staff recommended that the Board approve the certificate of historic appropriateness for the project based on a finding that the public hearing and public noticing requirements in Section 11-13-7, Westminster Municipal Code, have been met and that the Board has reviewed the criteria in Section 11-13-10 (H)(1-11), Westminster Municipal Code, in relation to the proposed project.
 - Staff member Rich Neumann presented a historic photo of the building and surrounding spaces, as well as before and after photos of renovation in 2008.
 - Stephanie Troller from Economic Development and Architect Jorge Sanchez were present to answer questions.

- The hearing was opened up for public comment. No one spoke in favor of the renovations. There were several concerns about the roll-up doors by the South façade. There were thoughts that the doors would be very obstructive to the aesthetics on the south side of the building, whether or not they would affect the barrel roof, and whether the glass being used in all windows and doors would be mirrored or clear. There were thoughts expressed that mirrored glass would affect the integrity of the historic look and feel. There was also concern about the location of a counter and dishwasher, which will be seen right up against the large windows would ruin the balance of the building, as well as the historic look and feel of the building. One person asked about the grease interceptor and whether it would be above or below ground and whether it would meet the requirements. Concerns about parking were also voiced, although the board concurred parking was outside of the board's purview.
- Stephanie Troller confirmed that she would follow up with the following items: a 3D interior video and email correspondence from the state historic fund commission in lieu of the actual letter.
- The applicants were 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 to table the decision until a special board meeting, which will be scheduled by Rich Neumann. Gargi Duttgupta moved that the Historic Landmark Board table the decision. Kaaren Hardy seconded the motion. The motion passed unanimously.

b) New Marker Program

- Rich Neumann has examples from all over Colorado, as well as pricing. He will bring the information to the next meeting.
- Linda Graybeal has photos and locations of all 20 current markers and documented history in files at home. She will bring files to the next meeting.

c) Inclusive Awareness Campaign

- Could the Westminster History section of the City's website be linked to the Historic Landmark Board webpage?
- Would it be appropriate for City of Westminster staff to assist the Historic Landmark Board with translating some of their materials to other languages?

4. CONSIDERATION OF OLD BUSINESS

a) Updates on historic properties

Rich Neumann offered updates on the following properties:

- Semper/Alison Farm: Roof replacement is moving forward, but is dependent on weather. Look for this in late spring or early summer.
- Schoenberg Farm: Two broken windows have been replaced (pump house and milk house).
- Wesley Chapel Cemetery: Construction of the brick pillars and fencing is 95% complete. There will be a phase two that will include a parking lot, a path to the North gate, signage and landscaping.

5. OTHER BUSINESS

a) Conferences, education, other updates

- Concerns were raised about Board Chair James Browning's' extended absence from Board hearings. Rich was asked to consult with the City Clerk's Office for recommendations on Mr. Browning's continued role.
- Rich shared a couple forums that might be of interest: NAPC in Tacoma, Washington July 22-26 and Metro Regional COG Forum on March 19.

6. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Matthew Bell, Interim Board Chair



WESTMINSTER

Agenda Memorandum

Agenda Item – 3.a)

Historic Landmark Board Meeting
June 24, 2020

SUBJECT: Review and action for certificate of historic appropriateness for 3915 West 73rd Avenue Westminster, CO 80030.

Prepared By: Rich Neumann, Cultural Affairs Administrator

Recommended Board Action: Review and approve the request for a certificate of historic appropriateness for 3915 West 73rd Avenue, Adams 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 3915 West 73rd Avenue Westminster, Colorado.

Public Hearing: Pursuant to the Westminster Municipal Code Section 11-13-10 (A), the Historic Landmark Board is responsible for reviewing alterations to structures 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 before the Historic Landmark Board was published in the Westminster Window on June 11, 2020. A noticing sign was posted at the property on June 10, 2020. The meeting packet was distributed to the HLB members and posted to the Board's webpage on June 17, 2020.

Respectfully submitted,

Rich Neumann
Cultural Affairs Administrator – Parks, Recreation and Libraries

Attachments:

- Application for certificate of historic appropriateness
- Architectural Renderings for 3915 West 73rd Avenue
- Resolution No. 50, Series of 2006 (Original Historic Designation)
- Resolution No. 2019-04 – certificate of historic appropriateness for 3915 West 73rd Avenue Westminster, Colorado 80030



WESTMINSTER

APPLICATION FOR CERTIFICATE OF HISTORIC APPROPRIATENESS 3915 West 73rd Avenue, Adams County, Westminster, Colorado

1. Application Information Prepared by:
J & T Consulting, Inc.
305 Denver Ave – Suite D
Fort Lupton, CO 80621
2. Landmark Information:
 - a. Historic Name: Rodeo Market
 - b. Name of Current Owner: City of Westminster
 - c. Other Name by Which this Landmark May be Known: Rodeo Market Community Art Center
 - d. Address of Landmark: 3915 W 73rd Ave, Westminster, CO 80030
3. Legal Description of Property on Which Landmark is Located: SUB:HARRIS PARK BLK:35
DESC: BEG 60 FT W OF THE SE COR OF BLK 35 TH E ALG N LN OF 73RD AVE
(WALNUT ST) 140 FT TO SW COR OF HOUSE'S RESUBD OF BLK 34 HARRIS PARK TH
N ALG W LN BLK 34 A DIST OF 120 FT TH W 140 FT TH S 120 FT TO POB
4. UTM Coordinates: Zone 13 E:496652, N:4408810
5. Property Owner Information:
Publicly Owned by City of Westminster
4800 West 92nd Avenue
Westminster, CO 80031
City Manager: Donald R. Tripp
6. Historic Use:
Operated as the first large “supermarket” in Westminster and the last major commercial
construction along W. 73rd Ave, the historic commercial center of town.
7. Current Use: Currently vacant
8. Describe the Current Condition of Landmark: Stable
9. Landmark Information:
 - a. Year of Construction: 1953
 - b. Architect or Builder or Designer: Unknown
 - c. Description of Landmark: light green stucco, barrel vault roof, raised parapet, newer
window on the front façade. The property was designated a local historic landmark by the
Westminster City Council in 2006.
 - d. Significance of Landmark: Operated by prominent local grocer Fred Valente from 1953 to
the 1970s, this landmark is a distinct building within the Historic Westminster Arts District,

which also contains the Westminster Grange Hall (3935 W 73rd Ave) built in 1913 and is another significant example of a specific building type in this neighborhood.

10. Criteria for consideration of 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:*

- There will be minimal changes to the general architectural and historical character of the building through its careful renovation. The City of Westminster has partnered with a developer to convert the existing building into a restaurant/pub. The goal is to retain as much of the historic building as possible while still renovating the building to fit the desired layout and use of the proposed restaurant/pub.

All exterior walls of the building will be saved except for areas that will be removed for doors and windows on the eastern facade. The frontage of the building will be saved with no additional windows. All fixtures will be chosen in style that lends itself to the architecture and historical character of the building, requiring minimal changes to the defining characteristics of the building and the neighborhood.

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:*

- The proposed materials for the exterior of the building will not be changed in order to maintain and preserve the historic character of the property.

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

- No new structures are proposed; this project only includes renovation to the existing structure. The existing structure and its uniqueness will be maintained through careful design, ensuring its distinct features and finishes shall be unchanged.

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 new structure; this project only includes renovation to the existing structure.

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:*

- Exterior architectural features will be preserved as much as possible during renovation work. Minimal light fixtures will be utilized and have been chosen to match the historic feel of the existing building and architecture. The distinctive features and finishes that exist currently including brick work shall be maintained in its current condition. There will be minimal removal of distinct features and will occur in order to bring the building up to current code (through the addition of exit doors) and to add on additional window and garage door opening on the East elevation to access a seasonal patio space. This patio space will add to the unique character of the existing building and will allow patrons outside of the space to view inside (when

open seasonally) and draw in additional customers, thus increasing and enhancing the economic viability of the renovated space.

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

- By renovating the building for use as a restaurant and pub, the use and perpetuation of a local historic site will allow Westminster residents and visitors to enjoy the property and maintain it in excellent condition. The interior space will be modified in a way that will allow for all modifications to be undone should the City of Westminster determine the designated use of the space should change in the future.

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

- Currently no health or safety hazards exist in the space but if left vacant issues may occur in the future.

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

- Maintaining the structure as a vacant building does not provide any economic viability. The renovation and use as a restaurant and pub will enhance the economic viability and provide an excellent space for Westminster residents and guests to enjoy the historic area while also spending money and increasing the economic vitality of the historic neighborhood. There is also the possibility that this project will activate other commercial property along 73rd and throughout Harris Park.

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 property was historically used as a supermarket providing food and sustenance to the community. It has also served as an art center which was a gathering place for community members. As a restaurant and pub, the space will continue to offer the space in those functions, as a gathering place for the community and a place to nourish oneself. Although it is a change from the original use, it lends itself easily to this new use of the space. Modifications to the interior of the building will be made in a way that could be reversed in the future if the use of the space changes again.

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

- The historic character of the property will be maintained and preserved and has been a major focus of the renovation plans for the building.

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

- The renovations have been designed with the historical structure and use in mind and no significant changes will be made to the exterior design, original brick work and building material will be left in place and the scale, mass and height of the structure will remain unchanged. All designs have been produced to maintain the historical character and feel while allowing the building to be renovated in a way that updates its use and function in order to operate as a fully functional restaurant and pub. Please see design elevations for exact details.

OLDE WESTMINSTER PUB + TAVERN

MARCH 4, 2020



OLDE WESTMINSTER PUB + TAVERN

3915 WEST 73RD AVENUE
WESTMINSTER, CO 80030

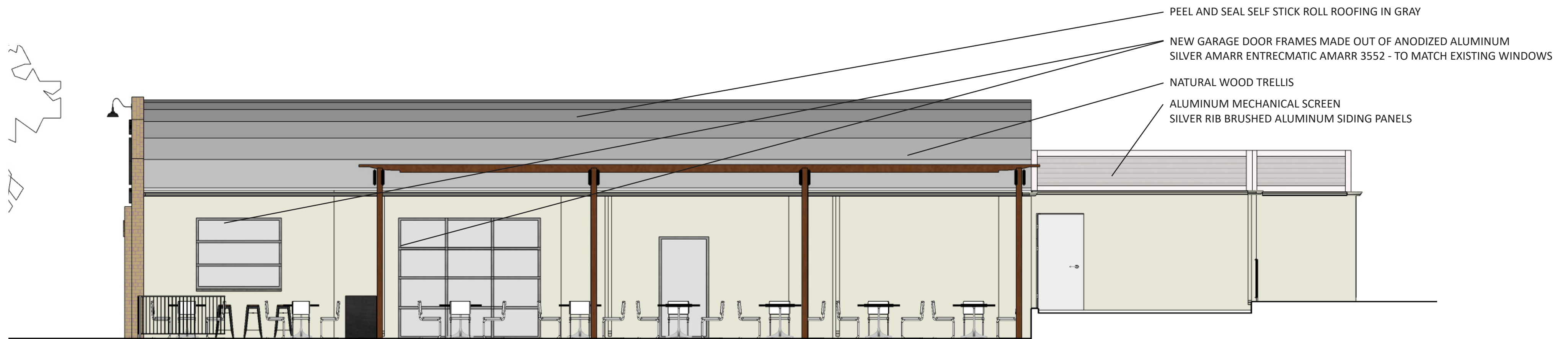
OLDE WESTMINSTER PUB + TAVERN

MARCH 4, 2020



SOUTH ELEVATION

SCALE: N.T.S.



EAST ELEVATION

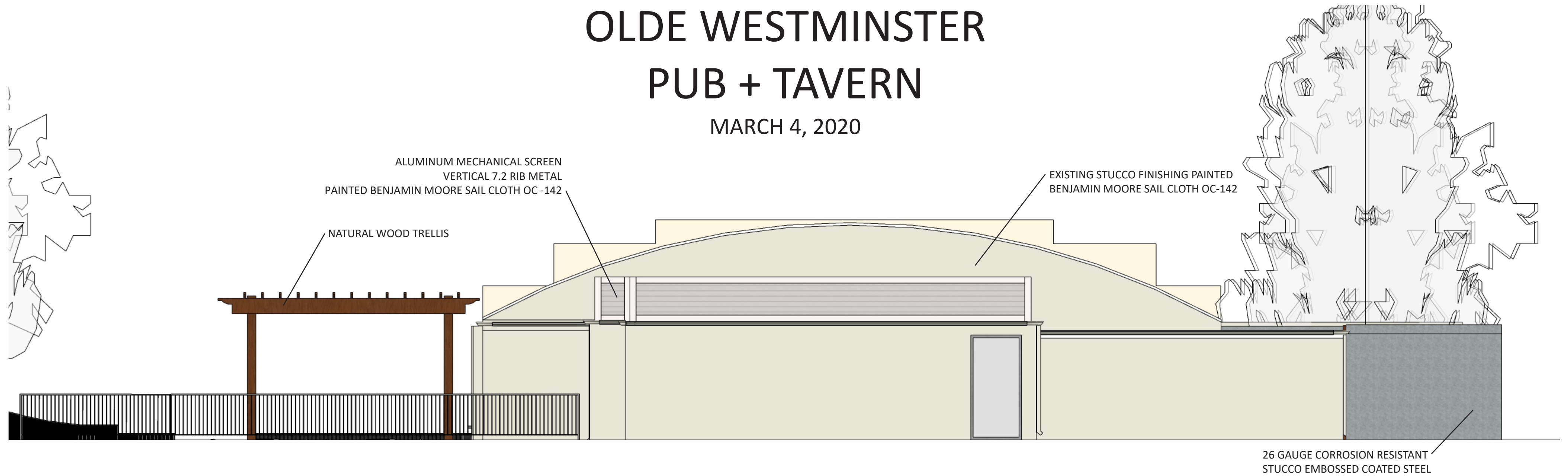
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3915 WEST 73RD AVENUE
WESTMINSTER, CO 80030

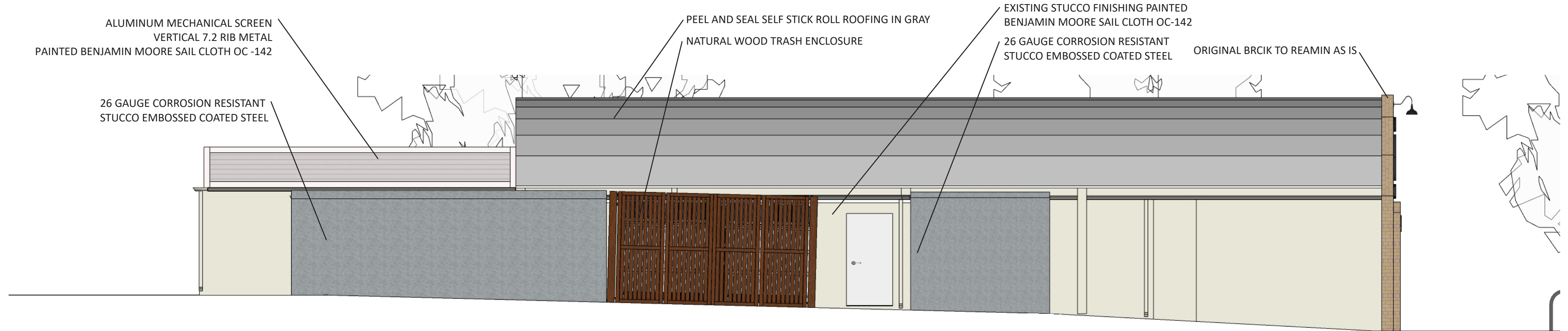
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MARCH 4, 2020



NORTH ELEVATION

SCALE: N.T.S.



WEST ELEVATION

SCALE: N.T.S.

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3915 WEST 73RD AVENUE
WESTMINSTER, CO 80030

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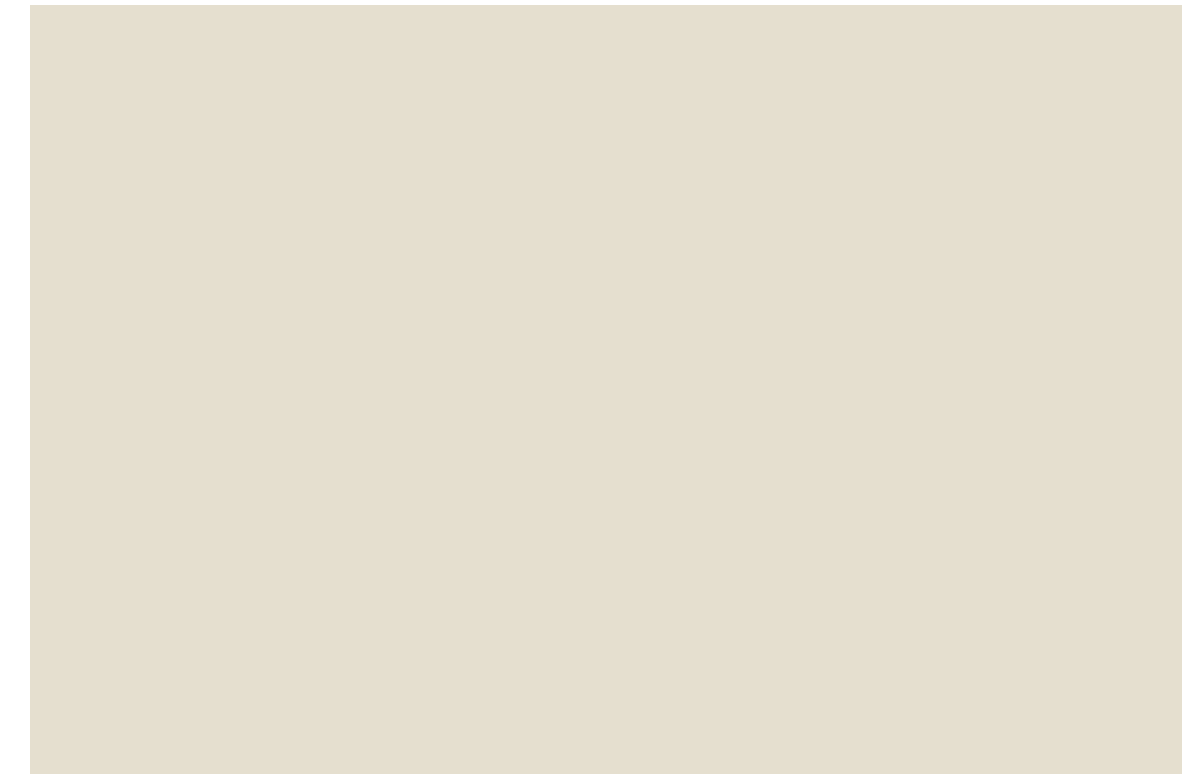
MARCH 4, 2020



ENVISOR - ROOFTOP SCREENS AND ENCLOSURES
LOCATION: RTU UNIT SCREEN SYSTEM ON BACK OF BUILDING
TYPE: VERTICAL 7.2 RIB METAL
COLOR: BENJAMIN MOORE SAIL CLOTH OC -142



HEHR - PREMIUM CONCRETE STAIN
LOCATION: NEW OUTDOOR CONCRETE PAVING
TYPE: #PFC-08 FLAT INTERIOR EXTERIOR CONCRETE STAIN
COLOR: TERRA BRICK



BENJAMIN MOORE - PAINT
LOCATION: EXTERIOR PAINT COLOR
COLOR: SAIL CLOTH OC -142



ENTREMATIC - ALUMINUM FULL VIEW DOORS
LOCATION: GARAGE DOOR MATERIAL
TYPE: ALUMINUM CLEAR ANODIZE
COLOR: ALUMINUM



PRESERVA WOOD - EXTERIOR WOOD STAIN
LOCATION: NEW PATIO TRELIS
TYPE: SEMI TRANSPARENT OIL-BASED EXTERIOR WOOD STAIN
COLOR: COFFEE CANYON



MFM BUILDING PRODUCTS CORP. - ROOFING SEALANT
LOCATION: APPLIED TO EXISTING ROOF
TYPE: PEEL AND SEAL SELF STICK ROLL ROOFING
COLOR: WHITE

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3915 WEST 73RD AVENUE
WESTMINSTER, CO 80030

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MARCH 4, 2020



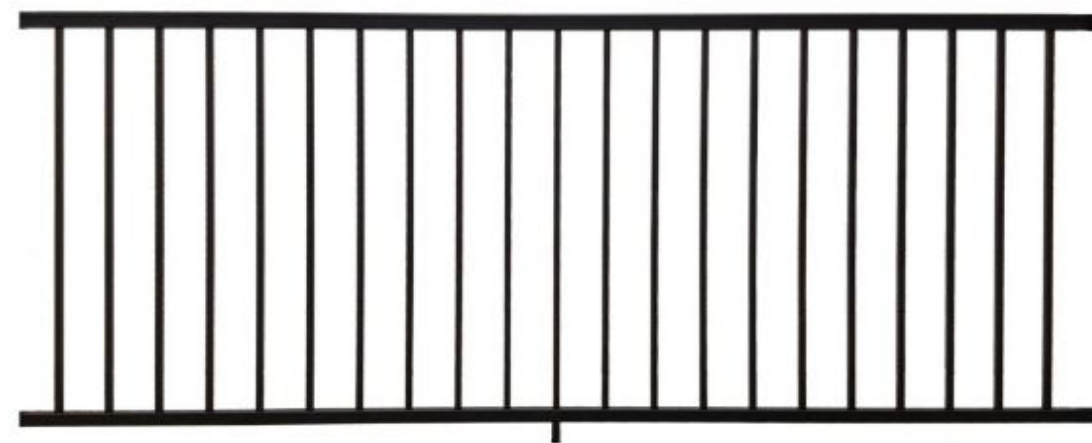
GAR PRODUCTS - OUTDOOR SEATING
LOCATION: OUTDOOR SEATING
TYPE: GAR PRODUCTS - PORTOFINO
COLOR: BLACK



RESTAURANTTORY - OUTDOOR DINING
LOCATION: OUTDOOR UMBRELLA CAFE TABLE
TYPE: RESTAURANTTORY: CO-7-BK-GG
COLOR: BLACK



GAR PRODUCTS - OUTDOOR DINING
LOCATION: OUTDOOR TABLE
TYPE: GAR PRODUCTS - MAX STANDARD
COLOR: BLACK



WEATHERABLES - RAILING
LOCATION: PATIO RIALING
TYPE: STANFORD TEXTURED BLACK ALUMINUM RAILING
COLOR: BLACK



POTTERY BARN - TABLE UMBRELLA
LOCATION: OUTDOOR UMBRELLA
TYPE: 6' ROUND OUTDOOR UMBRELLA WITH EUCALYPTUS FRAME
COLOR: INK BLUE

PRODUCT LINKS:

OUTDOOR DINING CHAIR: <https://www.garproducts.com/portofino>

OUTDOOR TABLE: <https://www.garproducts.com/max-standard-square>

OUTDOOR UMBRELLA CAFE TABLE: <https://restauranttory.com/flash-furniture-patio-table-co-7-bk-gg>

OUTDOOR UMBRELLA: <https://www.potterybarn.com/products/round-6-market-outdoor-umbrella-euc-driftwood/?pkey=s%7Cumbrella%7C29>

PATIO RAILING: <https://www.homedepot.com/p/Weatherables-Stanford-36-in-H-x-96-in-W-Textured-Black-Aluminum-Railing-Kit-CBR-B36-A8/305578371>

OLDE WESTMINSTER PUB + TAVERN

3915 WEST 73RD AVENUE
WESTMINSTER, CO 80030

LEGENDS

SCOPE OF WORK



PROPERTY LINE



CODE STUDY

BUILDING OWNER INFORMATION

City of Westminster
4800 W. 92nd. Ave.
Westminster, CO 80031
Contact: Stephanie Troller, CEoD
Business Development Manager
Department of Economic Development
303-658-2318
stroller@CityofWestminster.us

TENANT OWNER INFORMATION

Olde Westminster Pub & Tavern, Inc.
3915 W. 73rd. Ave.
Westminster, CO 80030
Contact: Andrew Toole
303-564-5200
andrewtoole@hotmail.com

BUILDING INFORMATION

Location: 3915 W. 73rd. AVE. WESTMINSTER, CO 80030
Legal Description: SUB-HARRIS PARK BLK:35 DESC. BEG 60 FT W OF THE SE COR OF BLK 35 TH E ALG N LN OF 73RD AVE (WALNUT ST) 140 FT TO SW COR OF HOUSE'S RESUBD OF BLK 34 HARRIS PARK TH N ALG W LN BLK 34 A DIST OF 120 FT TH W 140 FT TH S 120 FT TO POB
Subdivision Plat: HARRIS PARK
Account Numbers: R0065209
Tax District: 555
Parcel Number: 0171931411024
Property Type: STORAGE WAREHOUSE
Year Built: 1948

PROJECT DESCRIPTION

New tenant finish in existing 4,298.00sf. one story storage warehouse where previous use was an A-3 art gallery now turned into A-2 Restaurant-Bar with exterior 1,153.70sf. outdoor patio seating and 408.83sf. outdoor music stage.

ZONING CODE ANALYSIS:

Zoning Classification:
C-1 Commercial District

On Site Parking Required: 1 space per 100sf. of Gross Floor Area
4,298sf./100sf.=42.98 or 43
Existing On Site Parking Lot: 5
Off Street Parking Provided: 6
ON Site Parking Lot Required: 43
ON Site Parking Lot Provided: 5
ADA Parking Required: 01
ADA Parking Provided: 02

BUILDING CODE ANALYSIS:

Applicable Codes:
IEBC 2015 International Existing Building Code.
IBC 2015 International Building Code.
IMC 2015 International Mechanical Code.
NEC 2017 National Electrical Code.
IPC 2015 International Plumbing Code.
IFGC 2015 International Fuel Gas Code.
IFC 2015 International Fire Code.
IECC 2015 International Energy Conservation Code.
ANSI A117.1-2009

Construction Type:
V-B

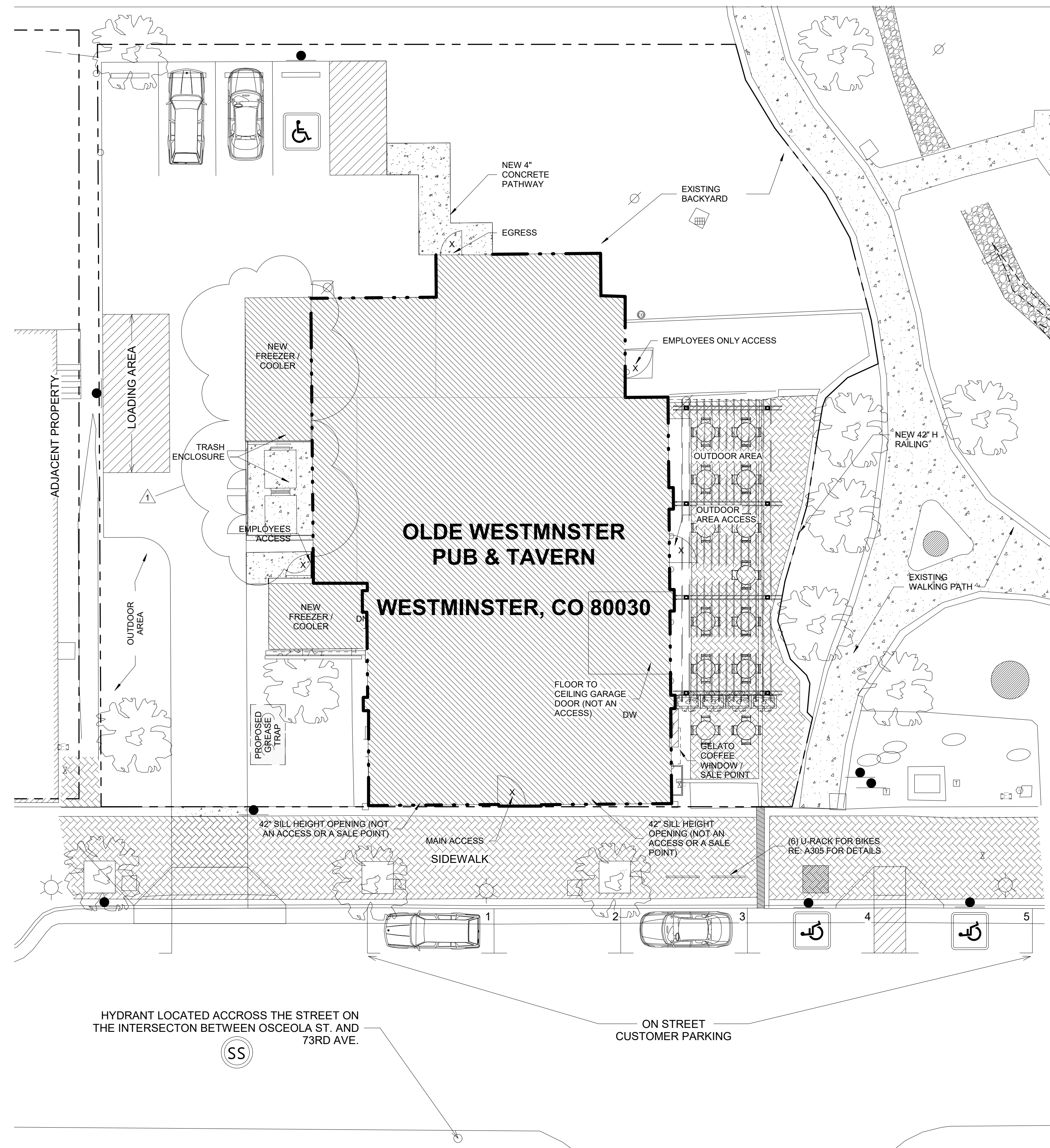
Building Code:
International Building Code 2015.

Occupancy group:
A-2 Restaurant-Bar
Per IBC 2015 Section 303.3
A-2 Automatic Sprinkler System Required
Per IBC 2015 Section 903.2.1.2

Allowable area:
A-2 TYPE V-B, S1
Max. 1 Story
24,000.00sf.
Per IBC 2015 Table 506.2
Existing Building Height: ~15'-0"

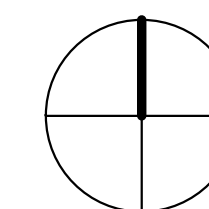
EXISTING AREA BREAKDOWN

Main Building	4,298.00sf.
Foot Print:	
Outdoor Seating Area:	1,153.70sf.
Foot Print:	
Outdoor Stage Area:	408.43sf.
Foot Print:	
Driveway and Parking Area:	3,346.99sf.
Foot Print:	
Landscape and Open Space Area:	7,646.88sf.
Foot Print:	
Site:	16,854.00sf. (0.3857 Acres)



HYDRANT LOCATED ACROSS THE STREET ON THE INTERSECTION BETWEEN OSCEOLA ST. AND 73RD AVE.

ON STREET CUSTOMER PARKING



1 SITE PLAN
1" = 10'-0"

DATE: 02-28-2020
REVISIONS: Revision 1

OLDE WESTMINSTER PUB & TAVERN
3915 WEST 73 RD. AVENUE
WESTMINSTER, CO. 80030

TENANT FINISH PERMIT SET

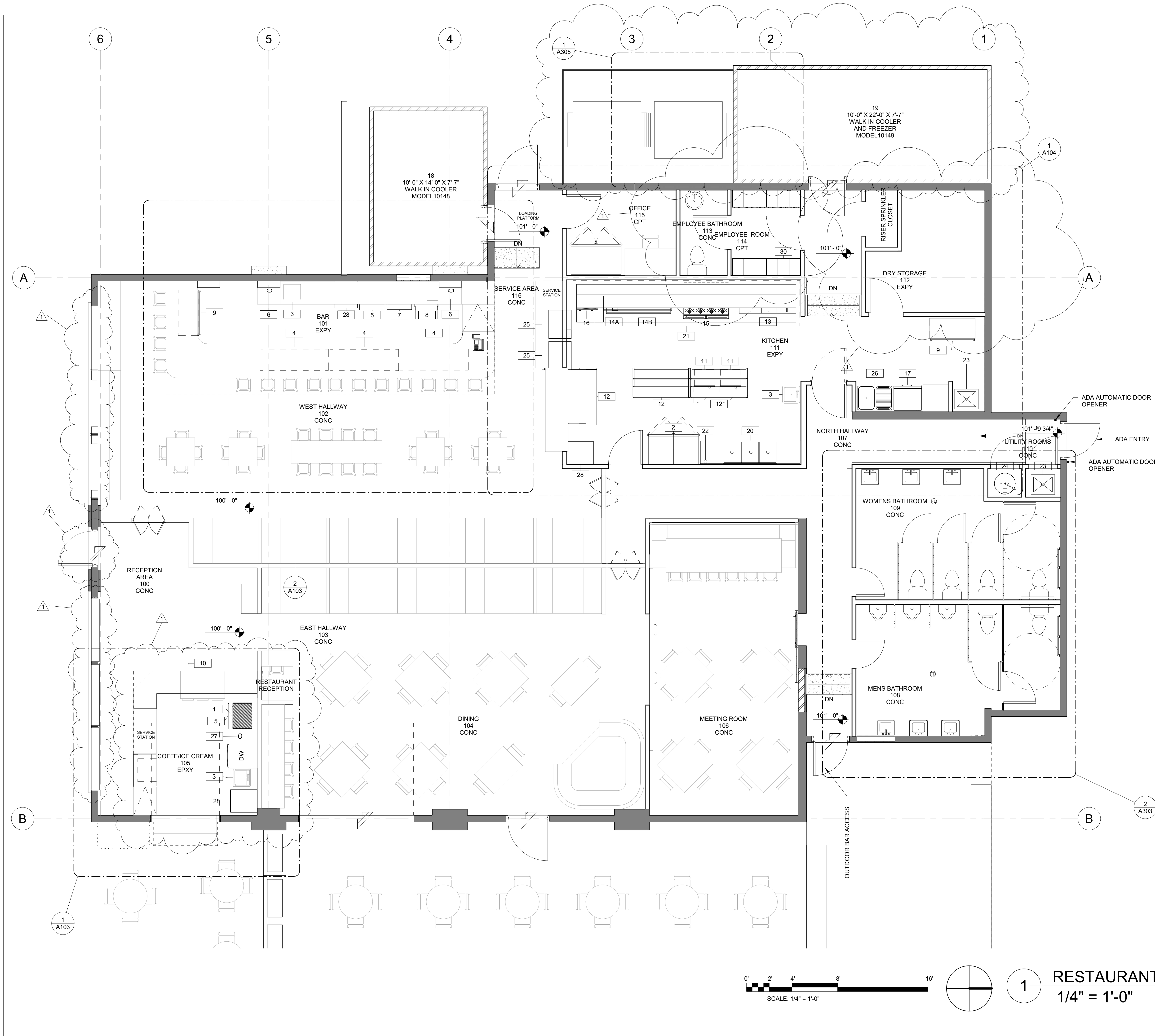
DRAWN BY: SP
CHECKED BY: JE
DATE: 01/31/2020
EG #
CAD FILE:
DIR:



863 Santa Fe Drive
Denver, CO 80204
720.232.5975

SITE PLAN

A-SITE



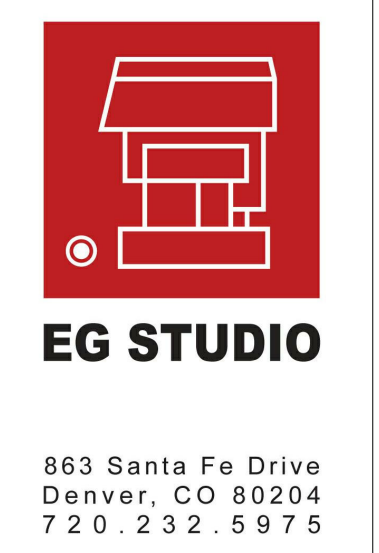
- FINISH AND FURNITURE PLAN NOTES:**
- ALIGN VERTICAL WALL TILE JOINTS WITH FLOOR TILE JOINTS (WHERE APPLIES) FOR LAYOUT CONSISTENCY THROUGHOUT, TYP. USE FLOOR TILE LAYOUT AS **STARTPOINT**. REFER TO INTERIOR ELEVATIONS FOR WALL TILE LOCATIONS AND ALIGNMENT W/ FLOOR TILE JOINTS ACCORDINGLY. NOTIFY ARCHITECT OF ANY QUESTIONS WITH JOINT LOCATIONS PRIOR TO INSTALLATION, TYP.
 - ALL FURNITURE SHOWN IS FOR REFERENCE ONLY AND IS NOT-IN-CONTRACT UNLESS OTHERWISE NOTED.
 - REFER TO SHEET A0.13 FOR FURNITURE SCHEDULE AND OWNER PROVIDED FURNITURE.
 - THE GENERAL CONTRACTOR SHALL COORDINATE FURNITURE INSTALLATION SCHEDULE AND SEQUENCING WITH OWNER'S REPRESENTATIVE.
 - REFER TO A0.12 FOR FINISH SCHEDULE AND MATERIALS LEGEND.
 - KITCHEN / BAR EQUIPMENT SHOWN FOR REFERENCE ONLY, REFER TO MECHANICAL, ELECTRICAL, PLUMBING & KITCHEN DRAWINGS FOR LAYOUT & LOCATIONS. VIF WITH ARCHITECT AS INDICATED.
 - VIF ALL LOCATIONS OF CORNER GUARDS WITH OWNER.
 - VIF ALL LOCATIONS OF PAINT COLORS WITH OWNER.
 - ALL CASEWORK COUNTERTOPS ABUTTING PARTITIONS ARE TO BE FULLY SEALED AT THE PERIMETER, VIF COLORS WITH OWNER.
 - ALL CHAIRS SHOWN WILL BE PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE UNLESS OTHERWISE NOTED.
 - ALL FLOOR MOUNTED CABINETS AND RAISED PLATFORMS THAT INCLUDE HOLLOW BASES ARE TO BE FILLED WITH EXPANDABLE FOAM IN THE CONCEALED CAVITY.
 - IN KITCHEN AND OTHER BACK-OF-HOUSE AREAS, WALK-IN REFRIGERATOR AND FREEZER UNITS SHALL BE FULLY SEALED TO ADJACENT PARTITIONS AND CEILING.
 - ALL BOOTHS ARE PROVIDED BY OWNER, GC TO PROVIDE ALL FINISH MILLWORK UP TO BOOTHS AND COORDINATE AND INSTALL BOOTHS AS REQUIRED.
 - ALL TABLE TOPS, CHAIRS STOOLS OR ANY OTHER TYPE OF FURNITURE PROVIDED BY OWNER.

DATE: 02-26-2020
REVISIONS: Revision 1

OLDE WESTMINSTER PUB & TAVERN
 3915 WEST 73 RD. AVENUE
 WESTMINSTER, CO. 80030

TENANT FINISH PERMIT SET

DRAWN BY: SP
CHECKED BY: JE
DATE: 01/31/2020
EG #
CAD FILE:
DIR:



EQUIPMENT FLOOR PLAN

A102



1 RESTAURANT EQUIPMENT FLOOR PLAN
 1/4" = 1'-0"

REVISIONS: _____
DATE: _____

OLDE WESTMINSTER PUB & TAVERN
3915 WEST 73 RD. AVENUE
WESTMINSTER, CO. 80030

TENANT FINISH
PERMIT SET

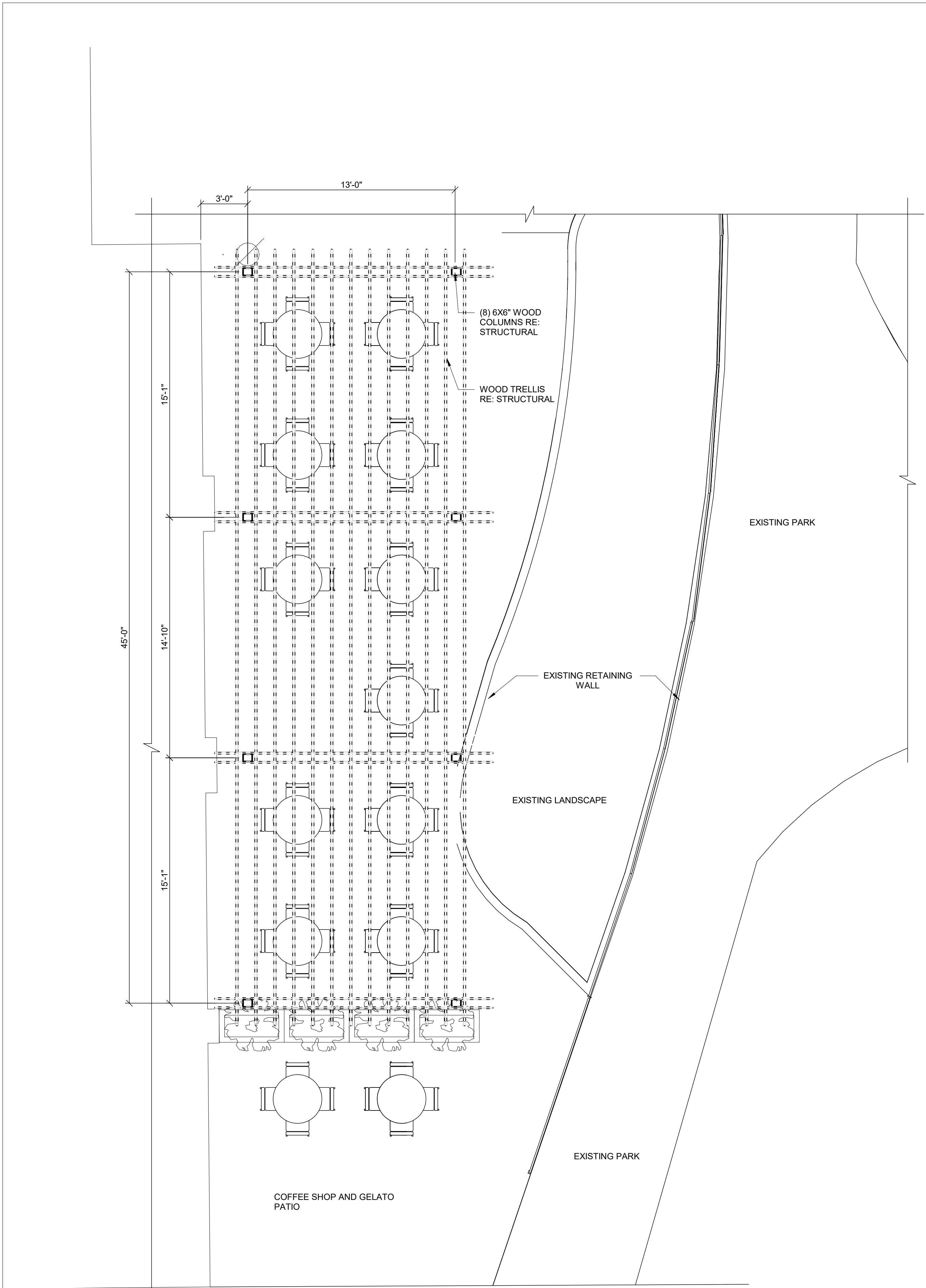
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DATE: 01/31/2020
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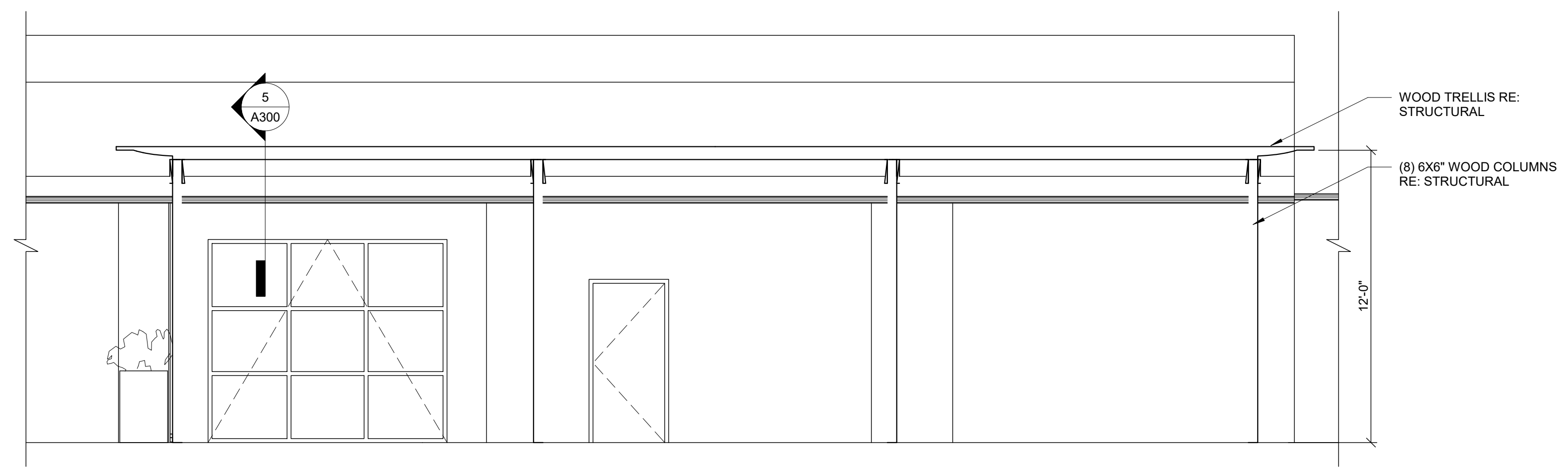
863 Santa Fe Drive
Denver, CO 80204
720.232.5975

ENLARGED
PATIO FLOOR
PLAN AND
ELEVATIONS

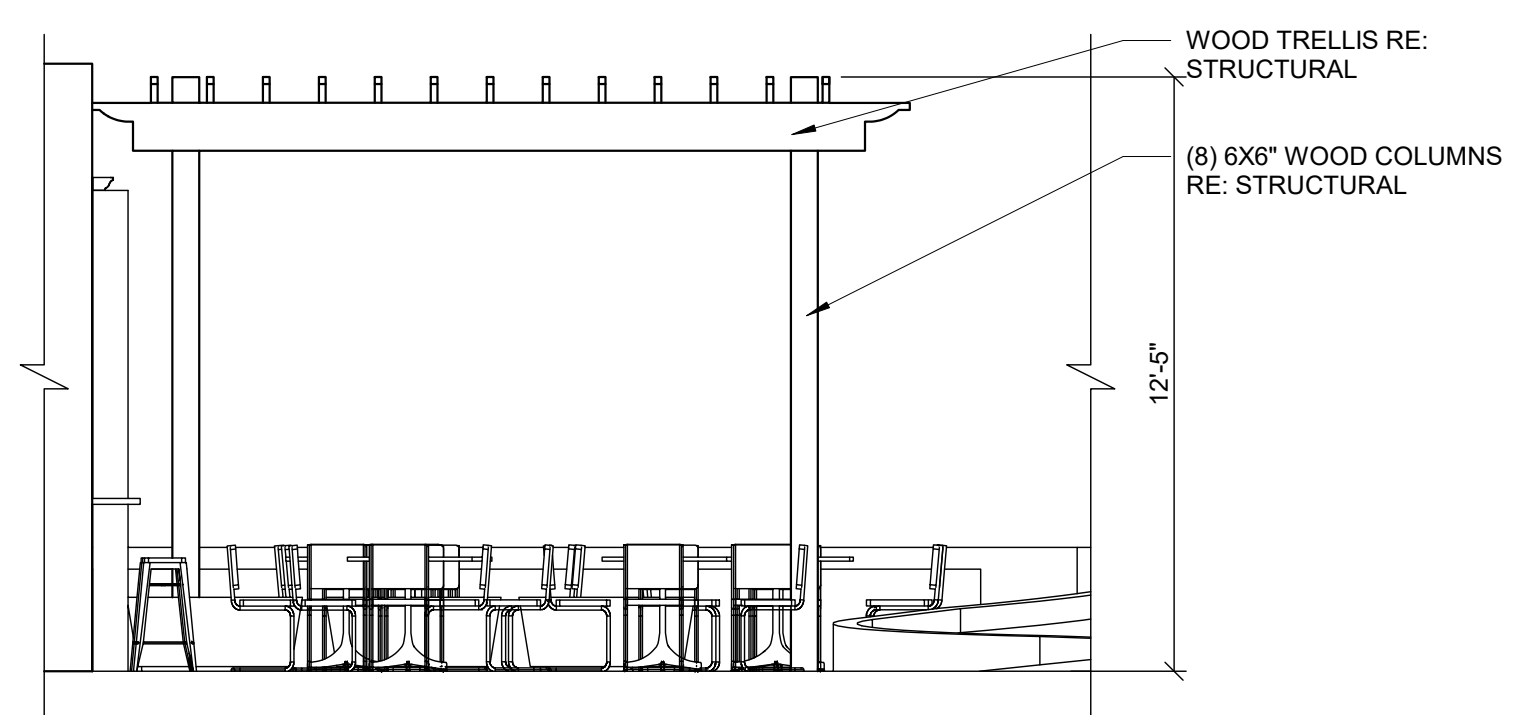
A302



1
A203
PROPOSED PATIO TRELLIS PLAN
1/4" = 1'-0"



2
A203
PROPOSED TRELLIS SOUTH ELEVATION
1/4" = 1'-0"



3
A203
PROPOSED TRELLIS EAST ELEVATION
1/4" = 1'-0"



Aluminum Full View Doors

Amarr® 3552 / Amarr® 3502

Amarr 3552 and 3502 Aluminum Full View doors are constructed of 2" thick extruded aluminum rails and stiles and can be fitted with a variety of full-view glass options, solid aluminum, perforated or louvered ventilation panels. Perfect for automotive showrooms and repair centers, service stations, car washes, fire houses, restaurants, and sports complexes; our aluminum doors create a clean style for any facility. These doors can be mounted stationary or operative as a stylish alternative for al fresco situations.

The **ClearView Aluminum Strut System** provides added strength and durability to larger Amarr 3552 door sizes up to 24' 2", without restricting the viewing area.



Amarr 3552 with two Louvered Aluminum bottom sections.

CONSTRUCTION

Amarr 3552

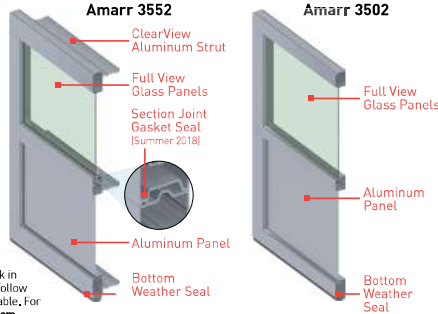
Heavy-Duty Aluminum door

- 2" thick extruded aluminum rails & stiles
- Available in 1" width increments
- Available in odd heights

Amarr 3502

Medium-Duty Aluminum door

- 2" thick extruded aluminum rails & stiles
- Available in 1" width increments



Track: All Amarr doors are available with both 2" or 3" track in Standard Lift, High Lift, Vertical Lift, Low Headroom, and Follow the Roof Pitch. Custom track configurations are also available. For drawings and more information, please visit www.amarr.com.

Springs: Torsion springs are oil tempered, helical wound and custom computed for each door for a minimum 10,000 cycle life. Optional springs are available up to 100,000 cycle life.

Standard Hardware: Galvanized steel hinges and track brackets. All rollers have minimum 10-ball bearings.

SPECIFICATIONS

	Heavy-Duty Amarr 3552	Medium-Duty Amarr 3502
MATERIAL	Aluminum	Aluminum
CONSTRUCTION LAYERS	Single	Single
GASKET SEAL	•	•
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)
MINIMUM WIDTH	2'	2'
MAXIMUM WIDTH	24' 2"	12' 2"
SECTION HEIGHTS¹	18", 21", 24"	21", 24"
MINIMUM HEIGHT	6'	6'
MAXIMUM HEIGHT	20' 1"	12' 1"
WIND LOAD² AVAILABLE	•	•
FINISH WARRANTY³	5 Years	5 Years
WORKMANSHIP/HARDWARE WARRANTY³	1 Year	1 Year

¹ For complete door height configuration chart, visit amarr.com or contact your local Amarr dealer.

² It is your responsibility to make sure your garage door meets local building codes.

³ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

PANEL OPTIONS Amarr 3502 available in single Aluminum only.



ALUMINUM & INSULATED ALUMINUM

PERFORATED ALUMINUM
0.312" square perforations on 1/2" centers
Also available in Mill finish.

LOUVERED ALUMINUM
6 columns of (12) 3"x 3/4" vents
on a 4'x 24" panel.

COLORS Actual color may vary from samples shown.

In Stock

ANODIZE

Amarr 3502 available in Clear anodize only.

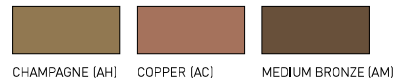
PAINT



Special Order

ANODIZE

Longer lead time and price upcharge apply.



PAINT PVDF (Kynar®) & Powder Coat

Longer lead time and price upcharge apply.



RAL & CUSTOM PAINT FINISH COLORS AVAILABLE
Longer lead time and price upcharge apply.

	PVDF (Kynar®)	Powder Coat
FADE RESISTANT	++	+
CORROSION RESISTANT	++	+
UV RESISTANT	++	+
ABRASION RESISTANT	+	++
STANDARD COLORS	26	21
RAL/CUSTOM COLORS PRICE UPCHARGE	\$	\$\$
TOUCH-UP PAINT	Included	NOT included

GLAZING OPTIONS

	SINGLE PANE						DUAL PANE*						SINGLE PANE						
	Annealed		Tempered				Annealed		Tempered				Laminated	Polycarbonate			Acrylic		
	1/8"	1/8" Low-E	1/8"	1/8" Low-E	1/4"	1/4" Low-E	1/2"	1/2" Low-E	1/2"	1/2" Low-E	1/2"	1/2" Low-E	1/4"	Single 1/8"	Single 1/4"	Tri-Wall 5/8"	1/8"	1/4"	1/2"
CLEAR	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OBSCURE	•		•		•		•		•		•		•						
GREEN TINT	•		•		•		•		•		•		•						
BRONZE TINT	•		•		•		•		•		•		•			•			
GRAY TINT	•		•		•		•		•		•		•						
GREYLITE	•		•		•		•		•		•		•						
FROST	•		•		•		•		•		•		•			•			
SNOW													•			•			
WHITEOUT													•						
BLACK ICE													•						

*Not available on Amarr 3502.



Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com



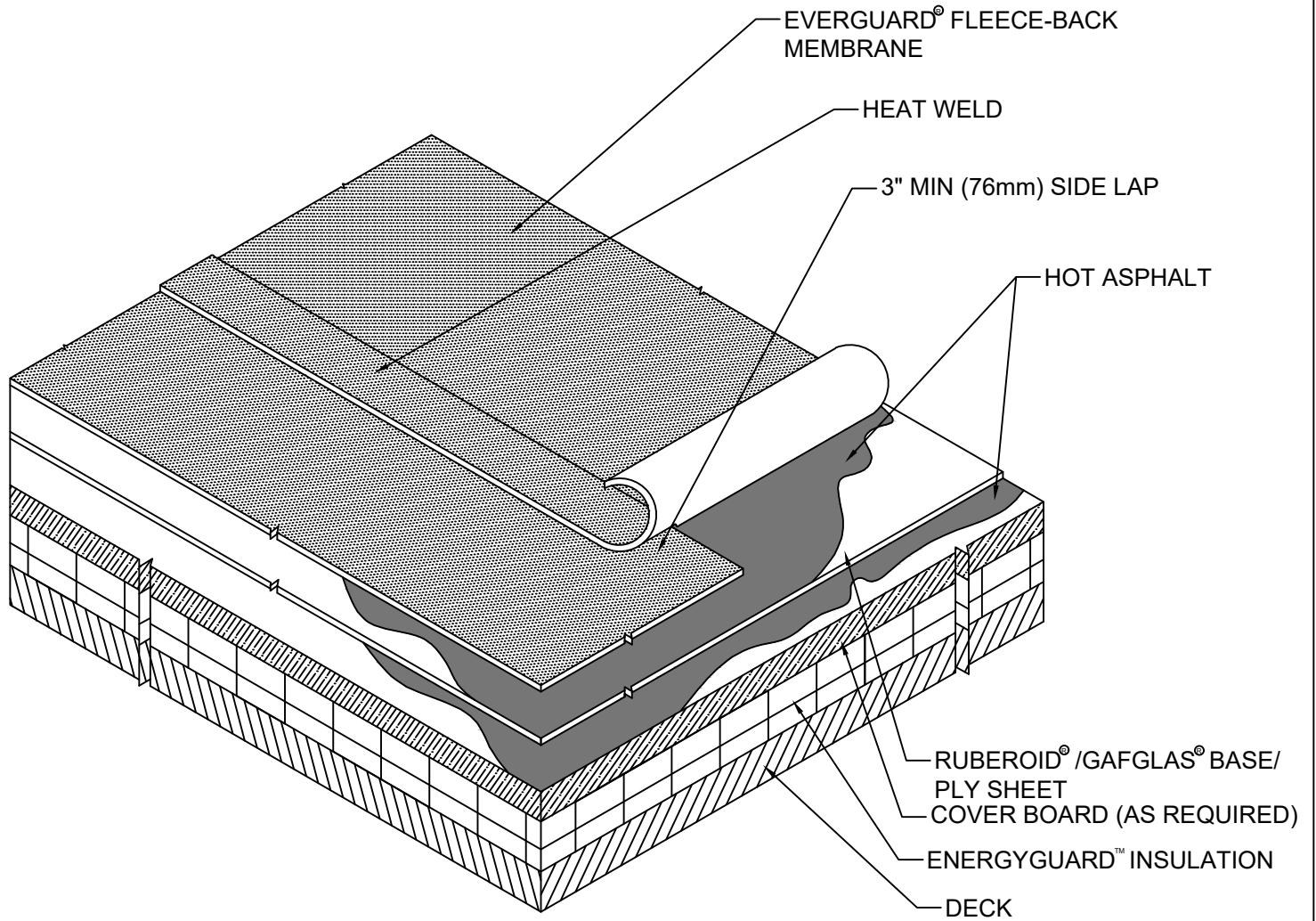
Door specifications and technical data subject to change without notice.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

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Printed in USA Form #6220418/10M/GVS

MAXIMUM ROOF
SLOPE 3:12



NOTE:

1. FOR SLOPES LESS THAN 1/2:12, TYPE III OR IV ASPHALT CAN BE USED. TYPE IV MUST BE USED ON ALL SLOPES 1/2:12 AND OVER.
2. ASPHALT SHALL BE APPLIED AT ITS EVT TEMPERATURE TO OBTAIN A PROPER BOND, TYPICALLY WITHIN THE RANGE OF 425°F (218°C) TO 475°F (246°C), IN A UNIFORM LAYER, WITHOUT VOIDS, AT A RATE OF 25 LB (11.3kg) PER SQUARE (9.2sq. m) ±20%
3. RUN SHEETS PERPENDICULAR WITH GUTTER



EverGuard
SINGLE-PLY ROOFING SYSTEMS
FIELD OF ROOF
SERIES

DRAWING #
100D

SCALE
N.T.S.

TRIPOSITE SYSTEM DETAIL

THIS DETAIL APPLIES TO:

TRIPOSITE
SYSTEMS

REVISION DATE
6-1-16

www.gaf.com
1 Campus Drive,
Parsippany, NJ 07054

EverGuard® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m ² · nm) at 340 nm	>25,000 KJ/(m ² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White, Energy Gray, and Energy Tan Membranes Only

**ENERGY STAR® only valid in the U.S.

Product Data

Roll Size	5' x 100'	6' x 100'	8' x 100'	10' x 100'	12' x 100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					

RhinoBond® is a registered trademark of OMG.



gaf.com

City Clerk's Office
City of Westminster
4800 West 92nd Avenue
Westminster, CO 80031
RESOLUTION NO. 50

RESOLUTION

20060928000979260 Adams Co 1/1
09/28/2006 11:46:26AM \$.00
Carol Snyder, Clerk \$6.00

INTRODUCED BY COUNCILLORS

Mayor - Lindsay

SERIES OF 2006

TO DESIGNATE THE RODEO SUPER MARKET AS A
LOCAL HISTORIC LANDMARK

WHEREAS, the Rodeo Super Market, also known as the Rodeo Market, is historically significant because it is more than fifty years old and it:

1. Exemplifies the economic and social heritage of Westminster;
2. Represents an association with a notable person in the history of 20th century Westminster; and
3. Enhances a sense of identity for Westminster residents;

WHEREAS, the City Staff has caused the historical significance of the property to be documented and has applied to the Historic Landmark Board for a recommendation as to whether the site should be designated as a local historic landmark, and

WHEREAS, the Historic Landmark Board has held a public hearing and passed a resolution recommending that the site be designated as a local historic landmark,

NOW, THEREFORE, the City Council of the City of Westminster resolves that:

1. The Rodeo Super Market be designated as a local historic landmark pursuant to Section 11-13-5 of the Westminster Municipal Code.
2. Description of features that should be preserved:
 - Barrel vault roofline
 - Stepped parapet façade, large front windows and front door documented in 1966 and 1971 photos
 - Original brick façade shown in 1966 photo
 - Sign as it appeared in 1966 photo

Notes: The only original architectural feature extant in the building at this time is the barrel vault roofline. The front façade, windows, door, brick and sign must be restored in order to be preserved. If restored, it is the intent of this resolution that these features be restored consistent with the 1966 photo included in the application.

3. The legal description and location of the property are:

Address and general location: 3915 West 73rd Avenue, between Lowell and Bradburn Boulevards

Legal Description: Beginning 60 feet west of the SE corner of Block 35, Harris Park, thence east along the north line of 73rd Avenue (Walnut Street) 140 feet to the SW corner of House's Resubdivision of Block 34, Harris Park, thence north along the west line of Block 34 a distance of 120 feet; thence west 140 feet; thence south 120 feet to the point of beginning; SE/4 Sec. 31, Township 2 South, Range 68 West, Sixth Principal Meridian, Adams County, Colorado.

UTM coordinates: UTM Zone 13
Datum NAD 27
Linear Unit: meter
496700.74; 4408607.80

PASSED AND ADOPTED this 25th day of September, 2006.

Harry McNally
Mayor

ATTEST:

Linda Jensen
City Clerk

**HISTORIC LANDMARK BOARD
RESOLUTION NO. 2020-01**

**A RESOLUTION AUTHORIZING A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR
CONVERSION OF EXISTING BUILDING INTO A RESTAURANT/PUB.**

WHEREAS, 3915 West 73rd Avenue, Adams County, Westminster, Colorado was designated a local historic landmark in 2006, and;

WHEREAS, The City of Westminster has partnered with a developer to convert the existing building into a restaurant/pub, 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 proposed alterations will maintain and preserve the historic character 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 1113-7 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 conversion of 3915 West 73rd Avenue to a restaurant/pub.

PASSED AND ADOPTED this 24th day of June, 2020.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Matthew Bell, Interim Board Chair

Agenda Item 4. a) Updates on Historic Properties

CITY-OWNED DESIGNATED HISTORIC PROPERTIES

a) Bowles House at 3924 West 72nd Avenue

1. The old shops building near the Bowles House has been removed and the historic viewshed on 72nd 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 92nd Avenue

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

14. Notice that grant for barn rehab not awarded. (9-3-13)
15. 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)
16. 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)
17. 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)
18. The Semper Farm Master Plan continues to evolve. Staff met to review next steps. (3-5-13)
19. 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 72nd 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 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. 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.
 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 73rd 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 20th, 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 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. (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 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 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 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) Westminster Presbyterian Church at 3990 West 74th 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 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)