



WESTMINSTER

Historic Landmark Board

Public Hearing

**Application for Certificate of Historical Appropriateness
Margaret O’Gorman House – 8198 Irving Street Westminster, CO**

**March 8, 2023
7:00 pm
City Council Chambers**

1. ROLL CALL
2. STAFF PRESENTATION – PROCESS FOR PUBLIC HEARING FOR APPLCIATION FOR CERTIFCATE OF HISTORICAL APPROPRIATENESS.
 - a. Presentation included with Public Hearing Agenda
3. APPLICANT PRESENTATION – APPLICATION FOR CERTIFICATE OF HISTORICAL APPROPRIATENESS.
 - a. Application included with Public Hearing Agenda
4. FINDINGS PURSUANT TO WESTMINSTER MUNICIPAL CODE 11-13-10
5. DIRECTION TO STAFF
6. ADJOURNMENT



WESTMINSTER COLORADO

Margaret O’Gorman House

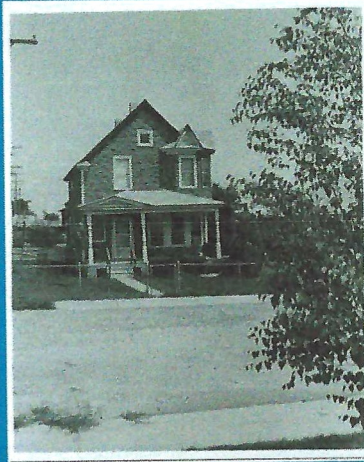
Public Hearing for Certificate of Historic Appropriateness

March 8, 2023

7:00 PM

City Council Chambers

Margaret O’Gorman House Landmark Designation 2-13-2008



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Public Notice

- Notice was published in the Westminster Window in the February 16, 2023 and February 23, 2023 issues.
- Notice was posted at the City of Westminster offices on February 16, 2023

CITY OF WESTMINSTER NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that a public hearing will be held by the Westminster Historic Landmark Board on Wednesday, March 8 at 7:00 p.m. at Westminster City Hall, 4800 West 92nd Avenue, Westminster, Colorado.

The purpose of the hearing is to review an application for a Certificate of Historic Appropriateness for a roof replacement and installation of roof-mounted solar panels for the Margaret O’Gorman House, located at 8198 Irving Street, Adams County, Westminster, Colorado.

Copies of all documents submitted by the applicant that will be considered by the Historic Landmark Board at this hearing are available for review by contacting Kate Cooke, Cultural Affairs Coordinator in the Westminster Parks, Recreation and Libraries Department at 303-658-2711 or kcooke@cityofwestminster.us.

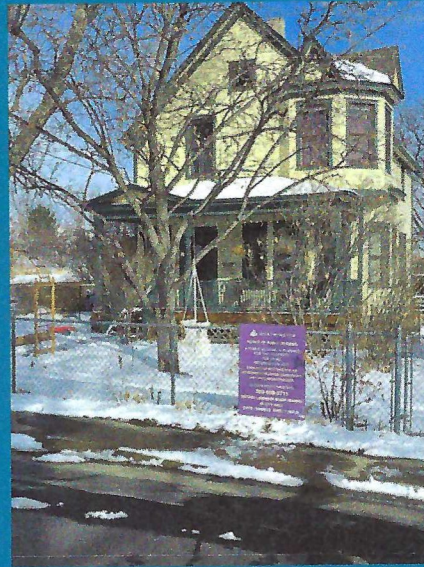
Blake Ramsey
Operations Manager
Parks, Recreation and Libraries

Published in the Westminster Window
February 16, 2023 and February 23, 2023

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Property Posting

- A public notice sign was posted at the property on February 23, 2023.



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Process

- Hold a public hearing within 30 - 60 days of receiving a building permit and/or application for Certificate of Historical Appropriateness.
- Applicant to present regarding their application for a Certificate of Historical Appropriateness.
- HLM Board to make a finding based on the criteria set forth in Westminster Municipal Code 11-13-10 for the roof replacement.
- HLM Board to make a finding based on the criteria set forth in the Westminster Municipal Code 11-14-10 for the installation of roof-mounted solar panels.
- Based on findings, direct staff to prepare appropriate documents/resolutions.

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WESTMINSTER

APPLICATION FOR CERTIFICATE OF HISTORIC APPROPRIATENESS

Margaret O’Gorman House
8198 Irving Street, Westminster, Colorado

1. Application Information Prepared by:

Kaleb and Christina Matson
8198 Irving St Westminster, CO 80031
Ph: 434-941-9423
Email: finnkcm@gmail.com

2. Name of Landmark

- a. **Historic Name:** Margaret O’Gorman House
- b. **Name of Current Owner:** Kaleb and Christina Matson
- c. **Other Name by Which this Landmark May be Known:** N/A

3. Address of Landmark: 8198 Irving Street, Westminster, Colorado 80031

4. Legal Description of Property on Which Landmark is Located:

Lots 1 & 2, Block 108, Westminster Subdivision,
City of Westminster, Adams County, Colorado

5. UTM Coordinates:

UTM 83, UTM 27
East 1,632,349.013 north 14,469,715.919 Feet NAD 27 UTM Zone 13N
East 1,632,195.940 north 14,470,401.324 Feet NAD 83 UTM Zone 13N

6. Property Owner Information:

Privately Owned by:
Kaleb and Christina Matson
8198 Irving Street
Westminster, Colorado 80031

7. Historic Use:
Multiple Dwelling

8. Current Use:
Residence

9. Describe the Current Condition of Landmark:

The current condition of the house is good. The interior has been updated and remains in good condition. The exterior is in good condition with no significant problems.

10. Landmark Information:

- a. **Year of Construction:** 1910
- b. **Architect or Builder or Designer:** Frank Day
- c. **Brief Description of Landmark (building, landscape feature, monument, etc.):**
The O’Gorman House is built in the Victorian/Edwardian architectural style. A simplified example of a Queen Anne residence, sometimes referred to as a "Princess Anne," the 45’ by 25’ house has a steeply pitched 12/12 gable-front roof, with enclosed eaves and end returns. On the southwest corner, there is a multi-sided tower with angled walls, featuring a cross-gabled roof with pedimented eaves; the tower’s rooflines are set below that of the main house. A full width, one-story hipped roof porch is on the front (west) elevation, and has turned spindle columns and narrow balusters. There is a three-sided bay window on the south, and a one-story, hipped roof addition on the rear, with wood steps leading to a rear door. Windows are 1/1 double hung with simple wood entablature surrounds. There are two interior brick chimneys. A 2006 rehabilitation removed the asphalt siding and revealed original lap siding.
- d. **Significance of Landmark:** The house was built for Margaret O’Gorman to house students from Westminster University
- e. **Additional Background or History of Landmark:** Margaret O’Gorman petitioned for the incorporation of the new town of Westminster

11. 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:*

No architectural changes are being proposed in this application. This proposal is for the maintenance and preservation of the structure by replacing the 25 year old asphalt shingles with substantially similar asphalt shingles and adding solar panels to the south (non-road facing) roof. These improvements are necessary to prevent damage to the structure via exposure to the elements resulting from aging asphalt shingles and to install solar panels on the non-road facing south-side roof. This requires no changes to the historic features of the house yet adds environmental sustainability in line with Westminster City’s vision for sustainability and our duty to do our part to leave the world a better place for our children.

- 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:*

No architectural changes are being proposed in this application. Aging asphalt shingles will be replaced with substantially similar new asphalt shingles, and the solar panels will be installed to minimize the visual impacts to the structure’s character-defining features.

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

N/A. No new structures proposed.

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

N/A. No new structures proposed.

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:*

The old asphalt shingle roof will be replaced with a substantially similar new asphalt shingle roof, without affecting any exterior architectural features of the structure.

The solar panels will be placed on the south (non-road facing) roof, having been carefully designed to fully preserve the historic features of the structure. The solar panel installation will not require any architectural changes to the structure. It will specifically not in any way affect the characteristic steep 12/12 pitch gable front, the tower, the eaves, end returns, brick chimneys, or any other attributes cited as historic characteristics of the structure.

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

The new roof is necessary to protect and preserve the integrity of the structure for future generations. No changes in use of this residential structure will occur because of this necessary maintenance.

The solar panels do not require any changes to the characteristic historic features of the structure, yet enhance the structure and area with environmental sustainability features. Increasing solar utilization is in alignment with Westminster's vision for sustainability, reflects Westminster's Platinum Level rating as part of the 'Solar Friendly Communities Program', and complies with Westminster's "Solar-By-Right" Ordinance (Ordinance No. 4071).

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

N/A. This is a private residence.

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

As a private residence, maintaining this structure is the responsibility of the owner not the taxpayer. It is probably economically viable for the owner barring any onerous burdens placed upon the owner due to its historic status.

- 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:*

N/A, no change in use is proposed for this private residence.

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

The historic character of this property is being retained and preserved thru this proposal by making prudent maintenance to the structure thru an updated roof necessary to prevent structural deterioration. The historic character of this property is also being retained and preserved via a carefully designed solar panel placement that will not require any architectural changes to the structure, will not affect any of the key historic features, and has been designed and placed for minimal visual impact.

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

The historic asphalt shingles will be replaced with nearly identical new asphalt shingles, matching the style, design, & material of the current old shingles. The solar panels require no architectural changes and are designed and placed for minimal visual impact on the historic character of the home.

For further assurance, this proposal is aligned with the best practices outlined by Denver's Landmark Preservation Commission's "Environmental Sustainability & Historic Properties" guide to solar installation on historic structures. (See pages 43-45)

https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/landmark-preservation/design-review-and-guidelines/denver_landmark_guidelines-historic_bldg.pdf

Addendum for supporting material:



Location of the house on 82nd and Irving St



Rear/side of house from NorthEast (82nd ave)



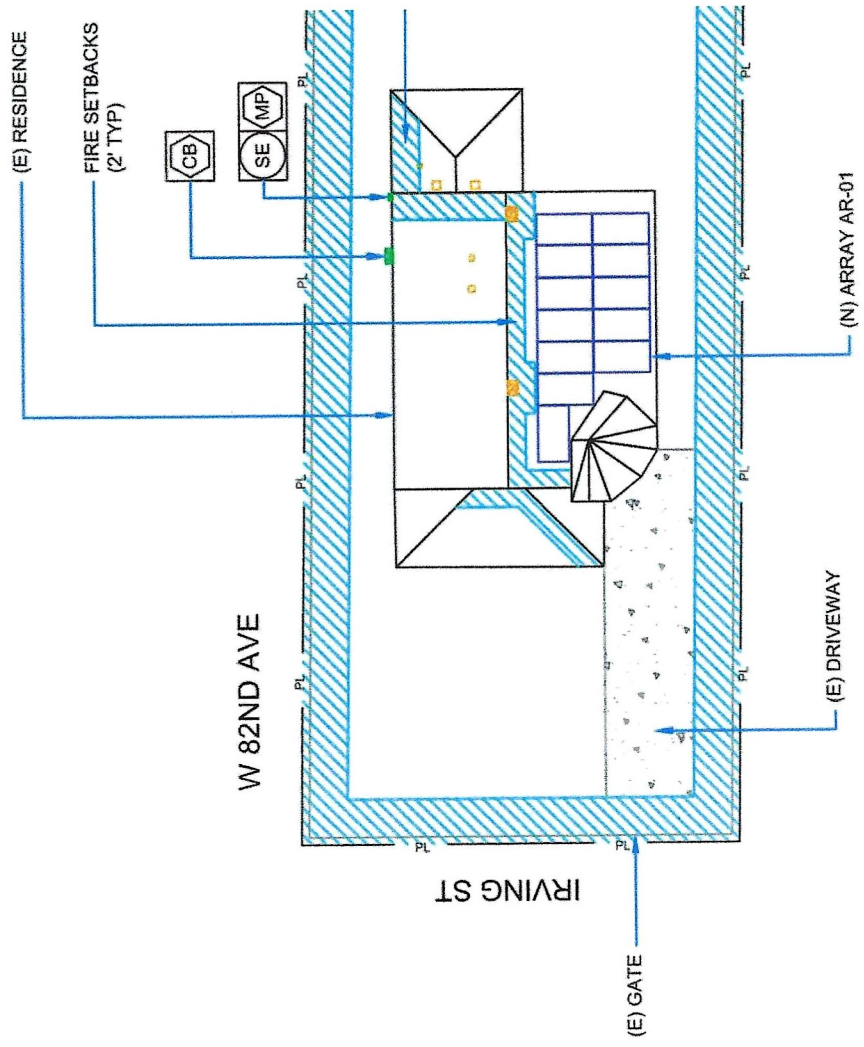
Front/side of house from NorthWest (82nd ave)



Front of house from the west side (Irving St)



Front/side of house from South West (Irving St)



Location of solar panels on South facing roof



● Electrical Panel Location (Exterior) ● Inverter Location (Exterior) ● Roofs

Mockup of Solar Panel location on south facing roof