



WESTMINSTER

**Historic Landmark Board Meeting Agenda
February 27, 2019
7:00 pm**

**Westminster City Hall,
Council Chambers
4800 West 92nd Avenue**

1. ROLL CALL
2. OFFICER ELECTIONS FOR 2019
 - a) Member introductions and election of Chair, Vice-Chair, and Secretary for 2019
3. CONSIDERATION OF MINUTES OF PRECEDING MEETING – NOVEMBER 28, 2018
(minutes attached, motion requested)
4. NEW BUSINESS
 - a) Public hearing for certificate of historic appropriateness for Semper Farm Residence roof replacement project (memo, application, and resolution attached) (Kristen Koehler and Matt Moritz)
 - b) Section 106 Review (Kristen Koehler)
 - c) Board discussion: Continuation of public hearing for 8015 Julian Street local landmark designation during May 22, 2019, HLB meeting (motion requested) (Kristen Koehler)
5. CONSIDERATION OF OLD BUSINESS
 - a) Updates on historic properties (list attached)
6. OTHER BUSINESS
 - a) Conferences, education, other updates
 1. The next meeting of the Historic Landmark Board is scheduled for Wednesday, May 22, 2019 at 7:00 p.m. in the Council Chambers
7. ADJOURNMENT

**Historic Landmark Board Meeting Minutes
November 28, 2018**

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

1. **ROLL CALL**

Board members present at roll call: Chris Meschuk, Kaaren Hardy, Linda Graybeal, Matthew Bell, and James Browning

Excused absences: Gargi Duttgupta and Anne Cutler

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

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

2. **CONSIDERATION OF THE MINUTES**

Kaaren Hardy made a motion to approve the minutes of the August 22, 2018 meeting, as presented. The motion was seconded by James Browning. The minutes were approved (5-0).

3. **NEW BUSINESS**

- a) Staff presentation and public hearing for the Julian House local historic landmark designation application
- Kristen Koehler provided a Powerpoint presentation regarding the “Julian House” located at 8015 Julian Street, outlining the public notice requirements and criteria that the Board must consider in evaluating the home for local historic landmark designation. Staff recommended that the Board consider the criteria for designation as outlined in the Westminster Municipal Code and make a determination to approve the application, disapprove the application, or continue the hearing. Chris Meschuk outlined the procedures for the quasi-judicial public hearing.
 - The home was nominated for local historic landmark designation by the landowner, Gina L. Gonzales.
 - Notice of public hearing was published in the Westminster Window on November 15, 2018 and the meeting packet was posted to the City website and in the lobby at City Hall. Noticing signs were placed at the home on November 19, 2018.
 - Board members discussed when the home was moved, who formerly lived in the home, the exterior features of the home, and its significance to Westminster’s social and educational history. Linda Graybeal explained that school children from the Pleasant DeSpain school received water from the home daily and was provided by the Rutt family. Chris Meschuk asked why the home had been named the “Julian House.”
 - Chris Meschuk invited Ms. Gonzales to address the Board with additional information she had regarding the home. Ms. Gonzales took an oath that her presented testimony was the truth. Ms. Gonzales had received most of the information that she knew about the home from Linda Cherrington prior to her passing. Linda Cherrington had shared with Ms. Gonzales that the children from the school would go to the home to get water each day. She discussed the porch, believing that it had been added. Matthew Bell

stated that the documents distributed to the Board said that the jigsaw bargeboard was not original. Ms. Gonzales stated that she had added fish scaling to the front of the home but did not have pictures showing the fish scaling as a feature of the home originally and did it because she liked the look. She stated that the home had been moved during the 1950's. She said that Linda Cherrington had visited the home often when she was in high school. Ms. Gonzales expressed a desire to list the home because she loves the old style of the home. The Board discussed the siding of the home and the idea of naming the home after the Rutt or Bean family.

- Linda Graybeal has been working on finding information about the Rutt family, but it is difficult as there is not much information available.
- The hearing was opened up for public comment.
- There were no public comments in support or opposition to the application.
- Staff did not have any further comments.
- The hearing was opened up for Board deliberation. Linda Graybeal discussed Linda Cherrington's passion for local landmarking in Westminster and the honor that it would be to her to have this home designated. Kaaren discussed the comments to the application from the City's Director of Community Development and stated that more documented information linking the home to the former owners or the education history in the City would provide a better case for the home being designated. Matthew Bell agreed that he would like to know as much as possible about the families that lived in the home. Chris Meschuk discussed the criteria from the Municipal Code that he believes the home meets, including criteria one, criteria five, and criteria ten. He added that it would be helpful to have more information on the notable persons that lived in the home, but that he believes he has seen enough evidence that the home should be approved. He asked for input from the other members.
- Matthew Bell asked if delaying would be an option in order to allow the Board to learn as much as they can about the home. Kaaren Hardy agreed and stated that there should be documented historical association and inventory some place. She stated that we have recollections, but no documented evidence. Linda Graybeal stated that the home would only need to meet one of the criteria to be designated. She discussed the relocation of homes in Westminster to make room for commercial developments and how common it was to move homes at the time.
- Chris Meschuk stated that he was hearing a desire to learn more about the occupants and owners of the house and asked for a straw poll as to how many Board members feel like it is necessary to have more information before taking formal action on the application. Kaaren Hardy and Matthew Bell felt that the hearing should be continued.
- James Browning said that there are not very many houses like this in the Westminster area. Chris Meschuk said that he agreed with James and Linda, that he would like to learn more about the house, but that he did believe a recommendation could be made to City Council based on the current information presented to the Board.
- Kaaren Hardy stated that she is concerned about setting a precedent and that she would like more documentation to support the designation. She said that it would make for a stronger case when presenting the recommendation to City Council.
- Matthew Bell stated that learning more would not hurt the chances of being designated and that we would not want the public to think incorrect history about the home. James Browning stated that he had refurbished two mining cabins in Lafayette and that this home has more proof that those did, so he was leaning towards approving the application.
- Chris Meschuk discussed the naming of the home, proposing that it either be called the Rutt or Rutt-Bean House. The Board members agreed with the proposal, as did the landowner.

- The Board discussed the possibility of continuing the hearing. The landowner agreed that she would be fine with continuing the hearing at the February meeting of the Board and that she would do more research on the home in the meantime.
- A motion was made by James Browning and seconded by Kaaren Hardy to continue the hearing during the Board's February 27, 2019 meeting. The motion passed unanimously.

4. **CONSIDERATION OF OLD BUSINESS**

- a) Updates on historic properties
- Kaaren Hardy asked about the Shoenberg pump house/generator building rehab project, wondering about the date of completion. Staff clarified that the rehabilitation work had been completed on July 15, 2018.
 - Kaaren Hardy asked about the Board's oversight of the Metzger Farm project, since it is listed on the National Registry. Staff will verify the Board's role in overseeing the project.

5. **OTHER BUSINESS**

- a) Conferences, education, other updates
- Linda Graybeal discussed the brochures and invitations to celebrate the 100th anniversary of Westminster's famous Christmas tree. She discussed updates to the Westminster Historical Society newsletter. She talked about a conversation that she had with a woman from Baton Rouge, Louisiana about a document that her father found in the attic of a home he was working on, which was the original 1919 document changing Connecticut Avenue to Bradburn Avenue and included the signatures of Mayor Weber and other Westminster leaders.
 - Kristen Koehler stated that the next meeting of the Board is scheduled for February 27, 2019, and that the Board will be responsible for electing the officers during that meeting and continuing the "Julian House" public hearing.
 - Chris Meschuk stated that it has been a pleasure serving with the Board members and thanked them for their service. Kaaren Hardy thanked Chris for his service and Linda Graybeal said that the Board will miss him.

6. **ADJOURNMENT**

The meeting adjourned at 7:58 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Kaaren Hardy, Vice-Chair



WESTMINSTER

Agenda Memorandum

Agenda Item – 4.a)

Historic Landmark Board Meeting
February 27, 2019

SUBJECT: Review and action for certificate of historic appropriateness for Semper Farm Residence roof 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 Residence roof 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 roof replacement work at Semper Farm Residence. Roof replacement is necessary due to damage sustained to the roof during a storm event that took place in June, 2018. The roof will be replaced with the same materials that exist on the structure currently, except that a plywood decking will also be installed over the existing 2 inch slat decking beneath the shingles. The plywood decking will not be visible from the exterior of the structure. Please see the included insurance claim report for more detail and pictures of the roof damage.

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 scheduled before the Historic Landmark Board was published in the Westminster Window on February 14, 2019. A noticing sign was posted at the property on February 13, 2019.

Respectfully submitted,

Kristen Koehler
Cultural Affairs Specialist – Parks, Recreation and Libraries

Attachments:

- Application for certificate of historic appropriateness and insurance claim report
- Resolution No. 2019-01 – certificate of historic appropriateness for the Semper Farm Residence roof replacement project



WESTMINSTER

APPLICATION for CERTIFICATE OF HISTORIC APPROPRIATENESS

Semper Farm Residence 9215 Pierce Street, Jefferson County, Westminster, Colorado

1. Application Information Prepared by:
Kristen Koehler
Cultural Affairs Specialist
City of Westminster
4800 West 92nd Avenue
Westminster, CO 80031
2. Name of Landmark:
 - a. Historic Name: Semper Farm Residence
 - 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., 6th 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 92nd Avenue
Westminster, CO 80031
City Manager: Donald R. Tripp
7. Historic Use: Truck Farm/Orchard
8. Current Use: Vacant
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:

- 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.

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 19th 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 a general store located south of the farm near the present alignment of 92nd 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 92nd Avenue.

The Semper Farm and associated small agricultural tracts platted by the Sempers are representative of the 19th 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 roof replacement will ensure the residence is protected and will have little impact on the architectural and historic character of the structure.

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 materials on the roof of the residence, save for the plywood decking that will lay on top of the current 2 inch slat decking. The slat decking will remain visible from inside the attic.

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

- No new structure; this project only includes repairs to the existing structure.

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 repairs 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:*
- None. The visible materials used on the roof will be identical to the existing materials. The plywood decking will not be visible for the exterior of the structure.
- 6) *The effect of the proposed work on the protection, enhancement, perpetuation and use of the structure, area or district:*
- By replacing the damaged roof, the residence will be protected from further damage.
- 7) *The condition of existing improvements and whether they are a hazard to the public health or safety:*
- The current roof is damaged and if left unrepaired could result in further damage to the interior of the structure.
- 8) *The economic viability of maintaining the structure or area as is:*
- N/A
- 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 structure will not change.
- 10) *Whether the historic character of a property is being retained and preserved:*
- This repair will not alter the historic character of the exterior of the building at all and will result in the structure being protected for many years to come. There will be a small impact to the interior attic of the building where the plywood decking will be visible from inside the attic; however, the historic 2 inch slat decking will still be visible from within the attic as it is currently.
- 11) *Visual compatibility with designated historic structures located on the property, in terms of design, finish, material, scale, mass, and height.*
- The visible exterior materials used to replace the existing roof will be the same as what is currently on the structure.



FRONTIER ADJUSTERS. Frontier Adjusters of Golden

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Registered Professional Adjuster #1139

Insured: City of Westminster
Property: 9215 Pierce St Semper Farm Residence 30000378
Westminster, CO 80031

Claim Rep.: Sewer, Jason
Company: Engle Martin
Business: 3760 Kilroy Airport Way Ste 680
Long Beach, CA 90806

Business: (323) 761-6663
E-mail: jsewer@englemartin.com

Estimator: Phillips, Rich -Golden
Company: Frontier Adjusters of Golden
Business: P.O. Box 280283
Lakewood, CO 80226

Business: (303) 986-8888
E-mail: rphillips@frontieradjusters.com

Claim Number: PC6006131

Policy Number:

Type of Loss: Hail

Date Contacted: 7/12/2018

Date of Loss: 6/18/2018

Date Inspected: 7/17/2018

Date Received: 7/9/2018

Date Entered: 7/21/2018 1:02 PM

Price List: CODE8X_JUL18
Restoration/Service/Remodel

Estimate: 204-180701-378



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This is a repair estimate only. Property owner is responsible for mitigation of damage, prevention of additional damage. Owner is responsible for repairs or securing a contractor/handyman to make repairs. The contractor or emergency services/dry out team is ABSOLUTELY responsible for contacting the owner of the unit, securing permission to work, and completing that work.

Overhead and profit is available if the owner uses a licensed general contractor, and employs 3 or more trades in the course of repairs.

This estimate of damage may not be complete. Opening up the job, or finding additional damage means supplemental or additional damage may require reinspection or reevaluation, once the job has begun. Owner/contractor should contact the above adjuster/appraiser, immediately upon discovery.

Failure of the property owner or the contractor to notify the adjuster that further damage has been found or their numbers are different for the overall cost, may result in no added payments being made. If you believe your charges will exceed this estimate, you must notify the adjuster before proceeding to get approval or reinspected, otherwise, payment will be made based on this estimate total.

The repair contractor or dryout firm is responsible for testing for asbestos, lead based paint, mold, biological growth, radon, or any other substance potentially on the job that may be hazardous to their employees, the homeowner, the business owner, or any involved parties.

The insurance carrier reserves the salvage rights to all salvage on any metal roof they replace, or on any carpet or hardwood flooring.

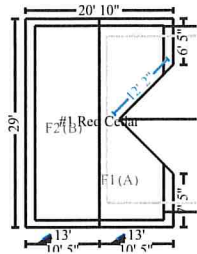


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204-180701-378

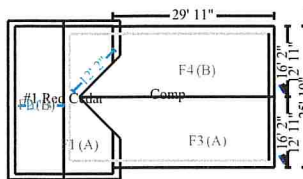
Main Level



#1 Red Cedar

683.32 Surface Area
 94.92 Total Perimeter Length
 6.83 Number of Squares
 29.00 Total Ridge Length

| DESCRIPTION | QUANTITY | UNIT PRICE | TAX | O&P | RCV | DEPREC. | ACV |
|----------------------------------|----------|------------|-------------|--------------|---------------|--------------|---------------|
| 2. R&R Ridge cap - wood shingles | 29.00 LF | 10.16 | 0.00 | 58.92 | 353.56 | (40.48) | 313.08 |
| Totals: #1 Red Cedar | | | 0.00 | 58.92 | 353.56 | 40.48 | 313.08 |



Comp

1012.66 Surface Area
 92.13 Total Perimeter Length
 10.13 Number of Squares
 36.17 Total Ridge Length

| DESCRIPTION | QUANTITY | UNIT PRICE | TAX | O&P | RCV | DEPREC. | ACV |
|---|----------|------------|-------------|---------------|-----------------|---------------|-----------------|
| 5. Remove 3 tab - 20 yr. - comp. shingle roofing - w/out felt | 10.13 SQ | 49.26 | 0.00 | 99.80 | 598.80 | (0.00) | 598.80 |
| 7. Roofing felt - 15 lb. | 10.13 SQ | 31.83 | 0.00 | 64.48 | 386.92 | (80.61) | 306.31 |
| 8. 3 tab - 25 yr. - comp. shingle roofing - w/out felt | 11.33 SQ | 208.37 | 0.00 | 472.16 | 2,832.99 | (590.21) | 2,242.78 |
| 9. R&R Chimney flashing - average (32" x 36") | 1.00 EA | 401.06 | 0.00 | 80.20 | 481.26 | (0.00) | 481.26 |
| 10. Drip edge | 92.13 LF | 2.22 | 0.00 | 40.90 | 245.43 | (51.13) | 194.30 |
| 11. Valley metal | 32.00 LF | 5.30 | 0.00 | 33.92 | 203.52 | (42.40) | 161.12 |
| 12. Furnace vent - rain cap and storm collar, 5" | 1.00 EA | 67.13 | 0.00 | 13.42 | 80.55 | (16.78) | 63.77 |
| 14. Continuous ridge vent - shingle-over style | 36.17 LF | 8.52 | 0.00 | 61.64 | 369.81 | (0.00) | 369.81 |
| 16. Flashing - pipe jack | 1.00 EA | 39.43 | 0.00 | 7.88 | 47.31 | (9.86) | 37.45 |
| Totals: Comp | | | 0.00 | 874.40 | 5,246.59 | 790.99 | 4,455.60 |
| Total: Main Level | | | 0.00 | 933.32 | 5,600.15 | 831.47 | 4,768.68 |



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Exterior/General

| DESCRIPTION | QUANTITY | UNIT PRICE | TAX | O&P | RCV | DEPREC. | ACV |
|--|----------|------------|-------------|-------------|-------------|-------------|-------------|
| 1. Taxes, insurance, permits & fees (Bid Item) | 1.00 EA | 0.00 | 0.00 | 0.00 | 0.00 | (0.00) | 0.00 |
| Permit reimbursable upon proof of purchase | | | | | | | |
| Totals: Exterior/General | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Labor Minimums Applied

| DESCRIPTION | QUANTITY | UNIT PRICE | TAX | O&P | RCV | DEPREC. | ACV |
|---|----------|------------|-------------|---------------|-----------------|---------------|-----------------|
| 13. Heat, vent, & air cond. labor minimum | 1.00 EA | 254.21 | 0.00 | 50.84 | 305.05 | (0.00) | 305.05 |
| Totals: Labor Minimums Applied | | | 0.00 | 50.84 | 305.05 | 0.00 | 305.05 |
| Line Item Totals: 204-180701-378 | | | 0.00 | 984.16 | 5,905.20 | 831.47 | 5,073.73 |

Grand Total Areas:

| | | |
|---------------------------|----------------------------------|-------------------------------|
| 0.00 SF Walls | 0.00 SF Ceiling | 0.00 SF Walls and Ceiling |
| 0.00 SF Floor | 0.00 SY Flooring | 0.00 LF Floor Perimeter |
| 0.00 SF Long Wall | 0.00 SF Short Wall | 0.00 LF Ceil. Perimeter |
| 0.00 Floor Area | 0.00 Total Area | 0.00 Interior Wall Area |
| 514.39 Exterior Wall Area | 0.00 Exterior Perimeter of Walls | |
| 1,695.99 Surface Area | 16.96 Number of Squares | 374.08 Total Perimeter Length |
| 65.17 Total Ridge Length | 0.00 Total Hip Length | |



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Summary for Blanket

| | |
|---|-------------------|
| Line Item Total | 4,921.04 |
| Overhead | 492.08 |
| Profit | 492.08 |
| Replacement Cost Value | \$5,905.20 |
| Less Depreciation | (831.47) |
| Actual Cash Value | \$5,073.73 |
| Net Claim | \$5,073.73 |
| Total Recoverable Depreciation | 831.47 |
| Net Claim if Depreciation is Recovered | \$5,905.20 |

Phillips, Rich -Golden



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- 1 I-DSC02457
Date Taken: 7/17/2018

Semper Farm Residence



- 2 2-DSC02458
Date Taken: 7/17/2018

Roof





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3 3-DSC02459
Date Taken: 7/17/2018

East slope



4 4-DSC02460
Date Taken: 7/17/2018

Ridge missing





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5 5-DSC02461
Date Taken: 7/17/2018

Ridge missing



6 6-DSC02462
Date Taken: 7/17/2018

Ridge missing





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7 7-DSC02463
Date Taken: 7/17/2018

No hail damage here



8 8-DSC02464
Date Taken: 7/17/2018

West face





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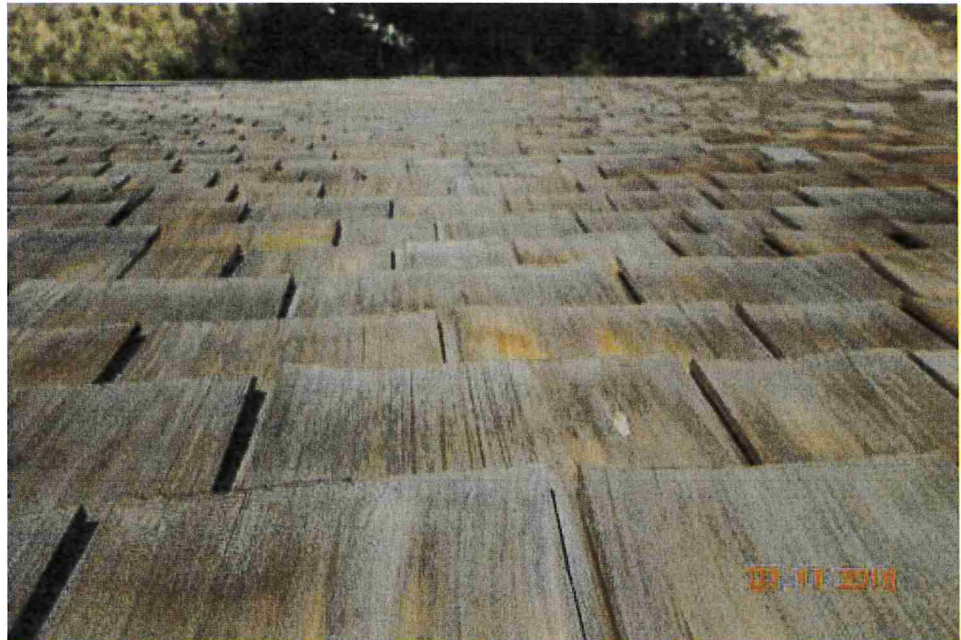
9 9-DSC02465
Date Taken: 7/17/2018

West face



10 10-DSC02466
Date Taken: 7/17/2018

Close up





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- 11 11-DSC02467
Date Taken: 7/17/2018

Comp shingles



- 12 12-DSC02468
Date Taken: 7/17/2018

I counted this one





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13 13-DSC02469
Date Taken: 7/17/2018

Over ten on this slope



14 14-DSC02470
Date Taken: 7/17/2018

Close up of ridge





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15 15-DSC02471
Date Taken: 7/17/2018

9/12



16 16-DSC02472
Date Taken: 7/17/2018

6/12 on comp





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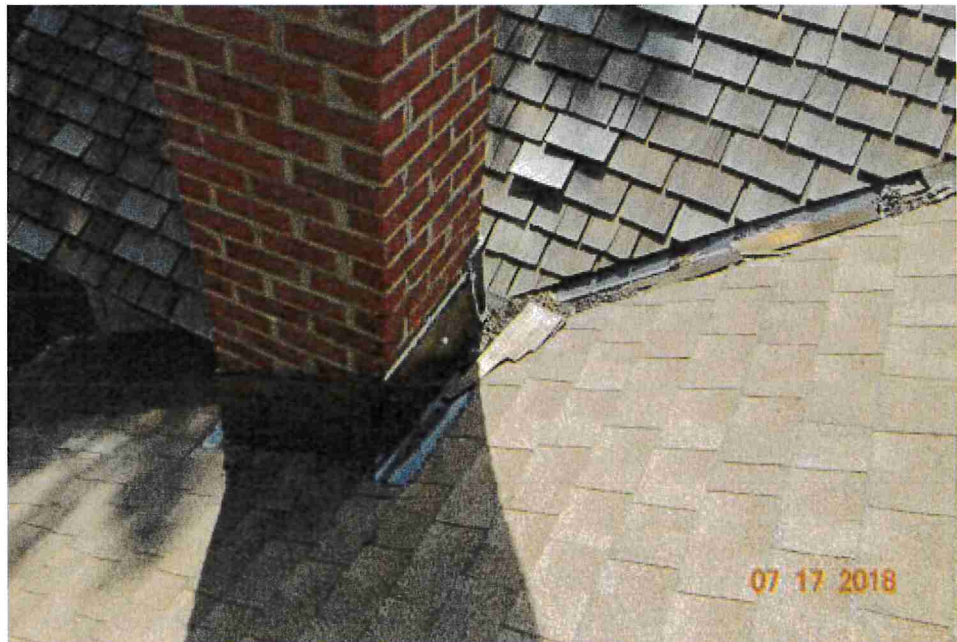
17 17-DSC02473
Date Taken: 7/17/2018

View of vents



18 18-DSC02474
Date Taken: 7/17/2018

Chimney





Frontier Adjusters of Golden

P.O. Box 280283 Lakewood CO 80236
Tel 303 986-8888
Fax 303 986-9979
Email rphillips@frontieradjusters.com
HAAG Roofing Certification #201010137
Registered Professional Adjuster #1139

19 19-DSC02475
Date Taken: 7/17/2018

Gutters are protected



20 20-DSC02476
Date Taken: 7/17/2018

Attic





Frontier Adjusters of Golden

P.O. Box 280283 Lakewood CO 80236
Tel 303 986-8888
Fax 303 986-9979
Email rphillips@frontieradjusters.com
HAAG Roofing Certification #201010137
Registered Professional Adjuster #1139

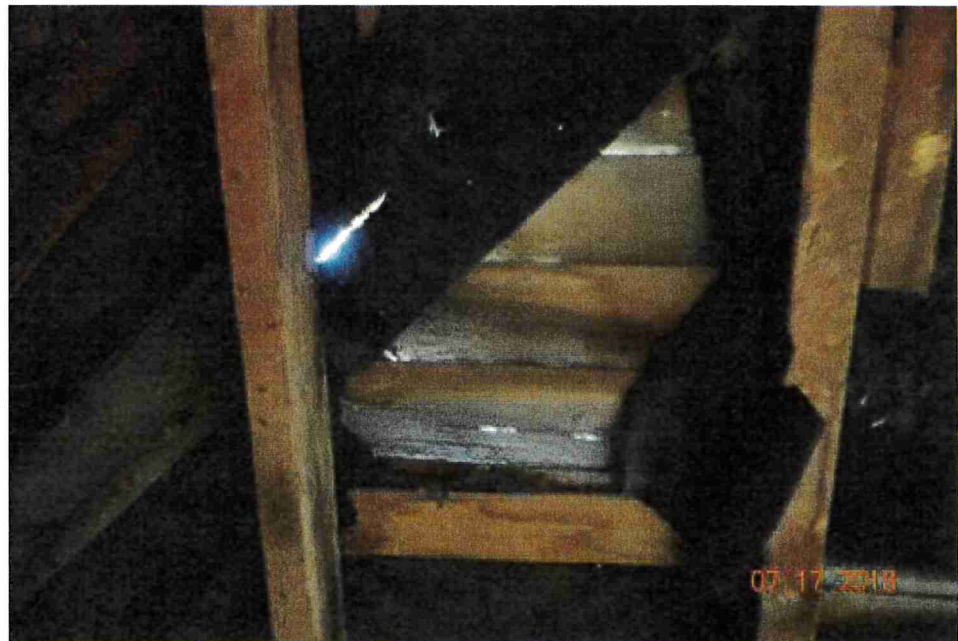
21 21-DSC02477
Date Taken: 7/17/2018

Roof open



22 23-DSC02479
Date Taken: 7/17/2018

Roof gaps



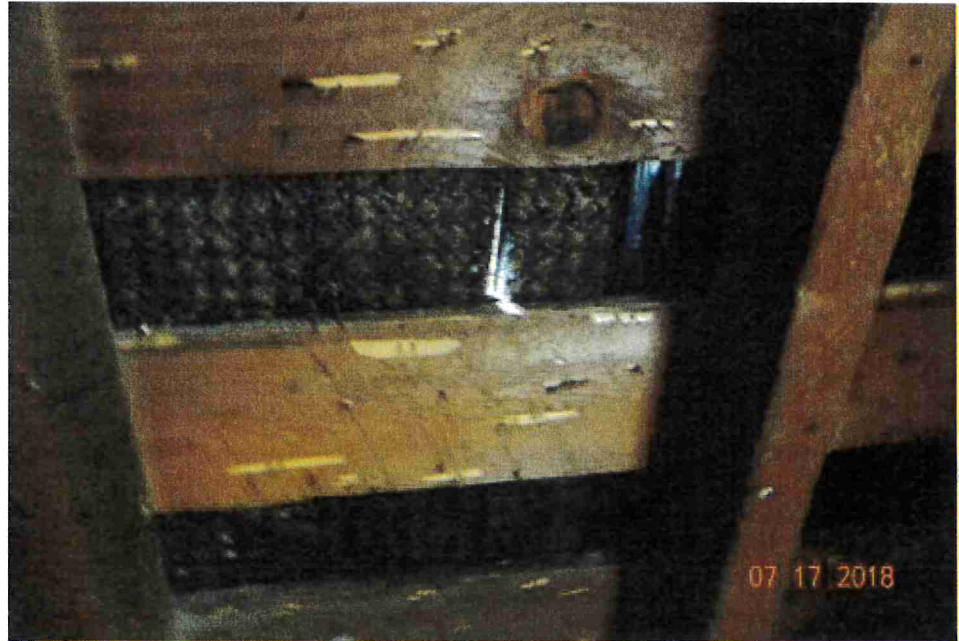


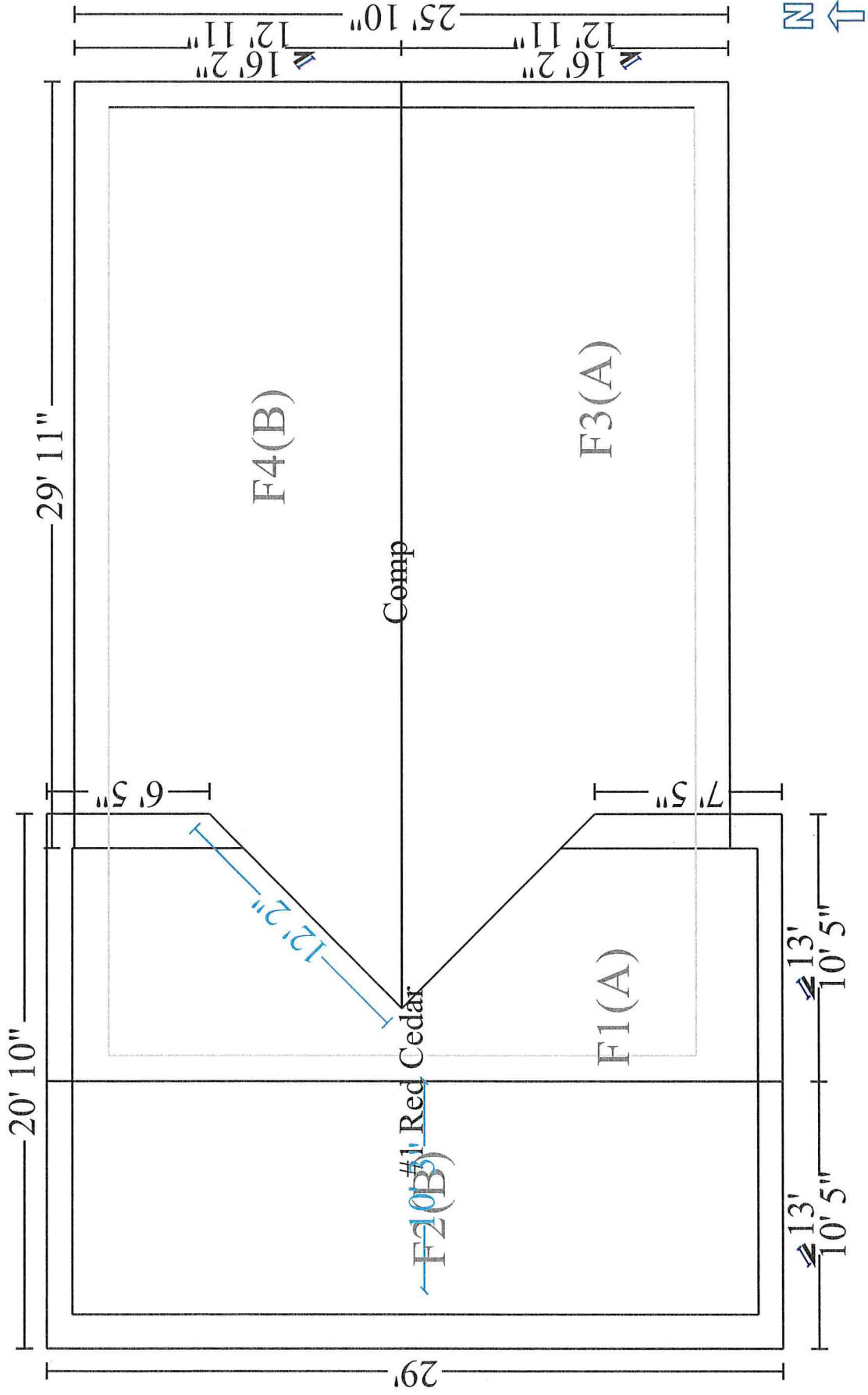
Frontier Adjusters of Golden

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Tel 303 986-8888
Fax 303 986-9979
Email rphillips@frontieradjusters.com
HAAG Roofing Certification #201010137
Registered Professional Adjuster #1139

23 24-DSC02480
Date Taken: 7/17/2018

Roof gaps





**HISTORIC LANDMARK BOARD
RESOLUTION NO. 2019-01**

**A RESOLUTION AUTHORIZING A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR
ROOF REPLACEMENT AT THE SEMPER FARMHOUSE RESIDENCE**

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

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

WHEREAS, the farmhouse roof was damaged during a storm event in June, 2018, and is in need of replacement, and;

WHEREAS, given the historic significance and landmark designation of the farmhouse, it is necessary to repair the structure and protect it from further damage, and;

WHEREAS, the Westminister 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 roof replacement will not impact the historically significant features of the farmhouse, and;

WHEREAS, the Board has considered the criteria set forth in Westminister 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 Westminister Municipal Code:

NOW, THEREFORE, the Historic Landmark Board of the City of Westminister resolves that a certificate of historic appropriateness be approved for the roof replacement project at the Semper Residence farmhouse.

PASSED AND ADOPTED this 27th day of February, 2019.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Chair

4. b) Section 106 Review

Section 106 Review

City Staff was contacted by Fidelity Towers, Terracon on February 1, 2019 regarding the proposed installation of a telecommunications tower at 12500 Delaware Drive, Adams County, Westminster, Colorado 80234. The company is requesting that the City review the plan to determine its impact on historic resources, pursuant to Section 106 of the National Historic Preservation Act.

Staff has reviewed the information provided by Fidelity Towers, Terracon and has found no impact on historic resources in the plan area. Staff recommends that the Historic Landmark Board take the following actions:

- 1) Review the attached materials provided by Fidelity Towers, Terracon to determine if there exists historic resources in the plan area that are listed or are eligible for listing on the State or the National Register of Historic Places.
- 2) If the Board finds that historic resources are adversely impacted by the plan, direct Staff to contact Fidelity Towers, Terracon alerting them to this information.
- 3) If the Board agrees with Staff's assessment that no historic resources that are listed or may be eligible to be listed on the State or National registries are impacted by the plan, direct Staff to send the attached letter.



WESTMINSTER

February 27, 2019

Dear Mr. Worley:

The City of Westminster is a Certified Local Government (CLG) and with this letter establishes itself as a Consulting Party for the APE related to historic properties. Your inquiry states the site address as 12500 Delaware Drive, Westminster, Adams County, Colorado, 80234.

At this time, the City of Westminster is not aware that the site at 12500 Delaware Drive is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Please contact me if you have any questions.

Sincerely,

Kristen Koehler
Cultural Affairs Specialist

February 1, 2019

City of Westminster Historic Landmark Board
 Kristen Koehler
 4800 West 92nd Ave
 Westminster, CO 80030

Phone: (303) 658-2189
 Email: kkoehler@cityofwestminster.us

RE: Invitation to Comment as a Consulting Party on a Proposed Telecommunications Tower

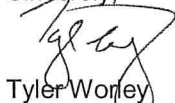
| | |
|-----------------------------------|---|
| Site Name: | North Stadium |
| Site Number: | CO2030 |
| Terracon Project Number: | 25197005 |
| Address: | 12500 Delaware Dr. |
| City, County, State: | Westminster, Adams County, Colorado 80234 |
| Lat/Long: | 39° 55' 21.83" N / 104° 59' 17.85" W |
| Section/Township/Range: | Section 34, Township 1S, Range 68W |
| Proposed Lease Area: | 28-foot by 65-foot tower compound |
| Proposed Access Road: | 20-foot wide by ~1070-foot long access road |
| Proposed Utility Easement: | 5-foot wide by ~1172-foot long utility easement |
| Proposed Tower Height: | 96-feet |
| Tower Type: | Monopole |
| TCNS Number: | 181753 |
| Visual Effects APE: | 0.5-mile (under 200') |

Dear Ms. Koehler:

On behalf of Fidelity Towers, Terracon is writing to invite your comment on the effect of the above-referenced project on **historic resources** within the project's Area of Potential Effects (APE). We are requesting your review pursuant to Section 106 of the National Historic Preservation Act, the Advisory Council on Historic Preservation's regulation for compliance with Section 106, and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), and the Nationwide Programmatic Agreement effective March 7, 2005.

Field assessment for both historic properties and archaeological sites will be conducted and a determination will be made of the project's direct and indirect effects on eligible properties. Consulting parties are invited to provide information concerning historic or archaeological properties already listed in the National Register or that could be eligible for listing in the National Register. **We welcome your comments regarding the effect of the proposed project on historic resources that may be eligible for the National Register of Historic Places.** If you would like to comment, please respond to this letter within 30 days of its receipt. Thank you for your response on this matter. If you have any questions, please do not hesitate to call. If you wish to respond by email, I may be reached at tyler.worley@terracon.com and 303-423-3300.

Sincerely,




Tyler Worley
 Staff Biologist/Natural Resources Lead
 Attachment: Topographic Map with APE, Site Plans, 1A





DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

| | | | | |
|------------------------|-------------------------|---|--|--------|
| Project Manager: TW | Project No. 25197005 |  10625 W 170 Frontage Rd N, Ste 3 Wheat Ridge, CO 80033-1729 | SITE DIAGRAM CO2030 North Stadium 12500 Delaware Drive Westminster, CO | Figure |
| Drawn by: TW | Scale: AS SHOWN | | | 1 |
| Checked by: CW | File Name: 25197005 | | | |
| Approved by: CP | Date: 1/30/2019 | | | |

FIDELITY TOWERS
 150 EAST STROUD ROAD
 PARKER, CO. COLORADO 80134
 PHONE: (303) 571-1441
 FAX: (303) 571-0252

PLANS PREPARED BY:

ZIMR.O
 Aaron Zimmer
 architect

mobile: 303.579.2276
 office: 303.562.1974
 az@zimr.co

LIMITATION OF WARRANTY AND ARCHITECT'S WORK PRODUCT:
 The Architect warrants that the design documents were prepared in accordance with the professional standards of practice for the profession of architecture in the State of Colorado and that the design documents were prepared in accordance with the contract documents. The Architect does not warrant that the design documents are free of errors or omissions, or that the design documents will result in a building that is free of defects or that the building will perform as intended. The Architect's liability is limited to the performance of the architectural services provided by the Architect. The Architect is not responsible for the construction of the building or for the performance of the building after construction.

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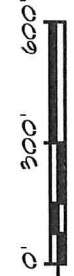
ISSUE DATE:
DEC. 20. 2018

SITE INFORMATION:
NORTH STADIUM
 CO2030
 12600 DELAWARE DR.
 WESTMINSTER, CO. 80234
 ADAMS COUNTY

SCALE:

SHEET TITLE:
PROXIMITY PLAN AND DISTANCES

SHEET NUMBER:
LS-2



PROXIMITY PLAN
 1/8" = 300'-0"
 1/4" = 600'-0"

2
 LS-1

FIDELITY TOWERS
 7309 EAST STEPHEN ROAD
 PARKER, COLORADO 80134
 PHONE: (303) 841-4040
 FAX: (303) 841-4200

PLANS PREPARED BY:

ZIMR
 Aaron Zimmer
 architect
 phone: 303.876.2276
 office: 303.846.8797
 email: AZ@ZIMR.CO

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| NO. | DATE | DESCRIPTION | BY: |
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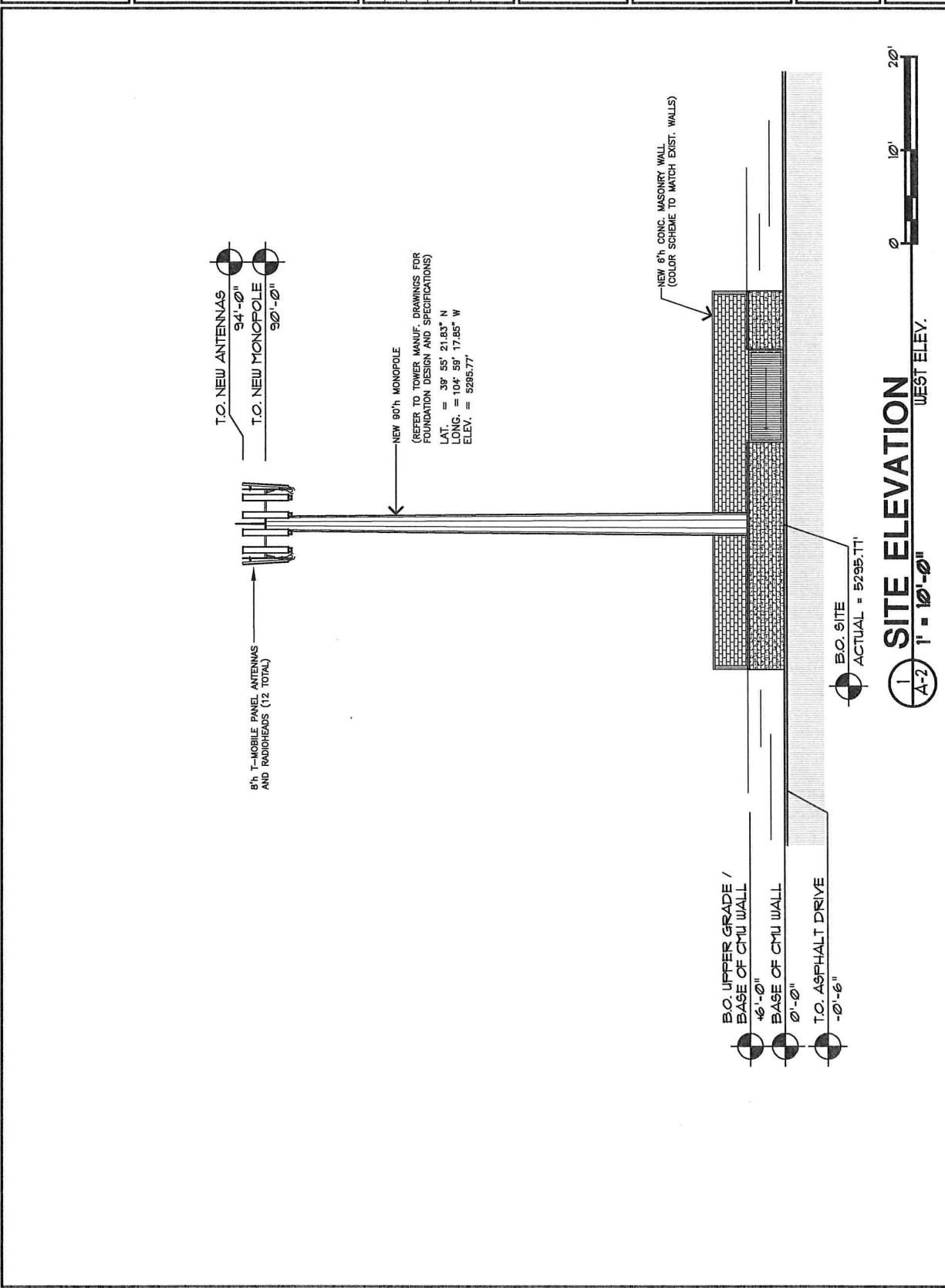
ISSUE DATE:
DEC.20.2018

SITE INFORMATION:
NORTH STADIUM
CO2030
 12600 DELAWARE DR.
 WESTMINSTER, CO 80224
 ADAMS COUNTY

SEAL

SHEET TITLE:
SITE ELEVATION

SHEET NUMBER:
A-1



December 13, 2018

RE: Site No: CO-2030
Site Name: North Stadium
12500 Delaware Street
Adams County, Colorado

I, Brian J. Dennis, a registered Professional Land Surveyor, hereby state that the following Latitude and Longitude values for the center of the above referenced structure are accurate to within 20 feet +/- horizontally and that the following antenna site elevation is accurate to within 3 feet +/- vertically:

HORIZONTAL REFERENCE DATUM: NAD 83'

Horizontal Antenna Position:

Latitude DMS: 39°55'21.83" N
Longitude DMS: 104°59'17.85" W

Latitude Dec.Deg 39.922730'
Longitude Dec.Deg: 105.988291'

VERTICAL REFERENCE DATUM: NAVD 88' (derived from NGS Monument M97)

Ground Elevation at Base of Tower: 5295.77 feet AMSL

Brian J. Dennis
Project No.: FIDT000004.
Colorado Professional Land Surveyor No. 38069
For and on behalf of Galloway & Company, Inc.



5. 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. (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 92nd Avenue

1. 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)
2. Discussion of security issues and need for review. (8-19-15)
3. Semper/Allison 3-car stall garage public hearing review for Certificate of Historic Appropriateness for proposed demolition. (1-6-15)
4. Semper signs installed and site groomed in July – August, 2014. (12-2-14)
5. 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)
6. Proposed informational panels reviewed by the HLB on 3-4-14. (5-29-14)
7. Notice that grant for barn rehab not awarded. (9-3-13)
8. 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)
9. 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)

10. 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)
11. The Semper Farm Master Plan continues to evolve. Staff met to review next steps. (3-5-13)
12. 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 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. 2019 CIP funding in the amount of \$200,000 adopted by City Council for improvements to Wesley Chapel Cemetery. (10-8-18)

2. 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)
 3. Annual Wesley Chapel Cemetery Association Board meeting held. (4-14-18)
 4. Additional family information for one of the plots has been received and added to the other documentation of persons buried there. (5-21-13)
 5. The Cemetery Board annual meeting was held April, 2013. (5-21-13)
 6. A brochure has been completed. (5-1-12)
 7. 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. 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 20th, 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 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. Foundation stabilization work completed. (10-1-18)
 2. 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)

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

6. a) Conferences, Education, Other Updates

Nuts & Bolts of a CLG

Where:

March 6th: Lincoln County Fairground Events Building
33747 County Road 2W Hugo, CO 80821

March 7th: Lincoln County Courthouse, Commissioners Meeting Room, 103 3rd Avenue Hugo, CO 80821

When:

Wednesday, March 6, 2019, 1 pm to 6 pm

Thursday, March 7, 2019, 9 am to 1 pm

Topics:

CLG Responsibilities

Historic Surveys

Tax Credits

State Historical Fund

Section 106

Main Street Program

Heritage Tourism

Speakers:

Sara Doll, State Historical Fund, History Colorado

Erica Duvic, History Colorado

Danielle Lewon, State Historical Fund, History Colorado

Larry Lucas, Colorado Main Street DOLA

Elizabeth O'Rear, Colorado Tourism Office

Jennifer Orrigo Charles, Colorado Preservation, Inc.

Mark Rodman, History Colorado

Joseph Saldibar, History Colorado

Amy Unger, History Colorado

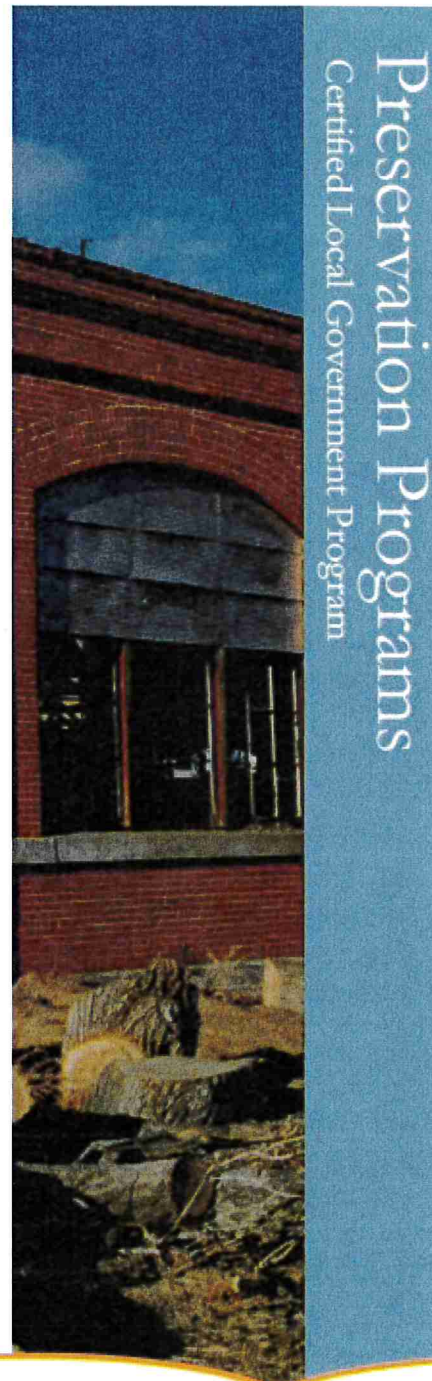
To register, contact:

Troy McCue

TMcCue@lincolncountyed.org

Hosted by

Lincoln County Economic Development Corporation
SERVING LINCOLN COUNTY, COLORADO



Workshop Sponsors

