



WESTMINSTER

**Historic Landmark Board Meeting Agenda
November 28, 2018
7:00 pm**

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

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING - AUGUST 22, 2018 (minutes attached, motion requested)
3. NEW BUSINESS
 - a) Staff presentation and public hearing for the Julian House (Agenda memo, Community Development comments, Westminster Historical Society comments, nomination application, draft resolution attached) (Kristen Koehler)
4. CONSIDERATION OF OLD BUSINESS
 - a) Updates on historic properties (list attached)
5. OTHER BUSINESS
 - a) Conferences, education, other updates
 1. The next meeting of the Historic Landmark Board is scheduled for Wednesday, February 27, 2019 at 7:00 p.m. in the Council Chambers
6. ADJOURNMENT

Historic Landmark Board Meeting Minutes
August 22, 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 were: Chris Meschuk, Kaaren Hardy, Linda Graybeal, Gargi Duttgupta, Linda Cherrington, Matthew Bell, and James Browning

Excused absences: Anne Cutler

Parks, Recreation and Libraries staff members present were: 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**

Linda Graybeal proposed an amendment to the meeting minutes of June 5, 2018 to note that during the meeting she had made a presentation on behalf of the Westminster Historical Society.

James Browning made a motion to approve the minutes, as amended, of the June 5, 2018, meeting. Kaaren Hardy seconded the motion. The amended minutes were approved (7-0).

3. **NEW BUSINESS**

Chris Meschuk proposed that the meeting agenda be amended to conduct item 3.b) before item 3.a). The Board voted unanimously in favor of the amendment to the agenda.

a) Honor Patrick Caldwell for his service

- Chris Meschuk read aloud Resolution 2018-03, which was prepared by the Board to honor Patrick Caldwell, City of Westminster Senior Planner, for his nine years of service to the Board. Chris Meschuk made a motion to adopt the resolution. Kaaren Hardy seconded the motion. The motion passed unanimously.
- Patrick Caldwell thanked the Board and shared his appreciation of the Board members' support and active service to the City.

b) Brief presentation and public hearing for the Margaret O'Gorman House

- Kristen Koehler provided a Powerpoint presentation regarding the Margaret O'Gorman House, outlining the public notice requirements and criteria that the Board must consider in order to approve a certificate of historic appropriateness resolution that will allow improvements to be made to this designated local historic landmark home. Staff recommended that the Board approve the certificate of historic appropriateness resolution, allowing the homeowner, Mathew Gilbert, to proceed with a foundation stabilization project at the home.
- Mathew Gilbert discussed the condition of the foundation of the home. He noted that the crack in the home's north foundation wall is likely due to hydrostatic pressure from a build-up of water on the hillside. He described the water mitigation

steps that he and his wife have taken to prevent damage to the home. He discussed the work that will be performed by Colorado Structural Repair to address the crack and to support the foundation wall.

- Kaaren Hardy asked if a third party structural engineer had been identified by the repair company. Mathew responded in the affirmative. Kaaren asked if Colorado Structural Repair had experience working on historic properties. Mathew responded that the company has had experience working on a number of historic homes in Denver. Kaaren asked about the meaning of mobilization in the budget provided for the project. Gargi clarified the meaning of the item. Kaaren asked if there is already some sort of positive drainage away from the property on the north side. Mathew said that yes, there is, although it is minimal and may be a project that needs to be addressed in the future to help minimize the hydrostatic pressure. Mathew discussed the sump pump in the home and said that it will be addressed to make the pump function properly.
- Chris Meschuk opened up the public hearing portion of the meeting.
 - Patrick Caldwell spoke in support of the certificate of historic appropriateness. He discussed the historic photos of the home, which showed that the home had an exposed foundation that had been filled in over the years, potentially contributing to the foundation problem. Patrick thanked the homeowner for his desire to maintain the home and expressed appreciation for the sensitive approach to the repair. Patrick talked about the history of the home and its uniqueness to the Westminster area.
- Chris Meschuk closed the public hearing portion of the meeting, offered the homeowner a rebuttal, and opened up the meeting for Board member questions and deliberation.
 - Linda Graybeal stated that the home is a Sears kit house.
 - Mathew Gilbert stated that he has plans of the house that show it might be a Harris kit house. Based on the exterior elevations, floor plan, and lack of a "Sears" branded stamp in the attic, he thinks it may be a Harris kit house.
 - Kaaren Hardy expressed appreciation of the homeowner's desire to preserve the home.
 - Linda Cherrington talked about people who used to live in the home.
 - Chris Meschuk thanked Mathew for his work on the home and stated that in looking at the materials, he supports the certificate of historic appropriateness for the foundation work. He noted that it would be great to further promote homeowners seeking local historic designation for their homes.
- James Browning made a motion to approve Resolution 2018-02 for a certificate of historic appropriateness for the Margaret O'Gorman House, allowing the foundation stabilization work to proceed. Gargi Duttgupta seconded the motion. The motion passed unanimously.

4. **CONSIDERATION OF OLD BUSINESS**

- a) Updates on historic properties
 - Kaaren Hardy noted that the entry for the O'Gorman House on the listing is outdated and needs to be removed.

5. **OTHER BUSINESS**

- a) Conferences, education, other updates
 - Chris Meschuk discussed the Saving Places Conference and the National Trust for Historic Preservation Conference which will be held in Denver in 2019. Under

the Certified Local Government requirements, at least one Board member is required to attend a training each year.

- Kristen Koehler stated that the next meeting of the Historic Landmark Board will take place on November 28, 2018 and at that meeting, the Board will be considering an application for local historic landmark designation of the home at 8015 Julian Street.
- Kaaren Hardy encouraged Mathew Gilbert to check out preservation conferences as time allows.
- Linda Graybeal provided an update on upcoming Westminster Historical Society events which will take place in October. On October 6, the annual tea will be held in the Grange on 73rd. On October 13, the Pillar of Fire Fall Foliage Tour will take place. On October 26, Bunko play will be held at the Grange.

6. **ADJOURNMENT**

The meeting adjourned at 7:37 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Chris Meschuk, Chair



WESTMINSTER

Agenda Memorandum

Agenda Item – 3.a)

Historic Landmark Board Meeting
November 28, 2018

SUBJECT: Application to designate the Julian House as a local historic landmark

Prepared By: Kristen Koehler, Cultural Affairs Specialist

Recommended Board Action:

- 1) Hold a public hearing on the application to designate the Julian House, 8015 Julian Street, as a local historic landmark.
- 2) Determine if the Julian House meets the criteria to be designated as a local historic landmark pursuant to Section 11-13-5 of the Westminster Municipal Code.
- 3) If so determined to meet the designation criteria, by Board resolution, recommend to Westminster City Council that the Julian House be designated as a local historic landmark pursuant to Section 11-13-5 of the Westminster Municipal Code, identify the particular features of the structure that should be preserved, and provide the legal description and location of the property.
- 4) Direct staff to schedule the nomination for a public hearing before the Westminster City Council for consideration of the application and the Board's recommendation.

Discussion:

An application has been prepared by Gina L. Gonzales, the landowner, to nominate the Julian House for a local historic landmark designation. The Julian House is located at 8015 Julian Street. This home was built in 1901.

Noticing and Review Requirements

Notice of the November 28, 2018, public hearing was published in the Westminster Window on November 15, 2018, which is at least ten days prior to the public hearing. The property was posted with a notice sign by City Staff on November 19, 2018.

Section 11-13-7(A)(3), W.M.C., requires the Director of Community Development to review an application in the following respects: (a) its relationship to the comprehensive plan; (b) the effect of the designation on the surrounding neighborhood; (c) the criteria set forth in this chapter; and (d) such other planning considerations as may be relevant to the proposed designation. The director shall provide written comments and recommendations regarding the proposed designation to the board no less than seven days before the hearing. The Director has provided his comments to the application and are attached to this memorandum.

Section 11-13-6(B), W.M.C. also requires that the application be sent to Westminster Historical Society for comment; this was done on November 19, 2018. Westminster Historical Society's comments are attached to this memorandum.

Compliance with Westminster Municipal Code:

The Westminster Municipal Code requires an application to include the following content:

- 1) Description of the characteristics of the proposed historic landmark that justify its designation pursuant to this chapter;
- 2) A description of the particular features that should be preserved; and
- 3) A legal description of the location and boundaries of the historic property.

In compliance with Westminster Municipal Code, the application provides the name, location, legal description, and owner of the proposed landmark. The application also provides the following information:

- 1) The Julian house was built in 1901 and represents a Victorian Farmhouse style associated with the Westminster area and is 117 years old.
- 2) The Julian house exemplifies the educational heritage of Westminster because it served as a place where the children of Westminster Grade School came for water on a daily basis in the 1900's.
- 3) The Julian house represents specific elements of an architectural style in Westminster.

Additional information provided by the Westminster Historical Society indicates that Mayor Gilbert Bean, along with his family, resided in this house.

The Director of Community Development has expressed concern that this structure may not meet one or more of the criteria for designation established in Section 11-13-5, W.M.C. and recommends that the Board delay action on this application until additional information and evaluation can be provided.

Recommendations by the Historic Landmark Board:

The Board should consider the following issues:

- 1) Does this house meet the requirements for historical significance justifying its designation as a local historic landmark pursuant to Section 11-13-5, W.M.C.?
- 2) What features of the structure should be preserved in order to maintain its historical integrity?

The Board may recommend approval, modification and approval, or disapproval of the application and then must refer the application, with a copy of its report and recommendations, to the City Council. With the consent of the nominating party, the Board may continue the hearing from time to time as necessary to gather all relevant evidence to make its recommendation. If the landowner is not satisfied with the Board's recommendation to Council, the landowner may withdraw the application prior to the City Council's action on the proposed designation.

If the Board recommends designation as a local historic landmark, the application will be scheduled for public hearing before the City Council, who will consider a resolution for final designation of the property.

Respectfully submitted,
Kristen Koehler, Cultural Affairs Specialist – Parks, Recreation and Libraries

Attachments:

- Local Historic Landmark Nomination Application
- Westminster Historical Society Comments
- Director of Community Development Comments and attachments (A – G)
- Proposed Board Resolution



WESTMINSTER

**City of Westminster
Local Historic Landmark Application**

1. **Name of proposed landmark:** Julian House
2. **Address or location:** 8015 Julian Street, Westminster, CO 80031
3. **Legal Description:** NE ¼ of SE ¼ of SW ¼ of SW ¼ of Section 29, Township 2 South, Range 68 West, Sixth Principal Meridian, Lot 31 and Lot 32 Block 115 Westminster Subdivision, City of Westminster, Adams County, Colorado
4. **UTM coordinates:** NAD27
5. **Nominated by:** Gina L. Gonzales
6. **Property Owner:** Gina L. Gonzales
7. **Reasons for designation pursuant to W.M.C. section 11-13-5:**
 - 4) The Julian house was built in 1901 and represents a Victorian Farmhouse style associated with the Westminster area and is 117 years old.
 - 5) The Julian house exemplifies the educational heritage of Westminster because it served as a place where the children of Westminster Grade School came for water on a daily basis in the 1900's.
 - 6) The Julian house represents specific elements of an architectural style in Westminster.
8. **Description of features that should be preserved:**

The Julian house is built in the Victorian architectural style. An example of a Princess Anne the house is a 1 ½ story that has a steep pitched cross gable roof with open eaves and jigsawn bargeboard. There is a 1 story porch with hip roof which wraps around the front to south ell. It has large square wood columns and a jigsawn cornice board. Windows are 1/1 double hung with simple wood entablature surrounds
9. **History:**

Built in 1901 the house is significant in the area of education for its role in providing water for the Westminster Grade School located at 72nd & Lowell Blvd in the 1900's.
10. **Sources:**

City of Westminster Cultural Affairs
Westminster Historical Society
Adams county Assessor's Office, Public Records

WESTMINSTER



HISTORICAL SOCIETY

Phone (303) 430-7929
P.O. Box 492
Westminster, Colorado 80030

WHS Research: 8015 Julian Way

According to Linda Cherrington, the house was originally owned by the Rutt family and located on Lowell Blvd. (originally College Avenue) across from the Pleasant DeSpain School (just north of present-day 7-11 Store) - at 7225 Lowell. The Rutts provided water for the Pleasant DeSpain School during its early years.



1995.33.1591



2018

House being moved from 7225 Lowell Blvd.
(originally College Ave. in Harris) to North of 80th on Julian.

Rutt House — they lived here

The Bean Family lived in this house — Gilbert Bean was mayor

Source: 1950's-60's box

Westminster Journal

<https://westminster.pastperfectonline.com/photo/0A93D3BE-7DBA-4619-AA42-855632115769>

Koehler, Kristen

From: Downing, Dave
Sent: Tuesday, November 20, 2018 5:23 PM
To: Koehler, Kristen
Cc: Neumann, Rich; Hegreiness, Ryan; Caldwell, Patrick
Subject: FW: Recommendation for Historic Landmark Board
Attachments: Attachment A adams county info.pdf; Attachment B plats_WESTMINSTER - 00 - B001-126 L-Multi - Arapahoe County-Adams County - .pdf; Attachment C GIS annexation map.pdf; Attachment D.1 zoning map.pdf; Attachment D.2 zoning district RA defined.pdf; Attachment D.3 zoning density schedule.pdf; Attachment E.1 comp plan map.pdf; Attachment E.2 comp plan info R-3.5.pdf; Attachment F survey of 5AM.2049 (8015 Julian St).pdf; background 8015 Julian.docx

Kristen:

You have asked for my comments and recommendation regarding a historic landmark designation application for the house located at 8015 Julian Street. Since Senior Planner Patrick Caldwell of the Community Development Department is our resident expert on such applications, I asked him to provide his input. Of the many attachments to this message, I think that the last one is the most significant. As Patrick explained, below, the attachment titled "background 8015 Julian" lists the criteria for evaluating the application. Of these criteria, I'm uncertain if a thorough investigation of the elements of Chapter 11-13-5 (A) (Criteria For Designation) has been performed. The application itself seemed to focus upon the age of the structure and the anecdotal account of school children stopping at this location for drinking water. While those two points don't seem to satisfy any of the criteria of 11-13-5 (A), I acknowledge that further input from the applicant and/or further evaluation by City staff may reveal that, indeed, one or more of the criteria is met. For that reason, I recommend that action on this application be delayed until such time that additional information and evaluation can be provided.

Dave Downing
Director of Community Development
City of Westminster

From: Caldwell, Patrick
Sent: Tuesday, November 20, 2018 3:59 PM
To: Downing, Dave <DDowning@CityofWestminster.us>
Cc: McConnell, John <jmconne@CityofWestminster.us>
Subject: RE: Recommendation for Historic Landmark Board

Dave,
Attached are some attachments for background that are typical for a local designation that is privately owned.

Also, attached is a WORD file titled "background 8015 Julian". The document lists these attachments with a couple of bullet points to explain the attachment. This document also lists the 4 criteria that are to be used in evaluating the application. I listed the four criteria, but did not comment on any of the criteria. (The 4 criteria are sort of confusing because one of the criterion requires a comment/analysis of the 15 criteria listed earlier in this code section.)

Let me know if you have questions.

Adams County Residential Property Profile

Parcel Number: 0171929317025

Owners Name and Address:	Property Address:
GONZALES GINA L 8015 JULIAN ST WESTMINSTER CO 80031-4127	8015 JULIAN ST WESTMINSTER CO

Account Summary

Legal Description

SUB:WESTMINSTER BLK:115 LOT:31 LOT:32

Subdivision Plat

WESTMINSTER

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0061232	On or Before 01/01/1996	555	88.022

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
01/02/2014	\$0	PTD	2014000000650	2014		LITHEREEDGE PEGGY JEAN	FIRST HORIZON HOME LOANS	\$0	01/03/2014
01/03/2014	\$0	SWD	20140000001891	2014		FIRST HORIZON HOME LOANS	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$0	01/09/2014

06/10/2014	\$215,000.00	SWD	2014000043771	2014	FEDERAL NATIONAL MORTGAGE ASSOCIATION	GONZALES GINA L	\$21.5	07/08/2014
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Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0061232	Residential	Acres	0.1400		Westminster Public Schools	I	\$82,000.00	\$5,900.00
Land Subtotal:							\$82,000.00	\$5,900.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0061232	\$161,478.00	\$11,630.00
Improvements Subtotal:	\$161,478.00	\$11,630.00

Total Property Value	\$243,478.00	\$17,530.00
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Building Summary

Building Number: 1

Individual Built As Detail

Built As:	One and Half Story Fin
Year Built:	1901
Building Type:	Residential
Construction Type:	Frame Siding
Built As SQ Ft:	1236
Number of Rooms:	7
Number of Baths:	1.00

Number of Bedrooms:	3
Attached Garage SQ Ft:	0
Detached Garage Square Ft:	252
Basement SQ Ft:	618
Finished Basement SQ Ft:	0

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

018

Commissioner Representative

Commissioner District	Link to Representative
4	Click Here

State House Representative

House District	Link to Representative
35	Click Here

State Senate Representative

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Senate District	Link to Representative
21	Click Here

US Congress Representative

Congressional District	Link to Representative
7	Click Here

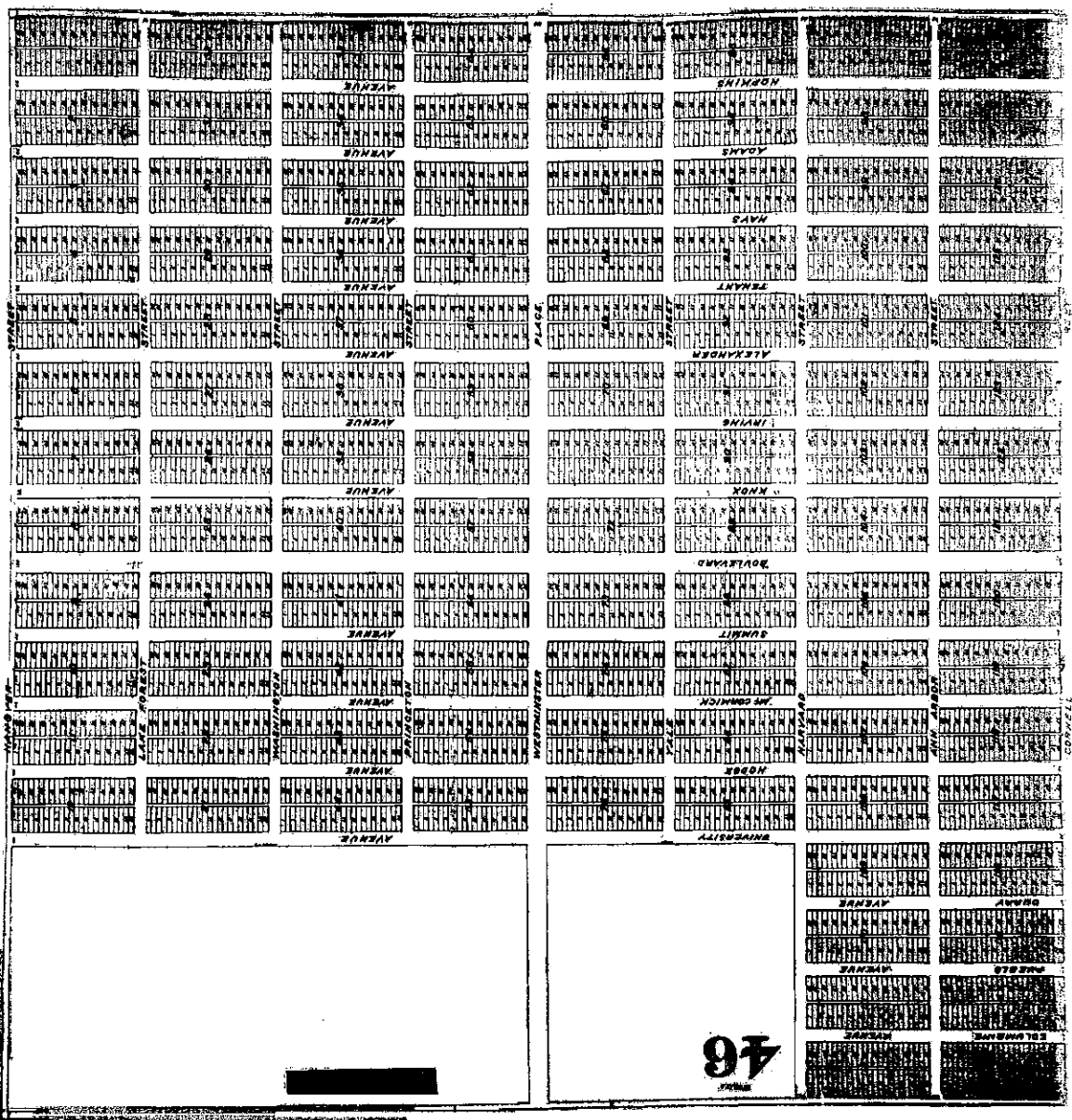
Note: Data is updated daily, Above data was updated as of: 11/16/18

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BOOKS PAGE 110

WESTMINSTER # 1147 ARAPAHOE CO. COLORADO.

Section 29 Township 2 South Range 68 West
Scale 1 inch = 100 feet



46

Legend

Annexations

Annexations

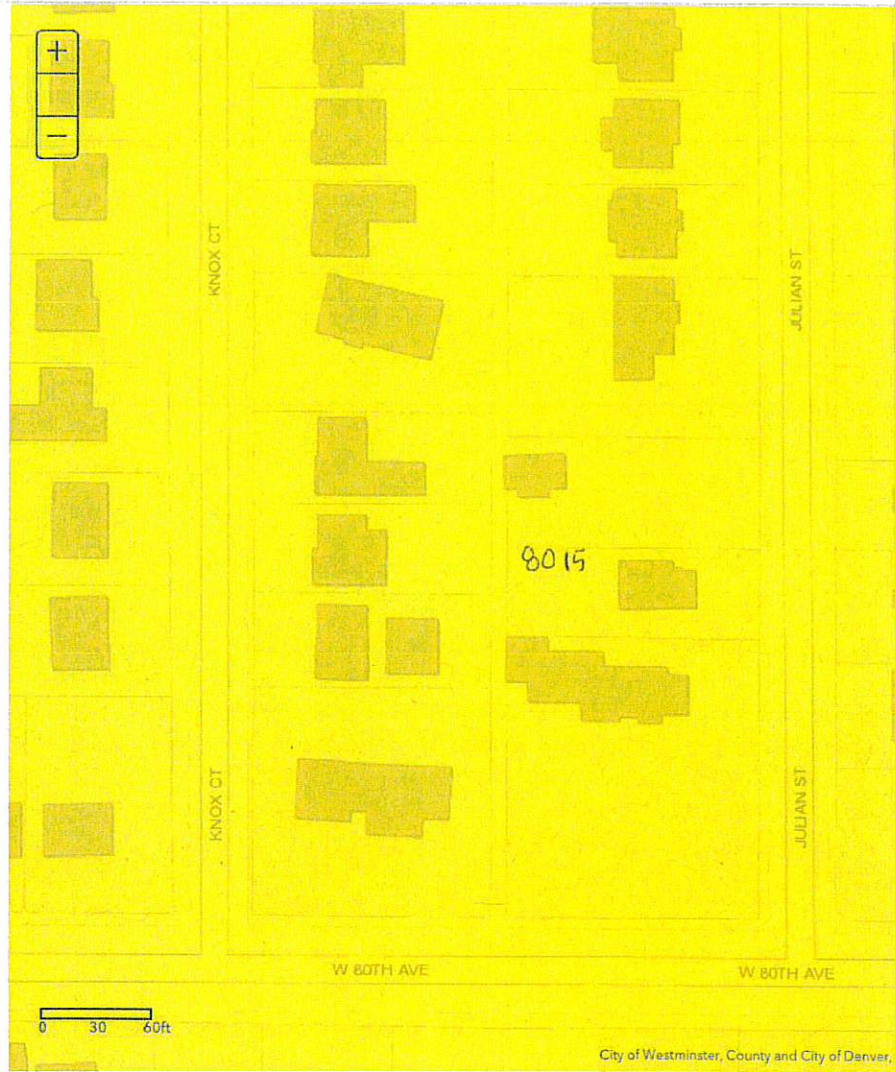
- 1911 - Incorporation
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- 2000's
- 2010's

Current Westminster City Limits

Westminster City Limit



Unincorporated County



ArcGIS ▾ Zoning

Details

Basemap

Share

Print

Measure

Find address or plac

Legend

Addresses

Addresses

Zoning

Zoning

- PUD Planned Unit Devel.
- B-1 Business
- C-1 Commercial
- M-1 Industrial
- O-1 Open/Agriculture
- R-1 Single-fam Med. Dens.
- R-2 Two-family
- R-3 Multi-fam Low Dens.
- R-4 Multi-fam High Dens.
- R-5 Multi-fam Very High Dens.
- R-E Single-fam Low Dens.
- R-A Single-fam High Dens.
- SPD - Special Plan District
- T-1 Transitional

City Limits

City Limit

Unincorporated

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CHAPTER 4

ZONING

- 11-4-1: ESTABLISHMENT OF DISTRICTS
- 11-4-2: ZONING MAP
- 11-4-3: ZONING AMENDMENTS
- 11-4-4: ALLOWED USES
- 11-4-5: DENSITY SCHEDULE
- 11-4-6: SPECIAL REGULATIONS
- 11-4-7: PUD -- PLANNED UNIT DEVELOPMENT DISTRICT
- 11-4-7.5: SPD -- SPECIFIC PLAN DISTRICT
- 11-4-8: USES BY SPECIAL PERMIT
- 11-4-9: CONDITIONAL USES
- 11-4-10: HOME OCCUPATIONS
- 11-4-11: ANTENNAS, TOWERS AND TELECOMMUNICATION FACILITIES
- 11-4-12: SATELLITE EARTH STATIONS
- 11-4-13: ADULT BUSINESSES
- 11-4-14: LAND USE REGULATIONS OF OIL & GAS OPERATIONS
- 11-4-15: NONCONFORMING USES AND STRUCTURES
- 11-4-16: ADOPTION, IMPLEMENTATION AND COMPLIANCE WITH CITY'S COMPREHENSIVE PLAN
- 11-4-17: TEMPORARY USES ON PRIVATE PROPERTY

11-4-1: ESTABLISHMENT OF DISTRICTS: (2534 3497 3739) The City hereby establishes the following defined zoning districts:

RE ONE-FAMILY RESIDENTIAL DISTRICT. A residential district for large-lot single-family detached dwelling units.

R1 ONE-FAMILY RESIDENTIAL DISTRICT. A residential district for medium-lot single-family detached dwelling units.

RA ONE-FAMILY RESIDENTIAL DISTRICT. A residential district for single-family detached dwelling units.

R2 TWO-FAMILY RESIDENTIAL DISTRICT. A residential district allowing a mix of single-family detached dwelling units and duplexes.

R3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT. A residential district allowing a mix of single-family, duplex, and low-density multi-family dwelling units.

R4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT. A residential district allowing a mix of single-family, duplex, and low- and medium-density multi-family dwelling units.

R5 MOBILE HOME DISTRICT. A residential district specifically tailored for mobile home parks.

T1 TRANSITIONAL DISTRICT. A mixed-use district allowing both office and residential uses.

B1 BUSINESS DISTRICT. A restricted retail and office district where no outside storage of goods and merchandise is allowed.

DENSITY SCHEDULE												
	<u>RE</u>	<u>R1</u>	<u>RA</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>R5</u>	<u>T1</u>	<u>B1</u>	<u>C1&C2</u>	<u>M1</u>	<u>O1</u>
Minimum Lot Area/Sq. Feet:	<u>9000</u>	<u>7700</u>	<u>7000</u>	<u>9000</u>	<u>9000</u>	<u>9000</u>	(d)	<u>9000</u>	(a)	(a)	(a)	(a)
Maximum Density/Dwelling Units Per Acre:	(a)	(a)	(a)	(a)	<u>14.5</u>	<u>22.0</u>	(d)	<u>14.5</u>	(a)	(a)	(a)	<u>0.1</u>
Minimum Lot Width:												
Interior	<u>70'</u>	<u>70'</u>	<u>70'</u>	<u>75'</u>	<u>75'</u>	<u>75'</u>	(d)	<u>75'</u>	(a)	(a)	(a)	(a)
Corner	<u>85'</u>	<u>85'</u>	<u>85'</u>	<u>85'</u>	<u>85'</u>	<u>85'</u>	(d)	<u>85'</u>	(a)	(a)	(a)	<u>200'</u>
Add. Lot Frontages For Each Unit in Excess of Two on Grade Level:	(a)	(a)	(a)	(a)	<u>10'</u>	<u>10'</u>	(d)	<u>10'</u>	(a)	(a)	(a)	(a)
Minimum Lot Depth:	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	(d)	<u>100'</u>	(a)	(a)	(a)	<u>200'</u>
Minimum Front Setback -- Principal Building:	<u>30'</u>	<u>30'</u>	<u>30'</u>	<u>30'</u>	<u>25'</u>	<u>25'</u>	(d)	<u>25'</u>	<u>30'</u>	<u>30'</u>	<u>30'</u>	<u>30'</u>
Minimum Side Setback; Interior Lot -- Principal Building:	<u>7'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	(d)	<u>5'</u>	(b)	(b)	<u>40'</u>	<u>30'</u>
Minimum Total -- Both Side Setbacks:	<u>20'</u>	<u>15'</u>	<u>15'</u>	<u>12'</u>	<u>12'</u>	<u>12'</u>	(d)	<u>12'</u>	(a)	(a)	(a)	(a)
Minimum Side Setback; Corner Lot/Side Street -- Principal Building:	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	(d)	<u>15'</u>	<u>30'</u>	<u>30'</u>	<u>30'</u>	<u>30'</u>
Minimum Side Setback; Reverse Corner Lot -- Principal Building:	<u>30'</u>	<u>30'</u>	<u>30'</u>	<u>30'</u>	<u>25'</u>	<u>25'</u>	(d)	<u>25'</u>	<u>15'</u>	<u>15'</u>	<u>30'</u>	<u>30'</u>
Minimum Rear Setback -- Principal Building:	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	(d)	<u>20'</u>	(c)	(c)	(c)	<u>30'</u>
Maximum Lot Coverage; Percent of Total Area -- Principal Building:	<u>30%</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>	(d)	<u>30%</u>	(a)	(a)	(a)	<u>5%</u>
Maximum Building Height -- Principal Building:	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>35'</u>	<u>35'</u>	(d)	<u>35'</u>	<u>65'</u>	<u>65'</u>	<u>65'</u>	<u>25'</u>
Minimum Floor Area/SF Per Dwelling Unit:	<u>1200</u>	<u>1000</u>	<u>850</u>	<u>600</u>	<u>450</u>	<u>600</u>	(d)	<u>450</u>	(a)	(a)	(a)	<u>1200</u>
(a)	None, none required, or not applicable.											
(b)	None required unless adjacent to residential district. In such cases, minimum side setbacks shall be the same as those of the adjacent residential area.											
(c)	Twenty feet (20') from the center of an alley or rear lot line, whichever is less.											
(d)	Licensed and permitted in accordance with this Code.											

11-4-6: SPECIAL REGULATIONS: (2534 2841 2975 3427 3497 3531 3599 3634 3644 3739 3770)

The following additional regulations apply as indicated below:

(A) **SINGLE-FAMILY DETACHED DWELLING UNITS:** Permitted in the R2, R3, R4, and T1 Districts in accordance with the RA "Density Schedule" provisions. Duplexes are also permitted in the R3, R4, and T1 Districts in accordance with the R2 "Density Schedule" provisions. **MULTIPLE-FAMILY DWELLING UNITS** are also permitted in the T1 District in accordance with the R3 "Density Schedule" provisions. In the B1 District, a caretaker's quarters is allowed on or above the main floor, if said use is clearly ancillary to the primary business or commercial use.

(B) **OCCUPANCY OF DWELLING UNITS:** Subject to the provisions of Chapter 12 of Title XI, "Rental Property Maintenance Code," W.M.C., no persons except the following persons shall occupy a dwelling unit:

ArcGIS ▾ Comprehensive Plan

Details | Basemap |

Share | Print | Measure | Find address or place

Legend

Addresses

Addresses



City Limits

City Limit



Unincorporated



Comprehensive Land Use Plan

Land Use Plan

- R-1
- R-2.5
- R-3.5
- R-5
- R-8
- R-18
- R-36
- TMUND
- Mixed Use
- Mixed Use Center
- Specific Plan
- Retail Commercial
- Service Commercial
- Office
- Office/RD Low
- Office/RD High

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R-3.5 Residential

Up to 3.5 Dwelling Units per Acre



This designation is intended to provide for single family detached residences and duplexes. This category is generally appropriate in locations outside urban activity centers in areas where development characteristics are suburban.

Development Standards

Requirement

Land Use

Primary Uses Single Family Detached Residences
 Duplexes (may be allowed depending on location and design)

Secondary Uses Non-commercial Recreational Uses

Development Characteristics

Density Maximum 3.5 du/acre

Minimum Lot Size 7,000 square feet
 (for single family dwellings)

8015 Julian Street

5AM.2049

Official Eligibility Determination
(OAHF use only)OAHF1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____

Determined Eligible-National Register

Determined Not Eligible - National Register

Determined Eligible - State Register

Determined Not Eligible - State Register

Need Data

Contributing to eligible National Register District

Noncontributing to eligible National Register District



I. IDENTIFICATION

- | | | | |
|-------------------------------|------------------------------|-------------------|----------------------|
| 1. Resource number: | 5AM.2049 | Parcel number(s): | |
| 2. Temporary resource number: | WM010 | | 0171929317025 |
| 3. County: | Adams | | |
| 4. City: | Westminster | | |
| 5. Historic building name: | unknown | | |
| 6. Current building name: | Litheredge Residence | | |
| 7. Building address: | 8015 Julian Street | | |
| 8. Owner name: | Peggy Jean Litheredge | | |
| Owner organization: | | | |
| Owner address: | 8015 Julian Street | | |
| | Westminster, CO 80030 | | |

- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Need Data |

Architectural Inventory Form

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2S** Range: **68W**
NE 1/4 of **SE 1/4** of **SW 1/4** of **SW 1/4** of Section **29**
10. UTM reference zone: **NAD27**
 Easting: **497398** Northing: **4410055**
11. USGS quad name: **Arvada** Scale: **7.5**
 Year: **1965**
12. Lot(s): **BLK:115 LOT:31 LOT:32**
 Addition: **Westminster** Year of addition: **1910**
13. Boundary description and justification:
The legal description includes all the land presently associated with the property.
 Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **T-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet (length x width): **Length: 30 x Width: 23**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
A 1 1/2 story T-plan house, with steeply pitched cross gable roofs with open eaves and jigsawn bargeboard (not original). There is a 1 story porch with hip roof which wraps around the front to the south ell. It has large square wood columns and a jigsawn cornice board. Windows are 1/1 double-hung with simple wood surrounds. The house is clad in wide synthetic siding.
22. Architectural style: **No Style**
 Other architectural styles:
 Building type:
23. Landscape or special setting features:
There is a concrete block retaining wall on the south end of the 50'x125' lot to accommodate the neighbor's driveway. There are poured concrete steps leading to the porch, and a low concrete retaining wall on the front sidewalk edge, and along the front yard's north boundary. The front yard has several deciduous shade trees, and combine with large evergreen foundation shrubs to shield much of the house from the street. A 6' wood privacy fence encloses the back yard.
24. Associated buildings, features or objects:

Architectural Inventory Form

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1: Type: garage

Describe: A 12'x21' garage is located at the northwest corner of the property. It has a gable roof with close eaves, and the same wide synthetic siding as the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1901 Actual:

Source of Information: Adams County Assessor's Records.

26. Architect: unknown

Source of information:

27. Builder: unknown

Source of information:

28. Original Owner: unknown

Source of information:

29. Construction history:

Construction date estimate was provided by owner to the county. Estimated date of construction is 1901. A photo at the Adam's County clerk's office (est. at least 40 years old) shows the house with wide siding, exposed rafter tails, a wrap around porch, and plain dirt in the front yard. In 1974, a patio was enclosed

30. Location: original Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): single family residence

35. Historical background:

The construction date (ca. 1901) was estimated by the county assessor's office by an interview with the owner at the time. This date would make it one of the older homes in the neighborhood of the former Westminster University. Peggy Jean Litheredge purchased the property in 1986 from Donald D. & Karen Cope. The Copes purchased it in 1982 from Erik Romero & Diahn Krall, who had purchased it in 1978.

36. Sources of information:

Adam's County Clerk's office.

Architectural Inventory Form

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Westminster Standards for Designation:

- Is an established and familiar natural setting or visual feature of the community
- Enhances sense of identity of the community
- Represents a unique example of an event in Westminster's history
- Represents a typical example/association with a particular ethnic group
- Represents an innovation in construction, materials or design
- Represents a style particularly associated with the Westminster area
- Represents a built environment of a group of people in an era of history
- Represents an association with a notable person or the work of a notable person
- Exemplifies cultural, political, economic or social heritage of the community
- Is the site of historic event that had an effect upon society
- Represents a pattern or grouping of elements representing at least one of the above criteria
- Demonstrates superior craftsmanship or high artistic value
- Exemplifies specific elements of an architectural style or period
- Has undergone significant historic remodel
- Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally

39. Area(s) of Significance: **Not Applicable**40. Period of Significance: **n/a**41. Level of significance: National: State Local

42. Statement of significance:

Historic documentation is lacking for evidence of significance under Criterion A. Under Criterion C, the building is an example of a simple gable-front-and-wing home, but the date of possible alterations is unknown.

43. Assessment of historic physical integrity related to significance:

Although the siding appears to date from at least the 1960s, it is likely the house had other siding originally. The windows have been altered, and bargeboards added, which further impact the integrity of materials.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Architectural Inventory Form

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44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Need Data**

45. Is there National Register district potential? Yes No

Discuss: **This is part of a selective survey; therefore, only a few buildings within the area were assessed. However, a review of the construction dates of the surrounding buildings reveals that the potential for a historic district is low.**

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

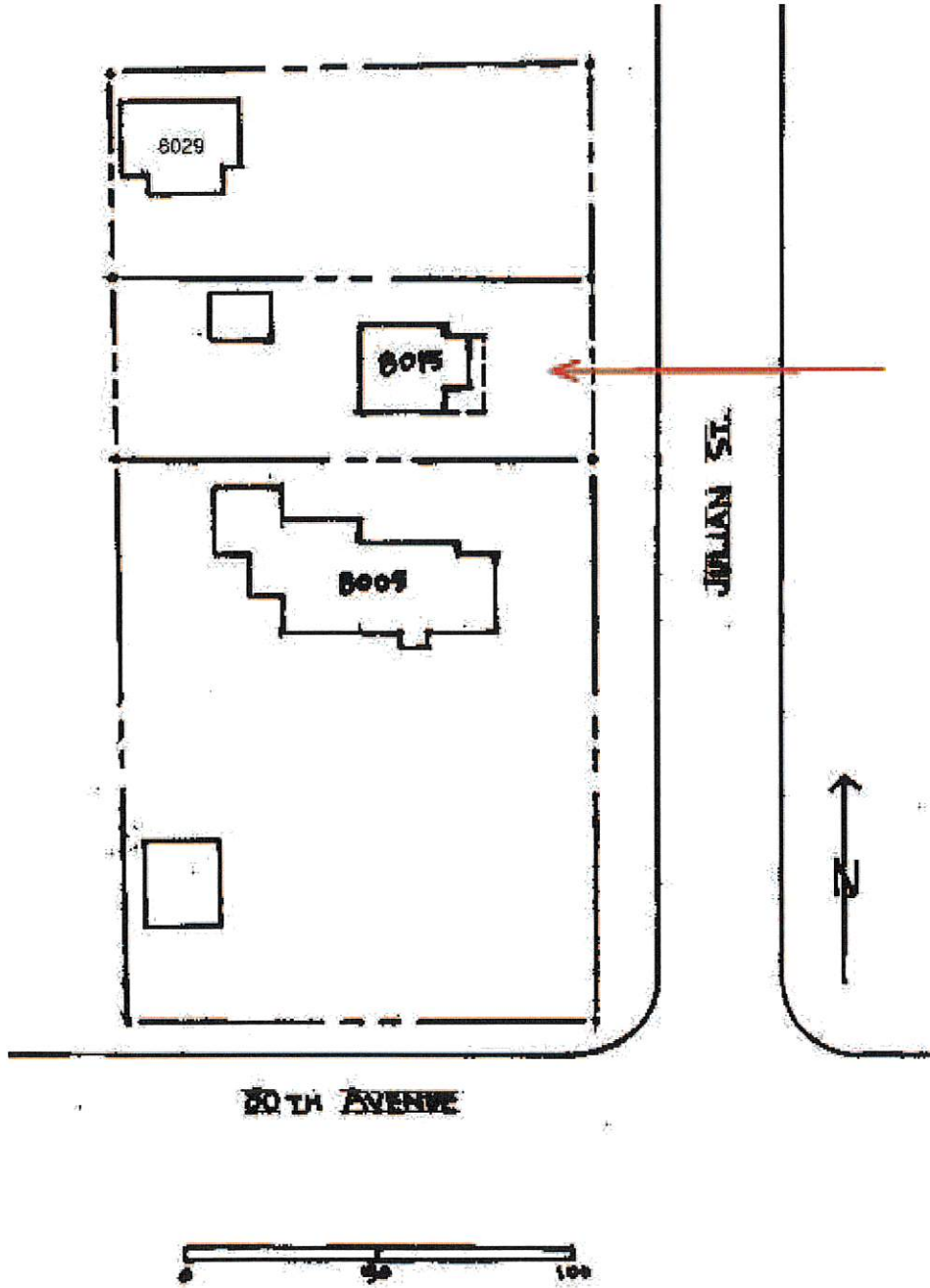
VIII. RECORDING INFORMATION

- 47. Photograph numbers): **8014 Julian[-2,-3,-4].jpg**
Negatives filed at: **City of Westminster, Department of Community Development
4800 West 92nd Avenue
Westminster, Colorado 80031**
- 48. Report title: **Westminster 2006 Survey**
- 49. Date(s): **09/28/06**
- 50. Recorder(s): **Deon Wolfenbarger**
- 51. Organization: **Three Gables Preservation**
- 52. Address: **320 Pine Glade Road
Nederland, CO 80466**
- 53. Phone number(s): **(303) 258-3136**

Architectural Inventory Form

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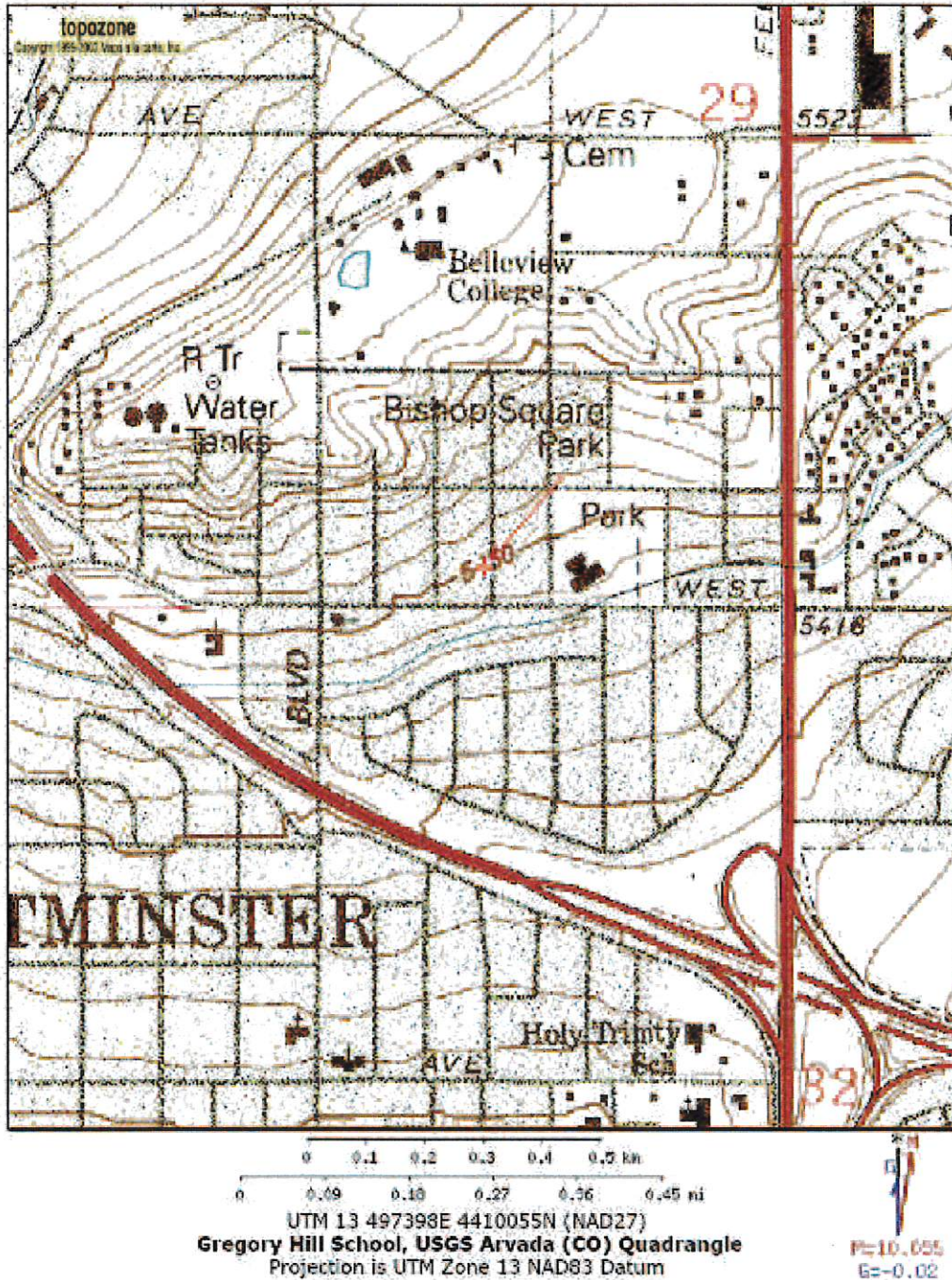
SITE SKETCH MAP



Architectural Inventory Form

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LOCATION MAP



Source: U.S. Geological Survey 7.5' Arvada topographic quadrangle - 1965

BACKGROUND, 8015 JULIAN STREET

Adams County Assessor information (Attachment A)

- verifies Gina Gonzales as owner of record
- notes year of construction as 1901
- notes frame structure
- notes structure as 1.5 stories

Westminster plat of 1891 (Attachment B)

- Harris Park plat of 1891 shows lots platted north of 80th Avenue
- Lots 31 and 32 are highlighted in brown
- Ouray Avenue is now Julian Street
- Cornell Street is now 80th Avenue

Westminster Annexations GIS Exhibit (Attachment C)

- Map shows Lots 31 and 32 located in the original 1911 incorporation of Westminster
- Lots 31 and 32 are labeled as 2015 Julian Street

Westminster Zoning

- (Attachment D.1) Map shows 8015 Julian Street in the R-A Single-family High Density zone district
- (Attachment D.2) Zoning code shows definition of RA zone, the designation of 8015 Julian Street
- (Attachment D.3) Zoning code shows Density Schedule criteria for RA zone; building at 8015 Julian is presently a non-conforming structure in the RA district, and all additions, alterations, and improvements cannot make the structure more non-conforming

Westminster Comprehensive Plan

- (Attachment E.1) Map shows 8015 Julian Street as R-3.5 land use designation
- (Attachment E.2) Comprehensive Plan description of the R-3.5 designation

Colorado Cultural Resource Survey for 8015 Julian Street (Attachment F)

- Survey completed in September, 2006
- Survey notes date of construction of 8015 Julian Street as 1901

11-13-7(A)3a

Relationship to the Comprehensive Plan

11-13-7(A)3b

Effect of Designation on the Surrounding Neighborhood

11-13-7(A)3c

Criteria set forth in Chapter 11-13-5(A) **SEE BELOW**

11-13-5: CRITERIA FOR DESIGNATION: The board will consider the following criteria in reviewing nominations of properties for designation:

(A) Properties receiving historic designations shall be at least fifty (50) years old except as otherwise provided herein and possess architectural, social, or geographical/environmental importance by meeting one or more of the following:

1. Exemplifies specific elements of an architectural style or period;
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally;
3. Demonstrates superior craftsmanship or high artistic value;
4. Represents an innovation in construction, materials or design;
5. Represents a style particularly associated with the Westminster area;
6. Represents a built environment of a group of people in an era of history;
7. Represents a pattern or grouping of elements representing at least one of the above criteria;
8. Has undergone significant historic remodel;
9. Is the site of historic event that had an effect upon society;
10. Exemplifies cultural, political, economic or social heritage of the community;
11. Represents an association with a notable person or the work of a notable person;

12. Represents a typical example/association with a particular ethnic group;
13. Represents a unique example of an event in Westminster's history;
14. Enhances sense of identity of the community;
15. Is an established and familiar natural setting or visual feature of the community.

11-13-7(A)3d

Other Planning Considerations as may be Relevant to the Proposed Designation

**HISTORIC LANDMARK BOARD
RESOLUTION NO. 2018-04**

WHEREAS, the Julian House, located at 8015 Julian Street, Adams County, Westminster, Colorado is historically significant because:

- a. It is 117 years old;
- b. It exemplifies a Victorian Farmhouse style associated with the Westminster area;
- c. It represents the educational heritage of Westminster;
- d. It represents specific elements of an architectural style in Westminster; and
- e. It represents an association with a notable person or the work of a notable person.

(Section 11-13-5(A)(1,5,10,11), W.M.C.)

WHEREAS, the landowner has caused the historical significance of the house to be documented and has applied to the Board for a recommendation as to whether the house should be designated as a local historic landmark,

WHEREAS, the house meets the ordinance requirements for historical significance, thereby justifying its designation as a local historic landmark,

NOW, THEREFORE, the Historic Landmark Board of the City of Westminster resolves that:

- 1) The Board recommends to the Westminster City Council that the Julian House be designated as a local historic landmark pursuant to Section 11-13-5 of the Westminster Municipal Code.
- 2) The particular features that should be preserved include:

The Julian house is built in the Victorian architectural style. An example of a Princess Anne the house is a 1 ½ story that has a steep pitched cross gable roof with open eaves and jigsaw bargeboard. There is a 1 story porch with hip roof which wraps around the front to south ell. It has large square wood columns and a jigsaw cornice board. Windows are 1/1 double hung with simple wood entablature surrounds.

Location: 8015 Julian Street, Westminster, Colorado 80031

Legal Description: NE ¼ of SE ¼ of SW ¼ of SW ¼ of Section 29, Township 2 South, Range 68 West, Sixth Principal Meridian, Lot 31 and Lot 32 Block 115 Westminster Subdivision, City of Westminster, Adams County, Colorado

UTM Reference Zone: NAD27

PASSED AND ADOPTED this 28th day of November, 2018;

THE WESTMINSTER HISTORIC LANDMARK BOARD

Chris Meschuk, Chair

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. (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 is being poured, roof will be repaired, door to be 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) Savory 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. 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)

5. a) Conferences, Education, Other Updates



2019 Saving Places Conference

About the Conference

For 21 years, Colorado Preservation, Inc.'s (CPI) Saving Places® Conference has gathered individuals from across the state (and widely beyond) to strengthen historic preservation efforts through networking and education. CPI is a statewide nonprofit that promotes historic preservation statewide by providing advocacy, education, outreach, and preservation services to communities and individuals.

The 2019 Saving Places® Conference will focus on **The Next Generation of Preservation: A CALL TO ACTION** which will explore the changes, threats, challenges, and successes of the preservation movement along with the communities and leaders working to move it forward. You can expect over 80 engaging sessions, workshops, and tours. **AIA and APA credits** available including a Preservation Leadership Training offered by the National Trust for Historic Preservation.

The Saving Places Conference is open to all!

Monday–Thursday, February 4-7, 2019

Sheraton Downtown Denver Hotel

Questions? Contact Amanda Barker:

abarker@coloradopreservation.org or 303-893-4260 ext. 230

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Don't forget! The PastForward Conference is coming to Denver, October 7-12, 2019. More info to come!



PastForward Attendee—Reminder, please complete the [2018 conference survey](#).

Nominate a Deserving Individual, Organization, or Project Now!

The call for nominations for the 2019 National Preservation Awards is now open. Honor the people, places, and organizations making a difference and [submit your nominations](#) by **February 1**.

Award categories include:

- **Richard H. Driehaus Foundation National Preservation Awards:** Celebrating the “best of the best” in preservation projects.
- **The Louise du Pont Crowninshield Award:** Honoring an individual for their contributions over time.
- **American Express Aspire Award:** Recognizing the achievements of an emerging professional.
- **Trustee's Award for Organizational Excellence:** Awarding a nonprofit organization that demonstrates sustained achievement in historic preservation.

Additional awards celebrate **historic sites** and **outstanding work in advocacy**.

2018 Award Winners

Learn more about this year's winners awarded at last week's PastForward conference in San Francisco in the recent blog post, [The 2018 National Preservation Awards](#), and by watching videos of the award winners on the National Trust's YouTube channel:

- [Jay Turnbull](#)—Louise du Pont Crowninshield Award Winner
- [Sarah Marsom](#)—American Express Aspire Award

Richard H. Driehaus Foundation National Preservation Award Winners:

- [The Douglass at Page Woodson](#)
- [Crosstown Concourse](#)
- [Richardson Olmsted Campus](#)

The person, organization, or place you nominate could be on stage receiving an award at next year's conference in Denver (October 10–12). [Submit your nominations today!](#)

Pictured: 2018 Richard H. Driehaus Foundation National Preservation Award winner, Crosstown Concourse, Sélavie Photography.

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2600 Virginia Avenue NW, Suite 1100, Washington, DC 20037
202.588.6000 | 800.315.6847 | 202.588.6085 (fax)
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