

**Historic Landmark Board Meeting Agenda
August 22, 2018
7:00 pm**

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

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING OF JUNE 5, 2018
(minutes attached, motion requested)
3. NEW BUSINESS
 - a) Brief presentation and public hearing for the Margaret O’Gorman House (Agenda memo, application, Certificate of Historic Appropriateness Resolution, and work plan attached) (Kristen Koehler)
 - b) Honor Patrick Caldwell for his service (Board Members)
4. CONSIDERATION OF OLD BUSINESS
 - a) Updates on historic properties (list attached)
5. OTHER BUSINESS
 - a) Conferences, education, other updates
6. ADJOURNMENT

**Historic Landmark Board Meeting Minutes
June 5, 2018**

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

1. **ROLL CALL**

Board members present at roll call were: Kaaren Hardy, Linda Graybeal, Anne Cutler, Linda Cherrington, and Matthew Bell.

Excused absences: Gargi Duttgupta and James Browning

Parks, Recreation and Libraries staff members present were: Rich Neumann – Marketing Supervisor, Kristen Koehler – Cultural Affairs Specialist, and John Vann – Senior Landscape Architect

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 May 1, 2018 meeting. Linda Graybeal seconded the motion. The minutes were approved (5-0-1) with Chris Meschuk abstaining due to being absent during the May 1st meeting.

3. **NEW BUSINESS**

- a) Presentation on Metzger Farm project progress
 - John Vann, Parks, Recreation and Libraries Department Senior Landscape Architect, provided a Powerpoint presentation and update on the Metzger Farm project. Mr. Vann described the rehabilitation taking place at the farmstead, which is listed on the National and Colorado historic registers and is a joint project with the City and County of Broomfield. Mr. Vann stated that the trails on the property are in place with connections to the Big Dry Creek Trail and the shelter is also constructed. He said that the parking lot expansion has brought more visitors to the site. He described the grants for the project that will provide resources for an environmental study and for additional rehabilitation of the buildings. He discussed the plans for the future of the site which include installing interpretive signage, addressing nuisance plants, opening the property to public access, hiring a caretaker for the property, and the installation of permanent fencing in place of the current snow fencing. Board members asked questions about drainage in the area, whether or not the historic garden still exists at the location, and the source of funding for these projects.
- b) Brief Presentation and public hearing for the Wesley Chapel Cemetery

- Kristen Koehler, Parks, Recreation and Libraries Department Cultural Affairs Specialist, provided a Powerpoint presentation regarding the Wesley Chapel Cemetery, which outlined 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 cemetery. Staff is proposing, contingent upon available funding, to install a small parking lot, walking trail, appropriate fencing, and signage.
 - Chris Meschuk opened up the public hearing portion of the meeting for comments. No public comments were provided. The deliberation portion of the meeting was opened. The Board members provided feedback regarding Staff's proposal and determined that the Staff analysis meets all of the criteria for a certificate of historic appropriateness resolution.
 - Kaaren Hardy made a motion to approve the certificate of historic appropriateness resolution for Wesley Chapel Cemetery. Matthew Bell seconded the motion. The resolution was approved unanimously.
- c) Consideration of amendment to Historic Landmark Board bylaws
- Staff proposed an amendment be made to the bylaws of the Historic Landmark Board to move the meeting day from the first Tuesday to the fourth Wednesday of the month.
 - Linda Cherrington made a motion to adopt the amendment. Kaaren Hardy seconded the motion. The amendment was adopted unanimously.

4. **CONSIDERATION OF OLD BUSINESS**

- a) Review of Jefferson County Historical Commission Symposium
- Kaaren Hardy provided an overview of the Jefferson County Historical Commission Symposium. She noted that the overall theme of the symposium was the importance of volunteers in historic preservation. Mrs. Hardy provided meeting notes and links to the Board via email. Linda Graybeal mentioned that the symposium publishes a yearly magazine that encapsulates a lot of the information presented at the symposium.
- b) Updates on other historic properties
- A list was distributed noting any changes to the status of the City's historic properties since the last meeting. There were no questions regarding the historic properties list.

5. **OTHER BUSINESS**

- a) Conferences, education, other updates
- Chris Meschuk gave a big kudos to the Marketing and Outreach team for the Imagine Westminster event.
 - Linda Graybeal made a special presentation and welcome to Kristen Koehler.
 - Chris Meschuk suggested that the Board provide a special thank you to Patrick Caldwell for his years of service to the Board. Linda Graybeal made a

motion that the Board prepare a resolution for Patrick acknowledging his work. Kaaren Hardy seconded the motion.

- Linda Graybeal talked about the vintage baseball game on July 7, 2018.
- Councillor Skulley said that the Board gives her rich things to report back to Council and that she will be at the Historical Society event. She added that it is very exciting to see people in the community who share our love of historic preservation.

6. **ADJOURNMENT**

The meeting adjourned at 7:49 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Chris Meschuk, Chair



WESTMINSTER

Agenda Memorandum

Agenda Item – 3.a)

Historic Landmark Board Meeting
August 22, 2018

SUBJECT: Review and action for certificate of historic appropriateness for the Margaret O’Gorman House foundation stabilization project.

Prepared By: Kristen Koehler, Cultural Affairs Specialist

Recommended Board Action: Review and approve the request for a certificate of historic appropriateness for the Margaret O’Gorman House foundation stabilization project, 8198 Irving Street, Adams County, Westminster, Colorado.

Discussion: The Margaret O’Gorman House was built in 1910 to house students from Westminster University. The home is significant for its architecture, its association with notable Westminster settlers including Margaret O’Gorman and Frank Day (the home’s builder), and for its association with the history of education in Westminster. The Margaret O’Gorman House was found to be field-eligible for listing on the National Register of Historic Places in 2007 and was designated as a local historic landmark in 2008. The current owners of the home are Mathew and Leah Gilbert.

The architecture style of the home is described below:

The Margaret O’Gorman House is built in the Victorian/Edwardian architectural style. A simplified example of a Queen Anne residence, sometimes referred to as a "Princess Anne," the 45’ by 25’ house has a steeply pitched 12/12 gable-front roof, with enclosed eaves and end returns. On the southwest corner, there is a multi-sided tower with angled walls, featuring a cross-gabled roof with pedimented eaves; the tower’s rooflines are set below that of the main house. A full width, one-story hipped roof porch is on the front (west) elevation, and has turned spindle columns and narrow balusters. There is a three-sided bay window on the south, and a one-story, hipped roof addition on the rear, with wood steps leading to a rear door. Windows are 1/1 double hung with simple wood entablature surrounds. There are two interior brick chimneys.

The current condition of the home’s interior and exterior are good and have no significant problems; however, the foundation of the house is in need of repair where a crack along the north wall that is about half an inch to three-quarters of an inch wide and 20 feet long is causing the foundation wall to bow. In order to maintain the structural integrity of the home for years to come, it is necessary for foundation repair work to be completed. The homeowners have selected Colorado Structural Repair to conduct the stabilization work that will support the home’s settling foundation, including installing steel channel wall bracing, removing and replacing stairs, installing

an interior French drain, and installing new concrete pads, posts, and a supplemental beam in the crawl space. The stabilization project will not impact the home's historically significant features or architecture.

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 August 9, 2018. Two signs were posted on the property on August 9, 2018.

Respectfully submitted,

Kristen Koehler
Cultural Affairs Specialist – Parks, Recreation and Libraries

Attachments:

Resolution No. 2018-02 – Certificate of Historic Appropriateness for the Margaret O'Gorman House foundation stabilization project



WESTMINSTER

APPLICATION for CERTIFICATE OF HISTORIC APPROPRIATENESS

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

1. Application Information Prepared by:

Mathew Gilbert
8198 Irving Street
Westminster, Colorado 80031
Ph: 303-587-4525
Email: matgilbert87@gmail.com

2. Name of Landmark

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

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

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

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

5. UTM Coordinates:

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

6. Property Owner Information

Privately Owned by:
Mathew and Leah Gilbert
8198 Irving Street
Westminster, Colorado 80031

7. Historic Use: Multiple Dwelling

8. Current Use: Residence

9. Describe the Current Condition of Landmark:

The current condition of the house is good. The interior has been updated and remains in good condition. The exterior is in good condition with no significant problems. The basement has a crack along the north wall that is about half an inch to three quarters of an inch wide and about 20 feet long. The wall is bowing along that crack.

10. Landmark Information

- a. Year of Construction: 1910
- b. Architect or Builder or Designer: Frank Day
- c. Brief Description of Landmark (building, landscape feature, monument, etc.):
House
- d. Significance of Landmark: The house was built for Margaret O’Gorman to house students from Westminster University
- e. Additional Background or History of Landmark: Margaret O’Gorman petitioned for the incorporation of the new town of Westminster

11. 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 foundation repairs will secure and stabilize the foundation for many years to come.

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 modern steel support beams, but these will not be visible outside the basement at all.

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

- No new structure, this is only 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 is only 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. No part of the repair will be visible on the exterior.

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

- By adding in foundation supports, we will make sure the house is structurally sound and resolve a slowly developing problem with the north side of the foundation.

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

- The current northern wall of the foundation is slowly cracking and bowing in. If left without repair, it could result in significant damage to the home.

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 house 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 building at all and will result in the structure being secured for many years to come.

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

- N/A

**HISTORIC LANDMARK BOARD
RESOLUTION NO. 2018-02**

WHEREAS, the Margaret O’Gorman House located at 8198 Irving Street, Adams County, Westminster, Colorado was designated a local historic landmark in 2008, and;

WHEREAS, upon recommending that the Margaret O’Gorman House be designated a local historic landmark pursuant to Section 11-13-5 of the Westminster Municipal Code, the Historic Landmark Board provided a description of the features that should be preserved:

The house has a steeply pitched 12/12 gable-front roof, with enclosed eaves and end returns. On the southwest corner, there is a multi-sided tower with angled walls, featuring a cross-gabled roof with pedimented eaves; the tower’s rooflines are set below that of the main house. A full width, one-story hipped roof porch is on the front (west) elevation, and has turned spindle columns and narrow balusters. There is a three-sided bay window on the south, and a one-story, hipped roof addition on the rear, with wood steps leading to a rear door. Windows are 1/1 double hung with simple wood entablature surrounds. There are two interior brick chimneys. It has original lap siding.

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

WHEREAS, Section 11-13-2 of the Westminster Municipal Code defines maintenance and repair as “any work, for which a building permit is not required by law;” and,

WHEREAS, the homeowner has applied to the Historic Landmark Board for a certificate of historic appropriateness for work to stabilize the foundation of the Margaret O’Gorman House for which a building permit is required by law, and;

WHEREAS, improvements or alterations sought by the homeowner will not impact the historically significant features of the House as described herein, and;

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

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

NOW, THEREFORE, the Historic Landmark Board of the City of Westminster resolves that a certificate of historic appropriateness be approved for the foundation stabilization project for the historic Margaret O’Gorman House.

PASSED AND ADOPTED this 22nd day of August, 2018;

THE WESTMINSTER HISTORIC LANDMARK BOARD

Chris Meschuk, Chair

COLORADO STRUCTURAL REPAIR★

Thank you again for the opportunity to be of service to you. Colorado Structural Repair is a structural repair contractor and does not employ licensed structural engineers. Therefore the following repair plan is contingent on the review of a third party licensed structural engineer. The final repair plan amount may vary based on that review.

This inspection was non-invasive and was conducted based on visual access only. Our inspections represent the professional opinions of this company based on the observations made at the time of inspection.

Date Of Inspection: May 7, 2018

Phone Number: 303-587-4525

Property Address: 8198 Irving St
Westminster, CO 80031

Email: matgilbert87@gmail.com

Inspected By: Jack McGuire

Client Name: Matt Gilbert

All Repair plans are valid 90 days from the inspection date listed above.

Observations:

| | | | | | | | |
|--------------|---|-------------------|---|---------------|---|-------------------|---|
| Foundations | ✓ | Basement | ✓ | Single Family | ✓ | Vertical Cracks | ☹ |
| Concrete | ✓ | Finished Basement | ☹ | Multi Family | ☹ | Diagonal Cracks | ✓ |
| CMU | ☹ | Crawlspace | ✓ | Single Story | ☹ | Horizontal Cracks | ✓ |
| Cinder Block | ☹ | Sub-Crawl | ☹ | Two Story | ✓ | Previous Repairs | ✓ |
| Brick | ☹ | Concrete Floor | ☹ | Two + Story | ☹ | Negative Grade | ✓ |
| Clay Block | ☹ | Wood Floor | ☹ | Commercial | ☹ | Poor Drainage | ☹ |
| Stone | ☹ | Slab Floor | ✓ | 1 Car Garage | ☹ | Interior Drain | ✓ |
| Slab | ☹ | | ☹ | 2 Car Garage | ☹ | Exterior Drain | ☹ |



Site Review:

- Exterior Install
- Interior Install
- Vacant
- Tenant/Owner Occupied
- Machine Install
- Hand Install

- Sewer Line Located
- Water Line Located

- Landscape Removal Only
- Landscape R&R
- Lawn R&R
- Concrete Removal Only
- Deck R&R
- Fence R&R

- Exterior AC R&R
- Furnace R&R
- Water R&R
- Stairs R&R

- Basement Access
- Interior Only
- Exterior Only
- Both

- Crawl Access
- Interior Only
- Exterior Only

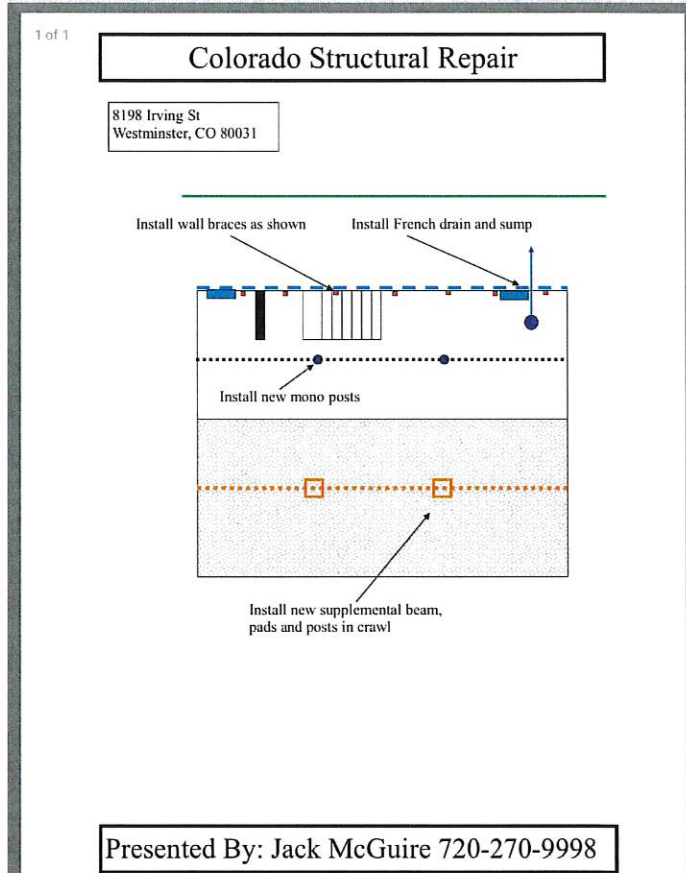
Special Instructions:

- Tree Removal Only
- Patio Removal Only
- Rail Tie Removal Only
- Decorative Items Removal Only

R&R = Remove & Replace

Repair Recommendations:

CSR will install a series of wall braces, posts and pads and interior drain system in support of the settling foundation. Project includes: installation of steel channel wall bracing, removal and replacement of stairs, installation of interior French drain, Install new concrete pads, posts and (supplemental beam) in crawl. Also includes Engineering, permit and transferable Warranty.



| Quantity | Units | Item Description | Cost |
|----------|-------|---|-----------|
| 0 | | | \$0.00 |
| 0 | EA | AB CHANCE HELICAL PIERS - BASEMENT depth | \$0.00 |
| 0 | EA | AB CHANCE HELICAL PIERS - CRAWLSPACE depth | \$0.00 |
| 0 | EA | NEW CONSTRUCTION AB CHANCE HELICAL PIERS. | \$0.00 |
| 0 | EA | AB CHANCE/ATLAS RESISTANCE PIERS - BASEMENT depth | \$0.00 |
| 0 | EA | AB CHANCE/ATLAS RESISTANCE PIERS - CRAWLSPACE dept | \$0.00 |
| 0 | Sq Ft | ALLANBLOCK RETAINING WALL | \$0.00 |
| 0 | EA | PIER EXTENSIONS - 5' | \$0.00 |
| 28 | Ln Ft | BEAM | \$2100.00 |
| 0 | Ln Ft | STEEL CHANNEL / ANGLE | \$0.00 |
| 0 | EA | CLIP PIERS | \$0.00 |
| 0 | EA | AB CHANCE HELICAL TIE-BACKS | \$0.00 |
| 0 | EA | WALL ANCHORS | \$0.00 |
| 7 | EA | WALL BRACES | \$4865.00 |
| 0 | Sq Ft | CONCRETE FLATWORK | \$0.00 |
| 0 | EA | BLOCKING for floor joists. | \$0.00 |
| 0 | EA | CHIP & GROUT beam pocket. | \$0.00 |
| 4 | EA | Steel support MONO-POST with concrete pad (where necessary). | \$2200.00 |
| 0 | Ln Ft | EPOXY injection - Not a water proofing repair. | \$0.00 |
| 0 | Sq Ft | REMOVE & REPLACE CONCRETE | \$0.00 |
| 0 | Sq Ft | CONCRETE FOOTING | \$0.00 |
| 0 | Sq Ft | CONCRETE WALL | \$0.00 |
| 0 | EA | CONCRETE GRADE TRANSFER BEAM (includes 2 helical piers) | \$0.00 |
| 0 | EA | CONCRETE COUNTERFORT | \$0.00 |
| 0 | EA | On site CONCRETE PUMP TRUCK. | \$0.00 |
| 0 | EA | CARBON FIBER STRAPS. | \$0.00 |
| 0 | EA | EGRESS WINDOW | \$0.00 |
| 16 | EA | LABOR costs / | \$1200.00 |
| 0 | CYD | STRUCTURAL FILL Material. | \$0.00 |
| 0 | CYD | Clean FILL Dirt. | \$0.00 |
| 0 | CYD | Delivery Charge per 11 Cyd. | \$0.00 |
| 0 | DAY | MASONRY | \$0.00 |
| 0 | CYD | EXCAVATION BY MACHINE with backfill. | \$0.00 |
| 0 | CYD | EXCAVATION BY HAND exterior with backfill. | \$0.00 |
| 0 | CYD | EXCAVATION BY HAND interior (less than 4') with backfill. | \$0.00 |
| 0 | Ln Ft | TRENCH SHORING | \$0.00 |
| 0 | Ln Ft | EXTERIOR FRENCH DRAIN. | \$0.00 |
| 34 | Ln Ft | INTERIOR FRENCH DRAIN with CONCRETE remove and replace. | \$2295.00 |
| 0 | Ln Ft | CHANNEL DRAIN | \$0.00 |
| 0 | EA | MOVE AC unit - third party vendor may be contracted. | \$0.00 |
| 0 | Sq Ft | Exterior WATER PROOFING - Does not include excavation of foundation. | \$0.00 |
| 1 | EA | - Sump PUMP - Sump ALARM. | \$990.00 |
| 0 | EA | Sump PUMP REPLACEMENT. | \$0.00 |
| 0 | Ln Ft | Sump EXTRACTION for exterior only. | \$0.00 |
| 0 | Sq Ft | 20 mil VAPOR BARRIER. | \$0.00 |
| 0 | Sq Ft | 6 mil VAPOR BARRIER. | \$0.00 |
| 0 | Ln Ft | DRYWALL & STUD REMOVAL | \$0.00 |
| 0 | EA | REMOVE & REPLACE OSB (Oriented Strand Board). | \$0.00 |
| 0 | EA | Suspend/Re-Install FURNACE - third party vendor may be contracted. | \$0.00 |
| 0 | EA | Suspend/Re-install HOT WATER HEATER - third party vendor may be contracted. | \$0.00 |
| 1 | EA | Suspend/Re-install WOODEN STAIRS only. | \$1000.00 |
| 0 | EA | LOAD TESTING | \$0.00 |
| 1 | EA | DEBRIS REMOVAL. | \$375.00 |
| 0 | EA | Portable TOILET. | \$0.00 |
| 0 | EA | CONTAINMENT up to 1000 sq ft | \$0.00 |
| 0 | EA | SEWER PERMIT (Denver) | \$0.00 |
| 0 | EA | Sump pit/liner | \$0.00 |
| 0 | EA | PRIVATE UTILITY INSURANCE | \$0.00 |
| 1 | EA | THIRD PARTY LICENSED STRUCTURAL ENGINEER | \$1000.00 |
| 1 | EA | MOBILIZATION | \$560.88 |
| 1 | EA | BUILDING PERMIT | \$663.44 |

Total: \$17249.31

35% Deposit: \$6037.26

STRUCTURAL WORK

For structural work, we require that both a third party licensed structural engineer review the repair plan and that a permit be obtained through the proper municipality/city for each project. An Independent engineering firm will help ensure the client is provided the best possible repair and workmanship possible. Colorado Structural Repair utilizes the unparalleled **AB Chance and Atlas Steel Piering** and Anchoring products on our structural projects and repairs.

LIMITED WARRANTY

Colorado Structural Repair warrants that all work performed by Colorado Structural Repair and its subcontractors shall be done in a good and workmanlike manner in accordance with accepted trade practices. Colorado Structural Repair offers a 10 year warranty on interior drains and a lifetime warranty on the contracted structural work performed; however, Colorado Structural Repair does not warrant resulting damage due to unknown factors such as; hidden structural deficiencies, changes to the water content below the structure and weakening of the structure over time. Colorado Structural Repair supplier of structural materials also provides a 30 year warranty on its products. Said warranty on workmanship shall extend for 1 year from the date of substantial completion of Colorado Structural Repair's work. Colorado Structural Repair will not compensate the client for any inconveniences caused by warranty work.

TERMS AND CONDITIONS

1) SERVICES NOT COVERED: Interior cosmetic cracks/separations may occur during the repair process including, but not limited to, the installation of resistance piers, helical piers, wall anchors and/or any other items that may affect the position of the foundation. Colorado Structural Repair will not be responsible for the repairs of any resulting cracks/separations that may occur. Colorado Structural Repair does not install electrical outlets for sump pumps. Client is responsible for installation of necessary outlet(s) and ensuring unit is plugged in.

2) CUSTOMER'S RESPONSIBILITIES AND SITE CONDITIONS: If available, Customer is responsible to supply water, gas, sewer and electrical utilities unless otherwise agreed upon in writing. Customer shall allow and provide Colorado Structural Repair and its equipment access to the property. Customer is responsible to secure, remove and protect all persons and/or property, and its contents, including but not limited to adults, children, animals, cabinets and their contents, fixtures, flooring, walls, tiling, carpets, drapes, furniture, and vegetation, during and upon completion of work, and shall hold harmless and indemnify Colorado Structural Repair against all claims arising out of Customer's failure to do so. Colorado Structural Repair is not responsible for any carpets, drapes, furniture, driveways, lawns, shrubs, sprinkler systems etc. Customer should expect dust throughout the work process on the interior and exterior of the building. Customer is responsible to establish positive drainage around the exterior foundation walls of the building and install proper downspouts 8ft away from foundation walls after the work has been completed. If excavation was required for a project, settlement of soil may occur. If settlement occurs it will be the responsibility of the client to add additional fill dirt to the settled areas. Customer will point out and warrant the property lines and private utilities; Colorado Structural Repair is not responsible for damage to those items. Colorado Structural Repair cannot guarantee future damage to the structure will be prevented due to unknown factors such as; hidden structural deficiencies, changes to the water content below the structure and weakening of the structure over time. Colorado Structural Repair is not responsible for frozen sump pump discharge lines, or any resulting damage from freezing.

3) DELAYS: Colorado Structural Repair agrees to start and diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: failure of the issuance of all necessary building permits within a reasonable length of time, acts of God, stormy or inclement weather, extra work ordered by Customer, or civil commotion, inability to secure material through regular recognized channels, or allocation of materials, failure of Customer to make payments when due, or delays caused by inspection or changes ordered by the Inspectors of authorized governmental bodies, or engineers, for acts of independent contractors, or holidays, or other causes beyond Colorado Structural Repair's reasonable control. If delays are caused by the client, a charge of \$500 per day will be added to the total amount due.

4) PAYMENTS AND RIGHT TO STOP WORK: Past due payments shall bear interest at the rate of 2% per month (24% per annum), until paid in full. Colorado Structural Repair shall have the right to stop work if any payment is not made, when due under this Agreement; Colorado Structural Repair may keep the job idle until all payments due are received. These remedies are in addition to any other right of remedy that Colorado Structural Repair may have. Colorado Structural Repair will consider failure to make payment when due to be a material breach of this Agreement. The unpaid amount will be submitted for collection action. Once the agreement is executed, \$500 of deposit is non-refundable. Once work has commenced, down payment is non-refundable.

5) CLEAN-UP: Colorado Structural Repair will remove from the Customer's property debris and surplus material created by its operation and leaves it in a neat and broom clean condition.

6 **LIMITATIONS:** This repair plan is based on conditions of the structural elements that were readily observed at the time of the inspection. No invasive testing or inspections were performed. No action of any character arising from or related to this contract, or the performance thereof, shall be commenced by Customer more than one year after completion or cessation of work under this contract. Epoxy injection does not guarantee cracks to be waterproof. If epoxy injecting is being completed, Colorado Structural Repair recommends water proofing from exterior of foundation wall to prevent water intrusion through cracks. If lift is being attempted, customer understands that it is only an attempt and not a guarantee. Customer should wait 90 days upon completion of any foundation repair to begin any cosmetic or finish work.

7) **ATTORNEY FEES:** In the event that there is any litigation or an arbitration arising out of this Agreement, then the prevailing party shall be entitled to its reasonable attorney's fees and costs.

8) **VALIDITY:** In case one or more of the provisions of this Agreement of any application thereof shall be invalid, unenforceable or illegal, the validity, enforceability and legality of the remaining provisions and any other application shall not in any way be impaired thereby.

9) **CHANGES IN CONTRACTED WORK / CONCEALED CONDITIONS:** If additional drilling is required to reach engineer required depths, customer will be notified immediately and additional charges will apply for predrill. Should the Customer or any public body or engineer direct any modification or addition to the work covered by this contract, the contract price shall be adjusted accordingly. The change in the contract price caused by such additional work shall be as agreed to in writing. Colorado Structural Repair's actual cost of labor, equipment, subcontractors and materials, plus overhead and profit shall be the change in contract price. A change order may also increase the time within which the contracted work is to be completed. Colorado Structural Repair shall promptly notify the Customer of: (a) latent physical conditions at the site and differing materially from those indicated in this contract, or (b) unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract. Any expense incurred due to such conditions shall be paid for by Customer as added work. No extra or change order work shall be required to be performed without prior written authorization of the person contracting for the repair or construction. However, in the event that the building department or other governing body requires a change or modification Colorado Structural Repair may make that change prior to receiving written authorization and thereafter negotiate the effect of that change with the Customer.

10) **PRIVATE UTILITY INSURANCE:** If private utility insurance has been selected, Colorado Structural Repair agrees to repair any private (non-marked) utilities damaged by CSR during installation at no cost to the customer.

THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE TO YOU AND YOUR INTEREST IN COLORADO STRUCTURAL REPAIR. PLEASE HAVE THE AUTHORIZED PERSON SIGN BELOW IF YOU ACCEPT THIS REPAIR PLAN.



I authorize Colorado Structural Repair to charge my credit card . These charges will include and limited to, the deposit, progress payment(s) and or final payment. *Final payment will be charged upon completion.*
Initial to accept.

The final payment is due upon completion of project. When final payment is received a closeout package will be sent within two weeks and will include the warranty , final engineer letter and building permit. All projects that extend over 5 business days will be subject to weekly progress payments. Projects will not begin until the deposit funds clear.

Homeowner/Authorized Agent

Colorado Structural Repair

Date

Date

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 reviewing this (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. Roof repair, repainting, wood repairs/replacement, and tree at foundation removed (2-26-18)
 - ii. Certificate of Historic Appropriateness hearing (10-3-17)
 - iii. 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 continues; new foundation is being poured, roof will be repaired, door to be replaced. (2-26-18)
 - 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. Repairs to the roof in September, 2014, and May, 2015 due to damage of raccoon. (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. 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)
 2. Annual Wesley Chapel Cemetery Association Board meeting held April 14, 2018 (4-14-18)
 3. Additional family information for one of the plots has been received and added to the other documentation of persons buried there (5-21-13)
 4. The Cemetery Board annual meeting was held April, 2013. (5-21-13)
 5. A brochure has been completed. (5-1-12)
 6. 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 continues to be used as an art center. (5-1-12)
- j) Metzger Farm at 12080 Lowell Boulevard (jointly owned with City and County of Broomfield)
1. Restoration and stabilization work continues. 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)
 2. 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)
 3. Section 106 review for Nissen Channel Improvements. City letter of support on 10-22-14 (12-2-14)
 4. 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)
 5. 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 on 10-3-14. (12-2-14)
 - 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. The current owner has listed the house for sale and featured the historic significance of the house in the listing.
- r) Gregory House Residence at 8140 Lowell Boulevard
 - 1. No change in status (9-3-13)
- s) Merton and Mary Williams Residence at 7335 Wilson Court
 - 1. No change in status (9-3-13)
- t) Perry House Residence at 4199 West 76th Avenue
 - 1. No change in status (9-3-13)
- u) Henry House Residence at 7319 Orchard Court
 - 1. No change in status (9-3-13)
- v) Union High School at 3455 West 72nd Avenue
 - 1. No change in status (9-3-13)

HISTORIC PROPERTIES NOT IN THE CITY OF WESTMINSTER

- w) Mandalay School – (Not a designated historic property)
 - 1. Needs assessment complete and approved November, 2015. (12-1-15)
 - 2. Site visit by City Staff and contract of city’s General Services with SLATERPAULL to perform a building needs assessment. (7-15)
 - 3. Charlie Mc Kay, the owner of the Mandalay School at the southeast corner of Wadsworth Boulevard and 103rd Avenue has initiated discussion with the City to donate the land and the building to the City. (5-29-14)
 - 4. The City Manager has authorized staff to proceed with discussions for the acquisition.
 - 5. If the City accepts the property there are several actions needed that include:
 - i. Annexation into the City of Westminster
 - ii. Designation of a land use for the Comprehensive Land Use Plan (CLUP)
 - iii. Approval of a Preliminary Development Plan (PDP) that shows the zoning

- iv. Approval of an Official Development Plan (ODP) that shows the site plan and the building elevations
- v. Designation of the site as a local historic landmark

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

5. a) Conferences, Education, Other Updates



Colorado Preservation, Inc.

1420 Ogden St, Suite 103 · Denver, CO · 80218 (P) 303.893.4260 · (F) 303.893.4333

June 30, 2018

SAVING PLACES® CONFERENCE

The Next Generation of Preservation: A Call to Action

Monday - Thursday, February 4-7, 2019, February 4-7, 2019

Location: *Sheraton Denver Downtown Hotel*

Our conference starts on Monday this year - be sure to mark your calendars!



Request for Proposals is Open!



For over 20 years, CPI has provided essential training and networking opportunities to individuals who are working to protect our state's heritage. Each year the conference brings over 150 speakers and includes over 85 workshops, tours, and sessions which cover a variety of topics.

Do you have an idea for a session that would better equip our attendees to build a future with historic places? We want to hear from YOU! We want to hear from YOU! [Click here to learn more about the session proposal process and to submit your idea.](#) Sessions should inspire, energize, and provide attendees with information to bring back to their communities.



Submit your proposals by 5pm Friday, August 17.

CPI's Saving Places® Conference is a dynamic four-day event featuring high-quality educational content and networking opportunities for individuals interested in historic preservation. The event is designed to provide engaging, varied content that will equip attendees with the knowledge and tools they can integrate into their work and communities. The Saving Places Conference is funded in part by a History Colorado State Historical Fund grant.



SAVING PLACES® CONFERENCE

The Next Generation of Preservation: A Call to Action

Every generation chooses what they save. How do individual communities deal with common issues? Priorities for the next generation of preservation will include re-winning past battles, addressing new pressures and constant development, fighting again for the historic districts of the 1970s and beyond, reconnecting with our public audience, reestablishing existing and making new connections with organizations and people, and recommitting to the cause. A call to action is **WHATEVER** the preservation needs are for each community.

Spread the news! Help us make this year's conference better than the last! Forward this email to your friends and colleagues to submit.

Want to learn more? Interested in seeing what a typical conference entails? [Click here to view the 2018 Conference program](#)



Submit your proposals by 5pm Friday, August 17.

Please be in touch with questions and ideas!

Amanda Barker | Events and Development Director
Colorado Preservation, Inc. | ColoradoPreservation.org
abarker@coloradopreservation.org
303-893-4260, ext. 230

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WWW.COLORADOPRESERVATION.ORG

Please Join
Colorado Preservation Inc.

To

**Celebrate
Passage of HB18-1190**

FRIDAY, AUGUST 24 from 4-5pm

Colorado State Fairgrounds
Colorado Building



Please RSVP to
Jeannie Vanderburg
jvanderburg@capstonegroupllc.com
303-249-8150

Drinks will be provided.
To enter the State Fair plan to purchase a gate admission for \$10.
It can be purchased same day at the fairgrounds entrance.

Sign up now for the
4th Annual City of Black Hawk
Historic Preservation Workshop!
September 18th & 19th, 2018



“Historic Buildings & the International Building Code”

presented by Thomas Meyers, CBO & President of Building Intuition, LLC

Who? This workshop is open to historic preservation commissioners/specialists, planners, designers, architects, contractors, handymen, general contractors, building inspectors, project coordinators/managers, college students and the general public.

What? Our workshop presenter will provide a roadmap to the recent changes in the International Building & Fire Code, as well as the International Existing Building Code and how they affect historic commercial and historic residential projects undergoing repair, alterations or additions necessary for the preservation, rehabilitation, relocation, related construction, change of use or continued use of a qualified historic building with the intent to save architectural heritage by recognizing the unique construction challenges inherent in historical buildings.

When? The workshop will be held Tuesday, September 18, 2018 with a repeat performance on Wednesday, September 19, 2018. Registration opens at 8:00 am with continental breakfast served from 8:00 to 9:00. Presentation begins at 9:00. Workshop will end by 5:00 pm each day.

Where? The workshop presentation will be held in historic Crook’s Palace (200 Gregory St) in downtown Black Hawk with afternoon field trips to the Lace House and Gilpin Hotel to apply what was learned.

Why? The goal of this workshop is to learn strategies for finding a path to compliance when it comes to rehabilitations, restorations, renovations and additions to historic residential and commercial structures.

TO REGISTER FOR THIS WORKSHOP:

PLEASE NOTE: These workshops fill up quickly! In order to reserve a spot in either the Tuesday 9/18 or Wednesday 9/19 workshop, you must contact Sara Lang Forbes at sforbes@cityofblackhawk.org to get your name on the registration list. There will be a \$20 registration fee payable to the City of Black Hawk by check, cash or credit card. Continental breakfast and a catered lunch will be provided. If you have any questions, contact Sara at 303-582-2223.

Looking forward to another great workshop!

PastForward National Preservation Conference

**Summary of Economic and Promotional Impacts:
Denver, Colorado | October 7-12, 2019**

**National Trust for Historic Preservation
The Watergate Office Building | 2600 Virginia Avenue, NW Suite 1100 |
Washington, DC 20037
Contact: Susan West Montgomery, Vice President of Preservation Resources
202-257-3403 | smontgomery@savingplaces.org**

June 27, 2018

OVERVIEW

For more than 70 years the National Preservation Conference, renamed PastForward® in 2014, has been the preeminent annual gathering of architects, planners, developers, historians, public and private sector professionals, and community activists working to save America's historic places. All these participants share a passion and commitment to ensure that historic places not only celebrate our rich heritage, but also, through protection and revitalization, contribute mightily to the economic and cultural vitality of our communities.

These attendees are keenly interested in learning about the history, culture, and preservation story of the host city. Many extend their stay by several days to become more fully immersed. All participants take time to explore the city and experience its restaurants, bars, cultural attractions, and retail establishments.

AUDIENCE

Conference attendance averages 1,500-1,700 participants each year. In addition to on-site attendees, the conference's online programming attracts thousands of participants nationally and globally. Attendees represent a wide range of disciplines involved in historic preservation including architects, planners, developers, historians, educators, nonprofit executives, funders, as well as federal, state, and local government representatives.

PastForward attracts the next generation of preservationists. In 2017, 26% of attendees were under the age of 35 and 23% represented non-majority constituencies. This age and ethnic diversity is also represented in the make-up of our speakers with 25% of the 2017 conference's speakers representing non-majority constituencies.

VIRTUAL ATTENDANCE

More than 1,000 individuals, institutional partners, and organizations sign up to take part in the conference virtually—and that number grows each year. The Opening Plenary, Closing Luncheon, and three TrustLive presentations are live streamed at no cost to participants. Selected additional programming may be live-streamed and offered at a nominal fee. All live-streamed programs are recorded and made available on the National Trust's YouTube channel.

To date, content from the Chicago conference in November 2017 has garnered nearly 5,000 views—videos from the last four PastForward conferences have received nearly 18,000 views. Through participation in the live-streamed and recorded programming, sponsors receive recognition and reach beyond the attendees in the audience and well beyond the week of conference. All videos are linked from www.PastForwardConference.org.

PROGRAMMING FEATURES

Each year the National Trust works with national and local partners to develop areas of focus for content programming. Preliminary conversations have surfaced the following possible content areas but none are confirmed and others may be considered:

- **NEW DESIGN:** What is the role of historic preservationists in advocating for high quality new design, in effect, advocating for the next generation of buildings, landscapes, neighborhoods, and sites that will be worthy of preservation. Throughout this discussion we will highlight examples from Denver.
- **NEIGHBORHOOD CHARACTER AND AUTHENTICITY:** What is working what isn't, including a look at Denver's historic resources survey, ordinance update, and zoning code. We'll challenge attendees to conceive a new generation of tools.
- **WOMEN'S HISTORY AND HISTORIC SITES**
- **HISTORIC LANDSCAPES:** Partnerships with outdoor recreation advocates and heritage tourism planners. We'll explore ways to "disperse concentrations" of users that are negatively impacting resources.
- **HEALTH AND HISTORIC RESOURCES:** This topic will consider new partnerships to understand and ensure that preservation efforts improve and enhance a range of health outcomes in communities.
- **NEXT GENERATION PRESERVATION:** We are beginning to see new challenges to historic resources once thought to have been "saved." Have different threats emerged? Do we have the tools to confront new preservation challenges.

The most highly attended conference event, the Welcome Reception, is held immediately following the Opening Plenary on Wednesday evening and serves as a festive kick-off to the program. The conference program also features:

- Two to four Preservation Leadership Training® Intensives: Day-long, skill-building trainings.
- Fifteen to 20 Field Studies: A firsthand look at local and regional preservation projects, taking attendees into the city and surrounding communities. These can be half- or full-day programs.
- Twenty Learning Labs: In-depth educational sessions (75 minutes) featuring industry thought leaders.
- Twenty Power Sessions: Quick, practical overviews (30 minutes) of the pressing issues in preservation.
- Special Convenings: Gatherings such as networking sessions, dinners, luncheons, receptions and board meetings. Some of these programs are by invitation only. Many of these are conducted by organizations outside of the Trust.

Information about content, programming, speakers, and special events are updated throughout the year on www.PastForwardConference.org.

ECONOMIC IMPACTS

Historic preservation is a place-based activity, and we consider the conference an extension of

our commitment to saving and stewarding places. In this regard, we are committed to making an investment in the local economy in several ways.

We use local vendors and services whenever possible, including transportation services totaling more than \$20,000, decorator and support services of \$10,000, \$5,000 in local business and cafes through our field studies and finally the use of local labor staff as needed.

The conference serves as a meeting place for many organizations and industry representatives who host events of their own in restaurants and bars across the city in conjunction with the conference. We bring dollars to the local economy in the form of lodging and food and beverage revenue. Our 1,500-1,700 attendees will use more than 1,400 room nights. The conference hotel alone, in this case the Sheraton Downtown Denver, will realize revenue of over \$300,000 in sleeping rooms, and \$80,000 in food and beverage. Thousands of additional dollars will flow to hotels outside the conference block and from attendees who opt to stay beyond the dates of the conference for leisure activities.

Finally, each year our local nonprofit partner hosts a Candlelight House tour as part of the conference. Proceeds totaling as much as \$12,000-\$15,000 may remain with the partner and are used to support its work in the community.

MEDIA EXPOSURE

The host city and presenting partner enjoys tremendous national exposure. In 2017, the conference in Chicago garnered 81,848,884 media impressions ranging from local television coverage and several front-page stories, to articles in papers such as the *Associated Press*, *USA Today*, and *Curbed* among others. Finally, the conference and host city are widely marketed through print, online, and social media exposure including the following:

- National Trust Facebook: 170,000 followers
- Twitter: 29,000 followers @SavingPlaces
- Dedicated emails: 51 throughout the year with 30% open rate, average 5% click through rate and average of 624 forwards
- Conference Home Page: 202,357 total page views with 10,289 unique visitors
- Mailed print pieces: 50,000 including save the date postcards and a “registration is live” poster.

We are finding that each year our media and marketing exposure is growing as new social media and online platforms become available and our audience increases. We have reason to believe this will prove even more so in 2019.

FUNDRAISING

The conference is an approximately \$1.5 million enterprise. About half of the proceeds are raised through philanthropic and corporate contributions, the rest through registration fees. More than 38 sponsors constituting about 2/3 of total fundraising needs are regular sponsors and/or national funders that support the conference no matter what city it is in. The remaining financial support and valuable in-kind participation comes from local organizations, government offices or agencies, institutions, corporations and individuals.

The following is a sampling of opportunities for local organizations, government offices or agencies, institutions, corporations and individuals to take part in and support the conference. Each offers varying degrees of visibility as well as tangible and intangible benefits. Almost all are

customizable to suit the goals and objectives of the funder.

Event Packages

- Opening Reception: \$75,000
- TrustLive: \$65,000
- Preservation Luncheon: \$35,000
- Diversity and Inclusion Luncheon: \$35,000
- Denver Overview Tour Series: \$15,000
- Other Special Events: \$10,000 and up
- Preservation Leadership Training® Intensives: \$5,000

General Packages

- Gold Level: \$10,000
- Silver Level: \$5,000
- Bronze Level: \$2,500

Scholarship Packages

- Diversity Scholarships: \$50,000
- Local and Regional Scholarships: \$50,000

Material Packages

- Badge Lanyards: \$2,500
- Final Program Ad Space: \$1,000 (Four full page spaces available)

LEAVE BEHIND

We see two important benefits in partnering closely with local non-profit affiliates, city agencies, foundations, and corporate allies. The first, of course, is that the conference programming—local tours, educational sessions, and special events—are simply better when they are supported and informed by a local partner who has deep knowledge of the local preservation scene and its players.

Secondly, that partnership often yields an opportunity to leverage the conference for lasting impact. In almost all cases, local partners have either identified new donors or deepened relationships with existing ones through shared support for the conference. We also tend to see a rededication or strengthening of a community's commitment to historic preservation inspired by the conference sessions, speakers and the spotlight cast upon the community's own preservation successes and needs. And maybe most importantly, the conference serves as a prominent and powerful event to galvanize the local preservation community. PastForward provides the opportunity for preservationists in the host city to connect and collaborate with their colleagues in a unique way and often for the first time.

Finally, thinking creatively, we have often been able to bring attention, expertise or resources to a preservation issue in the community. In Indianapolis in 2013, we hosted a design charrette immediately preceding the conference which invited preservation leaders, planners, architects and developers from around the country to spend a day tackling the problem the city's vacant, deteriorating old city hall. City staff took part in the exercise which almost immediately yielded a preservation and reuse plan for the building—a \$55 million redevelopment of the building into a boutique hotel. Similarly, Historic Savannah Foundation, our local partner in 2014, wanted to encourage its city officials to undertake a tourism management plan. We held a Tourism

Summit as part of the conference inviting city officials and preservation advocates from New Orleans, Nantucket, Annapolis, Charleston and other much beloved historic cities to share their experiences managing tourism. The City of Savannah hired a consulting firm to create the city's first tourism management plan.

CONCLUSION

Whenever nearly 2,000 people descend on a city for the express purpose of visiting, celebrating, and learning from a community's unique heritage, there can't help but be a swelling of community pride and a recommitment to investing in the very places and institutions that make the community so special. While Denver is already committed to historic preservation and the economic vitality it can bring, we believe this conference will energize and enliven this work to protect its heritage for the benefit of the residents, merchants and institutions that call Denver home.