



WESTMINSTER

Historic Landmark Board Meeting Agenda

June 26, 2019

7:00 pm

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

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING – MAY 22, 2019 (minutes attached, motion requested)
3. NEW BUSINESS
 - a) Public hearing for certificate of historic appropriateness for Margaret O’Gorman House (memo, application, and resolution attached) (Kristen Koehler and Laura Kuehl)
4. CONSIDERATION OF OLD BUSINESS
 - a) Updates on historic properties (list attached)
5. OTHER BUSINESS
 - a) Conferences, education, other updates
 1. 2019 Saving Places Conference Notes (Kaaren Hardy)
 2. The next meeting of the Historic Landmark Board is scheduled for Wednesday, August 28, 2019, at 5:30 p.m. The meeting will include a driving tour of Westminster’s historic landmarks **(meet in front of City Hall – we will leave promptly at 5:30 p.m.)**
6. ADJOURNMENT

Historic Landmark Board Meeting Minutes May 22, 2019

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

1. ROLL CALL

Board members present at roll call: Matthew Bell, Kaaren Hardy, Linda Graybeal, Mary Oswell. Gargi Duttgupta joined the meeting after roll call.

Excused absences: Tennille Wood, James Browning, Anna Leske

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

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

2. CONSIDERATION OF THE MINUTES

Mary Oswell made a motion to approve the minutes of the May 22, 2019, meeting, as presented. The motion was seconded by Linda Graybeal. The minutes were approved (4-0).

3. NEW BUSINESS

- a) Public hearing for certificate of historic appropriateness for Semper Farm/Allison Community Garden fence replacement project.
 - Patti Wright, City of Westminster Open Space Division, gave an overview of the fencing project.
 - Members of the Board asked about the new fencing, what it will look like, the new plots at the garden, and the timeline for the project.
 - Kristen Koehler provided a Powerpoint presentation regarding the Semper Farm/Allison Community Garden, located at 9215 Pierce Street, Jefferson County, Westminster, Colorado, outlining the public notice requirements and criteria that the Board must consider in evaluating the project for a certificate of historic appropriateness.
 - Notice of public hearing was published in the Westminster Window on May 9, 2019, and the meeting packet was posted to the City website and in the lobby at City Hall. Noticing signage was placed at the property on May 10, 2019.
 - Staff recommended that the Board approve the certificate of historic appropriateness for the project based on a finding that the public hearing and public noticing requirements have been met and that the Board has reviewed the criteria in Section 11-13-10 (H)(1-11), Westminster Municipal Code, in relation to the proposed project.
 - The hearing was opened up for public comment. There was no public comment.
 - The applicant was asked to provide any further comments. There were no comments to add.
 - City staff was asked for any further comments. There were no comments from City staff.

- The public hearing was closed and a motion was requested for approval or denial of the proposal with findings of fact. Linda Graybeal moved that the Historic Landmark Board approve the project as outlined. Gargi Duttgupta seconded the motion. The motion passed unanimously.

4. **CONSIDERATION OF OLD BUSINESS**

a) Updates on historic properties

- Mary Oswell requested that staff make new additions to the list in red. She asked about the Semper Farm window vandalism and if it was a common occurrence. Board discussion about past vandalism to the site, ensued. Patti Wright also provided additional comments about steps the City has taken to curb vandalism.
- Mary Oswell asked about the work taking place at the Wesley Chapel Cemetery. Staff provided an overview of the project.
- Kaaren Hardy asked who holds the easement on the Shoenberg Farm.
- Kaaren Hardy asked if the work had begun yet. Staff responded that the project manager is still pricing fencing.
- Kaaren Hardy asked about the status of the Margaret O’Gorman house and if it had sold. Kaaren noted that the information on the update list is shown at the top of each individual building section.
- Mary Oswell asked about the update on Metzger Farm.
- Staff made a clarification about the easement owner at Shoenberg Farm, noting that it is managed by Colorado Preservation, Inc.
- Kaaren Hardy asked about an onboarding for new Board members. Staff discussed the Boards and Commissions task force and an upcoming survey from the City Clerk’s Office.

5. **OTHER BUSINESS**

a) Conferences, education, other updates

- Staff noted that the Board will take a driving tour on August 28, 2019 at 5:30 p.m.
- Mary Oswell asked about the group working on the Historic Westminster rebranding.
- Kaaren Hardy discussed James Browning’s absence for the next several months and asked if anyone else would be interested in assuming the chairmanship in James’ absence on an interim basis. Matthew Bell said he would take on the role. Mary Oswell nominated Mathew Bell to be the interim Chair. Linda Graybeal seconded the nomination. The motion passed unanimously.
- Linda Graybeal announced that the Westminster Historical Society would be hosting an historic vintage baseball game at Wolff Run Park on July 13. She also asked about term limits. Staff clarified that 2018 was the start of the term limit clock so members have eight years of service available starting in 2018.
- Board members discussed the difference between boards and task forces and the authority levels and functions of each.

6. **ADJOURNMENT**

The meeting adjourned at 7:38 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Matthew Bell, Interim Board Chair



WESTMINSTER

Agenda Memorandum

Agenda Item – 3.a)

Historic Landmark Board Meeting
June 26, 2019

SUBJECT: Review and action for certificate of historic appropriateness for Margaret O’Gorman House system upgrades project.

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

Discussion and Description of Project: An application for certificate of historic appropriateness has been prepared by Laura and Joshua Kuehl for review and approval by the Historic Landmark Board for system upgrades at the Margaret O’Gorman House.

Public Hearing: Pursuant to the Westminster Municipal Code Section 11-13-10 (A), the Historic Landmark Board is responsible for reviewing alterations to properties 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 June 13, 2019. A noticing sign was posted at the property on June 17, 2019.

Respectfully submitted,

Kristen Koehler
Cultural Affairs Specialist – Parks, Recreation and Libraries

Attachments:

- Application for certificate of historic appropriateness
- Resolution No. 2019-03 – certificate of historic appropriateness for the Margaret O’Gorman House system upgrades project



WESTMINSTER

APPLICATION FOR CERTIFICATE OF HISTORIC APPROPRIATENESS

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

1. Application Information Prepared by:

Laura and Joshua Kuehl

Current address: 670 E. 20th Avenue #4611, Denver, CO, 80203

Ph: 512.673.8509 and 605.759.5104

Email: laurackuehl@gmail.com and Joshua.a.kuehl@gmail.com

2. Name of Landmark

- a. Historic Name: Margaret O’Gorman House
- b. Name of Current Owner: Mathew and Leah Gilbert
- c. Name of Purchaser: Laura and Joshua Kuehl
- d. 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

Purchase to take place on June 28, 2019 by Laura and Joshua Kuehl. Possession scheduled July 12, 2019.

7. Historic Use: Multiple Dwelling

8. Current Use: Residence

9. Describe the Current Condition of Landmark:

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

10. Landmark Information

- a. Year of Construction: 1910
- b. Architect or Builder or Designer: Frank Day
- c. Brief Description of Landmark (building, landscape feature, monument, etc.):
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. Criteria for consideration of Certificate of Historic Appropriateness Pursuant to the Westminster Municipal Code Section 11-13-10, subsections 1 through 11:

1) *The effect of the proposed change on the general architectural and/or historic character of the structure or district:*

- Repair a break in sewer line at 16’ and clean outs to be installed. Air Conditioning to be installed as well.

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:*

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

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

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:*

- Only visible changes will be a cleanout for the sewer and air conditioning unit.

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

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

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

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:*

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

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

**HISTORIC LANDMARK BOARD
RESOLUTION NO. 2019-03**

**A RESOLUTION AUTHORIZING A CERTIFICATE OF HISTORIC APPROPRIATENESS FOR
SYSTEM UPGRADES AT THE MARGARET O’GORMAN HOUSE**

WHEREAS, the Margaret O’Gorman House located at 8198 Irving Street, Adams County, Westminister, 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 Westminister 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 Westminister Municipal Code Section 11-13-10 (A) requires a certificate of historic appropriateness be approved by the Historic Landmark Board for any work other than maintenance and repair on a property subject to a historic designation, and;

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

WHEREAS, Laura and Joshua Kuehl have applied to the Historic Landmark Board for a certificate of historic appropriateness for work to repair the sewer system and install air conditioning at the Margaret O’Gorman House, for which a building permit is required by law, and;

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

WHEREAS, the Board is required to hold a noticed public hearing pursuant to Section 11-13-7 of the Westminister Municipal Code and has found that the noticing requirements have been met:

NOW, THEREFORE, the Historic Landmark Board of the City of Westminister resolves that a certificate of historic appropriateness be approved for the system upgrades project at the Margaret O’Gorman House.

PASSED AND ADOPTED this 26th day of June, 2019.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Matthew Bell, Interim Board 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. **Windows repaired. (6-14-19)**
2. Broken windows due to vandalism at Semper Farm Residence. Repairs completed. (5-14-2019)
3. Roof replacement project on Semper Farm Residence completed. (4-29-2019)
4. Certificate of Historic Appropriateness approved for roof replacement on Semper Farm residence. (2-27-2019)
5. 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)
6. Discussion of security issues and need for review. (8-19-15)
7. Semper/Allison 3-car stall garage public hearing review for Certificate of Historic Appropriateness for proposed demolition. (1-6-15)
8. Semper signs installed and site groomed in July – August, 2014. (12-2-14)
9. 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)
10. Proposed informational panels reviewed by the HLB on 3-4-14. (5-29-14)
11. Notice that grant for barn rehab not awarded. (9-3-13)

12. 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)
13. 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)
14. 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)
15. The Semper Farm Master Plan continues to evolve. Staff met to review next steps. (3-5-13)
16. In 2009 there was damage to the stucco and roof shingles on the restored 1960 well pump house and flagstone patio damage adjacent to the 1880's well. Repairs have not been completed. (8-7-12)

c) Shoenberg Farm at 7231 Sheridan Boulevard

1. Concrete Silo
 - i. Rehab work on the concrete silo is complete. (5-1-12)
2. Wood silo
 - i. Rehabilitation complete. (7-15-18)
 - ii. Roof repair, repainting, wood repairs/replacement, and tree at foundation removed. (2-26-18)
 - iii. Certificate of Historic Appropriateness hearing. (10-3-17)
 - iv. No change in status. (5-1-12)
3. Farmhouse
 - i. Agreement with City Engineering Staff and SHF to mothball the structure. (10-4-17)
 - ii. No change in status. (5-1-12)
4. Barn
 - i. Easement inspection performed for entire Shoenberg Farm property. (7-31-18)
 - ii. In November Westminster Historic Society and Fire Department volunteers moved numerous boxes and artifacts of Shoenberg history into the barn. (12-1-15)
 - iii. The City has prepared a draft landscape and parking plan for the area west of the barn. The City has commissioned basic cost estimates for installing utilities, bathrooms and minor interior finish for potential office or restaurant use. The estimates and the landscape plan will be used to market the site to potential users. (8-7-12)
5. Pumphouse/Generator building
 - i. Rehab complete; new foundation poured, roof repaired, door replaced. (7-15-18)
 - ii. Certificate of Historic Appropriateness hearing. (10-3-17)
 - iii. No change in status. (5-1-12)
6. Garage
 - i. Agreement with City Engineering Staff and SHF to mothball the structure. (10-4-17)
 - ii. Apartment north door on the upper level has been repaired and secured. (5-21-13)
7. Milk House
 - i. Rehabilitation complete. (5-2-17)

- ii. Stabilization of south wall necessary. Foundation stabilization costs have exceeded budget. Request to City Council in August to allocate funds for extra costs for milk house improvements. (8-2-16)
 - iii. Rehabilitation underway: foundation stabilization in progress; roof replacement in progress; window rehabilitation in progress. (6-7-16)
 - iv. Contracts for foundation stabilization to be approved by City Council 4-16, and work to begin end of April, 2016. Two contracts for foundation work will total \$232,673. Construction fence has been installed. (4-5-16)
 - v. Project manager has scheduled concrete work in Spring of 2016. SHF staff agreed to extend contract due to difficulty of finding sub-contractors willing to do small projects. (8-27-15)
 - vi. Bids received in June, 2014 rejected as too high. Bid proposal reissued in August and no bids received. SHF will allow Staff to act as contractor and coordinate sub-contracts to complete the rehabilitation. Contract extended to June 2015. (12-2-14)
 - vii. Bids are due in mid-June, contract negotiations the following month, construction anticipated to begin in August, 2014. (6-3-14)
 - viii. Notice on February 3, 2014 that grant for window and roof repair not awarded. (3-4-14)
 - ix. A grant application was submitted to the State Historic Fund October 1, 2013. Funding is sought for window repair and roof repair. HLB reviewed the proposal 3-5-13. Grant notification by February 1, 2014 (12-3-13)
 - x. Notice on June 1, 2013 that grant for window and roof repair not awarded. (9-3-13)
 - xi. A grant application was submitted to the State Historic Fund April 1, 2013. Funding is sought for window repair and roof repair. HLB reviewed the proposal 3-5-13. Grant notification by June 1, 2013 (5-21-13)
 - xii. A grant application was submitted to the State Historic Fund on April 1, 2012 to seek funding for partial rehabilitation of the Milk House. On August 20, 2012 the City learned that a partial grant was awarded. Contract with the State Historic Fund is in place. Rehabilitation anticipated to start in Summer, 2014. Request for bids to be issued April, 2014. (3-4-14)
 - xiii. Windows boarded on the Milk House, the farmhouse, and the pumphouse/generator building. (12-4-12)
- 8. Quonset demolished by Tepper family. (12-3-13)
 - 9. Truck repair shop and milk processing plant demolished by Tepper family. Land is still owned by the original landowner, the Tepper family. Land is now vacant. (8-2-16)

d) Church's Stage Stop Well at 10395 Wadsworth Boulevard

- 1. Recognized as a Jefferson County historic landmark on October 22, 2015. (12-1-15)
- 2. Review by City's Historic Landmark Board of nomination as a Jefferson County Historic Landmark. (9-1-15)
- 3. The HLB nominated this site as a Jefferson County historic landmark at their 6-4-13 meeting. (9-3-13).
- 4. A historic plaque was installed at the site in April, 2012. (5-1-12)

e) Westminster's First Town Hall at 3924 West 72nd Avenue

- 1. New roof completed. (10-3-17)
- 2. Temporary roof repair due to animal damage. (5-2-17)
- 3. Roof repairs in September 2014 and May 2015 due to raccoon damage. (9-1-15)
- 4. No change in status. (8-7-12)

- f) Marion Barn at SWC 120th & Pecos Street
1. HLB recommended designation as a local historic landmark on December 4, 2012. City Council designated as a local historic landmark on January 14, 2013. (3-5-13)
- g) Wesley Chapel Cemetery at NEC 120th Avenue and Huron Street
1. Fence and column work is out for bid; bid results expected late June. Construction to start around September, 2019. (6-17-19)
 2. Archaeologist selected for monitoring of cemetery site while ground disturbing work is taking place. (4-16-2019)
 3. Annual Wesley Chapel Cemetery Association Board meeting held. The Association reviewed the conceptual design for improvements to the cemetery (4-6-2019).
 4. 2019 CIP funding in the amount of \$200,000 adopted by City Council for improvements to Wesley Chapel Cemetery. (10-8-18)
 5. 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)
 6. Annual Wesley Chapel Cemetery Association Board meeting held. (4-14-18)
 7. Additional family information for one of the plots has been received and added to the other documentation of persons buried there. (5-21-13)
 8. The Cemetery Board annual meeting was held April, 2013. (5-21-13)
 9. A brochure has been completed. (5-1-12)
 10. 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. Contract in place for historical interpretive signage, expected to be installed in September, 2019. Interviews with the Metzger family will take place in June, 2019. Building completion is expected by July, 2019. (6-17-19)
 2. 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)
 3. 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)
 4. 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)
 5. Section 106 review for Nissen Channel Improvements. City letter of support on 10-22-14. (12-2-14)
 6. 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)
 7. Nomination reviewed and supported by the HLB on 9-4-12. (3-5-13)

NON-CITY-OWNED DESIGNATED HISTORIC PROPERTIES

- k) Harris Park School at 7200 Lowell Boulevard (designated landmark)
 - 1. Open house for Westminster History Research Center held 12-3-13. (12-3-13)
 - 2. Adams County School District 50 has discussed funding a “Westminster History Research Center” to be located in this building. School Board member Marilyn Flachman is main contact for this. (3-5-13)

- l) Union High School at 3455 West 72nd Avenue (designated landmark)
 - 1. The building is owned by Adams County School District 50. (12-3-13)

- m) Westminster Grange Hall at 3935 West 73rd Avenue
 - 1. The building continues to be used for Grange events. (5-1-12)

- n) Penguin Building at 7265 -7269 Lowell Boulevard
 - 1. Discussion of status of attached garage inconclusive. (5-2-17)
 - 2. Buildings adjacent demolished in November, 2015. (12-1-15)
 - 3. Discussion of structural concerns with City Development Review Committee.(10-3-14)
 - 4. HLB discussion of repairs to Lowell Street façade, and addition of awnings. (8-7-12)

- o) Red & White Grocery at 3947-3949 West 73rd Avenue
 - 1. HLB discussion of 73rd Avenue façade. (8-7-12)

- p) Savery Savory Mushroom Farm Water Tower at 110th & Federal Boulevard – at the east side of Federal
 - 1. City discussion with Savory Farms HOA of access to base of site. (8-7-12)

- q) Margaret O’Gorman House at 8198 Irving Street
 - 1. Home is under contract, expected to close June 28, 2019. (6-19-2019)
 - 2. Current homeowner planning to list for sale. (3-25-2019)
 - 3. Foundation stabilization work completed. (10-1-18)
 - 4. 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) 1. Other Business – 2019 Saving Places Conference Notes (Kaaren Hardy)

2019 SAVING PLACES CONFERENCE

The Next Generation of Preservation:

Call to Action

February 4-6, 2019

Capital Campaigns for Capital Repairs

-Presenters: Andrea Malcolm, Molly Brown House MBH) and Anne Levinsky, Historic Denver, Inc. (HDI)

AM: Had a general contractor walk the property with all the construction trade representatives to determine needs and prioritize; developed a strategic plan with the board.

-No endowment fund, just worked off memberships and visitor fees.

AL: Hosted retreats with the board; asked them to make an additional annual gift to support a capital campaign beginning in 2010; sought board members with fundraising experience.

-Did visioning

-Contracted with a fundraising group to do a feasibility study to determine a realistic fundraising amount.

-Most donors traditionally gave a couple \$100/year; a very few gave \$1000. (The consultant, not the staff, asked donors how much they gave.)

-Consultant recommended hiring development staff; hired one part-time initially. (Had downsized that position during the Great Recession.)

-Broke capital campaign process down into steps.

-Determined a need to develop campaign leadership; created job descriptions for board members, steering committee, campaign chairs. (Wrote out role and responsibilities for each position.)

-Had done a Historic Structure Analysis (HSA) in 2010.

-The rest of the Steering Committee were former board members/mostly chairs; a developer and his wife were co-chairs.

-Decided on a \$2 million campaign; got about 10% from the State Historical Fund (SHF).

-Had to develop a major gift program:

-Had list of over 5000 names; consultant ran the names through a gift evaluation/sorting software program.

-Updated the list every two weeks (in an Excel program).

-Prospects for major gifts were 100 people; trained board members to “do the ask” (rather than consultant); created a script; be direct; often used teams of two (a board member + staff).

-Ask for specific amount; give them a card to think about; follow up; say thank you for meeting.

-1 in 4 likely to give; will be inspired by the passion of the “askers”.

-Asked for 3-year pledges (Give a set amount over three years.)

-Only had one pledger back out.

-“Quiet phase”: Aimed to have raised over 60% before going public with “ask”.

AM: Board came up with largest collective gift in MBH’s history.

-Alumni board members also asked for collective gift; held parties.

-Natural resource donors also asked for collective gift: mining and natural resources related to Mr. Brown, who had been a mining magnate; solicited mining and oil and gas industry; created a plaque for those gifts adjacent to the MBH mining exhibit.

- Made collective “ask” of MBH volunteers; set goal of \$50,000; most volunteers said “no”, since they’re giving their time.
 - Drove digital giving and text-based giving after going public (note that fee structure is problematic with these methods); did text giving at annual meeting.
 - Had lots of media "come on board".
 - Had onsite signs acknowledging those who have already given.
 - Started an SHF-funded project when they had 56% of goal (before the public “ask”) so there would be visible work underway (carriage house roof and front porch); invited media.
 - Had to rebid in 2015 (initial bid in 2013); affected by Denver construction boom; had to scale down from \$2.5 million to \$2 million.
 - Sometimes construction delayed for 6 months.
 - Kept the property open during construction – despite dust and noise; had to deal with alternative access, etc.
 - Told visitors what was happening; had greatest visitation ever during construction!
 - Determined to “blow open” basement (low ceilings, lots of pipes; needed more restrooms; move out collections; got IMLS and NEH grants; did some de-accessioning); two-year process before construction could begin.
 - Created a lift system for accessibility at rear entrance; had to relocate where they planned to install it.
 - Had a number of unexpected “glitches” (typical for most projects!)
 - Say “thank you” early and often; updated multi-year pledging donors regularly on progress..
 - Held big event for donors, volunteers, and trades-people.
 - Most popular project for media: Stained glass window restoration.
 - Key takeaways: Board “on board”, set realistic fundraising goals, determine organizational capacity for campaign management vs. hiring a professional.
 - Created a project schedule for each project, including trades-people required to provide ongoing maintenance list (how often maintenance of ___ needed, i.e. repointing, etc.)
 - Got bios from onsite workers (75 onsite trades) to share with visitors.
 - AM was site supervisor for entire three years.
 - Used Roecker Consulting Group.
 - Had a PR consultant, also.
 - Some folks picked up information off the MBH Facebook feed.
- See: <https://mollybrown.org/> [KKH: Be sure to click on the link under “Restoration of the MBH Museum”.]

The Three P’s: Public School, Politics and Preservation

Presenters: Wade Broadhead (City of Florence/City of Pueblo), Abigail Christman (City and County of Denver) and Michelle Pearson (Adams 12 School District)

AC: Why care about schools?

- Huge number of public buildings; emotional ties to neighborhood/attendees; contributes to community life.
- Reflect changes not only in architecture, but also political/community/educators’ views, educational reform movements.
- Tied to city identity, community pride originally.
- Great Depression: Simpler designs; students stayed in school longer, since no jobs to go to (at age 16).
- Adaptive reuse allows for use of tax credits.

-See Multiple Property Documentation Form (MPDF) for Mid-Century Schools in Colorado: <https://www.historycolorado.org/colorados-mid-century-schools-1945-1970> (to help evaluate a particular school).

-Shared lots of reasons why we should save and rehabilitate schools; example: Emerson School in Denver <https://www.discoverdenver.co/places/emerson-school>

WB: Had a grant to study Mid-Century Modern buildings in Pueblo, including schools.

-Described how to talk to kids about history from the mid-20th century (now “ancient history” to them!)

MP: Sees schools as center of community; it’s the only stability 40% of the students have (provides breakfast and lunch); all of President Lyndon Johnson’s Title programs are why many students are able to attend/succeed in school. See:

https://en.wikipedia.org/wiki/Elementary_and_Secondary_Education_Act

-Problems in the financial landscape of Colorado affecting schools: The trifecta of the Gallagher Amendment, the Taxpayers’ Bill of Rights (TABOR) and Amendment 23, which tie the hands of school districts. See: <https://www.greateducation.org/statistics-faqs/funding-faqs/tabor-gallagher/>

-The “negative factor” severely hurts everyone; state can’t meet balanced budget needs and help school districts’ budgets, which are constrained by the above three state Constitutional amendments. For more on the “negative factor” and these amendments, see:

<https://coloradosun.com/2019/02/01/colorado-tabor-gallagher-amendment-23-explained/>

-School finance methods: *mill levy* (for services), *bonds* (for capital construction).

-*Marijuana tax revenue*: Hasn’t met revenue projections; only for buildings. (People think it solved the school funding problem.)

- *Building Excellent Schools Today (BEST) program*: “Has construction defects.” See:

<https://cosfp.org/district/best-grant-program/>

-*Bonds*: Needed; many districts have maxed out mill levy, which is capped.

- *Businesses*: Today schools are looking at partnerships for fiscal support (ads on buses) as well as STEM/STEAM partners; there are problems because lots of businesses want charter or private schools.

-*Trades* (shop classes, home ec, etc.): Conversation about this coming back; looking at business partnerships to train needed trades (welders, plumbers, electricians, etc); problem is finding space; can be argument for rehabbing closed school buildings.

-Have to change school funding mechanism; need to advocate for this; can retrofit buildings for technology. “Can’t unplug a kid!”

-Libraries are a huge challenge; very few librarians; often an aide runs the library.

-Superintendents listen to parents first; community members next, then students, staff last.

-Need to harness parents/community members in focus groups.

-Schools can only do short term planning; therefore, can only deal with short term costs.

Western History Luncheon

Featured speaker: Dr. Jared Orsi, Professor, Dept. of History at CSU and Dir. Of the Public Lands History Center

-Recommends we recognize/preserve indigenous peoples’ history/resources in this generation.

-See parks as portals to learning.

-Bring people together by telling personal stories.

[KKH: In Westminster's parks and open spaces, what about the idea of interpreting the lives of the people (including Native Americans) who lived there prior to creation of the park/open space?]

Junior Citizens: Creatively Connecting Youth (or anyone) to Community

Presenters: Sarah Marsom (Heritage Resource Consultant) and Ambassadors of the Preserve America Youth Summit (Learn about the latter at: <https://preservationyouthsummit.org/>)

SM: She is based out of Columbus, OH, and received a 40 Under 40 Saving Places Award from the National Trust for Historic Preservation. See: <https://savingplaces.org/40-under-40-people#.XN8UCth7mM8> Contact her at: me@sarahmarsom.com

-Connect the past to the present and vice versa.

-Need to understand the current audience: Where from? Age? Why visiting, how long? Do they come back?

-Who is missing? Who isn't showing up?

-Need to involve schools.

-Options:

**Tours* (architectural mystery tours), i.e. fossils in foundation; then materials originally underwater.

-Help the youth lead the tour.

-Train teachers (Digital resources available.)

-Go to the school.

-Turn tour into service project.

-Collect feedback from the tour (from students, not just adults); who else would this field trip be a good experience for?

**Combine art and preservation*: Coloring books, including designing an infill house, puzzle, etc. (Cost \$3000)

-Got grant from arts council.

-Did coloring book about Historic Tax Credit projects: adaptive reuse of historic school as ice cream parlor; incorporated house drawings by students (parents/grandparents purchased)

-Decorative manhole covers (creative infrastructure) – Use in coloring book to tell history.

-Has a doll she created of Jane Jacobs (nemesis of Robert Moses and patron saint of preservationists). See: https://en.wikipedia.org/wiki/Jane_Jacobs

-In relation to the above, she created the tiny activist project to “highlight lesser known stories of people who fought to save cultural resources.” See:

<https://www.sarahmarsom.com/tinyactivistproject>

-Activist hero workshop: Targeted Boy and Girl Scouts to create activist figures.

-Create repeating surface patterns, i.e. textiles, pillow covers, etc. (using images of historic/prehistoric artifacts, buildings and such); have a block printing workshop.

-Do preservation at farmers' market (using egg cartons, etc.), with library (Robert Moses graphic novel) See: <https://inhabitat.com/nyc/what-do-robert-moses-and-batman-have-in-common-a-lot-according-to-this-new-graphic-novel/>

-Note: Need photo permission forms for photos of children (Check with schools.)

-Special considerations when taking children on tours:

-Need liability waiver forms

-Need prevention toolkits (for injuries, snacks, water, first aid kits, food sensitivities)

-Need background checks for volunteers.

- Make sure there are restrooms nearby.

- Know how many chaperons you need.
- Budget time for setup/cleanup.
- Honor short attention spans.
- Interactive
- Adopt/evolve activities based on feedback.
- Ambassadors' feedback suggestions:*
- Offer community service hours, i.e. be a tour guide. (High school students need such to graduate.)
- Hold an event at historic grange.
- Have student serve ex officio on historic landmark board for design review/designation (non-voting)
- Have tour attendees do poetry, photos, etc.; assemble and exhibit results; create social media of event.

From Fires to Floods: When Natural Disasters Result in Cultural Resource Disasters

Presenters: Liz Hallas (Anderson Hallas Architects), Jon Brooks (AE Design Group), Ben Heppe (Anderson Hallas Architects) and Denise M. Dihle (360 Engineering)

-Plan:

- Identify vulnerabilities
- Locate shutoffs, underground utilities, hazardous materials.
- Document (plans and photos); store safely
- There will be surprises: At *Scotty's Castle* (Death Valley National Park), discovered termites had eaten away sills in exterior framing of walls.
<https://www.nationalparkstraveler.org/2018/07/restoration-work-moving-forward-scottys-castle-death-valley>
- Artifacts weren't damaged, but systems were down, so removed artifacts to climate-controlled facilities.

Gateway National Recreation Area:

- Impacted by Hurricane Sandy (Oct 29, 2012); \$70 billion damages. Here's some context for Gateway's status in early 2015: <https://www.nps.gov/gate/learn/news/sandy-recovery.htm>
- The brunt of the storm went across Sandy Hook, including historic Fort Hancock, the Coast Guard facility and the wastewater treatment plant serving the entire park.
- Need to create a maintenance plan and make sure it is in working order before an event (storm), i.e. sump pumps, warning system.
- Need to prioritize which systems need to be brought back online first, i.e. water and wastewater.
- After plan: In a "safe" building, i.e. gas and electricity off, remove wet materials to prevent mold; need to plan ahead which artifacts need to be saved/restored.
- Store contacts (service-providers) online.
- Plan for power generation connection.
- After event, plan moving forward.

Glacier National Park – Sperry Chalet:

- Located in backcountry area; constructed 1913 by Great Northern Railway; contributes to a National Historic Landmark. See: https://en.wikipedia.org/wiki/Sperry_Chalet
- There's a 3500' elevation gain on the seven mile trail to the chalet, which sits on a cliff.
- An avalanche in 2011 damaged a rear wall of the building.

- The entire building was lost in the 2017 Sprague Fire; the area hadn't burned since the 1700s; contributing were multiple lightning strikes and an ember storm August 31, 2017; only the stone walls and chimneys remain.
- Did temporary stabilization to keep the walls up during the winter.
- Construction season is July through September, so had to phase reconstruction.
- Assessed the potential impact to character-defining features.
- Had to do code upgrades since project was a reconstruction; had lots of historic photos.
- Logistics:
 - Surrounded by a wilderness zone;
 - Crews hiked in;
 - 100 helicopter trips ferried in materials;
 - Dining hall not affected, so served meals to crews who lived in tents;
 - Two shifts of three days each for a week;

Resources in Colorado:

- CO Cultural and Historic Resources Task Force: <http://www.chrtaskforce.com/>
- CO Division of Homeland Security and Emergency Management has a hazards map you can click on to learn about likely hazards in your area. <https://www.colorado.gov/dhsem> [KKH: Go to Alpha Index at bottom of page; click on "M"; then My Hazards Map.]
- The National Park Service (NPS) has created a policy "Addressing Climate Change and Natural Hazards Handbook". See link to the document at: https://www.nps.gov/policy/PolMemos/PM_15-01.htm

Plenary Session

- Recommended reading: *Keeping Time: The History and Theory of Preservation in America*, by William Murtagh. See: <https://forum.savingplaces.org/blogs/david-brown/2018/11/02/remembering-dr-william-j-murtagh-keeper-of-the-reg>
- Interesting fact: The Tarryall Rural Historic District is the largest National Historic Landscape in the country! See: <https://www.historycolorado.org/location/tarryall-rural-historic-district>

Keynote: Bryan C. Lee, architect and founder of Colloqate: <https://colloqate.org/about>

- Created "design as protest" workshops as part of Colloqate's Design Justice Platform. Learn more here: <https://colloqate.org/theplatform>
- Mentioned "Form Follows Fiction" TED talk: <https://www.archdaily.com/780997/form-follows-fiction-ole-scheerens-ted-talk-on-why-architecture-should-tell-a-story>
[KKH: What about telling the stories not only of the people who lived/worked in a particular structure, but also the workers who built it, the inhabitants of the mushroom factory community, the Native Americans here when the stage came through?]
- The concept starts with how stories are told.
- Colloqate = colloquial location, concepts:
 - Challenge privilege and power structures.
 - Create/perpetuate systems of injustice.
 - Organize the profession (architecture) toward those who have been disinherited.

Key questions:

- What power structures directly impact our community?
- What are the resulting injustices? Example: food deserts.
- Who does this directly/disproportionately impact?
- How does the built environment perpetuate this impact?

- One moment leads to a tendency, to a habit, to a ritual, to a cultural practice. Examples: (1) Going into the side/back door of a black person's house is a ritualized response. (Black people weren't allowed to go in through front doors.) (2) Marching every Sunday out of town to the black cemetery to bury the dead, led to having a band in front of the marchers, led to a ritual part of Mardi Gras.
- Culture doesn't always recognize/value its origins.
- Preserve places for their stories.
- It took nearly 100 years to realize construction of a National African-American Museum. See: <https://nmaahc.si.edu/>
- Booker T. Washington and Julius Rosenwald built 5300 schools across the south – from TX to MD. See: https://en.wikipedia.org/wiki/Rosenwald_School
- Storytelling can be a way of remediating a site, i.e. pasting printed stories/photos at sites.
- He sought public proposals for what events/people should be memorialized in public spaces; posted those proposals.
- Interstate highway system divided minority neighborhoods; decide how neighborhoods should be rebuilt by asking people how to do that via a workshop.
- Thousands of people showed up to tell their stories at these workshops.
- Consider micro businesses: two-three employees throughout the life of a business, often family enterprise.

TrustLive: Resaving Saved Places:

Presenters: Danielle Del Sol, new Executive Director of the Preservation Resource Center (PRC) of New Orleans (NOLA); Will Cook, Associate General Counsel, National Trust for Historic Preservation (NTHP); Annie Levinsky, Executive Director, HDI

DS: New challenges in NOLA:

- Affordability
- Demolition/replacement with unsympathetic structure
- Losing original businesses (Surrounding homes are only occupied on weekends, which has led to no longer carrying fresh produce in historic grocery store.)
- Climate change
- How do we adapt?*
- Inspire/engage the next generation.
- Tell our story via Instagram following as well as magazine; create a hash tag for favorite historic building photos
- Introduce folks to Midcentury Modern architecture (Mid-Mod) via events, including home tours.
- Worked with local architects to create a virtual reality tour of lost historic buildings.
- Created a T-shirt with slogan "Keep it up longer"
- Offers micro grants to fix problems at cited historic buildings.
- Established a Rebuilding Together affiliate in NOLA; helps low-income homeowners repaint/do cosmetic stuff with volunteers. See: <https://rebuildingtogether.org/> [KKH: There's an affiliate in metro Denver.]
- Document history of building/neighborhood.
- Preservation easements are critical; best way to protect historic buildings.
- Show others what's possible.
- Addresses "dollars and cents" of preserving historic buildings.
- How to protect historic buildings from natural disasters.
- For those historic buildings that can't be saved: Document them and their oral histories.

Local example: Larimer Square, Denver – See: <https://www.larimersquare.com/about/> and <https://coloradoencyclopedia.org/article/larimer-square>

- Threatened by towers on/behind the historic buildings; height limitation in place being threatened.
- Address via comprehensive plans, overlays; check city/county ordinances; can we get owners to place buffer restrictions on properties?
- Working with new developers to use historic tax credits to rehab historic buildings for affordable housing.
- Avoid threat of complacency. (Newcomers may not be aware of the preservation story.)
- Traffic increase from area development also a problem.

WC: In Charleston, SC, trying to expand the National Register nomination to include the untold history of Ashley River Road. For significance and threats, see:

<https://savingplaces.org/places/ashley-river#.XOQtWdh7mM8>

- Historic buildings/districts have to evolve to remain relevant to newer community.
- Need to involve the community; educate them so they'll advocate for preservation of historic properties.
- Stay optimistic; engage people in new ways.
- Partnerships and collaboration are key.

DS: Newer partners in NOLA: Responsible short-term rentals, *yimby* (Yes, in my backyard.); ADU's (accessory dwelling units); pro-active developers engaging with the PRC. See:

<https://efficientgov.com/blog/2017/11/07/more-cities-yes-granny-apartments-adus/>

Engaging a Wider Audience Utilizing Low-to-No-Cost Community Engagement Methods

Presenters: Wade Broadhead (City of Florence) and Jessi White (City & County of Denver)

JW: What resources do we already have?

- Local organizations: American Institute of Architects (AIA), Kiwanis, Rotary, CO Preservation, Inc. (CPI), History CO, CLG grant funds (Can be used for engagement events.)
- National: NTHP, National Alliance of Preservation Commissions. (Worked with CPI's CAMP at Saving Places conference to present the *Secretary of the Interior's Standards for Historic Preservation Projects* to CLGs.)

WB: Work on projects with City Councilors; get them on board as advocates.

JW: Do lunchtime talks at local organizations, i.e. Rotary

- Do workshop featuring craftspersons presenting hands-on stuff; take other members of the community with you.
- Create partnerships (such as with the National Center for Preservation Technology and Training, NCPTT) and networks (with professional organizations); got training for repairing an historic cemetery (from NCPTT?). See: <https://www.ncptt.nps.gov/>
- Foster sense of pride in place by personal stories of residents/residences. (Use social media: blog, Facebook, Twitter.)

WB: Conducted neighborhood surveys; recruited active 70+ year olds in Florence.

- National Register district gets media; also need design overlays. [KKH: See general definition of overlays at: <https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Overlay> and a CO example at:

https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text_amendments/legislativehistory/DZC_AMENDMENT_3_REDLINE_7_10_15.pdf]

JW: Do local version of what national organizations have done: do local “heart bombs” on historic buildings (Example at: <https://www.designsponge.com/2013/02/heart-bombs-young-preservationists-spreading-the-love.html> , more info at: <https://savingplaces.org/stories/heart-bomb-spread-the-love-for-historic-places#.XOwLlf57mM8>); got Mayor and City Councilors to present heart bombs; send press release to local newspaper and TV.
-Stop the hysterics; show that you’re personable and approachable.

WB: Create SWAG (Stuff We All Get), i.e. stickers, postcards, coasters to spread your brand and your message about your project. For more about this and other ideas, see: <https://savingplaces.org/stories/preservation-tips-tools-7-tips-creating-preservation-pop-shop#.XOwOBv57mM8> ; ask City Councilors to pick a favorites historic place.
-Worked with the urban renewal authority to create T-shirts with logos; got grant from the American Institute of Architects (AIA).

JW: Be passionate about your preservation message; took a bike tour of historic resources.
-Think of the children: Reach out to young media and social media.
- Kids picked out the style of house they lived in and places they visited to use as the design for “box city” building. Local example at: <https://denverarchitecture.org/events-programs/box-city/>
General directions at: <https://www.education.com/activity/article/recycled-box-city/>

WB: Do presentation to school kids at their school; did a presentation at a teacher in-service day.
-Did a presentation to kids about Mid-Mod architecture via the Space Race; dressed kids up as Sputnik, etc.

Ideas:

- Architectural scavenger hunts (for design features and such)
- Talk to DAR chapter (47 in CO!); See: <https://www.coloradodar.org/our-chapters/> (Arvada and Broomfield are nearest chapters.)
- Rotary grant project. See: <https://my.rotary.org/en/take-action/apply-grants/district-grants>
- Local arts council
- Local archaeological firm
- Community Heart and Soul organization: <https://www.orton.org/about-us/>

WB: Has special resource plaques (for owners not yet willing to landmark).
-To create bilingual outreach: Find local leader to talk to; get volunteers in local survey area; do oral history.

JW: “Don’t underestimate a front porch”: Go to person’s house and ask them to share their story.
-CO Main Street Program: <https://www.colorado.gov/pacific/dola/main-street-communities>

Endangered Places Luncheon

Keynote speaker: Mike Buhler, Executive Director, San Francisco (SF) Heritage
-SF has a *legacy business registry*.
-In 2013 SF Heritage expanded from architectural preservation to legacy businesses
-“Sustaining SF’s Living History”: <https://www.sfheritage.org/cultural-heritage/>
-Asked public to list culturally significant SF bars, restaurants and dives.
-Criteria: 40+ years old, owner committed to maintaining architecturally significant features; would continue business even if forced to move.

- Did 25 initially.
- Used as an educational program.
- Developed map of 100 legacy businesses.
- Approached SF Supervisor to codify legacy businesses and non-profits (beyond just bars and restaurants); criteria: 30+ years old; contributes to the history of the neighborhood or community; owner committed to maintaining the enterprise.
- Ballot measure: Proposition J to create a legacy business historic preservation fund; included grants incentivizing preservation of number of full-time employees (FTE's) and owner lease extensions (\$4.50/sq. ft. up to \$500/employee; \$5000/sq.ft to extend lease for 10 or more years, up to \$22,500); passed by 57%
- Impacts:*
- Enabled businesses to document themselves.
- Have over 150 businesses/non-profits on the registry.

Developing Partnership Between Preservation and Archaeology to Increase Public Engagement

Presenters: Jolie Diepenhorst, Adventures in Preservation (AiP); Marilyn A. Martorano, Martorano Consultants LLC; Dr. David Brown and Ashley McHuston (sp?), Fairfield Foundation; Marcia Klopff, Winter & Company

-CO Case Study: *Bromley Farm*, Brighton See: <https://www.brightonco.gov/926/Bromley-Farm-Koizuma-HIshinuma-Farm>

MM: Monitored over 10 years, both interior and exterior of buildings, plus water and sewer lines and landscaping.

-Surveyed property; worked with construction and landscaping crews (educated them as to what to look for).

MK: AiP methodology is hands-on preservation. See: <https://adventuresinpreservation.org/upcoming-adventures>

- Weeklong training/experience/projects
- AiP looks for corporate sponsors

JD: Discussed AiP's International Center for Applied Preservation (ICAP):

<https://medium.com/adventures-in-preservation/adventures-in-preservation-establishing-new-applied-preservation-institute-5e661c1a4caf>

DB: Foundation established for public engagement in preservation with hands-on opportunities.

See: <https://fairfieldfoundation.org/>

-Creating first archaeological park at Fairfield Plantation where public can do hands-on archaeology. See:

https://www.dhr.virginia.gov/SlideShows/Fairfield/Fairfield_Map_slide_2.html

-Worked with AiP.

AM: Developed 3d models of the house and surrounding landscape.

-Used drone to digitally document archaeological and architectural material; all hand painted, done layer by layer; produced 3D interactive model of the site.

-Can take to schools and such to share with public.

-encountered a 15year old adept at technology who now interns with them to recreate the house.

DB: House burned down in 1897.

- Ashley was able to create a 3D printed miniature of the house.
- sketchfab.com/Fairfield had 3D models of buildings (not just Fairfield) See: <https://sketchfab.com/fairfieldfoundation> [KKH: Click on an image and try maneuvering around the site!]
- Article on drone/3D technology will be coming out in Society for Historical Archaeology (SHA) publication soon. More about the SHA at: <https://sha.org/>

How to Create a Historic District in Your Neighborhood: Lessons Learned

Presenters: Marie Benedix, Denver; Aja Tibbs, City of Brighton; Meg Dunn, Historic Larimer County; Gina Janett, Fort Collins; Mark Rodman, History Colorado

MR: Only at the local level can you apply restrictions that fit your local community.

- At the local level, decide how to develop district boundaries.
- Can't do opt-in, opt-out. (Doesn't work.)
- Recommends having 60-75% owner support to create a district.

MB: Discussed *Packard's Hill* in Denver. See: <http://packardshill.com/>

- District roughly encompasses Lowell to Osceola, 32nd to 35th.
- Middle class
- Area represents lots of women's involvement/significance
- District consists of 193 buildings, including four businesses (rest are residences)
- Large group of volunteers, via the neighborhood association (including our speaker)
- Knew most of the work would be in communications, outreach between neighbors.
- Lots of areas of expertise represented among neighborhood volunteers.
- No Facebook page, but eventually created website.
- Created several flyers.
- Were at every owner's doorstep several times during process.
- Tracked all contacts; captured all owners' names; asked for email addresses.
- Had grant to pay historian to write grant application for survey (SHF grant).
- Denver landmark districting process very complicated, but protest regulations too easy. [KKH: Was landmarked.]

MD: Discussed proposed *Loomis Addition* Historic District (HD), Fort Collins. See: <http://www.historicloomisaddition.org/about-us/>

- Reached out through NextDoor to solicit volunteers interested in creating an HD; created a Steering Committee from among the respondents.

GJ: Her background is in campaigning.

- There was no neighborhood organization; people don't like government regulation.
- Has a blog.
- Sent information letter to 70 rental property owners.
- Did canvassing during 2018 election season (not a good plan!)
- Area has development pressure; want to scrape off, build big, and young families want additions when they have kids.
- Need to educate new council members.

MD: *Incentives*

- City has design assistance program; \$200 of free consultation.

- Zero interest loans up to \$7500/year; must be matched.
- Although HD not yet designated, three owners have come forward to do individual landmarks.

AT: Discussed *Brighton Downtown HD*. See: <https://www.brightonco.gov/1154/Downtown-Historic-District>

- Town established 1887 at crossroad of two railroads.
- HD has 42 properties, 32 of them significant, a few exceptional.
- Varying perspective about HD among:
 - 1- Historic Preservation Commission – supported
 - 2- Property and business owners – government mistrust (Can designate without owner approval.)
 - 3-General public – neutral, but more likely to join organized opposition.
 - 4-City Council – listened to property and business owners.
- Grass roots effort (consisting of):
 - Project champions
 - Business owners supported HD; influenced property owners
 - Strong staff support
 - Myth busting
 - Established trust
 - Tortoise not hare process; took a long time
- Established HD
 - Keeping promises (Owners wanted design standards.)
 - Continuing engagement (with owners in HD)
 - Open houses around:
 - (1) Components of the HD
 - (2) Design review and draft standards (Ran drafts by owners to act as reviewers.)
 - Persevering: Relationship building, evaluating structures, public meeting, approval process – all accomplished in-house within five months!
 - Had many owners come speak in support of HD designation.
- Pitfalls*:
 - Timing (Should have taken more time.)
 - Resources used (Stay away from Facebook and NextDoor!)
- Successes*:
 - Strategy
 - Communications
- What they'd do differently*:
 - Recruit more supporters having skills that were lacking
 - Have information organized ahead of time, before starting designation effort.
 - More volunteers

MR: Make sure Council members understand what an HD involves (Educate them beforehand without addressing a specific district; avoid quasi-judicial problems.)

MB: Denver has conservation district tool (zoning overlay with no design review/demolition review). See: <https://historicdenver.org/resources/for-neighborhoods/>

-Has started with block coffees at one homeowner's house; trained volunteers with an FAQ sheet.

MD: Put together scripts for volunteers (Didn't do much role-playing practice.)

-Recommends sending two people together (for canvassing neighborhood)

GJ: ID'ed skills by Steering Committee members brainstorming what skills they needed; then paused for volunteers and people who knew people with skills (to recruit folks); looked for people in the community with needed skills.

-*Social media pros and cons:*

-Some NextDoor problems (not specified)

-Used city website (monitored responses); created video clips

-NextDoor worked best for getting out notices of meetings (Should use city email for sure!)

Trailmap to Restoration – A Grassroots Journey to Success

Presenter: Cindy McCloud, Kiowa County, former County Commissioner, had some grant writing experience

-Case study of *Plains Theater*. See: <https://www.plainstheater.com/> and <http://cinematreasures.org/theaters/43963>

-Eads (county seat) had population of 600; county population is 1400.

-Theater built in 1910; located on Maine Street (only one block long)

-Downtown CO, Inc. (DCI) was grant source: <http://www.downtowncoloradoinc.org/> -

Bransgrove Building: <https://www.achp.gov/preserve-america/community/kiowa-county-colorado> [KKH: This site has info. about the county, rehabilitation/reuse of this building as well as other county preservation efforts.]

-First renovated in 1950s; kept 1950's façade in SHF restoration in 2004.

-Found early photos of Maine Street buildings among annual parade photos.

-Original flat roof leaked, since membranes hadn't been invented at the time of its construction.

Crow-Luther Building (Plains Theater):

-15 year project!

-Originally the Star Garage; converted to theater in 1947; operated into 1980s

-Theater renovation group formed in 2006.

-CO Office of Economic Development (OED) funded rehab work: <https://choosecolorado.com/>

-High school Class of 2006 conceived of idea of a community theater (nothing to do in town)

-Added ice cream to theater concessions; very popular, so it became a permanent operation.

-Students helped establish the historic preservation commission; learned about grants; persuaded town to purchase the theater.

-Crow-Luther Cultural Events Center was created as a 501(c)(3) organization after the town took ownership; town hasn't had to contribute funding yet.

-Got funding from Anschutz, Gates, Adolph Coors as well as the CO Department of Local Affairs (DOLA), SHF, CO Department of Public Health and Environment (CDPHE) (for asbestos abatement), Governor's Energy Office (GEO) and DCI.

-Need to be aware of grant criteria of different sources to determine if project qualifies.

Murdock Building:

-15 year project

-Wrote grants for it

-Just received \$200,000 from SHF for interior rehab

-Alexa Roberts, Superintendent of the nearby Sand Creek Massacre National Historic Site, suggested the National Park Service (NPS) take over the building to serve as the office for the site; she has served on the Kiowa County Historic Preservation Commission.

-Hasn't figured out how to reuse spaces flanking the theater; want private enterprises.

-Got ideas from Boggsville on how to seek funding. See:
<https://coloradoencyclopedia.org/article/boggsville>

Connecting Colorado's Water Heritage to Preservation Planning

Presenters: Thomas Carr, CO Cultural Resource Associates; Abigail Sanocki, ERO Resources Corporation; Ron Sladek, Tatanka Historical Associates Inc.

TC: Overview of water resource types:

-*Type*: Water resources tend to be subsets of other resource types [KKH: His illustrations of examples included a photo of our Savory Savery Mushroom Tower!]

-*Function*: Relates to agriculture, mining, industry, recreation, transportation.

-*Significance*: Is this the first example? Unique? See National Register areas of significance:
https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_5.htm

-Effects of modern water management, i.e. impacts of reservoirs, changes in water delivery systems, manmade reservoirs and lakes.

-*Preservation planning*: Balancing preservation needs and modern needs; impacts to historic water-related resources

RS: Discussed *Cache la Poudre River*

-Non-traditional water-related uses along its corridor

-Not very accessible (other than by adjacent bike trail)– even within Fort Collins, wildlife corridor

-Fort Collins developed a master plan for the river in 2014: <https://www.fcgov.com/poudre-downtown/>

-City ID'ed resources along the corridor, including river crossings

-Need to study/research related structures

-Be aware of changes of river course, channelization, setting over time.

-Coy Ditch got diverted over time around developed areas:

<https://www.poudreheritage.org/locations/coy-ditch/> and

https://publiclands.colostate.edu/digital_projects/dp/poudre-river/moving-storing/ditches-dams-diversions/coy-ditch/

-*Fort Collins Municipal Light and Power Plant*; constructed in 1936; now owned/used by CSU to conduct energy research. See: <https://poudreheritage.org/locations/csu-engines-lab/>

-Grotto at plant needed for cooling water (used to cool turbines) before it gets back into river; grotto landscaping was part of the 1936 City Beautiful Movement:

<https://www.britannica.com/topic/City-Beautiful-movement>

-1986 saw the emergence of recreational water rights: water kept for in-stream uses, i.e. boat channels and fish ladders.

-Will install interpretive signage about resources along the corridor.

AS: She's a cultural resources project manager, mainly compliance issues.

-How to incorporate water resources into interpretation of our heritage? (public interpretation)

-Enable people to share their stories (as they are exposed to interpretation of cultural resources)

-*5 Cs of Historical Thinking*: change over time, causality, context, complexity and contingency:

<https://www.historians.org/publications-and-directories/perspectives-on-history/january-2007/what-does-it-mean-to-think-historically>

-Public history is the act of sharing our heritage: How to get the message out there?

-Interpret the experiences of people before, during and after construction (of a water resource feature)

- Be cognizant of the cultures related to the resources.
- How did people interact with the object, resource, cultural landscapes?
- Present changes in the context of the larger/longer picture.
- Need to link interpretation (of a particular resource) to other nearby resources.
- Link to larger context themes, adaptations to your particular location.
- Relate lived experiences of workers who constructed resources, tools used, relevant newspaper articles, maps, photos, catalog articles.
- Need to decide what media to use to interpret resources:
 - Check utility of city master plans, museum mission statements.
 - Media possibly includes brochures, bound publications for libraries, museums, etc.
 - Suggested using free Storytracks app to record stories: <https://www.storytracks.ie/>
- 4th and 8th graders receive an average of only four hours of general social studies/month, so resource interpretation is a means of providing them more knowledge.
- With electronic interface, can keep adding information over time with relatively little expense. (Grant sources for teachers to develop curriculum include: SHF, CDOT, Library of Congress and TPS grants.) See: <https://msudenver.edu/tpswesternregion/>
- Use local high schools and museums as information sources.

RS: Westminster reservoirs are in city parks/open space, so ideal spot for interpretive signage.

-Put interpretive signage on website.

[KKH: Here are links I could readily find to Westminster ditches and reservoirs:

<http://www.colorado-water.com/westminster/ditches> and

<https://www.cityofwestminster.us/Government/WestminsterHistory/Water> and

<https://www.cityofwestminster.us/News/where-does-your-drinking-water-come-from>]

Preservation Now: The Value of Historic Structures in the Shadow of Gentrification

Presenters: Natalie Feinberg Lopez, Built Environment Evolution; Amy Simon, City of Aspen; Albus Brooks, District 9 Denver City Councilman

NFL: The push for global capitalism originated in the US; illustrated with the following case studies.

Shanghai: Has chosen 12 historic districts to enhance tourism.

-Embodies the culture of global capitalism.

-Spent \$40+ billion on exposition construction; destroyed historic community. See:

<https://www.nytimes.com/2010/05/02/arts/design/02shanghai.html>

Milan: Cultural heritage and international tourism.

-City Life Development project: https://www.architectmagazine.com/design/buildings/citylife_o

- Three towers and mall “tower over” historic districts; occupied by international chains, i.e. CA Pizza Kitchen.

New York City: Harlem and Queens are the “New Neighborhood”

-Queens is an affordable place to live for immigrants.

-Harlem is the long-time African-American community.

-Both are being strangled by rising housing costs.

-Amazon is moving into Queens. See: <https://streeteasy.com/blog/nyc-disappearing-homes/>

and <https://www.nytimes.com/2018/11/12/nyregion/amazon-queens-queensbridge-houses.html>

and <https://www.columbiaspectator.com/the-eye/2018/09/26/affordable-co-ops-in-harlem-are-facing-foreclosures-columbia-may-be-able-to-help/>

[KKH: Amazon backed out of their Queens project 2/14/19, week after conference ended. See: <https://www.esquire.com/news-politics/a26342512/why-amazon-cancels-new-york-city-queens-hq2/> and also: <https://www.axios.com/amazon-hq2-long-island-city-queens-new-york-84728eb4-4dfa-409e-b4ee-c71a3650cf78.html>]

San Francisco:

- Used to be immigrant/diverse community a la Queens.
- Loss of affordable housing led to change in urban fabric.
- No support for working poor.
- Commute from affordable housing to work causing tent cities to arise (since everyday commute too long).

See: <https://www.businessinsider.com/san-francisco-affordable-homes-lottery-2018-5>

Boulder:

- Local businesses can't afford lease rates.
- Losing significant early landmarks, i.e. home of former slaves, and oldest businesses. See: <https://www.dailycamera.com/2013/05/16/divided-boulder-landmarks-board-grants-demolition-permit/>

Little Haiti, Miami: Potential example of historic preservation's role in our future, a study project through the Association for Preservation Technology (APT).

- Consists of 1920s to 1950s low-income residences.
- 58% of Miami residents are working poor.
- Predicted six foot rise in sea level throughout the city.
- Little Haiti is on highest ground.
- It's adjacent to the Miami Design District (high-end retail; attracts international investors) See: https://en.wikipedia.org/wiki/Miami_Design_District
- Program is helping Little Haiti owners make homes resilient.
- Can we persuade homeowners to stay and not sell to wealthy Saudis?

See: <https://www.miamiherald.com/opinion/op-ed/article226889744.html> and <https://engage.miami.com/statement-on-magic-city-sap/>

AS: Aspen

- Gentrification in Aspen happened ca. 50 years ago.
- During the silver boom, city enjoyed a 13-year heyday.
- Plummeted from 15,000 residents to 1500 after silver crash; converted to farming.
- Nothing built between 1880's and 1945 when 10th Mountain Division veterans and the Paepcke family arrived; wanted to create a utopia in the mountains; purchased properties for back taxes. See: <https://coloradoencyclopedia.org/article/walter-paepcke>
- Housing prices rose very quickly; many people bought properties as second homes (seldom occupied)
- Adopted first land use code in 1977; residents awakening to development pressures.
- Now new construction has to "mitigate" for affordable housing, i.e. pay a fee, rent restrictions on affordable housing; can retire in your affordable housing (if owner-occupied).
- Tried accessory unit housing, i.e. carriage house, garage, etc. onsite; stopped because not used properly.
- Affordable housing tax credits program: Build affordable housing; sell housing credits to person building a personal residence.
- Stopped allowing residential occupation above retail in downtown due to complaints.
- Working to keep affordable and historic lodging.
- "Condominiumized" business buildings and allowed lease holders to buy their units.

- Has zoned district for service/repair businesses (i.e. laundromats, sports consignments stores, auto repair shops)
- Reimburses grocery sales taxes annually.

AB: City Councilman who represents Downtown Denver (including RiNo) and NE Denver; discussed preservation and cultural heritage in Five Points. See: <https://www.denver.org/about-denver/neighborhood-guides/five-points/> and https://en.wikipedia.org/wiki/Five_Points,_Denver

- Redlining restricted where African-Americans could live.
- Black WWII vets didn't get the benefits of GI loans for housing purchases.
- There's currently a focus on Welton Street in Five Points; buildings there were dormant for the last 30 years (prior to 2011).
- It was originally thought they needed to "un-landmark" the area, i.e. Curtis-Champa Streets District (National Register): <https://tclf.org/landscapes/curtis-park-historic-district>
- Have to understand the community around historic areas; meet with the community; learn their needs.
- Has a lot of affordable housing within his district.
- Historic preservation speeds up gentrification when the community is not involved.
- Used both city and community planning efforts; need major planning effort!
- Need to have folks of color at landmark board meetings.
- Key outreach strategies: Unification, inclusivity
- Try something; impose a moratorium if something doesn't work.
- Create an affordable housing fund now!
- State Demographer predicts growth all going to suburbs. See: <https://demography.dola.colorado.gov/>
- How do we preserve historic cultural – whether or not people can afford to live/buy there?
- “It's not policy, it's community.”

CU-Denver Star Student Preservation Projects

Shelby Carr: *Preserving the Crawford-Hill Mansion*, See: <https://www.hmflaw.com/building-history.html>

- One of three residences pre-dating “Poets’ Row”. See: <https://www.denverpost.com/2011/11/18/denver-residents-well-versed-in-poets-row-2/>
- Significant for its architecture and social history; associated with Louise Hill, who created the “Sacred 36” in Denver. See: https://en.wikipedia.org/wiki/Louise_Sneed_Hill

Lindsey Flewelling: *Minefields of Preservation; or, How Deep Does Preservation Go?*

- Researched the *Industrial Mine* and its impact on the town of Superior. See: <http://www.superiorcolorado.gov/home/showdocument?id=60>
- Talked about split estate ownership problems. See: https://en.wikipedia.org/wiki/Split_estate
- Town founded 1860.
- Mine opened in 1892, operated until 1945.
- Many of the town's homes were moved elsewhere as the population dwindled after the mine's closure.
- Boulder County acquired the mine in 2004 as open space, but severed federal mineral rights; subsurface mineral owners blocked landmark designation; mineral extraction not precluded at the mine site.
- The State Register of Historic Properties requires owner consent in writing; subsurface owners are dominant.

- The National Register of Historic Places consults only fee simple owners (not subsurface owners), but subsurface owners can still mine.
- The mine site was cleared of most buildings in 1945.
- Some interpretive signage has been placed at the site by the county.

Emma Lane: *Adaptive Reuse in Aurora: The Stanley Marketplace Project*

See: <https://theknow.denverpost.com/2017/04/02/stanely-marketplace-aurora-restaurants-bars-stores/140299/>

- Original business, Stanley Aviation, built escape capsules for airplanes in its Aurora facilities.
- Was biggest employer in Aurora until its closure in 2009; moved operations to Tijuana.
- Developer wanted a beer hall; tried to honor what the community wanted; kept factory feel; co-op of communal businesses.

Maggie McNair: *Preserving Five Points* [KKH: See links in previous session.]

-Discussed the Rossonian Hotel redevelopment. See: <https://coloradoencyclopedia.org/article/rossonian-hotel>

- Vacant for past 20 years.
- Originally the neighborhood was white, occupied by European immigrants; as whites became wealthier, moved elsewhere and replaced by blacks.
- The Rossonian originally catered to whites/owned by white; sold to Mr. Ross, who was black. [KKH: Here's a rendering of the currently proposed project; the original hotel building is the "flatiron" on the left. <https://www.bizjournals.com/denver/news/2019/04/22/rossonian-hotel-plans-denver-five-points.html>]

Mary O'Neill: *Repurposing Railway Stations*

-She's been a docent on the D&RG to Glenwood Springs, also a middle school social studies teacher.

-In their heyday, there were 80,000 railroad (RR) stations; only 8000 exist today.

-Challenges:

- Safety concerns if along active freight lines
- Neglect and vandalism
- Modernization
- Loss of symbolic features
- Financial costs

-Adaptive uses: museum, visitor center, Chamber of Commerce office, town offices, restaurants, commercial uses; a couple have been moved and used as private residences.

-Organizations: Rocky Mountain RR Heritage Society, RR Station Historical Society.

See: <https://www.gluseum.com/US/Englewood/933306556766886/Rocky-Mountain-Railroad-Heritage-Society> and <http://www.rrshs.org/>

T.J. Trump: *Heavenly Salvation: Preserving St. Andrews Episcopal Church*

See: [https://en.wikipedia.org/wiki/St._Andrew%27s_Episcopal_Church_\(Denver,_Colorado\)](https://en.wikipedia.org/wiki/St._Andrew%27s_Episcopal_Church_(Denver,_Colorado))

-He discussed the history of its use and various restorations. See:

<https://www.cramandferguson.com/st-andrews>

5. a) 2. Other Business – Next HLB Meeting

- The next meeting of the Historic Landmark Board will take place on Wednesday, August 28, 2019, and will include a driving tour of the City's historic landmarks. We will meet in front of City Hall and leave promptly at 5:30 p.m.