



WESTMINSTER
C O L O R A D O

Tuesday, October 3, 2017 7 p.m.
Westminster City Hall, Council Chambers
4800 W 92 Ave., Westminster CO 80031

HISTORIC LANDMARK AGENDA

1. ROLL CALL
2. CONSIDERATION OF MINUTES OF PRECEDING MEETING OF June 6, 2017 (minutes attached, motion requested)
3. NEW BUSINESS
 - a) Public hearing for rehabilitation of the Shoenberg Farms Wood Silo and Pumphouse (Memo and Resolution attached)
4. CONSIDERATION OF OLD BUSINESS
 - a) Updates on historic properties (handout at meeting)
5. OTHER BUSINESS
 - a) Conferences, education, other updates.
6. ADJOURNMENT



Historic Landmark Board Meeting Minutes June 6, 2017

The regular meeting of the Historic Landmark Board was called to order at 7:03 p.m. by Kaaren Hardy, Vice-Chair at Shoenberg Farms site.

1. ROLL CALL

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

Excused absences: Chris Meschuk and James Browning.

Staff members present were: Patrick Caldwell, Sr. Planner.

Councilmember Emma Pinter was not present.

2. CONSIDERATION OF THE MINUTES

Kaaren Hardy, Vice-Chair, asked for a motion to approve the minutes of the May 5, 2017 meeting. Board member Cherrington made a motion to approve the minutes. Board member Graybeal seconded the motion. The minutes were approved unanimously (6-0).

3. NEW BUSINESS

- a) The Historic Landmark Board toured buildings at the Shoenberg Farms site at the southwest corner of 73rd Avenue and Sheridan Boulevard.
 - Shoenberg Barn first floor, and second floor mezzanine were open. Historical artifacts are stored on the first floor and appeared to be in good condition. Board members stated appreciation for rehab and stabilization of the building in 2010. State Historic grant funds with a small City match were used for the improvements.
 - Shoenberg concrete silo was observed by the Board. State Historic grant funds with a small City match were used for the improvements. Condition was noted as good.
 - Shoenberg wooden silo was observed by the Board. Condition was noted as poor to hazardous. Concern with collapsing roof, minor vandalism, fire safety, and timing of future rehab and end use were noted.
 - Shoenberg Milk House was opened. Tiled walls and two phases of building were noted. Board members stated appreciation for rehab and stabilization of the building in 2015-16. State Historic grant funds with a small City match were used for the improvements.
 - Shoenberg Generator building is not open for inspection. Walls are collapsing, and roof is not stable. West wall has large opening that appears to be vandalism in the last few months.
 - Shoenberg Farm House was opened and much concern was noted for the pigeons that are able to enter the structure and create a health hazard. Asbestos abatement was completed in 2014.
 - Shoenberg Garage was opened. Historical artifacts are stored on the first floor and appeared to be in good condition. Second floor of garage contains a small apartment

entered by an exterior stairway on the north side of the building. Condition of the door is very poor and is difficult to secure, so access was not possible.

- Summary: End uses for any of the buildings have not been determined at this time. Condition of each structure is variable. Board is now familiar with the Shoenberg Farm site.

4. CONSIDERATION OF OLD BUSINESS

- None.

5. OTHER BUSINESS

- None

8. ADJOURNMENT

The meeting adjourned at 8:07 p.m.

THE WESTMINSTER HISTORIC LANDMARK BOARD

Kaaren Hardy Vice-Chair

Agenda Item



WESTMINSTER
COLORADO

Agenda Memorandum

Historic Landmark Board Meeting October 3, 2017



SUBJECT: Review and Action for Certificate of Historic Appropriateness for Shoenberg Farm Pumphouse and Wood Silo Rehabilitation Project, 5202 West 73rd Avenue.

Prepared By: Patrick Caldwell, Senior Planner

Recommended Board Action:

Review and approve request for Certificate of Historic Appropriateness for Shoenberg Farm Pumphouse and Wood Silo Rehabilitation Project, 5202 West 73rd Avenue.

Discussion:

The property at 5202 West 73rd Avenue (Lot 14A) includes five structures. The Pumphouse, Wood Silo, Barn, Concrete Silo, and Milkhouse are on Lot 14A. Two additional structures are adjacent at 7231 Sheridan Boulevard (Lot 5). These structures are the Farmhouse and the Carriage House. All seven of these structures and the area of both lots 5 and 14A were designated a local historic landmark by the Westminster City Council in 2008.

The properties, Lots 5 and 14A, were purchased in 2007 with City funds and State Historical Fund (SHF) money. The properties are subject to a perpetual preservation easement monitored by the Colorado Historical Foundation.

The pumphouse and wood silo are located on Lot 14A, and are in need of rehabilitation. These structures date from 1911. Other structures on Lot 14A are the barn, the milkhouse, and the concrete silo. The exterior of these structures have been rehabilitated. Interior finish, water and sewer connections, and other utilities have not been connected to these three rehabbed structures. Rehabilitation of the pumphouse and wood silo will complete the rehabilitation and stabilization of all structures on Lot 14A.

The wood silo construction documents were funded by SHF in 2012. The wood silo documents are attached. These are used as a base for guidance on the rehab of the wood silo. The attached list of construction activities provides costs for the rehab. The construction activities have been prepared by the City's Engineering Division with the close coordination of the contractor.

The pumphouse structure will be reconstructed per the attached construction activities list. The list provides costs for the rehab. The construction activities have been prepared by the City's Engineering Division with the close coordination of the contractor.

The structures were not designed to be habitable so interior renovations to make them habitable are not part of the reconstruction project. Water and sewer connections are not required for non-habitable structures. Electric connections will be available for both structures for potential future lighting only.

The pumphouse contains a large metal water reservoir. A now inactive water well is in a corner of the structure. The well provided water to the reservoir. The metal reservoir, as well as generating equipment for the building will be removed from the pumphouse building and stored during the rehab. The equipment items will not be returned to the pumphouse once they are removed. Presently, the pumphouse with these items has no functional area for circulation. The pipes to service the equipment are low, and require crouching to move around in the small space. The pipes will be removed and disposed of properly.

The pumphouse equipment items are not part of the historic designation, and the City has not yet determined their future. The environmental safety of these items has not been determined, and that analysis will assist the City with determining the options for these items. Options include disposal of the items, or stabilizing the items for display in a landscape setting at the Shoenberg Farms. These items are very heavy and moving them will be another consideration in their future.

Based on the list of activities, construction for both buildings will begin in mid-November with completion anticipated in the Spring of 2018. City Engineering staff will manage the construction activities for both buildings. A construction manager with Summit Construction will manage the day to day activities at the site.

The Westminster City Council allocated a total of \$270,000 in unused funds from fiscal year 2017 as carryover for both of these buildings. Unused authorized funds from the Milkhouse rehab totaled \$38,759. This money will be added to the \$270,000 carryover funds for a total of \$308,759 available for rehab use for the pumphouse and wood silo. The contractor has estimated the rehab costs at \$292,143. The balance of \$16,616 is approximately 5% of the rehab cost and will be used as a contingency fund. The authorization from City Council to expend the allocated funding is planned for October 23, 2017.

At the October 3rd meeting of the HLB a slide show of the exterior elevations affected by the rehabilitation will be presented. Only the visible exterior work is required to be approved by this Board. In summary, the work is listed on the lists of construction activities.

1. The foundation of the pumphouse has failed and will be entirely replaced. Due to the shifting soils, and poor reinforcement the masonry walls are heavily damaged. The plans call for complete reconstruction, using existing bricks. Mortar will be tested and the formula replicated by the contractor. Masonry will also be cleaned of paint drips and other dirt.
2. All windows on the pumphouse will be restored or reproduced. The current doors are plywood and are badly deteriorated. The cellar door will be replaced with a metal door in the style of the 1911 period.

3. The roof of the pumphouse will be removed and replaced with new asphalt shingles to match the color and style of the adjacent recently rehabilitated milkhouse. The roof of the wood silo will be removed and restored where needed and new wood shingles will be installed. The ventilator will be restored and replaced on the roof.
4. All exterior wood on both structures will be restored or replaced, if necessary, and painted. The historic color of the wood on the wood silo is a deep reddish brown. The trim on the pumphouse is white and will match the wood trim on the adjacent milkhouse.
5. Interior walls will be repaired for stabilization, but will not be refinished.
6. No mechanical, plumbing or electrical improvements are planned. These will be provided by a not yet determined end user.

The goal is to stabilize the Pumphouse and Wood Silo structures, with no variations except new materials where the only option is replacement, rather than repair.

Pursuant to the Westminster Municipal Code, the Historic Landmark Board is responsible for reviewing exterior alterations to existing architectural features of designated local landmarks. If the alterations are acceptable to the Historic Landmark Board, then the Board may approve a Certificate of Historic Appropriateness. When application is made for a building permit for the exterior 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 publishing 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 September 21, 2017. One sign was posted on the property on September 21, 2017.

Respectfully submitted,
Patrick Caldwell, AICP
Senior Planner

Attachments: Photos of Milk & Ice House



WESTMINSTER
COLORADO

**APPLICATION for CERTIFICATE OF HISTORIC
APPROPRIATENESS**

Shoenberg Farm Pumphouse and Wood Silo

1. Application Information Prepared by:

Patrick Caldwell, AICP
Senior Planner
City of Westminster
4800 W 92nd Ave
Westminster, CO 80031
303 658 2090

2. Name of Landmark

- a. Historic Name: Dudley C. Shoenberg Memorial Farm Pumphouse and Wood Silo
- b. Name of Current Owner: City of Westminster
- c. Other Name by Which this Landmark May be Known: Shoenberg Farm

3. Address of Landmark: 5202 W.73rd Ave. (Lot 14A)

4. Legal Description of Property on Which Landmark is Located: Lot 14A, Shoenberg Farm Commercial Center, 6th P.M., T.2 S., R.69 W, E ½ of SE ¼ of SE ¼ of Section 36, City of Westminster, Jefferson County, Colorado

5. UTM Coordinates: Zone 13 495424mE 4408487mN NAD 27:

6. Property Owner Information

Publicly Owned by City of Westminster
4800 W 92nd Ave
Westminster CO 80031
Executive Director: Donald R. Tripp

7. Historic Use: Dairy farm generator/power building and wood silo

8. Current Use: vacant

9. Describe Current Condition of Landmark: Very poor, unstable.

10. Landmark Information

- a. Year of Construction: 1911
- b. Architect or Builder or Designer: George L. Bettcher
- c. Brief Description of Landmark (building, landscape feature, monument, etc.): See attached ordinance
- d. Significance of Landmark: See attached ordinance
- e. Additional Background or History of Landmark: See attached ordinance

11. Certificate of Historic Appropriateness Pursuant to the Westminster Municipal Code Section 11-13-10 (describe all that apply)

- 1. The effect of the proposed change on the general architectural and/or historic character of the structure or district;*
- 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;*
- 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;*

SHOENBERG FARM PUMP HOUSE REVISED II

8/6/17

| GENERAL SCOPE ITEM | DESCRIPTION | COST |
|----------------------------|-----------------------------------------------------|---------------|
| INITIAL DEMOLITION | ORGANIZATION/MAPPING/STAGING HISTORIC FABRIC | 2688 |
| PREP AND LIFT ROOF | TEMPORARY RELOCATION ON SITE | 4704 |
| LARGE EQUIPMENT REMOVAL | RELOCATE OFFSITE BY G.C. | 990 |
| DEMO EXISTING MASONRY | SALVAGE/CLEAN/STORE FOR REUSE | 5568 |
| DEMO ON GRADE SLABS/PADS | INC.EXCAVATION/WATER & SEWER STUBS/HAULING | 4218 |
| CONCRETE FOUNDATION | STANDARD FOOTINGS AND 8" STEMWALL | 12138 |
| RESET ENTRY STAIRS | ON NEW CONCRETE SUBSTRATE | 2544 |
| BACKFILL/COMPACTION | DRIPLINE RIPRAP@ PERIMETER/ROUGH GRADING | 5040 |
| CONCRETE FLOOR | WITH EQUIPMENT PADS/ANCHORS | 4094 |
| BRICK MASONRY | 2WYTHE REINFORCED ABOVE GRADE/SINGLE INTERIOR | 46320 |
| STRUCTURAL @ ROOF | LABOR/MATERIAL AS REQUIRED | 4512 |
| RESET EQUIPMENT | RELOCATE OFFSITE BY G.C. | 0 |
| RESET ROOF | WITH REQUIRED DIAPHRAGM CONNECTIONS | 2196 |
| RESTORE WINDOWS/DOORS | 2 WINDOWS/1 EXTERIOR SECONDARY DOOR | 4980 |
| EXTERIOR CARPENTRY/PAINT | REPAIR OR REPLACE/OIL PRIME AND PAINT | 5424 |
| NEW EXTERIOR PRIMARY DOORS | WEATHER/WATERTITE SEAL | 5790 |
| INSULATION | R-30 @ CEILING | 530 |
| DRYWALL/INTERIOR PAINT | 5/8 TYPE X/FINISH TO MATCH ORIGINAL PLASTER CEILING | 2112 |
| INTERIOR TRIM | AS REQ. AT CEILING/BASE/DOOR/WINDOWS | 744 |
| ROOFING | 40 YEAR COMP SHINGLES TO MATCH ICE HOUSE | 3240 |
| GUTTERS/DOWNSPOUTS | TERMINATE INTO RIPRAP | 672 |
| SUBTOTAL | | 118504 |
| GENERAL CONDITIONS | PROJECT MANAGER/SUPERINTENDENT(IN SILO BUDGET) | |
| | SIGNAGE----- 240 | |
| | ROLLOFF----- 528 | |
| | PORTABLE TOILET----- -504 | |
| | CRANE-----1860 | |
| | GENERAL LABOR-----2880 | 6012 |
| ENGINEERING FEES | | 6012 |
| SUBTOTAL | | 130528 |
| BOND | PAYMENT/PERFORMANCE BOND @ 3% | 3916 |
| CONTINGENCY | SOILS/FOUNDATION MODIFY/LANDSCAPE/MISC | 7487 |
| SUBTOTAL | | 141931 |
| PROFIT/OVERHEAD | | 14193 |
| TOTAL | | 156124 |







Red graffiti on a white-painted wooden surface, consisting of two stylized, abstract symbols.

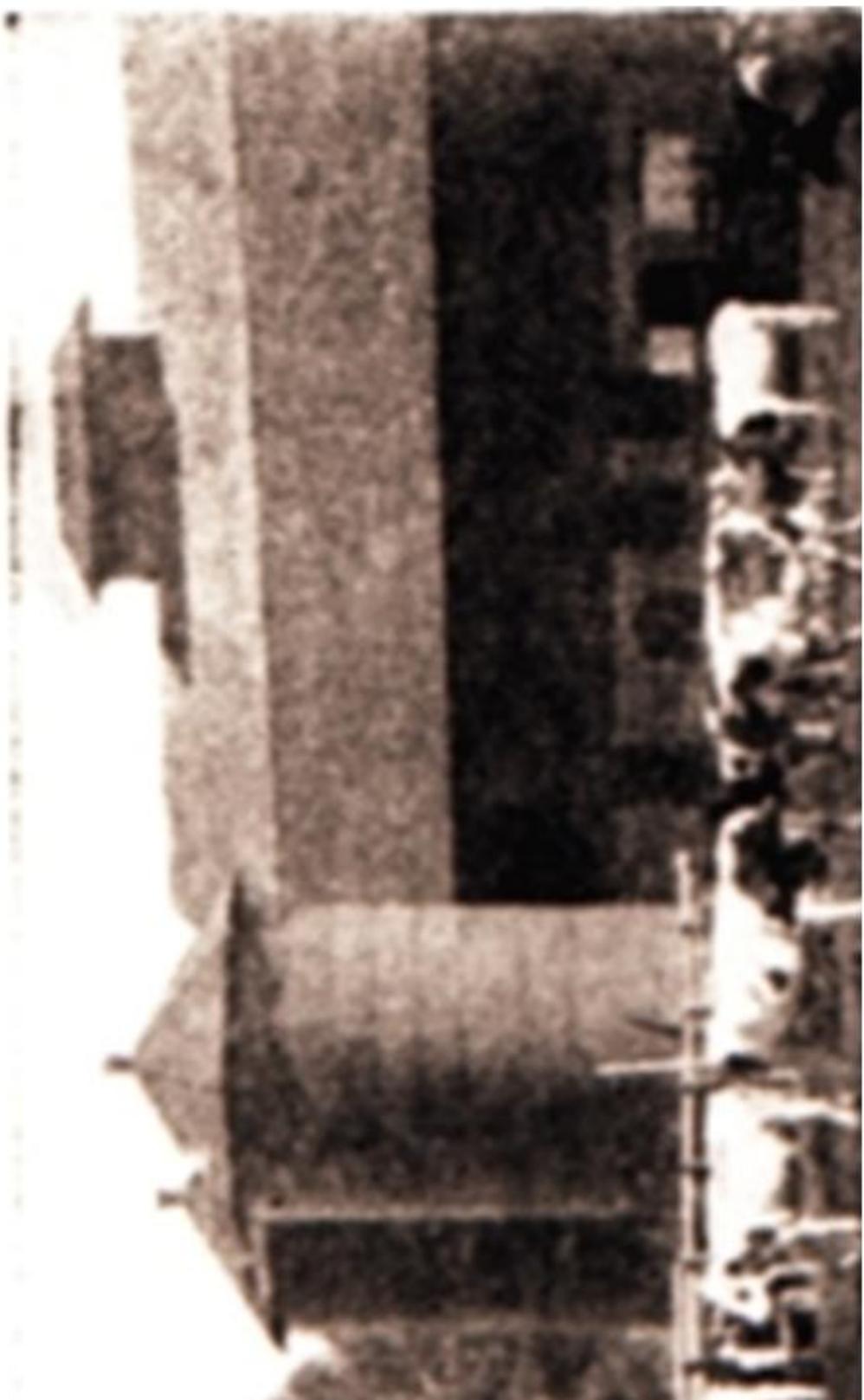


ON THE PROJECT PAID FOR BY THE
SAVING COLORADO HISTORIC
BUILDINGS SOCIETY
STATE HISTORICAL FUND
GRANTED FOR HISTORIC PRESERVATION
WORKS





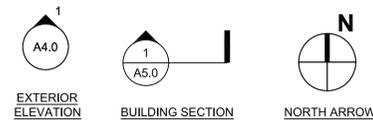




GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- ALL WORK TO BE PERFORMED TO APPLICABLE BUILDING CODES.
- ALL DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF OR HERSELF WITH THE CONTRACT DOCUMENTS, VERIFYING FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION.
- SHOULD THERE BE ANY QUESTIONS CONCERNING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK IN QUESTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF THE PROJECT.
- ALL CONTRACTOR OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT WITHIN 14 DAYS OF NOTICE TO PROCEED, AND BE ACCOMPANIED WITH THE ALTERNATIVE PRODUCT INFORMATION. SUBSTITUTIONS WILL BE CONSIDERED ONLY IF THEY DO NOT SACRIFICE QUALITY, APPEARANCE, DELIVERY TIME OR FUNCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HOOK UPS/UTILITY CONNECTIONS, ETC. TO TEMPORARY TRAILERS.
- ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC BUILDINGS.

SYMBOLS



ABBREVIATIONS

| | | | | | |
|--------|---------------------------------|-------|-------------------------------------------|--------|-----------------------------|
| # | POUND(S) or NUMBER | FLR | FLOORING) | RCP | REFLECTED CEILING |
| & | AND | FO | FACE OF | PLAN | PLAN |
| < | ANGLE | FP | FIRE PROTECTION | RD | ROOF DRAIN |
| @ | AT | FRP | FIBERGLASS | REF | REFER TO or REFERENCE |
| AV | AUDIO VISUAL | FT | REINFORCED | REINFC | REINFORCED |
| ADA | AMERICANS WITH DISABILITIES ACT | FTG | PANELING) | RELOC | RELOCATE(D) |
| ABV | ABOVE | FUR | FEET | REQ | REQUIRED |
| ACM | ASBESTOS CONTAINING MATERIAL | FURR | FOOTING | REV | REVISE, REVISED or REVISION |
| ACT | ACOUSTICAL CEILING TILE | GA | FURRING | RM | ROOM |
| ADD | ADDENDUM | GALV | GAUZE or GYPSUM ASSOCIATION | RO | ROUGH OPENING |
| ADJ | ADJACENT or ADJUSTABLE | GC | GENERAL CONTRACTOR | RS | ROUGH SAWN |
| AFF | ABOVE FINISHED FLOOR | GD | CONTRACTOR (S) | S | SEALANT |
| AHU | AIR HANDLING UNIT | GL | GRADE | SCHED | SCHEDULE |
| AL | ALUMINUM | GND | GLASS or GLAZING | SFG | SQUARE FEET |
| ALT | ALTERNATE | GWB | GROUND | SHTG | SHEATHING |
| APPROX | APPROXIMATE(LY) | HM | GYPSUM WALL BOARD | SIM | SIMILAR |
| ARCH | ARCHITECTURAL | HDR | HOLLOW METAL | SOG | SLAB ON GRADE |
| ASPH | ASPHALT | HORIZ | HAZARDOUS MATERIAL | SPEC | SPECIFICATION(S) |
| B.O. | BOTTOM OF | HRT | HEADER | SQ | SQUARE |
| BLDG | BUILDING | HT | HARDWARE | SS | STAINLESS STEEL |
| BLKG | BLOCKING | HVAC | HORIZONTAL | STD | STANDARD |
| BR | BACKER ROD | IBC | HEIGHT | STL | STEEL |
| BTWN | BETWEEN | ID | HEATING, VENTILATION AND AIR CONDITIONING | STN | STAIN |
| CAB | CABINET | INFO | INTERNATIONAL BUILDING CODE | STRUC | STRUCTURE or STRUCTURAL |
| CJ | CONTROL JOINT | INS | INSIDE DIAMETER | (T) | TEMPERED |
| CL | CENTERLINE | INT | INSULATION or INSULATED | T&G | TONGUE AND GROOVE |
| CLG | CEILING | JT | INTERIOR | T.O. | TOP OF THRESHOLD |
| CLR | CLEAR | LAV | INTERIOR | TYP | TYPICAL |
| CMU | CONCRETE MASONRY UNIT | LIN | JOINT | UON | UNLESS OTHERWISE NOTED |
| COL | COLUMN | MATL | LAVATORY | VB | NOTED |
| CONC | CONCRETE | MECH | LINOLEUM | VCT | VAPOR BARRIER |
| CONST | CONSTRUCTION | MEP | MATERIAL | VINYL | VINYL COMPOSITION TILE |
| CONT | CONTINUOUS | MEP | MAXIMUM | VERT | VERTICAL |
| CORR | CORRIDOR | MFG | MECHANICAL | VIF | VERIFY IN FIELD |
| CPT | CARPET | MFR | MECHANICAL | VIN | VINYL |
| CT | CERAMIC TILE | MIN | ELECTRICAL AND PLUMBING | VTR | VENT THROUGH ROOF |
| CTBB | CEMENTITIOUS TILE BACKER BOARD | MISC | MANUFACTURING | W | WEST |
| CTR | CENTER | MO | MANUFACTURER | W/ | WITH |
| DBL | DOUBLE | MTD | MINIMUM | W/O | WITHOUT |
| DEMO | DEMOLITION | MTL | MISCELLANEOUS | WD | WOOD |
| DET | DETAIL | <N> | MASONRY OPENING | WIN | WINDOW |
| DF | DRINKING FOUNTAIN | N | MOUNTED | | |
| DIAM | DIAMETER | NA | METAL | | |
| DIM | DIMENSION | NIC | NEW | | |
| DN | DOWN | NO | NOT APPLICABLE | | |
| DS | DOWNSPOUT | NOM | NOT IN CONTRACT | | |
| <E> | EXISTING | NTS | NUMBER | | |
| E | EAST | OC | NOMINAL | | |
| EA | EACH | OD | NOT TO SCALE | | |
| EG | FOR EXAMPLE | OH | ON CENTER | | |
| ELEC | ELECTRICAL | OPNG | ON DIAMETER | | |
| ELEV | ELEVATION | OPP | OPPOSITE HAND | | |
| EMER | EMERGENCY | OSB | OPENING | | |
| ENGR | ENGINEER | PLAM | OPPOSITE STRAND BOARD | | |
| EQ | EQUAL | PLAS | ORIENTED STRAND BOARD | | |
| EQP | EQUIPMENT | PLUMB | PLASTIC LAMINATE | | |
| ETR | EXISTING TO REMAIN | PT | PLASTER | | |
| EXT | EXTERIOR | PTD | PLUMBING | | |
| FACP | FIRE ALARM CONTROL PANEL | PWD | PAINT | | |
| FD | FLOOR DRAIN | QT | PAINTED | | |
| FE | FIRE EXTINGUISHER | RAD | PLYWOOD | | |
| FEC | FIRE EXTINGUISHER CABINET | RB | QUARRY TILE | | |
| FIN | FINISH(ED) | | RADIUS | | |
| FIXT | FIXTURE | | RUBBER BASE | | |

PROJECT TEAM

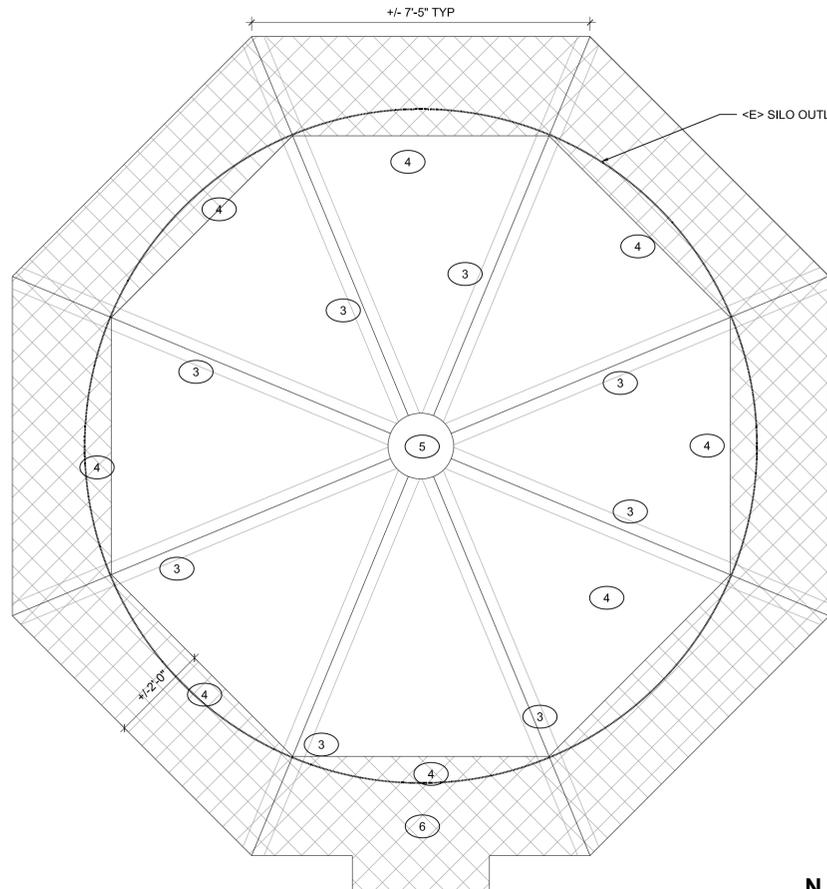
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Westminster, CO 80031
Community Development:
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wellsquier@andarch.com
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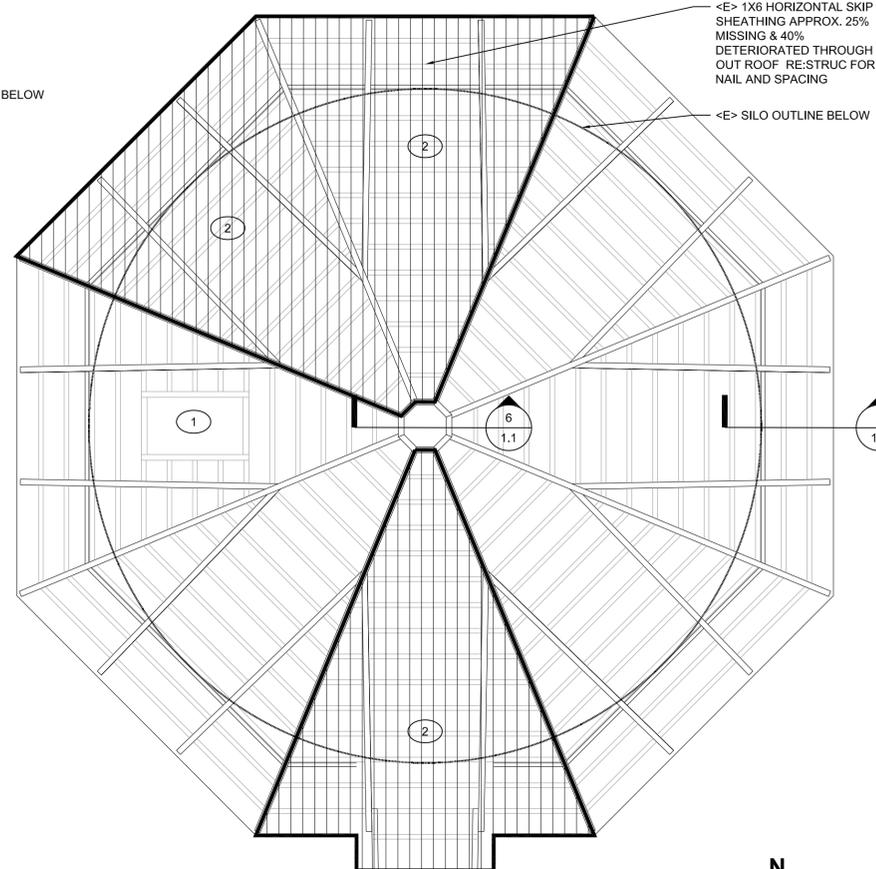
Structural Engineer
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1319 Spruce St.
Boulder, CO 80302
Project Engineer: Ian Glaser, PE
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| S0.0 | |
| S1.0 | FOUND. PLAN, ROOF PLAN, ELEVATION SECTIONS |
| S2.0 | |



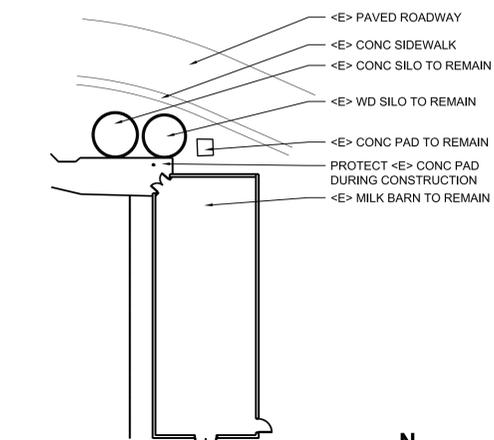
3 ROOF PLAN
1/2"=1'-0"



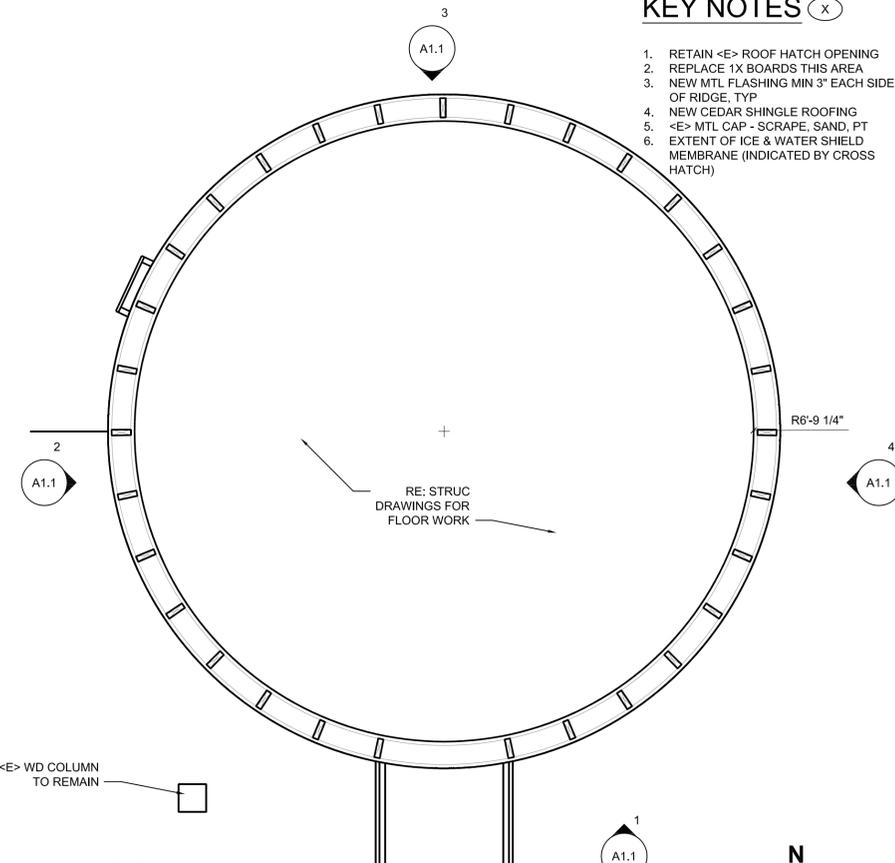
2 REFLECTED ROOF PLAN
1/2"=1'-0"



AREA PLAN
1/32"=1'-0"



SITE PLAN
1/32"=1'-0"



1 FLOOR PLAN
1/2"=1'-0"

CODE ANALYSIS

CODE ANALYSIS IS BASED ON THE 2009 INTERNATIONAL EXISTING BUILDING CODE

DATE: 21 JUNE, 2012
PROJECT NUMBER: 2012130
PROJECT NAME: SHOENBERG FARM: WOOD SILO
REHABILITATION
ADDRESS: 73RD AND SHERIDAN, WESTMINSTER

OCCUPANCY: NO OCCUPANCY

ACTUAL FLOOR AREA

| FLOOR | TOTAL |
|-----------------|-------|
| FIRST FLOOR | 144 |
| TOTAL AREA (SF) | 144 |

LEVEL OF ALTERATION :

ALTERATION, SECTION 403

403.1 SCOPE. LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

403.2 APPLICATION. LEVEL 1 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6.

ALTERATIONS - LEVEL 1

SECTION 601.2 CONFORMANCE. AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.

SECTION 604 MEANS OF EGRESS

604.1 GENERAL. REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

*NOTE: FULL CODE STUDY TO BE COMPLETED ONCE USE OF SPACE AND OCCUPANCY LOAD HAS BEEN DETERMINED.

*NOTE: THIS BUILDING SHALL NOT BE OCCUPIED.



Anderson Hallas Architects, PC

ARCHITECTURE
HISTORIC PRESERVATION
PLANNING

715 FOURTEENTH STREET
GOLDEN, COLORADO 80401
(303) 278-4378
FAX: (303) 278-0521

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Shoenberg Farm:
Wood Silo Rehabilitation
Westminster, Colorado

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

| | |
|-------------|-----------|
| Project No. | 2012130 |
| Issue | 100% CD |
| Date | 7/13/2012 |
| Drawn by | KEM |
| Checked by | WMS/NAA |
| Scale | AS NOTED |

GENERAL NOTES,
INDEX, & FLOOR
PLANS

A1.0

GENERAL ELEVATION NOTES

- WHERE REPLACEMENT IS CALLED OUT ON ELEVATIONS OF EXTERIOR T&G REMOVE +/- 64" LENGTH TO ACHIEVE A "TOOTHED IN" APPEARANCE AND TO BE ABLE TO ATTACH TO (3) HORIZONTAL BLOCKING MEMBERS
- REPLACE 1X EXTERIOR T&G SHEATHING TO MATCH EXISTING WOOD SPECIES OF DOUGLAS-FIR, TYPICAL ALL LOCATIONS.
- REMOVE AND DISPOSE OF ALL BUILDING PAPER FROM INTERIOR OF SILO
- TIGHTEN & REALIGN ALL WIRE CABLE HOOPS
- ANTICIPATE 20% REPLACEMENT OF INTERIOR 1X WD BOARDS AFTER REMOVAL OF <E> BOARDS
- REMOVE ALL EXTRANEOUS HARDWARE FROM EXTERIOR, REPAIR ALL HOLES
- CAP EXISTING LIGHT FIXTURE ON NORTH SIDE OF SILO
- WALL CONSTRUCTION: 1X T&G ON EXTERIOR, 2X6 WD STUDS, 1X BOARDS ON INTERIOR
- PROVIDE TREATED 1X T&G WD ALONG BOTTOM +/-5'-4" OF SILO, TYP.
- REMOVE WIRE HOOP BRACING IN SECTIONS AFTER BOARD REPLACEMENT, CLEAN & LIGHTLY SAND EXTERIOR WOOD, REMOVING <E> PAINT, & STAIN. G.C. TO ANTICIPATE <E> PAINT CONTAINS LEAD. ENTIRE WOOD SILO TO RECEIVE NEW STAIN APPLICATION.

ELEVATION KEY NOTES (X)

- REMOVE MTL PANEL & REPLACE W/ 2X FRAMING W/ EXT GRADE PLY WD
- REPLACE 1X T&G BOARDS THIS AREA
- REMOVE MTL PANEL & REPLACE WITH 1X T&G BOARDS - PATCH ALL HOLES IN BOARDS TO REMAIN
- REMOVE BOTTOM 8 RUNGS OF LADDER ATTACHED TO SIDE OF SILO
- REMOVE EXTRANEOUS ROOFING MATERIAL FROM 1X T&G BOARDS
- INFILL <E> WINDOW OPENINGS W/ 2X FRAMING W/ EXT GRADE PLY WD
- CLOSE OFF BOTTOM OPENING AT CHUTE. PROVIDE HINGES & PAD LOCK HARDWARE

GENERAL NOTE:
VERTICAL BLOCKING IS AT 32" O.C. CUT ENDS OF T&G TO COINCIDE WITH BLOCKING BUT NO SHORTER THAN 64". ATTACH NEW T&G BOARDS TO VERTICAL BLOCKING, TYP

PROVIDE SMALL FINISH NAILS AT 45 DEG. TO ANCHOR NEW T&G TO <E>

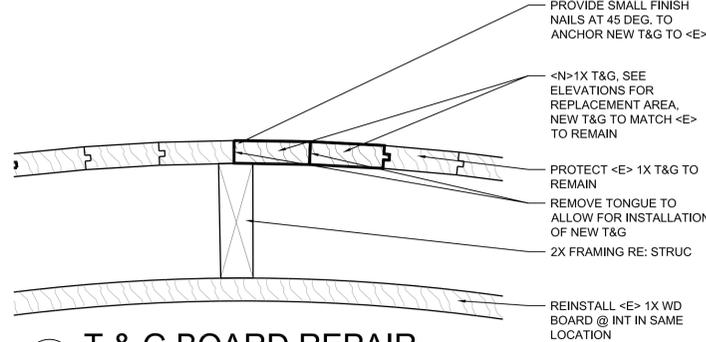
<N> 1X T&G, SEE ELEVATIONS FOR REPLACEMENT AREA, NEW T&G TO MATCH <E> TO REMAIN

PROTECT <E> 1X T&G TO REMAIN

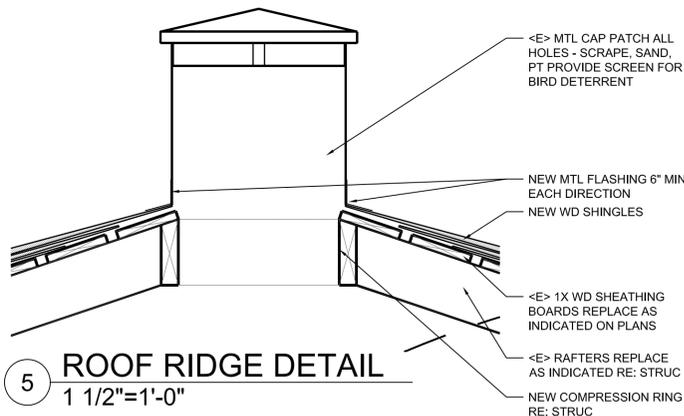
REMOVE TONGUE TO ALLOW FOR INSTALLATION OF NEW T&G

2X FRAMING RE: STRUC

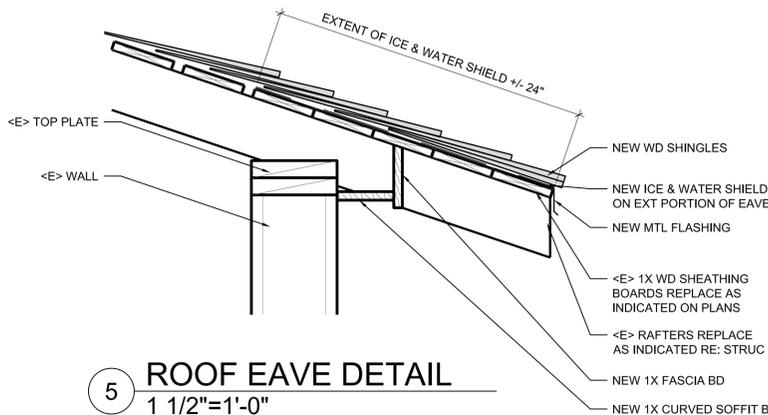
REINSTALL <E> 1X WD BOARD @ INT IN SAME LOCATION



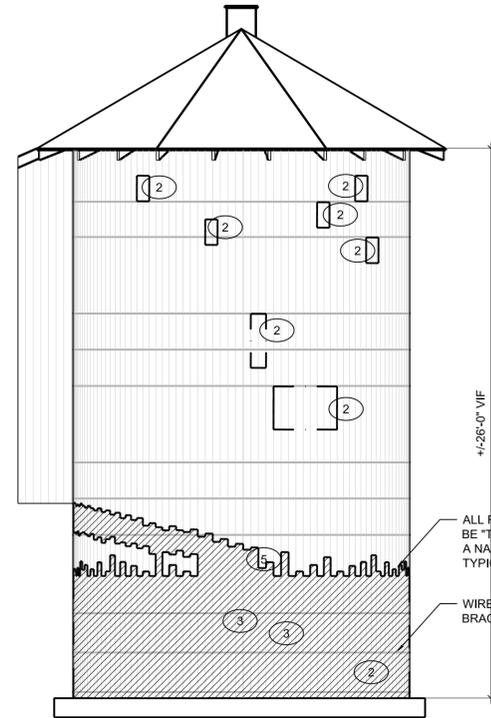
6 T & G BOARD REPAIR
3"=1'-0"



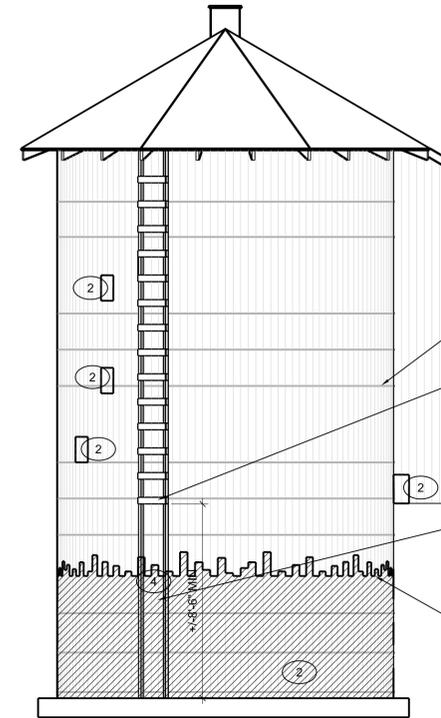
5 ROOF RIDGE DETAIL
1 1/2"=1'-0"



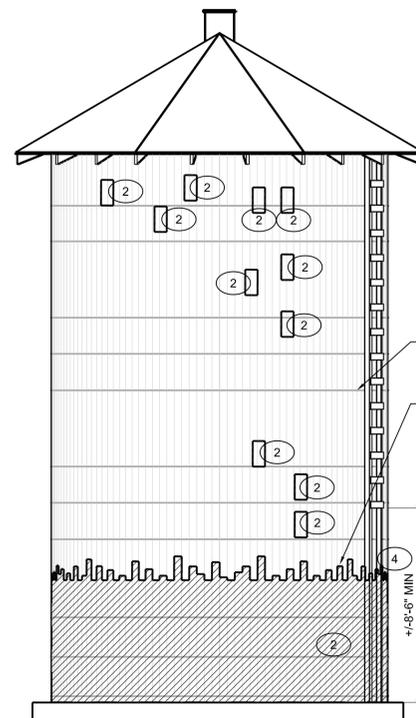
5 ROOF EAVE DETAIL
1 1/2"=1'-0"



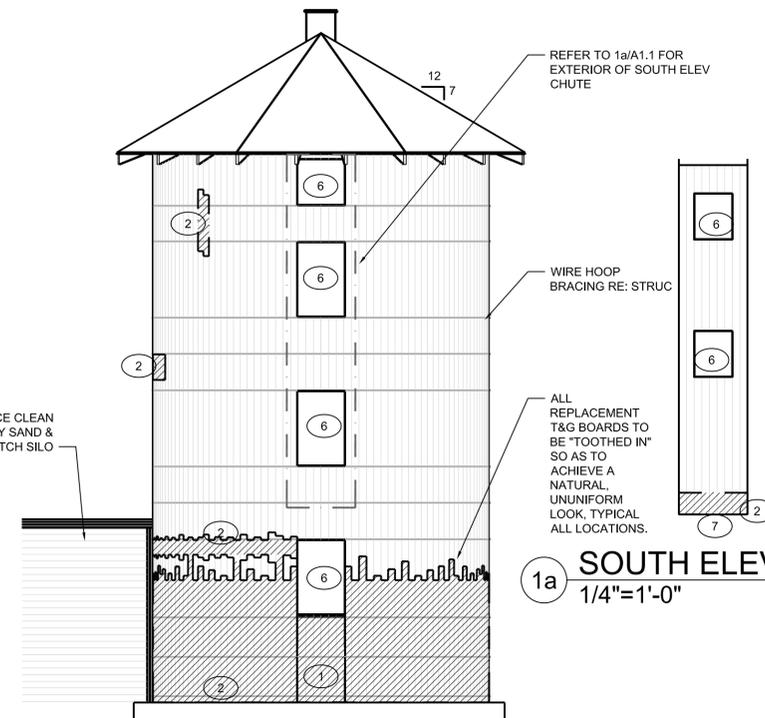
4 EAST ELEVATION
1/4"=1'-0"



2 WEST ELEVATION
1/4"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"



1 SOUTH ELEVATION
1/4"=1'-0"

1a SOUTH ELEV CHUTE
1/4"=1'-0"



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Architects, PC
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HISTORIC PRESERVATION
PLANNING
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ANDERSON HALLAS ARCHITECTS, P.C.

Shoenberg Farm:
Wood Silo Rehabilitation
Westminster, Colorado

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| Project No. | 2012130 |
| Issue | 100% CD |
| Date | 7/13/2012 |
| Drawn by | KEM |
| Checked by | WMS/NAA |
| Scale | AS NOTED |

ELEVATIONS & DETAILS

A1.1

WEDNESDAY, OCT. 25, 2017
AT THE CML OFFICES, 1144 SHERMAN ST., DENVER

BOARDS AND COMMISSIONS BASICS WORKSHOP

ABOUT

As an appointed official for your municipality, how well do you understand the policy process and your role in it? Are there times when you wish you had a better understanding of meeting processes and procedures? Have you found yourself in a sticky situation and wondered what ethics laws applied to you?

If you have ever wondered about these questions, then this workshop is for you! CML is pleased to present this special training opportunity designed for appointed members of municipal boards and commissions. We will help define your role in the policy process and give you tips on how to work more effectively with the elected council or board and with municipal staff. We will help you keep meetings on track and productive, and we will explain ethics laws that may pertain to you. You also will have an opportunity to share experiences with other appointed officials and gain valuable insights into effective board and commission governance.

WHEN

Wednesday, **Oct. 25**
8:40 a.m.–12:15 p.m.

LOCATION

CML offices, 1144 Sherman St., Denver, CO 80203

REGISTRATION OR QUESTIONS

Return completed form and payment by **Oct. 11** to receive the early-bird registration rate. Make check payable to Colorado Municipal League. Registration closes on **Oct. 20**. Registration is also available online at www.cml.org. No on-site registration.

For more information or special needs, call 303-831-6411 or 866-578-0936. Mail or fax this form and send payment to CML, 1144 Sherman St., Denver, CO 80203-2207; fax 303-860-8175.

AGENDA

8:25 a.m. Registration and continental breakfast
8:40 a.m. Welcome
8:45 a.m. How to avoid chaos at meetings
9:45 a.m. Break
10:00 a.m. Roles and responsibilities
11:00 a.m. Break
11:15 a.m. Conflicts of interest and open meetings
12:15 p.m. Adjourn



Three MUNiversity credits
are available for this training.

REGISTRATION FORM — BOARDS AND COMMISSIONS BASICS WORKSHOP — WEDNESDAY, OCT. 25

Please submit a separate form for each participant. This form may be copied. Return completed form and payment by Wednesday, Oct. 11 to receive the early registration rate. Registration closes on **Oct. 20**.

Name _____

Title _____ Representing _____

Phone _____ Fax _____

Email _____

Address _____

City, State, ZIP _____

Nonrefundable registration fees:*

\$60 (CML municipal/associate members if received by Oct. 11)

\$110 (all nonmembers if received by Oct. 11)

\$95 (CML municipal/associate members if received after Oct. 11)

\$145 (all nonmembers if received after Oct. 11)

Check enclosed Visa Mastercard

Visa/MC # _____ Exp. date _____

Name on card _____ Signature _____

Mail or fax this form and send payment to CML, 1144 Sherman St., Denver, CO 80203-2207; fax 303-860-8175.

Make check payable to Colorado Municipal League. Registration is also available online at www.cml.org.

*Registrations may be canceled up to seven days prior to the scheduled event. Canceled registrations received prior to this time will be refunded, less a \$30 processing fee. Cancellations made fewer than seven days prior to the event cannot be accepted; however, attendee substitutions can be made anytime. If you fail to attend the event, you are still responsible for payment. **Your registration will not be final until payment is received. No on-site registration.**

Attendance at, or participation in, CML meetings and events constitutes an agreement by the registrant to CML's use and distribution of the registrant's or attendee's image in photographs, videotapes, and electronic reproductions of such events and activities.

Nuts and Bolts of a Certified Local Government

No charge to attend

Where:

The Carroll Building
418 Edison Street
Brush, CO 80723

When:

Thursday, October 5, 1pm to 6pm
Friday, October 6, 9am to 1pm

Topics:

- CLG Benefits & Obligations
- Preservation History & Structure
- Historical & Architectural Surveys
- Federal & State Tax Credits
- State Historical Fund
- Section 106
- Main Street
- Heritage Tourism

Speakers:

Stefanie Baltzell, History Colorado
Jennifer Bryant, History Colorado
Gayle Langley, Colorado Main Street
Elizabeth O'Rear, Colorado Tourism Office
Jennifer Orrigo Charles, Colorado Preservation, Inc.
Heather Peterson, History Colorado
Mark Rodman, History Colorado

Hosted by the Brush Chamber of
Commerce and the City of Brush

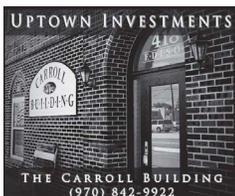
To register, contact:

Reagan Buchanan
brush@brushchamber.org
(970) 842-2666



Photo by Hummingbird Press

2017 Certified Local Government
Nuts and Bolts Workshop



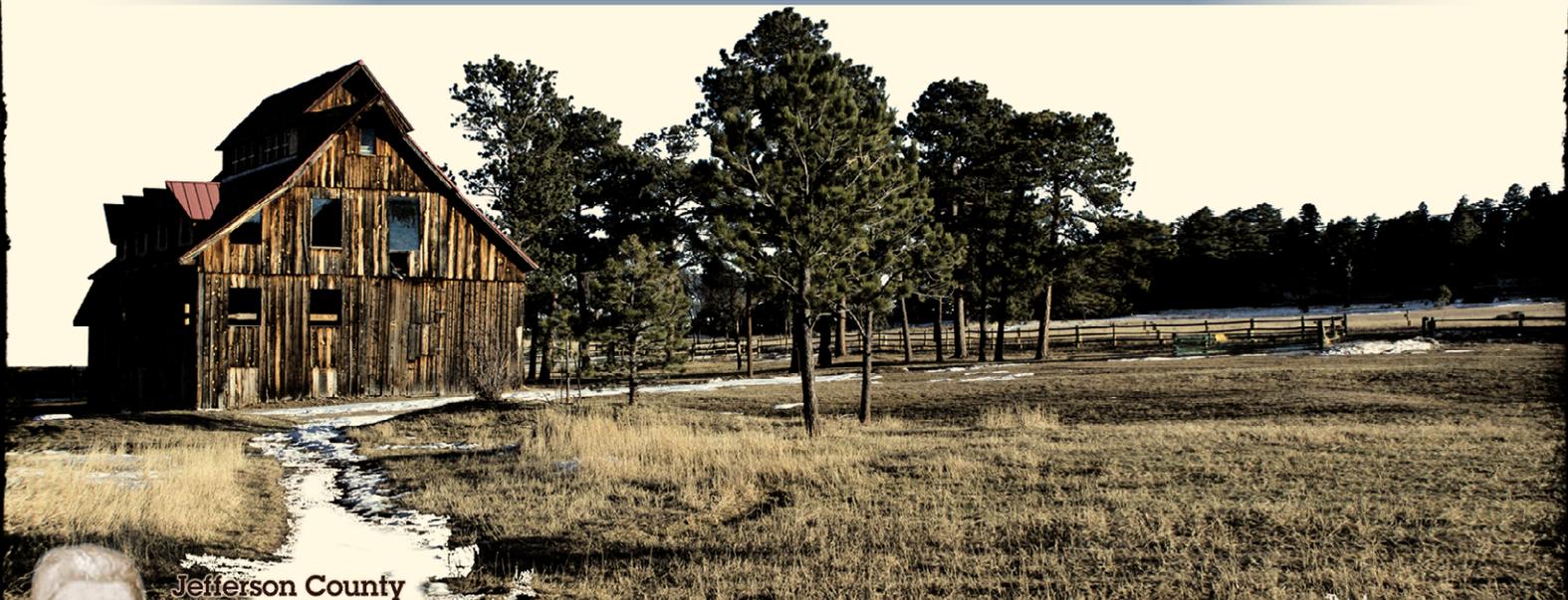
Sponsored by



The Jefferson County Historical Commission 2017 Annual Hall of Fame Awards Evening

Thursday, October 12, from 6 to 9 PM at Mount Vernon Country Club

- **Hall of Fame inductees:** Robert Alvin "Bob" Briggs and Buffalo Bill
- **Norm and Ethel Meyer Award:** Denver Parks and Recreation and Denver Mountain Parks Foundation
- **Jefferson County Landmarks Designation:** The Octagon Barn
- **National Register of Historic Places:** The Romano Residence, Golden
- **Writers' Awards**
- **2017 Historically Jeffco Magazine**



Jefferson County

Historical Commission



Celebrating Historic Preservation in Jefferson County



The most direct route to Mount Vernon Country Club is to take I70 West (into the foothills) to Exit 254, the Genesee Park Exit. At the top of the exit ramp is a stop sign, turn right at that stop sign. You are now going North on Mount Vernon Country Club Road. Continue North through the MVCC Gate and follow the paved road for approximately 1.3 miles – the Club is on the left.

Complementary buffet appetizers and cash bar will be provided. No attendance charge, however space is limited.

Please RSVP by October 5 to: Dennis Dempsey,
at 303-271-8734 or ddempsey@jeffco.us.

Nuts and Bolts of a Certified Local Government

No charge to attend

Where:

La Plaza Inn
118 W. 6th Street
Walsenburg, CO 81089

When:

Thursday, October 19, 1pm to 6pm
Friday, October 20, 9am to 1pm

Topics:

- CLG Benefits & Obligations
- Preservation History & Structure
- Historical & Architectural Surveys
- Federal & State Tax Credits
- State Historical Fund
- Section 106
- Main Street
- Heritage Tourism

Speakers:

Megan Eflin, History Colorado
Johanna Jamison, Colorado Main Street
Jill Lammers, Colorado Tourism Office
Gayle Langley, Colorado Main Street
Mark Rodman, History Colorado
Joseph Saldibar, History Colorado
Amy Unger, History Colorado

Hosted by the City of Walsenburg

To register, contact:

David Wise
dwise@cityofwalsenburg.com
(719) 695-1037



2017 Certified Local Government
Nuts and Bolts Workshop



Sponsored by



Colorado Preservation, Inc.
BUILDING A FUTURE *with* HISTORIC PLACES

HISTORY  Colorado