



WESTMINSTER

**Historic Landmark Board Meeting Agenda  
January 22, 2025  
7 p.m.**

City of Westminster  
4800 West 92<sup>nd</sup> Avenue – Westminster, CO 80031

**1) ROLL CALL**

**2) MINUTES OF PRECEDING MEETING**

**3) NEW BUSINESS**

**a) Election of Officers**

The Bylaws of the Historic Landmark Board state that officers shall be elected at the first Board meeting in January or as soon thereafter as is feasible.

**b) Public Hearing - Certificate of Historical Appropriateness – Shoenberg Farm Redevelopment, 5202 West 73<sup>rd</sup> Avenue Westminster CO**

i) Staff Presentation – Process for public hearing for Application for Certificate of Historical Appropriateness

ii) Applicant Presentation – Application for Certificate of Historical Appropriateness

iii) Findings pursuant to Westminster Municipal Code 11-13-10

iv) Direction to Staff

**c) Update on the Cherokee-Overland Trail – Ethan Gannett, Overland Cherokee Trail Association**

**4) OLD BUSINESS**

**a) Grant Applications: Historic Landmark Survey and Projects**

Status: Non-Competitive Planning and Survey Plan Submitted January 15, 2025

**5) OTHER BUSINESS**

**a) History Colorado - Funding and Education Opportunities**

**b) Historic Landmark Board Members - Updates**

**c) Meeting Schedule for 2025**

The Historic Landmark meets a minimum of four times a year on the fourth Wednesday of the month – January, April, July, and October. Additional meetings can be scheduled at the Board's discretion.

April 23, 2025

July 23, 2025

October 22, 2025

**6) ADJOURN**



WESTMINSTER

**Historic Landmark Board – Hybrid Meeting Minutes  
October 23, 2024**

**1) ROLL CALL**

Attendance: David Benson, Ashley Burns, Linda Graybeal, Kristy Gotham, Mary Oswell, and Keith Teeter. Excused: Alana Mace, Kathy Pascoe. Also in attendance: Council Liaison – Councillor Ireland, Staff Liaison – Kate Cooke

Keith Teeter, as Vice Chair, chaired the meeting Alana's absence.

**2) MINUTES OF PRECEDING MEETING**

Keith presented the minutes: asked for changes/addition, none noted, Mary moved, Linda second, approved with no opposition.

**3) NEW BUSINESS**

**a. Election of Officers**

Keith asked that this item be tabled to allow time for Alana to join the meeting. To ask if she wants to serve as chair again

**b. Shoenberg Farm Update – Certificate of Historical Appropriateness**

Kate provided an update. A development plan for an adaptive reuse is in review/permitting process. The development team will need to submit an application Certificate of Historical Appropriateness for any physical changes to the buildings for impacts to any identified features as specified in the designation ordinance. This has a process defined by the City Ordinance and has specific noticing requirements. Kate reminded the Board members that they will be receiving this information in a public hearing and making a quasi-judicial decision as such they need to be very cautious and not discuss the Shoenberg Farm proposal with other members or with members of the community as this would constitute ex parte communication.

**c. Tour of Historic Landmarks – Reschedule to Early 2025**

The board discussed possible tour dates. March 8, 2025 was the selected date. Kate to check with bus operations to determine the availability of a bus and driver

**d. Vandalism at Original Town Hall – Designated Historic Landmark**

Kate gave an update on the vandalism of the Original Town Hall structure. The door has been destroyed and will need to be completely rebuilt or a different door installed. It is being proposed that Plexiglas be installed on the windows to prevent vandals from breaking the windows. There is a meeting scheduled to discuss security measures. As a result of any recommendations and potentials modifications, an application for a Certificate of Historical Appropriateness may need to be completed and a hearing scheduled.

**e. Grant Applications: Historic Landmark Survey and Projects**

Kate gave a summary of the status of the mini grant noting that she had missed the deadline for submitting the Letter of Intent. However, in talking with staff at History Colorado, they encouraged her to submit an application for this project via the noncompetitive CLG grant pool which opens in December with a mid-January deadline. Keith asked for a motion to make the grant application, Linda motion, Kristy approved. Kate to submit paperwork asap.

**f. Other New Business**

Mary has been working with Overland Cherokee Trail Association. She noted that Ethan Gannett with the Colorado branch of OCTA can present a future meeting about OCTA and the trail in Westminster. This will be useful if the HLB wants to access their designation for the Church wellhead landmark. He can be ready for the January 2025 meeting. The goal would be to have maps and identification of areas where there are preservation options. It would then be up to the HLM Board if they want to landmark portions/spaces of the Oregon-California Trail. Linda added that the train trestle of Olde Wadsworth is part of the Cherokee-Overland Trail. Linda is a member of OCTA as is Mary. Mary noted that the organization is working on consistent signage across many states. Land surveys usually show trails such as Oregon-California Trail and Cherokee-Overland Trail. Mary noted that the OCTA information can be added to the City's digital history walking tour. Mary to provide contact information to Kate.

**4) OLD BUSINESS**

**a. 2024-2025 Annual Goals and Work Program**

The Board reviewed the 2024-2025 goals. Mary made a motion to adopt the goals as presented with the change that these are the 2025 – 2026 goals. Kristy second. Approved unanimously. The Board asked Kate to reach out to

Kevin Smith, the City's Archivist, and invite him to a future meeting to provide an overview of the process and policies for what is included in the City's archive.

**b. 2024 Westminster History Tours – Summary**

Kate noted that the meeting packet provided a summary of the four history tours that took place in June, July, August and September. The tours were well attended and participants provide excellent feedback. The Board enjoyed planning the tours and want to do them again. Kate noted that the Board should identify a subcommittee to undertake planning for the 2025 tours.

**5) OTHER BUSINESS**

**a. Funding and Education Opportunities**

Kate directed the board members to the summary of upcoming trainings from History Colorado. She noted that at least one member must attend a state certified training as part of the City's CLG designation and provide a brief summary of the training to the other board members. She asked the board members to let her know what sessions are attended.

**b. Other Updates**

- i.** Mary asked if the City can reach out to the Hmong community to see if they are interested in sponsoring a "meet and greet" on Top Spin and what it is, how to play, and watch it being played. Kate will follow up on this.
- ii.** Mark asked to be included in meeting related to the new interpretative signage installation at the Wesley Chapel Cemetery Board. She noted that some graves are missing markers and some have wrong information and/or mistakes. Kate noted that these issues need to be addressed by the Cemetery Board members.
- iii.** Mary noted that that there were a number of Spanish natives who were workers at the Savory Savory Mushroom Tower. The history of these workers tells a different aspect of the history of this landmark. This could qualify for the State's additional 150 landmarks. Kate to work with Mary.
- iv.** Mary asked about Board term limits. Kate will check term limits and work with the City Clerk's office to ensure reappointments as necessary.
- v.** Linda talked about the successful Catamounts production that took place in October and told the story of the Ma Barker Gang. The play

was titled “The Last Night of Red Barker” and was presented in an outdoor, immersive format.

- vi. Mary asked if the Board can ask that the Metzger Farm Historic Landmark be opened to the public on a scheduled basis. She noted that the facility is open to the public one weekend a month. Kate will reach out to the contact with the City/County of Broomfield.

c. **Meeting Schedule for 2025**

The Historic Landmark meets a minimum of four times a year on the fourth Wednesday of the month – January, April, July, and October. Additional meetings can be scheduled at the Board’s discretion.

January 22, 2025

April 23, 2025

July 23, 2025

October 22, 2025

**6) ADJOURN**

No further business was noted. Keith asked for a motion to adjourn. Mary made the motion, Ashley provided a second, and the motion was passed unanimously at 8:18 PM.



## WESTMINSTER

### APPLICATION FOR CERTIFICATE OF HISTORIC APPROPRIATENESS

1. Application Information Prepared by: **MJ Development**
2. Landmark Information:
  - a. Historic Name: **Shoenberg Farms**
  - b. Name of Current Owner: **City of Westminster**
  - c. Other Name by Which this Landmark May be Known: **N/A**
  - d. Address of Landmark: **5202 W 73rd Ave Westminster, CO 80003**
3. Legal Description of Property on Which Landmark is Located: **LOT 14A, FIRST REPLAT OF SHOENBERG FARMS COMMERCIAL, PER THE PLAT RECORDED MAY 05, 2009 AT RECEPTION NUMBER 2009040529**
4. UTM Coordinates: **E504642.30 N4408762.93**
5. Property Owner Information: **City of Westminster**
6. Historic Use: **Dairy and Poultry Farm**
7. Current Use: **Currently Vacant. To be activated as a food hall destination.**
8. Describe the Current Condition of Landmark: **Several buildings on Lot14A have been refurbished and maintained. There is some structural work and maintenance yet needed upon the lot 5 home buildings. They are all cold dark shells that require all new utility services. There appear to be some pressing repairs needed on the home buildings asap.**
9. Landmark Information:
  - a. Year of Construction: **According to our records, construction of the most recent building was completed in 1917.**
  - b. Architect or Builder or Designer: **Unknown**
  - c. Description of Landmark: **Dairy barn and buildings historically significant for its ties to Jewish heritage.**
  - d. Significance of Landmark: **Shoenberg Farm provided all of the dairy supplies for National Jewish Hospital during the tuberculosis outbreak. Hallmark of the community for generations.**
10. 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:*

**The proposed changes will adhere to the general architecture and character of the existing buildings and conform to the State Historical Fund easement. There will be**

**some signage added to a silo structure that will differentiate yet strive to stay within the general farm character.**

- 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:*

**The outdoor/indoor materials and atmosphere will be intertwined with existing texture. For example, re-use of stored salvaged brick will be incorporated within some outdoor features. Rustic texture imbued with modern plumbing and electrical services.**

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

**While the area might once have been agrarian, it is now a mix of residential and commercial business. These farm buildings were the backbone of pioneering businesses in the area. They supplied dairy to tuberculosis patients, helped incorporate the Jewish community, became a household name with the inclusion of Dolly Madison, and at one point became one of the largest egg producers this side of the Mississippi.**

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

**While the farm nature of the buildings no longer fits the surrounding area, the proposed use of food and gathering does help it better blend with the commercial mixed-use center. Setbacks are appropriate and in place.**

- 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:*

**Minimal. The only expected change to the exterior of Barn buildings is expansion of several ingress points to accommodate the operational and pedestrian flow of the site. There is potential for needing minimal exhaust perforation which would remain discreet and in no way hinder the visual appeal of the buildings.**

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

**The proposed work will help to protect and enhance the structures. Activation will further ensure their ongoing maintenance, viability, and overall life expectancy. Our hope is that the site will help grow surrounding businesses as it brings in new small business entrepreneurs to the market.**

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

**The lot 5 buildings remain a structural hazard to any entering the buildings. The activation of the entire site will reduce the vagrant impact that the site has experienced over previous years.**

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

**The current vacant nature is not economically viable.**



- 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:*

**We plan to use the buildings as a food hall and gathering place. The impact we foresee is minimal, accentuating the character of the buildings and highlighting the ability to continue to use historic buildings in a constructive, modern way.**

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

**Every effort will be made to adhere to the easement protections and preserve the site along with its character. Specifically, windows/doors that require replacement from either damage or thermal inefficiency, will be replaced with a modern version of a similar likeness, with every effort to match as closely as possible existing door and window types, sizes, and existing mullion patterns. Perforations on the exterior can be minimized with creative use of the existing roof ventilation pathways on Milkhouse and Barn. Paint will be selected to maintain the character of the buildings as they are or once were. Every effort will be made to structurally secure the building foundations with as little impact to the exterior facades. Such exterior view corridors will be maintained for public viewing access.**

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

**As one can see from the visuals, these buildings will remain the highlight of this site. The beautification of the surrounding grounds and activation of the property for public use, brings life to this long dormant locale. The improvements have low mass and minimal impact to one's ability to take in and appreciate the design, finish, materials, and scale of these buildings. For example, should a wood feature on buildings need replacement opposed to repair; the millwork team would replace any deteriorated door/window trim and mullions, to adhere as close as possible to the same ascetic that exists today.**

**OFFICIAL DEVELOPMENT PLAN**  
**Twenty Second Amended Official Development Plan**  
**Shoenberg Farms Commercial, First Replat, Lot 14 A**  
**In the City of Westminster, County of Jefferson, State of Colorado**  
**"COHA" HISTORICAL ADDENDUM Sheet 1 of 10**

**RENOVATION NOTES:**

GENERAL:  
 SOLID HATCH DENOTES MASONRY INFILL

ALL EXISTING DOORS / WINDOWS TO REMAIN TO BE RESTORED / REPAIRED AS REQUIRED FOR WEATHER TIGHT ASSEMBLIES

EXISTING DOORS IN EGRESS SERVICE AREAS TO BE RETROFITTED WITH CODE COMPLIANT HARDWARE IN BRUSHED ALUMINUM OR ANODIZED SATIN FINISH (" BRUSHED SILVER ")

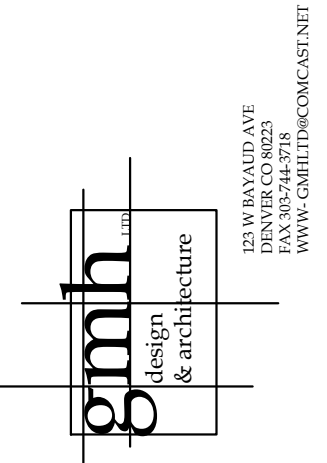
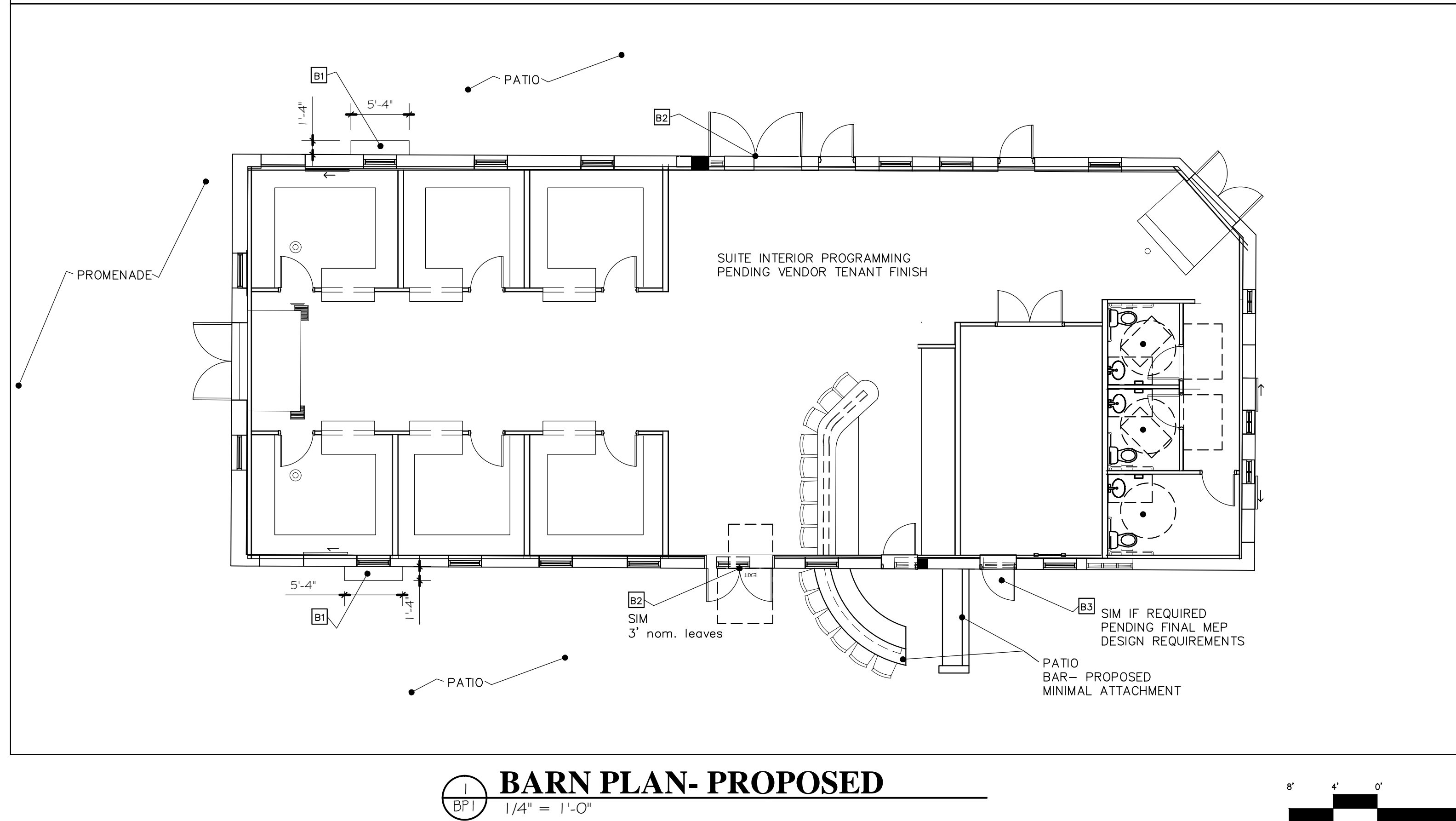
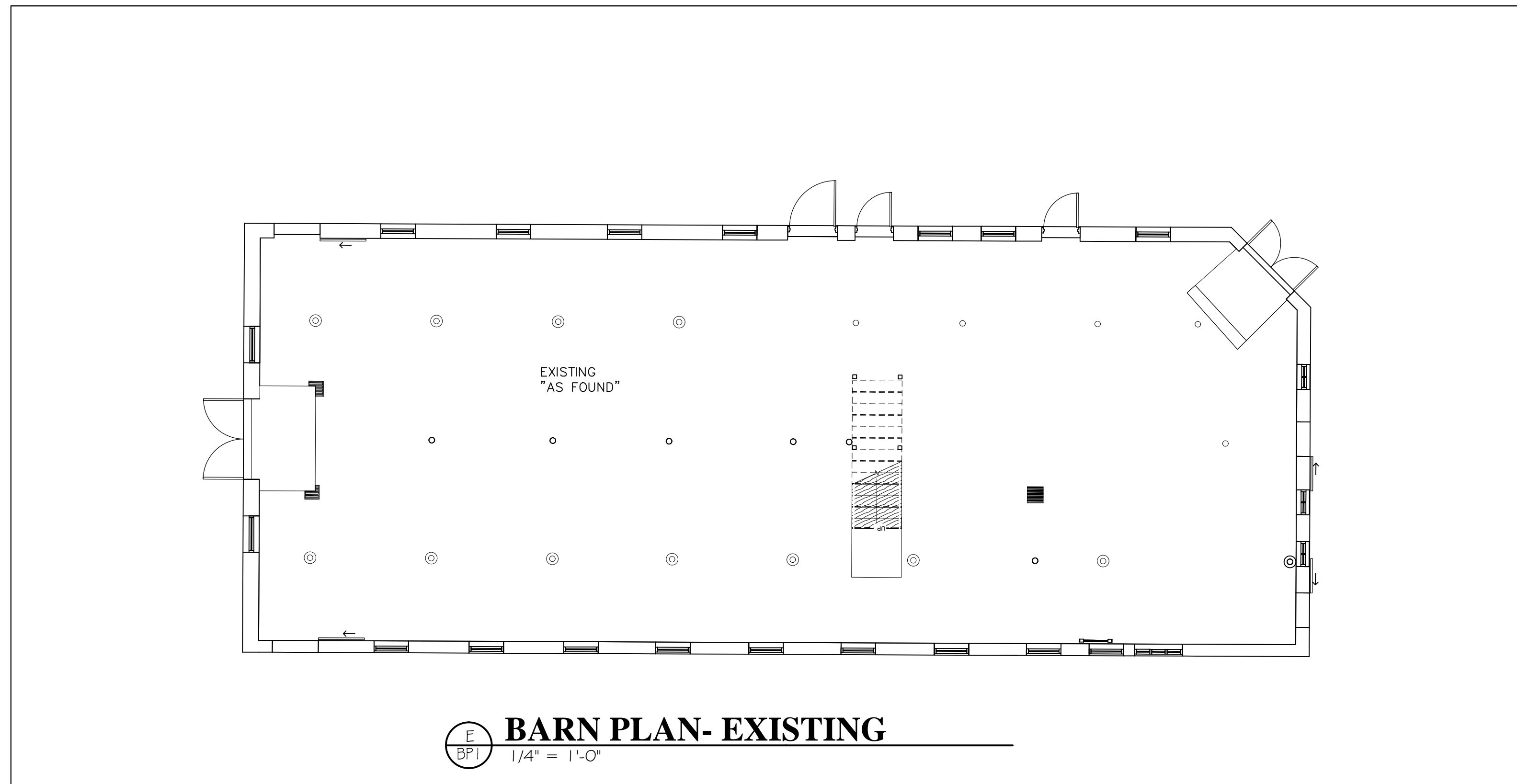
EXISTING DOORS / WINDOWS NOT REQUIRED FOR SERVICE OR EGRESS TO BE FIXED & SECURED IN CLOSED POSITION W/ EXISTING HARDWARE SHOWING AS APPLICABLE

NEW OPENINGS REQUIRING ADJACENT MASONRY INFILL TO BE PERFORMED WITH STOCKPILED EXISTING BRICK W/ MATCHING MORTAR, RAKE, & BOND PATTERNS

ALL ORIGINAL INDIVIDUAL BUILDING COLOR SCHEMES TO BE MATCHED FOR RESTORATION & RENOVATION PURPOSES

ORIGINAL UNITS REMOVED TO BE RESTORED AND STORED FOR FUTURE USE OR REPLACEMENT PURPOSES

BUILDING ENVELOPE REMODEL / RENOVATION ACTIVITIES - PROPOSED				
	NOTE #	DESCRIPTION	PROGRAM	INTENT / MISCELLANEOUS
BARN	B1	REPLACE (E) 3' X 4'-6" NOM WOOD DBL HUNG WINDOW UNIT W/ SIM 3' X 6' NOM W/ 1'-4" X 5'-4" X 2" STAINLESS STEEL COUNTERTOP	ADD EXTERIOR SERVICE ACCESS FROM FOOD COURT TO EXTERIOR PATIOS VIA SERVICE WINDOW & COUNTERTOP	MATCH (E) STYLE WITH NEW WOOD SASH & DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING
	B2	REMOVE (1) (E) 3' X 4'-6" NOM WOOD DBL HUNG WINDOW UNIT REPLACE W/ (2) 4' X 7' WOOD DOOR & FRAME UNIT SIM TO (E)	ADD EXTERIOR EGRESS FROM FOOD COURT TO EXTERIOR PATIOS	MATCH (E) STYLE WITH NEW WOOD UNITS & FRAME W/ UPPER DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING
	B3	RETROFIT NEW 3' X 7' NOM WOOD DOOR & FRAME DOOR UNIT SIM TO (E)	ADD EXTERIOR EGRESS FROM FOOD COURT TO EXTERIOR PATIO	MATCH (E) STYLE WITH NEW WOOD UNITS & FRAME W/ UPPER DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING

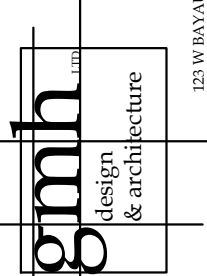


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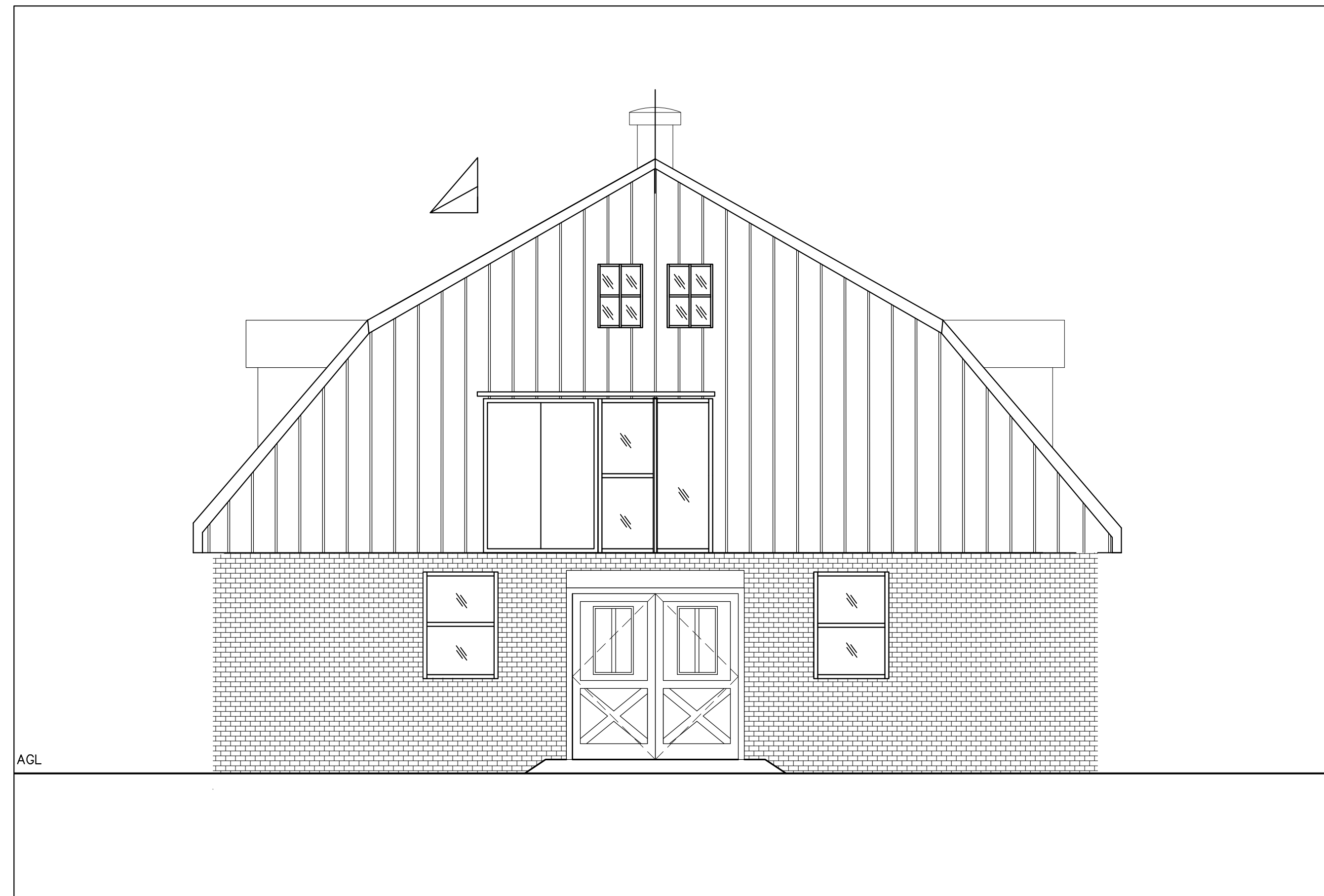
Shoenberg Farms  
 5202 W 73rd AVE  
 Westminster, CO. 80030

[date plan prepared  
 and revision dates]  
 1-6-25 SEG

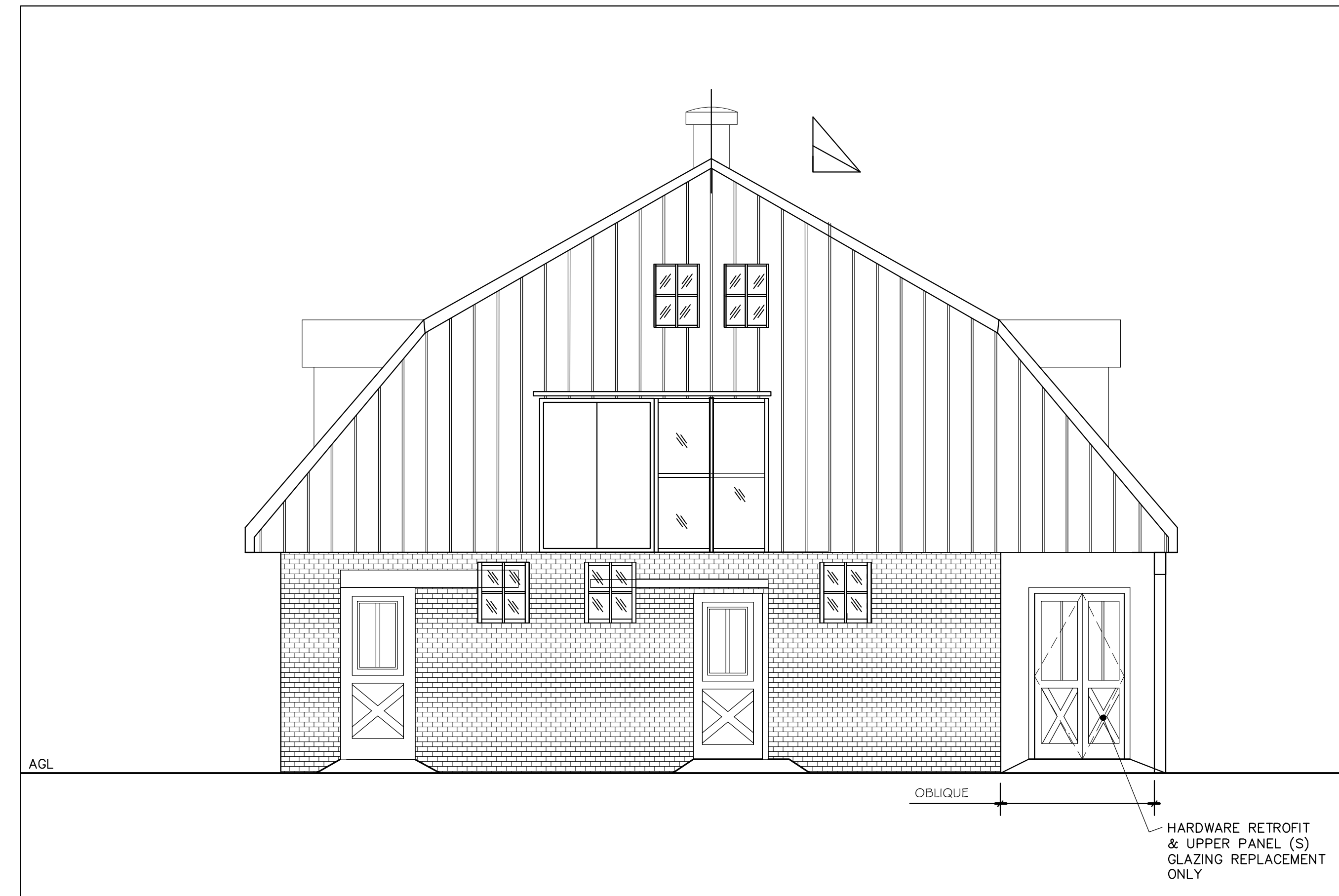
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 In the City of Westminster, County of Jefferson, State of Colorado  
 "COHA" HISTORICAL ADDENDUM Sheet 2 of 10

ARCHITECT:  
  
1570 PANDORA AVE  
 DENVER, CO 80202  
 WWW.GMBHARCHITECTURE.COM

DATE: [date plan prepared]



**BARN- SOUTH ELEVATION- PROPOSED**  
 1/4" = 1'-0"  
 EXISTING TO REMAIN



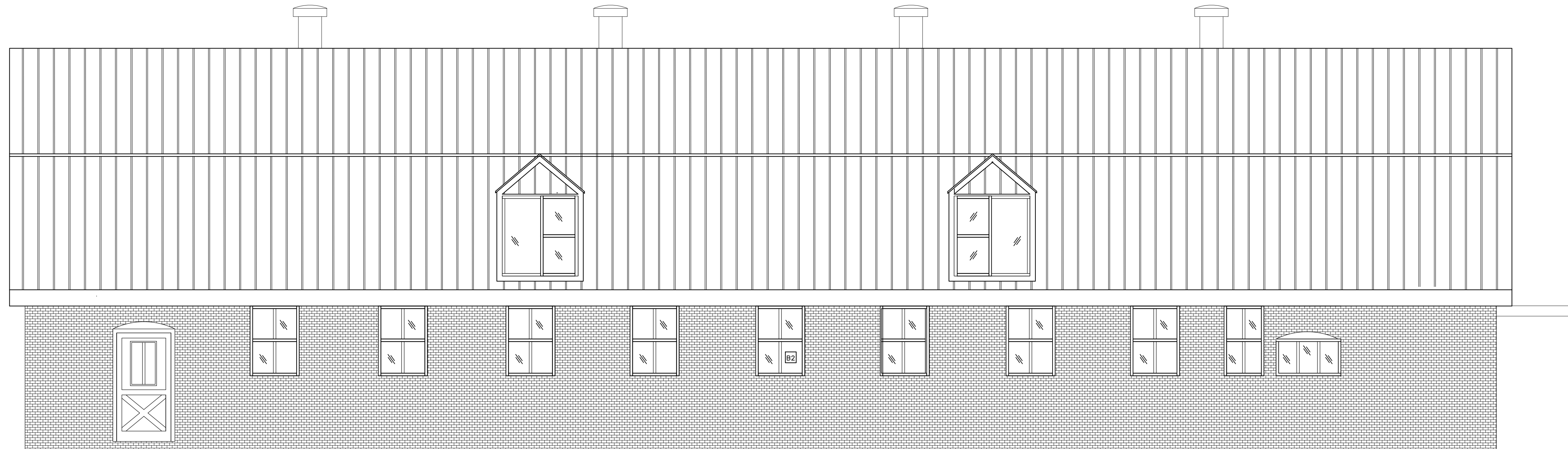
**BARN- NORTH ELEVATION- PROPOSED**  
 1/4" = 1'-0"  
 EXISTING TO REMAIN

Shoenberg Farms  
 5202 W 73rd AVE  
 Westminster, CO. 80030

[date plan prepared  
 and revision dates]

1-6-25 SEG

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 "COHA" HISTORICAL ADDENDUM Sheet 3 of 10



SIDE WALK / PATTIO AFFE

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

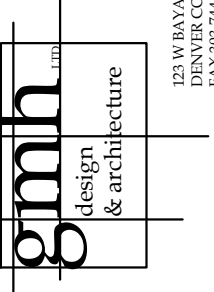


SIDE WALK / PATTIO AFFE

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

B3 PATIO PROPOSED  
 MINIMAL ATTACHMENT  
 B3 SIM IF REQUIRED  
 PENDING FINAL MEP  
 DESIGN REQUIREMENTS

ARCHITECT:



1575 PARKLAND AVE  
 DENVER, CO 80202  
 WWW.GMBHARCHITECTURE.NET

DATE: [date plan prepared]

Shoenberg Farms  
 5202 W 73rd AVE  
 Westminster, CO. 80030

[date plan prepared  
 and revision dates]  
 1-6-25 SEG

3 OF 10  
 BARN  
 ELEVATIONS

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 In the City of Westminster, County of Jefferson, State of Colorado  
 HISTORICAL ADDENDUM Sheet 1 of Y



**BARN- WEST ELEVATION- EXISTING**  
 1/4" = 1'-0"



**BARN- WEST ELEVATION- PROPOSED**  
 1/4" = 1'-0"

ARCHITECT:  
**gmh**  
 design & architecture  
 1575 PLUMMER AVENUE  
 DENVER, COLORADO 80202  
 WWW.GMHARCHITECTURE.COM

DATE: [date plan prepared]

Shoenberg Farms  
 5202 W 73rd AVE  
 Westminster, CO. 80030

[date plan prepared  
 and revision dates]  
 5-7-24 SEG  
 Rev 1 9-30-24 SEG

16 OF 23  
 BUILDING  
 PLAN

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**"COHA" HISTORICAL ADDENDUM Sheet 5 of 10**

**RENOVATION NOTES:**

**GENERAL:**

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EXISTING DOORS IN EGRESS SERVICE AREAS TO BE RETROFITTED WITH CODE COMPLIANT HARDWARE IN BRUSHED ALUMINUM OR ANODIZED SATIN FINISH ("BRUSHED SILVER")

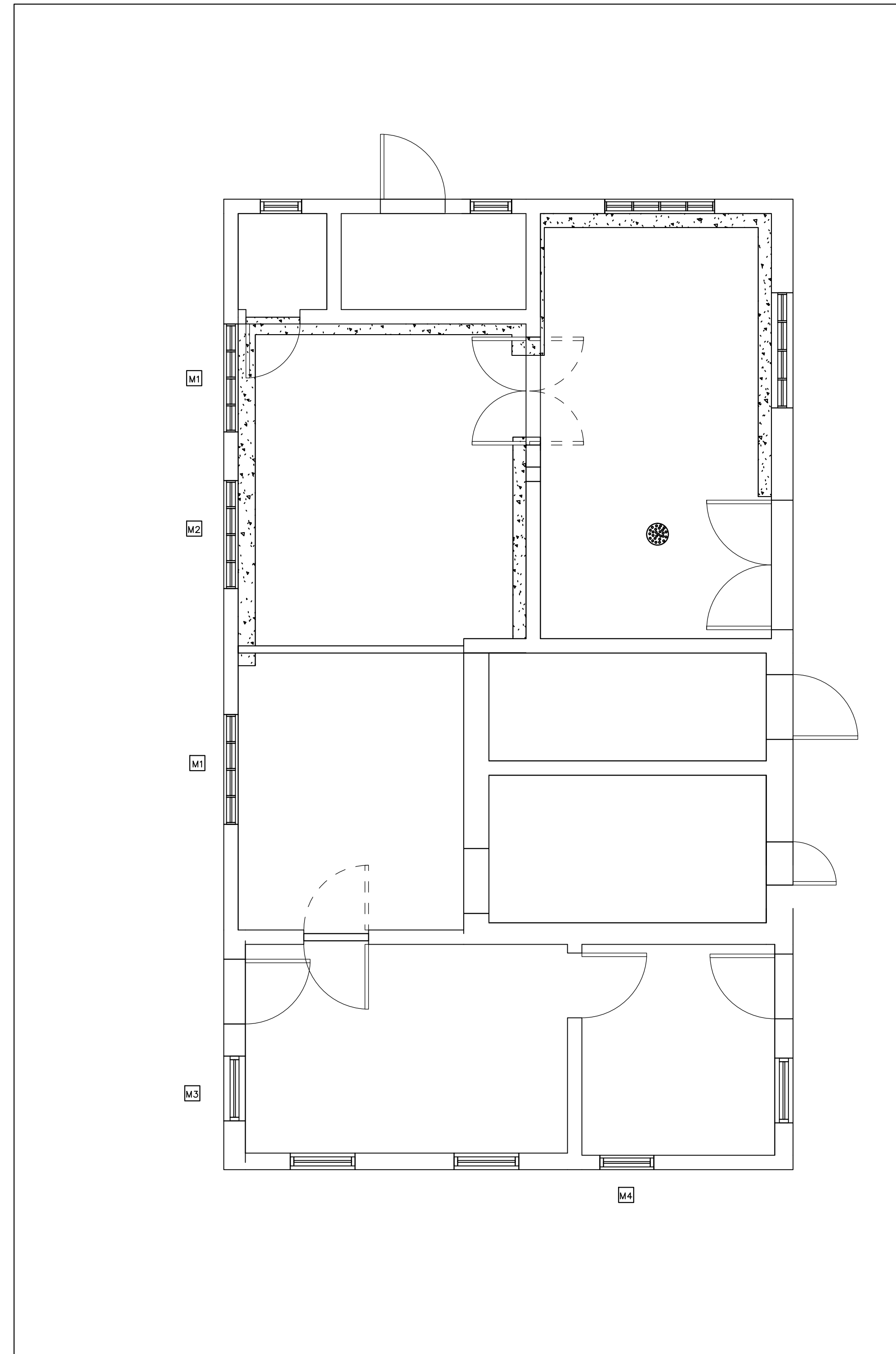
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NEW OPENINGS REQUIRING ADJACENT MASONRY INFILL TO BE PERFORMED WITH STOCKPILED EXISTING BRICK W/ MATCHING MORTAR, RAKE, & BOND PATTERNS

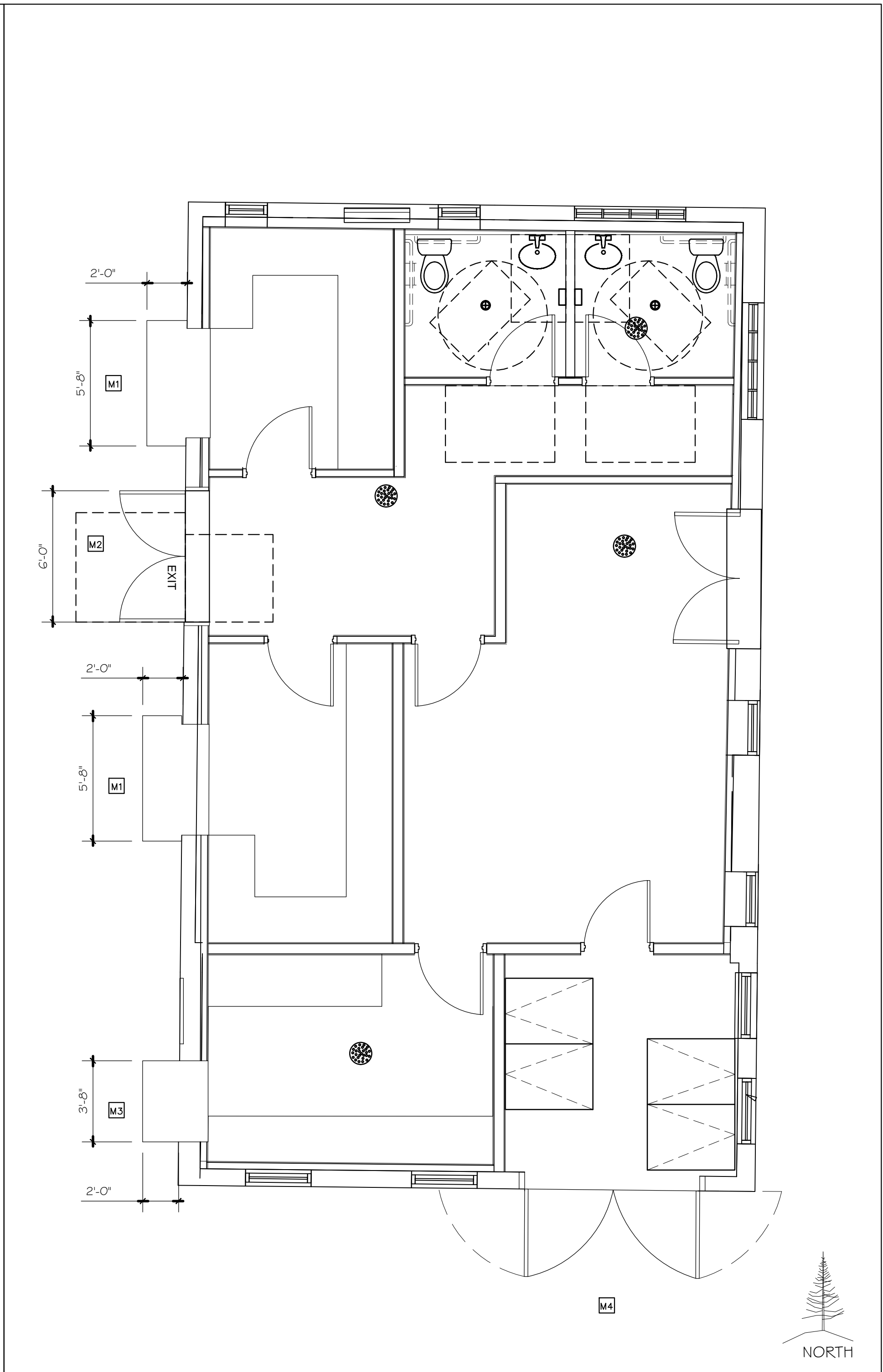
ALL ORIGINAL INDIVIDUAL BUILDING COLOR SCHEMES TO BE MATCHED FOR RESTORATION & RENOVATION PURPOSES

ORIGINAL UNITS REMOVED TO BE RESTORED AND STORED FOR FUTURE USE OR REPLACEMENT PURPOSES

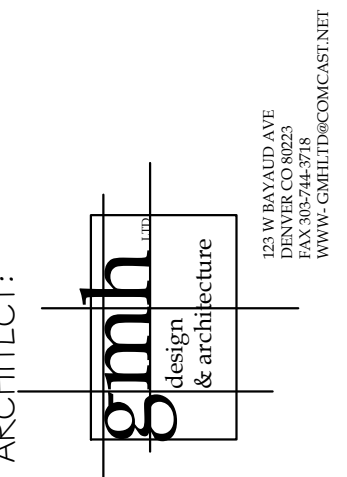
BUILDING ENVELOPE REMODEL / RENOVATION ACTIVITIES - PROPOSED			
NOTE #	DESCRIPTION	PROGRAM	INTENT / MISCELLANEOUS
M1	REPLACE (E) 5'-4" X 5'-4" NOM WOOD PICTURE WINDOW UNIT W/ SIM ALUMINUM FRAME POWDER COATED ROLL UP DOOR W/ 2'-0" X 5'-8" X 2" STAINLESS STEEL COUNTERTOP	ADD EXTERIOR SERVICE ACCESS FROM MARKET TO EXTERIOR PATIO VIA SERVICE WINDOW & COUNTERTOP	MATCH (E) STYLE AS CLOSE AS POSSIBLE WITH ALUMINUM FRAME OVERHEAD DOOR UNIT WHITE FINISH
M2	REMOVE (1) (E) 5'-4" X 5'-4" NOM WOOD WINDOW UNIT REPLACE W/ (2) 3' X 7' WOOD DOOR & FRAME UNIT SIM TO (E)	ADD EXTERIOR EGRESS FROM PATIO TO "MARKET" SPACE & RESTROOMS	MATCH (E) STYLE WITH NEW WOOD UNITS & FRAME W/ UPPER DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING
M3	REMOVE (1) (E) 2'-4" X 5'-4" NOM WOOD DBL HUNG WINDOW UNIT REPLACE W/ (N) SIM WOOD UNIT W/ ENERGY EFFICIENT GLAZING & 2'-0" X 3'-8" X 2" STAINLESS STEEL COUNTERTOP	ADD EXTERIOR SERVICE ACCESS FROM "MARKET" SPACE TO PATIO	MATCH (E) STYLE WITH NEW WOOD UNIT & FRAME W/ DIVIDED LIGHTS & ENERGY COMPLIANT GLAZING
M4	REMOVE (1) (E) 3'-0" X 3'-0" NOM WOOD FIXED WINDOW UNIT REPLACE W/ (2) 3' X 7' WOOD DOOR & FRAME UNIT SIM TO (E)	ADD EXTERIOR SERVICE ACCESS FROM PROPOSED DUMPSTER AREA TO EXTERIOR FOR PICK UP ACTIVITIES	MATCH (E) STYLE WITH NEW WOOD UNIT & FRAME



**MILK HOUSE PLAN- EXISTING**  
 1/4" = 1'-0"



**MILK HOUSE PLAN- PROPOSED**  
 1/4" = 1'-0"



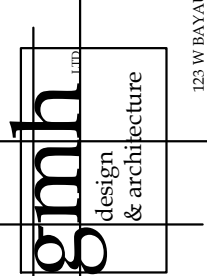
ARCHITECT: **gmbh** design & architecture  
 DATE: [date plan prepared]

**Shoenberg Farms**  
**5202 W 73rd AVE**  
**Westminster, CO. 80030**

[date plan prepared and revision dates]  
**1-6-25 SEG**

**5 OF 10**  
**MILK HOUSE PLAN**

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 "COHA" HISTORICAL ADDENDUM Sheet 6 of 10

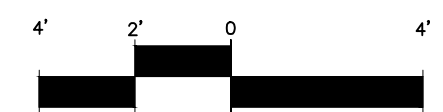
ARCHITECT:  
  
 1520 PANDORA AVE  
 DENVER, COLORADO 80202  
 WWW.GMBHARCHITECTURE.COM

DATE: [date plan prepared]

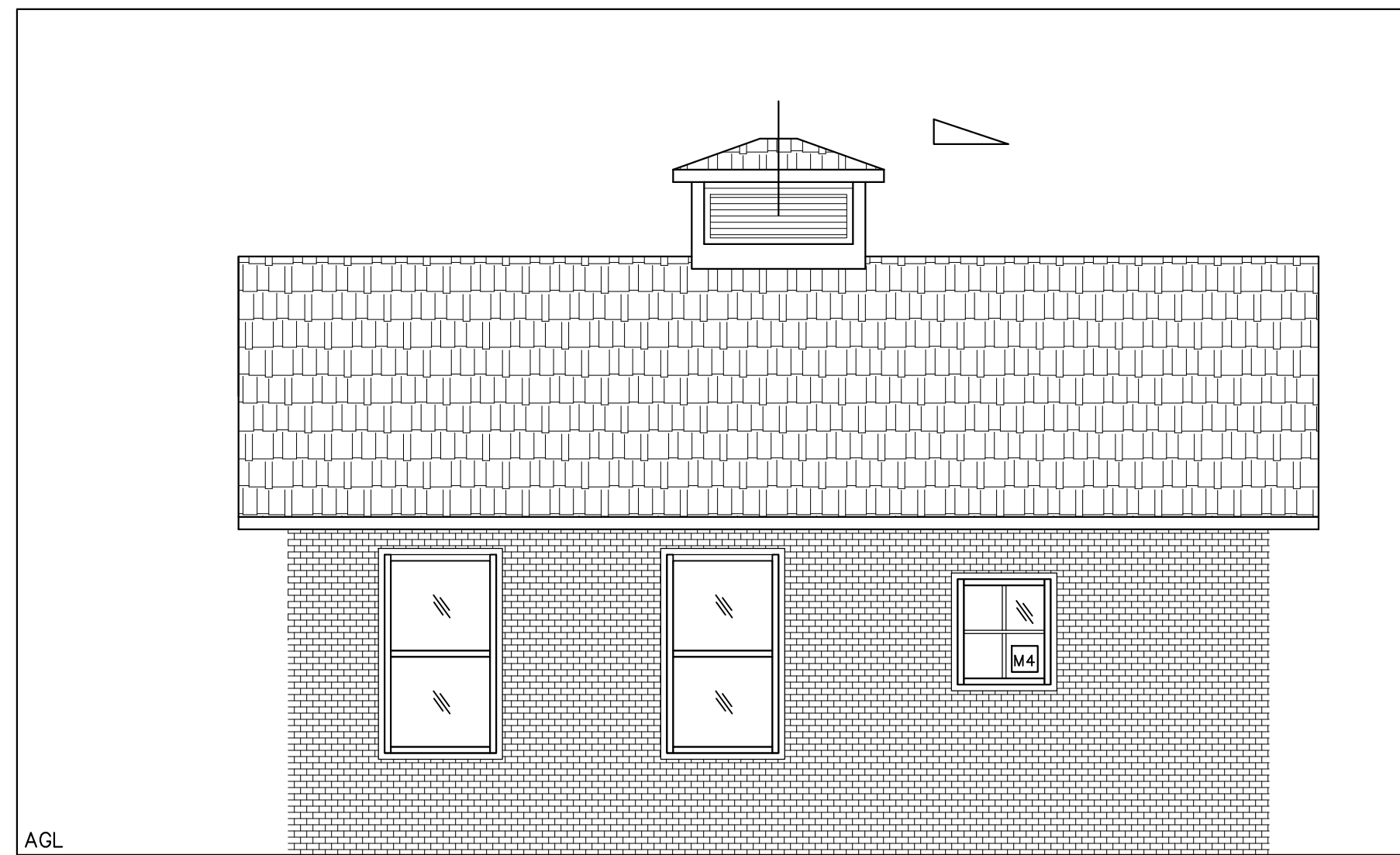
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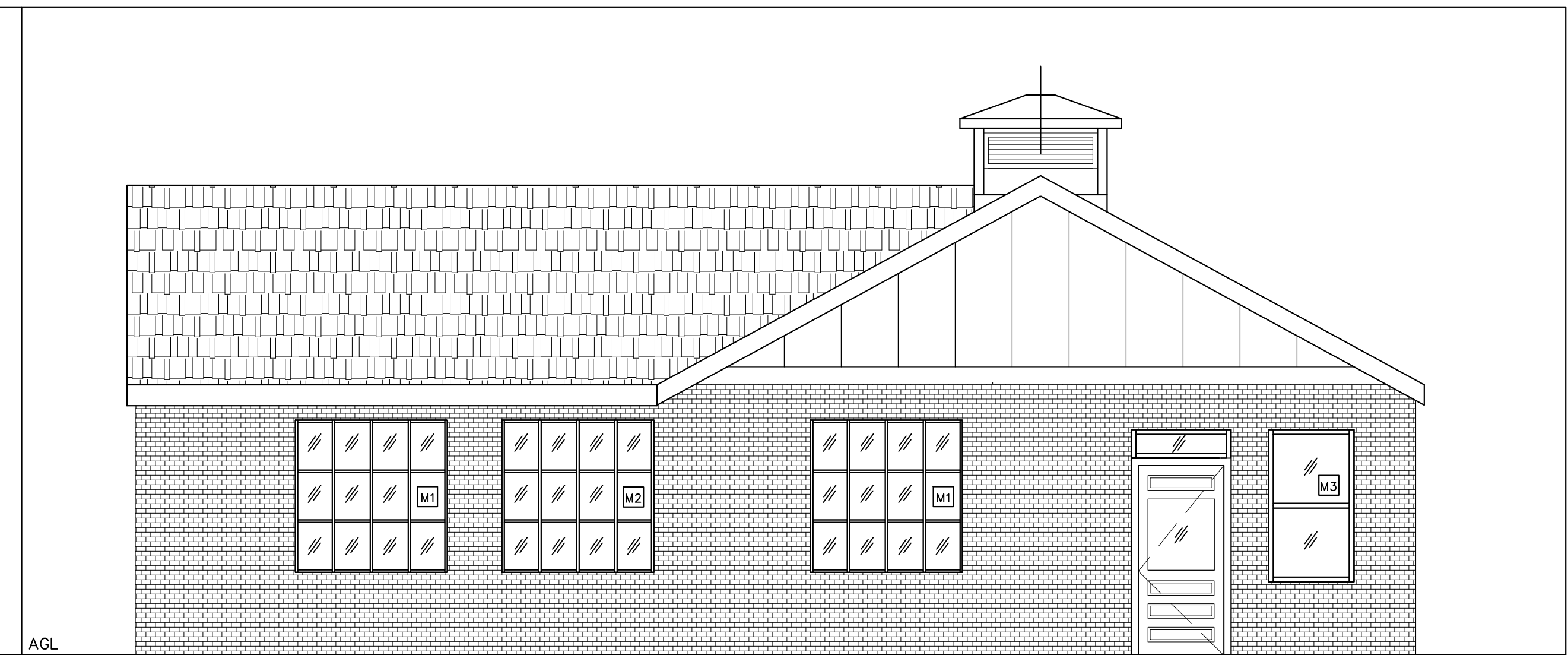
[date plan prepared  
 and revision dates]  
 1-6-25 SEG



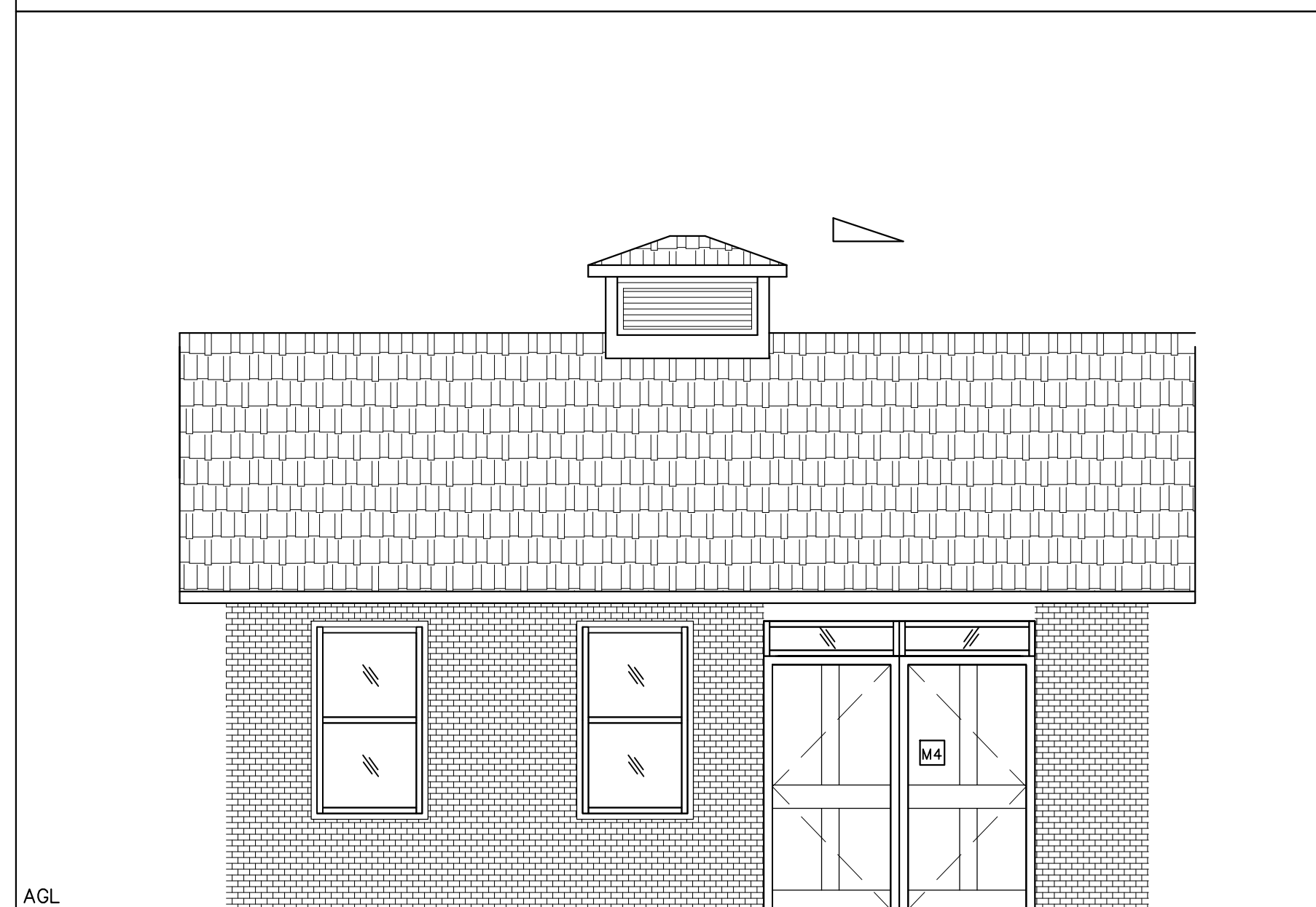
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 "COHA" HISTORICAL ADDENDUM Sheet 7 of 10



**MILK HOUSE SOUTH ELEVATION - EXISTING**  
 1/4" = 1'-0"



**MILK HOUSE WEST ELEVATION - EXISTING**  
 1/4" = 1'-0"



**MILK HOUSE SOUTH ELEVATION - PROPOSED**  
 1/4" = 1'-0"



**MILK HOUSE WEST ELEVATION - PROPOSED**  
 1/4" = 1'-0"





**OFFICIAL DEVELOPMENT PLAN**  
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**"COHA" HISTORICAL ADDENDUM Sheet 8 of 10**

**RENOVATION NOTES:**

**GENERAL:**

ALL EXISTING DOORS / WINDOWS TO REMAIN TO BE RESTORED / REPAIRED AS REQUIRED FOR WEATHER TIGHT ASSEMBLIES

EXISTING DOORS IN EGRESS SERVICE AREAS TO BE RETROFITTED WITH CODE COMPLIANT HARDWARE IN BRUSHED ALUMINUM OR ANODIZED SATIN FINISH ("BRUSHED SILVER")

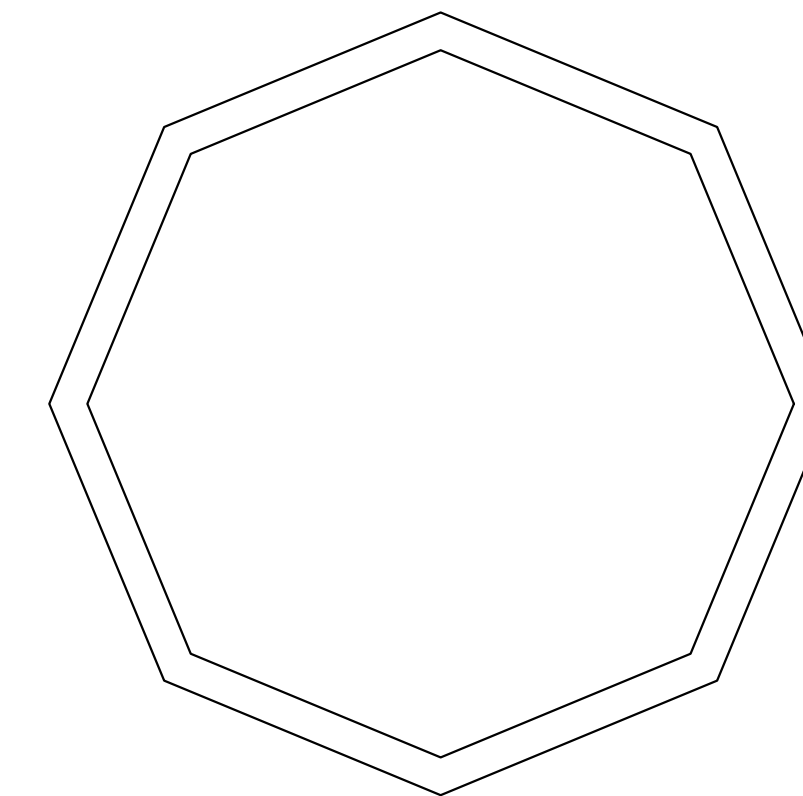
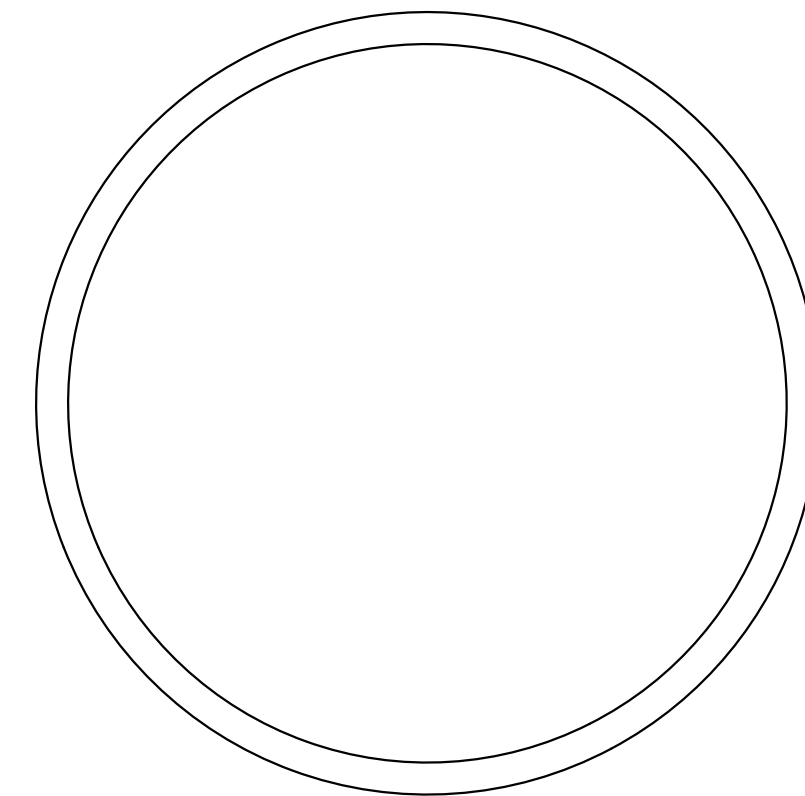
EXISTING DOORS / WINDOWS NOT REQUIRED FOR SERVICE OR EGRESS TO BE FIXED & SECURED IN CLOSED POSITION W/ EXISTING HARDWARE SHOWING AS APPLICABLE

NEW OPENINGS REQUIRING ADJACENT MASONRY INFILL TO BE PERFORMED WITH STOCKPILED EXISTING BRICK W/ MATCHING MORTAR, RAKE, & BOND PATTERNS

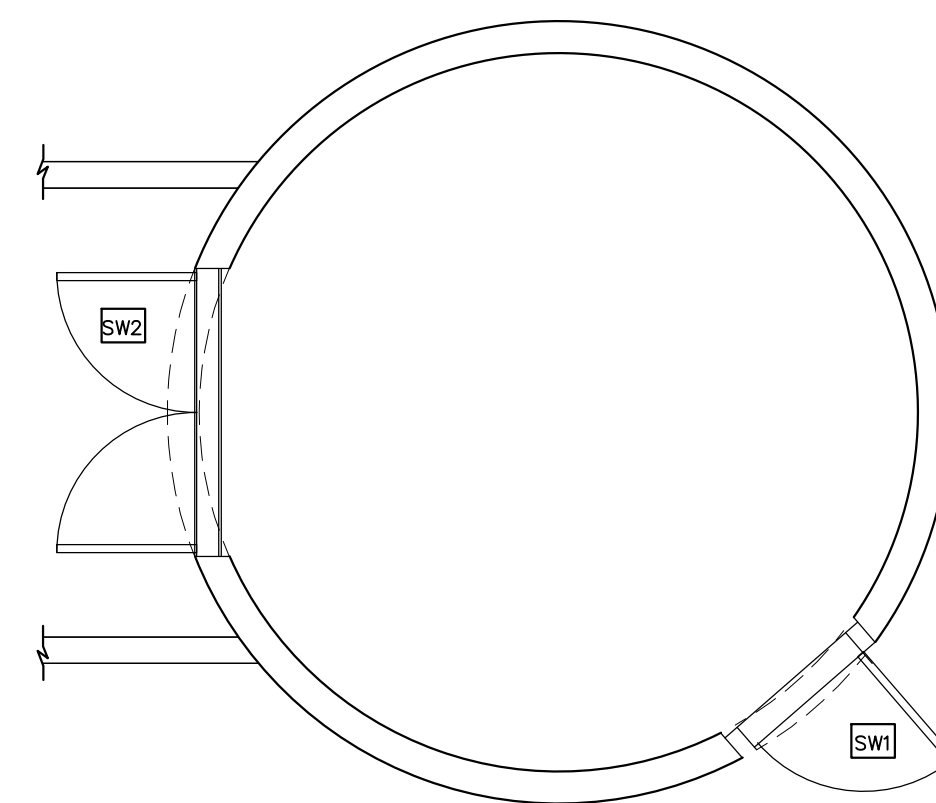
ALL ORIGINAL INDIVIDUAL BUILDING COLOR SCHEMES TO BE MATCHED FOR RESTORATION & RENOVATION PURPOSES

ORIGINAL UNITS REMOVED TO BE RESTORED AND STORED FOR FUTURE USE OR REPLACEMENT PURPOSES

BUILDING ENVELOPE REMODEL / RENOVATION ACTIVITIES - PROPOSED			
NOTE #	DESCRIPTION	PROGRAM	INTENT / MISCELLANEOUS
SE1	INSTALL (1) NEW 3'-0" X 7'-0" NOM WOOD DOOR & FRAME UNIT SIM TO (E) BARN W/ ENERGY EFFICIENT UPPER DIVIDED LIGHTS	ADD EXTERIOR EGRESS /SERVICE ACCESS FROM PATIO TO SERVICE AREA	MATCH (E) STYLE WITH NEW WOOD UNIT & FRAME W/ UPPER DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING
SE2	INSTALL (1) NEW (2) 3'-0" X 7'-0" NOM WOOD DOORS & FRAME UNIT SIM TO (E) BARN W/ ENERGY EFFICIENT UPPER DIVIDED LIGHTS	ADD EXTERIOR SERVICE ACCESS FROM AREA TO STAGE	MATCH (E) STYLE WITH NEW WOOD UNITS & FRAME W/ UPPER DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING
SW1	INSTALL (1) NEW 3'-0" X 7'-0" NOM WOOD DOOR & FRAME UNIT SIM TO (E) BARN W/ ENERGY EFFICIENT UPPER DIVIDED LIGHTS	ADD EXTERIOR EGRESS /SERVICE ACCESS FROM PATIO TO SERVICE AREA	MATCH (E) STYLE WITH NEW WOOD UNIT & FRAME W/ UPPER DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING
SW2	INSTALL (1) NEW (2) 3'-0" X 7'-0" NOM WOOD DOORS & FRAME UNIT SIM TO (E) BARN W/ ENERGY EFFICIENT UPPER DIVIDED LIGHTS	ADD EXTERIOR EGRESS /SERVICE ACCESS FROM PATIO TO SERVICE AREA	MATCH (E) STYLE WITH NEW WOOD UNITS & FRAME W/ UPPER DIVIDED LIGHT UNIT ENERGY COMPLIANT GLAZING

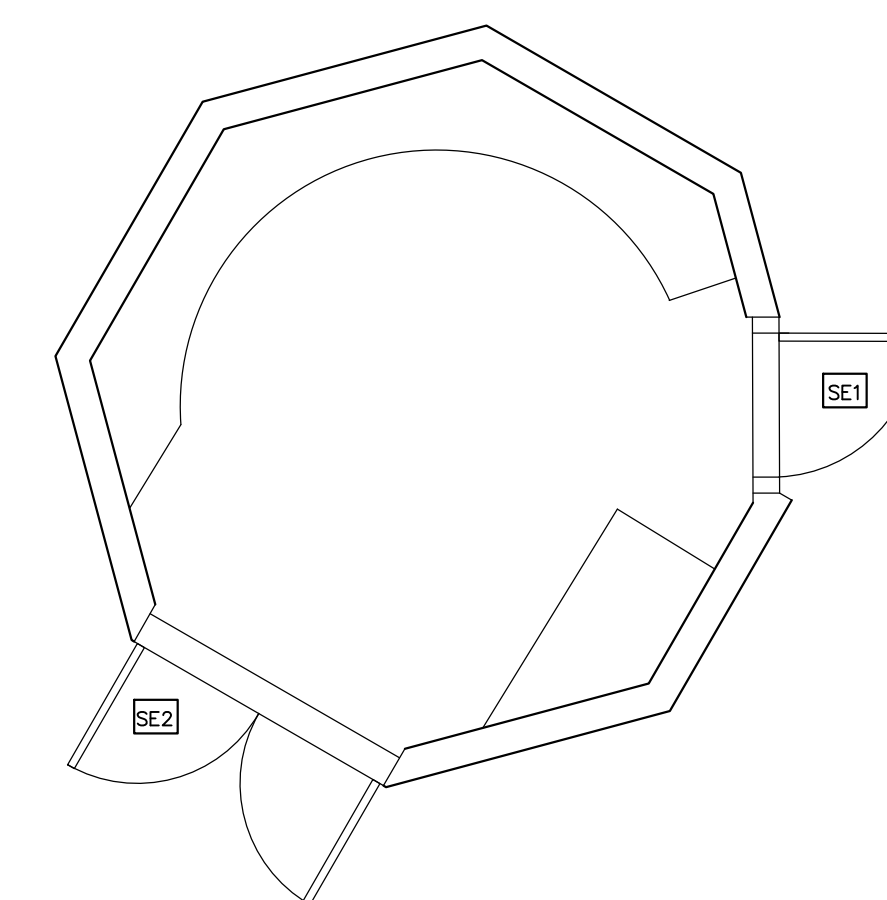


**SILO WEST PLAN- EXISTING**  
 1/4" = 1'-0"

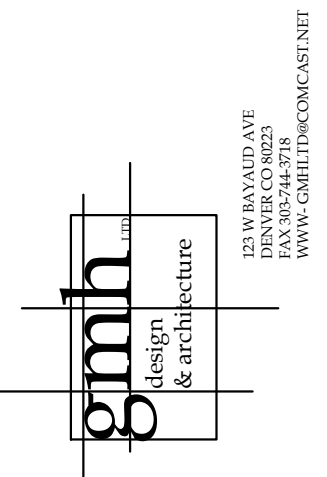
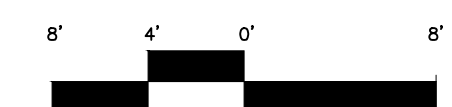
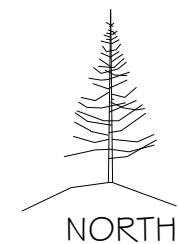


**SILO WEST PLAN- EXISTING**  
 1/4" = 1'-0"

**SILO EAST PLAN- EXISTING**  
 1/4" = 1'-0"



**SILO EAST PLAN- PROPOSED**  
 1/4" = 1'-0"

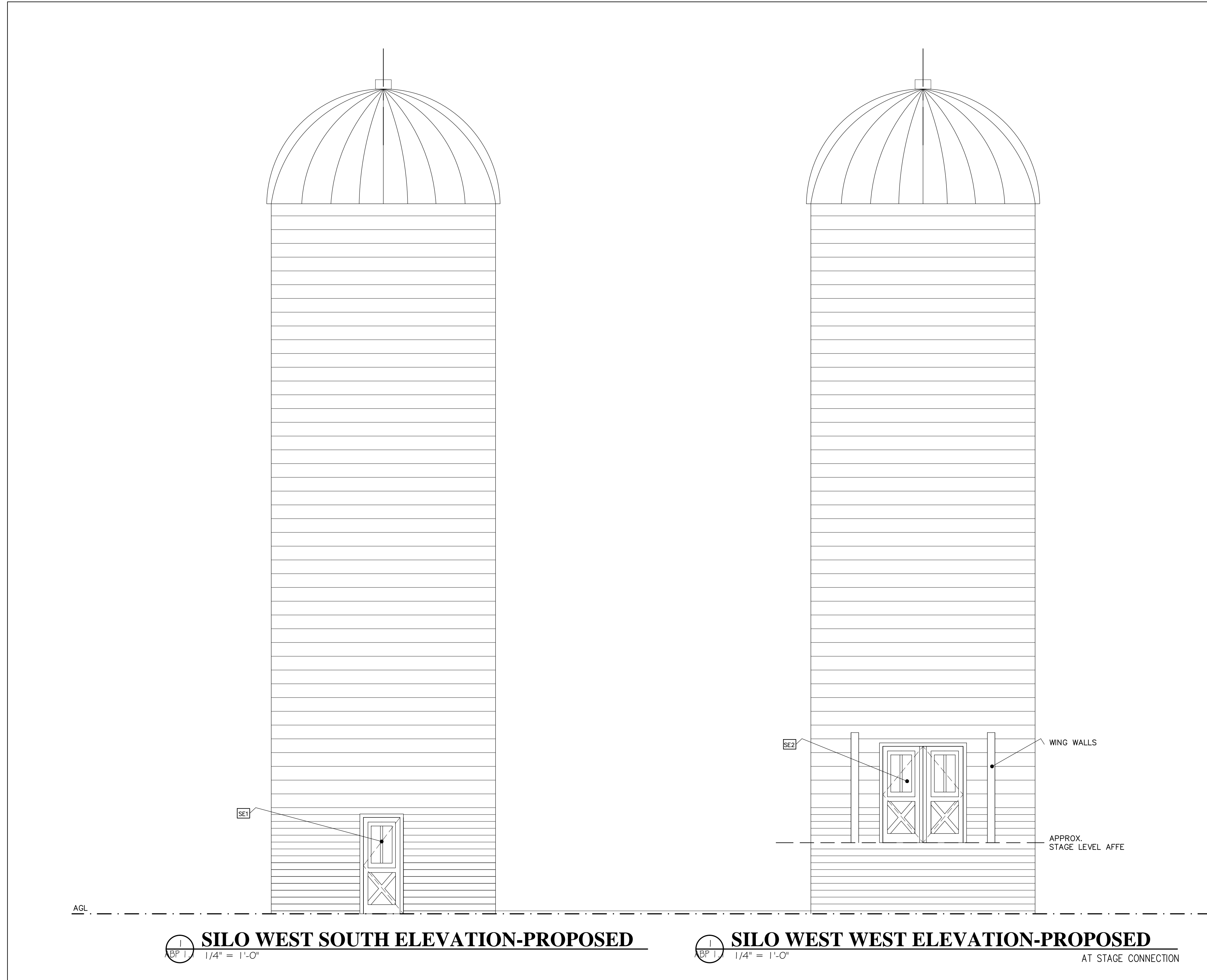


ARCHITECT: **gmb** design & architecture  
 DATE: [date plan prepared]

Shoenberg Farms  
 5202 W 73rd AVE  
 Westminster, CO. 80030

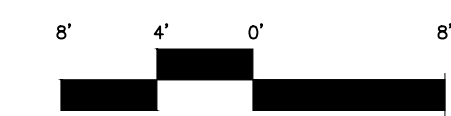
[date plan prepared and revision dates]  
 1-6-25 SEG

OFFICIAL DEVELOPMENT PLAN  
 Twenty Second Amended Official Development Plan  
 Shoenberg Farms Commercial, First Replat, Lot 14 A  
 In the City of Westminster, County of Jefferson, State of Colorado  
 "COHA" HISTORICAL ADDENDUM Sheet 9 of 10



**SILO WEST SOUTH ELEVATION-PROPOSED**  
 1/4" = 1'-0"

**SILO WEST WEST ELEVATION-PROPOSED**  
 1/4" = 1'-0"  
 AT STAGE CONNECTION



ARCHITECT:  
**gmb**  
 design & architecture  
 1520 PANHANDLE  
 DENVER, COLORADO 80202  
 WWW.GMBELECTROARCHITECTURE.COM

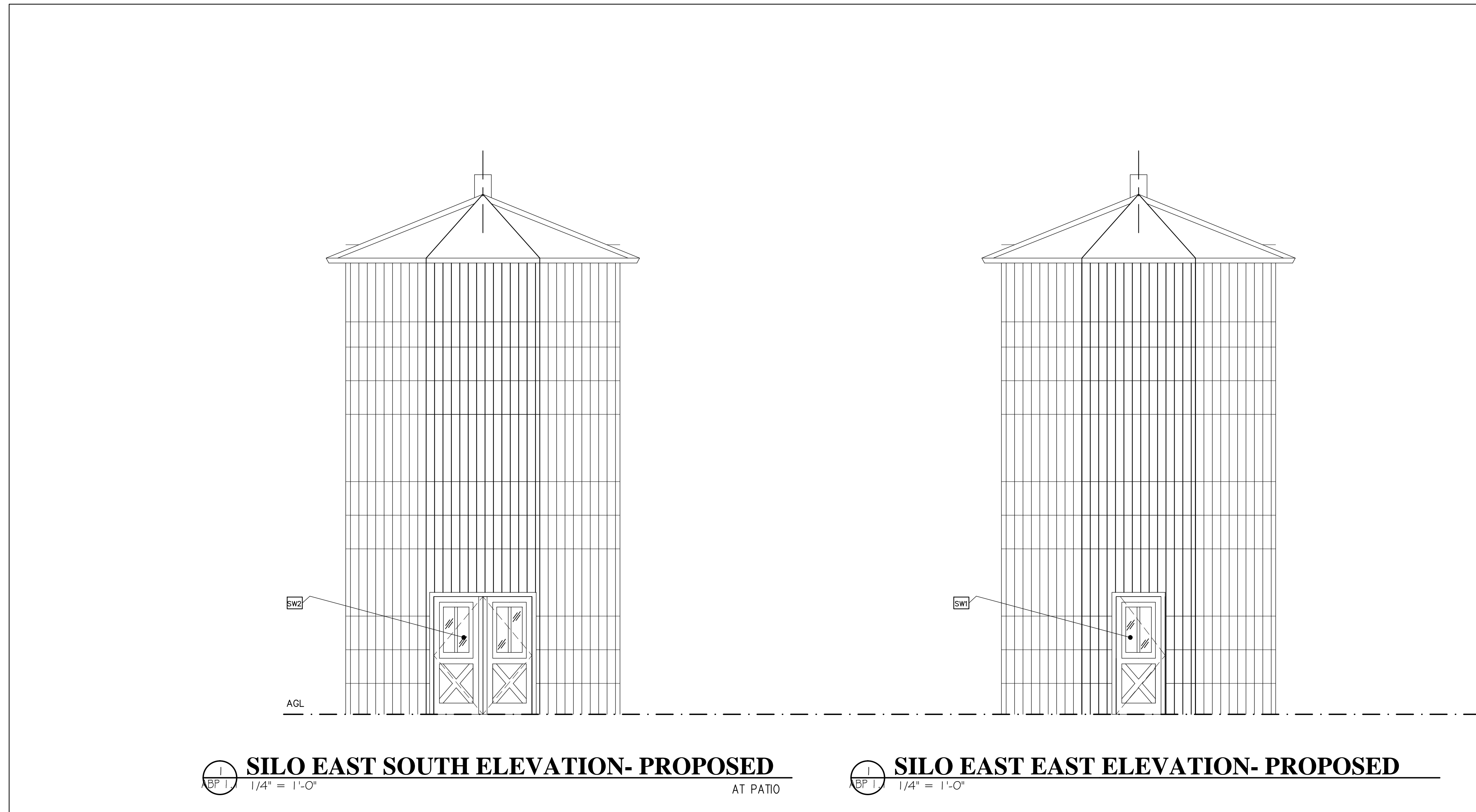
DATE: [date plan prepared]

Shoenberg Farms  
 5202 W 73rd AVE  
 Westminster, CO. 80030

[date plan prepared  
 and revision dates]

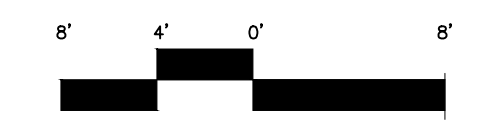
1-6-25 SEG

OFFICIAL DEVELOPMENT PLAN  
 Twenty Second Amended Official Development Plan  
 Shoenberg Farms Commercial, First Replat, Lot 14 A  
 In the City of Westminster, County of Jefferson, State of Colorado  
 "COHA" HISTORICAL ADDENDUM Sheet 10 of 10



**SILO EAST SOUTH ELEVATION- PROPOSED**  
 1/4" = 1'-0" AT PATIO

**SILO EAST EAST ELEVATION- PROPOSED**  
 1/4" = 1'-0"



ARCHITECT:  
  
 1520 PANDORA AVE  
 DENVER, CO 80202  
 WWW.GMBHARCHITECTURE.COM

DATE: [date plan prepared]

Shoenberg Farms  
 5202 W 73rd AVE  
 Westminster, CO. 80030

[date plan prepared  
 and revision dates]  
 1-6-25 SEG

**RAYNOR®**  
**ALUMAVIEW™**  
SECTIONAL RAIL & STILE DOORS



AlumaView STANDARD, bronze-anodized

A T T R A C T I V E

D E P E N D A B L E

V I S I B L E

**RAYNOR®**  
**GARAGE DOORS**  
*Built to be worry free.™*

RAYNOR®

# ALUMAVIEW™

SECTIONAL RAIL & STILE DOORS

AlumaView doors have long been the standard fixture for facilities that require dependable, attractive doors that offer maximum visibility. With an anodized-finished extruded aluminum frame, AlumaView door sections are a full 1 $\frac{3}{4}$ " or 2" thick.

### AlumaView OPTIMA

Designed for peak performance and strength, this 2" thick door is available in larger sizes and features bold rail construction for maximum durability, reliability and beauty.

### AlumaView STANDARD

This benchmark product provides Raynor reliability and durability to meet or exceed the requirements of daily use. With 1 $\frac{3}{4}$ " thick door sections and streamlined rail construction, this door is engineered for lasting beauty and durability.



AlumaView STANDARD, clear-anodized, with bottom section aluminum panels

Series MODEL	Max. Opening Width	Max. Opening Height	Overall Section Thickness	Bottom Panel Thickness	End Stile Width	Center Stile Width	Colors	Warranty
AlumaView OPTIMA (HL)	24'	24'	2"	0.05"	3 $\frac{1}{4}$ " or 6 $\frac{1}{4}$ "	3 $\frac{5}{8}$ "	Clear-Anodized Finish* or 187 ArmorBrite™ Colors	1-Year
AlumaView STANDARD (L)	14'	14'	1 $\frac{3}{4}$ "	0.05"	2 $\frac{5}{8}$ "	7 $\frac{1}{16}$ "	Clear-Anodized Finish* or 187 ArmorBrite™ Colors	1-Year

\*Special anodized finishes available

**WARRANTY** AlumaView doors carry a 1-year limited warranty. See your local Raynor Dealer for complete details.

## MODEL OPTIONS AND UPGRADES

### ① Choice of windows.

For maximum design flexibility, choose from tempered, tinted, double-strength, insulated, acrylic or polycarbonate glass in a variety of thicknesses.

### ② 187 ArmorBrite™ colors.

Choose your color! AlumaView door rails and stiles can be powdercoated in any of 187 colors for an attractive appearance and exceptional durability.

### ③ Aluminum panels.

For busy work environments and to prevent glass breakage, aluminum panels protect your investment.

### ④ High-cycle counterbalance systems.

For reliable operation in high traffic areas, choose high-cycle torsion springs with 25,000, 50,000 or 100,000-cycle life. For reduced maintenance and ultra-smooth operation in heavy-use applications, choose a weight counterbalance system.

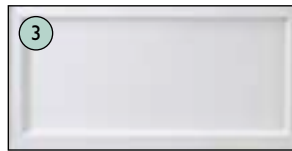
### ⑤ Locks.

In applications where control and access are important, choose from a variety of locking options to help keep your building secure.\* Locks come in both inside and outside variations.

⑥ **Carbon monoxide vent.**  
Allows you to channel fumes to the outside when door is closed. Available in a variety of sizes.

⑦ **Pedestrian doors.**  
Pedestrian doors are designed for convenient entry and to help minimize energy loss.\*

⑧ **Customized track and hardware systems.**  
Track systems are supplied to fit special clearances, inclines or contour applications. Hardware and track systems can be customized to fit any need.\* Additional trussing is available for special windloading applications.



\* Some options may be limited to door size or model. Contact your local Raynor Dealer regarding availability for your application.

## POWERHOIST™ OPERATORS



### **PowerHoist operators.**

Raynor offers a full line of rugged PowerHoist operators. Trolley operators (top) are mounted overhead and suspended from the ceiling. Jackshaft operators (middle) are sidemounted and attached to the side. Manual chain operation is also available.



### **Control options.**

A variety of control stations, photoelectric eyes and remote activation devices are available.

## ENERGY-SAVING OPTIONS



### **Header seal.**

Flexible vinyl flap header seal reduces air infiltration and energy costs by sealing the top of the door against the header.



### **Jamb seal.**

EPDM rubber jamb seal also helps to reduce air infiltration and decrease energy costs by sealing the side of the door when closed.

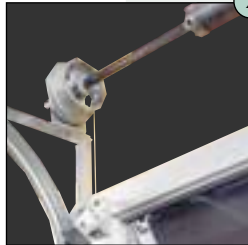
Every **AlumaView door** is built for superior performance and includes the features listed below. For additional options, please see the inside spread.



1

**Years of durability.**

Door sections are clear-anodized for maximum durability and are designed to withstand windloads up to 20 p.s.f.



2

**Rugged hardware and springs.**

Your AlumaView door comes packaged with the right combination of hardware, track and springs to match your door's size and application.



3

**Decreased energy costs.**

AlumaView doors help you reduce energy costs with a U-shaped, vinyl bottom weatherseal secured by a sturdy aluminum retainer.



(AlumaView OPTIMA model shown)



(AlumaView STANDARD model shown)

CONSTRUCTION COMPARISON



**AlumaView OPTIMA**

AlumaView OPTIMA panels and glass are completely encased in soft vinyl channels and held firmly in place with a rigid, snap-in retainer. This adds strength and security while reducing the chance of breakage.



**AlumaView STANDARD**

AlumaView STANDARD panels and glass are sealed and held in place with a snap-in retainer.

APPLICATION GUIDE

	AlumaView OPTIMA (HL)	AlumaView STANDARD (L)
Auto Dealerships	●	●
Car Wash/Corrosive Environments	●	●
Fire Station/Ambulance	●	◐
Large Opening Size	●	◐
Quick Lube Centers	●	●
Service Station	●	●
Thermal Environments	○	○
Underground Parking	○	○
Warehouse/Manufacturing	○	○

● Best Choice   ◐ Good Solution   ○ Applicable





**Depend on Professional Installation  
By Your Raynor Dealer**

When you select Raynor, you're not just getting a superior commercial door, you're getting professional door installation and service expertise.

Every Raynor door is installed by an experienced Raynor professional. And that means added benefits for you. Because it's done right the first time, your door will deliver performance and reliability from

the day it's installed. Your technician will check your door for everything from safety to performance to appearance.

Trust your Raynor door to someone who knows it better than anyone else—your professional Raynor Dealer. We have over 600 authorized dealers serving North America and over 50 countries worldwide.

**Raynor also offers** a full line of rolling service, fire and traffic doors as well as security grilles and counter shutters. See your Raynor Dealer or visit [www.raynor.com](http://www.raynor.com) for more information.



**RAYNOR®**  
**GARAGE DOORS**

*Built to be worry free.™*

Raynor Worldwide P.O. Box 448, 1101 East River Road, Dixon, IL 61021-0448

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**1-800-4-RAYNOR**

**CLICK**  
**[www.raynor.com](http://www.raynor.com)**

**FAX**  
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# History Colorado

We Are Colorado. Somos Colorado.

## January 2025 Update

### Funding Opportunities

[Certified Local Government Grants](#) (History Colorado) – due January 15, 2025

[Small-Scale Housing Technical Assistance](#) (CHFA) – due February 16, 2025 and August 9, 2025

[Semiquincentennial Grants](#) (NPS) – due March 18, 2025

[State Historical Fund Grants](#) (History Colorado) – due April 1, 2025 for General and Mini Grants. A Letter of Intent process is required prior to application submittal. Non-competitive grants are accepted on a rolling basis year-round.

[Paul Bruhn Historic Revitalization Grants](#) (NPS) – due Spring 2025 (date to be announced)

### Education/Training Opportunities

All education and training opportunities listed below meet the CLG requirement for at least one historic preservation commission member to attend a SHPO-approved training each year. Please keep note for your Annual Reports!

#### **CLG Webinar: Preservation Incentives 101 (History Colorado)**

January 22, 2025 at 12:00 noon online

[Registration Link](#)

Local, state, and federal incentives are great ways to encourage preservation in your local area. Incentives can often be layered to make rehabilitation projects financially feasible and maintain the use of significant resources in your local area. This webinar will include

an overview of state and federal preservation incentives, as well as options for local incentives that you may consider adopting for your community.

Presenter: Lindsey Flewelling, CLG Coordinator, History Colorado

### **So, You Want to be a Preservationist? (Advisory Council on Historic Preservation)**

January 22 at 12:00 noon online

[Registration Link](#)

So, you've got an interest in history, archaeology, planning, or architecture, etc.? We've got a webinar for you! Meet the people who work in historic preservation and find out how they took their interests and turned them into fulfilling and meaningful careers. The umbrella of positions that fall under the field of cultural resources and historic preservation is broad. It encompasses archaeology, history, museum curation, anthropology, building trades, law, art, and allied professions, among others. This webinar will give you a chance to interact with historic preservation professionals who will give you tips on your own career journey.

### **Saving Places Conference 2025 (Colorado Preservation Inc)**

January 29-February 1, 2025 at the Cheyenne Mountain Resort in Colorado Springs or online

[Registration Link](#)

CPI's Saving Places Conference is a nationally recognized, dynamic 4-day event featuring engaging speakers with over 40 sessions, tours and networking opportunities. Each year content highlights the conference theme in addition to offering foundational sessions focused on core preservation concepts.

For **Certified Local Governments**, the National Alliance of Preservation Commissions is bringing its **Commission Assistance and Mentoring Program (CAMP)** to the Cheyenne Mountain Resort on *Saturday, February 1*. Register for the conference and stay for this important training!

### **Certified Local Government CAMP at Saving Places**

February 1, 2025 at the Cheyenne Mountain Resort in Colorado Springs

[Registration Link](#)

The National Alliance of Preservation Commissions, History Colorado, and the City of Loveland invite you to join in the Commission Assistance and Mentoring Program (CAMP)

at Colorado Preservation Inc's 2025 Saving Places Conference! CAMP provides education for local preservation commissions, planning staff, elected officials, and partner organizations at beginner and advanced levels. Sessions will include topics such as the role of the historic preservation commission; legal basis and ethics; design review practice, standards, and guidelines; preservation planning; and building public support for local preservation programs; and will give commission members and staff the opportunity to connect with their fellow preservationists across the state. We would love to have you all attend! Please register at the link above for CAMP with or without attending the rest of the conference.

### **Preserving Historic Black Business Districts (Advisory Council on Historic Preservation)**

February 25, 2025 at 12:00 noon online

[Registration Link](#)

Greenwood District, a historic freedom colony in Tulsa, Oklahoma., is popularly known as America's Black Wall Street for the role that it served as a prosperous, self-sustaining community created by Black people for Black people in the early 20th century. In 1921, blocks of grocery stores, hotels, nightclubs, billiard halls, theaters, doctor's offices, and churches were burned to the ground and erased by racial violence, leaving the questions of what could have been, had all the family businesses and growing generational wealth survived? This webinar will explore the history and preservation of thriving Black business districts in America and what can be done to commemorate the history and develop the future of Black-owned buildings, businesses, and community institutions.

### **DOCOMOMO National Symposium (DOCOMOMO-US)**

March 19-22, 2025 in Boston, Massachusetts

[Registration Link](#)

In 1995, *Preserving the Recent Past* – the first national conference to examine the evaluation and preservation of twentieth-century resources – was held in Chicago, Illinois. It was during this event that a US chapter of Docomomo International held [its charter meeting](#). In honor of our 30th anniversary, Docomomo US is partnering with the Historic Preservation Education Foundation (HPEF) to host Preserving the Recent Past 4 (PRP4) in 2025. PRP4 offers a national forum to share the latest strategies for identifying, protecting, and conserving significant structures and sites from the recent past.

## **Missing the Blues: Black Music and Saving its Houses across America (Advisory Council on Historic Preservation)**

March 26, 2025 at 12:00 noon online

[Registration Link](#)

Black artists were the pioneers of many music genres we still listen to and admire today. The places where they played this music are monuments to music history and have hosted performances engrained in American history. This webinar will explore the history of and how we can preserve these music venues, recording studios, and theaters associated with Black music and genres such as jazz, blues, gospel, and hip-hop.

## **National Council on Public History Conference**

March 26-29, 2025 in Montreal, Quebec

[Registration Link](#)

In 2025, the National Council on Public History (NCPH) conference is coming to Montréal, Canada. Now's your chance to make public history connections in the US and Canada, amplifying your reach across borders and finding like-minded organizations and projects further afield.

## **National Planning Conference (APA)**

March 29-April 1, 2025 in at the Colorado Convention Center in Denver

[Registration Link](#)

NPC25 is your ultimate ticket to connect with your professional community. Join us in the vibrant city of Denver and immerse yourself in an inspiring network of peers that will empower you to analyze, imagine, and plan for the future of the planning profession.

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## **Additional Items of Interest**

- The [Colorado Sun recently ran a great article](#) featuring successful and inspiring preservation projects in several of our CLGs including Buena Vista, Otero County, Leadville, and Trinidad. Read to learn more about how grants and tax credits can be used for projects in your community!
- It's time to start thinking about Archaeology and Historic Preservation Month 2025! Consider what you might like to do in your local community during the month of May and I will send out additional resources later this month.