

BY AUTHORITY

ORDINANCE NO. **3406**COUNCILLOR'S BILL NO. **11**

SERIES OF 2008

INTRODUCED BY COUNCILLORS
Dittman - Major

**A BILL
FOR AN ORDINANCE DESIGNATING LOTS 5 AND 14A OF THE DUDLEY C.
SHOENBERG MEMORIAL FARM AS A LOCAL HISTORIC LANDMARK**

Section 1. The City Council finds that Lots 5 and 14A of the Dudley C. Shoenberg Memorial Farm (Shoenberg Farm) are historically significant and qualify for designation as a Westminster historic landmark based on the following criteria in W.M.C. section 11-13-5:

1. The resources are 60 to 97 years old.
2. Shoenberg Farm is historically significant for its association to the National Jewish Hospital for Consumptives (NJH) and its role in the treatment of tubercular patients in the twentieth century. It is believed to be the last, intact farm in the Denver area associated with the twentieth-century sanatorium movement.
3. Due to its association with early Colorado settlers and 20th Century dairy and egg production in the Denver metropolitan area, Shoenberg Farm exemplifies the cultural, political, economic and social heritage of the local and regional community.
4. Shoenberg Farm represents an association with the work of a notable person, Louis D. Shoenberg Beaumont, a founder of the May Department Store chain and international philanthropist. Shoenberg Farm may be the earliest extant example of Mr. Shoenberg's philanthropy.
5. Shoenberg Farm represents an association with the work of a notable dairy and egg farmer, Jacob J. Tepper, who was responsible for innovation and regional growth of these industries.
6. Shoenberg Farm represents an association with the contributions of early Jewish settlers to the development of health care and the dairy and egg industries in Colorado, including the founding of National Jewish Hospital, the entrepreneurial efforts of Louis Shoenberg, and the farming and production innovations of the Tepper operation.
7. Standing at a prominent location at the southwest corner of West 73rd Avenue and Sheridan Boulevard, Shoenberg Farm is an established and familiar visual feature of the community.
8. Each building exemplifies specific elements of an architectural style of the period in which it was built.
9. The Dairy Barn suffered extensive damage early in the 20th Century and underwent significant historic remodel prior to 1947;
10. The Milk & Ice House was expanded in the 1940s, roughly doubling its size, resulting in an addition that has historic significance.

Section 2: The City Council further finds that:

1. The Westminster Historic Landmark Board has nominated Shoenberg Farm to be designated as a historic landmark and passed its resolution 2008-002 recommending that the City Council designate Lots 5 and 14A of the Shoenberg Farm as a local historic landmark.
2. Westminster Municipal Code, section 11-13-6 requires landowner consent before the owner's land may be designated as a local historic landmark.
3. The City of Westminster is working in collaboration with the owners of Shoenberg Farm on transactions that may result in the City acquiring portions of Shoenberg Farm and causing the historic Farm structures to be rehabilitated and preserved for public purposes, including public education and interpretation.

NOW, THEREFORE, the City Council of the City of Westminster ordains that:

1. Lots 5 and 14A of the Shoenberg Farm are hereby designated as a local historic landmark pursuant to Section 11-13-5 of the Westminster Municipal Code.
2. Description of architectural features:

1911 Brick Superintendent's Residence.

The one-and-a-half story, red-brick dwelling is a Bungalow-style popular in Colorado between 1900 and 1930. Its main characteristics include a gently pitched roof with a front gable, overhanging eaves with exposed rafter ends, a broad porch supported with thick brick columns, and simple horizontal lines. The almost square plan has a front-gable composition roof with vertical, board and batten in the gable face. Two symmetrical pairs of windows are in both the front and rear gable ends. One pair is immediately on either side of the bracketed gable. The roof has deep overhangs, plain verge board in gable end and exposed rafter ends on the side elevations. The building has a pair of exterior chimneys on the north and south elevations. It has a symmetrical façade with a full, shed-roof porch with thick brick columns. The porch roof has open ends, a deep overhang with exposed rafters, and composition shingles. The raised porch is partially opened with a decorative, wood-slat balustrade and a decorative, wood-slat skirt under the porch. The front façade features two non-historic 1/1 aluminum windows and aluminum storm windows. The non-historic main entry door is wood panel with an aluminum and glass storm door. In the early-to-mid 1970s, the north windows were replaced with glass block windows. One of the north windows retains its rusticated stone sill. The rest of the windows were replaced with 1/1 aluminum windows which echo the 1/1 style of the original windows. At the west end of the north elevation, the original inset, rear porch was enclosed with a vertical wood panel and the original brick column is visible. On the west or rear elevation, a circa 1990 wood-frame porch with a hip composition roof has been added. The entrance to the full concrete basement has a glaze and wood panel door with a wood frame screen door. The only window on this elevation is actually the original door. The brick stoop has been removed, the door partially bricked (non-original) and a 1/1 aluminum window with brick sill and wood lintel installed. The south elevation has four non-historic 1/1 aluminum windows with wood lintel and rusticated stone sills. A small pair of non-historic 1/1 aluminum windows with rusticated stone sills are located near the front of the house. The basement has two small windows on the north and south elevations located at ground level.

1911 Brick Garage

The one-and-a-half story garage is also built in a Bungalow style and is similar to the Superintendent's Residence, using red brick, vertical board and batten frame, and a gently pitched roof line. As part of the approvals for the adjacent commercial development, the developer received permission to move the garage by rotating it ninety degrees and moving it about fifty feet to the east, placing it five feet from the north wall of the Superintendent's Residence. This relocation was a negotiated alternative to the owner's proposed demolition of the garage and other structures. The directions and orientation in this description are for the post-relocation garage position. Historically, the first level was used for vehicle storage and

the second story was a residential apartment. The first story is masonry and the second story exterior walls are vertical, board and batten construction. The composition roof has a front gable, deep overhang, plain verge board, and brackets. There are two dormers, one on the north and one on the south elevation. The south elevation has a gable with bracketed overhang over a horizontal, slider window with wood surround. The north dormer has a shed roof with deep overhang over a paneled door with aluminum storm door to the second-level apartment. There are metal stairs with railing that lead to the second level. The other windows on this level are 3/3. The windows in the south and east elevations at the garage level are twelve-light, fixed-pane and one is boarded over. The foundation is concrete. The garage door is a non-historic multi-paneled, overhead door on the west elevation.

1911 Brick Milk & Ice House

The one-story, rectangular plan is built in the style of the late 19th and early 20th Century American Movements. It has a front-gable composition roof with a louvered, cupola-ridge ventilator. The gable ends have a deep overhang with very broad, bracketed ends, and wood exterior faces. The exterior walls are red brick. The west elevation has a panel entry door with a transom light, a twelve-light fixed-pane window, and a 2/2 sash window with wood frame. The south elevation has two 2/2 sash windows with wood frames and a smaller, paned window with wire grating attached to wood frame. The east elevation of the main building has a 2/2 sash window with wood frame. All of the windows have brick sills. There are three, paneled-entry doors on the east elevation: one to the coal-fired boiler room, one to the refrigeration cooler room, and a third to the refrigeration compressor. The building has a concrete foundation. In the early to mid-1940s, an addition was made to the original building, expanding the plant to the north and west side to accommodate a bottle-washing room and a room for pasteurization vats. The addition has a gabled, composition roof with deep overhang similar to the main section of the building. The exterior bricks of the addition match the main section of the building. The windows are twelve-light fixed pane and a single 2/1 sash. All have brick sills. A set of glaze & panel doors are on the east elevation of the addition, as well as a twelve-light fixed pane window. A concrete sidewalk runs along the side of the building. A second entry door, a panel door with transom light, is on the north elevation. The interior ceiling of this section of the building is barrel-curved with all wall and ceiling surfaces tiled for easy cleaning.

1911 Brick Pump House

The pump house is a one-story, subterranean building with a rectangular plan, front-gable, composition roof, and concrete foundation. The gable ends are wood shingle with a simple verge board overhang. The exterior walls are red brick similar to the house, garage, and milk & ice house. A wood-panel cellar door opens onto concrete steps to the panel-entry door of the pump house. Above-ground windows are six-light, fixed-panel with wood surrounds. The pump house has a water storage tank and historic electrical generating equipment.

1911 Brick Dairy Barn

The one-and-a-half story, red brick barn has a concrete foundation and metal, gambrel roof with two pairs of gabled dormers on the east and west elevations. The dormers feature doors to the loft area and have metal ends. There are four round-pipe, ridge ventilators to allow heat to escape from the fodder storage area. The main entry to the barn is on the south elevation through a new oversize, overhead metal door. It is centrally located with a pair of 2/2 sash, wood-surround windows on the first level. On the second story, there is a large horizontal-sliding door with a pair of four-light windows in the peak. The west elevation features four panel doors (all have segmented arches with radiating voussoirs); two oversize livestock doors, a single-entry door, and a Dutch door. There are seven windows that are at 2/2 sash with wood surrounds and brick sills. On the north elevation, there are three livestock panel doors that at one time led to a corral area. The east elevation features ten windows with brick sills that include 2/2 sash, narrow 2/2 sash, and one nine-light that has thick wood muntins and a segmental arch with radiating voussoirs. There is also a panel door with segmental arch and radiating voussoirs that opened toward the milk house allowing easy access to the building east of the barn.

1911 Wooden Stave Silo

The tongue-in-groove, vertical wooden staves of this silo are held in place by iron bands and turnbuckles. It has a wood-shingle, conical roof with round ventilator on the peak. There is a concrete foundation and a ladder or wire steps enclosed by a wooden projection on the outside with several spaced openings. Remnants of red paint can be found on the exterior of the silo.

1950s Poured Concrete Silo

The poured concrete silo was formed of separately poured, stacked, concrete blocks. A ladder of metal rings is enclosed by a metal projection on the outside of the silo. Unloading is from the top. The silo has a concrete foundation and rounded metal ribbed roof.

3. The legal description and location of the property are:

Address or location: 7231 Sheridan Boulevard (fka 7255 and 7259 Sheridan Blvd)
Westminster CO 80030

Legal description: Lots 5 and 14A, Shoenberg Farm Commercial Center,
6th P.M., T.2 S., R.69 W, E 1/2 of SE 1/4 of SE 1/4 of Section 36, City of
Westminster, Jefferson County, Colorado

State of Colorado Resource No.:5JF.4336

UTM coordinates: Zone 13 495424mE 4408487mN NAD 27:

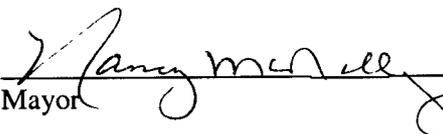
Section 3. The requirements of Section 11-3-6(A) have been satisfied as this property shall not be subject to Westminster Municipal Code Sections 11-13-9, 11-13-10, 11-13-11, and 11-13-12 until such time as the owner of the subject property provides written consent thereto or the City exercises its option to purchase the subject property.

Section 4. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

Section 5. This ordinance shall take effect upon its passage after second reading.

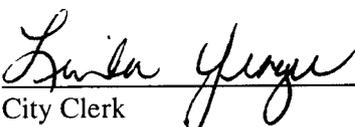
INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 17th day of March, 2008.

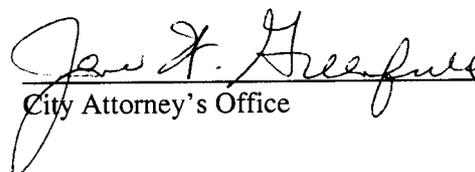
PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 31st day of March, 2008.


Mayor

APPROVED AS TO LEGAL FORM:

ATTEST:


City Clerk


City Attorney's Office