



PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM 17-35

DATE: June 12, 2017
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: James A. Hayes, AICP, City Manager 
Brook Svoboda, Director of Planning and Development 
SUBJECT: CR-66 Certified Local Government Application

Purpose

Authorize the Mayor to sign the Certified Local Government Application.

Background

The Certified Local Government (CLG) program is administered through the State Historic Preservation Officer (SHPO), which is also known as the Colorado Historical Society. The CLG program allows local Historic Preservation Commissions to be recognized at the State and Federal level, making them eligible for State and Federal Grants to conduct surveys, assessments, and rehabilitation (construction) projects. The Mayor is required to sign the application on behalf of the Historic Preservation Commission. Included with the resolution is a copy of the application.

Update
N/A

Budget Implications

This request has no direct impacts to the general fund. If approved by SHPO, the CLG status would enable the Commission to apply for grant assistance in carrying out the Commission's mission.

Schedule/Time Implications
N/A

Next Steps/City Council Options

Consideration for approval to authorize the Mayor to sign the CLG application.

Staff Recommendation

Staff recommends approval of CR-66.

Staff Reference

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org 303.450.8937

Attachments
N/A

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-66
Series of 2017

Series of 2017

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE STATE HISTORIC PRESERVATION OFFICE REQUESTING CERTIFIED LOCAL GOVERNMENT STATUS FOR THE CITY OF NORTHGLENN

WHEREAS, the National Historic Preservation Act of 1966, as amended, provides opportunity for local governments to participate in national preservation programs and grant funding administered by the National Park Service and the Colorado State Historic Preservation Office by becoming a Certified Local Government (CLG); and

WHEREAS, the role of a CLG in this partnership includes the responsibilities of administering local preservation ordinances, maintaining systems for the surveys of historic properties, educating the public on historic preservation needs and benefits, and participating in National Register programs; and

WHEREAS, the City of Northglenn has demonstrated an interest in local historic preservation through the enactment and administration of a local Historic Preservation Ordinance; and

WHEREAS, the City wishes to advance its role and participation in historic preservation through participation in the CLG program; and

WHEREAS, the City meets the basic requirements for certification as a CLG community including the enactment and enforcement of local legislation for the designation and protection of historic properties, the establishment of an adequate and qualified Historic Preservation Commission, maintenance of a system for survey and inventory of historic properties, the opportunity for public participation in local historic preservation programs, and a willingness to satisfactorily perform the responsibilities required of CLG communities under the National Historic Preservation Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The Mayor of the City of Northglenn, Colorado is hereby authorized to execute the application to the Colorado State Historic Preservation Office requesting Certified Local Government status for the City of Northglenn.

DATED at Northglenn, Colorado, this ____ day of _____, 2017.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

REQUEST FOR CERTIFIED LOCAL GOVERNMENT STATUS

Date:

To: **Steve W. Turner, State Historic Preservation Officer**

History Colorado, Colorado Historical Society
1200 Broadway
Denver CO 80203

From: **Mayor Joyce Downing**

City of Northglenn
11701 Community Center Dr
PO Box 330061
Northglenn, CO 80233

In accordance with the National Historic Preservation Act of 1966, as amended, and "Procedures for the Certification of Local Governments in Colorado," I hereby request Certified Local Government Status for the: City of Northglenn.

Enclosed are:

1. A copy of the local historic preservation or landmarks ordinance or resolution, including any amendments.
2. A copy of the standards, criteria and procedures used for the review of alterations, demolition and new construction affecting historic properties.
3. A listing of building, sites, structures and districts, including addresses, designated under the local ordinance.
4. A list of the members of the historic preservation commission with qualifications of all commission members.
5. A copy of the local preservation plan, if extant, or a statement describing the local preservation plan.
6. A sample copy of the minutes of a commission meeting.
7. A sample notice of a public meeting of the commission.
8. A sample notice to an applicant of the decision of the commission.
9. A description of any other delegated responsibilities which the local government wishes to assume.



HISTORY *Colorado*

The requirements for certification of local governments, as described in Section III of "Procedures for the certification of Local Governments in Colorado" are

currently fulfilled by City of Northglenn Historic Preservation Commission.

1. The historic preservation commission does not include professional member(s) from the disciplines of:

Architecture

However, a reasonable effort to appoint such member(s) was made as follows (include a brief statement describing the efforts to appoint such professionals):

Commission member, Jerry Gavette has professionally dealt with Section 106/4H compliance for the Department of Interior – Office of Surface Mining & Reclamation & Enforcement.

Commission Member Elizabeth Moreland Candelario, has a MA in Public History and BA US History.

Commission Member, Yvonne Lehman, has a Minor in Colorado & US History.

Commission Member Jack White is a structural engineer who done work in the Central City, Co National Historic Landmark District.

In the absence of such professionals on the commission, the local commission proposes to obtain such professional expertise, when required, as follows (include a brief statement describing the proposal):

If the Commission is to consider substantive alterations to the any historic resource, third party professional services would be retained to assist in the design and to ensure that the historically contributing elements are preserved.

Staff Person, Brook Svoboda, Director of Planning & Development, has severed for 13 years as Historic Preservation Officer between two National Historic Landmark Districts – Black Hawk, CO and Central City, CO. Brook consults with HPC regarding restoration and maintenance issues associated with the Stonehocker (Theade Farmhouse) landmark property.



2. Other exceptions to the requirements of Section III include (briefly explain the exceptions and describe plans to fulfill the requirements):

N/A

3. Description of other delegated responsibilities the local government wishes to assume:

N/A

4. Name and address of CLG representative who will be responsible for carrying out program responsibilities:

Name: Brook Svoboda, Director of Planning & Development, Historic Preservation Officer

Address: 11701 Community Center Dr.
Northglenn, CO 80233

Phone (303) 450-8937

Fax 303-4508793 E-mail bsvoboda@northglenn.org

I understand that, if certified, a written certification agreement specifying the responsibilities of the local government will be required and that the City of Northglenn will be eligible to apply for special Certified Local Government grants to be used for eligible local historic preservation projects

(Signature)

By: Mayor Joyce Downing

Date: _____



LOCAL GOVERNMENT CERTIFICATION AGREEMENT

Pursuant to the provisions of the National Historic Preservation Act, as amended, to applicable federal regulations (36 CFR 61), and to the "Process for Certification of Local Governments in Colorado," the Northglenn Historic Preservation Commission of the City of Northglenn, CO agrees to:

- (1) Enforce appropriate legislation for the designation and protection of historic properties, including, but not limited to CRS 24-65.1-101 et seq.; CRS 29-20-101 et seq.; and CRS 30-11-107 (1) (bb).
- (2) Maintain an adequate and qualified historic preservation review commission composed of professional and lay members pursuant to the "Requirements for Certification of Local Governments in Colorado."
- (3) Maintain a system for the survey and inventory of historic properties pursuant to the "Requirements for Certification of Local Governments in Colorado."
- (4) Provide for adequate public participation in the historic preservation program, including the process of recommending properties to the National Register.
- (5) Adhere to all Federal requirements for the Certified Local Government Program.
- (6) Adhere to requirements outlined in the Colorado Certified Local Government Handbook issued by the State Historic Preservation Office.

Upon its designation as a Certified Local Government, the Northglenn Historic Preservation Commission of the City of Northglenn, CO shall be eligible for all rights and privileges of a Certified Local Government (CLG) specified in the National Historic Preservation Act, Federal procedures, and procedures of Colorado. These rights include eligibility to apply for available CLG grant funds in competition only with other certified local governments.

STATE:

LOCAL GOVERNMENT:

SHPO or Designee

Chief Elected Local Official

Steve W. Turner, SHPO

Typed Name and Title

Mayor Joyce Downing

Typed Name and Title

Date

Date



SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1853
Series of 2015

1701
Series of 2015

A BILL FOR AN ORDINANCE REPEALING AND REENACTING ARTICLE 9 OF CHAPTER 16 OF THE NORTHGLENN MUNICIPAL CODE REGARDING THE DESIGNATIONS OF HISTORICAL STRUCTURES AND SITES WITHIN THE CITY OF NORTHGLENN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City of Northglenn Municipal Code is amended by the repealing and reenacting of Article 9 of Chapter 16 to read as follows:

ARTICLE 9

HISTORIC PRESERVATION

Section 16-9-1. Title. This ordinance shall be known and cited as the Northglenn Historic Preservation Ordinance.

Section 16-9-2. Purpose and Declaration of Policy.

- (a) It is hereby declared as a matter of public policy that the protection, preservation and enhancement of sites and structures of cultural, historical and architectural significance, located within the City, is a public necessity, and is required in the interest of the economic development, civic pride, and general welfare of the people of the City of Northglenn.
- (b) The purpose of this Article is to promote the public health, safety and welfare through:
 - (1) The designation, preservation, protection, enhancement and perpetuation of those structures which reflect outstanding elements of the City's cultural, social, economic, political, architectural, historic or other heritage;
 - (2) The enhancement of property values and the stabilization of historic neighborhoods;
 - (3) The promotion of civic pride in the beauty and accomplishments of the past as represented in the City's landmarks and historic areas;

- (4) The protection and enhancement of the City's attractiveness to tourists, visitors, home buyers and shoppers, thereby supporting local business, commerce, and industry;
 - (5) The promotion of good urban design and the perpetuation of open space; and
 - (6) The provision of educational opportunities to increase public appreciation of the City's unique heritage.
- (c) The intent of this Article is to create a method to draw a reasonable balance between private property rights and the public interest in preserving the City's unique heritage and historic character by ensuring that demolition or alteration of properties with historical significance shall be carefully considered.

Section 16-9-3. Definitions. Unless specifically defined below, words and phrases in this Article shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Article its most reasonable application.

- (a) *Alteration* means any proposed modification to a designated historic site or structure, which could have an effect on the character of the historic resources relative to the criteria by which it was designated. Examples of alterations for structures may include additions, any exterior modifications, including signage to be affixed to the facade.
- (b) *Alteration Certificate* means a certificate issued by the Historic Preservation Commission indicating its approval of plans for the alteration, construction, restoration, removal or demolition of a designed structure or site.
- (c) *Certificate of Exemption* means a certificate issued by the Historic Preservation Commission authorizing alteration, construction, restoration, removal or demolition of a structure even though an Alteration Certificate has previously been denied.
- (d) *Commission* means the Northglenn Historic Preservation Commission.
- (e) *Commissioner* means a member of the Historic Preservation Commission.
- (f) *Compatible* shall mean consistent with, harmonious with and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.
- (g) *Construction* means the act or process of adding an addition to an existing structure, the remodeling of an existing structure, or the erection of a new structure.

- (h) *Demolition* means any act or process that destroys in part or in whole a structure or site.
- (i) *Design Guidelines* means a standard of appropriate activity that will preserve the historic character of a structure or site.
- (j) *Exterior Architectural Feature* means the architectural style, design, general arrangement and components of the outer surfaces of a structure, including but not limited to the color, texture, materials, type, size and style of all windows, doors, roofs, lights, siding, signs and other fixtures appurtenant to the structure.
- (k) *Site* means a location of a significant event, historic occupation or activity where the location itself maintains historical or architectural value and significance to the community regardless of the value of any existing building or structure.
- (l) *Structure* means anything constructed or erected, the use of which requires permanent or near permanent location on or in the ground, or attachment to something having permanent location on the ground.

Section 16-9-4. Historic Preservation Commission Established.

- (a) There is hereby created a Historic Preservation Commission which shall have principal responsibility for matters of historic preservation as set forth in this Article.
- (b) The Commission shall consist of seven (7) Commissioners, who shall be appointed by the City Council.
- (c) The Commissioners shall serve three (3) year staggered terms from the date of appointment. To stagger the initial terms of membership, the original Commission shall consist of: two (2) members to serve one (1) year terms; two (2) members to serve two (2) year terms; and three (3) members to serve three (3) year terms. At least forty percent (40%) of the Commissioners shall be professional in preservation-related disciplines, such as architecture, landscape architecture, architectural history, archaeology, history, planning, American studies, American civilization, cultural geography or cultural anthropology. If the required number of professional members cannot be found to serve on the Commission, this requirement may be waived until the next vacancy occurs, at which time the City shall again diligently seek professional representation. In the case of a lack of professional appointees, the Commission may, with Council approval, be allowed to retain professional consultants to advise the Commission as necessary to fulfill its duties.

- (d) All Commissioners shall serve without compensation, except for such amounts determined appropriate by the City Council to offset expenses incurred in performance of their duties.
- (e) Commissioners may be removed for cause by the City Council.
- (f) The Commission shall, by majority vote, elect one (1) Commissioner to serve as chairperson to preside over the meetings, and one (1) Commissioner to serve as vice-chairperson. The Commissioners so designated shall serve in these capacities for terms of one (1) year, and may serve successive terms.
- (g) The Commission shall, by majority vote, elect an individual to serve as secretary. The secretary shall take minutes of each meeting, be responsible for publication and distribution of copies of the minutes, reports, and decisions of the Commission to its members, and give notice as provided by law of all public hearings conducted by the Commission. The secretary shall also be responsible for transmitting minutes and any other required reporting to the State Historic Preservation Office.
- (h) The City Council shall also appoint two (2) alternate Commissioners who shall have the same qualifications provided for by this Section 16-9-4.

Section 16-9-5. Meetings of the Commission.

- (a) The Commission shall hold at least one regularly scheduled meeting per month, unless there is no business to come before the Commission, or the Commission is unable to obtain a quorum to conduct business. Meetings shall be scheduled by resolution of the Commission at the beginning of each calendar year. The Commission chairperson may call a meeting at any time.
- (b) The Commission shall act only at meetings.
- (c) No Commissioner shall vote on any matter that may materially or apparently affect the property, income, or business interest of that Commissioner.
- (d) The chairperson, and in his absence the vice-chairperson, may administer oaths and compel the attendance of witnesses.
- (e) All meetings of the Commission shall be open to the public. Minutes shall be kept of all Commission proceedings, and sent to the State Historic Preservation Office upon approval.
- (f) A quorum for the Commission shall consist of a majority of the regular membership, excluding vacant seats. A quorum is necessary for the Commission to hold a public hearing or take official action. A tie vote shall be deemed a denial of the motion or recommended action.

Section 16-9-6. Powers and Duties of the Commission.

- (a) To adopt its own procedural regulations.
- (b) To conduct an ongoing survey to identify properties, structures and areas that are culturally, architecturally and/or historically significant to the City, county, state or nation.
- (c) To keep a register of all properties, structures, and areas that have been designated as structures or sites.
- (d) To hold public hearings for reviewing applications for construction, alteration, restoration, removal or demolition affecting proposed or designated structures or sites.
- (e) To issue or deny Alteration Certificates and Certificates of Exemption.
- (f) To adopt criteria and specific design guidelines for review of historic resources and for review of proposals to alter, restore, demolish or move designated structures and/or resources.
- (g) To review structures, resources and areas nominated for designation as a structure or site, and recommend that the City Council make such designations by ordinance.
- (h) To advise and assist owners of designated structures or sites on physical and financial aspects of preservation, renovation, restoration and rehabilitation, including nomination to the National Register of Historic Places.
- (i) To develop and assist in public education programs, including but not limited to walking tours, brochures, lectures and conferences.
- (j) To advise the City Council on matters related to preserving the overall historic character of the City.
- (k) To actively pursue financial assistance for historic preservation programs.
- (l) To administer on behalf of the City any property or full or partial interest in real property, including easements, that the City may own or accept as a gift or otherwise, upon authorization and approval of the City Council.
- (m) To testify before all boards and commissions, including the Planning Commission and the Board of Adjustment, on any matter affecting a designated structure or site.

- (n) To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to the implementation of the purpose of this Article.
- (o) To prepare an Annual Report of the Commission's activities for the State Historic Preservation Office, including at a minimum the number and types of cases reviewed and their dispositions, new designations made, progress on survey activities, education activities, and credentials of new commission members and staff, if any.

Section 16-9-7. Designation of Structures and Sites. Pursuant to the procedures set forth herein, the City Council may, by ordinance:

- (a) Designate an individual structure or other feature, or an integrated group of structures and features, on a single lot or site having cultural, architectural or historical significance; and
- (b) Each such designating ordinance shall include a description of the characteristics of the structure or site which justify its designation, and a description of the particular features that should be preserved, and shall include a legal description of the location and boundaries of the structure or site.
- (c) The designating ordinance may also indicate alterations which would have a significant impact upon, or be potentially detrimental to, the structure or site.
- (d) Any designation of a structure or site shall be in furtherance of and in conformance with the purposes and criteria set forth in this Article.
- (e) The property included in a designated structure or site shall be subject to the controls and standards set forth in this Article, and eligible for such incentive programs as may be developed by the Commission.

Section 16-9-8. Procedures for Designating Historical Structures and Sites.

- (a) Nomination for designations shall be made to the Commission on forms prepared by it and may be submitted by the Commission or a citizen. Nominations for historic structures or sites must contain the approval of all current owners of record.
- (b) Upon nomination, the Commission shall contact the owner(s) of record of all affected property or properties, either in person or in writing, outlining the reasons and effects of designation as a historic resource.
- (c) Once an application is complete, the Commission shall hold a public hearing on the nomination no more than sixty (60) days after the filing of a complete

application as determined by the City Manager or designee. Notice of the date, time, place and general subject matter of such hearing shall be published at least once in a newspaper of general circulation in the City, not less than fifteen (15) days prior to the hearing. In addition, the Commission shall post notice of the hearing on the nominated property, structure(s) or area(s) at least fifteen (15) days prior to the hearing. Finally, written notice shall be sent by first class mail at least fifteen (15) days prior to the hearing to all property owners, as determined from county records, whose property would be affected by the proposed designation.

- (d) At the public hearing, the Commission shall hear evidence in support of or against the proposed designation and review the application for conformance with the established criteria for designation and with the purposes of this section.
- (e) Within thirty (30) days after the public hearing, the Commission shall recommend approval, modification and approval or denial of the application for designation. If recommended for approval, the Commission shall refer the application to the City Council.
- (f) Within thirty (30) days after the referral from the Commission, the City Council shall hold a public hearing on the proposed designation. Notice of the date, time, place and general subject matter of such hearing shall be published at least once in a newspaper of general circulation in the City, not less than fifteen (15) days prior to the hearing. In addition, notice of the hearing shall be posted on the nominated property, structure(s) or area(s) at least fifteen (15) days prior to the hearing.
- (g) At the public hearing, the City Council shall hear evidence in support of or against the proposed designation and review the application for conformance with the established criteria for designation and with the purposes of this section.
- (h) Within thirty (30) days of the public hearing, the City Council shall approve, modify and approve or deny the proposed designation. If the designation is approved, the City Council shall adopt a designating ordinance.
- (i) Within fifteen (15) days of the effective date of the designating ordinance, the Commission shall record with the county clerk and recorder a certified copy of the ordinance.
- (j) If the Commission determines that a particular property or area does not meet the criteria for designation as a structure or site, the affected property owner may appeal the Commission's decision by filing a written appeal with the City Council within thirty (30) days of the Commission's decision.

Section 16-9-9. Criteria for Designation – Structures and Sites. The Commission and City Council will consider the following criteria in reviewing nominations of properties for designation.

- (a) **Structures.** Structures must be at least fifty (50) years old and meet one (1) or more of the following criteria for architectural, cultural, geographic or environmental significance. A structure can be exempted from the age standard if the Council finds it to be exceptionally important in other criteria.

- (b) **Architectural, Cultural, Geographic or Environmental Criteria.** Historic structures or sites shall meet one (1) or more of the following criteria in order to be considered for designation:
 - (1) Architectural:
 - (A) Exemplifies specific elements of an architectural style or period;
 - (B) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
 - (C) Demonstrates superior craftsmanship or high artistic value;
 - (D) Represents an innovation in construction, materials or design;
 - (E) Represents a built environment of a group of people in an era of history;
 - (F) Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
 - (G) Is a significant historic remodel.

 - (2) Cultural:
 - (A) Is the site of a historic event that had an effect upon society;
 - (B) Exemplifies cultural, political, economic or ethnic heritage of the City; or
 - (C) Is associated with a notable person or the work of a notable person.

 - (3) Geographic/Environmental:
 - (A) Enhances the sense of identity of the City; or

- (B) Is an established and familiar natural setting or visual feature of the City.
- (c) Prehistoric and Historic Archaeological Structures or Sites. Prehistoric and historic archaeological structures or sites shall meet one (1) or more of the following:
- (1) Architectural:
 - (A) Exhibits distinctive characteristics of a type, period or manner of construction; or
 - (B) Is a unique example of a structure.
 - (2) Cultural:
 - (A) Has the potential to make an important contribution to the knowledge of the area's history or prehistory;
 - (B) Is associated with an important event in the area's development;
 - (C) Is associated with a notable person(s) or the work of a notable person(s);
 - (D) Is a typical example or is associated with a particular ethnic or other community group; or
 - (E) Is a unique example of an event in local history.
 - (3) Geographic/Environmental:
 - (A) Is geographically or regionally important.
- (d) General Criteria. Each property will also be evaluated based on physical integrity using the following criteria. A property need not meet all the following criteria:
- (1) Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
 - (2) Retains original design features, materials and/or character;
 - (3) Is in the original location or same historic context if it has been moved;
 - (4) Has been accurately reconstructed or restored.

Section 16-9-10. Alteration Certificate Required.

- (a) No persons shall cause or permit to be caused on a designated structure or feature, any construction, alteration, restoration, removal or demolition of a structure or other designated feature without first obtaining an Alteration Certificate for the proposed work from the Commission.
- (b) The building department shall not issue a building permit for work on designated structures or features until an Alteration Certificate or Exemption Certificate has been obtained by the property owner.
- (c) An application for any construction, alteration, or demolition of a structure or other designated feature of a site must be filed with the Commission on a form provided by the Commission.
- (d) The Commission shall consider the application and determine whether the proposal preserves the criteria for which the structure or site was designated, or adds to the architectural, cultural or historical significance of the structure or site. The Commission shall make its review pursuant to the procedures in Section 16-9-8.
- (e) Criteria to Review Alteration Certificate Application. In reviewing a proposed alteration, the Commission shall consider the project in terms such as design, finish, material, scale, mass and height and if the alteration is compatible with the designation. The Commission will use the following criteria to determine compatibility of a proposed alteration:
 - (1) The effect upon the general historical and architectural character of the structure and property;
 - (2) The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;
 - (3) The size of the structure, its setbacks, its site, location and the appropriateness thereof, when compared to the existing structure and the site;
 - (4) The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
 - (5) The effects of the proposed work in creating, changing, destroying, or otherwise impacting the Exterior Architectural Features of the structure upon which such work is done;

- (6) The condition of existing improvements and whether they are a hazard to public health and safety;
 - (7) The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property;
 - (8) The ability to comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines of Rehabilitating Historic Buildings, a section of the Secretary of the Interior's Standards for Historic Preservation Projects, of the Department of the Interior Regulations (36 C.F.R. Part 67, Historic Preservation Certificates), as may be amended from time to time; and
 - (9) Guidance provided by the National Park Service Historic Preservation Briefs, as the same may exist from time to time.
- (f) If an Alteration Certificate is approved, the designated property will retain its historic designation.
 - (g) If an Alteration Certificate is denied, the affected property owner may appeal the Commission's decision by filing a written appeal with the City Council within thirty (30) days of the Commission's decision.

Section 16-9-11. Certificate of Exemption.

- (a) If an Alteration Certification is denied or the property owner cannot comply with the recommendations from the Commission for changes necessary for the issuance of an Alteration Certificate, the owner may make application for a Certificate of Exemption.
- (b) Application for a Certificate of Exemption shall be made on a form prepared by the Commission. The Commission shall schedule a public hearing and provide notice as outlined in Section 16-9-8.
- (c) The Commission shall consider the following factors in determining whether to issue a Certificate of Exemption:
 - (1) The cost of the proposed construction, alteration, restoration, or demolition, and the estimated additional cost, if any, of complying with the recommendations of the Commission for changes necessary for the issuance of an Alteration Certificate;
 - (2) A report from a licensed engineer or architect concerning the structural soundness of any structures on the property and their suitability for rehabilitation;

- (3) The estimated market value of the property in its current condition, after completion of the proposed work, after any changes in the proposed work recommended by the Commission, and in the case of a demolition, after renovation of the property for other uses;
 - (4) The amount paid for the property, the date of purchase, the party from whom the property was purchased, and the relationship, if any, between the applicant and the person from whom the property was purchased;
 - (5) If the property is income-producing, the annual gross income and itemized operating and maintenance expenses from the property for the previous two (2) years;
 - (6) The remaining balance on any mortgage or other financing secured by the property;
 - (7) Any appraisals of property value obtained by the applicant or property owner within the previous two (2) years;
 - (8) Any listing of the property for sale or rent, price asked and offers received, if any, during the previous two (2) years;
 - (9) The real estate taxes on the property for the previous two (2) years; and
 - (10) Any other information that may be relevant for the Commission's consideration of the application.
- (d) The Commission shall review the evidence and testimony presented and issue written findings and conclusions within forty-five (45) days of receipt of the application. If a Certificate of Exemption is granted, the applicant may proceed with the construction, alteration, restoration, removal or demolition without further delay imposed by this Article.
 - (e) If a Certificate of Exemption is denied, the affected property owner may appeal the Commission's decision by filing a written appeal with the City Council within thirty (30) days of the Commission's decision.

Section 16-9-12. Revocation, Enforcement and Penalties.

- (a) If a structure or special feature on a designated site has been altered in such a way so as to negate the features necessary to retain designation, the owner may apply to the Commission for a revocation of the designation or the Commission shall recommend revocation of the designation to the City Council in the absence of the owner's application to do so. The procedure for revoking a designation under this Section shall be the procedure outlined in Section 16-9-8.
- (b) Revocation of the designation shall be the only enforcement and penalty recourse for a violation of this Section.


INTRODUCED, READ AND ORDERED POSTED this 27th day of April,
2015.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this 11th day of May,
2015.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney



LISTING OF HISTORIC PROPERTIES

Name:	THEDE FARMHOUSE
Other name / site number	STONEHOCKER FARM; MC ALLISTER FARM; 5AM1118
Address	3190 w 112 th ave NORTHGLENN, CO 80233
Date of certification	01/30/95

Northglenn Historic Preservation Commission Members

Yvonne Lehman

Chairwoman

721 W. 118th Avenue

Initial Appointment: 11/17/2011

Term Expires: 02/25/2019

Jerry Gavette

Vice Chairman/Secretary

Initial Appointment: 04/10/2008

Term Expires: 04/10/2017

Joyce Downing

Member

Initial Appointment: 02/12/2004

Term Expires: 03/23/2018

Maryann Gillespie

Member

Initial Appointment: 03/25/1999

Term Expires: 05/12/2017

Diane Cooksey

Member

Initial Appointment: 03/27/1997

Term Expires: 04/26/2016

Elizabeth Candelario

Member

Initial Appointment: 01/24/2008

Term Expires: 01/24/2017

Lauren Weatherly

Member

Initial Appointment: 12/14/2015

Term Expires: 12/14/2018

Jack White

Member

Initial Appointment: 11/14/2016

Term Expires: 11/14/19

Member – 1 vacant position

Alternate Member – 2 Vacant Positions

Joe Brown

Ex-Officio Member

Initial Appointment: 11/14/2013

Term Expires: November 2015

Staff:

Joyce Altfeltis, clerk to the commission,
303-450-8829

Resume Of: Yvonne Lehman
721 est 118th Ave
Northglenn, CO 80234
720-560-6474

Education: Metro State College
Front Range Community College
Arapahoe Community College
Roosevelt High School

Majored in Business Management
Minor in History: Colorado History and U.S. History
Also minored in Anthropology

Experience: Currently on Medical Disability

Better Business Bureau
Accountant;

Colorado Management and Realty
Accountant

O Connor Development, LLC
Accountant.

Military: Honorable served in the U.S. Navy.

While in collage I worked in the college library for 2 years.

Jerry D. Gavette
1928 E. 117th Court
Northglenn, CO
303-451-9017
Cell 720-371-3275
jerrygavette@comcast.net

Certified Professional Soil Scientist-Retired - ARCPACS #781
Certified Professional Soil Classifier-Retired - ARCPACS #781

Education

Arizona State University - Tempe, AZ
Master of Science Agriculture - Soils - May 1974

Arizona State University - Tempe, AZ
Bachelor of Science Agriculture Production & Management - May 1966

Relevant Experience

United States Department of the Interior - Office of Surface Mining Reclamation & Enforcement, Denver, CO - Soil Scientist - July 1979 to January 2006 (Retired)

- Compliance with National Historic Preservation Act, Native American Graves Protection and Repatriation Act, Archeology and Historic Places.
- National Environmental Policy Act (NEPA) compliance by preparation of environmental assessments (EA's) and environmental impact statements (EIS's).
- Regulatory compliance of the Surface Mining Control and Reclamation Act (SMCRA) primarily in western US.
- Senior Soil Scientist provided soil science expertise to mining companies, other Federal & State agencies and other entities primarily in western US.

United States Department of Agriculture - Natural Resources Conservation Service, Gillette, WY - Soil Scientist - November 1974 to July 1979.

Other Experience

Northrup King & Company (Seed Company), Yuma, AZ - Research Agronomist - May 1972 to November 1974.

United States Air Force – July 1967 to January 1971

Asgrow Seed Company, Gonzales, CA - Field Representative - June 1966 to May 1967.

Volunteer Activities

Northglenn Water & Sanitation Board - January 1999 to September 2000.

Northglenn Urban Renewal Authority - April 2001 to Present.

Northglenn Parks & Recreation Board - January 2001 to July 2007.

Northglenn Community Foundation - January 2001 to Present.

Northglenn Historic Preservation Commission - April 2008 to Present.

Northglenn Historic Preservation Foundation - April 2008 to Present.

Northglenn Neighborhood Beautification Program - June 2002 to Present.

Northglenn Bicycle Program - May 2008 to Present.

Northglenn Magnificent Tree Program - July 2008 to Present.

Joyce Downing

11932 McCrumb Drive

Northglenn, Co

303-457-3542

Elected Official

Currently serves in the capacity of Mayor of the city of Northglenn, a suburban community in the Denver metropolitan area with a population of 35,789 and land mass approximately 7.5 square miles, to establish and enforce city policy, preside over regular city council meetings and sign all legally binding documents. Officially was sworn into office in January 2010. Re-elected in November 2013 to serve a second term as Mayor in Northglenn.

Served as a Ward II Council member in 1990 and re-elected in the preceding years 1992, 1996, and 2000. Due to term limitations, completed service in 2004. In 2009 was re-elected to city council.

During council terms served as Mayor Pro Tem for 4 terms beginning in 1994 and ending in 2002.

Serves on various committees as the official representative of the city of Northglenn, including Metro Mayor's Caucus, Denver Regional Council of Government, Administrative and Metro Vision Committees for Denver Regional Council of Government, Chair Rocky Flats Stewardship Council, Vice Chair of the North Area Transportation Alliance, Vice Chair of Smart Commute Metro North, Vice Chair of Urban Drainage Flood Control District, Highway 7 Coalition member, National League of Cities-Public Safety and Crime Prevention Policy Committee and Steering Committee, National League of Cities Youth Education and Family Council, National League of Cities Small Cities Council Steering committee, Chair of the Northglenn Vale Board, E-470 Alternate Board Member, representing DRCOG, Adams County Art, Culture and Venue Task Force

Other Board & Committee Affiliations

Held offices and/or served in an advisory capacity on the following boards and committees to provide functional direction and assist in policy formation.

- National League of Cities – National Human Development Policy Committee
- Colorado Department of Safety – Executive Board for Colorado Consortium for Community Policing
- Colorado State Crime Stoppers Board

- Colorado Municipal League – Executive Board, Policy, Legislative, Local Growth and Youth Issues Committees
- Adams County Cultural Council, Chair
- Adams County and Northglenn VALE Board
- Adams County Blue Ribbon Committee Executive Board
- Adams County Economic Development Executive Committee and Board Member
- Adams County 17th Judicial District Reparative Board
- Northglenn Arts and Humanities Foundation, Founding member
- Northglenn Historic Preservation Commission & Foundation, Chair and Founding member
- Northglenn Build A Generation, Founding member and President
- Ralston House board
- Women In Municipal Government, Vice President

Work Experience

Owner, JNJ Estate Liquidations
1990 Retired from US West Corporation

Education

Continuing seminars and workshops
Gateway Battered Women’s Shelter – Completed 48 hours of Comprehensive training
Front Range Community College-Associate of Arts Degree
University of Colorado

Volunteer Activities

Adams County Extension Center – Partners in Parenting Classes
Arapahoe County Deputy Probation Officer
Denver Victims Service Center
Lions Club
Neighborhood Resource Center of Metropolitan Denver

MARYANN GILLESPIE
930 Claire Lane
Northglenn, Colorado 80234
Tel. 303/451-0524
E-mail: m_gillespie@live.com

EDUCATION

Metropolitan State College, Denver, Co.
Bachelor of Science, Business Administration
December 1986

Front Range Community College, Westminster, Co.
Associate of Arts June 1976

Completed a number of training programs associated with housing issues including: Fair Housing Practices, Basic Occupancy Training, Basic Eviction Training, among others.

PROFESSIONAL EXPERIENCE

August 2003-May 2009

Catholic Charities/Archdiocesan Housing, Inc.
Office Manager/Assistant Site Manager

- Collected rent, entered information into software system, distributed receipts, printed reports for residents
- Prepared and maintained all administrative lists, files, reports
- Maintained wait list of applicants
- Managed move-ins, move-outs, transfers of residents – completing all necessary paperwork and entering data into the software system.
- Assisted with annual income recertification, qualifying residents by collecting appropriate documentation, analyzing, explaining and calculating information input information into software.
- Organized and facilitated distribution of government commodities
- Ordered supplies/answered phone
- Created, copied and circulated property newsletter, calendar, bulletins, etc. Distributed Information to residents.
- Responsible for recruiting and training volunteers
- Performed other related duties as assigned or needed.

March 1992-June 2003

Immaculate Heart of Mary Catholic Church, Northglenn, Co.
Director of Planning & Communication

- Provided calendaring for all parish facilities/managed all meeting spaces
- Responsible for administration of Outreach Ministry.
- Oversee parish tithing program and related grants
- Responsible for administration of various programs such as Baptism , Marriage Preparation – coordinated volunteers in these various programs
- Assisted in seeing to the details related to funerals
- Coordinated activities of a senior group
- Performed other related duties as assigned or needed
- Managed event center – rented space, scheduled necessary help, arranged for set up and clean up.

August 1975-March 1992
Immaculate Heart of Mary Catholic Church
Assistant Director of Religious Education

- Coordinated activities of 120 catechists and the Religious Education Board
- Developed programs
- Provided budgeting assistance for programs
- Coordinated education activities for program. Identified new needs and Opportunities, implemented changes and new programs
- Developed annual operating plan for over 900 students
- Performed other related duties as assigned or needed

COMMUNITY SERVICE

Northglenn Historic Commission
(Vice Chair)
Historic Foundation Board of
Directors
Partners with Parks, Flower Bed
Partner
Volunteer for short term
opportunities in the city
including ditch clean up, make
A difference day, etc..
Graduate Police Academy &
Citizen's Connection Program

Past Involvements:

Adams County YMCA Board of Directors
Adams County League of Women Voters
Northglenn Build a Generation
Habitat for Humanity

DIANE L. COOKSEY

596 E. 116th Ave.
Northglenn, CO 80233
720-352-3857
dbcooksey@msn.com

SUMMARY

I have been involved with the Thede House at Stonehocker Park since 1996.

EXPERIENCE

I have served on the Stonehocker Commission for 3 terms and the Stonehocker Foundation for since it was established.

I have been involved with restoration of the house.:

Cleaning and painting

Choosing wallpaper for the kitchen,dining, parlor and entry

Making curtains for the kitchen

I have been involved with the grounds:

Weeding and cleaning up in the very beginning

Helping plant trees and flowers

Helping keep the Community garden going in it's first year by weeding and watering

I also helped supervise Children who had Community service work.They worked on the grounds; weeding, digging for irrigation, and planting trees and groundcover.

I also worked on the various fundraisers:

Annual Christmas open house:

Planned, set up and decorated up to 9 Christmas trees and every room of the Thede/Stonehocker house. I also worked both days of the event.

Olde Time Piano Recital:

Helped plan, bought refreshments and set out, and worked the event

Ice cream social:

Helped set up and work.

Annual Garage sale:

Helped collect, tag, set out, run the sale, and clean up afterward.

EDUCATION

Longmont Vocational School

August 1976 – June 1977

Certificate in Greenhouse Management

Certificate in Plant Identification and Landscape Design

Master Garden Certification

January –April 2005

Elizabeth Moreland Candelario
10673 Loren Lane
Northglenn, Co. 80233
720-936-2413

EDUCATION

Earned degrees as Elizabeth Moreland

Master of Arts, Public History, May 2003
University of Colorado at Denver, Denver, Colorado

Bachelor of Arts, United States History, *cum laude*, Dec. 2000
University of Colorado at Denver, Denver, Colorado

PROFESSIONAL EXPERIENCE

1995-Present WAL-MART

2009-present Assistant Manager, Store 980 – Greeley, CO, 2009-2010; Store 4288 – Broomfield, CO, 2010-2014; Store 4747 – Northglenn, CO 2014-present
Review reports on staffing, financials, ordering, and feature planning. Teach and train associates on their tasks. Work on shrink prevention measures within high shrink departments. Helped set up two new stores from ground up, acting as training assistant through setup into grand opening. Worked with local municipality on store 4747 for grand opening to make sure we met all city ordinances. Write and conduct evaluations on all associates under direct supervision and in partnered areas. Plan for future events, paying attention to local events. Perform customer service. Have been responsible for the following areas: Electronics, Operations, Hardlines, Consumables, Fresh, Overnights, Apparel.

2008-2009 Cosmetic Department Manager, Store 1231 – Thornton, Colorado
2007-2008 Furniture Department Manager, Store 1231 – Thornton, Colorado
2006-2007 Photo Lab Specialist, Store 1231 – Thornton, Colorado
2002-2006 Photo Lab Department Manager, Store 1231 – Thornton, Colorado
1997- 2002, Photo Lab Specialist, Store 1231 – Thornton, Colorado
1995-1997 Cashier, Service desk associate, Store 1231 – Thornton, Colorado

2010-2013 COLORADO CHRISTIAN UNIVERSITY, COLLEGE OF ADULT AND GRADUATE STUDIES, Denver, Colorado

Part-time Professor of History; “United States History since 1877” and “History of Christianity in America”
Teach at the Loveland and Northglenn campuses and online. Create power point presentations for individual classes. Grade quizzes and papers giving feedback to students to further student’s knowledge of topics. Use CCU’s website to answer students questions and guide online discussions for both in-seat and online classes. Advise students on topics for papers and resources for their research.

2002-2009 COLORADO HISTORICAL SOCIETY, Denver, Colorado COLORADO HISTORY MUSEUM

2006-2007 Collections Assistant

Conducted an inventory of the Byers-Evans House Museum. Conducted condition reports, taking photographs, for 7,244 objects. Created, updated, or fixed all Argus records. Created a project for and supervised a student intern one day a week for six months, meeting with his advisor on several occasions to discuss his progress. Gave regular and school tours. Helped install Denver Artist Club exhibit. Organized storage spaces. Worked with museum staff and volunteers.

2002-2006, Intern, Volunteer, Contract Employee
2007-2009 Worked with Argus database inputting receipt for deposit, accession records, and item location updates. Worked on the Paul Gregg painting relocation project, photographing and filling out condition reports for 149 paintings, wrapping and relocating paintings, and training others to help with the project. Photographed the tableware collection and linked the images to the database using Qscan. Trained others to use QScan. Gave house tours and school program tours at the Byers-Evans House Museum. Filled in at front desk of Byers-Evans house answering phones, conducting register operations, and setting up tours.

BYERS-EVANS HOUSE MUSEUM

2003-2006 Conservation Technician
Maintained the cleanliness of the house. Performed minor conservation to artifacts as necessary. Surface cleaned or waxed 424 objects. Helped to conduct inventories within the house. Moved furniture within house. Trained other staff on cleaning procedures and object handling procedures. Conducted research on objects and provided information to museum volunteers for use in tours.

2007-2009 INDEPENDENT CONSULTANT/CO-EDITOR

Worked with a group of historians, journalists, and photographers to cover the August 2007 reunion of the 10th mountain division for a book entitled *Hale and Farewell 10th Mountain Division 2007 Reunion*. Conducted 29 oral interviews of veterans and descendants at the reunion. Transcribed interviews and speeches from opening ceremony. Accepted book pre-orders. Created an Excel spreadsheet for book sales, donations, address list, and interviews conducted.

GRANTS

2008 **Colorado Historical Society Event Grant** for a Historic Preservation event at the Thede Farmhouse in Stonehocker Park.

2007 **Wal-Mart Community Involvement Matching Grant** for *Hale and Farewell* book.

MEMBERSHIP

2007-present Northglenn Historic Preservation Commission and Foundation

PUBLICATIONS

2009 Mitchell, Chere, Candelario, Elizabeth, Oesterling, Sally, eds. *Hale and Farewell 10th Mountain Division 2007 Reunion*. Virginia: The Donning Company Publishers, 2009.

2013 Candelario, Elizabeth. *Northglenn*. South Carolina: Arcadia Publishing, 2013.

Lauren Anne Weatherly, M.A.
Lauren.weatherly@boulderjourneyschool.com
(720) 839-9583
1160 W. 99th Ave., Northglenn, Co 80260

Education

- 2005 M.A. University of Colorado Denver, Educational Psychology, Emphasis on Early Childhood Education
- 2004 B.A. University of Colorado Boulder, Major: Psychology, Minor: History
- 2004 CUBIC Business Intensive Certificate, University of Colorado, Boulder

Professional Experience

- 2013 - Present Partner School Program Director, Boulder Journey School Teacher Education Program in collaboration with University of Colorado Denver and Colorado Department of Education, Boulder, Co.
- 2008 - Present Teacher Educator, Boulder Journey School Teacher Education Program in collaboration with University of Colorado Denver and Colorado Department of Education, Boulder, Co.
- 2008 - 2014 Community Specialist, Boulder Journey School, Boulder, Co.
- 2005 - 2010 Mentor Classroom Teacher, Boulder Journey School, Boulder, Co.
- 2001 - 2004 Assistant Montessori Teacher at Louisville Montessori School in Louisville, Co.

Leadership Experience

- 2014 Community Organizer, Boulder, Co.
 - Facilitated the involvement of a class of Toddler aged students, families and teachers to research and offer input to City of Boulder Planning Department regarding public transit.
 - Documented and synthesized children's ideas about transit to share with GO Boulder.
- 2013 Community Organizer, Boulder, Co.
 - Facilitated the involvement of a class of Prekindergarten children as design consultants to the City of Boulder Planning Department regarding the Boulder Civic Area Project
 - Organized and Facilitated meetings between the children, Boulder City Planners and Boulder City Council: <https://vimeo.com/66934951>
- 2013 Principal Website Designer, Boulder Journey School, Boulder, Co.
 - Designed, tested, and facilitated the rollout of a new website for Boulder Journey School using Weebly.com. Included work with HTML and CSS.
- 2009 Community Organizer, Boulder, Co.

- Facilitated the involvement of a class of one and two year olds from Boulder Journey School as researchers of the Holiday Neighborhood in Boulder, Co.
- Documented and synthesized the children's ideas about the neighborhood and supported the children in meeting with local residents to share ideas.

2008 Public Relations Coordinator, Boulder Journey School in collaboration with National Center for Atmospheric Research (NCAR) and Denver Public Library: Wonder of Learning, Hundred Languages of Children Exhibit, Boulder and Denver, Co.

Community Organizations

2006-Present Hawkins Centers of Learning, Boulder, Co
-Researcher, Historical Archivist, Teacher Educator and Volunteer

2010-2014 Growing Up Boulder Steering Committee, Boulder, Co.
-Researcher, Member

2009-2014 Early Childhood Council of Boulder County, Professional Pathways Committee. Boulder, Co.
-Member

2009 Community Foundation of Boulder County, Community Trust Grant Committee. Boulder, Co.
-Committee Volunteer

Publications (Former last name: Shaffer)

Shaffer, L., & V. Oleson (In press). Over the Fence: Engaging Preschoolers and Families in a Year-Long Investigation of Science, Technology, Engineering, Arts, and Mathematics (STEAM). *Young Children*.

Shaffer, L., A. Bauer, E. Hall (2013). Children's right to participate: preschoolers as city planners, a story of civic engagement from Boulder, Colorado. *Exchange*, July/August (70-75).

Hall, E., S. Howe, S. Roberts, L. Shaffer, E. Williams (2014). What can we learn through careful observation of infants and toddlers in nature? *Children, Youth, and Environments*, November, 24 (2).

Shaffer, L. F., E. Hall, M. Lynch (2011). Toddlers' Scientific Explorations: Encounters with Insects. In D. Koralek & L. Groves (Eds.), *Spotlight on Infants and Toddlers* (49-55). Washington DC: National Association for the Education of Young Children.

Lynch, M., L.F. Shaffer, & E. Hall (2009) Reflections on Science: The Development of the Hawkins Room for Messing About with Materials and Ideas. *Exchange*, November/December (53-56).

Shaffer, L. F., Hall, E. , Lynch, M. (2009). Toddlers' Scientific Explorations: Encounters with Insects. *Young Children*, November, 18-23.

Shaffer, L (2009) Using our Experiences with Infants to Tell the Stories of their Competencies, *Exchange*, January/February, 30-33.

References available upon request



JACK M. WHITE

STRUCTURAL ENGINEER

10981 Acoma St.
Northglenn, CO 80234
303-457-4018

RESUME

CONSULTING ENGINEER: Construction and engineering experience since 1963. Training and experience in structural and foundation engineering, architectural detailing of residential, commercial, institutional, and industrial buildings.

PROFESIONAL EXPERIENCE:

1983 to 1986

1992 to Present: Independent Engineer

Consulting engineer in the design of single family and multi-family homes. Providing foundation and framing design, architectural drafting and architectural site development. The foundation design of large metal buildings, churches, and commercial buildings. Also, many shoring designs for deep excavations and the relocation of buildings.

1990 – 1992: United Engineers & Constructors

Two years experience at the Coors Engineering Center in Golden, Colorado. Part of the design team designing plant facility upgrades, \$150 million aluminum recycling plant and a barley handling facility.

1986 – 1990: Centre Sphere, Ltd; Salazar Associates, Westminster, Colorado

Senior Design Engineer. Provided structural engineering on residential, commercial, industrial, and government projects. Projects included working with the Federal Aviation Administration, Western Area Power Administration, and The Department of Energy.

1982: Johnson-Voiland-Archuleta, Inc., Consulting Engineers, Boulder, Colorado

Part of the design team providing structural engineering on large condominium projects in Boulder, Keystone, Aspen, and Vail, Colorado.

1981: Dravo Engineers and Constructors, Denver, Colorado

Senior Engineer working in the architectural design of surface structures for the mining industry, shale oil, and coal. Specification writing.

1979 – 1982: Seible School of Drafting, Denver, Colorado

Civil-structural and architectural. Part time instructor.

1978 – 1981: Rockwell International, Rocky Flats Plant, Golden, Colorado

Senior Civil Engineer in civil-structural and architectural plant facilities design. Performed comprehensive plant-wide roofing studies and provided design and specifications for major reroofing projects. Provided structural support for new equipment and general arrangement for new building construction. Department of Energy 'Q' clearance.

**1968 – 1972; 1975 – 1978: James Associates Architects and Engineers
Indianapolis, Indiana**

Part of the design team providing civil, structural, architectural design and drafting of schools, churches, banks, warehouses. More than 60 major projects.

1974: Commonwealth Associates, Inc., Jackson, Michigan

Structural Engineer, preliminary design, and technical report writing of site arrangement studies for power plants and oil spill prevention controls. Preliminary breaching design.

**1970 – 1972: Active duty U.S. Navy Seabee Reserves
Adak, Alaska; Gulfport, Mississippi and Okinawa**

1963 – 1967: Construction Laborer, Indianapolis, Indiana

Laborer helping to build schools, bank, warehouse. Five summers.

EDUCATION:

Indiana Institute of Technology, Fort Wayne, Indiana: Bachelor of Science Degree in Civil Engineering; December 1973.

Indiana University, Bloomington, Indiana: Business Administration

Professional Engineer: Colorado License No. 16059
~~Indiana License No. 17532~~ RETIRED '77

CITY OF NORTHGLENN PRESERVATION PLAN

History:

It was in the spring of 1959 that Perl-Mack Co. finalized plans for a large subdivision north of Denver in unincorporated Adams County. The plans for this new community included designs of commercial, industrial, recreational and school areas that was to be centered around a regional shopping complex.

On June 30, 1959, more than 15,000 people visited the first five show homes, located on the northeast corner of what is now the intersection of Interstate 25 and 104th Avenue. Those visitors were so impressed with the homes, which ranged in price from \$13,500 to \$20,350, the high volume of orders swamped Perl-Mack's staff.

By October 1962, this new development grew to have 10,000 residents and 3,000 homes. Only a few years old, the development received national recognition and was named "The most perfectly planned community in America" by Life magazine. The regional shopping center planned for this new community opened in 1968, it was called the Northglenn Mall.

Despite the effort of the city of Thornton to annex the North Glenn subdivision, opposition by active citizen groups and a ruling of the Colorado Supreme Court in 1969 allowed Northglenn to proceed with incorporation. Northglenn officially became a city on April 18, 1969. The first municipal election was held in April 1969 to elect the first Mayor, City Council, City Clerk and City Treasurer. Hugh Danahy was elected the first Mayor of the city.

Northglenn is located nine miles north of Denver, Colorado, in western Adams County. The vision of a well-balanced community included acres of open space for park and recreation development along with residential, industrial, educational and commercial plans. From the first residential development in 1959, Northglenn has grown to a home rule city with a population of 36,889 and encompasses 7.5 square miles of land.

Historic Preservation Activities Prior to CLG Application:

The Thede Farmhouse was added to the National Register of Historic Places and the State Register of Historic Properties in 1998. The farmhouse is commonly referred to as the Stonehocker House. It sits at the center of Stonehocker Park on the eastern edge of the city boundary.

The Commission's main priority has been working to restore the Thede House as a museum and cultural center, showing the history of homesteading in Colorado. Every year the Commission hosts an ice cream social at Stonehocker to promote the history and heritage of the site. The event typically draws 1,500-3,000 visitors.

Future projects/plans/studies moving forward:

The Commission is interested in pursuing further research in identifying specific properties that may be eligible for consideration as well as several subdivisions that are representative the communities character and period architecture. The Commission is also seeking to create an a set of design guidelines and a community engagement program – including but not limited to walking tours, brochures, lectures, and conferences.

Northglenn Historic Preservation Commission

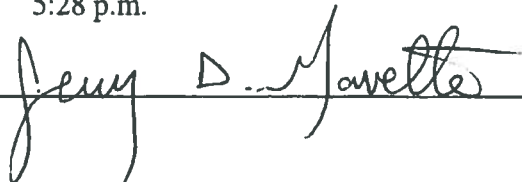
Tuesday, November 3, 2015

Minutes

- CALL TO ORDER** The meeting of the Historic Preservation Commission was called to order by Yvonne Lehman, President, at 5:05 p.m., Tuesday November 3, 2015 at the Northglenn Recreation Center, Alpine Room, 11801 Community Center Dr., Northglenn, Colorado, 80233.
- ROLL CALL** *Commission Members Present:*, Yvonne Lehman, Jerry Gavette, Joyce Downing, and Maryann Gillespie
Absent: Diane Cooksey and Elizabeth Candelario
Staff present:
Ex-officio Member:
Alternate: None
Guest: Jack White, Lee Brown, and Lauren Weatherly
- APPROVAL OF MINUTES** ➤ Minutes October 6, 2015 approved.
- CHAIR REPORT** ➤ None
- UNFINISHED BUSINESS** ➤ Joyce Downing learned that the previous contact for the State Historical Society has moved out of state, and the new contact is Mark Rodman.
- NEW BUSINESS** ➤ Introduction of guest, Lauren Weatherly. Lauren was interviewed briefly by the Commission Members.
Jerry Gavette informed the members that a Cub Scout group will be touring the house on December 16, 3-4 p.m. The annual HOA meeting will be meeting at the house on November 18, 2015.
➤ Location for the next meeting will be changed to the Thede House, December 1, 2015.
- OLD BUSINESS** ➤ Jerry Gavette and Lee Brown reported that the porch needs to be raised a little to adjust the grade so the water will not pool on porch and rot the boards. Mr. Younger is working with Jack White, Lee Brown, and Jerry Gavette to make this happen. The porch will need to be painted to seal wood from weather.
➤ Jack White is in the process of measuring the Blatzer house so it can be rebuilt after being razed.
➤ Oscar Arnold – Yvonne Lehman is waiting to get in touch with Phil Carney for more information, since his family’s farm was adjacent to Oscar Arnold’s farm.

ADJOURNMENT 5:28 p.m.

Signature



12/1/2015
Date



Northglenn Historic Preservation Commission
Meeting Agenda
November 3 2015
11801 Community Center Dr
Northglenn Recreation Center
Alpine Room
Northglenn, Colorado 80233
5:00 p.m.

1. Roll Call:
2. Approval of Minutes:
 - A. October 6
3. Additions/Deletions
4. Chair Report
5. Unfinished Business
6. New Business
 - A. Next Meeting, December 1, 2015
7. Old Business:
 - A. Deza Estates, Historic District
 - B. Oscar Arnold area
8. Adjournment

**CITY OF NORTHGLENN
ALTERATION CERTIFICATE
PERMIT NO. [INSERT #]**

BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF NORTHGLENN, COLORADO THAT:

Section 1: Permission is hereby granted to **[Insert Name]** for the following **[insert scope of work]** at: **[insert legal description]**; Zoned **[insert zoning classification]** with the following stipulations:

[Insert conditions of approval – if applicable]

Section 2: This certificate is issued in accordance with the criteria as adopted by the City of Northglenn, Ordinance No. 1701, Series 2015

Section 3: This certificate is issued on the express condition that construction shall conform in all respects to the statements certified to in the application for **[Insert Address]**

Section 4: Such permit, and all work shall be done in accordance with the ordinances of the City of Northglenn.

Section 5: The contractor shall notify the building inspector in advance of any change in materials and/or design and shall not proceed with the work, until approved by the Historic Preservation Commission.

DATED, at Northglenn, Colorado this ____ day of _____, 20XX

Mayor Joyce Dowling
Chair, Historic Preservation Commission

ATTEST:

Brook Svoboda, Director of Planning & Development
Historic Preservation Officer

THIS IS NOT A BUILDING PERMIT

It is your responsibility to contact the City of Northglenn for information concerning issuance of a building permit and payment of fees before proceeding with construction.