



**MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD
BOULDER COUNTY, COLORADO
AGENDA**

Thursday, March 7, 2024, 6:00 p.m.

Virtual HPAB Meeting

Please note: this hearing will be held virtually. Information regarding how to participate will be available on the Historic Preservation Advisory Board webpage approximately one week prior to the hearing at www.boco.org/HPAB. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Meeting ID: 160 999 3678.

This agenda is subject to change. Please call ahead (303-441-3930) or check the Historic Preservation Advisory Board webpage to confirm an item of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to historic@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email historic@bouldercounty.org for more information

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1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA**
 4. **APPROVAL OF MINUTES**
 - 4.1 **Approval of meeting minutes from November 2, 2023**
 5. **BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**
 6. **REFERRALS**

- 6.1 **Docket SU-21-0004: Malcolm-Peck Reception Hall**

Public testimony will be taken.

Request: Special Use Review to permit a Reception Hall hosting up to 162 events per calendar year, including 12 events with a maximum of 150 guests, and 150 events with a maximum of 12 guests.

Location: 5498 Flagstaff Road, on the south side of Flagstaff Road approximately .3 miles west of the intersection of Flagstaff Road and Bison Drive, in Section 10, Township 1S, Range 71W.

Zoning: Forestry (F) Zoning District

Owners: Greystone Malcolm-Peck LLC Et Al and Kirk Peck Et Al

Applicant: Jacqueline Malcom-Peck

Website: <https://www.boco.org/SU-21-0004>

7. **OTHER BUSINESS**

7.1 Eligibility discussion for the Golden Farms OpenSpace Barracks

7.2 Update on the Road of Remembrance Pillars

7.3 Colorado Heritage for All discussion

8. ADJOURNMENT



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

November 2, 2023, 6:00 p.m.

Virtual HPAB Meeting

Board Members Present: Marissa Ferreira

Chuck Gray

Don Burd

Jason Emery

Elizabeth Gehring

David Hawes

Rachel Gart

Caitlin McKenna

1. CALL TO ORDER

The meeting was called to order at approximately 6:01 p.m. by Marissa Ferreira.

2. ROLL CALL

3. CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA

4. APPROVAL OF MINUTES

4.1 Approval of meeting minutes from September 7, 2023.

Elizabeth Gehring recommended that the following amendment be made to the September 7, 2023 Minutes:

In the sentence that reads, "work began on the relocation and the owner of the south pillar wouldn't participate...", it should say, "work began on plans to relocate the pillars last spring, however, the land owners on the northwest corner where they were proposed informed the working group that they were not willing to participate in the project."

MOTION: Chuck Gray MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from September 7, 2023 with the proposed changes.

VOTE: Motion PASSED {7:0}

David Hawes joined the meeting at approximately 6:08 p.m.

5. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER

6. LANDMARKS

6.1 HP-23-0004: Walker Ranch Historic District

Scott Mueller, Historic Preservation Specialist, gave the staff presentation.

An application for landmark designation of the property has been submitted by the owner, Boulder County Parks and Open Space. The proposed district consists of 13 contributing, and 3 non-contributing buildings.

The Walker Ranch was created in 1876 with a lease of the 80 acre property to James Walker. In 1882, James purchased the property from Uriah Osborne. All of the structures on the Walker Ranch property have a vernacular architectural style, and most of the buildings were built by the Walker family over the 85 years that they owned the property.

James Walker relocated to the City of Boulder in 1869 hoping that the altitude and dry climate could help him with his sickness. His health improved and in 1877 he married Phoebe Skinner, a schoolteacher. In 1877, their only child William Walker was born.

Over the years that Walker Ranch was active they raised cattle on the property. In the early years James would drive the cattle to Denver stockyards to sell. In the later years he would use trucks to bring the cattle to Denver for sale.

Phoebe's health worsened after their Son William was born, and she needed a caretaker. A neighbor's young daughter Veronica Kossler was hired to help. In 1902, William and Veronica married and took over the farm where they raised their six children. Jim, the youngest child, stayed on the farm until it was sold off starting in 1950. At its peak, the ranch had 3,000 acres and 500 cattle.

In 1977, Parks and Open Space purchased 2,556 acres of the ranch and the original homestead. Subsequently in the years that followed another 800 acres of land was purchased from the Bureau of Land Management, bringing the total to 3,616 acres.

The Walker Ranch property is already on the National and State Register of Historic Places.

SIGNIFICANCE

Staff believes the house qualifies for landmark designation under Criteria 1, 3, and 4.

Criterion 15-501(A)(1): The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The Walker Ranch District is significant for its association with the development of early agriculture in Boulder County.

Criterion 15-501(A)(3): The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The property is significant for its association with James and Phoebe Walker, being some of the first white settlers, and prominent cattle ranchers of the county.

Criterion 15-501(A)(4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The Walker Ranch District is significant for the various types of agricultural buildings keeping their physical integrity to the vernacular architecture style.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-23-0004: Walker Ranch Historic District under Criteria 1, 3, and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the buildings within the district, both contributing and non-contributing, as well as new construction will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

MOTION: Caitlin McKenna MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-23-0004: Walker Ranch for landmark status under Criteria 1, 3, and 4, subject to the two standard conditions in the Staff Recommendation.

SECOND: Chuck Gray

VOTE: Motion Passed {8:0}

7. OTHER BUSINESS

Denise Grimm, Principal Planner, introduced the new Administrative Technician in the Planning Division, James Bowers.

8. ADJOURNMENT

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 6:44 p.m.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

**BOULDER COUNTY
HISTORIC PRESERVATION ADVISORY BOARD**

March 7, 2024 at 6:00 p.m.

Virtual via Zoom

STAFF PLANNER: Denise Grimm

Docket SU-21-0004: Malcolm-Peck Reception Hall

Request: Special Use Review to permit a Reception Hall hosting up to 162 events per calendar year, including 12 events with a maximum of 150 guests, and 150 events with a maximum of 12 guests.

Location: 5498 Flagstaff Road, on the south side of Flagstaff Road approximately .3 miles west of the intersection of Flagstaff Road and Bison Drive, in Section 10, Township 1S, Range 71W.

Zoning: Forestry (F) Zoning District

Owners: Greystone Malcolm-Peck LLC Et Al and Kirk Peck Et Al

Applicant: Jacqueline Malcom-Peck

Website: www.boco.org/SU-21-0004

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to serve as a referral body to review and comment on proposed development proposals which would affect historic properties eligible for landmark designation as determined by HPAB. HPAB needs to first discuss potential eligibility and if eligible, to comment on the plans.

BACKGROUND

We have received information for HPAB comment on a request for use of a property as a Reception Hall hosting up to 162 events per calendar year, including 12 events with a maximum of 150 guests, and 150 events with a maximum of 12 guests. Of the large events, only 8 will have amplified sound. See the attached application.

The recommendation of the historic site survey is that it qualifies for designation. The site form indicates that the property is eligible for designation under criteria 1 and 4. It's significant for its association with development of ranching and farming beginning in the 1880s. During this

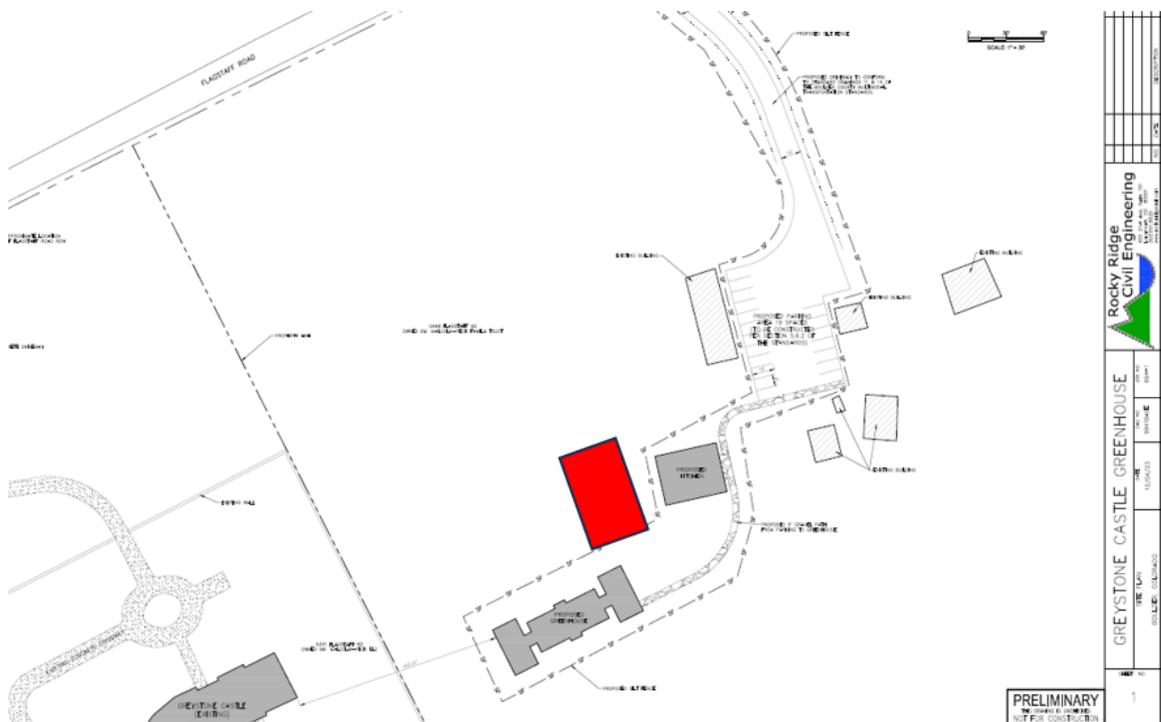
Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner

early settlement period, many would be gold seekers turned to farming and ranching to earn a living. The Kossler Ranch is representative of this important trend. This property is also architecturally significant because of the cabin's pioneer log construction, and the other buildings' representation of early vernacular wood frame construction.

RECOMMENDATION

Staff recommends that the HPAB find the property is eligible for landmark designation. Staff also recommends that if the application is approved, that landmarking the site and all contributing features be a condition of approval. I would also recommend moving the designated parking (and any associated grading or ground disturbance) away from the structures with a minimum separation of 10 feet.

Staff has concerns about the proximity of the large greenhouse and kitchen facilities immediately adjacent to the historic cemetery (shown in red) and historic ranch complex and asks for board discussion and feedback.



COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form
(Page 1 of 6)

I. IDENTIFICATION

- 1. Resource number: **5BL8705**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Boulder (vicinity)**
- 5. Historic building name: **Kossler Cabin**
- 6. Current building name: **Malcolm Cabin**
- 7. Building address: **5331 Flagstaff Road**
- 8. Owner name: **Kirk S. Peck Residential Trust**
Owner address: **5331 Flagstaff Road**
Boulder, CO 80302

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1 South** Range **71 West**
 $\frac{1}{4}$ of $\frac{1}{4}$ of **SE** of **NE** of section **10**
- 10. UTM reference
Zone **13**
A. Easting: **472030** Northing: **4425470**
B. Easting: **472250** Northing: **4425590**
C. Easting: **472260** Northing: **4425420**
D. Easting: **472100** Northing: **4425330**
- 11. USGS quad name: **Eldorado Springs, Colorado 1965; photorevised 1971**
- 12. Lot(s): **n/a**
Block: **n/a**
Addition: **n/a**
Year of Addition **n/a**
- 13. **Boundary Description and Justification:**

This property is made up of a cabin, a one-room schoolhouse, a small cemetery, a privy, a series of cattle barns, and three other ranch buildings.

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
 - Determined Not Eligible - National Register
 - Determined Eligible - State Register
 - Determined Not Eligible - State Register
 - Needs Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Square Plan
- 15. Dimensions in feet: **1024 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Log
Wood / Vertical Siding
- 18. Roof configuration (enter one):
Gabled Roof / Side Gabled Roof
- 19. Primary external roof material (enter one):
Wood Roof / Shingle Roof
- 20. Special features (enter all that apply):
Porch
Chimney
- 22. Architectural style/ building type:
Other Style / Pioneer Log

21. General Architectural Description

Built in the late 1800s, this cabin features a square-shaped plan. The building now measures 32' by 32', including the original cabin which measures 20' N-S by 17½' E-W, and shed-roofed additions to the south and east. The original 1½-story cabin is supported by a stone foundation, with concrete pargeting. The walls are hand-hewn, squared, whole logs with concrete chinking, and with dovetail corner notching. The roof is a steeply-pitched side-gable, with wood shingles over 1x wood decking and 2x wood rafters. The rafter ends are exposed, and covered by a fascia board. A large stone chimney is located on the exterior of the north elevation. Windows in the original cabin are 4-light and 6-light hoppers and fixed-panes, with painted dark green wood frames and surrounds. A single painted dark green wood-paneled entry door, with two lights in its top rail, opens onto a concrete and flagstone stoop at the west end of the north elevation (facade). A one-story shed-roofed addition, built onto the west end of the south elevation, features squared whole log walls, with square-notched corners. A much newer shed-roofed addition, which covers all of the east elevation and wraps around to cover the east end of the north elevation, features vertical wood plank walls. A metal door, with a wood screen door, opens from this addition onto a wood deck on the south elevation.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

This cabin was built by Austrian immigrant John J. Kossler, probably in the late 1880s. Built of hand-hewn squared whole logs, the original portion of the cabin measures 20' N-S by 17½' E-W. A 12' by 19' shed-roofed addition (also made of squared whole logs) was built onto the west end of the south elevation soon after the original construction. A much newer shed-roofed addition (of frame construction) covers all of the east elevation, and wraps around to cover the east end of the north elevation.

23. Landscape or setting special features:

This property is located on the south side of Flagstaff Road, southwest of Boulder. The surrounding terrain is mountainous, at an approximate elevation of 7600' above sea level.

24. Associated buildings, features, or objects

Please see the attached continuation sheet

IV. ARCHITECTURAL HISTORY**25. Date of Construction:**

Estimate **ca. 1885**

Actual

Source of information:

Boulder County Homestead Patent records; field estimate

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

John J. Kossler

Source of information:

Melissa Malcolm

28. Original owner:

John J. Kossler

Source of information:

Boulder County Homestead Patent records; Melissa Malcolm

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Pioneer cattle ranch and farm**

35. Historical Background

The history of this property dates to the 1880s. The land was settled by Austrian immigrants John J. and Kreszenz Kossler in the mid-1880s, and was subsequently associated with the Kossler family until the late 1900s. Mr. and Mrs. Kossler were both born in Austria, John in 1841, and Kreszenz six year later in 1847. After separately immigrating to the United States, they both settled in Pennsylvania where they met and were married in 1877. Two years later, after giving birth to a daughter, Veronica, the Kosslers came west. Attracted by the lure of gold and silver, the young family initially located at Central City. Within a few years, though, they gave up on mining, and instead turned to farming to make a steadier, if less spectacular living. The Kosslers settled on this land in the mid-1880 where they established a herd of beef cattle and grew potatoes, among other crops. Irrigated crops were grown in the south pasture, while potatoes, which were a dryland crop, were raised in the north pasture. Along the way, in addition to Veronica, three more children were born to the Kosslers, Mary, Anna, and John. John J. Kossler passed away in 1895, at the relatively young age of 54. Kreszenz, his widow, did not pass away until 1932, when she was 85 years of age. The Kossler ranch was passed on to two subsequent generations of Kosslers, remaining with the family until it was finally split up in the 1970s. The main part of the ranch, including the ranch house and other buildings, were owned by Michael Murray for a short time in the early 1980s. He sold the property to its current owners in 1987.

36. Sources of Information

Malcolm, Melissa. Telephone interview with Carl McWilliams, March 13, 2001

"Boulder County, Colorado" [plat map], Published in 1940 by the Rocky Mountain Map Company.

Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, 1949, 1950. Located at Carnegie Branch for Local History, Boulder Public Library.

Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.

"Historical Data Record, Boulder County Pioneer and Fourth of July Committee." (Data Record completed by Veronica Kossler Walker ca. 1935, on file at the Carnegie Library, Boulder, CO.

Marden Maps. Boulder County Ownership Plat, Map E4, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

Boulder County Local Landmark Areas of Significance

xx 1-501-A (1) The character, interest or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county.

1-501-A (2) The proposed landmark as a location of a significant local, county, state, or national event.

1-501-A (3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history.

xx 1-501-A (4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction, or the use of indigenous materials.

1-501-A (5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder, whose work has influenced the development in the county, state, or nation.

1-501-A (6) The proposed landmark's architectural, cultural, or archaeological significance.

1-501-A (7) The proposed landmark as an example of either architectural or structural innovation.

1-501-A (8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would be determined to be of historic significance.

Does not meet any of the above Boulder County Local Landmark Areas of Significance.

39. Area(s) of Significance:**Architecture; Agriculture; Ethnic Heritage / European****40. Period of Significance: ca. 1885 - 1951****41. Level of Significance:**

National:

State:

Local: xx**42. Statement of Significance**

Historic buildings on the historic Kossler Ranch are historically significant relative to eligible for inclusion in the National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for its association with the development of ranching and farming beginning in the 1880s. During this early settlement period, many would be gold seekers turned to farming to earn a living. The Kossler Ranch is representative of this important trend. This property is also architecturally significant, under eligible for inclusion in the National Register Criterion C, and Boulder County Criterion 1-501-A-(4), because of the cabin's pioneer log construction, and the other buildings' representation of early vernacular wood frame construction. Because of some loss of integrity, though, (in particular a modern addition to the cabin's east elevation), the property is probably not individually eligible for inclusion in the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

The Kossler Cabin, and related structures, retain an overall high measure of historic integrity. The cabin's integrity has been compromised to some extent by a modern addition to its east elevation, although the original pioneer log construction is still very much in evidence. The site's other buildings and structures have not been added onto, and the condition of many have been stabilized in fair to good condition, by the installation of metal roofs. One exception, however, is the cattle barn (site plan item E) which is in extremely deteriorated condition.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

Boulder County Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: **This property is in a rural isolated area.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-183**

Frame(s): 1-3

Negatives filed at: **Boulder County Parks and Open Space Department
2045 13th Street
Boulder, Colorado 80306**

48. Report title: **"Unincorporated Boulder County Historic Sites Survey Report"**

49. Date: **March 5, 2001**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

24. Associated, Buildings, Features, and Objects (continued)**Tool Shed** (site plan item B; Roll CM-183, Frames 4-5)

1½-story square plan; 20' N-S by 20' E-W; oriented to the south; low stone perimeter walls, with concrete pargeting, foundation; earth floor; stained natural brown board-and-batten exterior walls; moderately-pitched front gable roof, with corrugated metal roofing material over 1x wood decking and log rafters; two 4-light fixed-pane windows, located in the upper gable end on the south elevation; one set of paired 4-light fixed-pane windows, located on the north elevation; two sets of paired vertical wood plank garage doors, side hinged with metal strap hinges, located on the south elevation; no additions; good condition.

Blacksmith Shop (site plan item C; Roll CM-183, Frames 6-7)

One-story rectangular plan; oriented to the north-northwest; 14½' by 16½'; wood timbers on grade foundation; stained natural brown board-and-batten walls; moderately-pitched front gable roof, with corrugated metal roofing material over 1x wood decking and 2x wood rafters; two sets of non-historic paired single-light casement windows, with painted dark green wood frames and surrounds, located on the south-southeast elevation; two non-historic 1x1 horizontal sliding windows, with painted dark green wood frames and surrounds, located on the east-southeast elevation; single painted dark green solid wood door, located on the north-northwest elevation; no additions; good condition.

Carriage Barn (site plan item D; Roll CM-183, Frames 8-9)

One-story rectangular plan; oriented to the north; 24' N-S by 14' E-W; wood timbers on grade foundation; earth floor; unpainted board-and-batten exterior walls, fastened to horizontal 2x wood members, in turn, fastened to vertical posts set in the ground (full-dimension lumber); moderately-pitched front-gable roof, with 1x wood decking over log rafters with exposed ends; no windows; large vertical wood plank barn door, located at the west end of the north elevation; no additions or notable alterations; deteriorated condition.

Cattle Barns (site plan item E; Roll CM-183, Frames 10-13)

One-story, L-shaped plan; 176' N-S by 23' E-W, with a 21' by 16' shed-roofed extension at the south end of the east elevation; oriented to the east; wood timbers on grade foundation; earth floors; stained natural brown vertical wood plank and board-and-batten exterior walls, fastened to pioneer log and full-dimension milled lumber framing, primarily with cut square nails; moderately-pitched side-gable roofs, with wood shingles over 1x wood decking and log rafters with exposed ends; two window openings, located on the east elevation, both covered with vertical wood plank shutters; five window openings located on the west elevation, two of which are covered with vertical wood plank shutters; vertical wood plank door, side hinged with metal strap hinges, located at the north end of the east elevation; open doorway located near the south end of the east elevation; no additions or notable alterations; deteriorated condition.

Loading Chute (site plan item F; Roll CM-183, Frames 14)

Located approximately 20' east of the cattle barns.

24. Associated, Buildings, Features, and Objects (continued)**Cemetery** (site plan item G; Roll CM-183, Frames 15-23)

The small cemetery on the property consists of seven grave markers, including those for: C.N. Hockaday, 1837-1910; Ida.; Mother Hanna Hockaday, 1842-1898; James S. Kelsay, 1815-1877; William S. Peck 1911-1987 and Lois E. Peck, 1914-1988; Harriet Sheppard Kelsay, 1816-1901; and "beloved infants" Bruce Buchanan, February 20, 1953 - February 21, 1953, and Mary Malcolm, September 5, 1955.

School House (site plan item H; Roll CM-183, Frames 24-25)

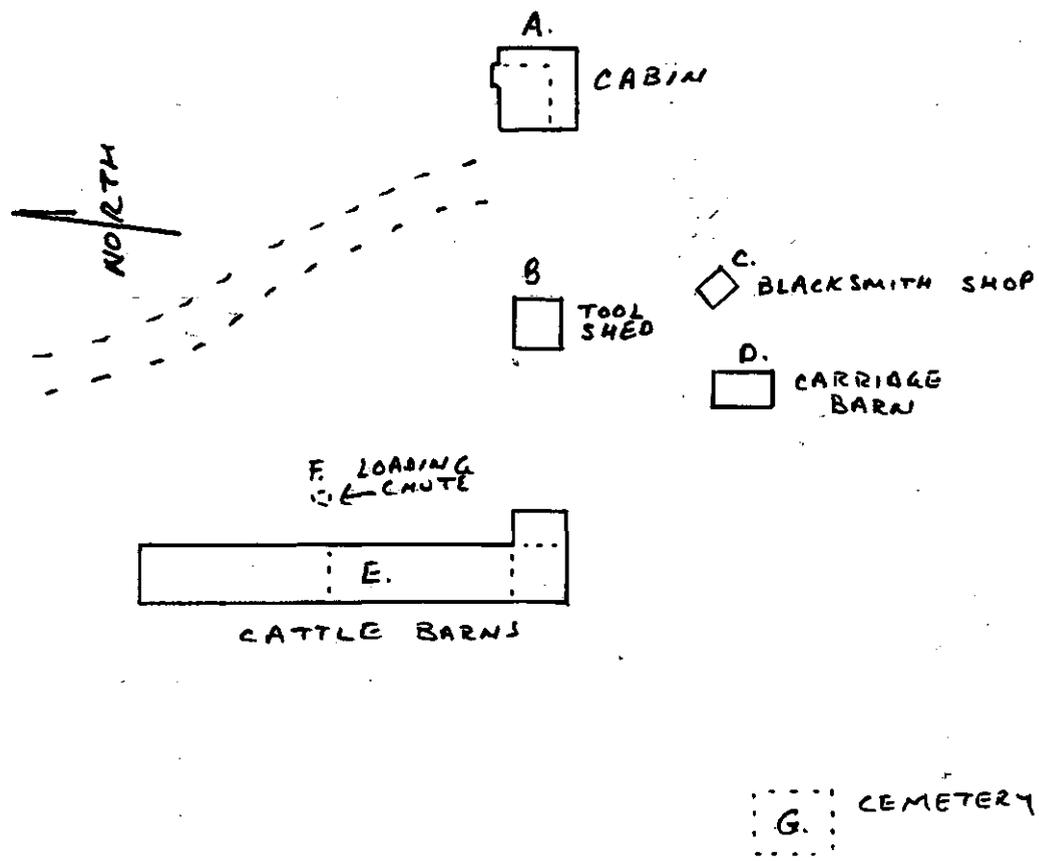
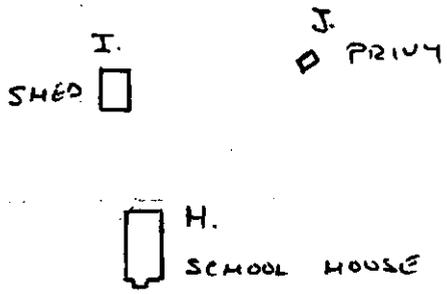
One-story rectangular plan; oriented to the south and east; 12' N-S by 26' E-W; stone foundation, with concrete parging; painted cream yellow horizontal weatherboard exterior walls, with painted dark green 1" by 6" corner boards; moderately-pitched gable roof, with wood shingles over 1x wood decking and 2x wood rafters with exposed ends; large stone chimney located on the exterior of the west elevation; two 4x4 horizontal sliding windows, and two 4-light windows, all with painted dark green wood frames and surrounds; a single painted dark green wood-paneled door opens onto a 4-step concrete stoop on the south elevation; a single painted dark green wood-paneled door with a wood screen door is located on the east elevation; no additions or notable alterations; good condition.

Shed (site plan item I; Roll CM-184, Frames 1-2)

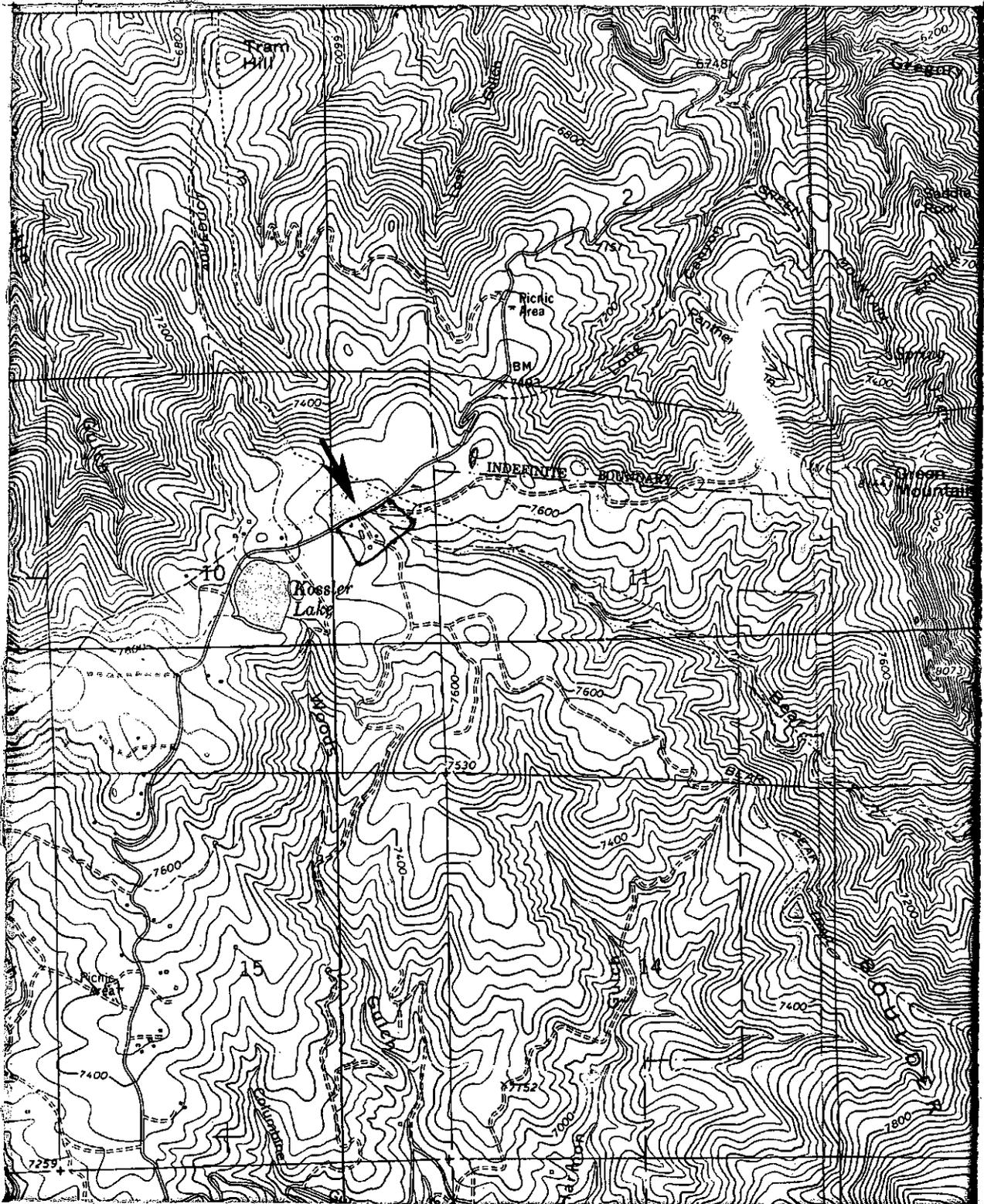
One-story rectangular plan; oriented to the south; 12' N-S by 16' E-W; low poured concrete perimeter walls foundation; wood plank floor; unpainted vertical wood plank exterior walls; moderately-pitched side gable roof, with corrugated metal roofing material over 1x wood decking and 2x wood rafters with exposed ends; one small square window opening, covered with a wood shutter, is located on the north elevation; two 6-light hopper, or fixed-pane, windows, with unpainted wood frames, are located on the south elevation; a single wood-paneled door is located at the west end of the south elevation; no additions; good condition.

Privy (Three Hole) (site plan item J; Roll CM-184, Frames 3-4)

One-story rectangular plan; oriented to the northeast; 5' by 6'; wood timbers on grade and stone piers foundation; wood plank floor; stained natural brown horizontal weatherboard exterior walls, with 1" by 4" corner boards; moderately-pitched front gable roof, with wood shingles over 1x wood decking and 2x wood rafters with exposed ends; no windows; stained natural brown vertical wood plank door, located on the northeast elevation; no additions; good condition.



SKETCH MAP



. . . LOCATION MAP . . .

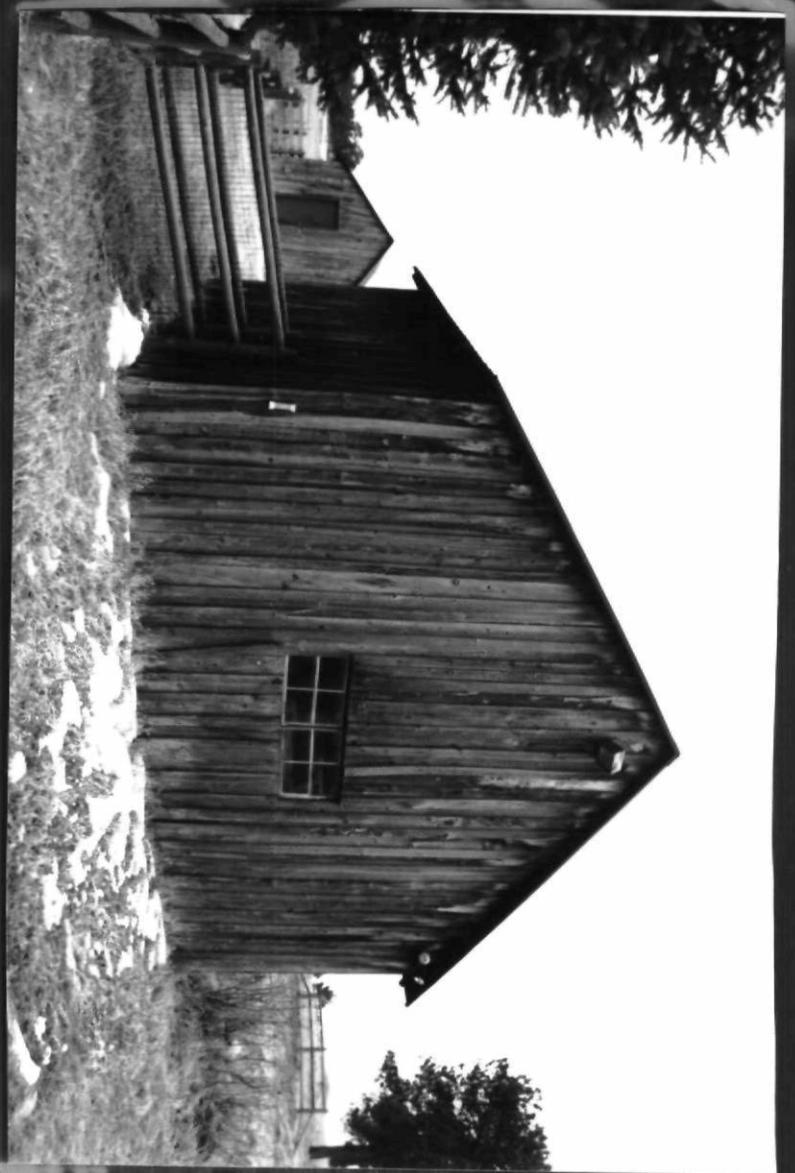
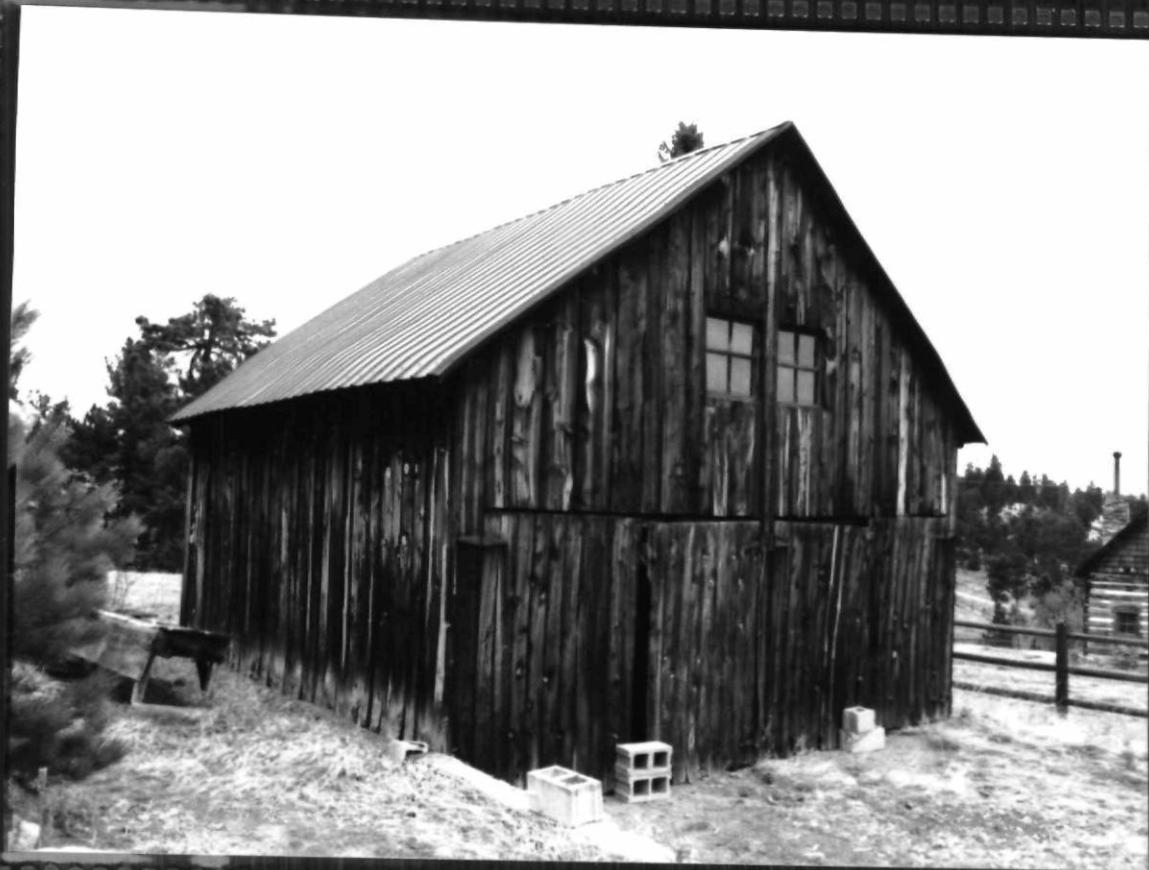
5331 Flagstaff Road, Boulder County, Colorado
(Copied from Eldorado Springs, Colorado USGS Quadrangle Map)



5BL8705 5331 Flagstaff Road, Boulder vicinity
Cabin
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 1
View to SE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Cabin
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 2
View to South

5BL8705 5331 Flagstaff Road, Boulder vicinity
Cabin
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 3
View to NW



5BL8705 5331 Flagstaff Road, Boulder vicinity
Tool Shed / Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 5
View to SW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Tool Shed / Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 4
View to NE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Blacksmith Shop
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 6
View to East-Southeast



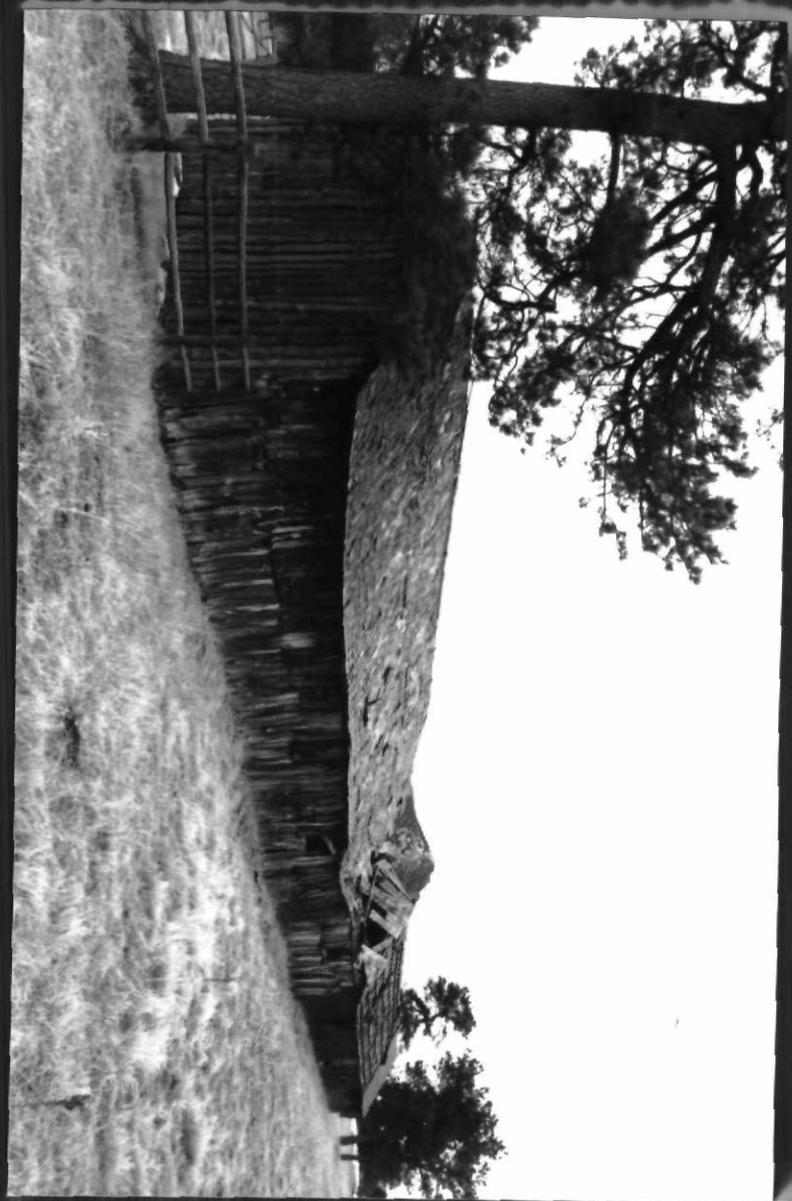
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Blacksmith Shop
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 7
View to West-Northwest

5BL8705 5331 Flagstaff Road, Boulder vicinity
Carriage Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 8
View to SE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Carriage Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 9
View to NW

AVERY®

PP43



5331 Flagstaff Road, Boulder vicinity

5BL8705

Cattle Barns

5 March 2001

Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Carl McWilliams

Roll CM-183

Frame 11
View to SE

5BL8705

Cattle Barns

5 March 2001

Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Carl McWilliams

Roll CM-183

Frame 10

View to NE

5331 Flagstaff Road, Boulder vicinity

5BL8705

Cattle Barns

5 March 2001

Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306

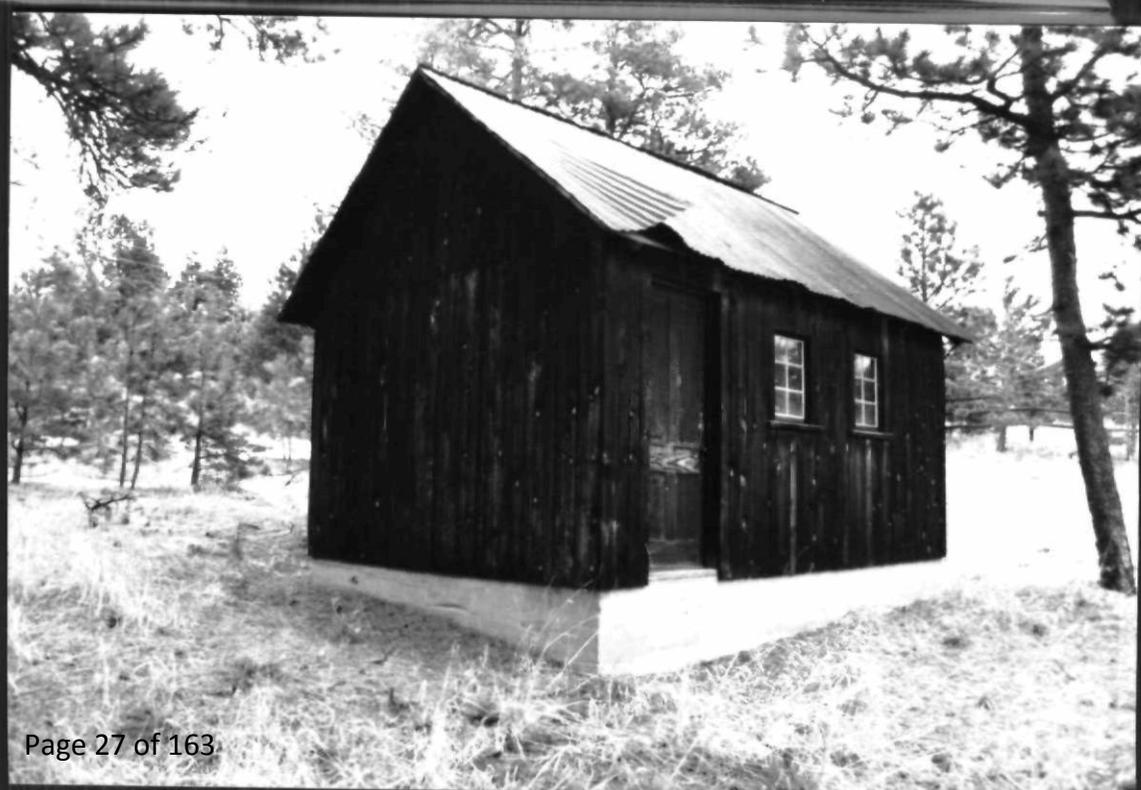
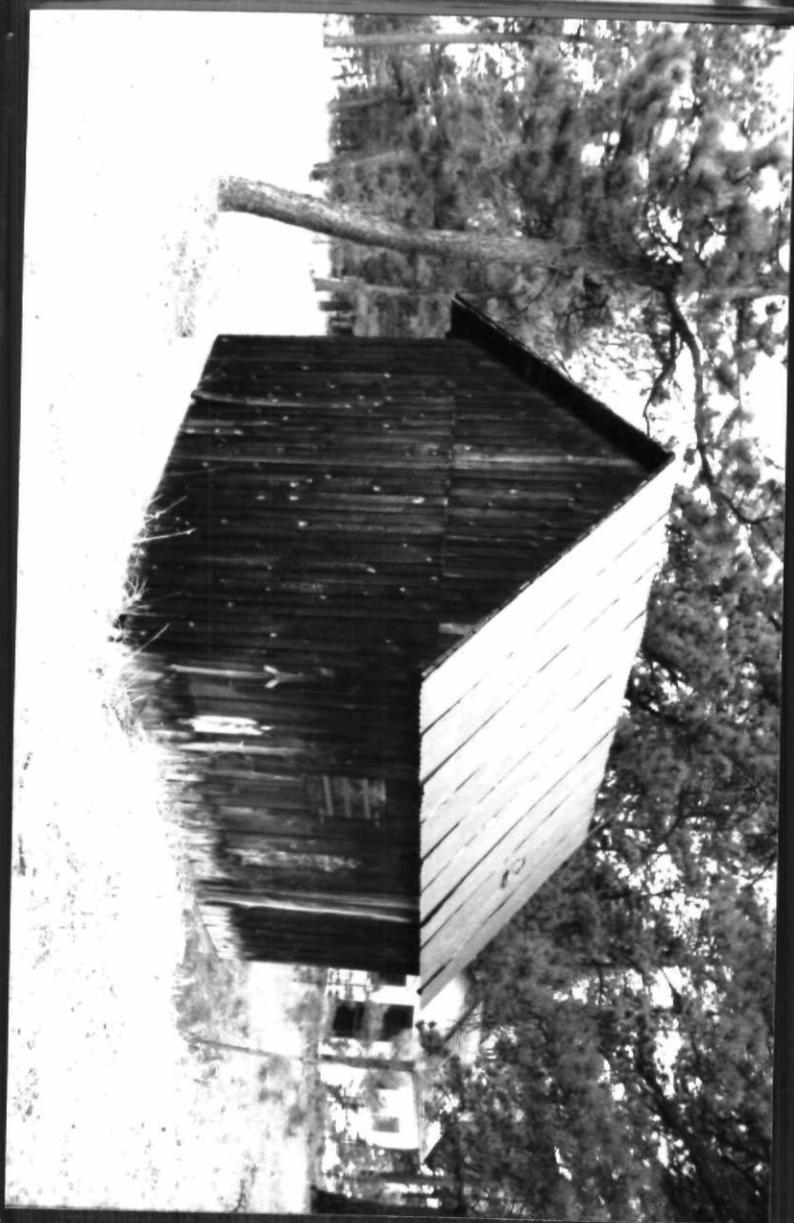
Photographed by Carl McWilliams

Roll CM-183

Frame 12

View to SW

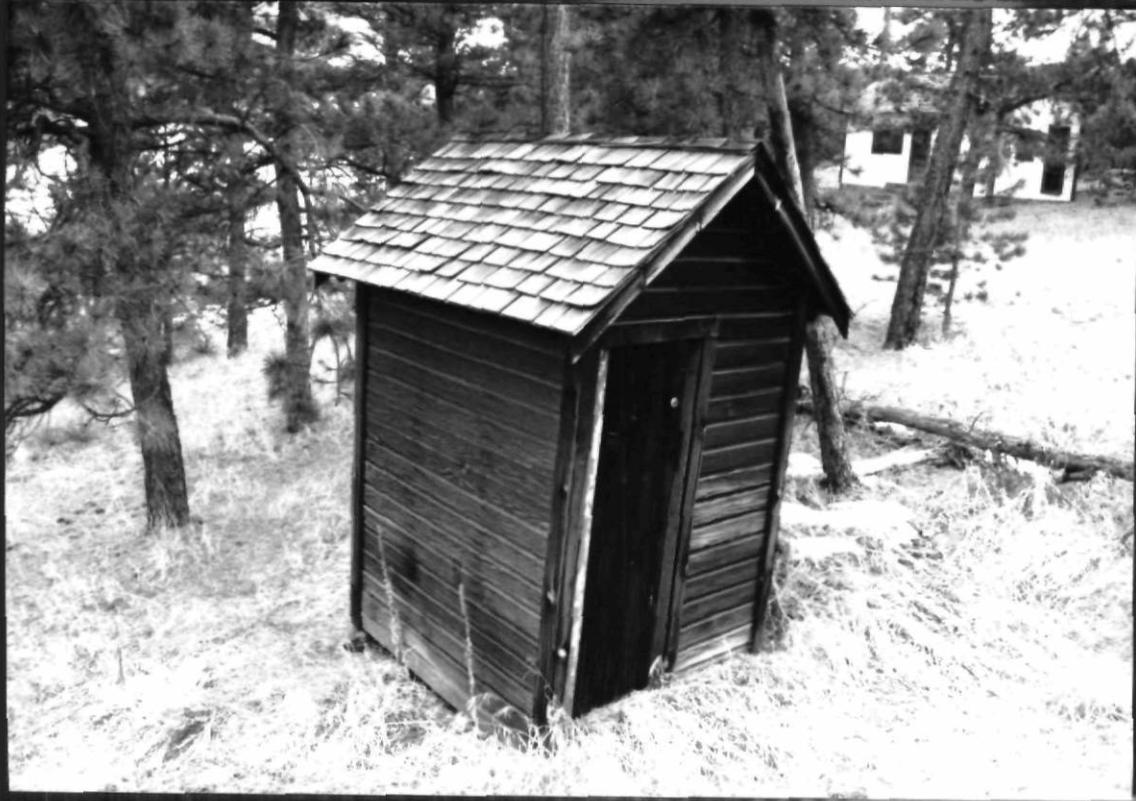
5331 Flagstaff Road, Boulder vicinity



5BL8705 5331 Flagstaff Road, Boulder vicinity
School House
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 25
View to SE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Shed
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 1
View to NE

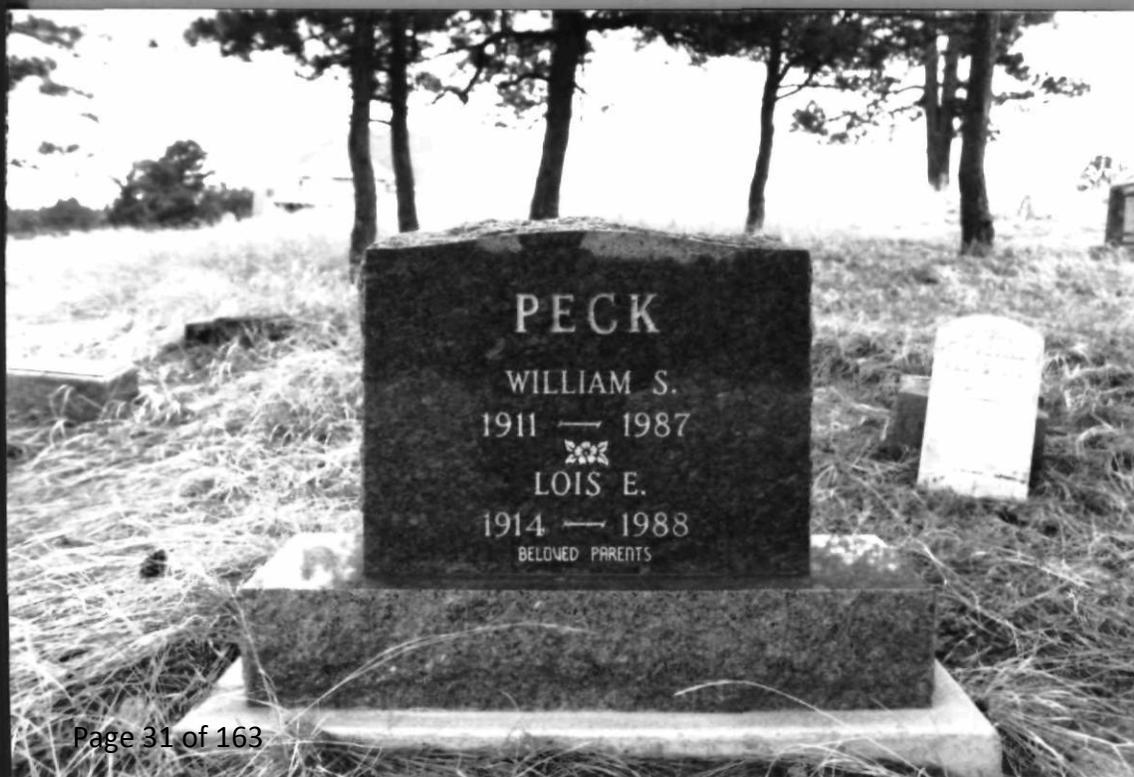
5BL8705 5331 Flagstaff Road, Boulder vicinity
Shed
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 2
View to SW



5BL8705 5331 Flagstaff Road, Boulder vicinity
Privy
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 3
View to NW

5BL8705 5331 Flagstaff Road, Boulder vicinity
School House
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 24
View to NW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Privy
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 4
View to SE



5BL8705 5331 Flagstaff Road, Boulder vicinity
James S. Kelsay grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 19
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
William S. Peck grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 20
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
Harriet Sheppard Kelsay grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 21
View to West



5BL8705 5331 Flagstaff Road, Boulder vicinity
Bruce Buchanan / Mary Malcolm grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 22
View to West

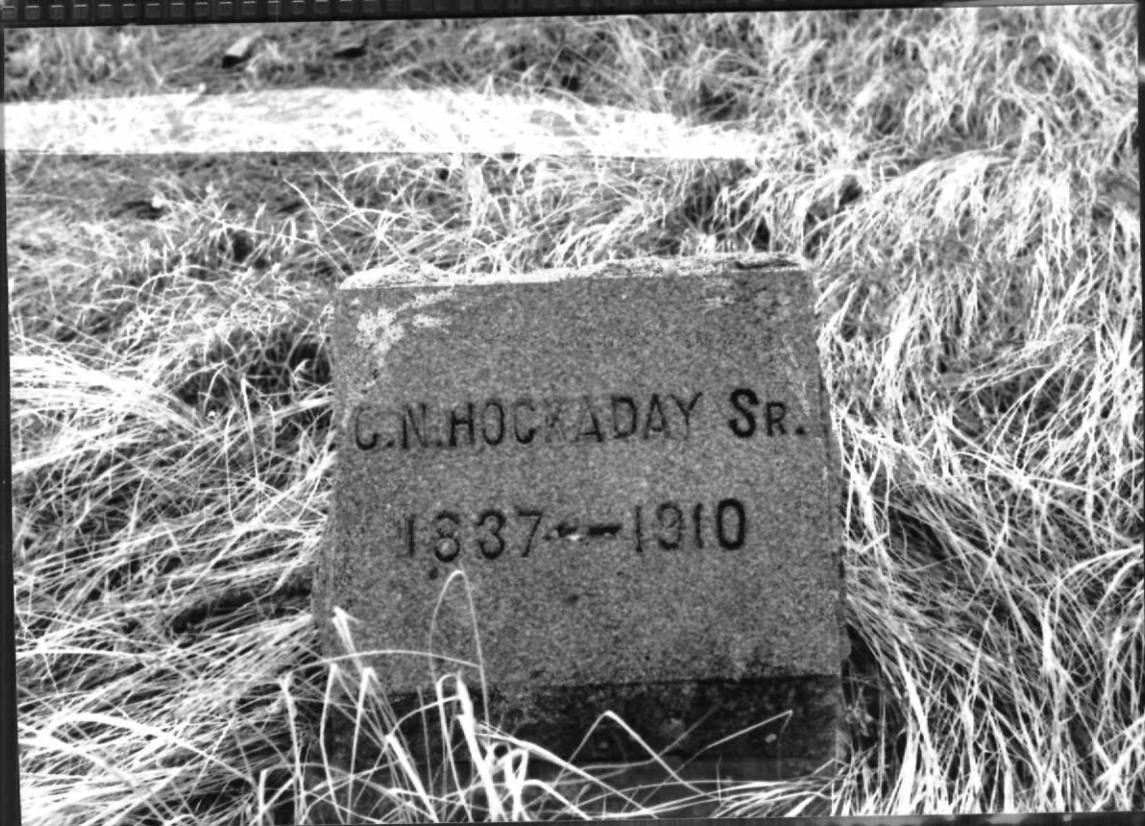
5BL8705 5331 Flagstaff Road, Boulder vicinity
Joseph Wallace Malcolm Jr. grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 23
View to West



5BL8705 5331 Flagstaff Road, Boulder vicinity
Cattle Barns
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 13
View to NW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Loading Chute
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 14
View to NW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Cemetery overview
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 15
View to West



5BL8705 5331 Flagstaff Road, Boulder vicinity
C.N. Hockaday Sr. grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 16
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
Hanna Hockaday grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 18
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
"Ida." grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 17
View to West



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name Malcolm-Peck Reception Hall	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	
<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input checked="" type="checkbox"/> Sketch Plan <input checked="" type="checkbox"/> Special Use/SSDP		<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:	
Location(s)/Street Address(es) 5498 Flagstaff Road, Boulder CO 80302			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Number of Proposed Lots
Proposed Water Supply 600 ft well on property		Proposed Sewage Disposal Method current sewage system / porta potties	

Applicants:

Applicant/Property Owner Jacqueline Malcolm-Peck		Email jacquelinemp8@gmail.com	
Mailing Address 5331 Flagstaff Rd			
City Boulder	State CO	Zip Code 80302	Phone 303-941-8877
Applicant/Property Owner/Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner 	Printed Name Jacqueline Malcolm-Peck	Date 6/21/21
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



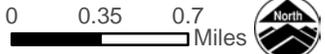
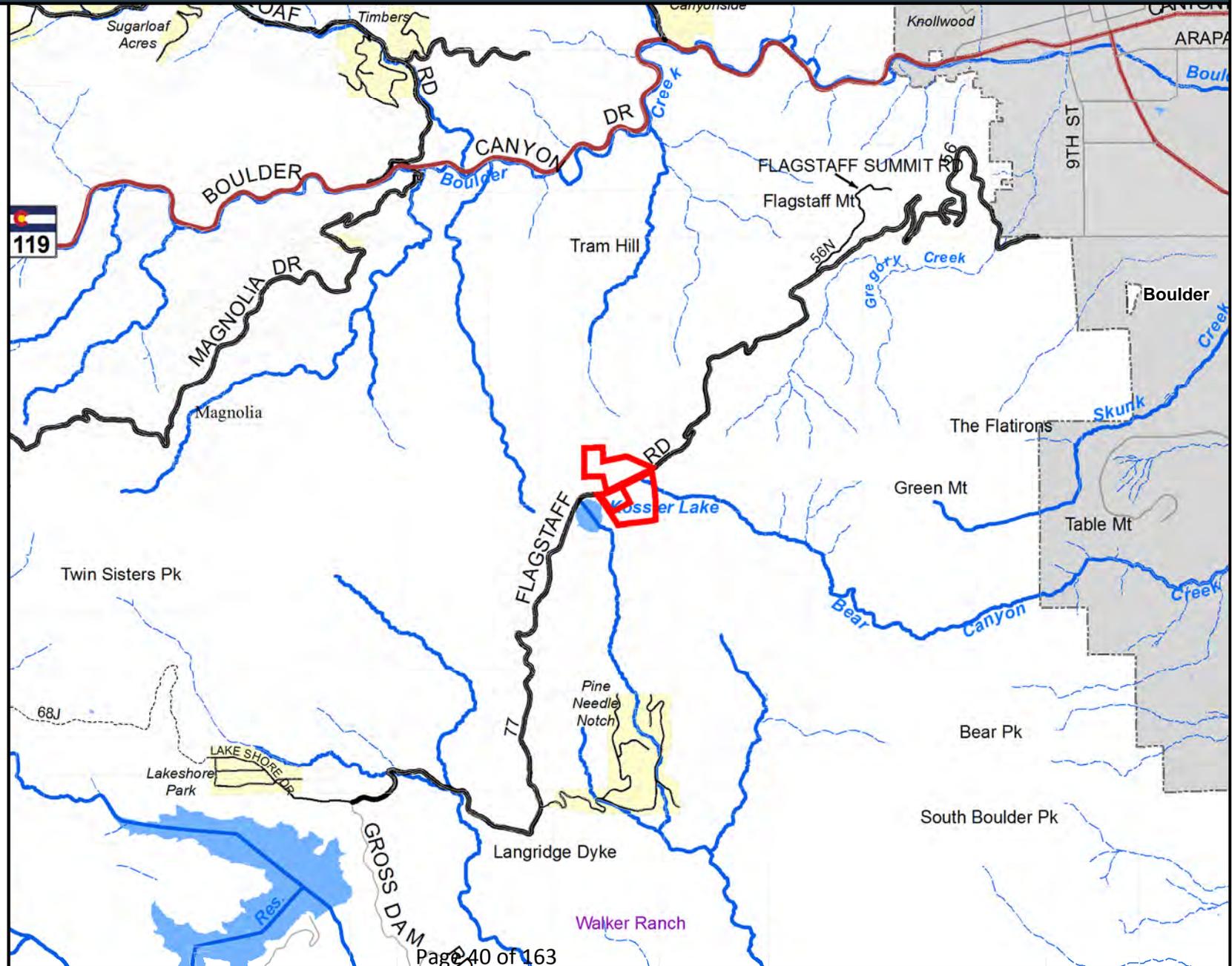
Community Planning & Permitting

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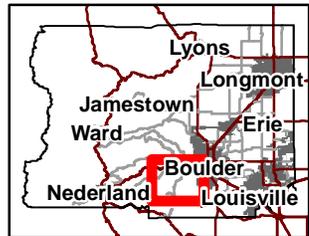
Vicinity

5498 FLAGSTAFF RD

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 8/16/2021



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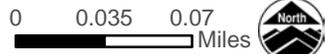
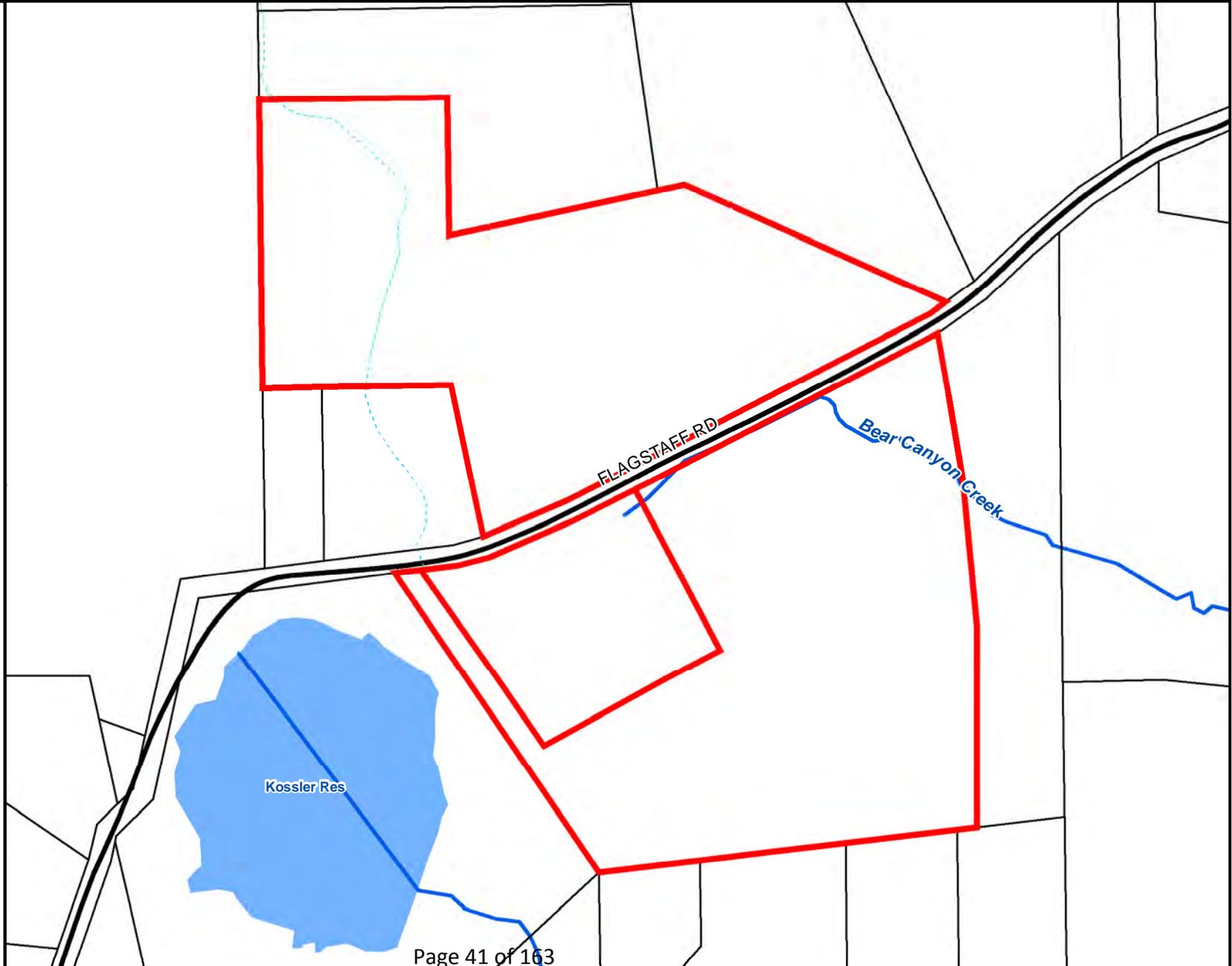
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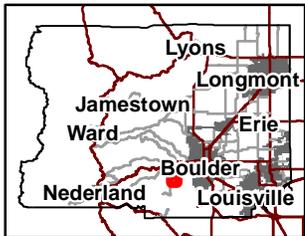
Location

5498 FLAGSTAFF RD

 Subject Parcel



Area of Detail Date: 8/16/2021



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Aerial

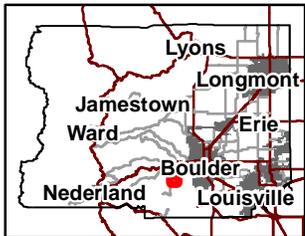
5498 FLAGSTAFF RD

 Subject Parcel



0 0.035 0.07 Miles 

Area of Detail Date: 8/16/2021



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Aerial

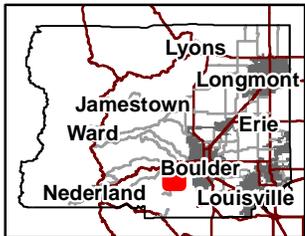
5498 FLAGSTAFF RD

 Subject Parcel



0 0.085 0.17 Miles 

Area of Detail Date: 8/16/2021



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Comprehensive Plan

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Subject Parcel

NLNA Buffer

Environmental Conservation Areas

Riparian Areas

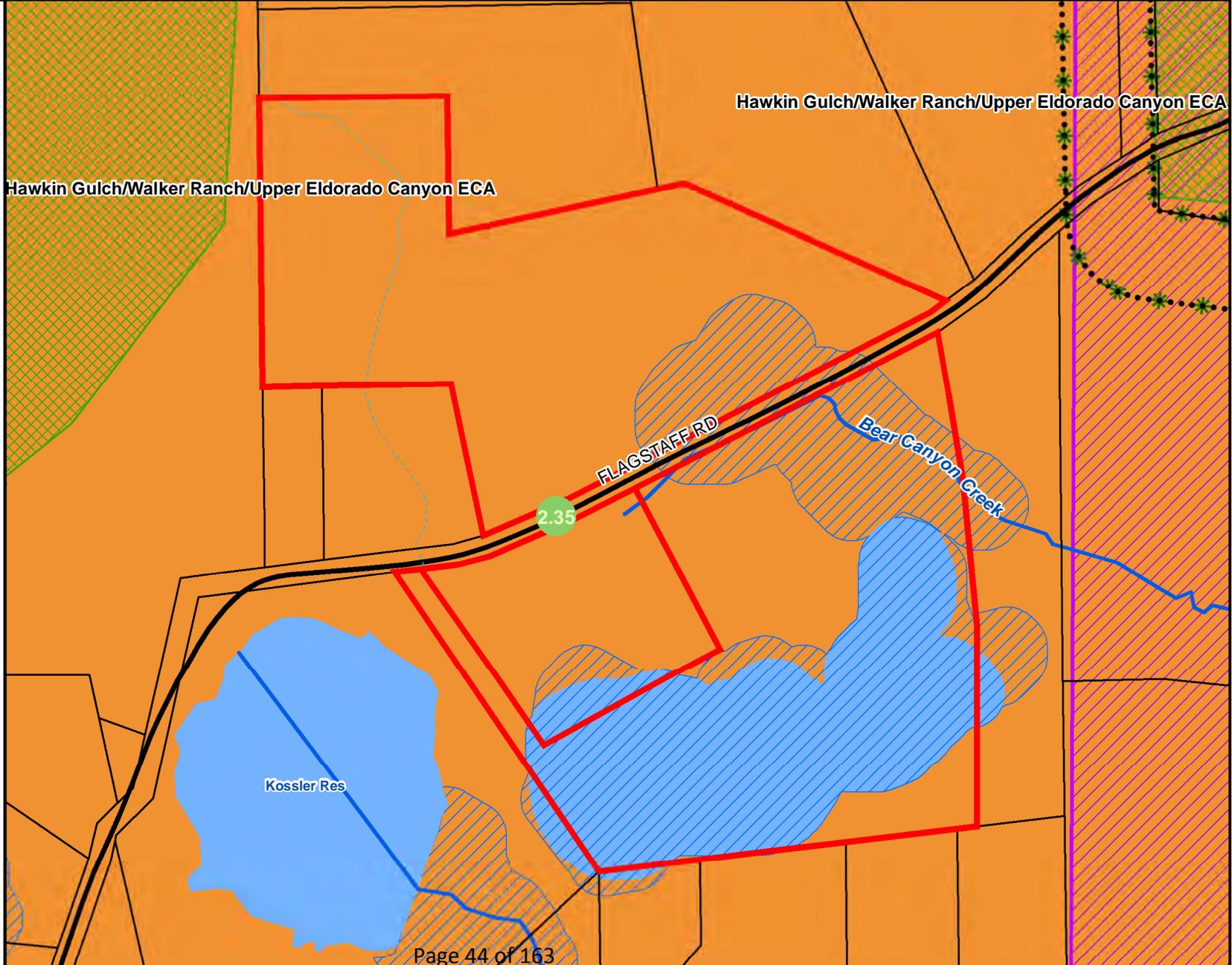
Wetlands

High Biodiversity Areas

B2: Very High Biodiversity Significance

Natural Landmarks
 Natural Areas

Rare Plant Areas



0 0.035 0.07 Miles



Area of Detail Date: 8/16/2021



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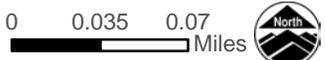
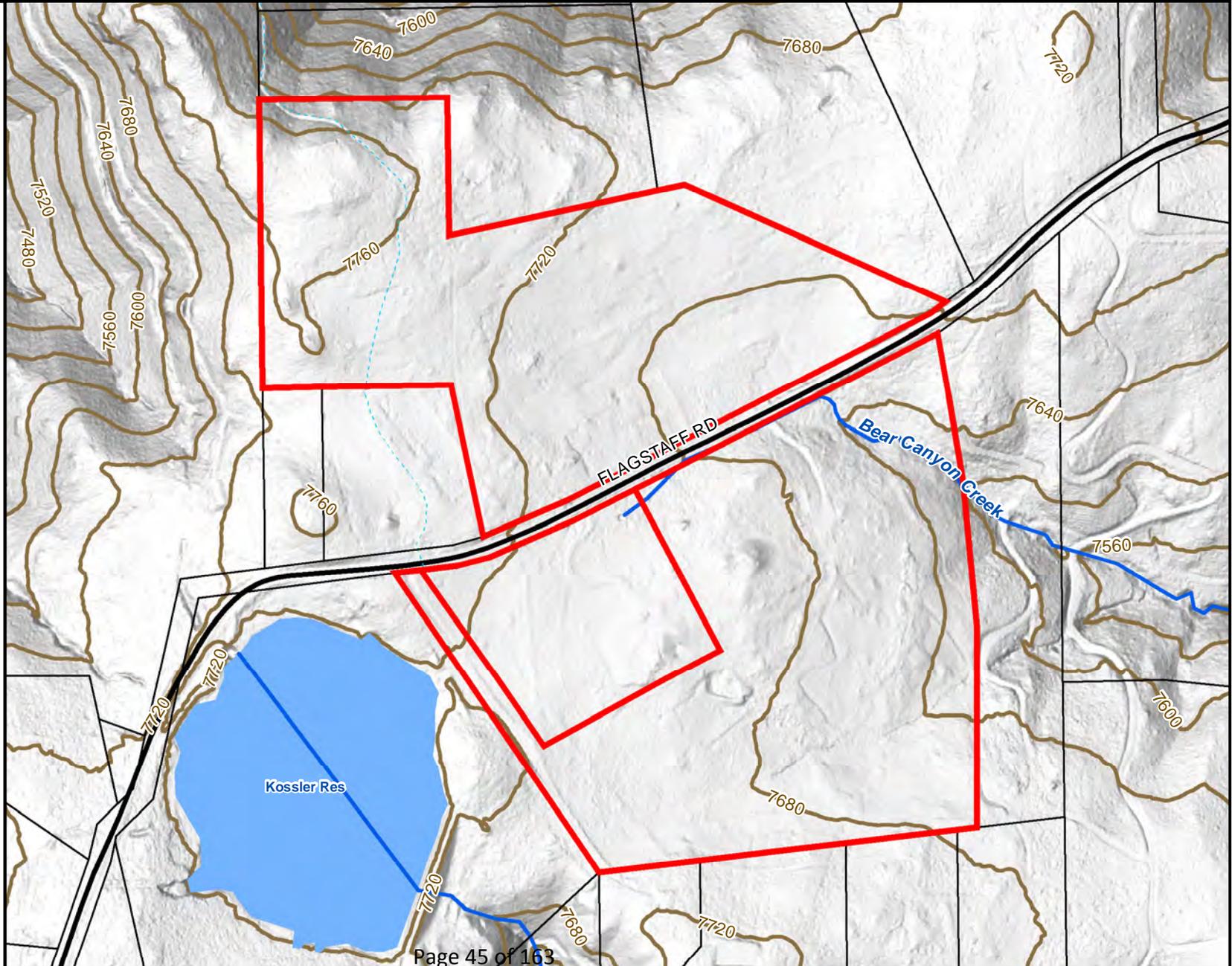
Community Planning & Permitting

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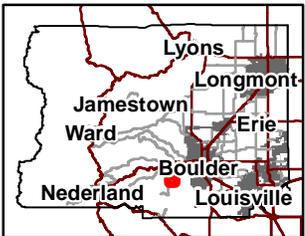
Elevation Contours

5498 FLAGSTAFF RD

-  Subject Parcel
-  Contours 40'



Area of Detail Date: 8/16/2021



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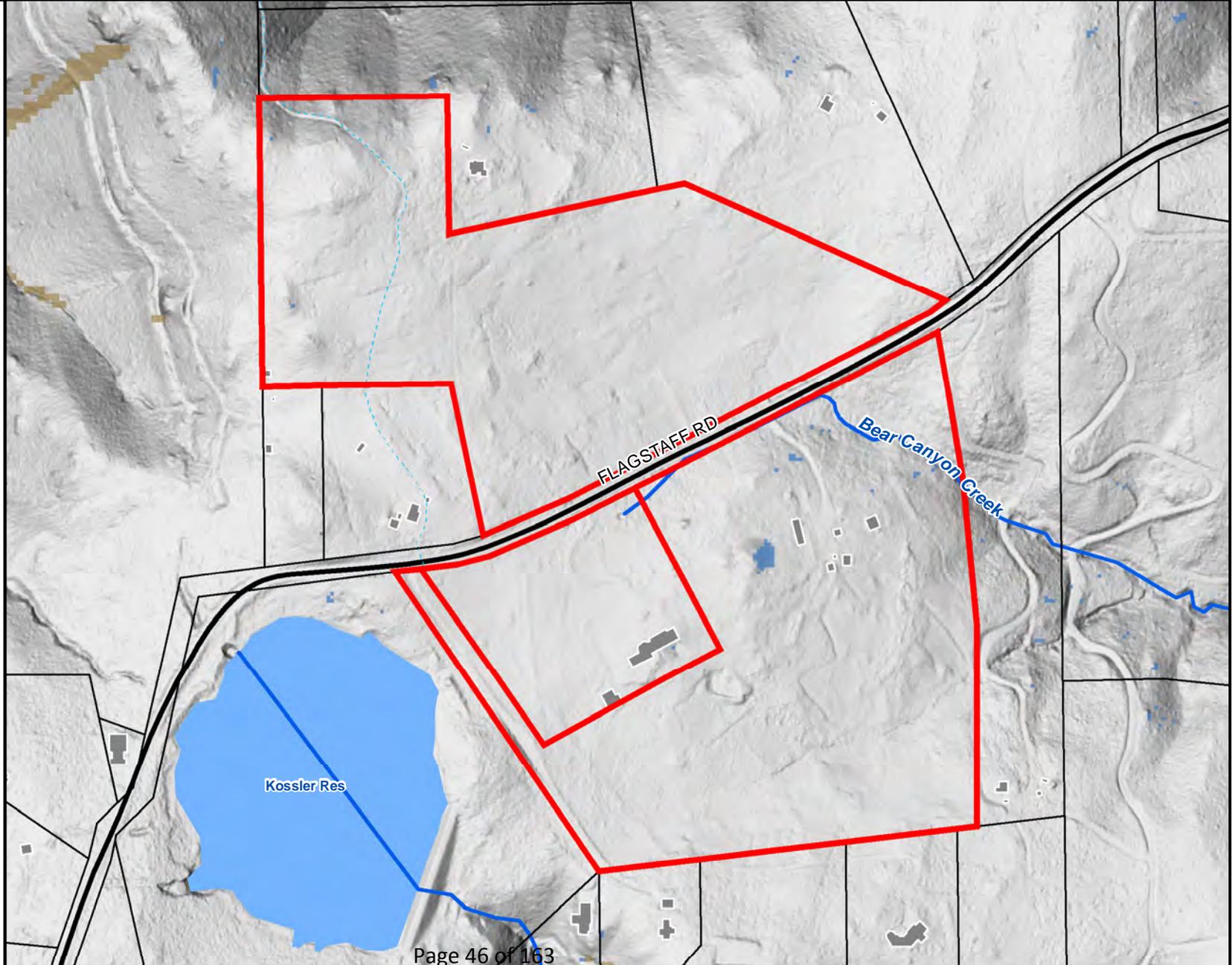
Community Planning & Permitting

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Geologic Hazards

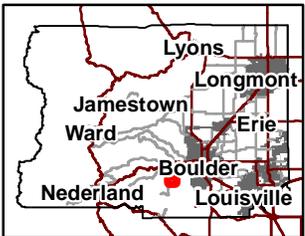
5498 FLAGSTAFF RD

-  Subject Parcel
-  Debris flow susceptibility area
-  Landslide high susceptibility area



0 0.035 0.07 Miles 

Area of Detail Date: 8/16/2021



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Public Lands & CEs

5498 FLAGSTAFF RD

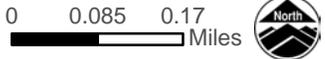
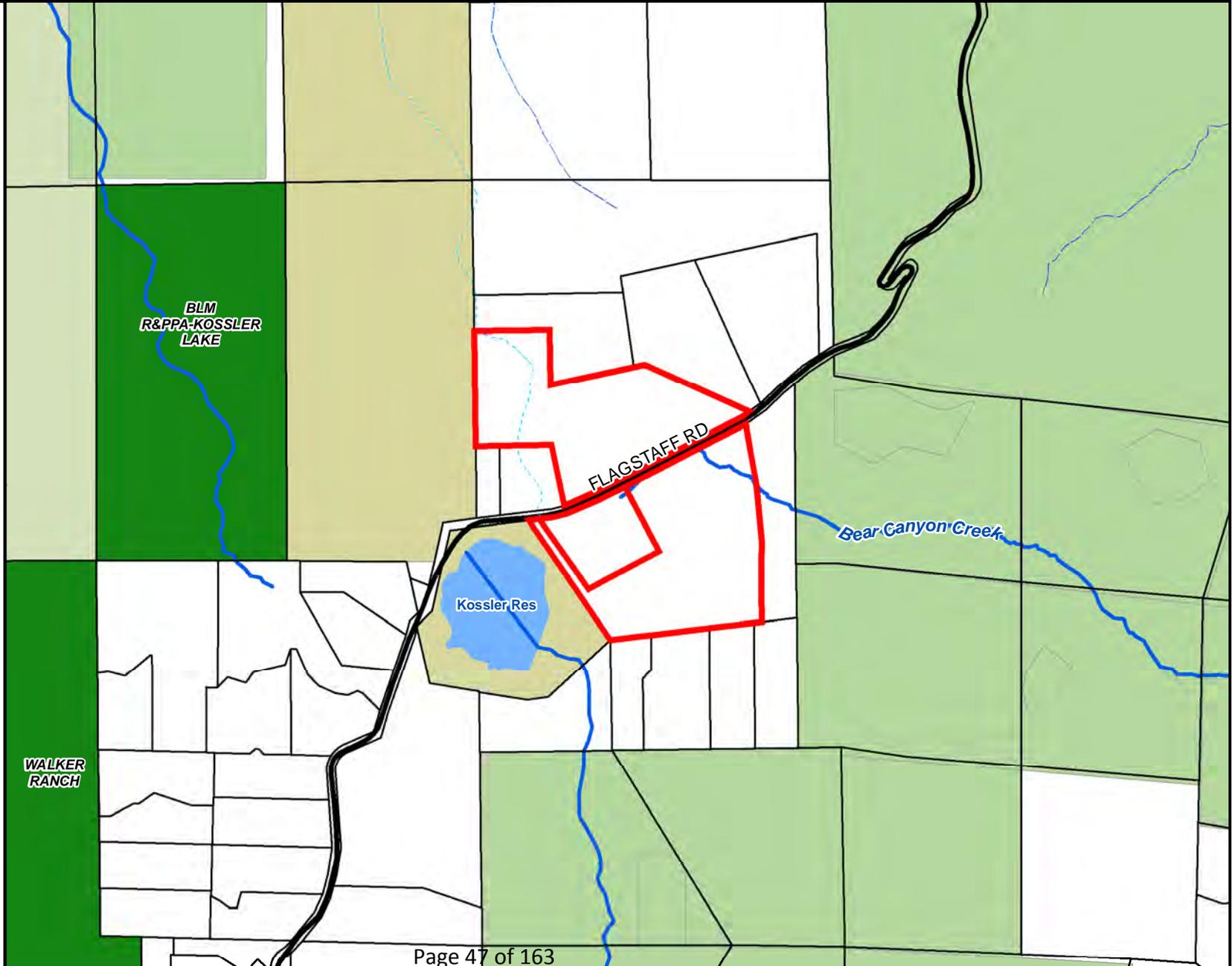
Subject Parcel

Boulder County Open Space

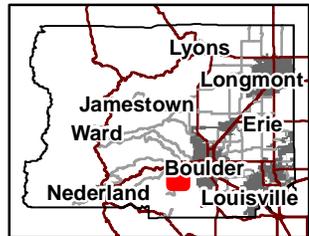
- County Open Space
- OSMP Properties
- Other Open Space

Federal Lands

- USFS Land



Area of Detail Date: 8/16/2021



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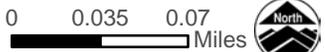
Zoning

5498 FLAGSTAFF RD

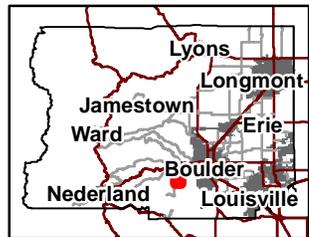
 Subject Parcel

Zoning Districts

 Forestry



Area of Detail Date: 8/16/2021



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Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

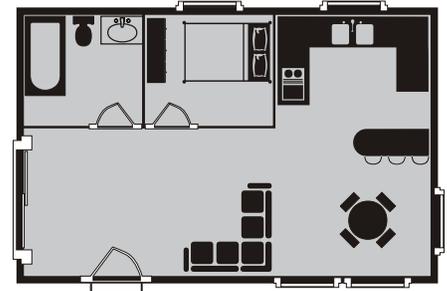
Type of Structure: (e.g. residence, studio, barn, etc.)				Green	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				Deconstruction:	
				sq. ft.	
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	22'
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	18*40=720	Exterior Wall Material	Glass
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	clear
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	polycarbonate
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	white
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

Project Identification:

Project Name:	SU-21-0004
Property Address/Location:	5495 Flagstaff Rd
Current Owner:	Greystone Malcolm-Peck, LLC
Size of Property in Acres:	60 acres

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)				kitchen - on a "tiny home trailer bed with wheels?"	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				Deconstruction:	
				sq. ft.	
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	18' feet
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	24*24= 576 ft	Exterior Wall Material	glass
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	clear
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	rustic metal
*Covered Porch:	sq. ft.	sq. ft.	24*15= 360 ft	Roofing Color	black/brown
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation to be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
5498 Flagstaff Road

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

<p>We are not planning on building the greenhouse until Spring of 2023. We are wanting the outdoor kitchen to be in by August 2022. There is no foundation on the ground is needed for the kitchen "tiny home" since it is mobile and comes with its foundation already. No grading or ground work is needed for this. We will place pea gravel down underneath our parking area to mitigate any risk with people starting their cars in the grass.</p> <p>We will also put gravel down underneath where the tent goes for safety as well.</p> <p>The greenhouse will be placed in a flat location closely located where it is set on the site plan. No grading required as well for the greenhouse.</p>

Is Your Property Gated and Locked?

Yes, please set an appointment with me.

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Print Name Jacqueline Malcolm-Peck	Date April 15, 2022
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Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

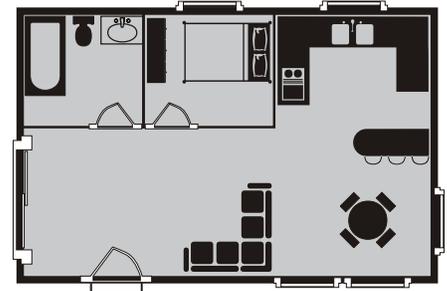
Type of Structure: (e.g. residence, studio, barn, etc.)		Restrooms in "tiny house"			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.		Deconstruction:	sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential	
				<input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	14'
Basement:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	rustic metal
First Floor:	sq. ft.	sq. ft.	24' x 8' = 192	Exterior Wall Color	black/brown
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Roofing Material	rustic metal
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Color	black/brown
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	
Total:	sq. ft.	sq. ft.	sq. ft.		

Project Identification:

Project Name:	SU-21-0004
Property Address/Location:	5495 Flagstaff Rd
Current Owner:	Greystone Malcolm-Peck, LLC
Size of Property in Acres:	60 acres

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.		Deconstruction:	sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential	
				<input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Roofing Material	
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Color	
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	
Total:	sq. ft.	sq. ft.	sq. ft.		

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation to be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
5498 Flagstaff Road

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

There is no foundation on the ground needed for the "tiny home" since it is mobile and comes with its foundation already. No grading or ground work is needed for this.
The restrooms will be placed in a flat location closely located to where it is set on the site plan. Electricity and water will be connected to the recent barn that was built in 2006 on the left corner of the site plan. Sewage is also located on the site plan and will be planned to be drained often. Lines can be run to connect. Another option is to have its own sewage tanks that is independent from the other system near the restrooms that are emptied weekly.

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Certification

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Signature 	Print Name Jacqueline Malcolm-Peck	Date April 15, 2022
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Grading Calculation

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This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	240	240	480
Berm(s)			
Other Grading			
Subtotal	240	240	480
Box 1			
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	450	250	700
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
All excess material from foundation earthwork will be placed on site.

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

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Signature <i>Colin Geminden</i>	Print Name Colin Geminden	Date 12/04/23
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SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

NATURE OF EVENTS

The primary activity on the property for the SU is intimate dinners, receptions, and community non profit events. Our goal for any gathering we have is to honor my mother, Melissa Malcolm-Peck and the legacy and impact she had in Boulder County. Her non-profit organization - The Highest Image Foundation - supports local charities in the Boulder County area for at-risk children and teenagers, neglected seniors, and abused animals. Our goal is to have some proceeds give back to the charities she represented. My great grandfather, Joseph Malcolm was a pioneer to Boulder County and loved this area.

Growing up on Flagstaff Mountain, made our family deeply appreciate the gorgeous landscape that we are lucky to call home. It made me respect Flagstaff Mountain and the hairpin turns that go back and forth as I learned to drive as a teenager. Boulder made me grateful to be able to access our gorgeous nature. And today, that is what people are searching for and needing more than ever. They are also searching for community and unity. It is my hope to share some of that beauty for small sized dinners. People are looking to get away from the hustle and bustle but still want to gather around a table and share stories. We want to highlight what is already here. We seek to continue to keep the property as protected as possible.

SHUTTLES AND CITIZEN SAFETY

We propose to have a maximum of 15 vehicles on the property grounds at one given time including staff and guests. We will require all gatherings to have vans to drive guests up. The sprinter van can carry up to 14 passengers per shuttle. The shuttle won't exceed 14 feet in length. Each dinner will have an estimated two cars per dinner (six people in each car). There will not be overlap of the larger events with the smaller dinners.

For the larger events, there will be up to 4 shuttles holding 31 people each that are 27 feet in length. These shuttles will be taxing on site to get people off the property quickly in case of emergency. There will be up to 9 vendor cars. There will be 6 staff carpooling cars and 3 vendors will be parking on site. There will be an estimated 4 other vendors dropping off and then leaving the property to pick up after the event (florals, rentals, decor, etc). This will be rented out by our suggested shuttle companies: Hermes, Presidential, or Eight Black. This is written out in detail in the contract/appointment that mandates guests will minimize traffic and maximize safety at all times. Dinners are not allowed to take place if the client does not have a shuttle booked. We also can partner with local hotels like the St. Julien which has excellent shuttle drivers. These policies in turn also address citizen safety. In case of an emergency, the shuttles that are needed to "evacuate guests" are already taxing on site and ready to take guests to town. This will help on time efficiency and making sure transportation is already there to take guests out.

DRIVEWAY

We will use the existing dirt driveway. We will follow procedures according to MMTS and the standards for how wide, how steep, and the placement of the drainage ditch. These materials are submitted supplementally.

SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

NUMBER OF EVENTS

We propose to be able to have up to 156 dinners per calendar year. We propose to have up to 12 larger events capped at 150 guests. Our intention is to not do any more larger events than we were previously at 12 days out of the year. We expect this number to be less than 12 events in actuality. We propose to have the amplified noise events at only 8 per year which is 4 events less than the last two years. The other four will be events that do not need music.

NUMBER OF GUESTS

We propose to have up to 12 guests per small dinner. We propose to have up to 12 events with up to 150 people. We anticipate an average of 8 events a year. Some years maybe none at all, some years closer to four - to six, some at twelve. These events will happen under a tent at 5498 Flagstaff Road and not at the main house.

AMPLIFIED SOUND

The 156 small dinners will not have any amplified sound. For the eight events with amplified sound, we propose to modify and decrease the number of hours of amplified sound from 5 hours to 3 hours. We also propose to decrease the length of amplified sound from 11pm to 10pm. We currently conduct a sound check with our closest neighbor. And we also offer to do a sound check with any other neighbors that are close enough to actually hear the noise. We have tested with a decibel reader and have been under 50DB at recent events. We test at 3pm and do a sound check with the band or DJ. We propose to have the amplified noise events at only 8 per year. We propose to have the noise level at 35DB or lower.

WILDLIFE IMPACT

We do address these concerns about wildlife. We are limiting this and meeting the community request and will limit noise, volume, and sound.

With a maximum of 3 hours per amplified event of 8 days, that is 24 hours a maximum per year that wildlife may be exposed to sound. That is 8,736 hours in the year divided by 36 is 0.2% of the year that wildlife will be exposed to sound.

TRAFFIC MITIGATION

To mitigate traffic parking into town we recommend parking garages on Walnut Street and the parking at the Embassy Suites and Hilton Garden Inn has a paid private parking for guests who are staying. This will help mitigate the impact for the public parking garages. We recommend these two hotels and the St. Julien to the people coming to the events.

Below are some additional ways to mitigate traffic impact:

- There is truck regulation on Flagstaff Mountain for maximum length on larger trucks, so we always inform the companies to not bring up larger than 27 feet. They are diligent because they do not want to be fined and break code on Flagstaff Road.

SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

- This is enforceable through contracts. They do not want to be on bad terms with us or else we will not work with them again. If a company has a breach of contract with vehicle length, we will fine the company and not work with them again.
- The larger trucks over 27 feet simply do not fit through the gate and they cannot deliver the materials if they cannot fit up the gate. They would not be able to complete their services, and this is motivating for them to use box vans and smaller vehicles. These larger trucks will only be going up the road a maximum of 12 days out of the year.

AREA OF ACTIVITY

These dinners will happen in a location away from the main road, adjacent to our pond and minimizing light and sound impact from Flagstaff Road. People will not be able to see the gatherings while driving on Flagstaff Mountain since it is on the other side of the meadow. People will have the dinners either in the greenhouse or at a community table in front of the kitchen. The larger tents will be put in the back meadow and will be far away from the road.

EMERGENCY PLAN

Entrance and egress plan will be created by the fire Marshall at the Rocky Mountain Fire District on Flagstaff Mountain. Fire trucks are able to safely come in and out of the gates on the property. It is 13 feet wide and will fit fire trucks safely. We are located about .3 mile from the fire station. They are also able to access the property from our dirt road adjacent to the meadow if they need a bigger entrance.

GREENHOUSE

We plan to have a greenhouse in order to grow local food/flowers that will be used for the dinners and also CSA for neighbors to pick up fresh vegetables and herbs, host gardening/educational classes, and engage at the farmers market. Pilkington Optifloat™ Tint - is a type of body-tinted solar control glass that will be used, with low light reflection and high energy absorption. It is a gray tinted glass that does not reflect the sun like normal greenhouse glass panes. It has a subdued color range, complementing natural surroundings. It is also solar controlled. This glass material minimizes internal and external reflection, reducing uncomfortable glare from the sun. In addition, there will be shades for the entire roof which also help to mitigate any visual impact. Any lighting inside will be dimmable as well. We also have a light engineer who calculates the exact amount that the light travels and its impact. We are also able to add additional large tree plantings around the greenhouse in order to blend in as well with the scenery. The construction of the tinted glass happens within 3 weeks, and it is a quick and efficient process.

BATHROOMS

We plan to have 6 bathroom stalls built out with ADA Compliance.

FOOD AND BEVERAGE

Any equipment used to cook we propose to clean on site with a commercial dishwasher up to code.

ON SITE KITCHEN

SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

The kitchen will be professionally built by Altman Consulting and his team. Altman has built well-renowned kitchens in town like The Kitchen on Pearl Street and others. Our mission is to be as sustainable as possible by growing our own food. This kitchen will be commercially permitted through Boulder County Health.

The inspiration behind the greenhouse and kitchen stems from wanting to nurture our community through education about how food can be grown and prepared locally. During Covid, many realized they didn't know how to feed themselves or their families every day. The purpose of our greenhouse is to empower people with knowledge of how to grow their own food and to teach them how to be sustainable by saving seeds instead of relying on outside sources. It's possible to help them feel like they are able to feed themselves without going to a restaurant to get a good meal. Our local gardener wants to host classes to showcase how to grow in our climate and our chefs will give ideas on how to cook it with what we can grow ourselves. It is possible to have a small herb garden in a pot, even if you are in the smallest of apartments. Or if you live in a small house, to transform a backyard shed into a beautiful working greenhouse.

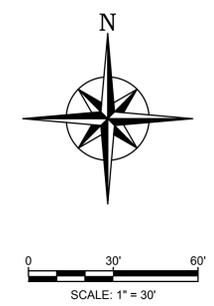
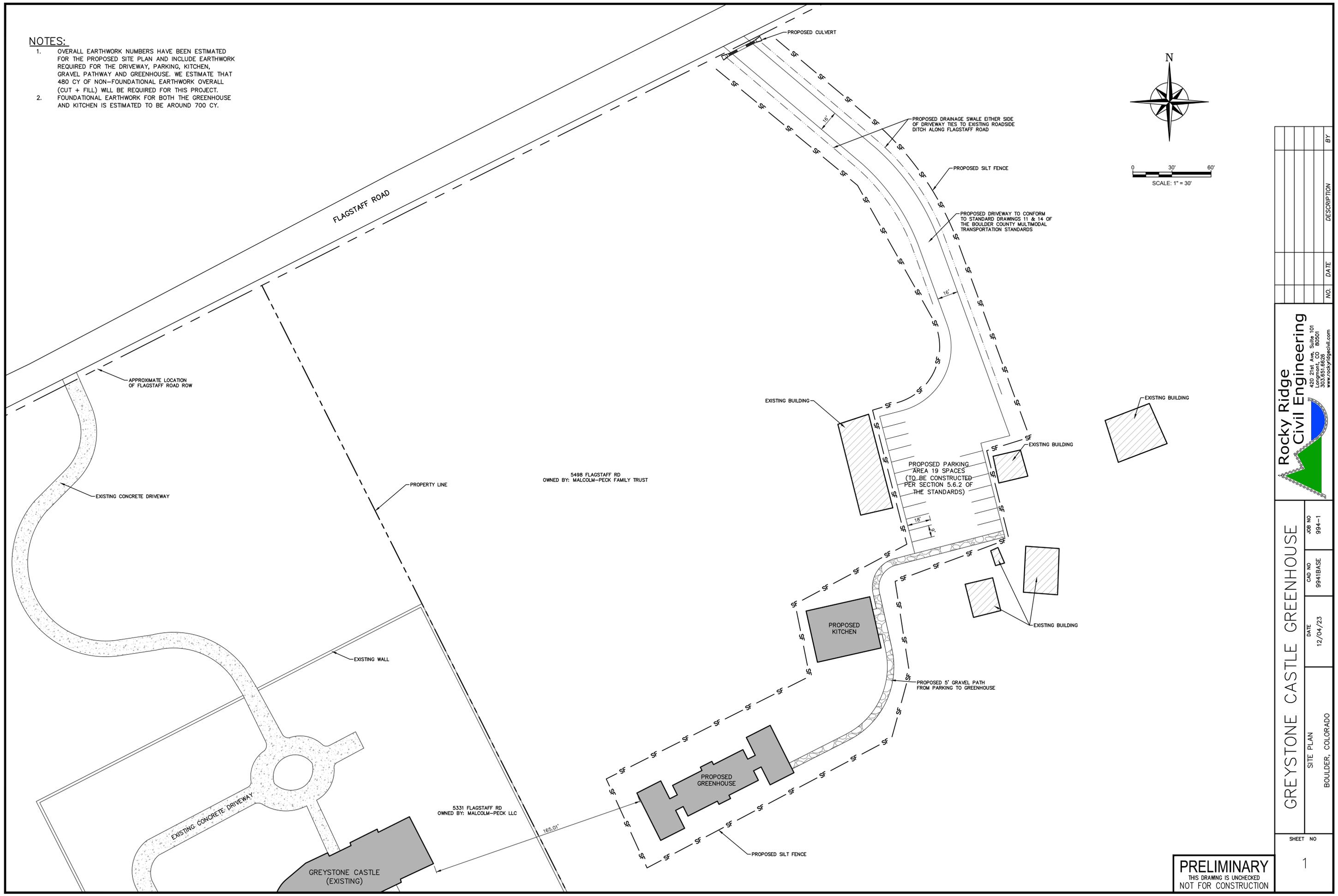
There's a pasta restaurant on Abbot Kinney Blvd in Santa Monica, named Felix Trattoria. The restaurant concept was a risk. The risk was to give up revenue every year in order to feature a "workshop" where the guest could see the work behind the pasta. The chef/owner ultimately decided to forgo the lost revenue of the removed seats in order to have the glass kitchen in the middle of the restaurant for guests to understand the time and the craft that goes into every bite of pasta. They decided to highlight tradition and respect for their ingredients instead of money. That is how they ended up transcending their guests' evening. The chef/owner hoped that their evening would not stop there, but that they would talk about the way pasta should be made. It became more than going out for dinner. The dinner turned into conversation and how to continue the art of making a seemingly simple dish. This is how traditions are passed down generation to generation. This is how recipes and ingredients are preserved. It is saved by people like that chef going out of their way to take the time to show guests an "old-fashioned" and slow process of nurturing food. Knowing more about the way our food is grown is how we preserve our crops and nurture our families.

I have a similar hope to showcase the heirloom seeds our ancestors worked hard to save. My mom had an affinity for rare breeds and heirloom crops. She had collected and preserved rare heirloom seeds. I want to highlight her seeds in our greenhouse.

We want to be able to host small classes in the greenhouse, bring in speakers, professional gardeners, and greenhouse managers, to host children or adults for educational sessions and life-enrichment. I want to continue the legacy my mother left and help people learn how to grow food again. Not everyone will be able to be raised on a farm or ranch, but it is possible for someone to transform their little window sill with herbs or convert a backyard shed into a small greenhouse where they can become more self-sufficient and realize the beauty of growing food that is more nutritious for your friends and family. We become more sustainable by using what is in our backyards and our resources as a platform to enrich the community and our families.

NOTES:

1. OVERALL EARTHWORK NUMBERS HAVE BEEN ESTIMATED FOR THE PROPOSED SITE PLAN AND INCLUDE EARTHWORK REQUIRED FOR THE DRIVEWAY, PARKING, KITCHEN, GRAVEL PATHWAY AND GREENHOUSE. WE ESTIMATE THAT 480 CY OF NON-FOUNDATIONAL EARTHWORK OVERALL (CUT + FILL) WILL BE REQUIRED FOR THIS PROJECT.
2. FOUNDATIONAL EARTHWORK FOR BOTH THE GREENHOUSE AND KITCHEN IS ESTIMATED TO BE AROUND 700 CY.



NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
 420 21st Ave, Suite 101
 Longmont, CO 80501
 303.651.6626
 www.rockyridgecivil.com

GREYSTONE CASTLE GREENHOUSE	DATE	12/04/23
	JOB NO	994-1
SITE PLAN BOULDER, COLORADO	CAD NO	9941BASE
	JOB NO	994-1

SHEET NO	1
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PRELIMINARY
 THIS DRAWING IS UNCHECKED
 NOT FOR CONSTRUCTION

ENTRANCE/EGRESS/ FIRE MITIGATION

EMERGENCY PROTOCOL

- In the event of an emergency, in terms of entrance and egress for the fire trucks or emergency vehicle will be able to come from Mountain View Fire District. They will drive down Flagstaff Road and drive in to the dirt paved driveway. The trucks will be able to drive up the road into the gravel lot. This can be seen on the map with the red line. They would be able to access the three locations (tent, greenhouse or kitchen) from there. If a vehicle is coming from town, they would also be able to drive into the dirt driveway from town.
 - The emergency vehicle would also be able to exit the same way: down the gravel driveway and make a left turn to get back to the fire station or right turn to go down Flagstaff Mountain to the nearest hospital in town.
- In terms of emergency egress, guests would be either exiting from the (tent, greenhouse or kitchen) and walking on the red exit line to get to the shuttles taxiing parking location. The shuttles or vans will be waiting on site and not needing to re access Flagstaff Mountain in order to evacuate guests.
- Guests would then get onto the shuttles and go back into town.

FIRE MITIGATION AND AWARENESS

- We plan to make the property Wildfire Partner Certified. We have been talking with Kate Dunlap for some ways to mitigate potential fire risk. Wildlife Partners comes to the property and identify specific risks and what to do about it. We plan to have our team take a fire mitigation classes as well. Wildfire Partners also offer classes and will help us to prepare for any fire situation.
- Wildlife Partners will communicate changes or ways we can protect your property/buildings, and once implemented we would get a wildlife partner certification. This is then visible to first responders and there is a plaque that we stake at the end of the driveway.
- They can identify potential tree risks and certain ways to mitigate a crown fire verse a ground fire which is must easier to put out and will not spread as fast.
- They will identify certain bushes or trees that are more flammable or easier to spread the fire.
- They will also help to instil preventative measures as well. Some of these measures mean having a water hose by each building in order to help mitigate the spread.
- We would be able to hose down the outside of the building and any surrounding grasses.



DRIVEWAY
ENTRANCE

TAXI
PARKING

KITCHEN

GRAVEL PATH

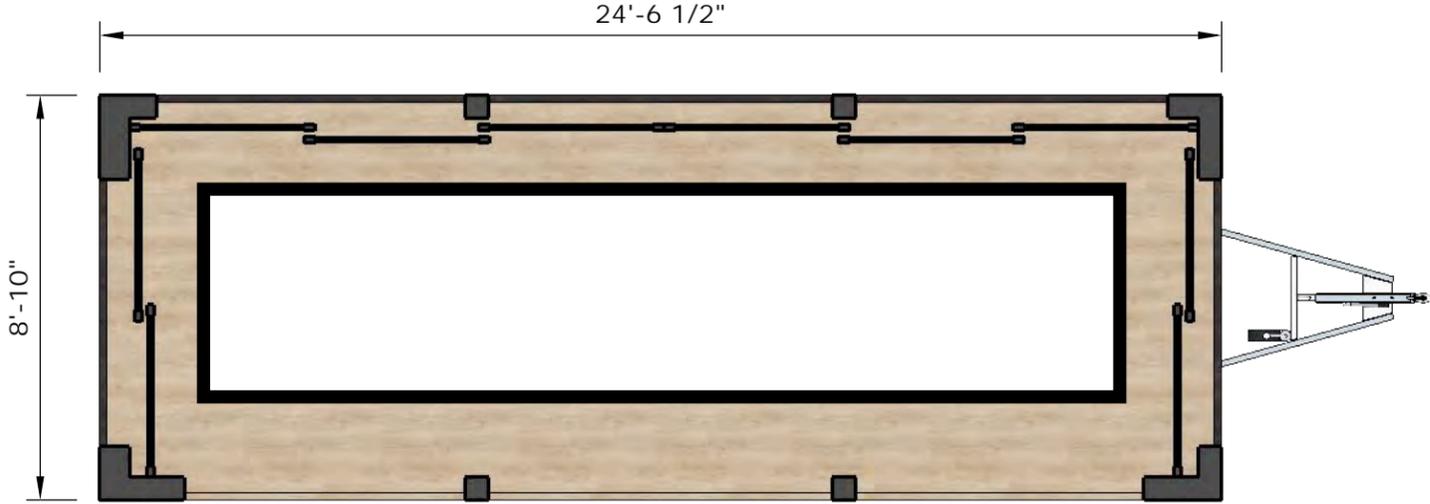
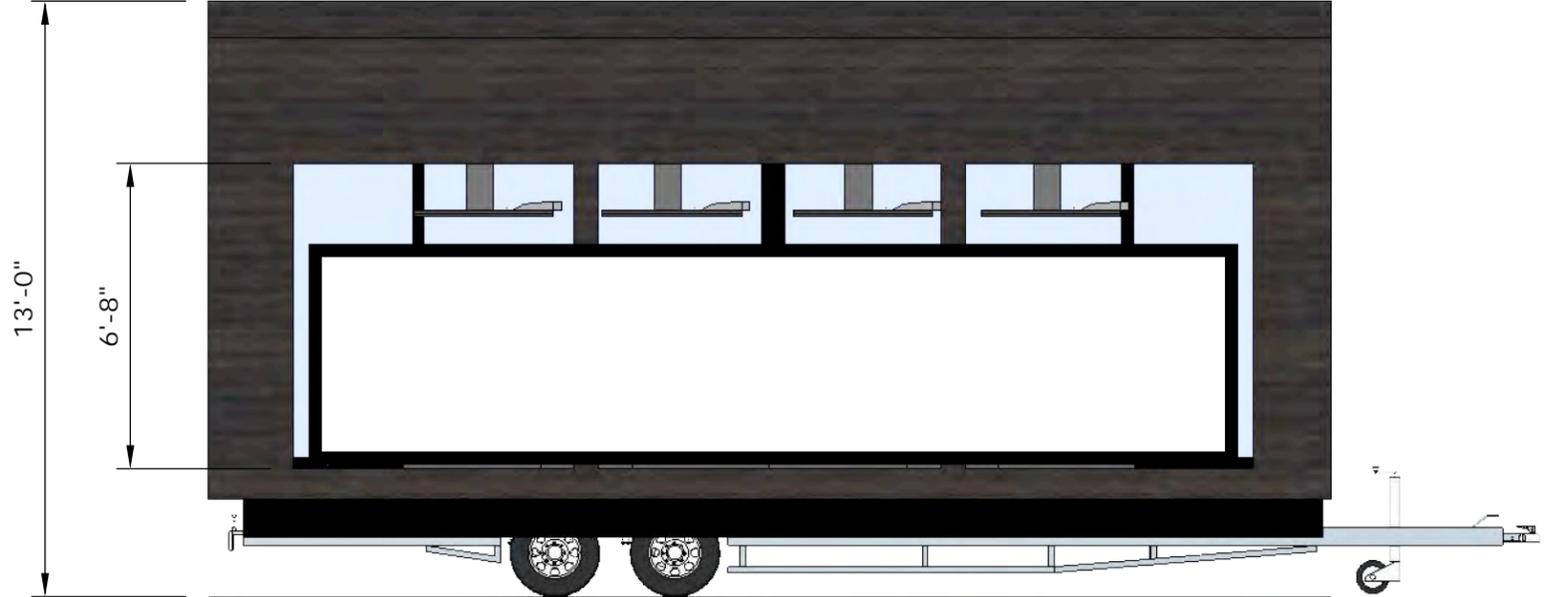
GREENHOUSE

STAFF
P

TENT

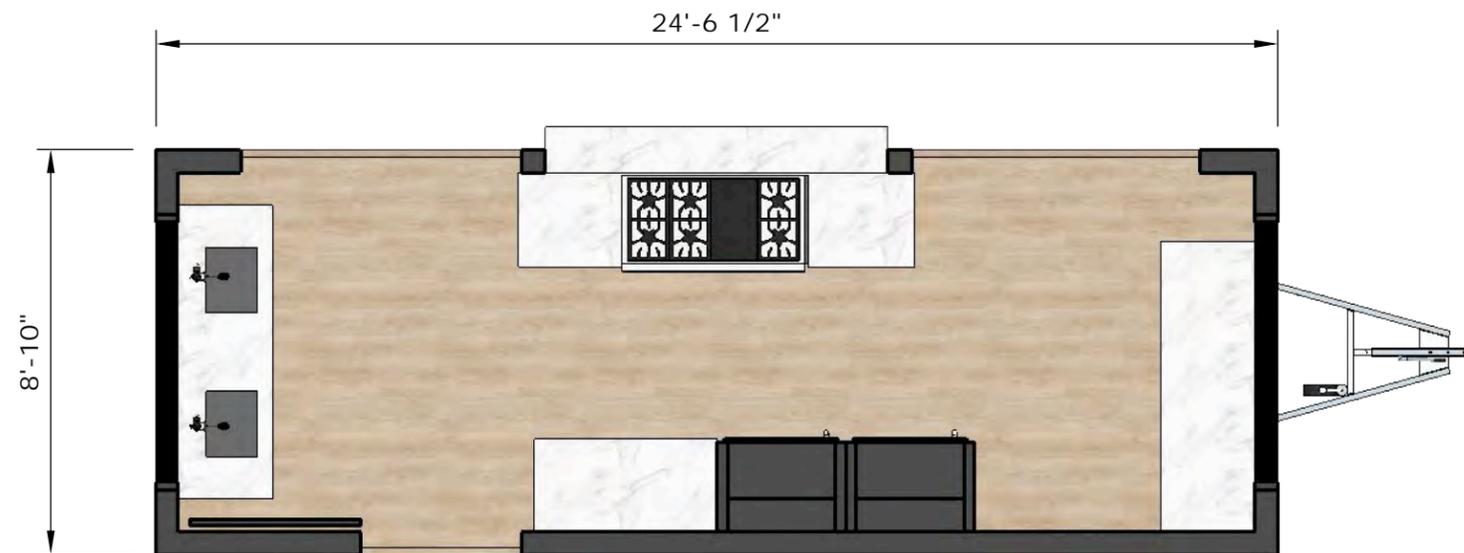
Prep/plating trailer

Elevation and Architectural



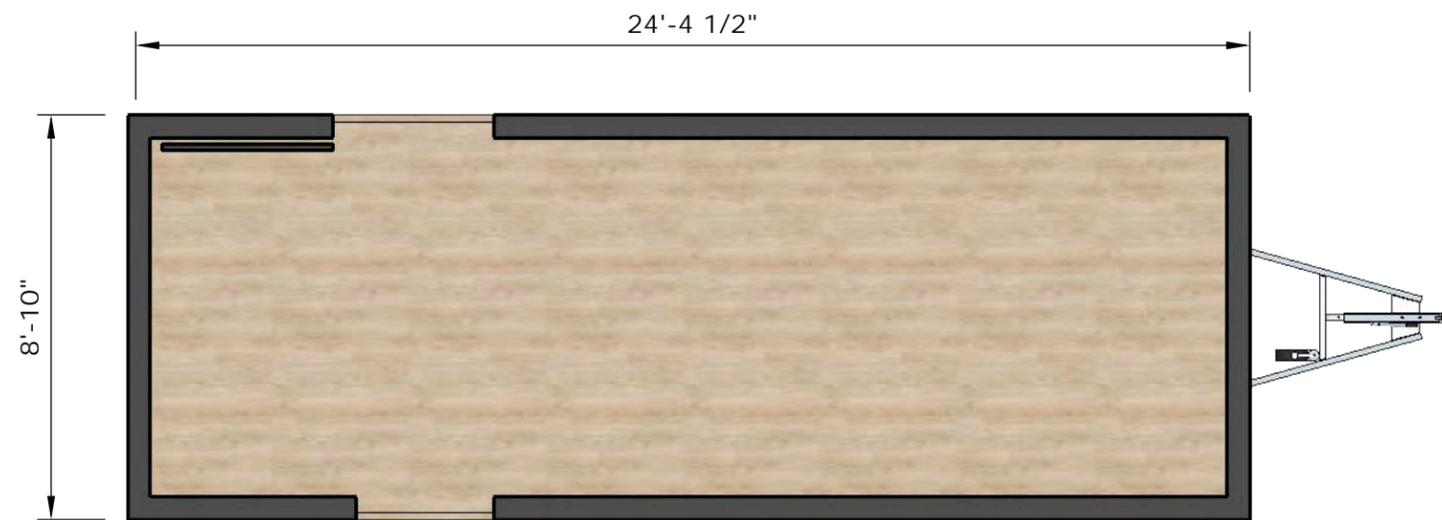
Kitchen Trailer

Elevation and Architectural



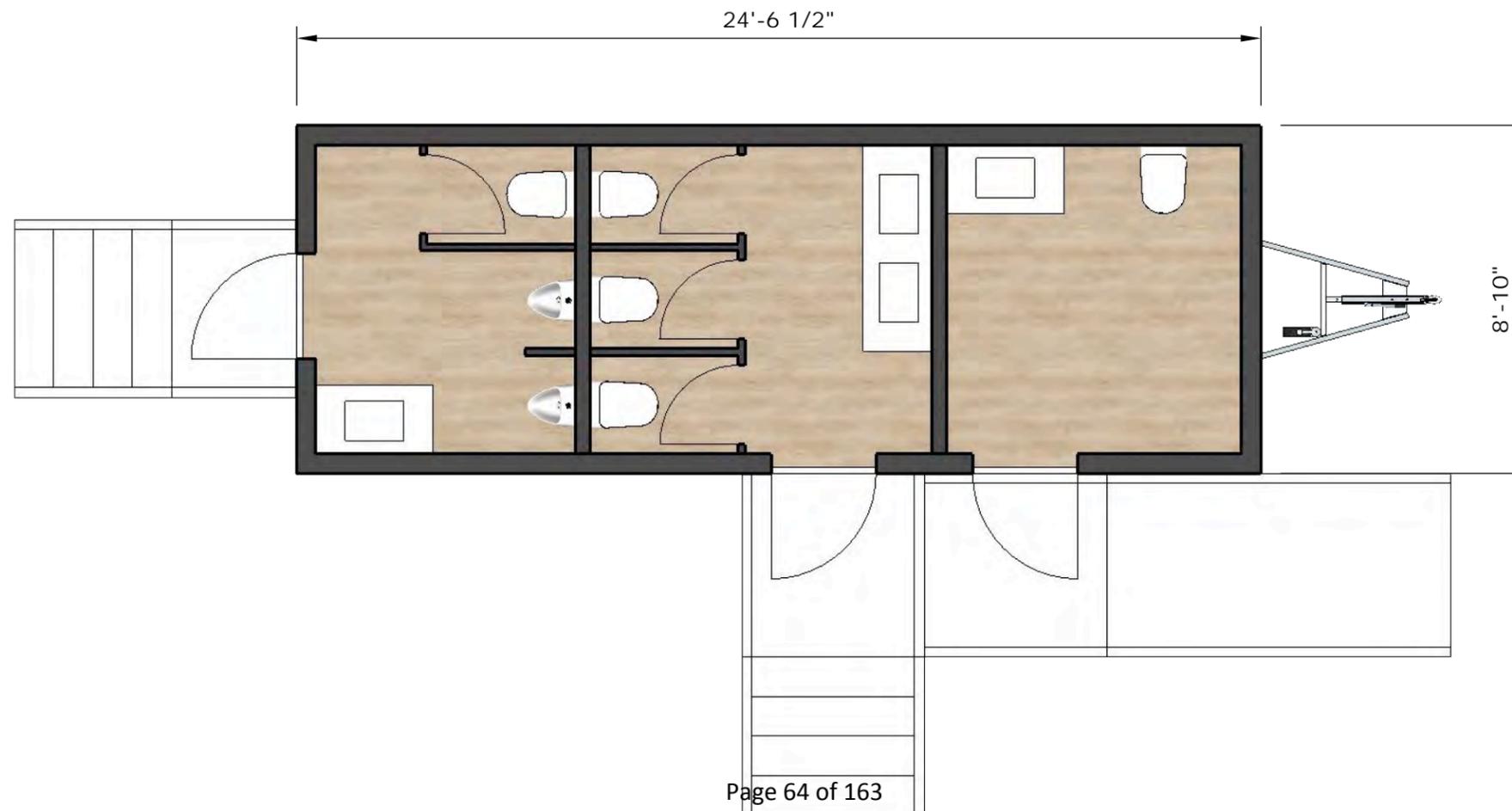
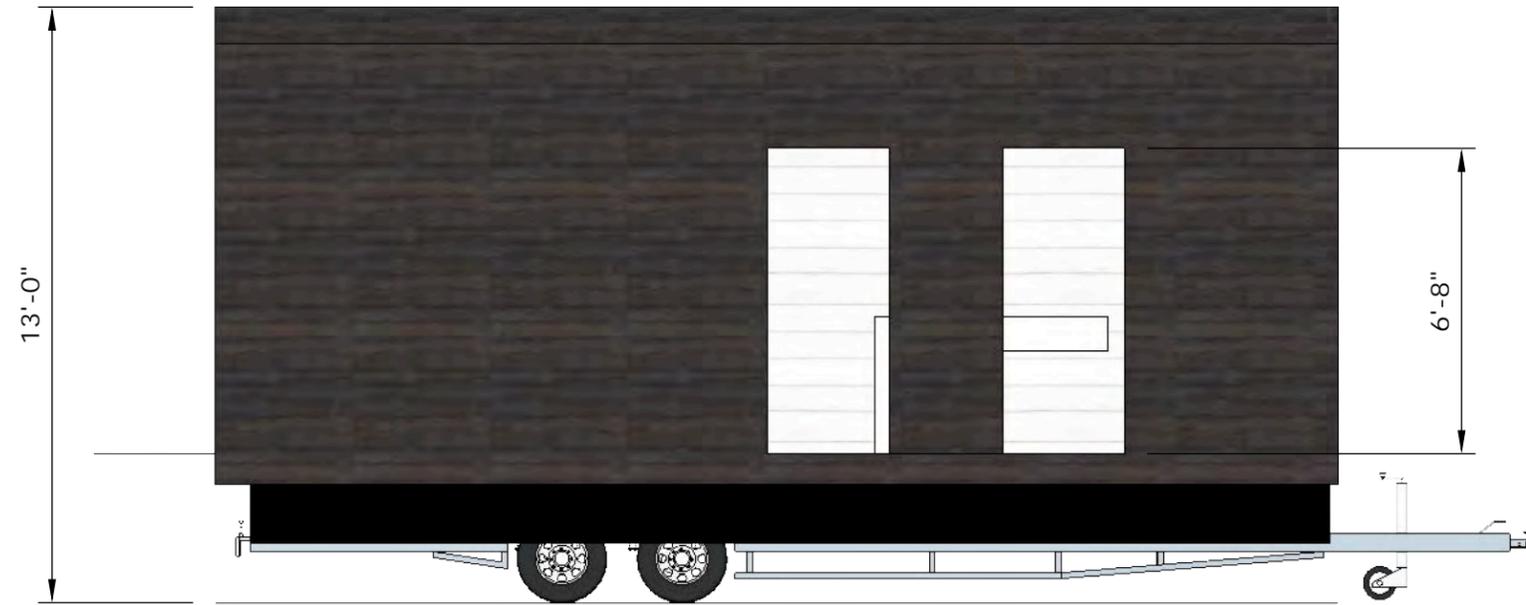
Storage Trailer

Elevation and Architectural



Bathroom Trailer

Elevation and Architectural





Body-tinted solar control
Pilkington **Optifloat™** Tints





Pilkington **Optifloat™** Grey
Toyota, Oslo
Norway

Pilkington **Optifloat™** Tints

Pilkington **Optifloat™** Tint is a range of uncoated body-tinted solar control glasses, with low light reflection and high energy absorption.

The glasses come in a variety of colors: Green, Blue-Green, Graphite Blue, Grey and Bronze.

Applications

- Commercial buildings requiring solar control
- Low/mid/high rise buildings
- Medical/Hospital
- Educational facilities/Schools
- Office buildings
- Retail buildings

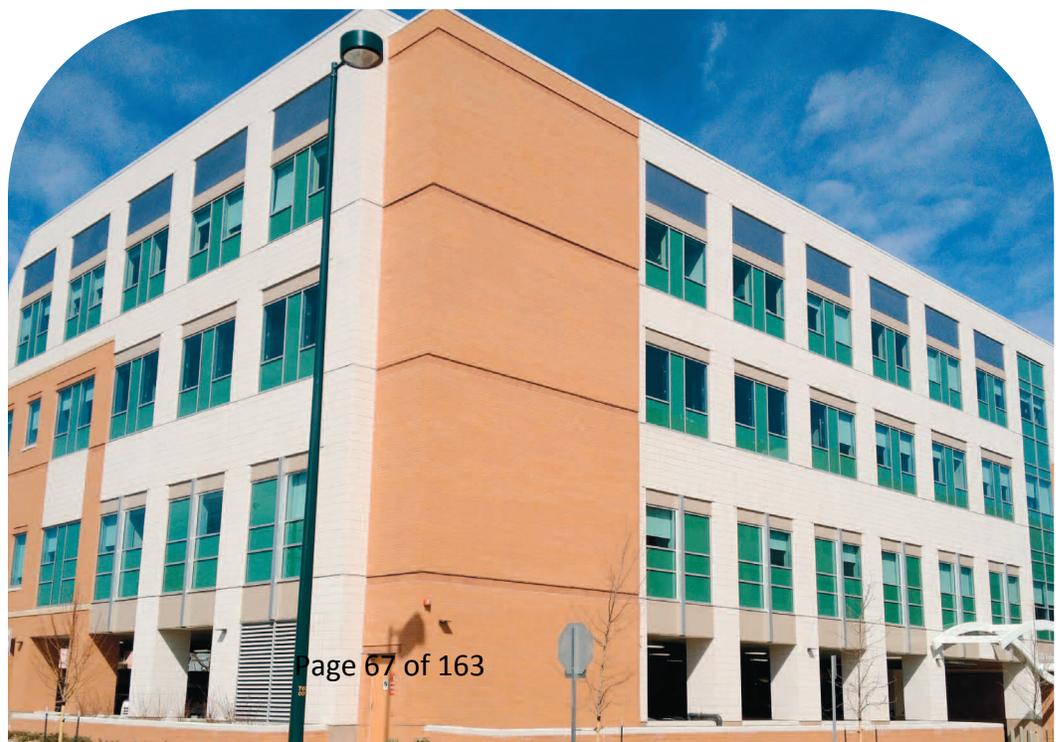


Pilkington **Optifloat™** Blue-Green
Northern Alberta Institute of Technology
Alberta, Canada

Features & Benefits

- Solar control, reducing the need for air conditioning.
- Low internal and external reflection, reducing uncomfortable glare from the sun.
- High light transmittance.
- Subdued colour range, complementing other building materials and natural surroundings.
- Can offer additional thermal insulation performance when combined in an insulating glass unit with a low-emissivity glass, such as Pilkington **Energy Advantage™** low-e.
- Can be laminated, toughened, bent and enamelled using standard techniques.
- Can be used in monolithic form or incorporated in insulating glass units.
- Available in a wide range of sizes from 3 mm to 12 mm thicknesses (depending on the color).

The products are particularly suitable for applications that demand solar control without the use of surface coating, for residential or commercial applications. To achieve thermal insulation, the products have to be combined with a low-emissivity glass in an insulating glass unit.



Pilkington **Optifloat™** Blue-Green
DHMP - Denver, CO

Single Glass Performance Data^{1, 10}

	Nominal Glass Thickness		Visible Light ²			Solar Energy ²			U-Factor ⁵			Solar Heat Gain Coefficient ⁷	Shading Coefficient ⁸
	in.	mm	Transmittance ³ %	Reflectance ⁴ %		Transmittance ³ %	Reflectance ⁴ %	UV Transmittance ² %	U.S. Summer [*]		European ^{6**}		
				Outside	Inside				Air	Argon			
Pilkington Optifloat [™]													
Grey	1/8	3	61	6	6	59	6	35	0.94	1.04	-	0.69	0.80
	3/16	5	50	6	6	48	5	26	0.93	1.03	-	0.62	0.71
	1/4	6	44	5	5	41	5	21	0.93	1.02	-	0.57	0.66
	5/16	8	33	5	5	31	5	14	0.92	1.01	-	0.51	0.59
	3/8	10	28	5	5	26	5	11	0.91	1.00	-	0.48	0.55
	1/2	12	19	4	4	17	4	7	0.89	0.98	-	0.42	0.49
Bronze	1/8	3	68	6	6	65	6	37	0.94	1.04	-	0.73	0.84
	3/16	5	44	5	5	39	5	16	0.92	1.01	-	0.57	0.65
	1/4	6	51	6	6	48	5	22	0.93	1.02	-	0.62	0.72
	5/16	8	39	5	5	34	5	13	0.91	1.00	-	0.53	0.61
	3/8	10	39	5	5	34	5	13	0.91	1.00	-	0.53	0.61
	1/2	12	29	5	5	25	4	8	0.89	0.98	-	0.48	0.55
Blue-Green	1/4	6	75	7	7	48	6	32	0.93	1.02	-	0.62	0.72
	5/16	8	70	7	7	40	5	25	0.92	1.01	-	0.57	0.66
	3/8	10	67	6	6	36	5	21	0.91	1.00	-	0.54	0.63
Green	1/4	6	76	7	7	46	6	29	0.93	1.03	-	0.60	0.70
Graphite Blue	1/4	6	61	6	6	54	6	37	0.93	1.02	-	0.67	0.77
	5/16	8	54	6	6	46	5	30	0.92	1.01	-	0.61	0.70

Double Glass Performance Data^{1, 10}

	Nominal Glass Thickness		Visible Light ²			Solar Energy ²			U-Factor ⁵						Solar Heat Gain Coefficient ⁷	Shading Coefficient ⁸
	in.	mm	Transmittance ³ %	Reflectance ⁴ %		Transmittance ³ %	Reflectance ⁴ %	UV Transmittance ² %	U.S. Summer [*]		U.S. Winter [*]		European ^{6**}			
				Outside	Inside				Air	Argon	Air	Argon	Air	Argon		
Pilkington Optifloat [™] Tint Outer Lite and Pilkington Optifloat [™] Clear Inner Lite																
Grey	1/4	6	39	7	12	32	6	17	0.50	-	0.47	-	2.8	-	0.45	0.52
Bronze	1/4	6	45	8	12	38	7	18	0.50	-	0.47	-	2.8	-	0.50	0.58
Blue-Green	1/4	6	67	12	14	39	8	26	0.50	-	0.47	-	2.8	-	0.50	0.58
Green	1/4	6	68	12	14	38	8	23	0.50	-	0.47	-	2.8	-	0.48	0.56
Graphite Blue	1/4	6	54	9	13	43	8	29	0.50	-	0.47	-	2.8	-	0.55	0.63
	5/16	8	48	8	13	37	7	24	0.49	-	0.47	-	2.8	-	0.49	0.56
Pilkington Optifloat [™] Tint Outer Lite and Pilkington Energy Advantage [™] Thermal Control Low-e Inner Lite (coating on #3 surface)																
Grey	1/4	6	36	7	14	27	7	13	0.33	0.28	0.33	0.29	1.9	1.6	0.40	0.46
Bronze	1/4	6	42	8	14	32	8	14	0.33	0.28	0.33	0.29	1.9	1.6	0.45	0.52
Blue-Green	1/4	6	62	13	15	34	9	21	0.33	0.28	0.33	0.29	1.9	1.6	0.45	0.52
Green	1/4	6	63	13	15	33	9	18	0.32	0.28	0.33	0.29	1.9	1.6	0.44	0.50
Graphite Blue	1/4	6	50	10	14	37	10	23	0.33	0.28	0.33	0.29	1.9	1.6	0.50	0.57
	5/16	8	44	9	14	31	8	19	0.33	0.28	0.33	0.29	1.9	1.6	0.44	0.50

An insulating unit consists of two lites of equal glass thickness, containing 1/4 in. lites: 1/2 in. airspace and 1 in. overall thickness.

*U.S. U-Factor (Btu/hr.sq ft. °F) is based on NFRC/ASTM standards.

**European U-Factor (W/sq m K) is based on EN 410/673 (CEN) standard.

All performance values are center-of-glass values calculated by the LBNL Window 5.2 program.

See Pilkington Architectural Product Guide for explanation of superscript references.

This publication provides only a general description of the product. Further, more detailed, information may be obtained from your local supplier of Pilkington products. It is the responsibility of the user to ensure that the use of this product is appropriate for any particular application and that such use complies with all relevant legislation, standards, codes of practice and other requirements. To the fullest extent permitted by applicable laws, Nippon Sheet Glass Co. Ltd. and its subsidiary companies disclaim all liability for any error in or omission from this publication and for all consequences of relying on it. Pilkington, "Activ," "Energy Advantage," "Optifloat," and "Solar-E" are trademarks owned by Nippon Sheet Glass Co. Ltd, or a subsidiary thereof.



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www.pilkington.com/na



July 28, 2023

Ms. Anita Riley
Boulder County Transportation Department
2525 13th Street, P.O. Box 471
Boulder, CO 80304

Dear Anita:

This Transportation System Impact Letter (TSIL) for a special use permit at 5498 Flagstaff Road addresses the study area, existing facilities, current traffic, trip generation, geometry, and impacts of approved projects at and near the proposed development. The proposed project site is located near Greystone Castle (5331 Flagstaff Road) in Boulder County, Colorado. This study conforms to a Transportation System Impact Letter per the Boulder County Multimodal Transportation Standards. A Transportation Pre-Application Methodology Letter (TP-AML) was submitted on June 9, 2022. A copy of the Transportation Pre-Application Methodology Letter and Boulder staff comments are provided in Appendix A. The scope of this study was discussed with the owner/developer and Boulder County staff.

The site location is shown in Figure 1. The current available daily traffic data on Flagstaff Road is 1,011 vehicles at Station 434 in 2022, west of Flagstaff Summit Road approximately 2 miles east of the proposed site. Flagstaff Road is a two lane road with minimal shoulders and a posted speed of 25 mph in this area. There are no transit services, pedestrian facilities, or bike lanes on Flagstaff Road. The nearest trail in the vicinity is Green Mountain West approximately half a mile to the east.

The site plan is shown in Figure 2. This property is approximately 5 miles west of the Baseline/Flagstaff-Gregory intersection in Boulder. The site (5498 Flagstaff Road) is on the south side of Flagstaff Road and south of the Greystone Castle. It will use the existing driveway access at the 5498 Flagstaff Road properties. Greystone Castle wedding venue plans to host weddings and celebrations of 10-200 guests. There will be a maximum of 24 events per year.

Currently, on an average day there are 10 employees and 10 guests on site. Employees, currently and will continue to carpool to the site. In the employee contract, they ensure they can ride together with other employees. This reduces the number of vehicles to the site. This results in a rate of 3-4 persons per vehicle or approximately 3-4 employee vehicles on site daily. Guests typically have a occupancy of 2-3 persons per vehicles or approximately 3-5 vehicles on site. This employees and guests currently and will continue to use the 5331 Flagstaff Road Access (Greystone Castle).

The wedding events typically occur on Thursday, Fridays, or Saturdays beginning after 5:00 pm. Greystone Castle will only have one event at a time and only plans to have one event per weekend. There may be one event in the middle of the week. It is likely that a weekday event would begin later, approximately 6:30-7:00 pm. The wedding event venue land use is not contained in the common trip generation reference compiled by the Institute of Transportation Engineers. Therefore, information provided by the owners was used to determine a trip generation for this type of land use. Greystone Castle will only have parking for 15 vehicles. Wedding guests will be shuttled from hotels in Boulder to the wedding venue. Typical wedding event attendance is in the range of 50-200 people. The average wedding attendance is estimated at 115 people. For the purpose of this analysis, the average 115 person event was used. It is assumed that 10 parking spaces will be for event staff (DJ, Photographer, Wedding Planner, etc.) and the Bride and Groom's entourage (assume 15 people) using small sprinter vans. A shuttle vehicle can carry up to 27 people/vehicle. Therefore, the remaining 100 guests (115 guest minus 15 entourage) will need 4 shuttle vehicles (100/27) transport guests. This results in 14 vehicles (10 private vehicles plus 4 shuttle vehicles) or 28 trip ends to/from the site for an average event. The peak entering traffic (on the order of 90 percent) occurs within one half hour prior to the start of an event. Therefore, approximately 13 vehicles will enter the site in the hour prior to an event. Exits from a wedding event tend to be spread over a longer period of time. It is estimated that not more than 50 percent (~7 vehicles) will exit the site at the time when the event is over. Exits will occur 5-7 hours after the start of an event. The trip distribution for this use is likely be to/from the Boulder area. The trip distribution is estimated to be 100 percent to/from the east.

The sight distance for the Flagstaff Road/5498 Flagstaff Road Access intersection exceeds 500 feet to the west (for a right-turn) and exceeds 500 feet to the east (for a left-turn). Based on a passenger car and a design speed of 25 mph, the intersection sight distance for these accesses should be 280 feet for a left-turn from a stop and 240 feet for a right-turn from a stop. Therefore, the entering sight distance criteria for AASHTO are met.

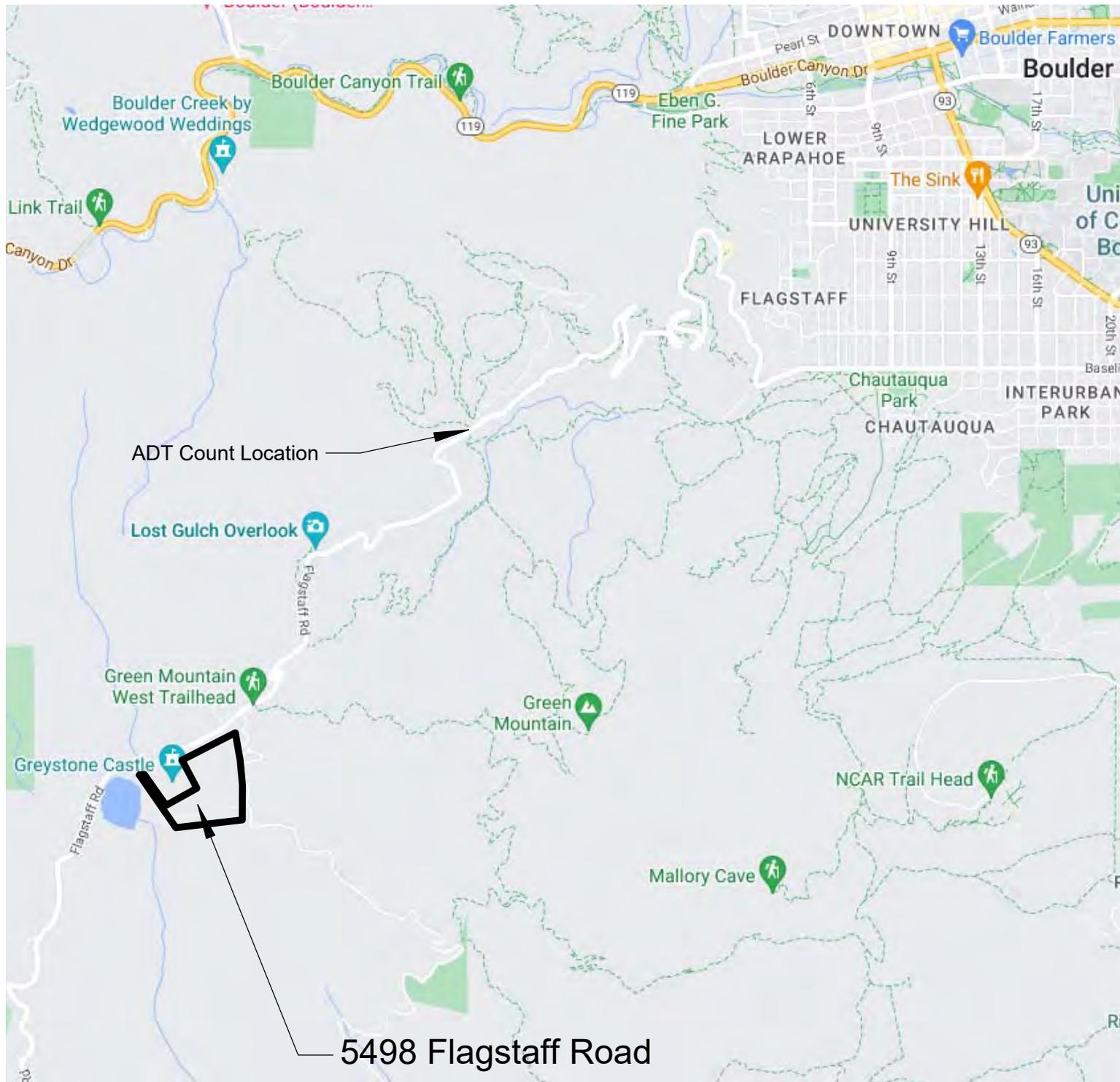
Do not hesitate to contact me if you have questions or desire additional information.

Sincerely,


Joseph M. Delich, P.T.O.E.



File: 2236LT02



SITE LOCATION

Figure 1

APPENDIX A



June 9, 2022

Jennifer Severson
Boulder County Transportation Department
2525 13th Street, P.O. Box 471
Boulder, CO 80304

Dear Jennifer:

This Transportation Pre-Application Methodology Letter (TP-AML) addresses the proposed methodology for the transportation system impact analysis per the Boulder County Multimodal Transportation Standards for the expansion of a wedding venue at Greystone Castle (5331 Flagstaff Road) in Boulder County. This TP-AML will address the difference in the trip generation as well as other elements.

The site location is show in Figure 1. There are two proposed wedding venue sites. The first is located south of Flagstaff Road and south of the Greystone Castle. It will use the existing driveway access at 5331 Flagstaff Road. The second site is north of Flagstaff Road. It will use the existing driveway access at 5498 Flagstaff Road. Greystone Castle plans to host weddings and celebrations of 10-200 guests.

The wedding events typically occur on Fridays, Saturdays, and Sundays beginning after 5:00 pm. Greystone Castle will only have one event at a time and only plans to have one event per weekend and one maybe in the middle of the week. It is likely that a weekday event would begin later, approximately 6:30-7:00 pm. The wedding event venue land use is not contained in the common trip generation reference compiled by the Institute of Transportation Engineers. Therefore, information provided by the owners was used to determine a trip generation for this type of land use. Employees, currently and will continue to carpool to the site. Greystone Castle will only have parking for 15 vehicles. Wedding guests will be shuttled from hotels in Boulder to the wedding venue. Typical wedding event attendance is in the range of 50-200 people. The average wedding attendance is estimated at 115 people. For the purpose of this analysis, the average 115 person event was used. It is assumed that 10 parking spaces will be for event staff (DJ, Photographer, Wedding Planner, etc.) and the Bride and Groom's entourage (assume 15 people) using private vehicles. A shuttle vehicle can carry up to 27 people/vehicle. Therefore, the remaining 100 guests (115 guest-15 entourage) will need 4 shuttle vehicles (100/27) transport guests. This results in 14 vehicles (10 private vehicles plus 4 shuttle vehicles) or 28 trip ends to/from the site for an average event. The peak entering traffic (on the order of 90 percent) occurs within one half hour prior to the start of an event. Therefore, approximately 13 vehicles will enter the site in the hour prior to an event. Exits from a wedding event tend to be spread over a longer period of time. It is estimated that not more than 50 percent (~7 vehicles) will exit the site at the time when the event is over. Exits will occur 1-4 hours after the start of an event.

Current available daily traffic data on Flagstaff Road is 1520 vehicles, west of Flagstaff Summit Road. The trip distribution for this use is likely to be to/from the Boulder area. Preliminary trip distribution is estimated at: 100 percent to/from the east. Future traffic forecasts, if necessary, should be obtained from sources provided by Boulder County Transportation or agreed upon growth rates on the key roads/streets.

The primary travel mode will be by private automobile/shuttle for employee and guest related trips. There is no bus stop near this site. There are no bike lanes on Flagstaff Road.

Based on the above analysis, there will be less than 30 trip ends during an average event. Therefore, based upon the above, no additional Transportation System Impact Analysis is required for this land use proposal.

Do not hesitate to contact me if you have questions or desire additional information.

Sincerely,


Joseph M. Delich, P.E.



File: 2236LT01

Subject: PAMS response for 5331 Flagstaff Road
From: "Riley, Anita" <anriley@bouldercounty.org>
Date: 3/9/2023, 6:55 PM
To: "Joseph@delichassoc.com" <Joseph@delichassoc.com>, "joe@delichassoc.com" <joe@delichassoc.com>
CC: "Walker, Samuel" <swalker@bouldercounty.org>, "Thomas, Mike" <mthomas@bouldercounty.org>, "jacquelinemp8@gmail.com" <jacquelinemp8@gmail.com>

Hello Joseph,

Thank you for submitting this PAMS. I've reviewed the PAMS and find the information remains relevant despite the updated information that one site is now proposed rather than two. This is because the PAMS anticipates a maximum of one event per day.

The efforts to minimize trips to and from the venue are appreciated. However, I believe the number of trips for an event are underestimated for the following reasons:

- It's difficult to control carpool rates for employees or for the wedding party. Therefore, I assumed the DRCOG Regional model rate of 1.37 persons per vehicle;
- Similarly, it's difficult to ensure shuttles will be filled to capacity and additional shuttle trips are likely; and
- The number of event staff could vary considerably. For instance an event may include the use of a band is rather than a DJ.

One event can easily approach, or exceed, 50 trips. That said, the trips would nearly always occur during off-peak hours. For that reason, a Transportation System Impact Analysis at the Letter Level (TSIL) will be required with your development application.

This should include, without limitation :

- Evaluation of existing and future conditions for :
 - Multimodal transportation facilities and services
 - Project average daily traffic (ADT) volume on adjacent roadways
 - Access spacing dimensions
 - Sight distance
 - Accident history
- Conclusions and Mitigations recommendations for :
 - Sight distance for the project access
 - Access location
 - Multimodal transportation infrastructure appropriate to the location – this may include parking facilities for shuttles

For more details about the TSIL requirements, please refer to the [Boulder County Multimodal Transportation Standards](#), section 4.5.

Please let me know if you have any questions,



Anita Riley, AICP | Principal Planner

Planning Division | Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

anriley@bouldercounty.org | **Direct:** (303) 413-7512 | **Main:** (303) 441-3930 | www.boco.org/cpp

*Please note that my office hours are Monday through Thursday, 7:00 am to 5:30 pm.

NEW - The Front Desk email has changed to: cppfrontdesk@bouldercounty.org! We will continue to be able to receive correspondence from landusefrontdesk@bouldercounty.org as it will be forwarded during this transition.



Anita Riley, AICP | Principal Planner

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Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

Docket SU-21-0004: Malcolm-Peck Reception Hall

ADDENDUM TO PREVIOUS STAFF REPORT

I failed to incorporate my comments from an earlier response on the applicants' previous version of their plan. The earlier version had the proposed structures located to the south of the historic complex in a location with less impact. The newer version moved the structures to the north in the location now proposed due to the southern location being a wetland. Staff had submitted comments on the earlier version to include the following that we also recommend being included in HPAB's response.

1. Docket SE-99-0002 recognized that the historic property was eligible for designation and a condition of approval required the Historic Preservation Advisory Board to approve any alterations to the structures.
2. With this new application and concerns for impacts to the historically significant property, we would recommend the following:
 - a. Require an application to designate the entire property and all contributing resources as a Boulder County Landmark site (with any eligible structures or features as contributing resources) prior to receiving any permits, beginning operation or disturbing the land or structures.
 - b. HPAB review and approval should be required for all alterations while the landmark designation is pending. All alterations should meet the Secretary of the Interior's Standards and Guidelines for Rehabilitation - both the standards & guidelines for buildings as well as historic landscapes.
 - c. Any changes to the application, such as those that will likely be required for the construction of parking areas, must be reviewed and approved by the HPAB.
 - d. No smoking or fire should be permitted.
 - e. A "demolition by neglect" or "minimum maintenance" clause should be included in the designation, requiring the property owner to minimally maintain or stabilize the buildings to prevent their further deterioration. A plan for the stabilization of the buildings should be submitted by the owners prior to beginning operation or receiving any permits.
 - f. An Historic Structures Assessment (HSA) report, prepared by a qualified consultant with experience with HSA's, should be prepared prior to beginning operation or approval of any permits.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

To: Historic Preservation Advisory Board
From: Carol Beam, Cultural Resource Specialist
Date: February 12, 2024
Re: Golden Farm Open Space barracks determination of eligibility

BACKGROUND:

Boulder County and the City of Longmont jointly purchased the 98.785 acre Golden Farm property on June 27, 2003.

The acquisition contains approximately 92 acres on the west side of North 119th Street and approximately 7 acres on the east side of North 119th Street. As part of the joint acquisition agreement, the City of Longmont acquired the fee interest in the 92 acres on the west side of North 119th Street and Boulder County acquired the fee interest in the approximately 7 acres on the east side of North 119th Street. The City of Longmont holds a conservation easement for the 7 acre parcel on the east side of North 119th Street.

At the time of the acquisition, the 7 acre parcel on the east side of North 119th Street featured a circa 1904 house, concrete block outbuilding, shed and 3 relocated World War II barracks mostly likely from either Lowry or Buckley Air Force Bases.

According to Jim Liles, the former Boulder County Housing Authority Director from 1975-2002, sometime in the early to mid-1970s, the previous land owners, the Tanaka Brothers Farm, moved the 3 barracks to the property in order to house some of their seasonal migrant farm workers for their large farm business. Jim stated the Tanaka Brothers Farm operated around the Longmont area that at its peak covered approximately 2,400 acres and employed about 600 farm workers.

When the 3 barracks were moved to the site, they were lined up end to end with a newly constructed small connector building between the barracks to house the common bathrooms. A septic system was installed for the common bathrooms that was partially funded by the State Division of Housing.

Although the exact date when the 3 barracks were moved to the site is unclear, Boulder County Onsite Wastewater System documents indicate the barracks may have been moved to the site in 1976. It is interesting to note that the Onsite Wastewater System documents identify only 2 barracks to be moved to the property. There is no further explanation of why 3 barracks ended up on the property.

The Tanaka Brothers Farm might have utilized the 3 barracks seasonally until early 1991 when the Tanaka Brothers Farm declared bankruptcy in January 1991.

With a shortage of livable seasonal migrant farm worker housing in the area, Boulder County Housing Authority constructed a new migrant farm worker residential facility nearby called

Casa Vista, located at 12525 Quicksilver Road by September 1993. While Casa Vista was being constructed, the Boulder County Housing Authority leased the barracks from the Tanaka Brothers Farm between 1991-1993 until Casa Vista was completed. Because the barracks condition was substandard, the Boulder County Housing Authority had to make improvements to bring the barracks to a livable standard. It is presumed the 3 barracks sat empty after Casa Vista was opened.

In 1994, Boulder Creek Farms, the then current property owner, submitted a building permit request to demolish the 3 barracks due their liability and the lack of need for them without paying a high cost for repairs. The building permit was referred to the Historic Preservation Advisory Board (HPAB) for the April 7, 1994 meeting.

The HPAB reviewed the request and determined that the 3 barracks have historic significance for their association with local agricultural history but recommended the building permits be approved. For some reason the barracks were not demolished at this time.

In December 2002, Golden Farm, the then current property owner, submitted a building permit request to demolish the long vacant circa 1904 house, concrete block outbuilding, shed, and the 3 barracks due to their poor condition. The building permit was referred to the Historic Preservation Advisory Board (HPAB) for the January 9, 2003 meeting.

At the January 9, 2003 meeting the HPAB determined the circa 1904 house may have some historic significance, however, due to its poor condition and alterations, the HPAB did not feel that a hold on the demolition permit was warranted.

The HPAB determined that the 3 barracks were historically significant for to their association with local agricultural history. The HPAB placed a 120 day hold on this part of the permit to allow time to consider alternatives to demolition.

During the 120 hold, a compromise between the HPAB and Golden Farm resulted in the permission to demolish the 2 poorest condition barracks but retain 1 barracks in the best condition (the most eastern barracks was retained). The circa 1904 house, concrete block outbuilding and shed were also demolished at that time.

Since its acquisition in 2003, Boulder County Parks and Open Space has secured the barracks by boarding up the windows and doors, replaced the roof, painted the exterior, repaired the wood windows, rebuilt the wood front steps, installed security lighting, and made many trips out to the property with the Boulder County Sheriff's Office (their presence is required each time to ensure no one is left inside when the building is boarded back up) to make repairs as a result of the increasing vandalism intensity. The inside of the barracks is empty and there is no public access.

REQUEST:

Since the HPAB found the 3 barracks buildings historically significant in 1994 and 2003, but today only 1 of them remains resulting in an adverse effect to the 1994 and 2003 historic significance and historic physical integrity HPAB determination, Parks and Open Space would like to request from the HPAB a formal determination of eligibility for the remaining 1 barracks located on the Golden Farm Open Space.



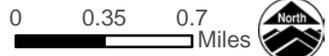
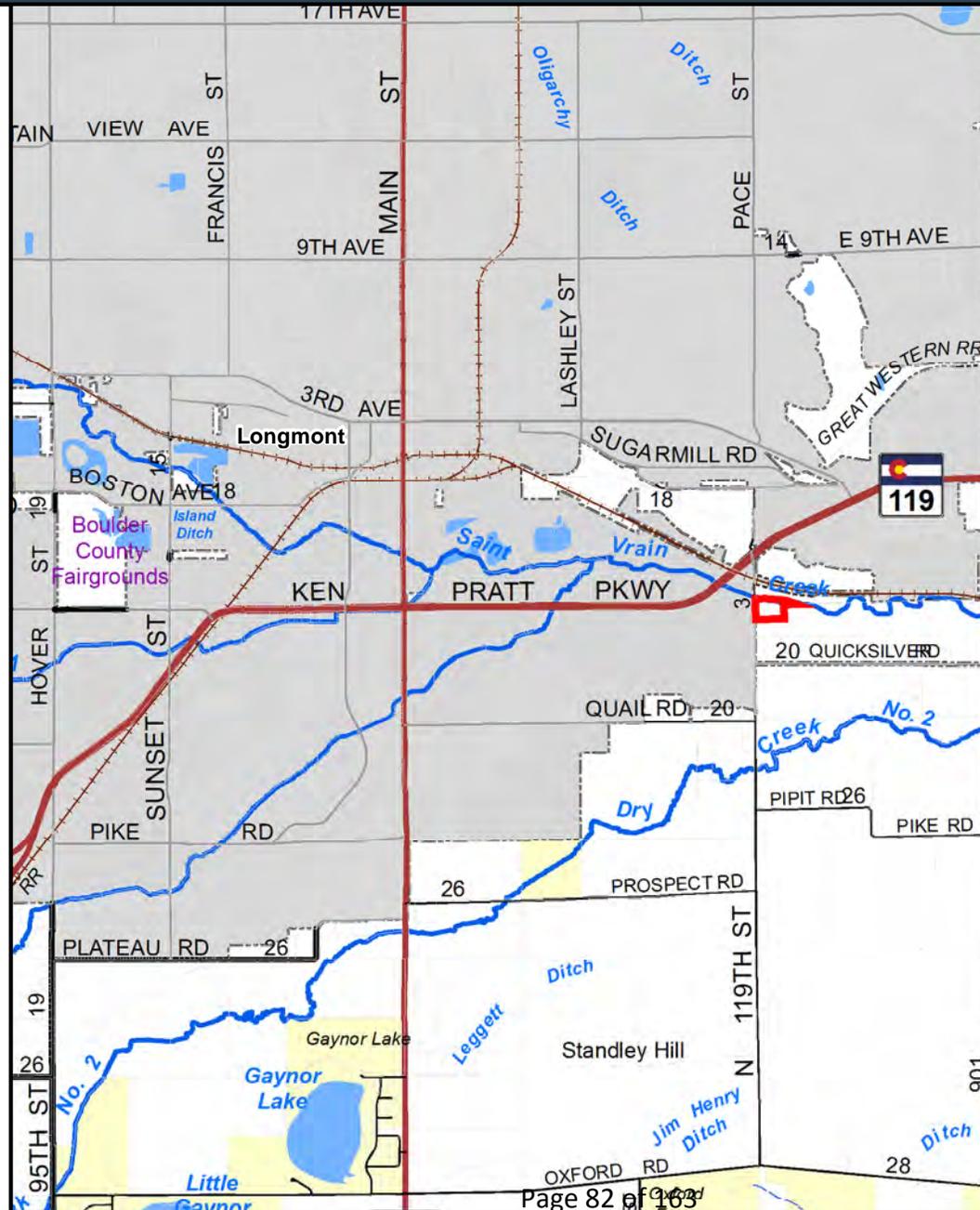
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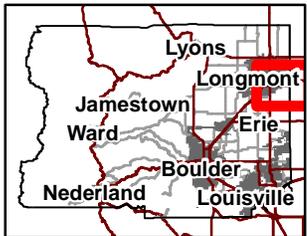
Vicinity

9772 N 119TH ST

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 2/26/2024



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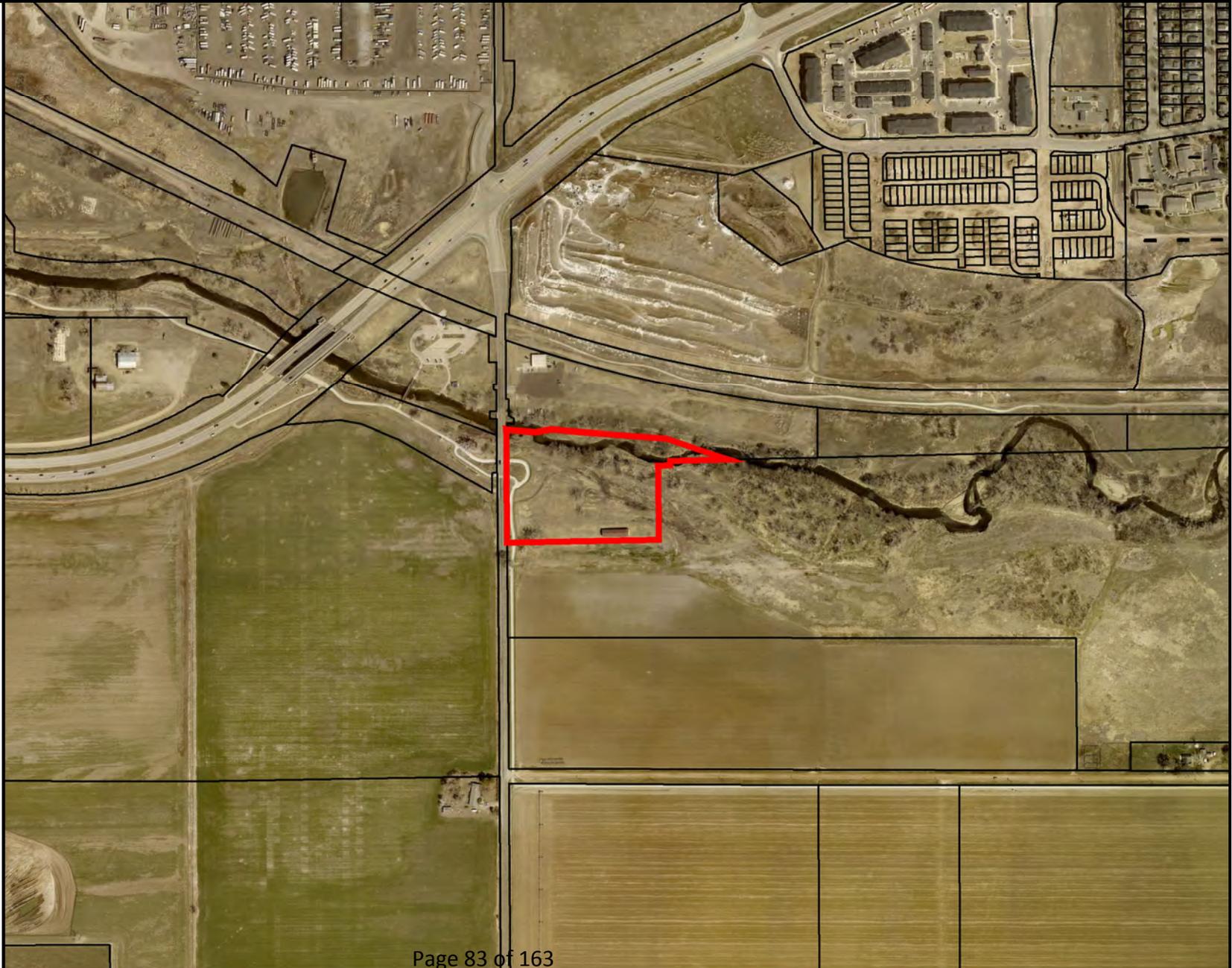
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Aerial

9772 N 119TH ST

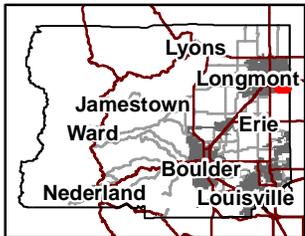
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 2/26/2024



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Community Planning & Permitting

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Aerial

9772 N 119TH ST

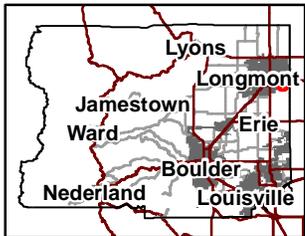
 Subject Parcel



0 0.015 0.03
Miles



Area of Detail Date: 2/26/2024



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BOULDER COUNTY HISTORIC SITES SURVEY

- OAHP Use Only**
- Determined Eligible 7/16/99 jwc
 - Determined Not Eligible
 - Nominated
 - Listed
 - Need Data
 - Contributing to NR District
 - Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: 513L5561	Temporary Site Number: 0051842
-----------------------------	--------------------------------

IDENTIFICATION

Resource Name: Boulder Creek Farms

Address: 9772 North 119th Street
Longmont, CO

Location/Access: This property is located southeast of Longmont on the east side of N. 119th, north of Quicksilver Road. The Saint Vrain River flows eastward to the north of the property.

Project Name: Boulder County Historic Sites Survey

Government Involvement: Local (Boulder County Parks and Open Space Department)

Site Categories: buildings

Located in an Existing National Register District? No
District Name: N/A

Owner(s) Address: Boulder Creek Farms
5653 North 115th Street
Longmont, CO

Boundary Description and Justification:

The property is bounded on the south by a wooden fence, on the west along North 119th Street by a post and wire fence, and open fields to the north and east.

Acreage: 7.21 acre parcel

ATTACHMENTS

HABS/HAER Form: No
 Building/Structure Form(s): Yes
 Sketch Map: Yes
 USGS Map Photocopy: Yes
 Photographs: Yes

LOCATION

County: Boulder

USGS Quad: Longmont, Colorado, 1968, photorevised 1979, 7.5 Minute

Other Maps: N/A

Legal Location: ^{NW} NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, Township 2 North, Range 69 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 493760 ✓ Northing 4444390 ✓

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

		Does not meet any of the below National Register Criteria
N/A	N/A	Qualifies under Criteria Considerations A-G
xx	xx	Criterion A. (Associated with events that have made a significant contribution to the broad pattern of our history)
		Criterion B. (Associated with the lives of persons significant in our past)
		Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction)
N/A	N/A	Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory)

Level of National Register Significance: Local

Condition: fair

Additional Comments:

N/A

Eligibility Recommendation: eligible for the National Register of Historic Places under Criterion A; eligible for local landmark designation under Boulder County Criterion 1-501-A-(1)

STATEMENT OF SIGNIFICANCE

This parcel of land was patented by Rufus Rice on July 8, 1867. Born in 1836 in Auburn, Massachusetts, Rice came west to Boulder County in 1859 where he prospected in the Gold Hill area and worked as a blaster. He enlisted in Company 1, 2nd Colorado Cavalry in 1862 and fought at Pilot Knob and Shiloh, and then served on the Kansas frontier until he was mustered out in 1865. After returning from the army, he extended his land holdings near Longmont and grew hay which he sold to the mining camps. He married Kate Rowe in 1877, and fathered two daughters who eventually inherited this farm. In 1971, granddaughters Ernestine and Catherine Tamage were still living on the southern half of the original homestead that their mother Mamie had inherited from her parents. According to archived Assessor's records, with entries from 1948 and 1951, this parcel now owned by Boulder Creek Farms, was owned by D.W. McCarty and D. Ludlow at that time. In these and in subsequent years, the barracks were likely used to house migrant workers. Later, the property the property was owned by Tanaka Brothers Farms. The house's date of construction is estimated at 1904. The cinder block outbuilding does not appear on the 1951 county inventory, and thus was evidently constructed after that date.

Evaluation

This property is significant for its association with the development of agriculture in eastern Boulder County. It is particularly notable as the site of one of the areas earliest homesteads, dating back to 1867, and for its association with Rufus Rice and his descendants. In more recent times, the property - and particularly the barracks building - is important for its use in housing migrant farm workers. For these reasons, the property should be considered eligible for listing in the National Register under Criterion A, and for local landmark designation under Boulder County Criterion 1-501-A-(1). The cinder block building should be considered non-contributing.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Is there National Register District Potential? no

Discuss: The property is located in a relatively, rural, isolated location. There are no other nearby related historic buildings.

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: neglect; erosion; vandalism; removal of some buildings may be under consideration

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Archived Assessor's Records, Carnegie Library, Boulder

Boulder County Ledger 39, Carnegie Library, Boulder

Portrait and Biographical Record, "Rufus Rice," Carnegie Library, Boulder

St. Vrain Historical Society, Inc. *They Came to Stay*. Longmont: Longmont Printing Co. 1971.

Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, 1949. Located at Carnegie Branch for Local History, Boulder Public Library.

Photographs: Roll(s): CM-1 Frames: 1-19

Negatives Filed At: Boulder County Parks and Open Space Department

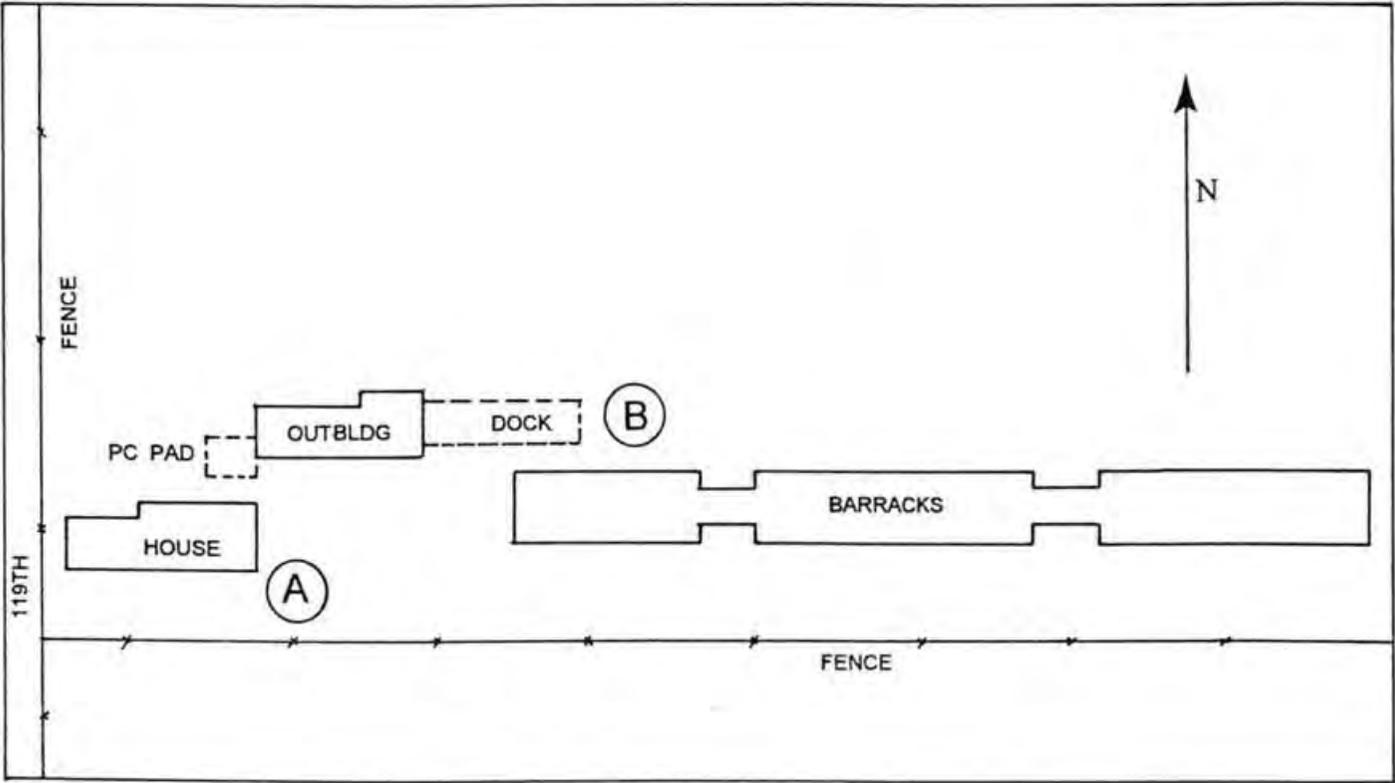
Report Title: Unincorporated Boulder County Historic Sites: Survey Report

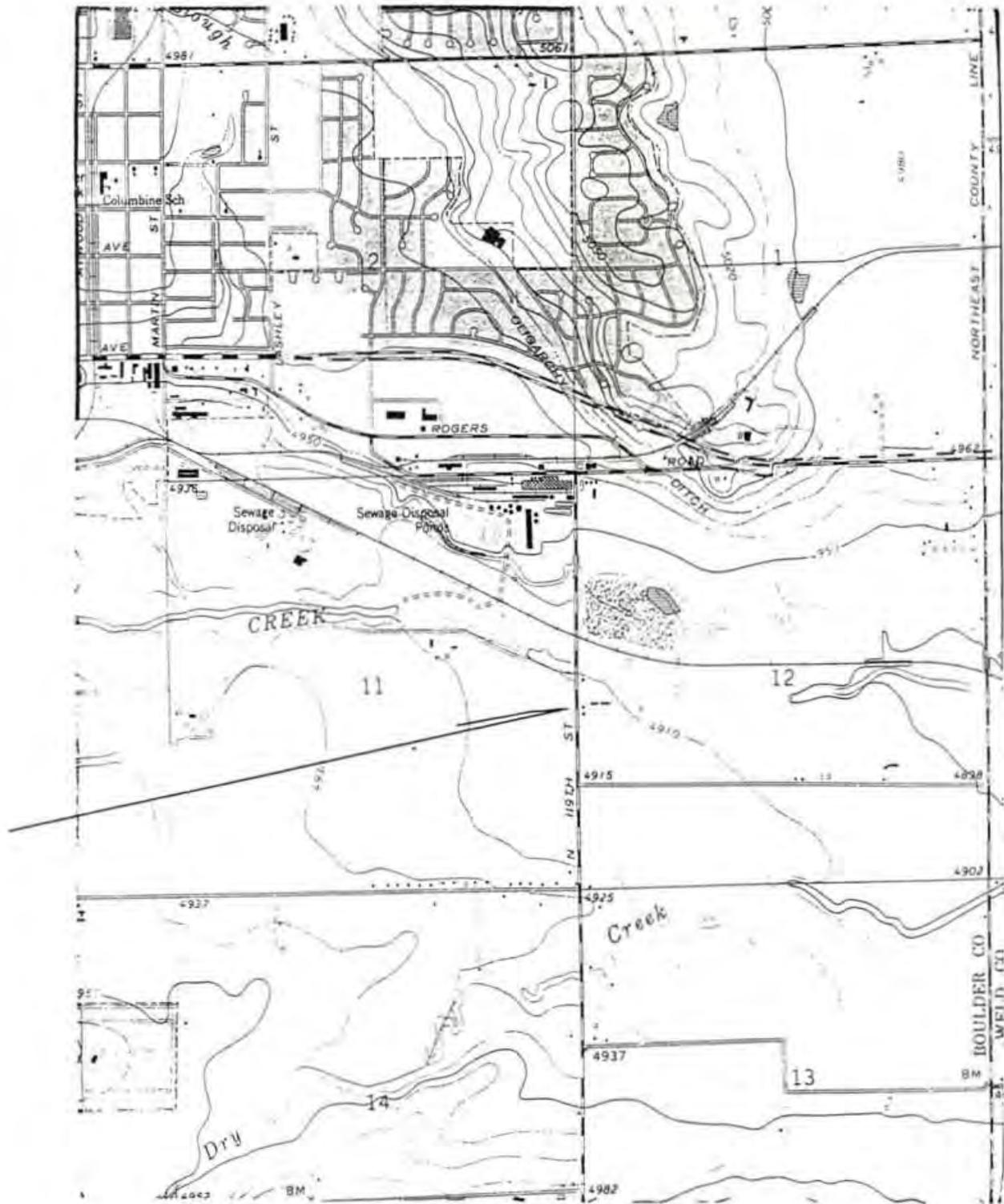
Recorder(s): Carl McWilliams

Date: 3 March 1995

Affiliation: Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
(970) 493-5270

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110





LOCATION MAP (Copied from , Longmont, Colorado USGS Quadrangle Map)

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5561

Temporary Site Number: 0051842

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: House

Complex/Site Name: Boulder Creek Farms at 9772 North 119th Street

Roll: CM-1 Frames: 1-7 Photographer: Carl McWilliams

FUNCTION

Current Use: Vacant / Not in Use

Original Use: residence

Intermediate Use(s): NA

ARCHITECTURAL HISTORY

Architect: N/A

Builder: Rice family

Date of Construction: c1904

Based On: Boulder County Assessor's estimate

Additions/Modifications: Minor: Moderate: xx Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder

Boulder County Ledger 39, Carnegie Library, Boulder

Portrait and Biographical Record, "Rufus Rice," Carnegie Library, Boulder

St. Vrain Historical Society, Inc. *They Came to Stay*. Longmont: Longmont Printing Co. 1971.

Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, 1949. Located at Carnegie Branch for Local History, Boulder Public Library.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located southeast of Longmont on the east side of N. 119th, north of Quicksilver Road. The Saint Vrain River flows eastward to the north of the property. The property is bounded on the south by a wooden fence, on the west along North 119th Street by a post and wire fence, and open fields to the north and east.

Orientation: vernacular gabled ell

Dimensions: ~70' by ~20'

Stories: one

Plan: ell

Foundation: poured concrete; no basement

Walls: painted white 4" wide horizontal wood siding on wood frame construction; weathered, painted blue 1" by 6" corner posts

Roof: moderately-pitched intersecting gables with weathered wood shingles and exposed rafter ends; shed roof extension over enclosed porch on north elevation

Chimneys: one red brick chimney on the ridge

Windows: primarily double-hung sash with flat arches, blue trim, and plain wood surrounds, in glazing patterns of 1/1, 1/2, 4/4, and 4/1; 4-light fixed-pane or hopper windows on the south elevation

Doors: solid wood slab entry door, with a wood screen door, on the west elevation; single wood-paneled entry door, with plywood covered screen door, on the north elevation

Porches: wood stoop on the north elevation

Interior: not surveyed

Additions: large flat roofed, plywood and vertical wood plank, addition to the east elevation

Associated Buildings, Features or Objects:

barracks building; cinder block outbuilding

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible Not Eligible Need Data

Statement of Significance / NRHP Justification

This property is significant for its association with the development of agriculture in eastern Boulder County. It is particularly notable as the site of one of the areas earliest homesteads, dating back to 1867, and for its association with Rufus Rice and his descendants.. In more recent times, the property - and particularly the barracks building - is important for its use in housing migrant farm workers. For these reasons, the property should be considered eligible for listing in the National Register under Criterion A, and for local landmark designation under Boulder County Criterion 1-501-A-(1). The cinder block building should be considered non-contributing.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated

Recorder(s): Carl McWilliams

Date: 3 March 1994

Affiliation: Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
(970) 493-5270

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5561

Temporary Site Number: 0051842

IDENTIFICATION

Map ID Number/Feature Number of Code: B

Building/Structure Name: Barracks Building

Complex/Site Name: Boulder Creek Farms at 9772 North 119th Street

Roll: CM-1 Frames: 15, 16, 18 Photographer: Carl McWilliams

FUNCTION

Current Use: Vacant / Not in Use

Original Use: migrant farm workers' housing

Intermediate Use(s): NA

ARCHITECTURAL HISTORY

Architect: N/A

Builder: unknown

Date of Construction: c1940s

Based On: Boulder County Assessor's estimate

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder

Boulder County Ledger 39, Carnegie Library, Boulder

Portrait and Biographical Record, "Rufus Rice," Carnegie Library, Boulder

St. Vrain Historical Society, Inc. *They Came to Stay*. Longmont: Longmont Printing Co. 1971.

Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, 1949. Located at Carnegie Branch for Local History, Boulder Public Library.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located southeast of Longmont on the east side of N. 119th, north of Quicksilver Road. The Saint Vrain River flows eastward to the north of the property. The property is bounded on the south by a wooden fence, on the west along North 119th Street by a post and wire fence, and open fields to the north and east.

Orientation: north and south

Dimensions: 333' E-W by 26' N-S

Stories: one

Plan: rectangular

Foundation: poured concrete

Walls: painted white horizontal wood siding on wood frame construction; painted red 1" by 4" corner posts

Roof: moderately-pitched gables with red asphalt shingles and exposed rafter ends

Chimneys: metal roof monitors

Windows: series of double-hung windows are located along the long north and south elevations

Doors: eight wood-paneled entry doors, with wood screen doors, are located along the long north and south elevations

Porches: series of eight small wood porches, with concrete steps, located along the long north elevation

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house; cinder block outbuilding

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible Not Eligible Need Data

Statement of Significance / NRHP Justification

This property is significant for its association with the development of agriculture in eastern Boulder County. It is particularly notable as the site of one of the areas earliest homesteads, dating back to 1867, and for its association with Rufus Rice and his descendants. In more recent times, the property - and particularly the barracks building - is important for its use in housing migrant farm workers. For these reasons, the property should be considered eligible for listing in the National Register under Criterion A, and for local landmark designation under Boulder County Criterion 1-501-A-(1). The cinder block building should be considered non-contributing.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated

Recorder(s): Carl McWilliams

Date: 3 March 1994

Affiliation: Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
(970) 493-5270

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

Boulder County Historic Sites Survey

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5561

Temporary Site Number: 0051842

IDENTIFICATION

Map ID Number/Feature Number of Code: N/A

Building/Structure Name: Cinder Block Outbuilding

Complex/Site Name: Boulder Creek Farms at 9772 North 119th Street

Roll: CM-1 Frames: 8, 10, 11 Photographer: Carl McWilliams

FUNCTION

Current Use: Vacant / Not in Use

Original Use: agricultural outbuilding

Intermediate Use(s): NA

ARCHITECTURAL HISTORY

Architect: N/A

Builder: unknown

Date of Construction: post 1951

Based On: Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, 1949 and 1951. Located at Carnegie Branch for Local History, Boulder Public Library.

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's Records, Carnegie Library, Boulder

Boulder County Ledger 39, Carnegie Library, Boulder

Portrait and Biographical Record, "Rufus Rice," Carnegie Library, Boulder

St. Vrain Historical Society, Inc. *They Came to Stay*. Longmont: Longmont Printing Co. 1971.

Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, 1949. Located at Carnegie Branch for Local History, Boulder Public Library.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located southeast of Longmont on the east side of N. 119th, north of Quicksilver Road. The Saint Vrain River flows eastward to the north of the property. The property is bounded on the south by a wooden fence, on the west along North 119th Street by a post and wire fence, and open fields to the north and east.

Orientation: south

Dimensions: 35' N-S by 60' E-W

Stories: one

Plan: rectangular

Foundation: cinder block

Walls: cinder block

Roof: shed, with gravel-tar composition roofing

Chimneys: none

Windows: small square 2-light windows

Doors: single wood slab entry door on the west elevation; large horizontal sliding wood entry door on the south elevation

Porches: concrete pad from removed building to west; concrete ramp/dock on east elevation

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, barracks building

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible xx Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible Not Eligible xx Need Data

Statement of Significance / NRHP Justification

This property is significant for its association with the development of agriculture in eastern Boulder County. It is particularly notable as the site of one of the areas earliest homesteads, dating back to 1867, and for its association with Rufus Rice and his descendants. In more recent times, the property - and particularly the barracks building - is important for its use in housing migrant farm workers. For these reasons, the property should be considered eligible for listing in the National Register under Criterion A, and for local landmark designation under Boulder County Criterion 1-501-A-(1). The cinder block building should be considered non-contributing.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Carl McWilliams

Date: 3 March 1994

Affiliation: Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
(970) 493-5270

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110



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5BL1922

House (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NE

Roll CM-1

Frame 4



5BL1922

House (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to East

Roll CM-1

Frame 3



5BL1922

House (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE

Roll CM-1

Frame 1



5BL1922

House (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to East

Roll CM-1

Frame 2



58L1922

Outbuilding (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NE

Roll CM-1

Frame 8



5BL1922

House (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department.

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to South

Roll CM-1

Frame 7



5BL1922

House (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NW

Roll CM-1

Frame 5



58L1922

House (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SW

Roll CM-1

Frame 6



5BL1922

Outbuilding (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to South

Roll CM-1

Frame 11



58L1922

Outbuilding (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SW

Roll CM-1

Frame 10



5BL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical

Associates Inc.

View to SW

Roll CM-1

Frame 14



5BL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE

Roll CM-1

Frame 12



5BL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to East

Roll CM-1

Frame 17



5BL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to North

Roll CM-1

Frame 18



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5BL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE

Roll CM-1

Frame 15



SBL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SE

Roll CM-1

Frame 16



5BL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to NW

Roll CM-1

Frame 19



5BL1922

Barracks (Boulder Creek Farms)

9772 North 119th Street

3 March 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians / Tatanka Historical
Associates Inc.

View to SW

Roll CM-1

Frame 22

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form
(page 1 of 2)

OAHPI405
Rev. 9/98

1. Resource Number: 5BL.5561 2. Temp. Resource Number: _____

3. Attachments
(check as many as apply)
- Photographs
 - Site sketch map
 - U.S.G.S. map photocopy
 - Other _____
 - Other _____

4. Official determination
(OAHPI USE ONLY)
- Determined Eligible
 - Determined Not Eligible
 - Need Data
 - Nominated
 - Listed
 - Contributing to N.R. District
 - Not Contributing to N.R. Dist

5. Resource Name: Boulder Creek Farms

6. Purpose of this current site visit (check as many as apply)

- Site is within a current project area
- Resurvey
- Update of previous site form(s)
- Surface collection
- Testing to determine eligibility
- Excavation
- Other _____

Describe _____

7. Previous Recordings: Originally recorded by Carl McWilliams, 3 March 1994

8. Changes or Additions to Previous Descriptions: The house, outbuilding and two of the barracks were demolished by June 2003 by the previous owner. The eastern most barracks is the only remaining building on the site.

Resource Number: 5BL 5561

Temporary Resource Number: _____

Cultural Resource Reevaluation Form

(page 2 of 2)

- 9. Changes in Condition: The house, outbuilding and two of the barracks were demolished.

- 10. Changes to Location or Size Information: None

- 11. Changes in Ownership: Boulder County is the current owner.

- 12. Other Changes, Additions, or Observations: Located along the future St. Vrain trail, the remaining building will be interpreted with the use of an exterior sign explaining the buildings role in Boulder County's agricultural heritage.

- 13. National Register Eligibility Assessment:
Eligible ____ Not eligible X Need data ____
Explain: _____

- 14. Management Recommendations: _____

- 15. Photograph Types and Numbers: On file at Boulder County Parks & Open Space Department

- 16. Artifact and Field Documentation Storage Location: _____

- 17. Report Title: n/a

- 18. Recorder(s): Carol Beam 19. Date(s): February 21, 2005

- 20. Recorder Affiliation: Boulder County Parks & Open Space

Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395

HISTORIC PRESERVATION ADVISORY BOARD

Minutes for
Thursday, April 7, 1994
7:00 p.m.

On Thursday, April 7, 1994, the Historic Preservation Advisory Board held a meeting convening at 7:02 p.m. and adjourning at 9:10 p.m.

PRESENT: Karl Anuta, Karen Burns, David Morgan, Glenn Sherwood and Harold Steele

NOT

PRESENT: Jeanne Fetterman and Thomas Hendricks

STAFF: Camilla Laughlin, Rich Koopmann and Martha Perez

OTHERS

PRESENT: A few interested citizens (2-4)

...

3. Building Permit Review for Structures 50 years of age and older

- a. Irwin, BP-94-326, 339, 340, and 341: Demolition of Structures at 9772 119th Street, Longmont

CAMILLA LAUGHLIN: These structures were previously reviewed by HPAB as part of a subdivision exemption application. Since then Mr. Irwin has withdrawn this particular property from that application, and it is now being reviewed as a demolition permit. At the February hearing HPAB requested that the historic sites survey consultants examine the property to find out more about its history. The consultants determined that the site in question did not meet any criteria for either local, state, or national landmarking. I included in your packet a copy of the letter which they sent to us that detailed the results of their research. (slide show)

KARL ANUTA: Do we know where the barracks came from?

CAMILLA: We haven't been able to gain any knowledge about that.

DAVID MORGAN: Were they used as migrant housing in this location?

CAMILLA: Yes. I would also like to clarify that our current zoning would not allow this to occur.

KARL: I wish we knew more about the barracks because I would wager that they are some of the last World War II barracks that are left in Boulder County.

DAVID: I think those barracks are significant to the history of this County. I also

think that they are significant to the agricultural, and to ethnic history of this County. However, I am not going to say that they should be preserved in place because I cannot justify it, but if our job is to say that they are significant structures, I believe that these barracks are. So in my opinion, I feel that the barracks are historically significant to Boulder County.

PHIL IRWIN, owner of the property at 9772 119th Street, Longmont: My concern with these structures is that the migrant workers are coming in soon, and I am worried about the liability of these structures. I do have a farmer in Fort Collins who is interested in moving them up to his property. However, my game plan is that I need to get them off this site because I have no use for them, and can't utilize them in any way without them costing a whole lot of money.

DAVID: What would be the hang-ups in having the farmer from Fort Collins in coming in and moving them?

MR. IRWIN: The only hang-up that I see is whether he wants to go through the expense, and the transportation cost.

DAVID: These barracks appear to be very structurally sound to me.

MR. IRWIN: From others that we have seen these are in good shape as far as structural.

KARL: I would like to see them saved, and share David's concern because these are structures like service stations or old silos which have been discarded as something that people aren't really concerned about anymore. However, I do think that they are worthy of some preservation. I am not willing to preserve it at the cost of the development of the site, but while it may be historically significant I don't think it is that worthy of preservation unless we have some more information. Therefore, I am willing to recommend that although we find them to be historically significant that the building permit be granted.

HAROLD STEELE: Do you know how many of the buildings the farmer up in Fort Collins would be willing to take?

MR. IRWIN: He would take all three barracks.

MOTION: HAROLD STEELE MADE A MOTION THAT THE HISTORIC PRESERVATION ADVISORY BOARD FINDS THAT THERE IS HISTORICAL SIGNIFICANCE TO THE STRUCTURES BUT RECOMMENDED THAT THE BUILDING (DEMOLITION) PERMIT BE GRANTED.

SECOND: DAVID MORGAN.

VOTE: UNANIMOUS.



Land Use Department

Courthouse Annex

2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

*landmark
best seg
11*

MEMO

*Buckley airfield
barracks*

To: HPAB

FROM: Denise Grimm

DATE: 1/21/03

RE: BP-02-2046 Golden Farm demolitions of several structures.

approx. 9752 N. 119th (aka 9772 and 9797 N. 119th)(one house on the west side of 119th and one on the east and migrant workers housing)

*120 day stay
other 2 holdy not prop*

*BUCKLEY OPENED IN
APRIL 1942 AS AN
AUXILIARY AIRFIELD
FOR LOWRY*

Attached are documents related to BP-02-2046 for demolition of two houses and migrant workers quarters just south of Longmont.

Your role now is to review the information and determine if the structures would qualify for landmarking and if the proposed demolitions would have an adverse impact.

If you determine that the proposed action will have an adverse impact on the historic significance, the issuance of the permit may be stayed for up to 120 days. The 120 day time period during which the permit is stayed shall be used to consider alternatives. If, at the conclusion of the stay, an alternative to the proposed detrimental action has not been implemented, the permit proceeds in the building review process.

The structures on the east side of 119th have been vacant for many years and have been subject to considerable vandalism. The house on the west side has been lived in recently.

Survey information is attached for the structures on the east side of 119th. There is no survey for the west side house. I have visited the property, but did not have a camera with me. I'll get photos before the meeting.

Staff recommends that HPAB find the migrant workers quarters to be significant and their demolition to be detrimental to the eligible structures and that a hold time be considered. Staff recommends that HPAB find the house on the east side of 119th to be significant, however, because of the poor condition and proximity to the road it is extremely unlikely anyone would ever invest in the upkeep of this house and therefore no hold is recommended for this permit. Staff recommends that HPAB find the house on the west side to not be significant due to previous alterations.

Jana L. Mendez
County Commissioner

Ronald K. Stewart
County Commissioner

Paul Danish
County Commissioner

May 15, 2003

Mel Stonebraker
Boulder County Parks and Open Space
2045 13th Street
Boulder, Colo. 80302

- RE: 1. Migrant Worker Quarters on Golden Farm
9700 block N. 119th St. Longmont, Colorado
2. HPAB Docket BP-02-2046 – January, 2003 meeting
3. HPAB May, 1, 2003 site visit

Dear Mel:

At the May 1, 2003 HPAB site visit to the above listed property you granted me a two week stay. To attempt to find some person/group/action regarding the migrant housing quarters from demolition. That stay expires May 15, 2003 @ 6 PM.

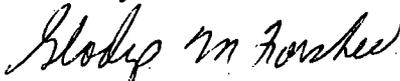
I have met the challenge by finding support for preservation. My response to that stay is attached in the form of a proposal to Boulder County Commissioners and attachments.

My request to you now, is to do a photography documentation of the quarters/site. As well as, when the property is purchased by Boulder County, to allow HPAB to put a stay on the property to allow time to bring preservation to fruition. PLEASE allow time for a meeting with the groups/individuals/others to attempt to plan the preservation.

If you care to discuss any or the contents of this letter/attachments please feel free to contact me (303-494-7986) or come to our HPAB June meeting. A few more days will not hurt in preserving history.

Thank you for your time. We MUST protect our heritage!

Sincerely,



Gladys M Forshee
404 So. 3rd Ave.
Superior, Colorado 80027

]May 15, 2003

Boulder County Commissioners
Boulder County Courthouse
Boulder, Colorado 80302

RE: Migrant Housing Quarters on Golden Farm
9700 block N. 119th S. Longmont, Colo.

HPAB Docket BP-02-2046 from January 2, 2003 meeting

Gentlemen:

It is with GREAT recognition that Boulder County has preserved numerous historical holdings. Once again YOUR help is urgently needed to preserve our history.

The above mentioned property came before HPAB January, 2003 meeting regarding land marking/demolition. Our Board put a 120 day stay on the property, to attempt to find someone to preserve the property. I contacted various individuals regarding the situation. Land Use then told me not to worry – the situation seemed to be ok as it was.

For our May HPAB meeting we were called to do a site visit to the property. Our 120 day stay had expired but we were asked for our input. I managed to get a two week stay that expires May 15th @ 6PM. I have contacted numerous individuals and small groups. Some expressed interest in seeing my proposal as a cultural/community center pursued. They are not able to do this task in large financial stages or immediately before the May 15th deadline.

It is of concern to various individuals in historic volunteer groups that there seems to be an attitude of some Boulder County personnel that all Boulder County Open Space needs to be barren and not save our heritage thru building preservation. Boulder County will be purchasing this property very soon as Open Space.

As a resident of Town of Superior and at-large member of HPAB, I'm asking that you create a Hispanic Cultural Center with community meeting space. You have created an Agricultural Heritage Center. The migrant workers were a large important part of our heritage in Boulder County. Please see information attached from HPAB document material.

There is little documentation or preservation regarding the Hispanic/Latino community. El Comite, in Longmont has published an excellent Hispanic history – “We, Too, Have Come To Stay”.

Continued on page 2

Page 2

St. Vrain Historic Society has been most kind to state their position in an attached letter regarding the site.

Historic Boulder graciously included discussion of the site at their May 12th Board meeting.

Latino Task Force in Longmont is just getting organized – they too know of the site.

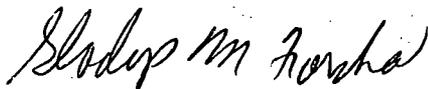
Sister Rosa of St. John the Baptist Catholic Church in Longmont agrees that the site would be a nice community meeting place.

As you can see several impressive groups/individuals are interested.

PLEASE help the historical community of Boulder County preserve the site/migrant workers quarters.

Thank you for your time.

Sincerely,



Gladys M. Forshee
404 So. 3rd Ave.
Superior, Colo. 80027
303-494-7986

The St. Vrain Historical Society, Inc.

P.O. Box 705

Longmont, Colorado 80502-0705

Phone: (303) 776-1870 Fax: (303) 776-5778

Email: svhsstaff@stvrainhistoricalsociety.org

May 14, 2003

Mr. Ron Stewart
Boulder County Commissioner
P.O. Box 471
Boulder, Colorado 80306

Dear Ron:

The St. Vrain Historical Society is well aware of - and very much appreciates - the Boulder County Parks and Open Space Department's efforts to preserve so many structures and sites that bear witness to the great variety of contributions to our county's history. The efforts of the County have preserved and made accessible to the public a number of sites which help our current citizens understand and appreciate the diverse factors, forces, and populations that built the communities in this county.

We are particularly concerned about the imminent threat to the migrant housing barracks on Colorado Road 119 on land which will soon belong to Boulder County. We understand that these structures are slated for demolition. We hope that the County will postpone any action to demolish them until it has investigated all options for their preservation. There is very little preserved, or possible to preserve, to document the contribution of Hispanic migrant workers and the pivotal role they played in the economic development of Longmont and many other front-range communities. The preservation of the migrant barracks, together with letters, oral histories and other sources could tell a powerful story of an important part of our community's history.

We urge you to explore all the options for saving these buildings. This could include anything from preserving all of them for adaptive reuse as a museum to preserving one or two as examples of period migrant housing. In any case, the migrant housing barracks should be carefully photographically documented for the information they can provide to future generations.

Because of existing preservation commitments, The St. Vrain Historical Society, Inc. is not able to assume responsibility for another preservation project. We do, however, urge the County to assess carefully the value of a significant part of our heritage which falls in their domain.

Very truly yours,

Dale S. Bernard

Dale S. Bernard
Executive Director

*by MKL in her
absence*

CC: Boulder County Commissioners
Rich Koopman, Boulder County Parks and Open Space
Gladys Forshee, Boulder County Historic Preservation Advisory Board
Mel Stonebraker

Cultural Resource Re-Visitation Form

A Re-Visitation Form can only be used when a Management Data Form and component forms have been previously filed with the land managing agency and/or the Colorado Office of Archaeology and Historic Preservation and no substantive changes to the character of the site are required as a result of the current re-visitiation. Please use the Management Data Form and supporting forms (archaeological component, linear, vandalism, etc.) when changes are required to:

- Site type
- Linear resources
- Additional artifact assemblages and/or features
- Boundary size
- Vandalism
- NRHP recommendations

4. Official Determination (OAHP use only)

- Determined Eligible NR/SR
- Determined Not Eligible NR/SR
- Nominated
- Need Data NR/SR
- Contributing to NR Dist./SR Dist
- Not Contributing to NR Dist/SR Dist
- Supports overall linear eligibility NR/SR
- Does not supports overall linear eligibility NR/SR

1. Resource Number: 5BL5561

2. Temporary Resource Number: 6087-5BL5561

3. Resource Name: Boulder Creek Farms

4. Project Name/Number: Saint Vrain Restoration Project (Project 6087)

5. Government involvement: Local State Federal
Agency: FEMA

6. Site Categories: (Check as many as apply)
Prehistoric: Archaeological site Paleontological site
 In existing National Register District? Yes No Name:
 Local Landmark? Yes No Name:
Historic: Archaeological site Building(s) Structure(s) Object(s)
 In existing National Register District? Yes No Name:
 Local Landmark? Yes No Name:

7. Owner(s) Name and Address: Boulder County
PO Box 471
Boulder, CO 80302

8. Was the site relocated? Yes No If no, why? (100% collected in previous recordings, ground disturbance, etc.)

9. Previous recordings:
The site recorded by Tatanka Research Inc. and Cultural Resource Historians in 1995 and then again in 2005 by Boulder County Parks and Open Space Department.

10. Most recent National Register Eligibility Assessment: Eligible Not Eligible Need Data
Explain: Although the site was previously eligible in 1995 and 1999, the site was most recently recommended not eligible.

11. Listed on Register: National State None
Date Listed:

12. Condition (describe): During ERO's visitation, the barracks (F1) were found to be in good condition with no visible alterations.

13. Threats to Resource: Water Erosion Wind Erosion Grazing Neglect Vandalism
 Recreation Construction Other (specify):

14. Existing Protection: None Marked Fenced Patrolled Access controlled
 Other (specify):

Comments:

Cultural Resource Re-Visitation Form

Resource Number: 5BL5561

Temporary Resource Number: 6087-5BL5561

15. Recorder's Management Recommendation: No further work

The Golden Farms (5BL5BL5561) was determined officially eligible in 1999; the property was eligible under Criterion A for its association with the early settlement of Longmont. However, because of ongoing demolition to the site the property was determined field not eligible for listing on the NRHP in 2003. Based on this survey, there is no change to the 2003 eligibility recommendation because most of the structures associated with the period of early agriculture (Criterion A) or with the original homestead owner (Criterion B) are no longer extant, and therefore the site no longer maintains enough aspects of physical integrity to convey its significance. The remaining portion of the barracks is not distinctive in type, period, or method of construction and is not sufficient to convey the site's historical significance. Further investigation into the area is not likely to yield significant information about the history of the area under Criterion D.

16. Known Collections, Reports, or Interviews:

Beam, Carol

2005 5BL5561 Cultural Resource Survey Forms. On file, Office of Archaeology and Historic Preservation, Denver.

Keeley, Gail

1999 Boulder County Digital Image Library: User's Guide, July 1997 (CLG Grant 08-69-11103.15). Prepared by Hermesen Consultants for the Colorado Department of Transportation.

McWilliams, Carl

1994 5BL5561 Cultural Resource Survey Forms. On file, Office of Archaeology and Historic Preservation, Denver.

1995 5BL5561 Cultural Resource Survey Forms. On file, Office of Archaeology and Historic Preservation, Denver

2003 Historic Resources Survey Report: Ken Pratt Boulevard Extension Longmont, Colorado. Prepared by Cultural Resource Historians for Boulder County Parks and Open Space Department.

17. Site Description/Update:

Tatanka Research Inc. completed the original documentation for Boulder Creek Farms in 1995 (McWilliams 1995) and Cultural Resource Historians visited the property in 2003 (McWilliams 2003). In 1995 Tatanka Research Inc. historians inventoried a house, outbuilding, and a set of barracks (McWilliams 1995), and in 2003 only one set of barracks remained extant of the property (McWilliams 2003). During ERO's visitation, the barracks (F1) were found to be in good condition with no visible alterations. Rufus Rich patented the property and surrounding section in 1867; however, it was not until 1904 that later land owners constructed the house and began to develop the property to residential uses. During the late 1940s and 1950s, the barracks on the property were used to house migrant farm workers (McWilliams 1995).

18. Photograph Numbers: D3.P1020299

Digital files at: ERO Resources Corporation

19. Artifact and Field Documentation Storage Location:

ERO Resources Corp

20. Report Title: Cultural Resource Survey City of Longmont Resilient St. Vrain Project Boulder and Weld Counties, Colorado

21. Recorder(s): A. Sanocki

Date: 10/28/2015

22. Recorder Affiliation: ERO Resources Corporation - Denver/Durango

Phone Number/Email: 303.830.1188 / 970.422.2136

Note: Please attach a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

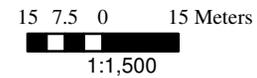


City of Longmont Resilient St. Vrain Project
 Middle Reach, Boulder County, Colorado



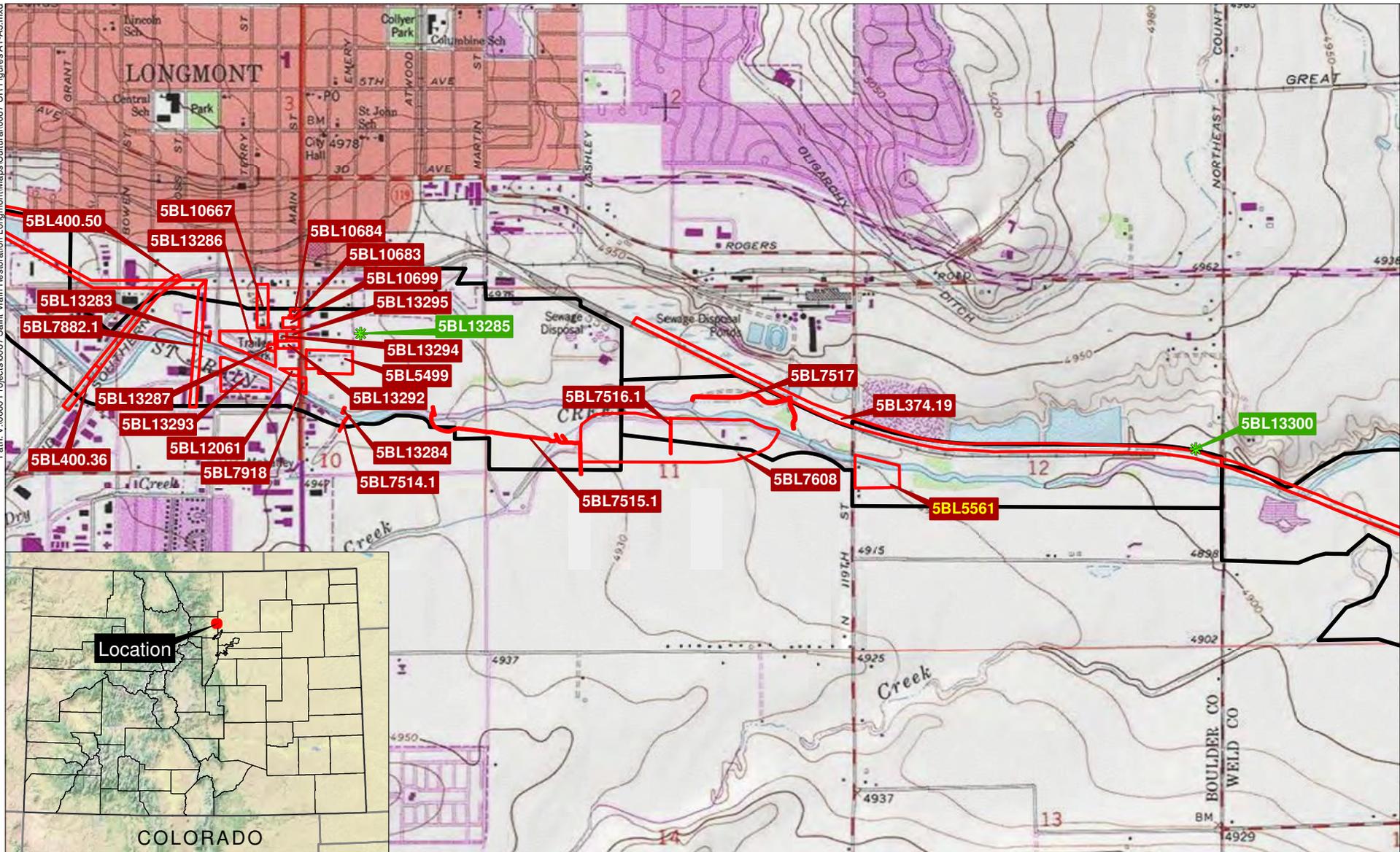
5BL5561

- Feature
- Nearby Resources
- Site Boundary
- Project Boundary



Prepared for: CH2M Hill,
 and the City of Longmont
 File: 6087 - 5BL5561 (IC)
 November 10, 2015





St. Vrain Restoration Project

Sections 7-9, 17, and 18, T2N, R68W; Sections 3-6 and 9-12, T2N, R69W; 6th PM
USGS Hygiene and Longmont, CO Quadrangles (1:24,000, 1978)
Boulder and Weld Counties, Colorado

-  Isolated Find
-  Cultural Site
-  Area of Potential Effect



Figure A2 Project Location

Prepared for: CH2mHill
File: 6087 CR Figures A1-A3.mxd (GS)
November 17, 2015





**5BL5561 – Site overview, view to the northeast.
Photo Number: D3.0298 Date: 10.28.15**



**5BL5561 – Site overview, view to the west.
Photo Number: D3.0299 Date: 10.28.15**



**5BL5561 – Feature 1, bunkhouse, east and north elevations, view to the southwest.
Photo Number: D3.0293 Date: 10.28.15**



**5BL5561 – Feature 1, bunkhouse, west and south elevations, view to the northeast.
Photo Number: D3.0295 Date: 10.28.15**

Times Call November 12, 2016 article

The end of Boulder County's Tanaka Farms

A blizzard swirled into Longmont as Dick Tanaka's then high school-age daughter knocked on doors, and she figured bad weather motivated her boss to pick her up and take her home.

Debbie (Tanaka) Williams had been canvassing neighborhoods for a Colorado nonprofit foundation against big banks and other powerful special interest groups.

"But my boss told me it was something else, something serious, and when I got home it was surreal," she said.

That afternoon in 1989, Boulder Creek Farms foreclosed on the \$3 million mortgage Tanaka Farms held on 1,000 acres five miles south of Longmont and forced the family to file Chapter 11 bankruptcy and liquidate assets, according to Times-Call reports.

Frank Tanaka started farming in Colorado after he immigrated from Japan in 1907. After his death in 1953, four of his sons — Dick, Rocky, Sam and Bobby Tanaka — built it into an empire that once ranked as one of the nation's largest family-owned vegetable farms with 5,000-plus acres, divided roughly between family-owned and leased land in Boulder and Weld counties.

Then the empire fell.

Debbie (Tanaka) Williams, now 43, said that after the auction she and her family of four crowded into an aunt's two-bedroom Longmont apartment. But by 1992, her dad got back to farming — the only thing he said he knew how to do, she explained.

Dick Tanaka repaired old, broken-down equipment, borrowed money from friends, and secured a small bank loan before moving them out of his sister's apartment to an apartment on Longs Peak Avenue in Longmont. He farmed a small plot near the southwest corner of East County Line Road and Colo. 119 then, and his produce sold well. By 1995, he successfully bid on leasing the family's current Boulder County Open Space farm with some Erie acreage that closed Oct. 31 after its final season.

On Nov. 19, the Tanakas again will sell everything.

A vast collection of tractors, wagons, forklifts, skid-steer loaders, cultivators, trucks and more now line fields recently harvested of pumpkins and long leased from

Boulder County at the southeast corner of U.S. Hwy. 287 and Colo. Hwy. 52 near Longmont.

Other items — platform scales, a chili roaster, onion sorter, air compressor, drill press, etc. — will go on the block, too.

Dick Tanaka got back into farming at that intersection in the mid-1990s until his death on June 27 at 83 of a stroke complicated by pneumonia.

Until 2015, the family operated a market in Longmont on the east side of South Main Street near Quail Road, before moving it to a shed near their residence at 10760 Mineral Road for the final harvest. They sold the usual summer vegetables along with 10 varieties of chili peppers, six varieties of squash, five varieties of pumpkins, three varieties of cabbage, American and Japanese eggplant, artichokes, beets and more.

“This was our livelihood. Dick worked so hard with all of this equipment to get crops out of the field. Watching it go at the auction will be like losing him again,” his widow, Charlotte (Konishi) Tanaka, 76, said.

Yet, the auction invites a curtain call to honor Dick Tanaka, a farmer inducted in 2013 to the Colorado Agriculture Hall of Fame, a farmer who kept an eye on the sun rising all his life.

A hardscrabble startup

The first page of his story as the son of Japanese immigrants opens with his birth on Dec. 28, 1932, at the Denver Union Stockyards — the place noted on his birth certificate. Tragedy struck two years later when his mother died after delivering her ninth baby — a loss that eventually forced his father to farm out all of the children to Japanese friends and family.

Poverty dogged them, Debbie (Tanaka) Williams said.

She remembers her dad holding a .22-caliber long rifle they found in storage and telling her how he needed to shoot squirrels when he was just 8 years old to help feed all of his brothers and sisters. They also often ate soup made from the butcher’s pig tail scraps and crackers with jam to survive.

“That explains why he even years later refused to eat jam. It just reminded him of those hard days,” she said.

To make matters worse, as a toddler Dick Tanaka stuck his tongue in a pan of tofu that his mother had set out to steep in lye. Though she quickly put his whole head in

a bucket of water, the lye burned off part of his tongue and caused him to grapple with a lifelong speech impediment, Charlotte Tanaka said.

“He had a lisp. And he couldn’t pronounce ‘l’ or ‘r,’ which is why he could never pronounce my name,” she said. “So, he called me ‘Mom,’ and I’m not sure what he called me before Debbie was born. Maybe he didn’t call me by name then.”

Charlotte Tanaka played “A Boy Named Sue” by Johnny Cash at her husband’s funeral because he related so much to that song — understood the hurtfulness of being teased for being different.

“He was a soft-hearted man, a man very sensitive to the underdog all his life for that reason,” she said.

Bright spots in Dick Tanaka’s youth included loving sports and every year playing three of them on teams for Erie, where he grew up in a small, two-bedroom home until his dad split up their farm family.

He graduated in 1952 from Erie High School — then a one room school that included the lower grades at the southwest corner of Lookout Road and North 115th Street. Shortly thereafter, he enlisted in the U.S. Army and served from 1954 to 1956 after completing basic training at Fort Ord in California. He shipped out to serve in Germany and France.

After that, the land called to the young man, and he put down roots to farm it in the Longmont area for the rest of his life.

Dick Tanaka’s niece, Jere Fukai, of Arvada, acknowledged the hardships that marked so much of his early life.

“But he endured those things with dignity,” she insisted. “He never complained or blamed anyone. And the whole family moved through life that way. They didn’t dwell on what they couldn’t change. Instead, they had faith in putting one foot in front of the other, in working hard, and earning things back.”

Legacy with fellow farmers

Over many years in the farming business, Dick Tanaka’s reputation spread to other farmers and wannabe farmers, Wyatt Barnes, owner of Red Wagon Organic Farm in Longmont, said.

“His fields were amazing. They were perfect. Straight lines. No weeds,” he explained. “... Toward the end of his life, it was a little hard to talk with Dick on the phone. But one day I just brought my employees who wanted to get into farming over to meet

him. I was a little worried about what he would do when we dropped in. But his face lit up. He was pretty happy to talk with them, pretty happy that people still wanted to learn more about farming and happy to share his trade secrets.”

Another Longmont farmer, Dave Asbury of Full Circle Farm and Rocky Mountain Pumpkin Patch, was in his 20s loading trucks with wholesale vegetables when he met Dick Tanaka.

Asbury called him “a prince of a man” for his kindness, generosity and helpfulness.

“He was so poor as a child, and everyone knew it. Only had one pair of shoes, and yet he was like no one you would meet again in this lifetime,” Asbury, 57, said, pausing to collect himself several times. “He was just that person, someone as close to Buddha as you could be. ... And when I met him, it was the height of the season, when he had everything coming in, and I was just amazed at the bounty and beauty of his place.”

Juan Salomon, 61, also of Longmont, in 1978 started working as one of three supervisors over 120 men at Tanaka Farms during its heyday. Then, 15 forklifts scurried around moving pallets between warehouses and semi-truck trailers lined up around the clock to haul freshly picked vegetables across the country, Salomon said in Spanish as his wife, Margarita Salomon, 57, translated.

Even toward the end of each harvest, crews kept busy loading 22 pallets of onions daily. One pallet held 25 50-pound burlap sacks, Juan Salomon said.

“Dick sensed the soil. He loved the fields, and that love for the earth is what made it productive,” he continued. “He farmed by instinct, just knew the dates and the times to plant and pick without keeping notes.”

The two men communicated for 16 years at work — both before and after the bankruptcy — through broken English and Spanish, body language, and time-tested trust.

Juan Salomon believes their trust grew like the crops because of how Dick treated him and fellow employees.

“He told us to be ready to go out into the fields at midnight if need be due to frost to cover the onions. But he wouldn’t just stand by when that happened. He would work along with the men at the same pace,” he said. “And Dick took care of us with housing, cars, loans, meat and more.”

Now, Juan Salomon works as a warehouse overseer for a vegetable wholesaler in Aurora, Margarita Salomon said.

“But my husband had a good friendship with Dick, and he felt free and secure in that role because of the trust they had in each other,” she said. “Now, he feels more like a bird in a cage. ... My husband has teary eyes talking about Dick.”

The farmer behind the farm

The emotional connection so many of Dick Tanaka’s employees, proteges, friends and family members feel toward him might be surprising given the usual Japanese-American reserve, Charlotte Tanaka, who grew up on a dairy farm in Platteville, said.

“In our generation, and in past generations, emotions didn’t come into the picture for the Japanese. I was taught not to cry or hug or kiss. Generally, we were very reserved — never even held hands in public,” she said. “But Dick was not like that.”

Their older sisters set them up, and they watched the Clint Eastwood western, “Paint Your Wagon,” at a Denver drive-in movie theater on their first date.

Three months later, on their Jan. 11, 1970, wedding day, she and 200 guests waited 20 minutes for both the groom and the reverend at what is now the Tri-State/Denver Buddhist Temple.

“I was so nervous. And I had no idea where they were. For all I knew, Dick was being consoled by the reverend,” she said, chuckling.

Instead, Dick Tanaka — ever passionate about sports — and the reverend arrived late after together watching the final quarter of Super Bowl IV between the Kansas City Chiefs and the Minnesota Vikings as televised live from New Orleans.

Then, the groom in his tux could move on to marry her.

They began their life together as a farming family by touring onion fields in Oklahoma on their honeymoon, she said.

They brought up two children, Debbie (Tanaka) Williams and Wayne Tanaka, 41, who now lives in Long Beach, Calif. Their daughter and her husband, Rory Williams, 44, live in Erie with their two children, Robert, 9, and Grace, 6.

Tanaka farm equipment auction

What: Farm equipment auction of Dick Tanaka Estate hosted by Greeley-based Kreps Wiedeman Auctioneers & Real Estate Inc.

Where: 10760 Mineral Road (southeast corner of U.S. 287 and Colo. 52), Longmont

When: 9 a.m. to 4 p.m. daily preview starting Wednesday. Auction starts at 10:30 a.m. Saturday

To view auction items online, visit <http://www.k-wauctions.com/myweb/Tanaka.htm>

Neither of the Tanaka children as adults went into farming.

But Debbie (Tanaka) Williams remembers the boom time before the bankruptcy forced the family to sell their corn picker.

“The corn picker then looked like it had giant teeth. And when we rode on it, it was like it gobbled up the corn to fill our wagon, and then it left the field shaved down to the stubble to be ready for the next year,” she said. “The harvest fascinated us as kids.”

Charlotte Tanaka said that her husband’s many years of such hands-on labor brought arthritis to those joints prematurely.

Even as a newlywed, she remembers tightening bolts for him on equipment because he couldn’t close his hands fully. Buttoning shirts eventually became impossible, too, and he wore shirts with snap buttons and high-top pull-on Red Wing boots in middle age for that reason.

Yet, he never got too old or uninspired to drive his pickup truck out to the fields to squat down and sit on his heels. He tickled the land then, dusted it off with his right index finger.

Many people who knew him, in their mind’s eye, still see him this way.

“He would spend hours out there doing that in the spring, especially when the seeds hadn’t broken ground when they were supposed to,” Charlotte Tanaka said. “And when he found them growing, he would say, ‘There’s hope!’ He always said that. ‘There’s hope.’”

Pam Mellskog can be reached at p.mellskog@gmail.com or at 303-746-0942.

Prior to
demolition
of two of
three
buildings



Prior to
demolition
of two of
three
buildings



Prior to
demolition
of two of
three
buildings



2024



2024



2024



2024

