



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

Thursday, September 4, 2025, 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: 161 354 3589.

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

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 Minutes from August 7, 2025**
5. **BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**
6. **LANDMARKS**

6.1 HP-25-0001: Laber Farm

Request: Boulder County Historic Landmark Designation of a Site

Location: 8003 N 95th Street, in Section 20, T2N, R69W of the 6th Principal Meridian

Zoning: Agricultural (A) Zoning District

Owner/Applicant: Padgett Family Trust

Website: www.boco.org/HP-25-0001

Action Requested: Recommendation to BOCC

7. HISTORIC PRESERVATION GRANT

7.1 HPG-25-0002: Laber Farm - Structural Repairs on the House

Request: Historic Preservation Grant for Structural Repairs on the House

Location: 8003 N 95th Street, in Section 20, T2N, R69W of the 6th Principal Meridian

Zoning: Agricultural (A) Zoning District

Owner/Applicant: Padgett Family Trust

Action Requested: Decision

8. **OTHER BUSINESS**
9. **ADJOURNMENT**



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

August 7, 2025, 6:00 p.m.
Virtual HPAB Meeting

Board Members Present: Elizabeth Gehring
David Hawes
Rachel Gart
Glenn Sherwood
George Schusler

Board Members Excused: Caitlin McKenna
Kathy Koehler
Buffy Andrews
Larry Dorsey

Staff Present: Denise Grimm
Jessica Fasick
Trevor Duchi
Elisabeth Rios-Brooks

1. **CALL TO ORDER**

The meeting was called to order at approximately 6:02pm by Vice-Chair David Hawes.

2. **ROLL CALL**

3. **CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA**

None.

4. **APPROVAL OF MINUTES**

4.1 **Approval of Meeting Minutes from May 1, 2025**

MOTION: George Schusler MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the minutes from May 1, 2025 as written.

SECOND: Elizabeth Gehring

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

None.

6. NATIONAL REGISTER NOMINATION REVIEW OF THE WANEKA FARM

6.1 National Register Nomination Review of Waneka Farm Discussion

Denise Grimm, Principal Planner presented the application for the National Register Nomination for the Waneka Farm at 12076 East Baseline Road. The application for National Register was forwarded to the Historic Preservation Advisory Board for review and to determine if the board agrees with the designation and nomination criteria.

Vice-Chair David Hawes noted a few quotes in the application to be clarified before the application is brought to the State Board in September. The Historic Preservation Advisory Board agreed with the nomination for National Register under Criteria A and C.

7. OTHER BUSINESS

The status and future of the county's north Boulder campus was discussed after the update on the LatinX RFP.

7.1 Update on LatinX RFP

Denise Grimm, Principal Planner presented the RFP for the LatinX and Chicano Historic Context & Community Engagement Strategy project. One applicant has been chosen from six proposals and the contracting process has begun to get the RFP awarded and under contract. Denise Grimm, Principal Planner and Jessica McKinnon, Planning Technician answered questions and comments for the Historic Preservation Advisory Board members regarding the RFP.

8. ADJOURNMENT

The meeting was adjourned at approximately 6:55pm.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 4, 2025, 6 p.m.

Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-25-0001: Laber Farm

Request: Boulder County Historic Landmark Designation of a site
Location: 8003 N 95th Street, in Section 20, T2N, R69W of the 6th Principal Meridian
Zoning: Agricultural (A) Zoning District
Owner/
Applicant: Padgett Family Trust

PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of the farm has been submitted by the owners, Claire and Richard Padgett. The landmark proposal includes the Classic Cottage house, the barn, the silo, the scale house, the large chicken house, and the “new” machine shed. A few other buildings on the farm are not included in the landmark application including the granary, a small storage shed, the old machine shed, and the small chicken house.

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

The property was homesteaded by Daniel Tracey in 1874. Tracey must have “proved up” because he held the farm for nearly 20 years. The existing buildings, though, don’t appear to be from Tracey’s ownership, and were instead likely built by John H Nicholas whose family owned the property until 1928. After some time being leased out, Alexander Laber bought the farm in 1945. Laber was an immigrant from Russia. He immigrated from Susannental in the Volga River region of Russia in 1923, seemingly following his older brother, David, who had already been in Colorado for at least six years. With his German surname, Alex likely came from a long line of immigrants, the Volga Germans, who had been invited to Russia by Catherine the Great in the second half of the 18th century. Alex passed the farm to his son, Henry, who in turn passed it to his son, Mike. After 80 years, the farm recently sold out of the Laber family to Claire and Richard Padgett.

The farmhouse was built c.1920 and is what History Colorado defines as the Classic Cottage form. Its defining characteristics are its hipped roof, central dormer, and thick porch posts. The prevalence of exposed rafter tails and the decorative window glazing point to a Craftsman style. The barn is of the saltbox form, the silo is constructed with concrete stave walls, and the other outbuildings are typical farm forms from the early 20th century.

SIGNIFICANCE

The farm may qualify 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 farm is significant for its association with the development of Agriculture in unincorporated 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 farm is significant for its association with Alex Laber, a Russian immigrant, whose family worked the property for eight decades.

Criteria 15-501(A)(4) The proposed landmark is 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 farm complex is significant as a good collection of farm buildings and one of the better-documented farms dating from the early 1900s. Additionally, the house is one of the region’s best examples of the Classic Cottage form.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-25-0001: Laber Farm** under Criteria 1, 3, and 4 and subject to the following conditions:

1. Alteration of any site feature or exterior feature of the contributing structures 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 Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing 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.)



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Vicinity

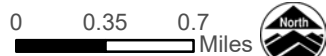
8003 95TH

Subject Parcel

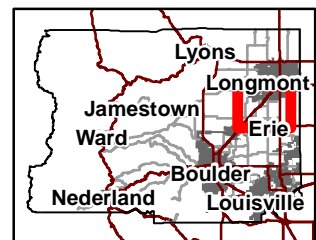
Municipalities

Subdivisions

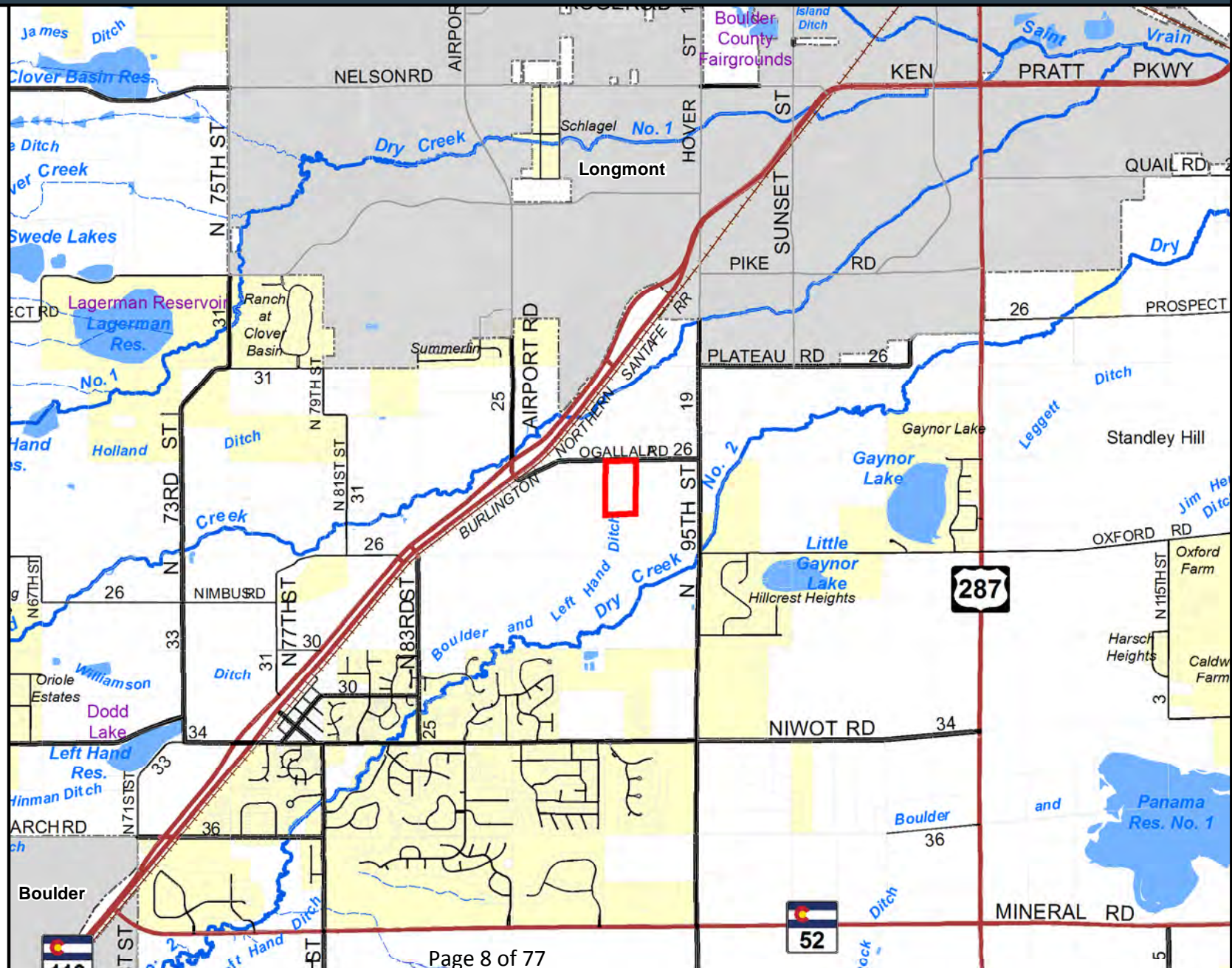
Subdivisions



Area of Detail Date: 7/17/2024



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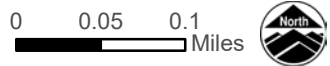


Community Planning & Permitting

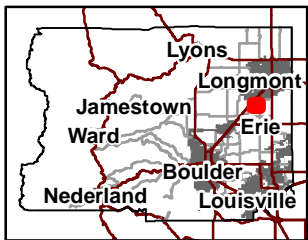
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Aerial
8003 95TH

 Subject Parcel



Area of Detail Date: 7/17/2024



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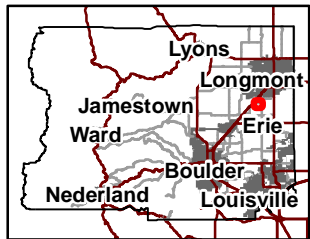
Aerial
8003 95TH

 Subject Parcel

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Miles



Area of Detail Date: 7/17/2024



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Boulder County Community Planning & Permitting
2045 13th Street, P.O. Box 471
Boulder, CO 80306
(303) 441-3930

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: Previously referred to as Laber Farm. Now owned by The Padgett Family Trust, Richard J and Claire S Padgett co-trustees.

Other Names: *Unknown*

Historical Narrative:

According to Boulder County Assessor records, the southeast quarter of section 20 Township 2 North Range 69 West, where this farm is located, was homesteaded by Daniel L. Tracey in January 1874. Tracey owned this land at least until the early 1890s, as the "Directory of Farmers for Boulder County in 1892" lists Tracey as the owner of 320 acres here in section 20, as well as in section 29. This farm complex was developed in the early 1900s, and by 1940, the quarter section was owned by Ray and Dagmar (sp?) Reynolds, who leased it as a tenant farm. In 1947, the Reynolds sold the farm to Alexander and Pauline Laber. The Labers had previously leased a farm known as the Knox place, south and west of East County Line Road and Oxford Road. Alex and Pauline raised seven children here: Dorothy, Mary, Henry, Clarence, Ed, Jane, and Bob. The family grew alfalfa, corn, wheat, sugar beets, and pinto beans, raised beef cattle, and maintained a dairy. Born in 1935, Henry Laber grew up on this farm, and in 1957 he married Annette Talbot. Henry and Annette raised two children on the farm: Mike, born in 1958, and Kim, born in 1959. Henry and Annette continued to live and farm here. Son Mike and Teresa Jo Laber purchased the farm in January 2014 and occupied it until June 2025.

The house, privy, barn with attached loafing shed, old machine shed, and oil shed (see attached site plan items A, B, F, L, M, and O) were all here when the Labers purchased the farm in 1947. Other buildings were either moved here, or built later. One of the chicken houses (see attached site plan item Q) was built originally as a scale house for the Great Western Sugar Company southeast of Del Camino Center (southeast of 1-25 and Highway 119). The Labers moved it here in the 1970s for use as a chicken house. The other chicken house and a smaller scale house (site plan items P and R) had been built by the Labers in the 1960s. The storage sheds and metal grain bins (site plan items C, E, G and H) were moved here circa 1985. The grain bins and one storage shed were moved here from across North 95th Street, while the other storage shed was moved here from the Berthoud vicinity. The new machine shed (site plan item S) was constructed by the Labers in the mid-1970s. **NB: Metal grain bins have been removed from the property – sold by prior owner.**

2. Location

Address(s): 8003 North 95th Street, Niwot, CO 80504 **NB: Access to the property off of Ogallala Road is in progress. Revised Address is TBD.**

3. Classification

Property Ownership: ☐ Public ☒ Private ☐ Other

Category of Property: ☒ Structure ☐ Site ☐ District

Number of Resources Within the Property (sites and districts only):

☒ Contributing Resources ☐ Non-contributing Resources

Narrative Describing Classification of Resources:

Contributing Resources:

- Classic Cottage Style residence,
- Intact farm complex with representative of their respective building types,
- The complex is documented as dating from the early 1900's, and potentially part of the Homestead Act of 1862 (noting the original acquisition of 320 acres corresponding to the allowance of the 160 acres for each individual, including single women or and prior slaves, per the Act) and contributing to the development of the Boulder County and Niwot region.

4. Function or Use

Historic Functions:

The following narrative reflects an assessment performed during February 1998 by Carl McWilliams of Cultural Resource Historians, Fort Collins, CO with comment by the current owners based on recent building inspections in 2025.

The Laber Farm is historically significant under Boulder County Criterion 1-501-A-(1), because it is among this area's most intact and better documented farm complexes dating from the early 1900s. The house alone may also be considered architecturally significant under National Register Criterion C, and Boulder County Criterion 1-501-A-(4). The house is one of the region's best examples of a Classic Cottage farmhouse, and it, therefore, embodies the distinctive

characteristics of the Classic Cottage style. During the course of Boulder County's Historic Sites Survey, only twelve other Classic Cottage farmhouses have thus far been identified, and among these, this house displays above average physical integrity. The farm's secondary buildings are also good representative examples of their respective building types, and they are in generally good condition. **NB: Evaluation in 1998 notes the following outbuildings as fair condition: Old machine shed, silo, barn, loafing shed, pumphouse shed, Building Contractors and Inspectors evaluated the building in 2025 indicated residence requires foundation / structural repairs and some secondary buildings are not structurally sound and have fallen into fair to poor condition.** Some of the outbuildings however, have been moved here, or constructed here, within the past thirty years,

5. Description

Current Functions: Domestic and Agriculture/Subsistence: Current Function of the property is single dwelling residence and agricultural.

Narrative Describing Resource: See above Section 4.0

Architectural Style: Classic Cottage 1.5 stories.

Landscape/Setting:

The Laber Farm is located 1/3-mile west of North 95th Street and borders the south side of Ogallala Road. It is comprised of a farmhouse, a barn with an attached loafing shed, and several outbuildings including, a privy, two storage sheds, a wood granary, two machine sheds, two metal grain bins, a silo, a railroad boxcar with an attached storage structure, a pumphouse for a stock tank, an oil shed, a scale house, and two chicken houses. The surrounding agricultural terrain is open and flat. Haystack Mountain is visible to the west.

6. Statement of Significance

Boulder County Criteria for Designation (*check all that apply*):

- ☒ the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ proposed landmark as a location of a significant local, county, state, or national event;
- ☒ the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ 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 proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- ☐ the proposed landmark's archaeological significance;

- _____ the proposed landmark as an example of either architectural or structural innovation; and
- _____ the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

Areas of Significance:

- Intact farm complex with cultural/historical characteristics of farm buildings
- Architecture of the residence - Classic Cottage style construction
- Prior family owner (Laber, Alex) served as president of the Boulder and Left Hand Irrigation company and contributed to the Hayden Lake Study for the future development of the City and County of Boulder (1972 University of Colorado, Boulder)

Period of Significance:

- Original homestead in Boulder County/State of CO early 1870's – 2014

Residence built: 1920 (est)

Significant Dates:

- Original homestead early 1870's
- Agricultural and livestock farm 1947; Scale House 1960
- Classic cottage residence built 1920 (est)

Significant Persons: Alex Laber

7. Bibliographical References

- Boulder County Assessor Real Estate Appraisal Card-Rural Master Index, with entries dated 9 December 1948 and 7 February 1950, on file at the Boulder Carnegie Library.
- "Boulder County Colorado" [plat map], Published in 1940 by the Rocky Mountain Map Company. Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.
- "Directory of Farmers for Boulder County in 1892," on file at the Carnegie Library, Boulder, CO.
- Laber, Henry. Interview conducted by Carl Me Williams, 23 February 1998.

8. Geographical Data

Legal Description of Property:

A portion of the Southeast 14 of Section 20, Township 2 North, Range 69 West of the 6th P.M., County of Boulder, State of Colorado, more particularly described as follows: Commencing at the Southeast corner of Section 20, Township 2 North, Range 69 West of the 6th P.M.; Thence South 89°35'13" West, along the South line of said Section 20, a distance of 2,667.36, to the South 14 corner of said Section 20; Thence North 00°29'35" East, along the West line of the Southeast 1¼ of said Section 20, a distance of 1,106.87 feet, to the True Point of Beginning; Thence continuing North 00°29'35" East, along said West line, a distance of 1,530.71 feet, to a point on the Southerly right-of-way line of County Road No. 26; Thence North 89°13'51" East, along said Southerly right-of-way line, a distance of 843.15 feet, to a point on said Southerly right-of-way line; Thence South 00°26'35" West, a distance of 1,530.49 feet, thence South 89°53'41" West, along an existing fence, a distance of 844.33 feet, to the True Point of Beginning.

Boundary Description: Not applicable

Boundary Justification:

Title document – American Land Title 2025

9. Property Owner(s)

Padgett Family Trust, Richard J and Claire S Padgett, co-trustees

Address: 7719 Crestview Lane, Niwot, CO 80504

Phone: 619-246-6495 and 619-246-6496 respectively

10. Form Prepared By:

Name: Claire S Padgett

Address: 7719 Crestview Lane, Niwot, CO

11. Photos, Maps, and Site Plan

Phone: 619-246-6496

E-Mail: csepadgett@gmail.com

See attached documentation of Architectural Inventory Form from 1998 suggesting eligibility for landmark status based on its Classica Cottage farmhouse architecture plus recent photos of the structures as collected by staff in 2025. Note in email dated 28 FEB 2025 the original suggestion (1998) was that the property should be considered for Landmark Status.

BOULDER COUNTY HISTORIC SITES SURVEY

OAHP Use Only
☐ Determined Eligible
☐ Determined Not Eligible
☐ Nominated
☐ Listed
☐ Need Data
☐ Contributing to NR District
☐ Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: 5BL6974

Temporary Site Number: 625112

IDENTIFICATION

Resource Name: Laber Farm

Address: 8003 North 95th Street

Location/Access: This property is located 1/3-mile west of North 95th Street, and 1/4-mile south of Ogallala Road.

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: H.A. and Annette M. Laber
8003 North 95th Street
Longmont, CO 80501

Boundary Description and Justification:

This property is comprised of a farmhouse, a barn with an attached loafing shed, and several outbuildings including, a privy, two storage sheds, a wood granary, two machine sheds, two metal grain bins, a silo, a railroad boxcar with an attached storage structure, a pumphouse for a stock tank, an oil shed, a scale house, and two chicken houses.

Acreage: 64

ATTACHMENTS

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

LOCATION

County: Boulder

USGS Quad: Niwot, Colorado 1967; photorevised 1979, 7.5 Minute

Other Maps: Marden Maps. Boulder County Ownership Plat, Map B4, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

Legal Location: W $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 20, Township 2 North, Range 69 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 488240 Northing 4440880

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)
xx	xx	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: good

Additional Comments:

n/a

Eligibility Recommendation: eligible

STATEMENT OF SIGNIFICANCE

According to Boulder County Assessor records, the southeast quarter of section 20 Township 2 North Range 69 West, where this farm is located, was homesteaded by Daniel L. Tracey in January 1874. Tracey owned this land at least until the early 1890s, as the "Directory of Farmers for Boulder County in 1892" lists Tracey as the owner of 320 acres here in section 20, as well as in section 29. This farm complex was developed in the early 1900s, and by 1940, the quarter section was owned by Ray and Dagmar (sp?) Reynolds, who leased it as a tenant farm. In 1947, the Reynolds sold the farm to Alexander and Pauline Laber. The Labers had previously leased a farm known as the Knox place, south and west of East County Line Road and Oxford Road. Alex and Pauline raised seven children here: Dorothy, Mary, Henry, Clarence, Ed, Jane, and Bob. The family grew alfalfa, corn, wheat, sugar beets, and pinto beans, raised beef cattle, and maintained a dairy. Born in 1935, Henry Laber grew up on this farm, and in 1957 he married Annette Talbot. Henry and Annette raised two children on the farm: Mike, born in 1958, and Kim, born in 1959. Henry and Annette continue to live and farm here. Son Mike farms with his dad, and now lives at the corner of Niwot Road and U.S. Highway 287. Henry's parents, Alex and Pauline Laber also live nearby.

The house, privy, barn with attached loafing shed, old machine shed, and oil shed (site plan items A, B, F, L, M, and O) were all here when the Labers purchased the farm in 1947. Other buildings were either moved here, or built later. One of the chicken houses (site plan item Q) was built originally as a scale house for the Great Western Sugar Company southeast of Del Camino Center (southeast of I-25 and Highway 119). The Labers moved it here in the 1970s for use as a chicken house. The other chicken house and a smaller scale house (site plan items P and R) had been built by the Labers in the 1960s. The storage sheds and metal grain bins (site plan items C, E, G and H) were moved here circa 1985. The grain bins and one storage shed were moved here from across North 95th Street, while the other storage shed was moved here from the Berthoud vicinity. The new machine shed (site plan item S) was constructed by the Labers in the mid-1970s.

Evaluation

The Laber Farm is historically significant under Boulder County Criterion 1-501-A-(1), because it is among this area's most intact and better documented farm complexes dating from the early 1900s. The house alone may also be considered architecturally significant under National Register Criterion C, and Boulder County Criterion 1-501-A-(4). The house is one of the region's best examples of a Classic Cottage farmhouse, and it, therefore, embodies the distinctive characteristics of the Classic Cottage style. During the course of Boulder County's Historic Sites Survey, only twelve other Classic Cottage farmhouses have thus far been identified, and among these, this house displays above average physical integrity. The farm's secondary buildings are also good representative examples of their respective building types, and they are in generally good condition. Some of the outbuildings, however, have been moved here, or constructed here, within the past thirty years.

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 in a rural, relatively isolated location. No other historic buildings are nearby.

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: none apparent

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, with entries dated 9 December 1948 and 7 February 1950, on file at the Boulder Carnegie Library.

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

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

"Directory of Farmers for Boulder County in 1892," on file at the Carnegie Library, Boulder, CO.

Laber, Henry. Interview conducted by Carl McWilliams, 23 February 1998.

Photographs: Roll(s): CM-90; CM-91 Frames:13-25; 2-22

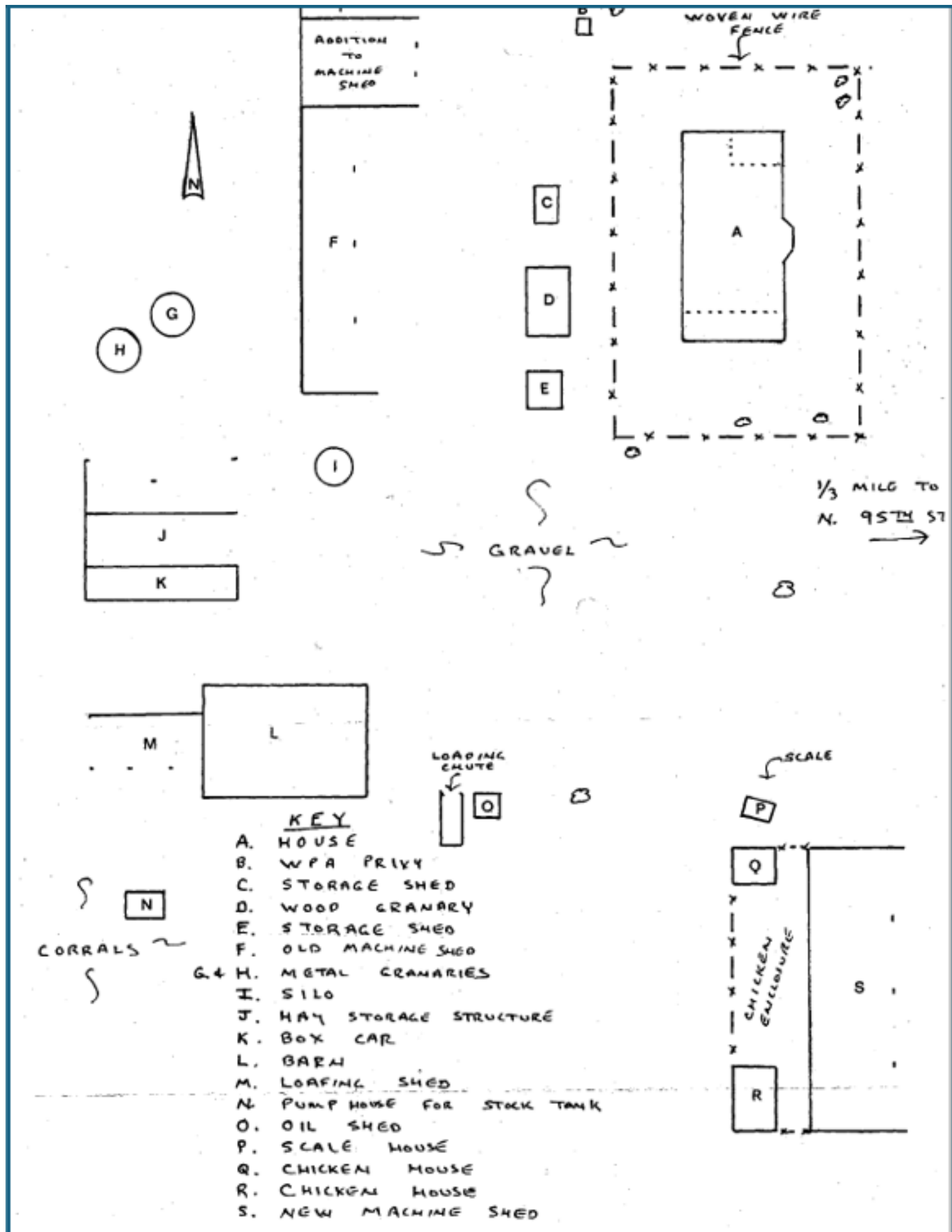
Negatives Filed At: Boulder County Parks and Open Space Department

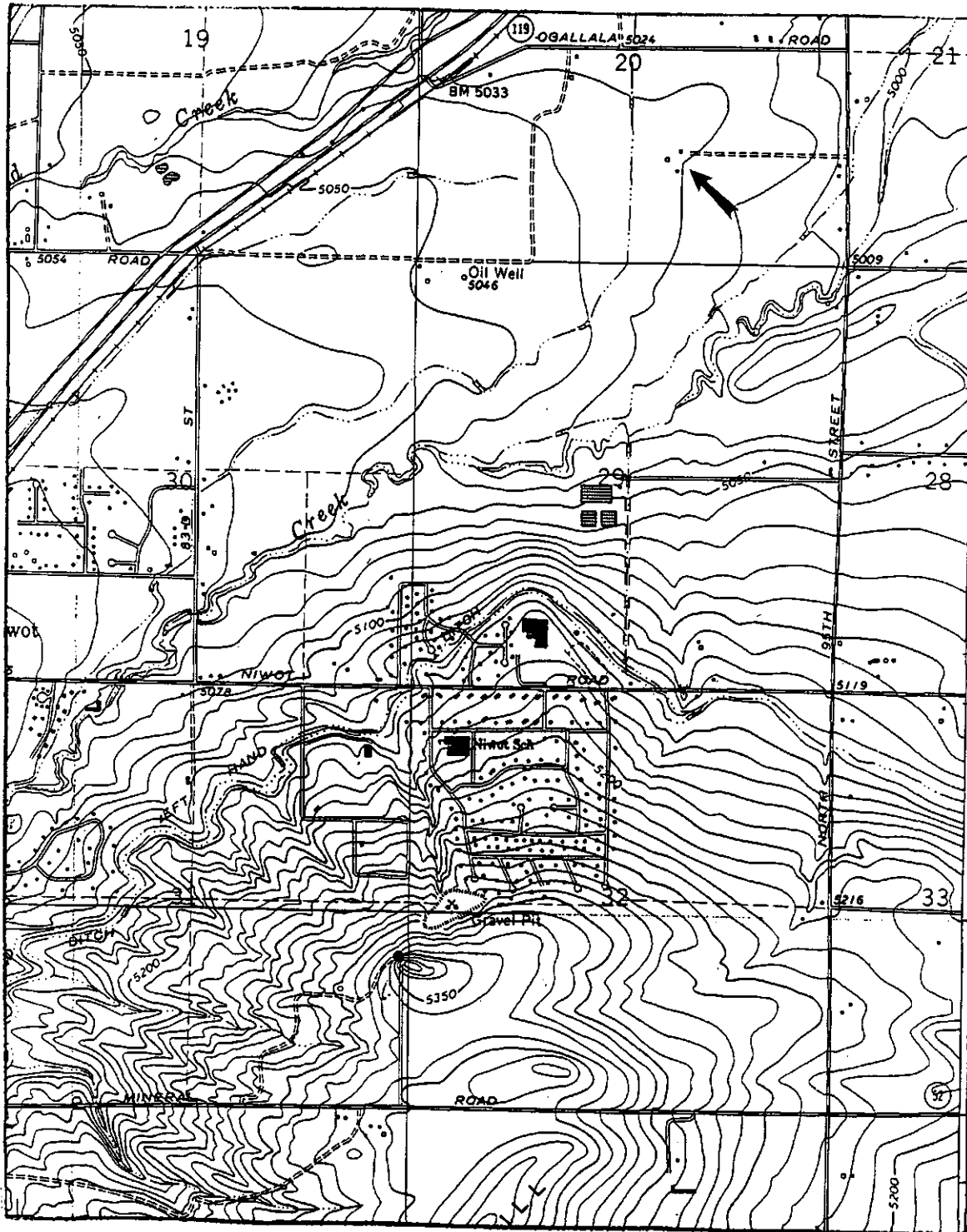
Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams

Date: 21 February 1998

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





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

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6974

Temporary Site Number: 625112

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: House

Complex/Site Name: Laber Farm at 8003 North 95th Street

Roll: CM-90 Frames: 13-15 Photographer: Carl McWilliams

FUNCTION

Current Use: residence

Original Use: residence

Intermediate Use(s): n/a

ARCHITECTURAL HISTORY

Architect: n/a

Builder: unknown

Date of Construction: c1920

Based On: field estimate

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: n/a

Specific References to the Structure/Building

Please see the accompanying Management Data form.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: Classic Cottage

Landscape/Setting: The Laber Farm is located 1/3-mile west of North 95th Street, and 1/4-mile south of Ogallala Road. It is comprised of a farmhouse, a barn with an attached loafing shed, and several outbuildings including, a privy, two storage sheds, a wood granary, two machine sheds, two metal grain bins, a silo, a railroad boxcar with an attached storage structure, a pumphouse for a stock tank, an oil shed, a scale house, and two chicken houses. The surrounding agricultural terrain is open and flat. Haystack Mountain is visible to the west.

Orientation: south

Dimensions: '60 N-S by 29' E-W

Stories: 1 1/2

Plan: rectangular

Foundation: painted dark green poured concrete, partially covered with wood skirting; 1" by 2" wood watertable; partial basement with single-light hopper basement windows

Walls: painted white horizontal wood siding

Roof: hip, with green asphalt shingles and exposed painted white 2x rafters; large hipped dormers on the south, east, and west elevations, each with painted white square-butt wood shingle cladding, and with multi-paned windows with Queen Anne lights

Chimneys: none

Windows: primarily 1/1 double-hung sash with painted white wood frames, and painted dark green wood surrounds; a canted bay on the east elevation has three 1/1 double-hung windows, including one in the center with Queen Anne lights; a large single-hung sash window on the east elevation has latticed leaded glass lights in its upper sash; three square 4-light fixed-pane windows are located in the enclosed rear porch, at the east end of the north elevation

Doors: painted white glass-in-wood-frame entry door, with a painted dark green wood screen door, at exterior of enclosed front porch on the south elevation; stained dark brown glass-in-wood-frame door leads from porch into interior of house; painted white wood-paneled door, with a white metal storm door, enters enclosed rear porch at the north end of the east elevation

Porches: four concrete steps, flanked by low concrete half-walls, approach the enclosed front porch which extends the full length of the south elevation: this porch is recessed under the house's hipped roof, supported by wood frame half-walls, and painted white squared post piers; 15' by 9' enclosed rear porch at the north end of the east elevation

Interior: not surveyed

Additions: The front and back porches were enclosed in the 1950s; there have been no other additions or notable alterations

Associated Buildings, Features or Objects:

Privy (site plan item B; photo: roll CM-90, frame 16)

Constructed by the W.P.A. in the 1930s; 4'3" by 4'3"; poured concrete pad foundation; painted white horizontal weatherboard walls with painted white 1" by 4" corner posts; shed roof with wood shingles, and exposed rafter ends with fascia; small squared screened window openings on the east and north; painted white vertical wood plank door, side hinged with metal strap hinges, located on the west elevation; no additions or alterations; fair condition.

Storage Shed (site plan item C; photo: roll CM-90, frame 17)

Low, one-story rectangular plan (just 7' high at peak of roof); 10' N-S by 7' E-W; oriented to the west; wood timbers on grade foundation; wood plank floor; painted white horizontal weatherboard exterior walls; shed roof with green asphalt shingles and boxed eaves; three 4-light hopper windows, with painted white wood frames - two on the west elevation and one on the north elevation; painted white wood paneled door located on the west elevation; no additions or alterations; good condition.

Granary (site plan item D; photos: roll CM-90, frames 18-19)

One-story rectangular plan; 20' N-S by 12' E-W; oriented to the west; poured concrete foundation; tongue-and-groove wood floor; painted white horizontal weatherboard exterior walls, with painted white 1" by 4" corner posts; gable roof with green asphalt shingles and exposed painted white rafters, with fascia; gabled wall dormer, with a painted white vertical wood plank door - bottom-hinged with metal strap hinges - located on the west elevation; square openings in the upper gable ends on the north and south elevations, with painted white horizontal weatherboard doors - bottom-hinged with metal strap hinges; two painted white vertical wood plank doors, both side hinged with metal strap hinges, located on the west elevation; no additions or alterations; good condition.

Storage Shed (site plan item E; photos: roll CM-90, frames 20-21)

One-story square plan; 10' N-S by 10' E-W; oriented to the west; wood timbers on grade foundation; wood plank floor; painted white horizontal weatherboard exterior walls, with painted white 1" by 4" corner posts; hipped roof with green asphalt shingles and exposed painted white rafter ends; painted white vertical wood plank door, side hinged with metal strap hinges, located on the west elevation; no additions or alterations; good condition.

Old Machine Shed (site plan item F; photos: roll CM-90, frames 22-24)

One-story rectangular plan; 80' N-S by 21' E-W, with a 24' by 29' addition built onto the north elevation; oriented to the east; low concrete perimeter walls foundation; earth floor; painted white board and batten exterior walls, over wood frame construction; saltbox roof with corrugated metal roofing material over 1x wood decking and 2x rafters; four open bays along the east elevation; horizontal sliding vertical wood plank door, located near the north end of the east elevation; two open bays enter the addition at the north end of the east elevation; fair condition.

Metal Grain Bins (site plan items G and H; photos: rolls CM-90, frame 25, and CM-91, frame 2)

Oriented to the southeast; 45'-circumference; bolted corrugated metal construction; structures rest on wood plank foundations; metal doors facing southeast; conical roofs; the following inscription appears on the doors in raised block lettering:

**COLUMBIAN
491
RED TOP BIN
COLUMBIA STEEL TANK CO
TANKS FOR THE WORLD
KANSAS CITY, MO**

Silo (site plan item I; photo: CM-91, frame 3)

Not currently in use; 51' circumference; ~45' high; poured concrete foundation; earth floor; concrete stave walls, held together with steel strapping bolts; open roof; fair condition.

Hay Storage Structure (site plan item J; photos: CM-91, frames 4-5)

One-story rectangular plan, connected to a railroad boxcar on the south elevation (the south wall of the boxcar serves as the north wall of this structure); 30' N-S by 42' E-W; painted white vertical wood plank walls, nailed to round posts set in the ground; earth floor; shed roof with corrugated metal over 1x wood decking and 2x rafters; east and north elevations are open; fair condition.

Railroad Boxcar (site plan item K; photos: CM-91, frames 5-6)

Used for storage; rectangular plan; 9' N-S by 42' E-W; oriented to the south; one-story; structure rests on wood timbers on concrete piers; vertical wood plank walls, with badly faded red paint; metal roof; no windows; three door openings located on the south elevation; deteriorated condition.

Barn (site plan item L; photos: CM-91, frames 7-9)

One-story rectangular plan; 31' N-S by 46' E-W; oriented to the east; low concrete perimeter walls foundation; poured concrete floor in north half; earth floor in south half; painted white horizontal weatherboard exterior walls, with painted white 1" by 4" corner posts; saltbox roof with green asphalt shingles and exposed painted white rafter ends with fascia; one 4-light window on the upper gable end on the east elevation; one single-light window in the upper gable end on the west elevation; two sets of paired, painted white, vertical wood plank doors, side hinged with metal strap hinges, located on the east elevation; two, painted white, horizontal weatherboard doors, both side hinged with metal strap hinges, located on the north elevation; horizontal weatherboard dutch door, side hinged with metal strap hinges, located at the south end of the west elevation; no additions or alterations; fair condition.

Loafing Shed (site plan item M; photo: CM-91, frame 10)

One-story rectangular plan, connected to the barn on the east elevation; 14' N-S by 32' E-W; horizontal wood plank walls, nailed to round posts set in the ground; earth floor; shed roof with corrugated metal over 1x wood decking and 2x rafters; south and west elevations are open; no additions; fair condition.

Pumphouse Shed (site plan item N; photo: CM-91, frame 11)

One-story rectangular plan; ~8' N-S by ~10' E-W; oriented to the east and west; poured concrete foundation; painted white horizontal weatherboard exterior walls; shed roof with corrugated metal over 1x wood decking; horizontal weatherboard door located on the east elevation; no additions or alterations; fair condition.

Oil Shed (site plan item O); photos: CM-91, frames 12-13)

One-story rectangular plan; 7' N-S by 8' E-W; oriented to the north; wood timbers on grade foundation; wood plank floor; painted white horizontal weatherboard exterior walls, with painted white 1" by 4" corner posts; shed roof with corrugated metal over 1x wood decking and 2x rafters; horizontal weatherboard door, side hinged with metal strap hinges, located on the north elevation; no additions or alterations; fair condition.

Scale House (site plan item P); photo: CM-91, frame 18)

One-story rectangular plan; 8½' N-S by 5½' E-W; constructed by the Laber family in the 1960s; oriented to the west; poured concrete foundation and floor; painted white horizontal weatherboard exterior walls, with painted white 1" by 4" corner posts; gable roof with blue asphalt shingles over 1x wood decking, and 2x rafters with fascia; one 1x1 horizontal sliding window in a metal frame, located on the north elevation; painted white solid wood door located on the west elevation; no additions or alterations; good condition.

Chicken House (site plan item Q); photo: CM-91, frame 19)

One-story rectangular plan; 10' N-S by 12' E-W; built originally as a scale house for the Great Western Sugar Company southeast of Del Camino Center (southeast of I-25 and Highway 119), and moved to this location by the Labers in the 1970s for use as a chicken house; oriented to the west; wood timbers on concrete blocks foundation; painted white horizontal weatherboard exterior walls; gable roof with wood shingles over 1x wood decking, and exposed painted white decorative 2x rafter ends; one 6-light hopper window, located on the west elevation; one 4x4x4 horizontal sliding window, located on the north elevation; one single-light fixed-pane window, with a broken pane filled with plywood, located on the east elevation; painted white vertical wood plank door, located on the west elevation; no additions or alterations; good condition.

Chicken House (site plan item R); photo: CM-91, frame 20)

One-story rectangular plan; 18' N-S by 12' E-W; oriented to the west; wood timbers on grade foundation; painted white horizontal weatherboard exterior walls, with painted white 1" by 4" corner posts; saltbox roof with green asphalt shingles over 1x wood decking and 2x rafters; one 6-light fixed-pane window, located on the south elevation; one 1x1 horizontal sliding window, located on the west elevation; one 4-light single-hung window, located on the north elevation; one painted white vertical wood plank door, and one painted white solid wood door, both located on the west elevation; no additions or alterations; good condition.

New Machine Shed (site plan item S); photo: CM-91, frame 21)

One-story rectangular plan; 80' N-S by 28' E-W; oriented to the east; earth floor; white corrugated metal exterior walls, nailed to 2x wood members, in turn, nailed to round posts set in the ground; gable roof with corrugated metal roofing material over 2x wood roof framing system; four open bays, each 20'-wide, along the east elevation; no additions or alterations; good condition.

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing n/a Non-Contributing n/a

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

The Laber Farm is historically significant under Boulder County Criterion 1-501-A-(1), because it is among this area's most intact and better documented farm complexes dating from the early 1900s. The house alone may also be considered architecturally significant under National Register Criterion C, and Boulder County Criterion 1-501-A-(4). The house is one of the region's best examples of a Classic Cottage farmhouse, and it, therefore, embodies the distinctive characteristics of the Classic Cottage style. During the course of Boulder County's Historic Sites Survey, only twelve other Classic Cottage farmhouses have thus far been identified, and among these, this house displays above average physical integrity. The farm's secondary buildings are also good representative examples of their respective building types, and they are in generally good condition. Some of the outbuildings, however, have been moved here, or constructed here, within the past thirty years.

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: 23 February 1998

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



5BL6974

8003 North 95th Street

Shed

21 February 1998

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

Photographed by Carl McWilliams

Roll CM-90

Frame 20

View to SW

5BL6974

8003 North 95th Street

Shed

21 February 1998

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

Photographed by Carl McWilliams

Roll CM-90

Frame 17

View to SE

5BL6974

8003 North 95th Street

New Machine Shed

21 February 1998

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

Photographed by Carl McWilliams

Roll CM-91

Frame 21

View to NW



5BL6974 8003 North 95th Street
Granary
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 19
View to NW

5BL6974 8003 North 95th Street
Granary
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 18
View to SE

5BL6974 8003 North 95th Street
Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 21
View to NE



5BL6974 8003 North 95th Street
Barn
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 9
View to NE

5BL6974 8003 North 95th Street
Loafing Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 10
View to NE

5BL6974 8003 North 95th Street
Pumphouse Shed for Stock Well
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 11
View to SW

5BL6974 8003 North 95th Street
Oil Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 12
View to SW



5BL6974 8003 North 95th Street
Old Machine Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 22
View to NW

5BL6974 8003 North 95th Street
Old Machine Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 23
View to SW

5BL6974 8003 North 95th Street
Old Machine Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 24
View to NE

5BL6974 8003 North 95th Street
Hay / Storage Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 4
View to SW



5BL6974 8003 North 95th Street
Hay / Storage Shed and Railroad Box Car
21 February 1998
Negative located at Boulder County Parks and Open Space Department
 2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 5
View to NE

5BL6974 8003 North 95th Street
Railroad Box Car
21 February 1998
Negative located at Boulder County Parks and Open Space Department
 2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 6
View to NW

5BL6974 8003 North 95th Street
Loading Chute
21 February 1998
Negative located at Boulder County Parks and Open Space Department
 2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 22
View to SSE



5BL6974 8003 North 95th Street
Metal Grain Bin
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 25
View to NW

5BL6974 8003 North 95th Street
Silo
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 3
View to NW

5BL6974 8003 North 95th Street
Metal Grain Bin
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 2
View to NW



5BL6974 8003 North 95th Street
Barn
21 February 1998
Negative located at Boulder County Parks and Open Space Department
 2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 8
View to SW

5BL6974 8003 North 95th Street
Barn
21 February 1998
Negative located at Boulder County Parks and Open Space Department
 2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 7
View to West



5BL6974 8003 North 95th Street
House
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 14
View to North

5BL6974 8003 North 95th Street
House
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 13
View to NW

5BL6974 8003 North 95th Street
Privy
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 16
View to NE

5BL6974 8003 North 95th Street
House
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-90 Frame 15
View to SE



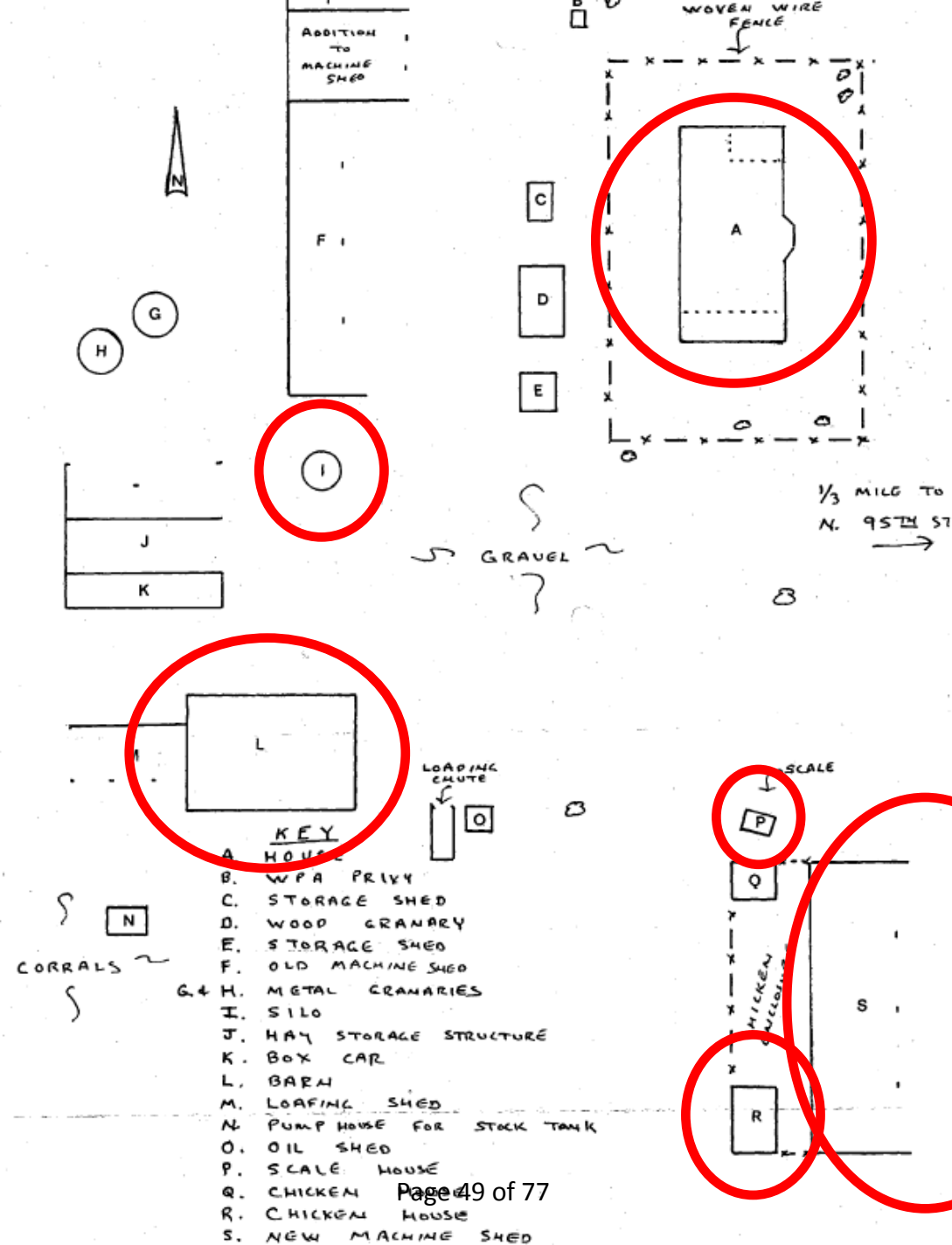
5BL6974 8003 North 95th Street
Scale House
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 18
View to SE

5BL6974 8003 North 95th Street
Loading Chute and Oil Shed
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 13
View to NW

5BL6974 8003 North 95th Street
Large Chicken House
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 20
View to NE

5BL6974 8003 North 95th Street
Small Chicken House (originally a scale house)
21 February 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-91 Frame 19
View to SE

Buildings Included in Landmark



A. Farmhouse



I. Silo and L. Barn



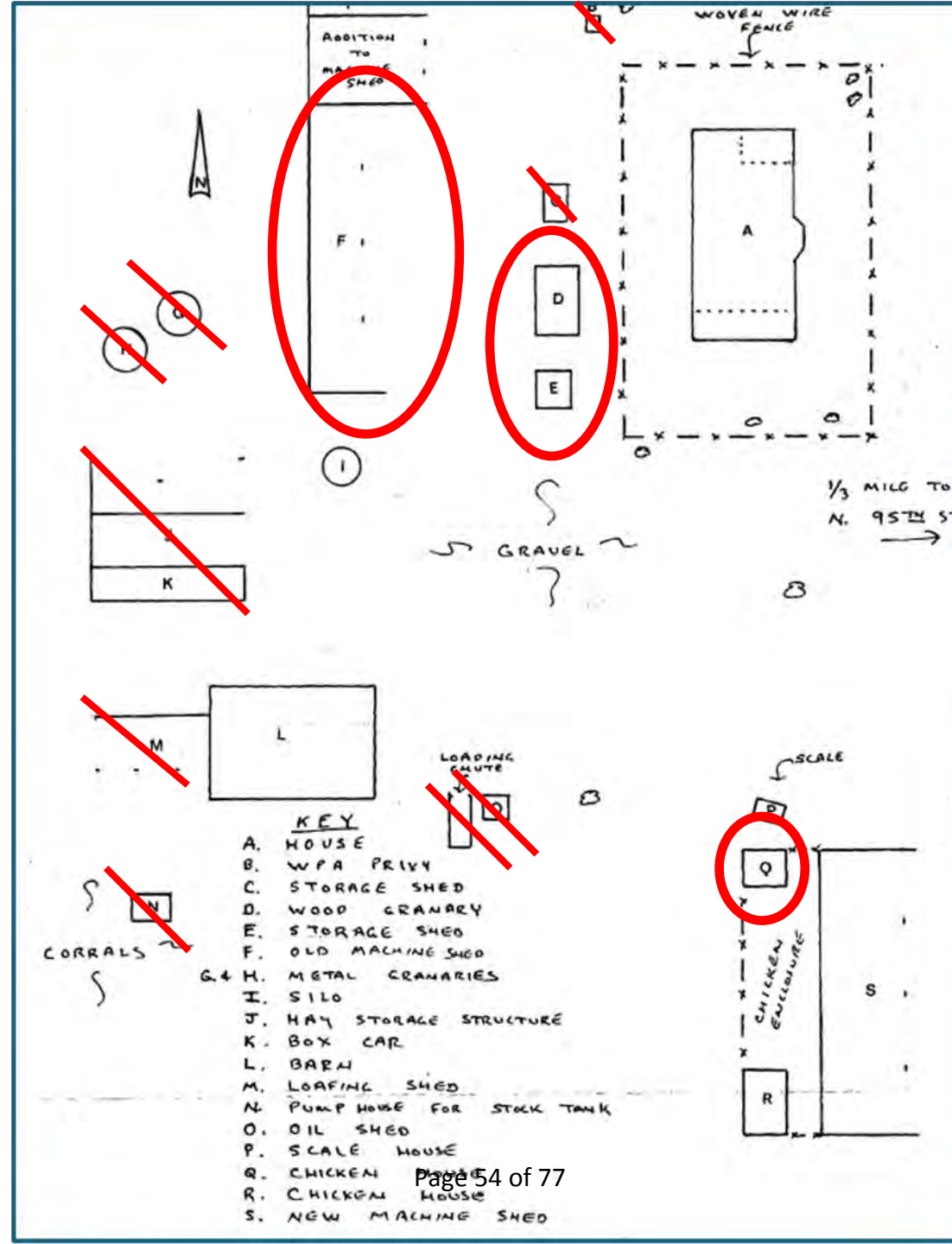
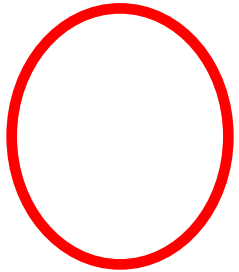
P. Scale house and R. Chicken house



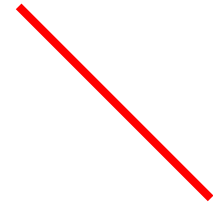
S. New machine shed



Buildings Not
Included in
Landmark



Buildings No
Longer
Present



D. Granary and E. Storage Shed



F. Old machine shed



Circled parts have
been removed



Q. Chicken house



1948



1948



1948





Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, September 4, 2025, 6 p.m.

Public Hearing to be Held Virtually

FROM: Denise Grimm

RE: Approval of grant application under Boulder County Historic Landmark
Rehabilitation Grant Program

REQUEST:

Docket HPG-25-0002: Laber Farm – Structural Repairs

Request: Historic Preservation Grant for Structural Repairs
Location: 8003 N 95th Street, in Section 20, T2N, R69W of the 6th Principal
Meridian
Zoning: Agricultural (A) Zoning District
Owner/
Applicant: Padgett Family Trust

Proposed work: framing repairs and moisture-control measures

Grant Request: \$7,845.07

Match: \$7,845.08

Match Total: \$15,690.15

Staff is recommending approval of the grant request of **\$7,845.07** because the main north/south wood beam in the crawlspace is cracking and needs remedy. Sister boards will be installed and deteriorated sill plates and bands will be replaced. Additionally, moisture problems are present, and barriers need to be installed to prevent future damage.



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Vicinity

8003 95TH

Subject Parcel

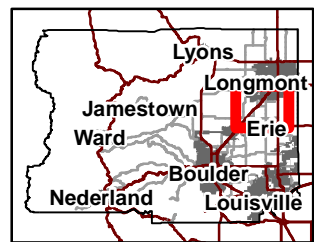
Municipalities

Subdivisions

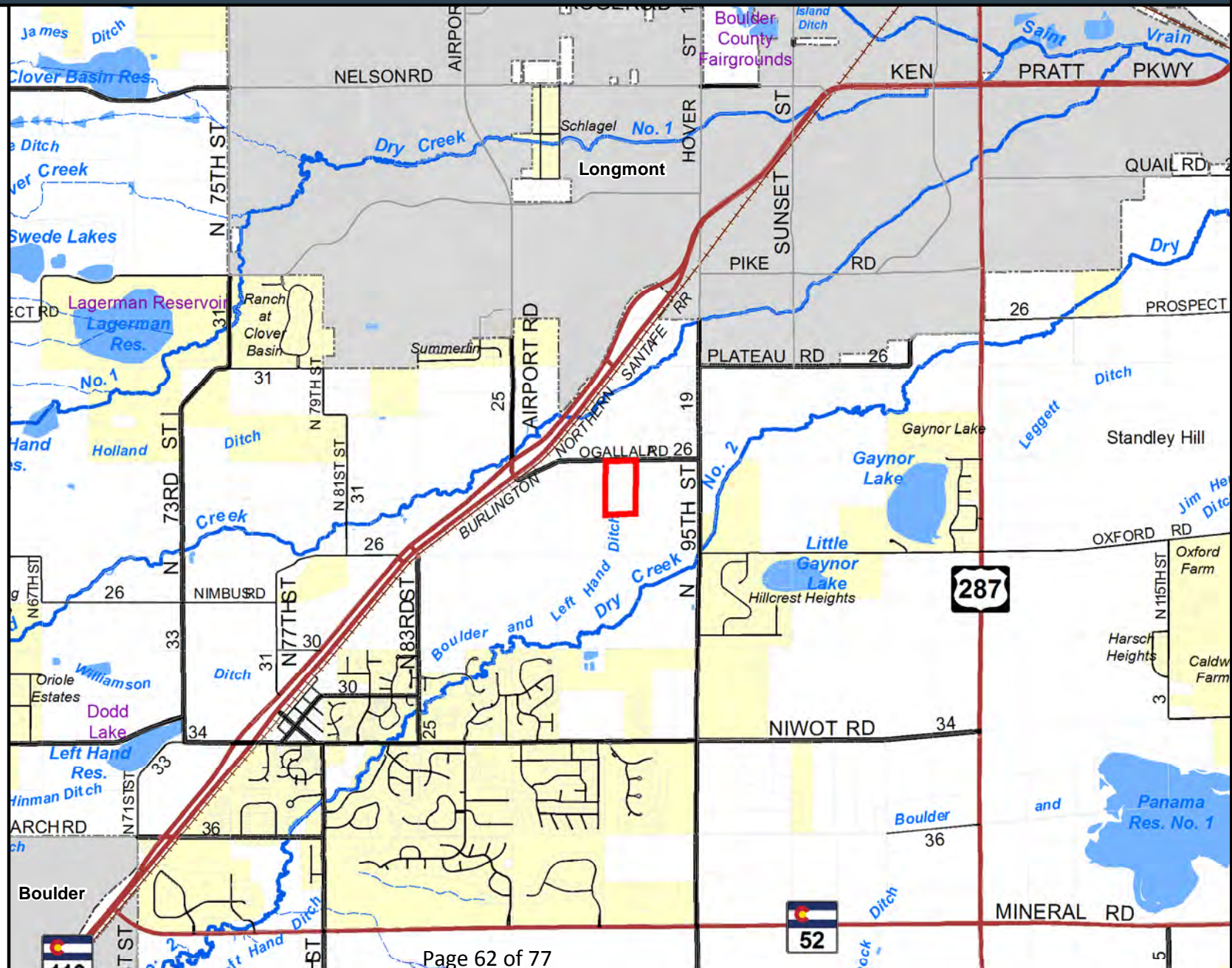
Subdivisions

0 0.35 0.7 Miles

Area of Detail Date: 7/17/2024



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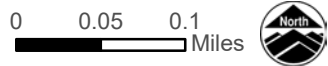


Community Planning & Permitting

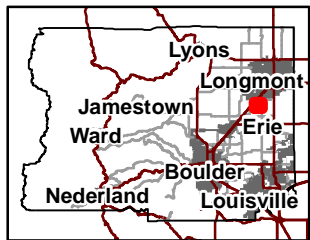
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial
8003 95TH

 Subject Parcel



Area of Detail Date: 7/17/2024



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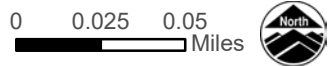


Community Planning & Permitting

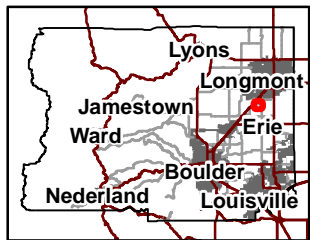
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial
8003 95TH

 Subject Parcel



Area of Detail Date: 7/17/2024



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HISTORIC LANDMARK REHABILITATION GRANT APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief.

- **OWNER/APPLICANT INFORMATION**

Owner or Organization

- a. Name: Padgett Family Trust, Richard J and Claire S Padgett, Co-trustees
- b. Mailing Address: 7719 Crestview Lane, Niwot, CO 80504
- c. Telephone: 619-246-6495 or 619-246-6496
- d. Email: csepadgett@gmail.com

Applicant/Contact Person (if different than owner)

- a. Name: Same as above.
- b. Mailing Address: _____
- c. Telephone: _____
- d. Email: _____

- **PROPERTY INFORMATION**

- a. Landmark Address: 8003 North 95th Street, Niwot CO 80504
- b. Name of the landmarked property:
Previously referred to as Laber Farm – Name to be updated to Padgett Farm
- c. Primary Use of Property (check one): Non-Residential
x Residential

- **PROJECT DESCRIPTION** (Please do not exceed space provided below.)

- a. Provide a brief description of the proposed scope of work.

Rehabilitation work of the entire complex is divided into 6 distinct projects ranging from reinforcement of structural integrity and moisture abatement due to inadequate drainage away from the house and to seal against further damage, to exterior work on the residence e.g., windows, doors, porch, siding, roof, steps and the outbuildings. Only Project 1 is included in the grant request of this application. The proposal is to rehabilitate the structural integrity of the residence first. For the purposes of the grant, rehabilitation means an effort is being made, not only to maintain a historic property in reasonable repair, but to improve, reclaim, and restore historic architectural characteristics that are threatened or have been lost through wear, alteration, or neglect. Foundation repairs and moisture abatement are part of the overall plan for full exterior refurbishment and roofing that is currently in proposal and contracting. The owner is seeking no more than \$10,000 in grant funding for Project 1 at this time. Plans for additional grants in subsequent years beginning in January 2026 shall be made once Project 1 is underway.

- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

Based on the inspection of the residence by G. A Escobar Associates, Inc. Consulting Structural Engineers, the residence foundation consists of partial Crawl space:

- The main N/S wood beam has some extensive checking (cracking).
- The main floor framing along the exterior perimeter of the crawl space sits on wood knee walls that sit on concrete footings with no visible connections between the sill plate and concrete footing.
- The exterior side of the knee wall is in contact with the soil. Some moisture damage (dry rot) is visible.
- The clearance between the soil and main floor framing is minimal.
- The roof gutter downspouts discharge too close to the foundation
- The soil is in contact with the siding at some locations.

Repair of the structural integrity of the foundation including the crawlspace and exterior perimeter between the rim joists and down along the foundation walls will be contracted with Groundworks of Denver CO. These repairs include floor sister floor joists throughout the crawlspace replacing deteriorated boards, attaching new lumber alongside existing framing to restore the structural integrity along the perimeter of the foundation. Additionally, exterior insulation and crawlspace encapsulation will be secured to protect against moisture and additional foundation damage.

Description of work for Groundworks:

- Crawlspace reframing and encapsulation
- Exterior insulation

c. Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.

- It is our intention to rehabilitate this property and the structures to maintain the farming community atmosphere as an example within the county of Boulder and to maintain an original homestead property from the founding of the West of the USA. Rehabilitation of the residence to the Classic Cottage design of the era of founding and eventually the associated farm outbuildings will reinforce the historical farming ambiance of the location along a well-traveled road. The rehabilitation of the Classic Cottage residence will begin with reinforcement of the structural integrity so additional work on the exterior can proceed. No community support is anticipated. Rehabilitation grant funds are needed now to begin the project directly after the designation as landmark.

• **DESCRIPTION OF REHABILITATION**

Feature A	
<p>Name of Architectural Feature:</p> <hr/> <p>Crawlspace Framing Repairs</p> <p>Describe feature and its condition:</p> <ul style="list-style-type: none"> • The main N/S wood beam has some extensive checking (cracking). • The main floor framing along the exterior perimeter of the crawl space sits on wood knee walls that sit on concrete footings with no visible connections between the sill plate and concrete footing. <hr/>	<p>Describe proposed work on feature:</p> <p>Sister floor joists throughout the crawlspace as needed and remove and replace any deteriorated sill plates and band boards. This process involves reinforcing weakened or damaged joists by attaching new lumber alongside the existing framing. The sill plate and band board are replaced where necessary to restore structural integrity along the perimeter of the foundation.</p>
Feature B	
<p>Name of Architectural Feature:</p> <hr/> <p>Exterior Insulation Installation</p> <p>Describe feature and its condition:</p> <p>The exterior side of the knee wall is in contact with the soil. Some moisture damage (dry rot) is visible. The clearance between the soil and main floor framing is minimal.</p> <hr/>	<p>Describe proposed work on feature:</p> <p>Installation of ExtremeBloc rigid foam board insulation to help prevent future moisture and air infiltration</p>
Feature C	

<p>Name of Architectural Feature:</p> <p>Crawlspace Encapsulation</p> <p>Describe feature and its condition:</p> <p>Protection against future moisture</p>	<p>Describe proposed work on feature:</p> <p>Install a 20 millimeter liner to extend at least 1 foot up the foundation wall for barrier against moisture.</p>
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5. COST ESTIMATE OF PROPOSED WORK

Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the grant and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. **(Please reference this section in your contractor's bid attachment).**

The work is a package of completion. See contract

Feature	Work to be Funded	Grant Cost	Applicant Cost
A.	Crawlspace Framing repairs	\$	\$
B.	Exterior insulation installation	\$	\$
C.	Crawlspace Encapsulation	\$	\$
D.	total bid for work:	\$ \$7,845.07	\$ \$7,845.08
E.		\$	\$
F.		\$	\$
G.		\$	\$
H.		\$	\$
I.		\$	\$
J.		\$	\$
K.		\$	\$
	Subtotal Grant Cost/Applicant Cost	\$7,845.07	\$7,845.08
Total Project Cost			\$15,690.15

If partial grant funding were awarded, would you complete your project?

X YES

☐

6. ADDITIONAL MATERIALS REQUIRED

Below is a list of the items that must be submitted along with this application:

- a. One set of photographs for each feature as described in Item 4 "Description of Rehabilitation." Please label each photograph with the address of your property and the feature number.
- b. A construction bid if one has been made for your project (recommended).
- c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.

8003 North 95th Street

Description of services message
Groundworks Items A, B and C.

Hi Dick,

Thank you again for the opportunity to assist with the repairs at your home — it was a pleasure speaking with you.

Attached is a detailed layout of the project along with the recommended repair plan. I also included some photos of a crawlspace we encapsulated recently.

Scope of Work

- **Crawlspace Framing Repairs:**

Sister floor joists throughout the crawlspace as needed, and remove and replace any deteriorated sill plates and band boards.

This process involves reinforcing weakened or damaged joists by attaching new lumber alongside the existing framing. The sill plate and band board are replaced where necessary to restore structural integrity along the perimeter of the foundation.

- **Exterior Insulation Installation:**

Install 2-inch **ExtremeBloc rigid foam board insulation** along the crawlspace perimeter — between the rim joists and down along the foundation walls. All gaps will be sealed with spray foam.

This insulation improves energy efficiency and helps prevent moisture and air infiltration.

- **Crawlspace Encapsulation:**

Install our **20-mil CrawlSeal liner** throughout the crawlspace.

The liner will be securely sealed at least 1 foot up the walls and around any pipes, supports, and other obstructions to fully encapsulate the space and protect against moisture.

*All crawlspace work includes a **25-year transferable warranty**.*

Prep Work:

As we discussed, the only prep needed in advance will be to have the ductwork relocated so our team can access the entire crawlspace. It sounds like this will be taken care of as part of your home remodel.

8003 North 95th Street

Contract Groundworks.



Denver
4686 Ivy Street
Denver, CO 80216

Phone: (303) 395-9156

Licensed Contractor	Date
	7/17/2025
Customer and Account Number	Phone (Work or Home)
Richard Padgett - 348123	CallerID: 619-246-6495
Project Location	E-mail
8003 N 95th St Longmont, CO LONGMONT, CO 80504	Dickpadgett@me.com

PROPOSED PRODUCTS	QTY
Utilities Protection	1.0
AquaStop CrawlSeal - Includes 1' up walls	924.0
AquaStop ExtremeBloc	98.0
Rim Joist Insulation	98.0
Band Board & Sill Plate Replacement	23.0
Floor Joist Sister	17.0
Subtotal	\$17,433.50
Discount	\$1,743.35
Contract Price	\$15,690.15

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Groundworks Colorado, LLC (the "Contractor").

<input checked="" type="checkbox"/> <u>RTP</u> Customer is responsible for removing all personal items from the work area.	<input checked="" type="checkbox"/> <u>N/A</u> A full perimeter drainage system with sump pump was recommended.
<input checked="" type="checkbox"/> <u>RTP</u> Customer assumes responsibility for damages to hidden or unmarked utility lines.	<input checked="" type="checkbox"/> <u>RTP</u> Customer is aware of warranty and all addenda.
<input checked="" type="checkbox"/> <u>N/A</u> Stabilization is warranted. Contractor can attempt to lift at Customer's request.	<input checked="" type="checkbox"/> <u>N/A</u> Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer

Richard Padgett
Richard Padgett (Jul 28, 2025 08:25 MDT)

X

X

Date

7/17/2025

Contractor

X

Date

7/17/2025

8003 North 95th Street

Evidence of deterioration and external source of water damage to foundation. Exterior photo, lack of foundation so wood on soil. Items B and C

Photographs:

9.4.1 - Grading (within 6 feet of structure)



EXTERIOR - INSUFFICIENT DRAINAGE

The property had areas of neutral or negative drainage which will route runoff from precipitation to the foundation, which may cause moisture intrusion. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil



[Open fullscreen gallery view](#)

EXTERIOR - WOOD ROT

At the time of the inspection, wood rot was observed in at least one area.



GUTTER DOWNSPOUT - 5 FEET, DOWNHILL SLOPE, UNDAMAGED

All of the gutter down spouts should have extensions that divert water at least 5 feet from the foundation of the structure. They should be secured to the downspout, undamaged and sloped downhill. This issue can potentially allow moisture intrusion.



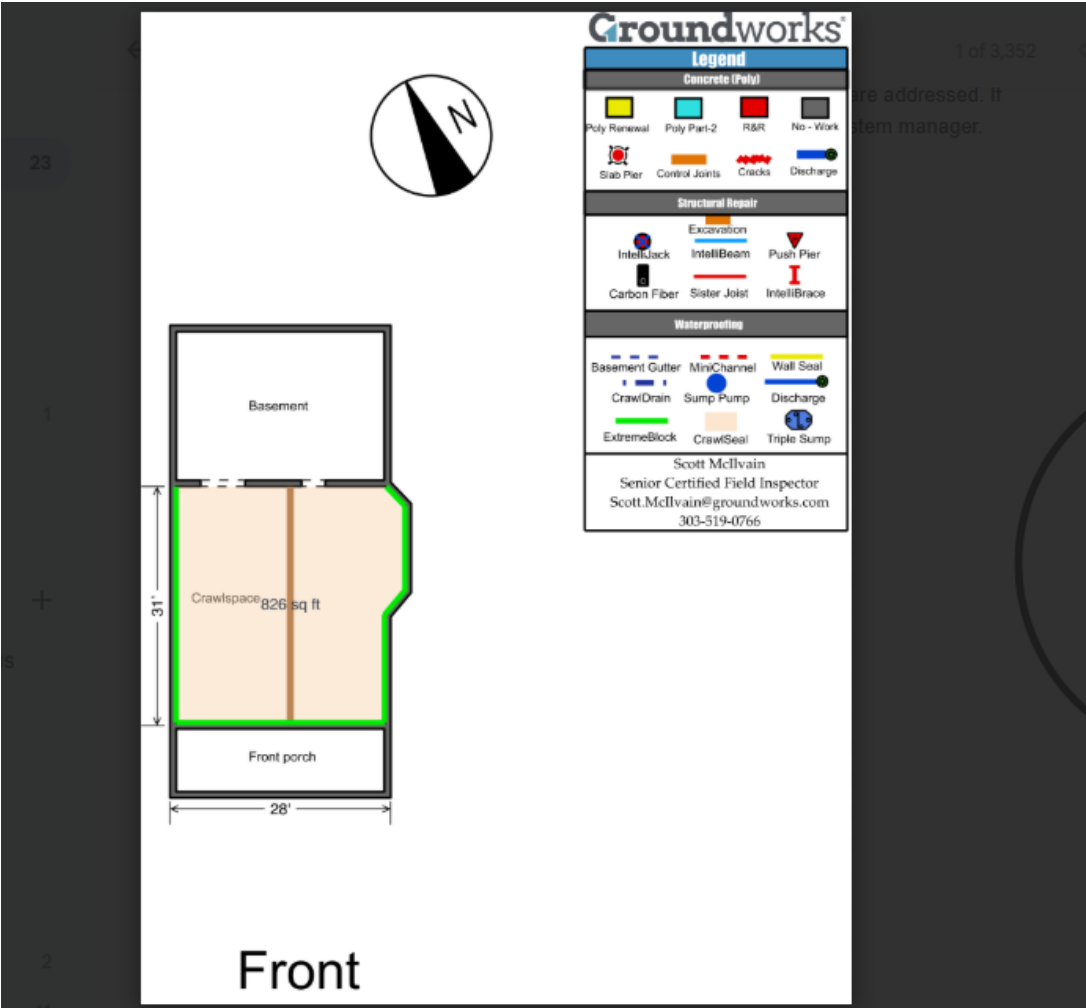
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Crawlspace photo. Items A, B and C. Foundation and house beams visible connections between the sill plate and concrete footing evidence not attached/secured.



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Workspace area of items A, B and C.



7. ASSURANCES

The Owner and Applicant hereby agree and acknowledge that:

- A. Grant recipients agree to supply at least an equal match to the grant amount.
- B. Funds received as a result of this application will be expended solely on described projects and must be completed within established timelines.
- C. The subject structure must have Boulder County landmark designation or be a contributing structure in a local landmark district.
- D. Grant funds and matching funds may be spent only for exterior rehabilitation of the structure, *unless specifically approved for a landmarked interior*.
- E. Neither grant monies nor matching funds may be spent for the installation of or rehabilitation of signage, interior rehabilitation or decorations, building additions, or the addition of architectural or decorative elements, which were not part of the original historic structure.
- F. All work must comply with the standards and/or guidelines of the County and the Secretary of the Interior Standards for the rehabilitation of historic resources.
- G. Grant recipients must submit their project for any required design review by the Historic Preservation Advisory Board and any required building permits before construction work is started.
- H. All work approved for grant funding must be completed even if partially funded through the Historic Landmark Rehabilitation Grant Program.
- I. Grant recipients will receive disbursement of grant funds not sooner than thirty (30) days after all work has been completed and approved, receipts documenting the costs of the work have been submitted to the County, and physical inspection has been completed by the County.
- J. The award and disbursement of this grant shall be governed by the provisions of the Boulder County Commissioners establishing the Historic Landmark Rehabilitation Grant Program as an ongoing project of the County.
- K. The owner agrees to maintain the property after rehabilitation work has been completed.
- L. The grants funds will be considered taxable income in the year that the reimbursement occurs.

Signature of Applicant (if different than owner)

Claire S. Padgett 20 July 2025

Date

Signature of Legal Owner

Date