



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

Boulder County Board of County Commissioners Public Hearing

May 12, 2022 1:30 p.m.
Hearing to be Held Virtually due to COVID-19

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-22-0003: Murray-Culver Farm

Request: Boulder County Historic Landmark Designation
Location: 7698 St. Vrain Road, in Section 01, T2N, R70W of the 6th Principal Meridian
Zoning: Agricultural (A) Zoning District
Owner: Boulder County

BACKGROUND

An application for landmark designation of the site has been submitted by Boulder County Parks and Open Space. The landmark site is an approximately .58-acre area of a 28.94-acre parcel. The site includes four (4) contributing resources which are the house, the barn, the shed, and the chicken house; and one (1) non-contributing structure which is the shop/garage.

The property changed owners several times and does not have significance related to a specific person. Thus, the name Murray-Culver Farm has been chosen to represent its origins as a farm.

The property is associated with the late 19th and early 20th century development of agriculture in the Hygiene area and represents a family farm property type with a house and assortment of agricultural outbuildings. This property type, once prolific throughout Boulder County, has rapidly disappeared throughout the county because of increasing development pressures and decreasing farming activities.

The property retains the key farm buildings of the house, barn, shed, and chicken house. Viewed together, the farm buildings are historically significant as an intact example of family farm property type that retains sufficient historic physical integrity from their periods of significance with regard to their location, setting, materials, workmanship, feeling, association, and design.

Minor repairs and moderate alterations have been made to the farm's outbuildings and were largely done simply and with like materials. The house has a moderate degree of alterations with small south addition that is over 50 years of age, undated front porch changes that removed the

four wood column roof supports and half knee wall, and enlargement of the front door opening to accommodate a sliding glass patio door. The moderate alterations to the house and outbuildings do not have a large enough visual impact to diminish the site's overall character and ability to convey its historic significance.

On January 16, 2020, a subcommittee of the HPAB unanimously agreed (3-0) that the property is eligible for landmark status under Criterion 1, and the barn is eligible under Criterion 4. They then agreed that the site should be landmarked as a condition of approval for docket LU-19-0042. The Limited Impact Special Use Review is to allow a Forestry Processing and Sort Yard to the west and southwest of the proposed landmark site. The subcommittee also asked for screening with shrubbery between the landmark site and the new development.

On February 9, 2021, a subcommittee of the HPAB re-reviewed the property and made the same determination.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 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 property is significant for its association with the development of early agriculture in Boulder County.

Criterion 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 property is significant because the barn is an excellent example of a front gabled single wing barn.

RECOMMENDATION

The Historic Preservation Advisory Board considered this application at their April 7, 2022 meeting and voted 9-0 to recommend approval.

Staff and HPAB recommend that the BOCC APPROVE Docket **HP-22-0003: Murray-Culver Farm** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site area 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.)

Boulder County Land Use Department

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Vicinity

7698 ST VRAIN RD

Legend

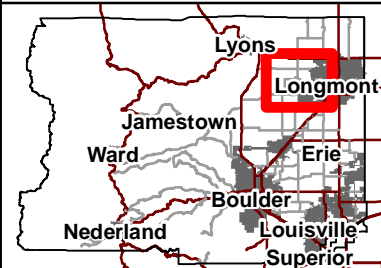
 Subject Parcel



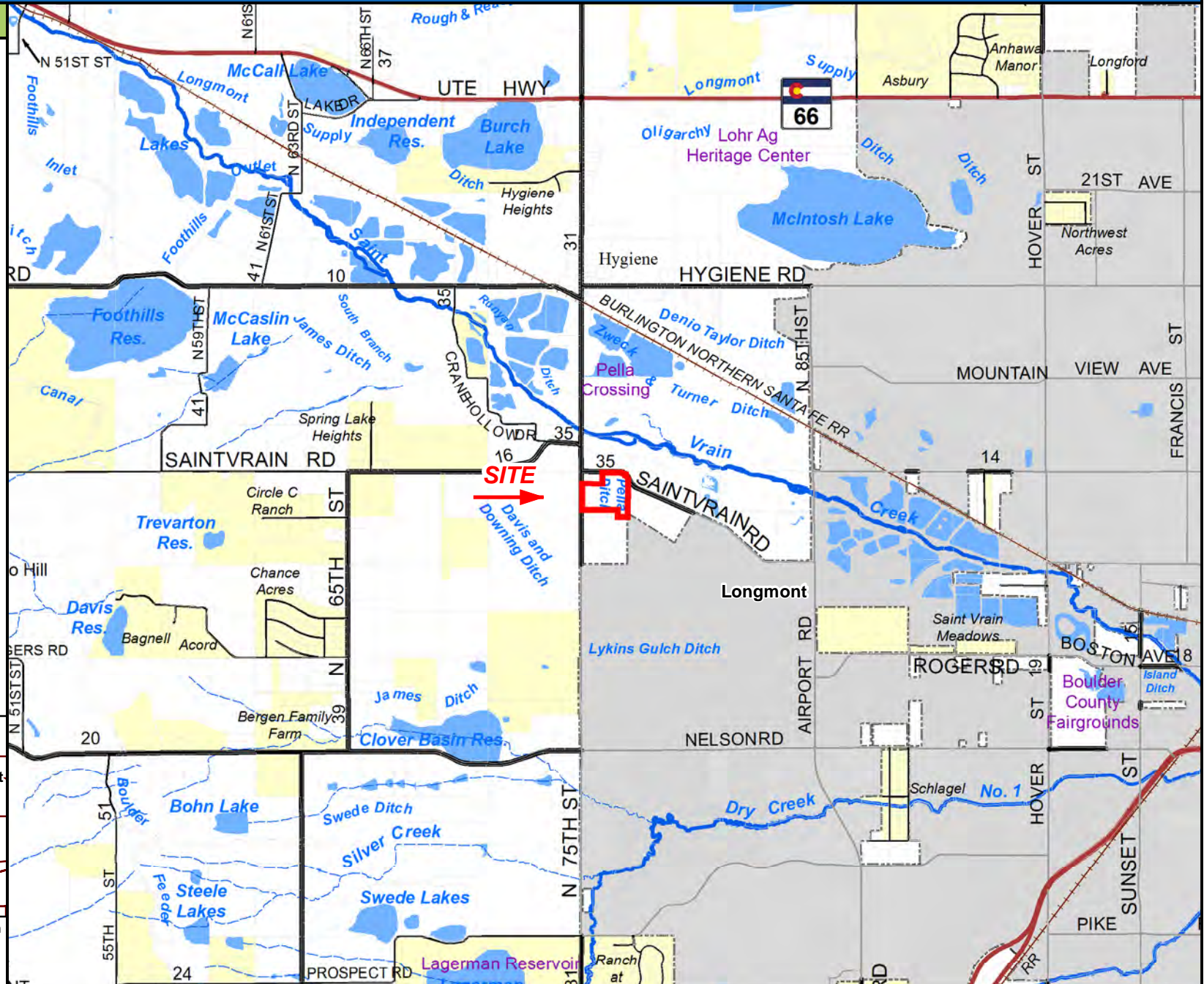
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NORTH 1 inch = 4,000 feet

Area of Detail Date: 8/8/2019



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Public Lands & CE's

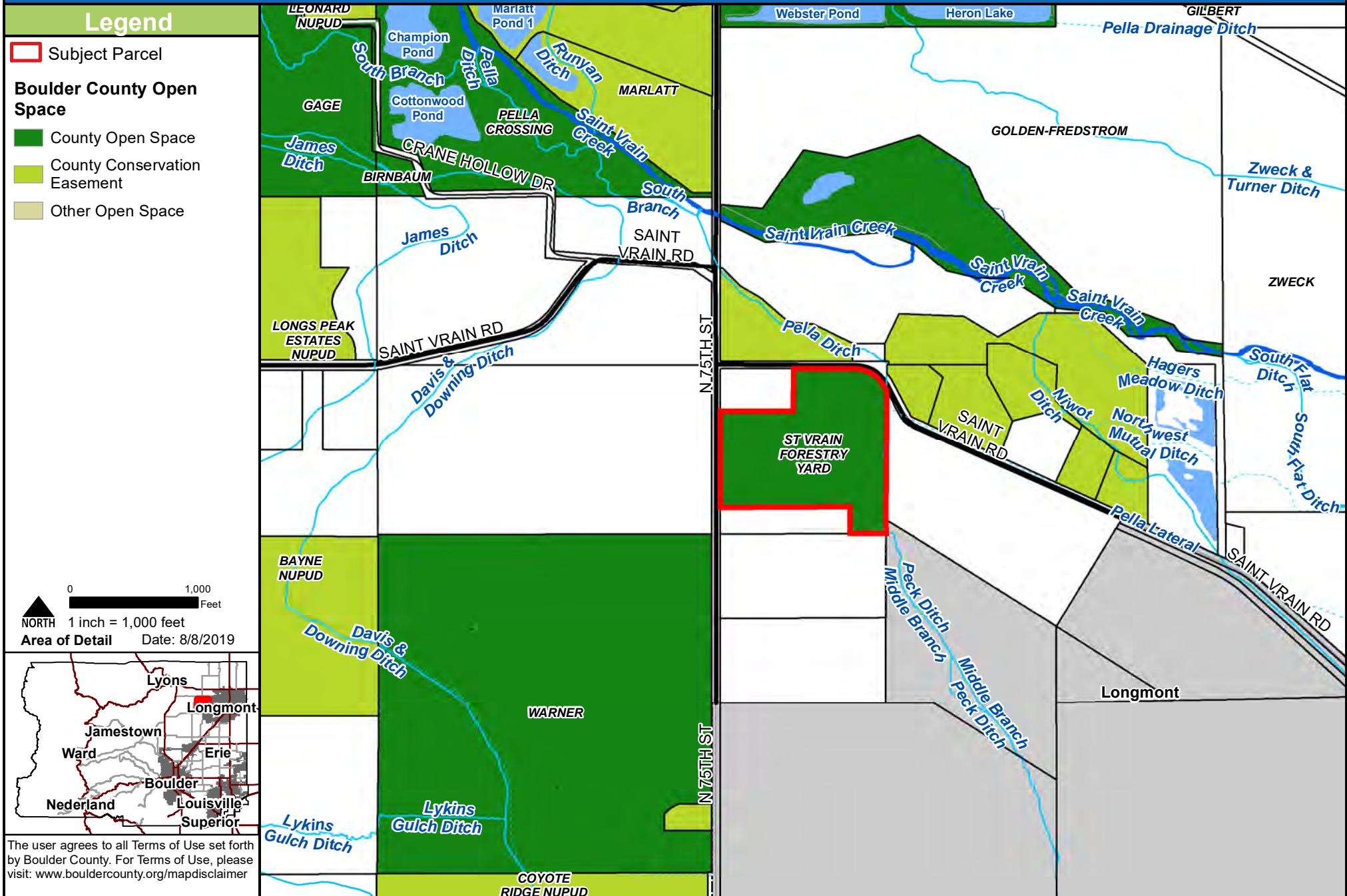
7698 ST VRAIN RD

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 Subject Parcel

Boulder County Open Space

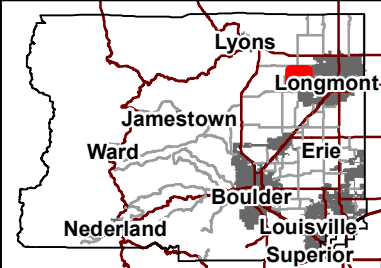
-  County Open Space
-  County Conservation Easement
-  Other Open Space



0 1,000 Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 8/8/2019



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Aerial

7698 ST VRAIN RD

Legend

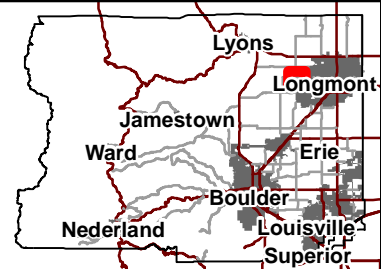
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Area of Detail Date: 8/8/2019



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Boulder County Land Use Department

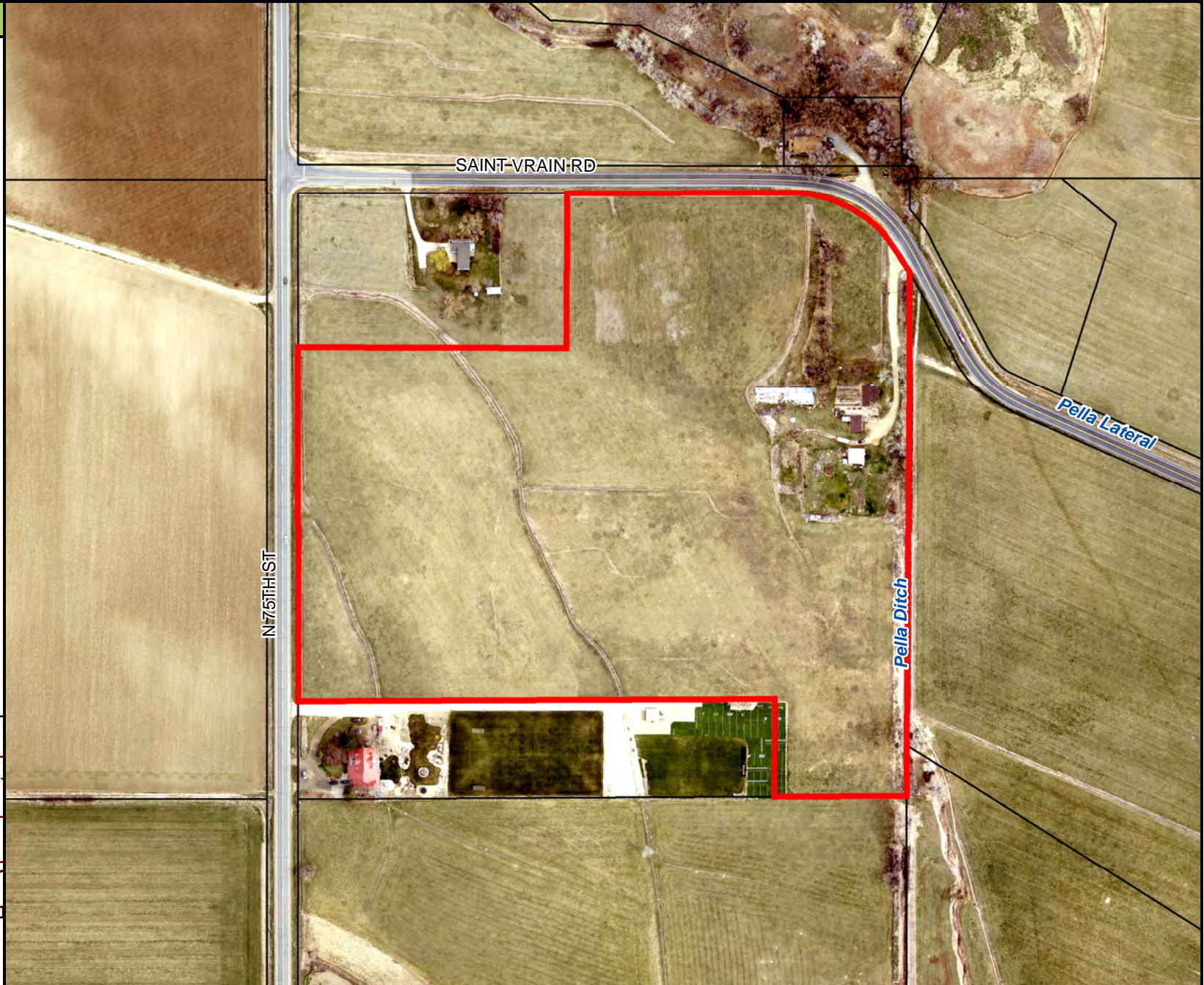
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

7698 ST VRAIN RD

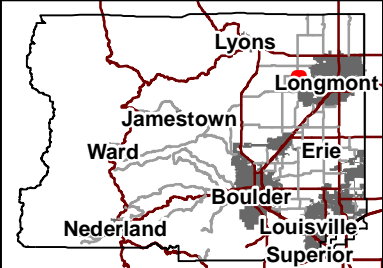
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 Subject Parcel



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NORTH 1 inch = 300 feet

Area of Detail Date: 8/8/2019



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Pella Lateral



2022

House

Chicken house

Shed

Shop/Garage

Barn

Landmark Boundary

Pella Ditch

Scale 1:500



0 25 50
F e e t

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1. Name of Property

Historic Names: Murray-Culver Farm, Johansen Farm, Lyman Farm, Chandler Farm

Current Name: St. Vrain Forestry Yard, Ramey (Shadi) Open Space

Site Number: 5BL.6687

Historic Narrative:

INDIGENOUS PEOPLE AND THEIR LAND

Since time immemorial Indigenous people have lived in Colorado with their own unique cultures, relationships, and histories. Eastern Colorado was home to a variety of Indigenous tribes that include the Apache, Arapaho, Cheyenne, Comanche, Crow, Kiowa, Sioux, Pawnee, and Ute. Their presence on the land is known today through Indigenous oral tradition, recorded history, photos, writings and mapping of explorers, non-Native stories, and archaeological investigation.

Between the 1860s and early 1880s Indigenous people in eastern Colorado and the central mountains were forcibly removed by the United States government from their traditional homelands identified as belonging to them in the 1851 Treaty of Fort Laramie. In addition to the forced removal from their traditional homelands to unfamiliar and inferior lands far away, Indigenous people also suffered great trauma with the suppression of their language, history, beliefs, and culture through numerous measures and laws well into the 20th century.

The traumatic measures and laws established by the United States government that resulted in the forced removal of Indigenous people from their traditional homelands simultaneously set the stage for the great westward expansion in the mid to late 19th century. Domestic and foreign migrants, as well as railroad companies and states, utilized the various federal land acts to claim for themselves what was once Indigenous land ^{1, 2}

DENVER PACIFIC RAILWAY AND TELEGRAPH COMPANY

The Denver Pacific Railway and Telegraph Company (Denver Pacific), a historic railroad company, was formed on November 19, 1867 to create a link between fast growing Denver City and the Union Pacific's transcontinental railroad crossing through Cheyenne, Wyoming.³

¹ Troyer, Michael D., "Colorado Territory," Colorado Encyclopedia, <https://coloradoencyclopedia.org/article/colorado-territory>, accessed January 26, 2022.

² Encyclopedia Staff, "Boulder County," Colorado Encyclopedia, <https://coloradoencyclopedia.org/article/boulder-county>, accessed January 26, 2022.

³ "Denver Pacific Railway and Telegraph Company," Wikipedia (Wikimedia Foundation), https://en.wikipedia.org/wiki/Denver_Pacific_Railway_and_Telegraph_Company, accessed January 25, 2022.

Colorado Territorial Governor John Evans declared that "Colorado without railroads is comparatively worthless." As a result, Evans, together with other local business leaders, including David Moffat, William Byers, Joseph E. Bates, Bela Hughes, Walter Cheesman, and Luther Kountze partnered with East Coast investors to form Denver Pacific.

A sense of urgency existed for this Denver based corporation due to the formation of a rival, the Colorado, Clear Creek and Pacific Railway, by William A.H. Loveland and citizens of Golden, with the intention of linking that town directly with Cheyenne and making Golden the hub of the territory instead of Denver City.

But, the following year, Denver Pacific faced financial troubles. In a desperate attempt to save the financially troubled Denver Pacific, Territorial Governor John Evans, secured a deal between the competing transcontinental railroad companies, Union Pacific and Union Pacific Eastern Division (UPED), to assist Denver Pacific to construct the line between Denver and Cheyenne. The UPED agreed to transfer their right of way and grant of lands it received north and west of Denver City from the United States Congress under the Pacific Railroad Acts in hopes to receive additional government appropriations and the right to use the Denver Pacific line after its construction.⁴ The UPED received a large amount of land under the Pacific Railroad Act of 1866 and President Johnson signed it into law signed on March 3, 1869.

In 1876, the United States government issued a land patent to the Denver Pacific for 49,811 acres.⁵ Included in the large amount of land are the 80 acres that originally comprised the subject property in the West ½ of the Northeast ¼ of Section 1, Township 2 North, Range 70 West.

DENVER PACIFIC RAILWAY AND TELEGRAPH COMPANY SELLS THE PROPERTY TO JAMES MURRAY, ALEXANDER MURRAY, AND ROBERT CULVER

On January 4, 1876, John Evans, no longer Colorado's territorial governor, but now a trustee for the Denver Pacific, sells 240 acres of the 49,811 acres deeded to them by the United States government to James Murray and Alexander Murray (one-half interest in the land between the two individuals) and Robert Culver (one-half interest in the land) of Boulder County for \$1,140.05.⁶ This 240 acre sale includes the 80 acres of the subject property and another 160 acres in the Southwest ¼ of Section 1, Township 2 North, Range 70 West.

⁴As a result of the United States enacting the 1862 Pacific Railroad Acts, a series of acts and subsequent amending acts, that promoted the construction of a transcontinental railroad in the United States, Congress authorized the issuance of government bonds and the grants of land to railroad companies to ensure the transcontinental railroad's success.

⁵Noel, Thomas J, "All Hail the Denver Pacific: Denver's First Railroad," Colorado Magazine, Volume 50, Number 2, Spring 1973.

⁶Boulder County, Deed, Denver Pacific Railway and Telegraph Company to James Murray, Alexander Murray, and Robert Culver, Book 89, Page 525, April 26, 1886, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 21, 2022.

Research produced very little information about James Murray and Alexander Murray. It is suspected the men are brothers, but evidence could not be found to confirm their relationship. Alexander Murray was born about 1848 in Scotland.⁷ In 1870 he immigrated to the United States.⁸ On March 9, 1879, Alexander Murray married Mary Culver in Boulder.⁹ Mary is the sister of Robert Culver, the other partial owner of the subject property. Mary was born September 12, 1844 in Little Valley, Cattaraugus County, New York.¹⁰ In June 1880, the couple are living in the Pella precinct with Alexander, age 32, listed as a farmer and Mary, age 33, keeping house. In an 1893 Boulder Daily Camera notice of visitors to Boulder, Murray is identified as a horse dealer from Longmont.¹¹ Research into James Murray produced no verifiable information that could be included in this nomination.

Boulder County Clerk and Records records show that James and Alexander Murray, without Robert Culver, also purchased an additional 80 acres adjacent to the west property line of the subject property on November 13, 1875.¹² It is interesting to note that both deeds to this adjacent 80-acre property and the subject property were not filed for record with Boulder County until the same day on April 26, 1886.

On February 5, 1878 Alexander Murray, showing as residing in Boulder, sells his interest in the subject property plus his interest in the additional 80 acres adjacent to the west property line of the subject property to his brother-in-law Robert Culver.¹³

⁷Alexander Murray, 1880 United States Census, Ancestry.com Operations Inc., accessed January 21, 2022, <https://www.ancestry.com/>.

⁸Alexander Murray, 1910 United States Census, Ancestry.com Operations Inc., accessed January 21, 2022, <https://www.ancestry.com/>.

⁹Boulder County, Marriage Certificate, Alexander Murray and Mary Culver, Book J, Page 289, March 10, 1879, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 21, 2022.

¹⁰Mary Culver, 1850 United States Census, Ancestry.com Operations Inc., accessed January 21, 2022, <https://www.ancestry.com/>.

¹¹Boulder Daily Camera, October 6, 1893, p. 4, Colorado Historic Newspapers Collection, <https://www.coloradohistoricnewspapers.org>, accessed January 21, 2022.

¹²Boulder County, Deed, Denver Pacific Railway and Telegraph Company to James Murray and Alexander Murray, Book 89, Page 528, April 26, 1886, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 21, 2022.

¹³Boulder County, Warranty Deed, Alexander Murray to Robert Culver, Book 54, Page 71, February 5, 1878, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 21, 2022.

On January 1, 1880, James Murray, now residing in Barber County, Kansas, sells his interest in the subject property plus his interest in the additional 80 acres adjacent to the west property line of the subject property to Robert Culver.¹⁴ As a result of this sale, Robert Culver is now the sole owner of the subject property that remains 80 acres in size.

ROBERT CULVER

Robert Culver was born on March 6, 1830 in Little Valley, Cattaraugus County, New York. Culver arrived in Colorado in the early spring of 1860 after spending eight years in Chicago in the produce business. When Culver arrived in Colorado, he brought the first steam quartz mill by mule team to Gold Hill. Culver mined and milled for three years before relocating to Boulder where he rented a 160-acre farm from C.J. Goss located between the growing downtown area and the University of Colorado. Culver later purchased the farm from Goss. Culver focused his efforts on raising livestock and constructing houses in the addition named after him. Culver's Addition was later annexed into the City of Boulder in 1874. Culver served as the Boulder County Clerk and Recorder for two years and Clerk of the District Court.

An early supporter of education in the area, Culver was instrumental in securing the election of Charles F. Holly as the Boulder County representative to the first Territorial Legislature on a pledge to introduce a bill to bring the University of Colorado to Boulder. Territorial Governor William Gilpin ratified that bill on November 7, 1861. Culver lived in Boulder, but continued to purchase farms outside of Boulder, including the subject property, as well as in Larimer County. By 1880 Culver owned about 560 acres.¹⁵ There is no evidence to suggest Robert Culver lived on the subject property.

On March 11, 1904, Robert Culver, now residing in Baltimore, Maryland to care for his sister's real estate holdings, sold the subject property to William R. Parkins of Boulder County.¹⁶ On the same day, Parkins sold the subject property to Conrad Cimiotti of Boulder County.¹⁷

¹⁴Boulder County, Warranty Deed, James Murray to Robert Culver, Book 92, Page 375, April 26, 1886, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 21, 2022.

¹⁵*History of Clear Creek and Boulder Valleys, Colorado. Containing a Brief History of the State of Colorado ... and Account of the Ute Trouble; a History of Gilpin, Clear Creek, Boulder and Jefferson Counties, and Biographical Sketches*, Evansville, IN: Unigraphic, Inc., 1971.

¹⁶Boulder County, Warranty Deed, Robert Culver to William R. Parkins, Book 251, Page 481, March 11, 1904, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 22, 2022.

¹⁷Boulder County, Warranty Deed, William R. Parkins and Laura M. Parkins to Conrad Cimiotti, Book 279, Page 41, March 11, 1904, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 22, 2022.

Robert Culver died on November 28, 1906 in Baltimore, Maryland, but is buried in Columbia Cemetery in Boulder next to his wife, his two sons, and his mother.

Less than a year later, on January 3, 1905, Cimiotti sold the subject property to Hans Johansen from Rio Grande County, Colorado.¹⁸

HANS AND DELVINA JOHANSEN

Hans Johansen was born on August 3, 1867 in Denmark. Johansen immigrated to the United States in either 1883, 1884 or 1885 and became a naturalized citizen. (Federal census records list 3 immigration dates for Johansen over various census years). The 1900 federal census identifies Johansen as a farmer living in Iroquois, Illinois. In 1891, at the age of 24, Johansen married Delvina Servis, age 19, in Iroquois, Illinois. At some point the Johansens moved to Colorado and by 1905 moved to Boulder County to reside on the subject property. The 1930 federal census lists Johansen as living on the subject property.¹⁹

Delvina passed away on April 30, 1936. Hans continued to live on the subject property until his death on June 10, 1940.²⁰ Both Delvina and Hans are buried at Mountain View Cemetery in Longmont.²¹ The subject property stayed in the family until February 16, 1944, when the couples four daughters, Louise, Bertha, Evelyn, and Ruth Anna sold the property to Elbert R. and Thelma M. Lyman.²²

¹⁸Boulder County, Warranty Deed, Conrad Cimiotti to Hans Johansen, Book 280, Page 417, January 3, 1905, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 21, 2022.

¹⁹Hans Johansen, Ancestry.com Operations Inc., <https://www.ancestry.com/>, accessed January 22, 2022.

²⁰“Hans Johansen, Long Time Citizen, Dies Monday Even’ng,” Longmont Ledger, June 14, 1904, p. 1, Longmont Public Library.

²¹Op Cit., Hans Johansen, Ancestry.

²²Boulder County, Warranty Deed, Louise Nelson, Bertha Scott, Evelyn Scott and Ruth Anna Habgood to Elbert R. Lyman and Thelma M. Lyman, Book 740, Page 402, February 16, 1944, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 22, 2022.

ELBERT RUFUS AND THELMA MAE LYMAN

Elbert Rufus Lyman was born in McDonald, Kansas on March 9, 1912. He married Thelma Mae Hanson, also from Kansas, on July 30, 1940. Together they had one son, Charles.^{23, 24} The Lymans owned the subject property from 1944-1949. No additional information about the Lyman's time on the subject property could be found. The Lymans sold the subject property to Roy H. Chandler and Lola M. Chandler of Elbert County, Colorado, in March 1949.²⁵

ROY HUBERT AND LOLA MAE CHANDLER

Roy Hubert Chandler was born in Quincy, Kansas on April 28, 1897. He married Lola Mae Frazier on August 1, 1942 in Pittsburg, Kansas. Lola was born on October 26, 1899 in Hebron, Nebraska. While in Pittsburg, Kansas, Roy and Lola attended Pittsburg State Teachers College.

After graduation, both Roy and Lola were school teachers in Englewood, Kansas. Roy was an Industrial Arts teacher. In 1943, the couple moved to a farm in eastern Colorado in the vicinity of the towns of Simla and Kiowa. In 1949, the family purchased the subject property in order to be closer to Colorado Agricultural College (Colorado State University) for their son, George, to attend after completing high school. George graduated Colorado Agricultural College and became a veterinarian and later mayor of Longmont.

The Chandlers operated a farm that included dairy cows and hogs until Roy's retirement in 1980. Roy served in the army during World War I, enjoyed wood working and fishing. Roy had his wood shop set up inside the concrete block building that served as both a shop and garage. Lola had a large garden on the property and rarely had to go to the grocery store due to her ability to make most of their food at home.²⁶ The couple also belonged to the Hygiene Methodist Church. Roy and Lola, had two sons, George and Rex, and a daughter, Constance (Connie).^{27, 28}

²³Elbert R. Lyman, Ancestry.com Operations Inc., <https://www.ancestry.com/>, accessed January 22, 2022.

²⁴Thelma M. Lyman, Ancestry.com Operations Inc., <https://www.ancestry.com/>, accessed January 22, 2022.

²⁵Boulder County, Warranty Deed, Elbert R. Lyman and Thelma M. Lyman to R.H. Chandler and Lola M. Chandler, Book 839, Page 351, March 14, 1949, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 27, 2022.

²⁶Chandler, Karen, telephone interview with Carol Beam, February 21, 2022.

²⁷"Roy Chandlers Observe 50 Years of Marriage," Longmont Times-Call, July 31, 1974, p. 6, Longmont Library.

²⁸"Roy H. Chandler," Obituary, Longmont Times Call, December 2, 1986, p. A7, Longmont Public Library.

In 1963, 1966, and 1971, the Chandler's sold portions of the subject property, thus reducing the size of the property down from its original 80 acres to its present 28.94 acres.²⁹

Roy died on December 1, 1986 at the age of 89 at the Loveland Good Samaritan Retirement Village. Lola died on June 24, 1996 in a Longmont nursing facility, at the age of 96. They are buried at Mountain View Cemetery in Longmont^{30, 31}

Lola Mae Chandler left the property to her children, George Frazier Chandler, Rex Orla Chandler, and Constance (Connie) Mae McIlvaney. The family kept the subject property until selling it in 2007 to James F. Kreitman.³²

In 2012 Kreitman sold the property to Acme Investments, LLC.³³ In 2016 Acme sold the property to Shadi B. Ramey and Shane Patrick Davis.³⁴ On February 5, 2019, Shadi Ramey sold the subject property to Boulder County.

BOULDER COUNTY PARKS AND OPEN SPACE'S STEWARDSHIP

Boulder County Parks and Open Space (BCPOS) currently manages the property and plans to transition part of the property for use as a county based forestry project yard that includes a place for wood storage, a location for processing wood material from forestry projects to its highest value, and for processing county produced Emerald Ash Borer wood. BCPOS plans to utilize the property with its current zoning of agricultural land by continuing the agricultural lease with a tenant who hays the property's grassland area. BCPOS plans to continue to lease the house, shop/garage, and barn to a local farm worker. The property is not open to the public and will only be used for county based forestry activities described above and agricultural activities.

²⁹Boulder County, Personal Representative's Deed, George Frazier Chandler, personal representative of the Estate of Lola Mae Chandler, Reception 01671780, January 21, 1997, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 27, 2022.

³⁰Roy H. Chandler, Ancestry.com Operations Inc., accessed January 27, 2022.

³¹Lola M. Chandler, Ancestry.com Operations Inc., accessed January 27, 2022.

³²Boulder County, General Warranty Deed, George Frazier Chandler and Rex Orla Chandler to James F. Kreitman, Reception #2897983, December 4, 2007, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 27, 2022.

³³Boulder County, Quit Claim Deed, James F. Kreitman to Acme Investments, LLC, Reception #03205523, February 28, 2012, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 27, 2022.

³⁴Boulder County, Warranty Deed, Acme Investments, LLC to Shadi B. Ramey and Shane Patrick Davis, Reception #03506128, March 15, 2016, Office of the Clerk and Recorder, Recording Division Online Service, <https://recorder.bouldercounty.org>, accessed January 28, 2022.

2. Location

Address(s): 7698 St. Vrain Road, Longmont, Colorado 80503

3. Classification

Property Ownership: Public Private Other

Category of Property: Structure Site District

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

 4 Contributing Resources 1 Non-contributing Resource

The 4 contributing resources are the house, barn, shed, and chicken house. The contributing resources are directly related to the property's agricultural significance from the period of significance. The 1 non-contributing resource is the shop/garage. The shop/garage is considered non-contributing because the building is not related to the property's agricultural history.

Narrative Describing Classification of Resources:

The subject property is a tract of land owned by Boulder County and therefore meets the definition of public ownership. The property is also the location of a historic activity, agriculture, that possesses historic significance and therefore meets the definition of a site.

4. Function or Use

Historic Functions: Agriculture

Current Functions: Domestic, Agriculture

5. Description

Narrative Describing Resource:

House

The house is an irregular plan, one-and-one-half-story, side-gabled roof building that faces east. The building measures 44' north-south by 26' east-west. The foundation material could not be confirmed. An undated 10'x13' enclosed porch addition is located on the south elevation. The house exterior is painted white concrete stucco, with painted green wood shingles in the gable ends of the house roof, porch addition, dormer and front porch. The side gable roof is covered with asphalt shingles, and the eaves are boxed with a return. A red brick internal chimney is located at the ridge of the south roof gable end. The south elevation features one vinyl sliding

window on the first floor, three 1/1 wood windows in the enclosed porch addition, two 1/1 vinyl windows in the gable end, and one small 1/1 vinyl window in the porch addition gable end. A nine lite composite wood door is located off center in the enclosed porch addition. The west elevation features two 1/1 wood windows in the enclosed porch addition and three 1/1 vinyl windows of varying sizes across the length of the main section of the house. The north addition features one 1/1 vinyl window on the first-floor level, two 1/1 vinyl windows in the upper gable end, and one painted white exterior chimney. The east elevation features the main house façade that contains a sliding glass patio door, two sliding vinyl windows, a gabled porch roof with four metal decorative scroll supports, two sandstone knee wall planters, and a front gabled roof dormer with paired 1/1 vinyl windows. The Boulder County Assessor lists 1885 as the construction date of the house. This construction date could not be verified with other available research sources.

Barn

The barn is a rectangular plan, two story, front gabled roof building that faces east. The building measures 30' north-south by 32' east-west. The building's east elevation features a hay hood in the gable end and the south elevation features a shed roof extension. The foundation is poured concrete and stone. The wood frame building is covered with painted red vertical wood board and batten siding. The roof is corrugated metal with a metal vent pipe extending through the north roof plane. The eaves are boxed.

The east elevation features a single entrance wood door with screen door, a rectangular window opening without a window ensemble, one four lite fixed pane wood window, and a ribbon of three side fixed pane wood windows with plexiglass window panes. A side hinged, rectangular shaped, board and batten door is located above the single entrance wood door, and a bottom hinged, board and batten hayloft door located in the upper gable end. The north elevation features two fixed pane wood windows with plexiglass window panes, a board and batten sliding door and a side hinged, board and batten, hayloft door located above the sliding door. The west elevation features a single entrance door opening with a fixed interior oriented strand board plywood cover, and a window opening with a fixed exterior plywood cover. The south elevation features two top track rolling solid wood sliding doors and one long rectangular window opening without window sashes. The window opening is covered with chicken wire. Construction date is estimated to be late 19th or early 20th century based upon the barn's style and construction materials.

Chicken House

The chicken house is rectangular plan, one story, shed roof building that faces south. There is no foundation. The building measures 10' north-south by 12' east-west. The building features wood frame construction covered by a combination of unpainted vertical wood siding with wood battens and a piece of plywood over the south elevation door opening. The roof is partially collapsed and only partially covered with corrugated metal panels. The south elevation features a single entrance door opening with the remains of a wood door frame, and a rectangular window opening covered with chicken wire. Based upon the building's location, it is most likely the building was moved to the current location at an unknown date. Construction date is unknown.

Shed

The shed is rectangular plan, one story, combination side gabled and hipped roof building that faces south. There is no foundation. The building measures 9' north-south by 18' east-west. The building features wood frame construction covered by unpainted horizontal wood siding. The roof is corrugated metal. The south elevation features a single entrance door opening without a door that is flanked on either side by two window openings without sashes. Based upon the building's location, it is most likely it was moved to the current location at an unknown date. Construction date is unknown.

Shop/Garage

The shop/garage is a rectangular plan, one story, hipped roof building that faces east. The building measures 32' north-south by 22' east-west. The building features a poured concrete pad foundation and concrete block walls. The roof is asphalt shingles. The east elevation features two large openings with two different types of metal garage doors. A single entrance solid composite material door is adjacent to the garage doors. The south elevation features two metal casement windows. Construction date is 1959 based upon the inscription located on the concrete window ledge on the interior of the south elevation of the building.

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: agriculture, architecture

Periods of Significance: 1876-1963 (agriculture); 1885 (architecture)

The agricultural period of significance extends between the date of the property's transition into agriculture and when the Chandler family began selling parts of the property off thus reducing the agricultural significance of the property. The architectural period of significance is the assumed house's construction date according to the Boulder County Assessor.

Significant Dates:

1876 - United States issues a patent for the land to the Denver Pacific Railroad
1876 - Denver Pacific Railroad sells 240 acres, including the subject property, to James Murray, Alexander Murray, and Robert Culver
1878 - Alexander Murray sells his interest in the subject property to Robert Culver
1880 - James Murray sells his interest in the subject property to Robert Culver
1880-1904 - Robert Culver owns the subject property
1885 - House construction according to the Boulder County Assessor
1905-1944 - Hans Johansen and family own the subject property
1944-1949 - Elbert and Thelma Lyman own the subject property
1949-2007 - Roy and Lola Chandler and family own the subject property
2019 - Shadi Ramey sells the subject property to Boulder County

Significant Persons:

Robert Culver is a historically significant individual in 19th century Boulder County history, but his significance is not associated with this property. Instead, Robert Culver's historic significance is tied to his City of Boulder contributions and his residence in Boulder. As a result of these factors, Criterion 3 does not apply to this nomination.

Statement of Significance:

The property is associated with the late 19th and early 20th century development of agriculture in the Hygiene area and represents a family farm property type with a house and assortment of agricultural outbuildings. This property type, once prolific throughout Boulder County, has rapidly disappeared throughout the county because of increasing development pressures and decreasing farming activities.

The property retains the key farm buildings of the house, barn, shed, and chicken house. Viewed together, the farm buildings are historically significant as an intact example of family farm property type that retains sufficient historic physical integrity from their periods of significance with regard to their location, setting, materials, workmanship, feeling, association, and design. The property retains a rural setting with pasture or open fields surrounding the property.

Minor repairs and moderate alterations have been made to the farm's outbuildings and were largely done simply and with like materials. The house has a moderate degree of alterations with small south addition that is over 50 years of age, undated front porch changes that removed the four wood column roof supports and half knee wall, and enlargement of the front door opening to accommodate a sliding glass patio door. The moderate alterations to the house and outbuildings do not have a large enough visual impact to diminish the site's overall character and ability to convey its historic significance.

Since the property retains its historic physical integrity from its periods of significance and therefore conveys its historic significance, the property is eligible as a Boulder County local historic landmark under Boulder County Criterion 1-501-A (1) for its association with the development of early agriculture in Boulder County and Boulder County Criterion 1-501-A (4) for the barn's excellent example of a front gabled single wing barn.

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8. Geographical Data

Legal Description of Property: NW1/4 of the NE1/4 of Section 1, Township 2 North, Range 70 West, of the 6th Principal Meridian.

Boundary Description: The landmark boundary is defined as an approximate .58 acre rectangular parcel 15' out from the landmarked buildings.

Boundary Justification: The landmark boundary is drawn to encompass the extent of the major surface features that are associated with the historic agricultural use of the property from the period of significance. The hog house and machine shed are not included in the landmark boundary since they are outside the period of significance.

9. Property Owner(s)

Name: Boulder County

Address: P.O. Box 471, Boulder, CO 80306 **Phone:** 303-441-3950

10. Form Prepared By:

Name: Carol Beam

Address: Boulder County Parks and Open Space, 5201 St. Vrain Rd., Longmont, CO 80503

Phone: 303-678.6272 **Email:** cbeam@bouldercounty.org

11. Photos, Maps, and Site Plan

See attached photos, maps and site plan

For Office Use Only

Docket Number:

Assessor ID:

Parcel Number:

Application Date:



Barn - northeast elevation - Boulder County Assessor photo - circa 1949



House - southeast elevation - Boulder County Assessor photo - circa 1949



left to right - silo (no longer present), garage (no longer present), shed (no longer present), chicken house (behind shed), privy (behind shed, no longer present) – looking west
Boulder County Assessor photo - circa 1949



George Chandler on the farm's old tractor, on the property, 2007. Photo courtesy Karen Chandler



House – southeast elevation – February 9, 2022



House – northwest elevation – February 9, 2022



Barn – northeast elevation – February 9, 2022



Barn – southwest elevation – February 9, 2022



Shop/Garage – southeast elevation – February 9, 2022



Chicken house – southwest elevation – February 9, 2022



Shed – southwest elevation – February 9, 2022