



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

April 7, 2022, 6:00 p.m.
Virtual HPAB Meeting

Board Members Present: Chuck Gray

Don Burd
Elizabeth Gehring
Larry Powers
Marissa Ferreira
Mark Gerwing
Jason Emery
Terry Walters
David Hawes

1. **CALL TO ORDER**

The meeting was called to order at approximately 6:01 p.m. by Chair Chuck Gray.

2. **ROLL CALL**

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

None

4. **APPROVAL OF MINUTES**

4.1 **Approval of Meeting Minutes for February 3, 2022**

MOTION: Jason Emery MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from February 3, 2022.

SECOND: Larry Powers

VOTE: Motion PASSED {9:0}

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

None

6. **LANDMARKS**

6.1 **Docket HP-22-0002: Windwhistle**

Denise Grimm, Principal Planner, gave the staff presentation. An application for landmark designation of Windwhistle has been submitted by the owners, Street Cowbell Hill Cabin Trust. The application is for both the cabin and the bunkhouse on an approximately .48-acre parcel next to Allenspark. A log woodshed on the property is not included in the landmark application.

The cabin dates to c. 1924 and was built for Allen and Erma Street. The Streets were from Oklahoma City and first vacationed in Allenspark at the invitation of notable resident Frank Gay. Allen Street was prominent in Oklahoma City as both a member of the State House of Representatives and as mayor.

In the late 1960s, Gordon Street, the son of Allen and Erma, retired to Allenspark with his wife Nell Phillips and took ownership of the cabin in 1974. They were active community members. In 2007, the cabin transferred into a trust and is currently owned by the five children of Gordon and Nell Phillips, just short of 100 years of ownership by the same family. Daughter, Sue Nell Phillips, has captured some of the family's Colorado experience in her book *Out of Red Dirt (And Up Cowbell Hill)*.

The cabin was constructed of fire-hardened logs from an 1894 forest fire. The application notes, "The cabin also has unique chinking, a cement underlayer covered with strips of lodgepole pine." The cabin has a large stone fireplace and a few of the original windows have been replaced. The bunkhouse is also built of logs and has had very few alterations.

SIGNIFICANCE

The Architectural Inventory Form notes that the cabin is eligible for local landmark status under Criteria 1, 4 and 8, and hints at Criterion 3. The landmark application adds Criterion 3.

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 cabin and bunkhouse are significant for their association with the development of Allenspark as a rustic tourist resort.

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

The property is significant for its association with the Allen and Erma Street family who contributed to the development of Allenspark and have owned the property for nearly 100 years.

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 cabin is significant for its Rustic architectural style of fire-hardened logs from a local forest fire.

Criterion 15-501(A)(8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance;

The cabin and bunkhouse would likely be a contributing feature to an Allenspark historic district if such a district were created.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-22-0002: Windwhistle under Criteria 1, 3, 4 and 8 and subject to the following conditions:

1. Alteration of any exterior feature of the 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.)

The applicant, Sue Nell Phillips, a trustee for Street Cowbell Hill Cabin Trust (owner), commented on the proposal and was available for questions.

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

MOTION: Mark Gerwing MOVED that the Boulder County Historic Preservation Advisory Board APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-22-0002: Windwhistle for landmark status under Criteria 1, 3, 4, and 8 and subject to the two standard conditions in the Staff Recommendation.

SECOND: Larry Powers

VOTE: Motion PASSED {9:0}

6.2 Docket HP-22-0003: Murray-Culver Farm

Denise Grimm, Principal Planner, gave the staff presentation.

An application for landmark designation of the site has been submitted by Boulder County Parks and Open Space. The landmark site is an approximately .47-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

Staff recommends that the Historic Preservation Advisory Board APPROVE and 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.)

Carol Beam, Cultural Resource Specialist with Boulder County Parks and Open Space, commented on the proposal and was available for questions.

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

MOTION: Mark Gerwing MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-22-0003: Murray-Culver Farm for landmark status under Criteria 1 and 4, subject to the two standard conditions in the Staff Recommendation, and that the proposed landmark boundary as indicated in the staff recommendation be extended by ten feet to the north, south, east, and west.

SECOND: Marissa Ferreira

VOTE: Motion PASSED {9:0}

7. OTHER BUSINESS

7.2 Election of Officers

The board moved forward with nominations for officers on the Historic Preservation Advisory Board.

MOTION: Marissa Ferreira **MOVED** that the current Chair, Chuck Gray, continue as Chair, and that the current Vice-Chair, Mark Gerwing, continue as Vice-Chair.

SECOND: Larry Powers

VOTE: Motion **PASSED {9:0}**

7.1 National Register of Historic Places Nomination of the Rock Creek Farm Rural Historic District

At approximately 6:59 p.m., board member Don Burd recused himself and left the meeting due to his involvement in the property's nomination.

Denise Grimm, Principal Planner, gave the staff presentation. As a Certified Local Government (CLG), Boulder County has the opportunity to participate in the National Register process. The State Office of Archaeology and Historic Preservation (OAHP) sends the county copies of any applications within its jurisdiction to review. Boulder County Historic Preservation Advisory Board reviewed documents for the nomination of the Rock Creek Farm Rural Historic District. Boulder County owns the property and has submitted the application.

Carol Beam, Cultural Resource Specialist with Boulder County Parks and Open Space, commented on the proposal and was available for questions.

RECOMMENDATION

Staff recommends that HPAB respond to the state in support of the nomination recommending that the property meets criteria A, C and D.

A) Property is associated with events that have made a significant contribution to the broad patterns of our history.

C) Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D) Property has yielded, or is likely to yield, information important in prehistory or history.

MOTION: Marissa Ferreira **MOVED** to support the nomination of the Rock Creek Farm Rural Historic District to the National Register of Historic Places as written under the three proposed criteria.

SECOND: David Hawes

VOTE: Motion **PASSED {8:0}**

8. ADJOURNMENT

Denise Grimm discussed the upcoming awards ceremony in honor of Archeology and Historic Preservation Month taking place on May 9. Marissa Ferreira volunteered to attend the ceremony and present newly approved landmarks.

Staff and board members welcomed and introduced themselves to new member David Hawes.

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 7:22 p.m.