



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

**September 1, 2022, 6:00 p.m.
Virtual HPAB Meeting**

Board Members Present: Chuck Gray
Don Burd
Jason Emery
Marissa Ferreira
Larry Powers
Terry Walters

Board Members
Excused: Mark Gerwing
Elizabeth Gehring
David Hawes

1. CALL TO ORDER

The meeting was called to order at approximately 6:03 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 from July 7, 2022

MOTION: Marissa Ferreira MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from July 7, 2022.

SECOND: Larry Powers

VOTE: Motion PASSED {6:0}

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

None

6. **LANDMARKS**

6.1 Docket HP-22-0005: Eisele Ranch

Denise Grimm, Principal Planner, gave the staff presentation. An application for landmark designation of the site has been submitted by Nancy DeVore and Richard Hill. The site is a 4.96-acre parcel that includes nine (9) contributing resources and three (3) non-contributing resources.

The contributing resources include the following:

1. House
2. Barn
3. Granary
4. Silo
5. Stable
6. Chicken coop
7. Bunkhouse
8. West garage
9. Unnamed building

The non-contributing resources are the following:

1. Gazebo
2. Newer garage
3. Telecom shed

The property is historically associated with the David and Mary Eisele family. David and Mary both immigrated to the US from Germany in the 1880s and married in 1887. They purchased the property in the 1890s and raised eight children on the farm – Lena, Rose, May, Fred, Elsie, William, Helen, and Roy. The Architectural Inventory Form states that they established “one of the foremost horse breeding ranches in Boulder County, specializing in Morgan, Pecheron, and Hambletonian horses.” As per his obituary, David was “a leader in the formation of the old Longmont Driving association, Pumpkin Pie day, and the Boulder County fair.” The farm remained in the Eisele family until 1959.

The farm is significant for its collection of architecturally important buildings, particularly the American Foursquare house, the double-wing style barn, and the studs-out granary. The Architectural Inventory Form suggests that “the property ranks among Boulder County’s most intact and better preserved agricultural-related complexes.” While the buildings themselves seem to have great architectural integrity, it should be noted that the farm complex has lost several structures over the decades and has had at least two buildings, the bunkhouse

and the unnamed structure east of the granary, moved-in from a different farm in 1960.

On February 28, 2022, a subcommittee of HPAB found the farm eligible for landmark status under Criteria 1 and 4. They then reviewed two different proposals for an addition to the house and gave their support to the two-story design with a hyphen. In addition, the subcommittee agreed to the removal of the newer garage and the gazebo, and the construction of a new garage west of the older garage.

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 ranching in northeastern Boulder County, particularly as a successful horse breeding facility.

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 for its collection of architecturally notable buildings including the American Foursquare house, the double-wing style barn, and the studs-out granary.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-22-0005: Eisele Ranch 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), except for those projects previously approved by HPAB.
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 applicants, Nancy DeVore and Richard Hill, commented on the proposal and were available for questions. Mr. Hill noted that on a map shown during the

presentation, the two garages were mislabeled. Staff will correct this issue prior to the public hearing before the Board of County Commissioners on this docket scheduled for October 4, 2022.

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

MOTION: Marissa Ferreira **MOVED** that HPAB **APPROVE** and recommend that the Board of County Commissioners **APPROVE** Docket HP-22-0005: Eisele Ranch for landmark status under Criteria 1 and 4, subject to the two standard conditions in the Staff Recommendation.

SECOND: Larry Powers

VOTE: Motion Passed {6:0}

7. PRELIMINARY REVIEW

7.1 Proposal for the Affolter House

Robb Berg with DesignWorkshop, project manager for the Fairgrounds Master Plan, gave the staff presentation. Staff members from DesignWorkshop and Boulder County Public Works also commented on the proposal and were available for questions. The Affolter House is located on the Boulder County Fairgrounds property. The county is updating the Master Plan for the Fairgrounds and planning major renovations. The team working on the project is soliciting input from HPAB on the proposal which is still being designed and revised based on input from various groups and the public. Because the Affolter House is a county designated landmark, any alterations will eventually need a CA and HPAB will be a referral agency on any Land Use process. The Fairgrounds site was acquired by the county in 1976 and was developed in 1978-1980.

Information on the larger Master Plan effort can be found here:

<https://bouldercounty.gov/open-space/fairgrounds/fairgrounds-master-plan/>

The 1907 Affolter House was landmarked by Boulder County in 1997 under Criteria 1, 3 and 4 with the following conditions:

1. The building will be restricted to the original house size, as it currently exists, with no future additions allowed.
2. Prior to undertaking any construction, alteration, or demolition of any exterior feature of the House, a Certificate of Appropriateness under the County's Historic Preservation Regulations, subject to review and approval by HPAB, shall be required.
3. A Certificate of Appropriateness will not be required for routine

maintenance or minor repairs which prolong the life of the structure and use materials which replicate the original materials, provided that the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features.

4. HPAB shall base the denial, approval, or conditional approval of a Certificate of Appropriateness on the conformance of the proposed alteration with the "Secretary of the Interior's Standards for Historic Preservation Projects" listed in the Federal Register, Vol. 48, No. 190, dated September 29, 1983.

Criteria for Approval of Alterations Requested Under a CA

1. In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.

a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.

b. Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.

c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

Staff gave an overview of the planning process for the Fairgrounds Master Plan. In original site plans for the fairgrounds, the Affolter House was to be moved. However, based on staff and public feedback, in the current plan the house is kept in its current location at the eastern end of the pedestrian mall. The Board expressed their support for the updated master plan and agreed that the historic nature of the structure is better preserved by not moving it. Board members gave a number of comments and suggestions regarding the house's use, presentation, and proximity to vehicle access routes and parking lots.

Board member Don Burd had technical difficulties with his microphone, but contributed to this item in the Zoom chat. His comments are included below for the record:

01:04:47 Don Burd: Being that this is a concrete building I'm concerned that vehicle traffic so close would be harmful. Also think that this takes this 1907 building loses it's original homestead designation to ana feel of a entry station/military post/entry gate. This is the last building remaining from the original homestead.

01:14:34 Don Burd: The house would lose some of it's historic significance. There's always some damage when a building is moved.

01:22:01 Don Burd: I like the idea of moving any road from the building for preservation reasons and also keeping vibrations away from the house. Move the roads to the east or west.

8. OTHER BUSINESS

Staff member Carol Beam shared that Boulder County Parks & Open Space received a grant from the State Historical Fund for rehabilitation of the previously landmarked Tucker Cabin near Nederland. The Board plans to visit the site and learn more about it during their field trip on September 19, 2022.

9. ADJOURNMENT

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 7:26 p.m.