

RESOLUTION 2022-069

A resolution conditionally approving Boulder County Community Planning & Permitting Docket HP-22-0004: John E. Clark Farm

Recitals

A. Boulder County Parks and Open Space (the “Applicant”), applied to Boulder County under Article 15 of the Boulder County Land Use Code (the “Code”) for a Boulder County Historic Landmark Designation of an approximately 0.90-acre area of a 26-acre parcel.

B. The subject property is located at 9511 Vermillion Road, in Section 16, Township 3 North, Range 69 West of the 6th Principal Meridian, in an Agricultural zoning district in unincorporated Boulder County (the “Property”).

C. The proposed landmarking site includes seven (7) contributing resources—the house, garage, privy, barn, silo, machine shed, and granary—and one (1) non-contributing structure—the medal sided shed.

D. The Property is historically associated with John E. Clark and his family who purchased the property in 1916. Clark became a prominent farmer during the early 20th century development of agriculture in the Longmont area. Clark’s contributions and adaptations to new farming methods during a period of rapidly evolving agriculture practices, and his leadership role growing and representing sugar beet growers, establishes Clark as a significant local individual in the area of agriculture.

E. The Property, surrounded by pasture or open fields. Although the ages of the buildings are unknown, historic research suggests the buildings date to the early 20th century between 1910-1916.

F. The Property retains the key farm buildings of the house, garage, privy, barn, silo, machine shed, and granary. Viewed together, the farm buildings are historically significant as an intact example of a family farm property type that retains sufficient historic physical integrity from the buildings’ periods of significance with regard to their locations, setting, materials, workmanship, feeling, association, and design.

G. On October 29, 2018, the Colorado Office of Archaeology and Historic Preservation determined that the Clark Farm “appears to meet the criteria for evaluation and nomination to the National Register of Historic Places” under Criterion A for Agriculture, and Criterion C for Architecture. Subsequently, on December 6, 2018, Historic Preservation Advisory Board (“HPAB”) found the Clark Farm eligible for landmark status with Boulder County. Landmarking was not pursued at that time.

H. On July 7, 2022, the HPAB met and reviewed the application and determined that the site was eligible for landmark status. The HPAB voted 7-0 to recommend approval of landmarking to the Board of County Commissioners (the “Board”).

I. The above-described request for landmark designation was processed and reviewed as Boulder County Community Planning & Permitting Docket HP-22-0003 (the “Docket”), as further described in the memorandum and written recommendation to the Board by Boulder County Community Planning & Permitting Department planning staff dated August 18, 2022, together with its attachments (the “Staff Recommendation”). The Staff Recommendation found that the Docket could meet the criteria for approval with recommended conditions, and therefore, recommended that the Board conditionally approve the Docket.

L. At an online public hearing on the Docket held on August 18, 2022 (the “Public Hearing”), as further reflected in the official record of the Public Hearing, the Board considered the recommendation of the HPAB and the Staff Recommendation, as well as the documents and testimony presented by County Community Planning & Permitting Department staff. The Board also heard testimony from Carol Beam on behalf of the Applicant. No members of the public spoke at the Public Hearing.

M. Based on the Public Hearing, the Board finds that the Docket meets one or more of the criteria for landmark designation contained in Article 15 of the Code, specifically Criteria 1,3, and 4, subject to the conditions stated below.

N. Therefore, the Docket can be approved, subject to the conditions stated below.

Therefore, the Board resolves:

Docket HP-22-0004 is approved on the basis and terms set forth in this Resolution, above, 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. Applicable County review processes, including but not limited to Site Plan Review, may be required.
2. Regular maintenance that prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a CA, 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 (depending on the type of work, a building permit may still be required).

3. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket HP-22-0004: John E. Clark Farm.

A motion to approve the Docket was made by Commissioner Claire Levy, seconded by Commissioner Marta Loachamin, and passed by a 2-0 vote. Commissioner Matt Jones was excused.

ADOPTED as a final decision of the Board on this _____ day of October 2022.

**BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:**

Marta Loachamin, Chair

Claire Levy, Vice Chair

Excused August 18, 2022

Matt Jones, Commissioner

ATTEST:

Clerk to the Board