

RESOLUTION 2022-089

A resolution correcting a clerical error in Resolution 2022-081 and superseding and replacing in its entirety Resolution 2022-081 conditionally approving Boulder County Community Planning & Permitting Docket HP-22-0005: Eisele Ranch

Recitals

A. Nancy DeVore and Richard Hill (the “Applicants”), 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 5-acre parcel.

B. The subject property is located at 12973 North 87th Street, in Section 19, 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 nine (9) contributing resources—the house, barn, granary, silo, stable, chicken coop, bunkhouse, east garage, and an unnamed building—and three (3) non-contributing structures—the gazebo, west garage, and telecom shed.

D. The property is historically associated with the David and Mary Eisele family. David and Mary both immigrated to the United States 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 [sic], 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.

E. 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.

F. On February 28, 2022, a subcommittee of the Historic Preservation Advisory Board (“HPAB”) found the farm eligible for landmark status under Criteria 1 and 4. The HPAB 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 one of the garages and the gazebo, and the construction of a new garage.

G. On September 1, 2022, the HPAB met and reviewed the application and determined that the site was eligible for landmark status. The HPAB voted 6-0 to recommend approval of landmarking to the Board of County Commissioners (the “Board”).

H. The above-described request for landmark designation was processed and reviewed as Boulder County Community Planning & Permitting Docket HP-22-0005 (the “Docket”), as further described in the memorandum and written recommendation to the Board by Boulder County Community Planning & Permitting Department planning staff dated October 4, 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 October 4, 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 Applicant Nancy DeVore. 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 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-22-0005 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 or construction within the site area 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, except for those projects previously approved by the HPAB.

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-22-0005: Eisele Ranch.

A motion to approve the Docket was made by Commissioner Claire Levy, seconded by Commissioner Marta Loachamin, and passed by a 3-0 vote.

ADOPTED as a final decision of the Board on this _____ day of December 2022, *nunc pro tunc* the 15th day of November 2022.

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

Marta Loachamin, Chair

Claire Levy, Vice Chair

Matt Jones, Commissioner

ATTEST:

Clerk to the Board