



# Community Planning & Permitting

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## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, March 2, 2023 – 6:00 p.m.**

Due to COVID-19, Public Hearing to be Held Virtually

### PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

### STAFF RECOMMENDATION RE:

#### **Docket HP-23-0001: Seigle-Juhl House and Garage**

**Request:** Boulder County Historic Landmark Designation of the Craftsman house and garage  
**Location:** 5307 Independence Road, in Section 21, T1N, R70W of the 6th Principal Meridian  
**Zoning:** Rural Residential (RR) Zoning District  
**Owners:** Robert and Earl Juhl  
**Applicants:** Ranmali and James Woody  
**Agent:** Lauren Folkerts

### PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

### BACKGROUND

An application for landmark designation of the 1920s Craftsman house and the original garage has been submitted by Ranmali and James Woody with the support of the owners, Robert and Earl Juhl. The house and garage are located on an approximately 39.5-acre parcel that also includes at least six other buildings that are not included in the request for designation, nor is the cinderblock addition on the original garage.

The property is historically associated first with the Seigle family and then with the Juhl family. Everett and Esther Seigle purchased the property in 1926 and are assumed to have been responsible for building the Craftsman house and corresponding garage. The Seigles farmed the land while Everett also worked outside the farm. Marius and Laura Juhl bought the property from the Seigles in 1944 and relocated their family from Adams County to Boulder County, continuing to farm. Their son Earl and his wife Lillian became the owners in 1957 and raised their children – Earl Jr., Bob and Renee – on the farm. Earl Sr. was very active in the community helping to create the Boulder Rural Volunteer Fire Department, and as a board member with the Left Hand Water District, the Pleasant View Grange and the Pleasant View School. The property transferred to the

sons Earl Jr. and Bob Juhl after Lillian and Earl Sr. passed in 2010 and 2013, respectively.

The house exhibits several common Craftsman features including a low-pitched roof, exposed rafters, and a front porch with piers and columns supporting the roof. The house is cross gable in form and the cross-gable and porch gable roofs are both clipped. The garage also has a clipped-gable roof and exposed rafters. The porch piers are brick, and the form is replicated in the driveway entrance pillars that still exist. The house was originally clad in horizontal wood siding, while the garage is made of brick. The house has lost some integrity because of insensitive window replacements and the addition of asbestos siding, but the Craftsman style is still evident.

On February 6, 2023, a subcommittee of the HPAB reviewed LU-22-0034/SPR-22-0136: Juhl Woody Residence, Barn, Non-foundational earthwork, and Historic ADU. The subcommittee unanimously agreed (2-0) to support the LU for an Historic ADU as they agreed that the Craftsman house and original garage are eligible for landmark status under Criterion 4, noting that the house and garage go together. The landmark eligibility only applies to the original part of the garage and not the cinderblock addition which the applicants support removing.

## **SIGNIFICANCE**

The Architectural Inventory Form completed in 2022 finds that the structures qualify for landmark designation under Criterion 4.

Criterion 15-501(A)(4) 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 house and the garage are significant as examples of the Craftsman architectural style.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-23-0001: Seigle-Juhl House and Garage under Criterion 4 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked 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.)