



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOARD OF COUNTY COMMISSIONERS

Business Meeting

Tuesday, May 2, 2023 – 10:30 AM
Third Floor Hearing Room,
Boulder County Courthouse

FROM: Denise Grimm, Staff Planner

RE: Approval of grant applications under Boulder County Historic Landmark Rehabilitation Grant Program

HPG-22-0007: McNeil-Mayhoffer House – foundation and siding

Request: Historic Preservation Grant for work on the foundation and siding
Location: 10064 Empire Drive
Zoning: Agricultural (A) Zoning District
Owners/
Applicants: Kristen and Jay Schultz

Proposed work: repair/rehab of the foundation and the siding of the historic part of the house. New siding is being custom-milled to match the historic siding

Grant Requested: \$10,000
Match: \$17,850

Recommend APPROVAL: \$10,000

BACKGROUND

The request is to help fund the repair/rehab of the foundation and the siding of the historic part of the house. New siding is being custom milled to match the historic siding. This work has already been approved under CA-20-0017 as part of a larger rehab of the historic house and an addition on the back of the house.

HPAB and staff recommend approval.



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Vicinity

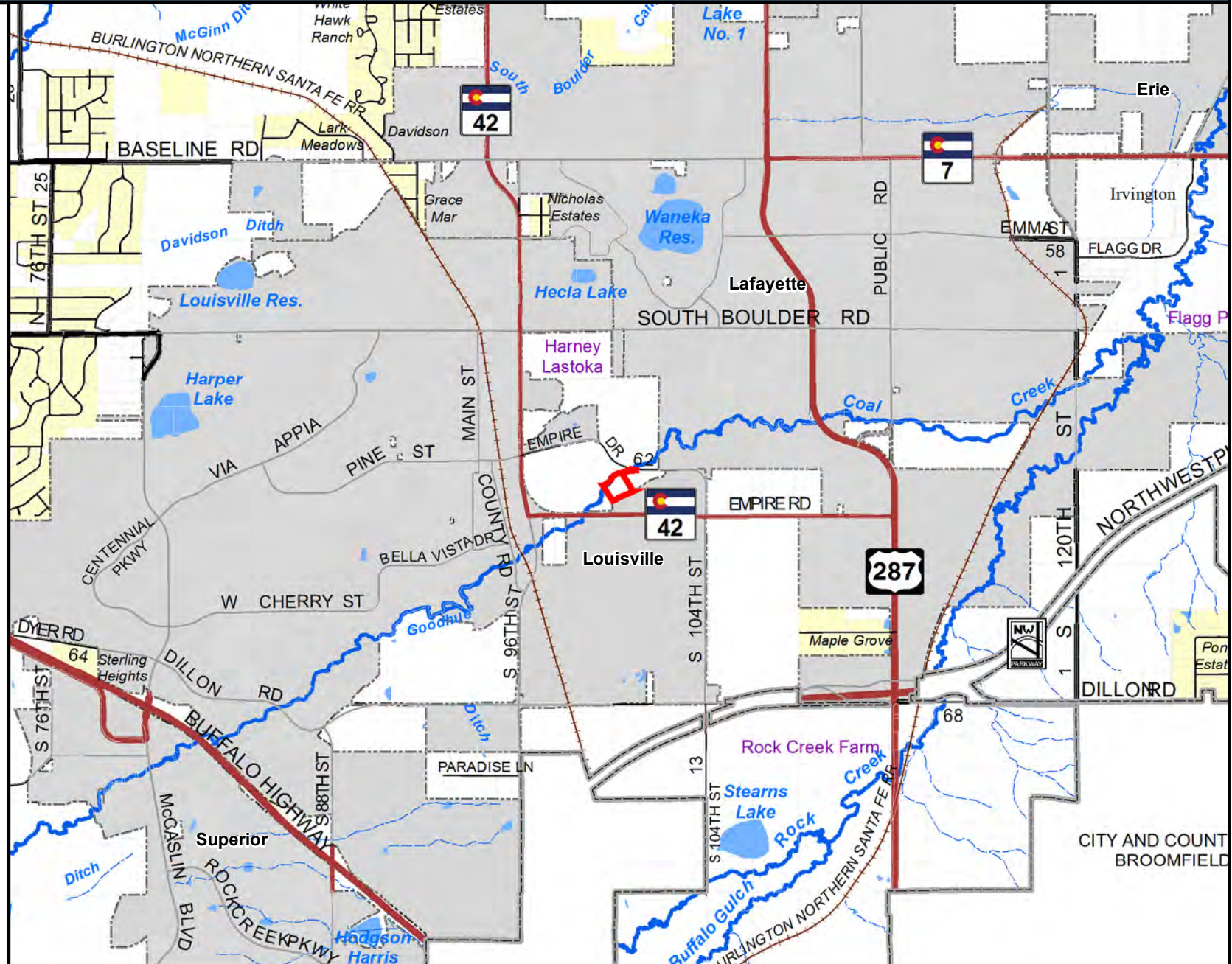
10064 EMPIRE DR

Subject Parcel

Municipalities

Subdivisions

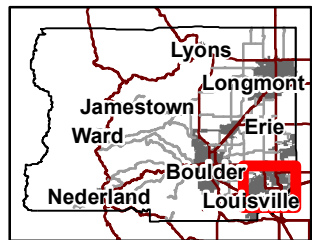
Subdivisions



0 0.35 0.7 Miles



Area of Detail Date: 2/6/2020



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

10064 EMPIRE DR

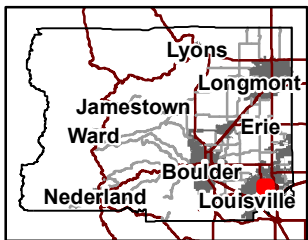
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 2/6/2020



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

10064 EMPIRE DR

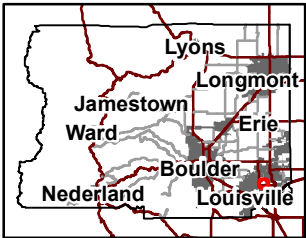
 Subject Parcel



0 0.015 0.03 Miles



Area of Detail Date: 2/6/2020



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM

Thursday, April 1, 2021 – 10:00 a.m.

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

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-20-0002: McNeil-Mayhoffer House

Request: Boulder County Historic Landmark Designation of the house and site area
Location: 10064 Empire Drive, in Section 9, Township 1S, Range 69W of the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning District
Owner/
Applicants: Kristen and Jay Schultz

BACKGROUND

An application for landmark designation of the house and a site area has been submitted by the owners, Kristen and Jay Schultz. The request is to designate the historic house and a 30' perimeter around house. A non-historic shed is within that perimeter and would be a non-contributing resource.

In 1865, David Kerr homesteaded the land just north of this property and then acquired this property in 1883 from the Union Pacific Railway Company. He lived just to the north on what has become known as the Kerr Mayhoffer Farm. In 1898, he deeded this land to his daughter Edith and her husband, Daniel McNeil. It is believed that they built the house around 1905, but soon after they moved to Boulder and rented out the house. Edith's sister, Leanna, married John Mayerhofer and they acquired the large family farm. The rental house was sold out of the family in the 1950s but was brought back into the family by Robert Mayhoffer (note spelling change) sometime after 1970 and was once again used as a rental house.

The house is a nice example of a small Queen Anne. The Queen Anne style was popular for residences from 1880 to around the turn of the century. The style decreased in popularity until about 1910 when it was replaced by Colonial Revival and Edwardian styles. Queen Anne characteristics on the house are the scalloped siding under the gables, turned porch supports and spindlework frieze, and cutaway bay window (although the window has been replaced).

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 and 4.

Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The property is significant for its association with the development of agriculture in east 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 house is significant as an example of a Queen Anne vernacular farmhouse constructed in the early 20th century.

RECOMMENDATION

The Historic Preservation Advisory Board considered this application at their July 2, 2020 meeting and voted unanimously to recommend approval.

Staff and the Historic Preservation Advisory Board recommend that the BOCC approve Docket **HP-20-0002: McNeil-Mayhoffer House** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structure 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 Land Use 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.)

**BOULDER COUNTY
HISTORIC LANDMARK REHABILITATION
GRANT PROGRAM**

APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

- a. Name: Jay and Kristen Schultz
- b. Mailing Address: 355 Orion Circle, Erie, CO 80516
- c. Telephone: 707-239-2305
- d. Email: kmw.schultz@gmail.com // jaytaylorschultz@gmail.com

Applicant/Contact Person (if different than owner)

- a. Name: _____
- b. Mailing Address: _____
- c. Telephone: _____
- d. Email: _____

2. PROPERTY INFORMATION

- a. Landmark Address: 10064 Empire Dr, Unincorporated Boulder County, CO 80026
- b. Name of the landmarked property:
Mayhoffer Rental House
- c. Primary Use of Property (check one): ___Non-Residential
XResidential

3. PROJECT DESCRIPTION (Please do not exceed space provided below.)

- a. Provide a brief description of the proposed scope of work.

Over the coming years, we plan to fully rehabilitate the landmarked structure. The proposed scope of work for the 2022 grant application includes the following:

1. Repair existing foundation so that the house is structurally sound
2. Repair/replace historic siding to restore weather barrier

Each of these features have fallen into disrepair and need to be rehabilitated in order for the house to be habitable.

- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

This work will be carried out by BuildGuild Inc. (an architect and general contractor team, with subcontractors as appropriate):

1. Foundation. The team will repair the foundation to ensure that the house is (and continues to be) structurally sound. This will involve reinforcing the existing foundation, installing flashing, and dampproofing/waterproofing.

2. Siding. The siding has fallen into extreme disrepair; in many places, there are 6"+ holes that have been patched with non-matching blocks of wood. We will be custom-milling siding to match the exterior siding profile.

- c. Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.

This grant application requests funds to address key structural features of this landmark, which, if not addressed soon, might lead to further destabilization of the house.

- The foundation has sunk on the northern portion of the house, and if not stabilized soon, may cause the house to lose structural integrity.
- A portion of the funds will also be used to replace the historic siding (which is beyond repair) with like materials/profile to restore an appropriate water barrier and restore the original look and feel of the home's exterior.

4. DESCRIPTION OF REHABILITATION

Feature A	
Name of Architectural Feature: <u>Foundation</u> Describe feature and its condition: The foundation has been shored up over time, but is sloping downward at the northern edge of the house. There are also weather gaps between the foundation and the structure, allowing water to get into the crawl space below the house. In addition, renovations over time have compromised some of the foundation structure (sections have been cut out of main supporting beams)	Describe proposed work on feature: The existing pillars and structural supports will be reinforced, the floor of the structure will be leveled, flashing will be installed, and the crawlspace will be weatherproofed.
Feature B	
Name of Architectural Feature: <u>Historical Siding</u> Describe feature and its condition: The historical siding has been neglected for years and is, in many places, beyond repair. Many 6"+ holes have been patched with scrap wood and painted to match the house.	Describe proposed work on feature: Any siding that can be repaired will be repaired. The rest of the siding will be replaced with like materials that have been custom milled to match the historic profile.
Feature C	
Name of Architectural Feature: _____ Describe feature and its condition:	Describe proposed work on feature:

5. COST ESTIMATE OF PROPOSED WORK

*Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the grant and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. (Please reference this section in your contractor’s bid attachment).*

Feature	Work to be Funded	Grant Cost	Applicant Cost
A.	Foundation (material and labor)	\$ 6,000	\$ 11,000
B.	Historic Siding (material and labor)	\$ 4,000	\$ 6,850
C.		\$	\$
D.		\$	\$
E.		\$	\$
F.		\$	\$
G.		\$	\$
H.		\$	\$
I.		\$	\$
J.		\$	\$
K.		\$	\$
Subtotal Grant Cost/Applicant Cost		\$ 10,000	\$ 17,850
Total Project Cost			\$ 27,850

If partial grant funding were awarded, would you complete your project?

- YES** **NO**

6. ADDITIONAL MATERIALS REQUIRED

Below is a list of the items that must be submitted along with this application:

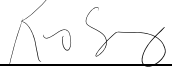
- a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label the backside of each photograph with the address of your property and the feature number.
- b. A construction bid if one has been made for your project (recommended).
Available upon request. Currently bid as part of a larger project.
- c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.
Full plans included as separate attachment.


7. ASSURANCES

The Owner and Applicant hereby agree and acknowledge that:

- A. Grant recipients agree to supply at least an equal match to the grant amount.
- B. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.
- C. The subject structure must have Boulder County landmark designation or be a contributing structure in a local landmark district.
- D. Grant funds and matching funds may be spent only for exterior rehabilitation of the structure, *unless specifically approved for a landmarked interior.*
- E. Neither grant monies nor matching funds may be spent for the installation of or rehabilitation of signage, interior rehabilitation or decorations, building additions, or the addition of architectural or decorative elements, which were not part of the original historic structure.
- F. All work must comply with the standards and/or guidelines of the County and the United States Secretary of the Interior for the rehabilitation of historic resources.
- G. Grant recipients must submit their project for any required design review by the Historic Preservation Advisory Board and any required building permits before construction work is started.
- H. All work approved for grant funding must be completed even if partially funded through the Landmark Rehabilitation Grant Program.
- I. Grant recipients will receive disbursement of grant funds not sooner than thirty (30) days after all work has been completed and approved, receipts documenting the costs of the work have been submitted to the County, and physical inspection has been completed by the County.
- J. The award and disbursement of this grant shall be governed by the provisions of the Boulder County Commissioners establishing the Landmark Rehabilitation Grant Program as an ongoing project of the County.
- K. The owner agrees to maintain the property after rehabilitation work has been completed.
- L. The grants funds will be considered taxable income in the year that the reimbursement occurs.

Signature of Applicant (if different than owner)

 _____
Signature of Legal Owner



Date

12/27/2022

Date

2. Historic siding beyond repair

1. Damaged Foundation



2. Historic siding has been previously replaced w/ inappropriate materials

1. Damaged Foundation









c. 1949



All Seasons Concrete LLC

P.O. Box 875
Niwot, Co. 80544
970-278-1550

Invoice

DATE	Invoice #
3/30/2022	63378

BILL TO
BUILD GUILD LLC 915 15TH ST. BOULDER, CO.

JOB SITE
10064 EMPIRE RD. LOUISVILLE, CO.

DESCRIPTION	QTY	MEASURE...	RATE	AMOUNT
RESIDENTIAL FLATWORK LABOR & MATERIALS				
CRAWLSPACE 2 LEVEL SLAB & RETAINING			16,725.00	16,725.00
WALLS LABOR & MATERIALS				
PUMP FOR POUR			520.00	520.00
BASEMENT SLAB LABOR & MATERIALS			4,700.00	4,700.00
PUMP FOR POUR			520.00	520.00
MINUS DEPOSIT			-10,000.00	-10,000.00
Due upon receipt-if not paid in 15 days-interest will be charged 1.5% per month. Thank you!			Total	\$12,465.00



BMC West LLC
 7881 South Wheeling Court
 Englewood CO 80112
 303-784-4200

INVOICE

INVOICE DATE	INVOICE NUMBER
12/13/21	69943037-00
CUSTOMER P.O. NUMBER	ACCOUNT NUMBER
S/O SIDING	811914
TERMS	REFERENCE
N10TH 25thCO	
DUE DATE	INVOICE TOTAL
01/10/22	6,004.64
PLEASE REMIT PAYMENT TO:	
BMC West LLC 4000 P.O. Box 59898 Los Angeles, CA 90074-9898	

BILL TO:

BUILDGUILD LLC
 915 15TH ST
 BOULDER CO 80302-7311

SHIP TO: EMRO0064

10064 EMPIRE RD
 BUILD GUILD
 10064 EMPIRE RD
 LOUISVILLE, CO 80027

LINE NO.	QTY	U/M	PRODUCT AND DESCRIPTION	UNIT PRICE/ EXT FOOTAGE	TOTAL
1	3004.00	LF	OE69943037-1 1X6 RMSP-117 #2 PINE LC: **NONSTOCK-NO RETURN**2-3 WEEKS OUT**	1.84	5,527.36
			TOTAL FOOTAGE	0.00	
			LINE SUBTOTAL		5,527.36
			TAX(ST: 2.90%: CNTY: 2.09%: CITY: 3.65%)		477.28
			ORDER TOTAL		6,004.64

Thank you for your business. In January 2021, BFS and BMC merged to create the premier supplier of building materials and services. Please note that you may receive two different invoices and/or statements from us, with two different remit addresses. We request that you make payments to the remit address listed on each specific statement and invoice. Making payments to the remit address listed on your invoice will ensure your payments are processed correctly and in a timely fashion.

BMC.Billtrust.com is available 24/7/365 to view, print, and/or pay your balance online.

				INVOICE TOTAL
				6,004.64

This invoice should be paid by the due date above. Finance charges will be assessed on past due balances. Claims, disputes, or requests for corrections to this invoice must be made in writing within 5 days of receipt of the invoice or they shall be waived. Non-stock items are non-refundable. A full set of our Terms and Conditions of Sale can be viewed on our website at www.buildwithbmc.com/bmc/s/master-sales-agreement.

