



**MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO**

**Regular Meeting Minutes**

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

**Virtual HPAB Meeting**

Board Members Present: Chuck Gray  
Don Burd  
Marissa Ferreira  
Elizabeth Gehring  
Larry Powers  
Terry Walters  
Rachel Gart

Board Members Jason Emery

Excused:  
David Hawes

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**1. CALL TO ORDER**

The meeting was called to order at approximately 6:05 p.m. by Chair Chuck Gray.

**2. ROLL CALL**

Jason Emery recused himself prior to the meeting due to his previous work with the applicants for Docket HP-23-0001: Seigle-Juhl House and Garage.

**3. CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA**

None

**4. APPROVAL OF MINUTES**

4.1 Approval of meeting minutes from February 2, 2023

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

**SECOND: Marissa Ferreira**

**VOTE: Motion PASSED {5:0} with Rachel Gart abstaining**

Elizabeth Gehring joined the meeting at 6:08 pm.

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

None

**7. OTHER BUSINESS**

7.1 Election of Officers

**MOTION: Larry Powers MOVED to nominate Marissa Ferreira as Chair of the Historic Preservation Advisory Board**

**SECOND: Chuck Gray**

**VOTE: Motion PASSED {7:0}**

**MOTION: Elizabeth Gehring MOVED to nominate Chuck Gray as Vice-Chair of the Historic Preservation Advisory Board**

**SECOND: Terry Walters**

**VOTE: Motion PASSED {7:0}**

**7. OTHER BUSINESS**

Staff and board members welcomed Rachel Gart as the newest member of the Historic Preservation Advisory Board and gave introductions.

Carol Beam, Cultural Resources Project Coordinator, called for nominations for awards to be presented at the annual Archeology & Historic Preservation month ceremony on May 15, 2023 at 6:30 p.m. at the Chautauqua Community House, 900 Baseline Road, Boulder, CO 80302. Marissa Ferreira volunteered to speak at the presentation.

Chuck Gray shared his experience attending Colorado Preservation Inc.'s Saving Places Conference along with Elizabeth Gehring and David Hawes, which was held in Boulder this year from February 8-10. The conference discussed the economic benefits of historic preservation and adaptive reuse. Jessica Fasick, Planning Technician, also shared that in honor of Colorado's upcoming sesquicentennial, the 150th anniversary of the state being admitted to the Union, History Colorado would like to designate 150 new state landmarks from underrepresented areas and called for suggestions.

Denise Grimm, Principal Planner, updated board members on the ongoing preservation efforts for the pillars at Nine Mile Corner, at the intersection of Arapahoe Road and US 287. The working group for this project is recommending the northwest corner of the current intersection as the most favorable alternate site for moving the pillars and has

put that suggestion forward to CDOT and History Colorado. Discussions about maintenance in the interim are ongoing.

## 6. **LANDMARKS**

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

Jason Emery recused himself from this docket prior to the meeting due to his previous work with the applicants.

Denise Grimm, Principal Planner, gave the staff presentation.

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.)

The applicants for this docket were not present at the hearing.

### **OPEN PUBLIC COMMENT**

None

### **CLOSE PUBLIC COMMENT**

**MOTION: Larry Powers MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-23-0001: Seigle-Juhl House and Garage for landmark status under Criterion 4, subject to the two standard conditions in the Staff Recommendation.**

**SECOND: Chuck Gray**  
**VOTE: Motion Passed {7:0}**

**8. ADJOURNMENT**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 6:46 p.m.