



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

## BOARD OF COUNTY COMMISSIONERS

Hybrid Public Hearing

June 29<sup>th</sup>, 2023 – 12:30 P.M.

All Board of County Commissioners public hearings and meetings will be offered in a hybrid format where attendees can join through Zoom or in-person at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder

**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 P.M.  
**Zoning:** Rural Residential (RR) Zoning District  
**Owners:** Robert and Earl Juhl (pending: Ranmali Bopitiya and James Woody)  
**Applicants:** Ranmali Bopitiya and James Woody  
**Agent:** Lauren Folkerts

### BACKGROUND

An application for landmark designation of the 1920s Craftsman house and the original garage has been submitted by Ranmali and James Woody who are purchasing the with the support of the owners at the time of application, 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 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 and asked that the garage be included in the request. The landmark eligibility only applies to the original part of the garage and not the cinderblock addition which the applicants support removing.

On March 2, 2023 the full HPAB voted 7:0 to recommend approval of the landmark designation of the house and garage.

## **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 and the Historic Preservation Advisory Board 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.)






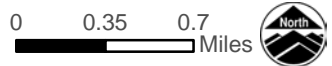
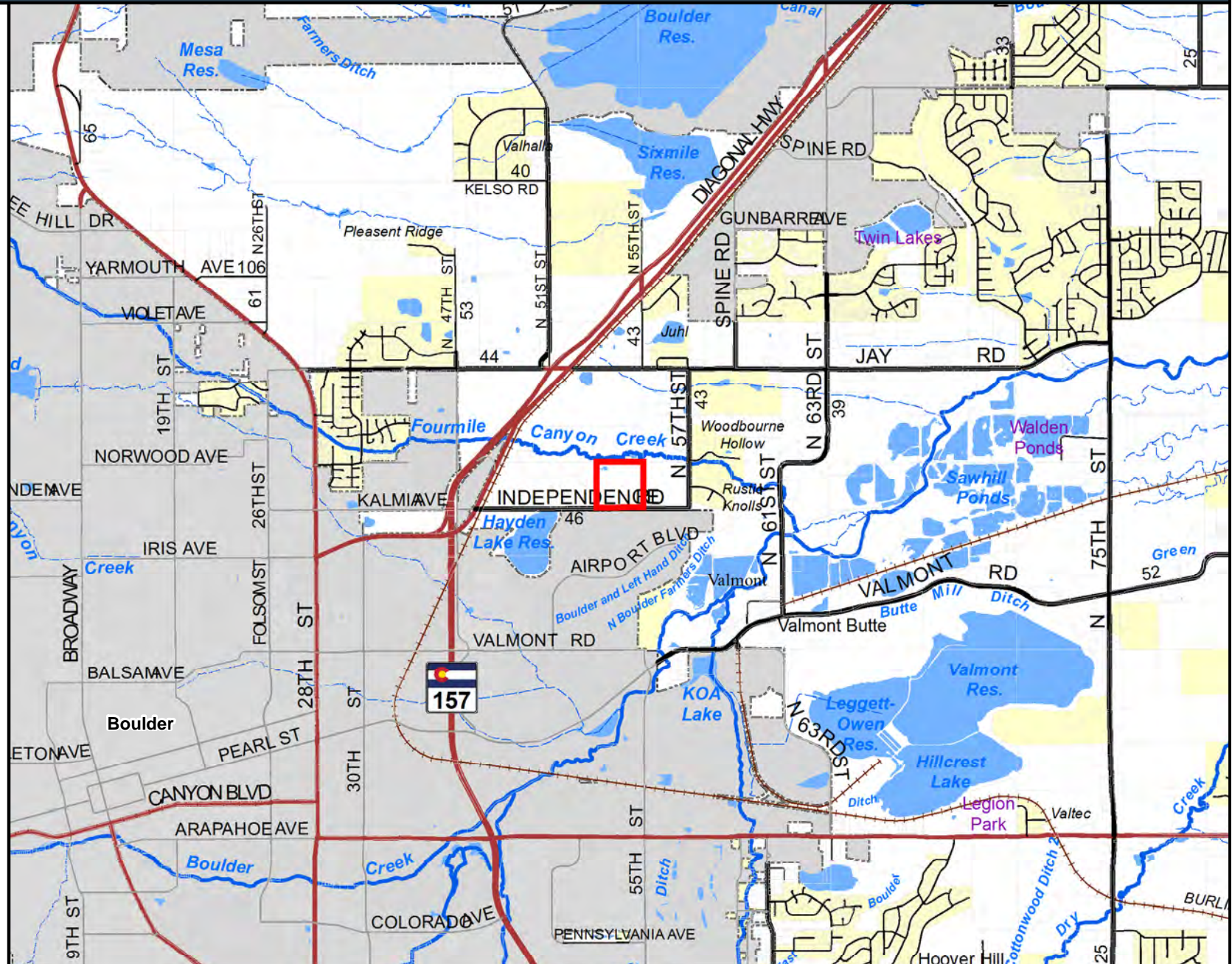
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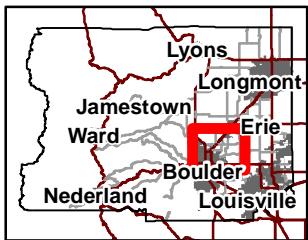
Vicinity

5307 INDEPENDENCE RD

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 6/9/2022



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Aerial

5307 INDEPENDENCE RD

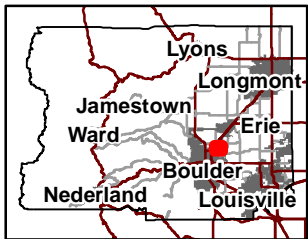
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Area of Detail Date: 6/9/2022



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Aerial

5307 INDEPENDENCE RD

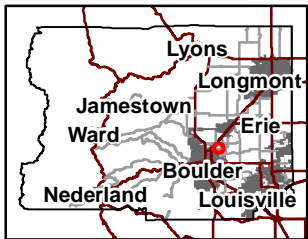
 Subject Parcel



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Area of Detail Date: 6/9/2022



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Boulder County Planning and Permitting Department  
 Annex Building - 13th and Spruce Streets - Boulder  
 PO Box 471 - Boulder, CO 80306  
 (303) 441-3930

## BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

### 1. Name of Property

**Historic Name:** *Seigle*  
**Other Names:** *Juhl*

**Historical Narrative:**

### 2. Location

**Address(s):** 5307 Independence Rd

### 3. Classification

**Property Ownership:**     \_\_\_ Public     X  Private    \_\_\_ Other

**Category of Property:**    X  Structure   \_\_\_ Site       \_\_\_ District

**Number of Resources Within the Property (sites and districts only):**

\_\_\_ Contributing Resources       \_\_\_ Non-contributing Resources

**Narrative Describing Classification of Resources:**

The original house and garage are architecturally notable for Craftsman architectural style and still have physical integrity even with the alterations. Therefore, the property is eligible under criteria 4 for Boulder County for 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 historic physical integrity of the original house has kept its significance even with replacing the siding, windows, and the small addition on the north elevation. In addition, the original garage still has its physical integrity with minimal alteration to the roof replacement and the addition toward the east. However, the farm's setting has lost its physical integrity due to the demolition of supporting buildings.

## 4. Function or Use

**Historic Functions:** Boulder County is 740 square miles and includes the western plains and the Rocky Mountains. Over time, the entire Boulder Valley area has been the ancestral homeland of numerous indigenous peoples. The United States acknowledged the Arapaho and Cheyenne peoples in the Fort Laramie Treaty of 1851 as their traditional territory.

Everett and Esther Seigle owned the property starting in 1926. Everett was born to John and Anna Seigle in 1902 in Colorado. In 1920, the Seigle family moved from Denver to Boulder, and John Seigle started a meat packing establishment. Everett married Esther Balis, born in 1905, and Esther's parents were Thomas and Bessie Balis. The Seigle family were farmers, and Everett was a garbage collector and a realtor.

In 1944, the Seigle sold their 120- acre ranch in Pleasant View district to Marius Juhl. Marius and his family moved from Denver and lived on the ranch. Marius also bought another 40- acres from Everett Seigle in 1944. The 40-acre property was least to Elmer Lambert and his family. In 1923, Marius Juhl married Laura Christensen in Denver and lived on a family hog ranch in Adams City before they moved in 1944. Marius was born to Rasmus and Anna Maria Andersen Juhl in 1893 in Denmark. Laura was born to Samuel and Marie Christiansen in 1897. Their children were Ethel Hill, Mildred, Walter, and Earl Juhl.

In 1957, Earl Juhl became the owner of the property. He was born in Henderson, Colorado, in 1927. Earl met his wife, Lillian Ardourel, in High School. Lillian was born in 1927 to Clement and Alma Ardourel in Colorado. Earl served in the Marines with a Civil Air Patrol Rescue Unit. He was a farmer and owned Juhl's Excavating. Earl helped establish the Boulder Rural Volunteer Fire Department and volunteered as a firefighter. He was also the treasurer of the Pleasant View School District, and in 1961 he was a candidate for the District D directorship of the Boulder Valley school board. Earl and Lillian had three children Earl Jr, Bob, and Renee. In 2013 Earl Jr and Bob Juhl became the current owners.

**Current Functions:** Two residences, a mechanic shop, and a cell tower

## 5. Description

### **Narrative Describing Resource:**

The property consists of 40 acres, and the original residence is located on the southwest portion. There are three driveways to the two residences and farm. There are evergreen and deciduous trees surrounding the main buildings, along with shrubs and grass. Most of the property has native grass and a ditch that divides the property. Lastly, there is a small pond on the northwest portion of the property.

The original residence is a craftsman-style, rectangular, single-story with a basement oriented towards the south. The building has masonry blocks, concrete footers for a foundation, and wood framing. The floor plan has a living room towards the south, the dining room to the west, and the kitchen towards the north. There are two bedrooms toward the east. The exterior has gray and green asbestos siding for a finish. The south elevation has a concrete porch with brick and wood

posts supports and a clipped-gable roof with asphalt shingles. Centering the elevation is a glazed wood door with panels and side lights. There is also a metal storm door. Two vinyl casement windows flank the main entrance. The north elevation has fixed and casement vinyl windows. The east and west elevation has casement vinyl windows and a wood panel door on the east elevation. Inside, the kitchen has a wood double-hung 5/1 window, which is believed to be an original window to the house. Lastly, the house has a clipped-gable roof with asphalt shingles and exposed rafters. The addition has a shed roof with asphalt shingles. A brick chimney is centering the roof on the interior slope, towards the north.

The detached garage is rectangular, single-story, and oriented towards the south. It has a concrete foundation and brick construction with a common bond pattern. The exterior finish is brick, and the gable ends have a stucco finish. The south elevation has three wood garage doors, two double-hung windows with 1/1 and 3/1 panes, and a panel-glazed wood door. The north elevation has a boarded-up door, double-hung wood windows with 3/1 panes, and a wood casement window. The east elevation has a panel-glazed wood door. The windows might have matched the window found in the house's kitchen, which is wood double-hung 5/1. Lastly, it has a clipped gable roof with asphalt shingles and a brick chimney on the interior slope toward the northwest.

## 6. Statement of Significance

### Boulder County Criteria for Designation (*check all that apply*):

- 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- 2. The proposed landmark as a location of a significant local, county, state, or national event;
- 3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- 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;
- 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- 6. The proposed landmark's archaeological significance;
- 7. The proposed landmark as an example of either architectural or structural innovation; and
- 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

**Areas of Significance:** Architecture

**Period of Significance:** Circa 1925

**Significant Dates:** Construction History: The house was built circa 1925, according to the assessor cards. There was a small addition to the north, and it's unknown when it was built. The exterior siding was replaced with asbestos siding. All the windows were replaced at an unknown time. The front porch was changed to concrete. Lastly, the roof has been replaced with asphalt shingles.



**Significant Persons:** Original owner: Everett and Esther Seigle

## 7. Bibliographical References

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“5307 Independence Road 2020 Aerial View.” Community Planning and Permitting, 2020.  
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“5307 Independence Road BP-89-1472.” Community Planning and Permitting, 1989. “5307 Independence Road BP-93-1731.” Community Planning and Permitting, 1993. “Ardourel Lillian.” Census Place: Boulder, Boulder, Colorado; Roll: m-t0627-00457; Page: 7A; Enumeration District: 7-42A, 1940. [www.ancestry.com](http://www.ancestry.com). Ardourel Lillian. “U.S., School Yearbooks, 1880-2012”; School Name: Boulder High School, 1945. [www.ancestry.com](http://www.ancestry.com). “Balis Esther.” Census Place: Salina, Boulder, Colorado; Roll: T624\_113; Page: 5B; Enumeration District: 0034; FHL microfilm: 1374126, 1910. [www.ancestry.com](http://www.ancestry.com). Boulder Daily Newspaper Carnegie Library Newspapers Clippings. “Director Earl R. Juhl,” March 15, 1961. Boulder Daily Newspaper Carnegie Library Newspapers Clippings. “Marius Juhl Obituary,” 1978. Boulder Daily Newspaper Carnegie Library Newspapers Clippings. “Pvt. Earl Juhl Returns to Marine Corps Training,” August 28, 1946. Boulder Daily Newspaper Carnegie Library Newspapers Clippings. “Seigles Move to Boulder After Ranch Sale Last Week,” February 29, 1944. Boulder Daily Newspaper Carnegie Library Newspapers Clippings. “The Juhls to Mark 50th Anniversary,” April 22, 1973. “Christensen Laura E.” Census Place: Irondale, Adams, Colorado; Roll: T625\_155; Page: 12A; Enumeration District: 8, 1920. [www.ancestry.com](http://www.ancestry.com). Carnegie Library for Local History BHS 207-28-38. “5307 Independence Road,” 1930-1949. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A42878>. Dignity Memorial. “Earl Juhl Obituary - Boulder, CO.” Accessed November 22, 2022. <https://www.dignitymemorial.com/obituaries/boulder-co/earl-juhl-5466573>. “Earl Juhl (1927-2013) - Find a Grave Memorial.” Accessed November 28, 2022. <https://www.findagrave.com/memorial/107134631/earl-juhl>. Encyclopedia Staff, “Treaty of Fort Laramie,” Colorado Encyclopedia, last modified November 20, 2022, <https://coloradoencyclopedia.org/article/treaty-fort-laramie>. “Esther Elberta Balis Seigle (1904-1982) - Find a...” Accessed November 22, 2022. <https://www.findagrave.com/memorial/113652094/esther-elberta-seigle>. “Everett E. Seigle Sr. (1901-1976) - Find a Grave...” Accessed November 22, 2022. <https://www.findagrave.com/memorial/113652040/everett-e-seigle>. “Juhl Earl R Sr.” Pleasant View, Boulder, Colorado; Roll: 3404; Sheet Number: 6; Enumeration District: 7-31, 1950. [www.ancestry.com](http://www.ancestry.com). Juhl Earl Ray Sr. “U.S., School Yearbooks, 1880-2012”; School Name: Boulder High School, 1946. [www.ancestry.com](http://www.ancestry.com). “Juhl Lillian Ardourel.” U.S., Social Security Death Index, 1935-2014, 2010. [www.ancestry.com](http://www.ancestry.com). “Juhl Marius Kristian.” World War I Draft Registration Cards, 1917-1918 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005., 1917. [www.ancestry.com](http://www.ancestry.com). “Juhl Marius.” Census Place: Adams, Adams, Colorado; Page: 2B; Enumeration District: 0025; FHL microfilm: 2339966, 1930. [www.ancestry.com](http://www.ancestry.com).

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## 8. Geographical Data

**Legal Description of Property:** NE 1/4 NE 1/4 21-1N-70 40 AC M/L

**Boundary Description:** NE 1/4 NE 1/4 21-1N-70 40 AC M/L

**Boundary Justification:** NE 1/4 NE 1/4 21-1N-70 40 AC M/L

## 9. Property Owner(s)

**Name:** Earl and Robert Juhl

**Address:** 5307 INDEPENDENCE RD

**Phone:** 303-817-7636 and 303-359-8284

**E-Mail:**

**Signature:**

*Robert Juhl*

**Date:** 2/17/23

*Earl Juhl*

## 10. Form Prepared By:

**Name:** Lauren Folkerts

**Address:** 1701 15<sup>th</sup> Street Unit B, Boulder CO 80302

**Phone:** 541-359-9369

**E-Mail:** laruen@hnhai.com

## For Office Use Only

**Docket Number:** LU-22-0034/SPR-22-0136

**Assessor ID:** R0029738

**Parcel Number:** 146321000001

**Application Date:** 2/17/23

## 11. Photos, Maps, and Site Plan

Resource Number: 5BL.14870  
Parcel Number: 146321000001

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

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### I. Identification

1. Resource number: **5BL.14870**  
Parcel number: **146321000001**
3. County: **Boulder**
4. City: **Boulder**
5. Historic building name: **Seigle**
6. Current building name: **Juhl**
7. Building address: **5307 Independence Rd**
8. Owner name and address:  
**Earl and Robert Juhl**  
**5307 Independence Rd**  
**Boulder, CO**  
**80301-3026**

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1N** Range: **70**  
**NE ¼ of NE ¼ of Section: 21**
10. UTM reference  
Zone **13T** **480382** mE **4432274** mN
11. USGS quad name: **Niwot, Colorado**  
Year: **2022** Map scale: 7.5'  15'  Attach photocopy of appropriate map section.
12. Lot(s): Block:  
Addition: Year of Addition:
13. Boundary Description and Justification:  
**The property is located at 5307 Independence Rd and the legal description is NE 1/4 NE 1/4 21-1N-70 40 AC M/L.**

### III. Architectural Description

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions: Length: ~ **36 Feet** Width: ~ **30 Feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Asphalt Roof**
20. Special features: **Brick chimney, covered porch and exposed rafters**

General architectural description:

**The original residence is a craftsman-style, rectangular, single-story with a basement oriented towards the south. The building has masonry blocks, concrete footers for a foundation, and wood framing. The floor plan has a living room towards the south, the dining room to the west, and the kitchen towards the north. There are two bedrooms toward the east. The exterior has gray and green asbestos siding for a finish. The south elevation has a concrete porch with brick and wood posts supports and a clipped-gable roof with asphalt shingles. Centering the elevation is a glazed wood door with panels and side lights. There is also a metal storm door. Two vinyl casement windows flank the main entrance. The north elevation has fixed and casement vinyl windows. The east and west elevation has casement vinyl windows and a wood panel door on the east elevation. Inside, the kitchen has a wood double-hung 5/1 window, which is believed to be an original window to the house. Lastly, the house has a clipped-gable roof with asphalt shingles and exposed rafters. The addition has a shed roof with asphalt shingles. A brick chimney is centering the roof on the interior slope, towards the north.**

21. Architectural style/building type: **Craftsman**

22. Landscaping or special setting features:

**The property consists of 40 acres, and the original residence is located on the southwest portion. There are three driveways to the two residences and farm. There are evergreen and deciduous trees surrounding the main buildings, along with shrubs and grass. Most of the property has native grass and a ditch that divides the property. Lastly, there is a small pond on the northwest portion of the property.**

23. Associated buildings, features, or objects:

1: Type: **Original Garage**

Description: **The detached garage is rectangular, single-story, and oriented towards the south. It has a concrete foundation and brick construction with a common bond pattern. The exterior finish is brick, and the gable ends have a stucco finish. The south elevation has three wood garage doors, two double-hung windows with 1/1 and 3/1 panes, and a panel-glazed wood door. The north elevation has a boarded-up door, double-hung wood windows with 3/1 panes, and a wood casement window. The**

**east elevation has a panel-glazed wood door. The windows might have matched the window found in the house's kitchen, which is wood double-hung 5/1. Lastly, it has a clipped gable roof with asphalt shingles and a brick chimney on the interior slope toward the northwest.**

**2: Type: Original Garage Addition**

**Description: The addition to the original garage is rectangular, single-story, and oriented towards the east. It has a concrete foundation and construction of concrete blocks. The exterior has an unpainted concrete block for a finish, and the gable end has lapped wood boards. The east elevation has six wood garage doors, a flush, and panel-glazed wood doors. The north elevation has a lean-to addition with a shed roof, two metal windows with two panes, and an opening for a former door. The west elevation has six metal windows with four panes, a concrete sill, and lintel. There is also a two-pane metal window on the lean-to addition. The garage has a side gable roof with asphalt shingle, exposed rafter tails, and a brick chimney on the interior slop towards the southwest.**

**3: Type: Wood Shed**

**Description: The shed is rectangular, single-story, and oriented towards the south. It has a concrete foundation, wood framed construction, and an exterior finish of drop lap siding. The south elevation has a five-panel wood door, and the east elevation has a four-pane fixed wood window. The shed has a clipped gable roof with wood shingles.**

**4: Type: 1950s Residence**

**Description: The house is rectangular, single-story, with a basement oriented towards the south. The residence has a concrete foundation, wood construction, and vinyl siding for the exterior finish. The house has all vinyl casement windows with a single pane. The south elevation has a metal storm door to a closed-in porch. The house has an asphalt-hipped roof, metal gutters, and a brick chimney on the interior slope centering the roof.**

**5: Type: 1950s Garage**

**Description: The garage is rectangular, single-story, and oriented towards the south. It has a concrete foundation, wood construction, and vinyl siding for the exterior finish. The south elevation has a metal garage door. There are also two fixed windows and vinyl casement on the addition. The north elevation has four vinyl casement windows and a metal storm and wood door. The east elevation has a sliding glass door. The west elevation has a metal sliding and a fixed window. There is also a metal storm door. The garage has a hipped roof with asphalt shingles, an asphalt shed roof for the addition towards the west, and a low sloping asphalt gable roof to the second addition towards the northwest.**

Resource Number: 5BL.14870  
Parcel Number: 146321000001

6: Type: **Concrete Shed**

Description: **The shed is irregular in shape, single-story, and has a concrete foundation. It has concrete blocks for construction and an exterior finish. The north elevation has a double wood door and a metal double pane window with a rowlock sill and concrete lintel. The south elevation has a 6-panel wood door and two two-pane metal windows with a rowlock sill and concrete lintel. The building has a metal shed roof with exposed rafter tails. There is a large metal flue on the east exterior of the shed.**

7: Type: **Metal Shed**

Description: **The shed is rectangular, single-story, and oriented towards the east. The shed has a metal exterior. There are metal sliding doors on the east elevation. The shed has a low-sloping gable metal roof.**

8: Type: **Large Garage**

Description: **The building is rectangular, single-story, and oriented towards the south. It has concrete footers for a foundation and steel framing. There is an exterior of metal siding. The south elevation has three large garage doors. There is also a flush door and sliding metal window. The north elevation has a flush door. The west elevation has metal sliding windows. The building has a low-sloping gable metal roof with a large arrow to help direct aircraft.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **Circa 1925** Actual:

Source of information: **Assessors Cards and 1937 Assessor Henry Drumm Map**

26. Architect: **Unknown**

Source of information: **Unknown**

27. Builder/Contractor: **Unknown**

Source of information: **Unknown**

28. Original owner: **Everett and Esther Seigle**

Source of information: **Deed 90230553**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

1: Type: **Original Residence**

Construction History: **The house was built circa 1925, according to the assessor cards. There was a small addition to the north, and it's unknown when it was built. The exterior siding was replaced with asbestos siding. All the windows were replaced at an unknown time. The front porch was changed to concrete. Lastly, the roof has been replaced with asphalt shingles.**

2: Type: **Original Garage**

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Construction History: **The garage is believed to be built at the same time the house was, circa 1925.**

3: Type: **Original Garage Addition**

Construction History: **The building was built sometime before 1963. It can be seen in the 1963 aerial map.**

4: Type: **Wood Shed**

Construction History: **It's unknown when the building was constructed.**

5: Type: **1950s Residence**

Construction History: **The house was built circa 1950, according to the assessor cards. The exterior siding and all the windows have been replaced at an unknown time.**

6: Type: **1950s Garage**

Construction History: **The garage was built circa 1950, and the addition between the garage and the house was built sometime before 1963. The garage door and siding have been replaced at an unknown time.**

7: Type: **Concrete Shed**

Construction History: **The building can be seen in the 1963 aerial map, and it is unknown when it was constructed.**

8: Type: **Metal Shed**

Construction History: **It's unknown when the shed was constructed.**

9: Type: **Large Garage**

Construction History: **The building was built in 1990, according to the permit BP-89-1472 and assessor cards.**

10: Type: **Demolished Buildings**

Construction History: **The assessor's cards in 1966 note seven buildings were demolished at an unknown time. There were more buildings demolished between 1966 to 1977, looking at those aerial maps. There also were three buildings demolished sometime in 2022, after looking a Google Earth aerial view.**

30. Original location:  Moved:  Date of move(s):



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**V. HISTORICAL ASSOCIATIONS**

- 31. Original use(s): **Domestic/Single Dwelling**
- 32. Intermediate use(s): **Domestic/Single Dwelling**
- 33. Current use(s): **Domestic/Single Dwelling**
- 34. Site type(s): **Residential**
- 35. Historical background:

**Boulder County is 740 square miles and includes the western plains and the Rocky Mountains. Over time, the entire Boulder Valley area has been the ancestral homeland of numerous indigenous peoples. The United States acknowledged the Arapaho and Cheyenne peoples in the Fort Laramie Treaty of 1851 as their traditional territory.**

**Everett and Esther Seigle owned the property starting in 1926. Everett was born to John and Anna Seigle in 1902 in Colorado. In 1920, the Seigle family moved from Denver to Boulder, and John Seigle started a meat packing establishment. Everett married Esther Balis, born in 1905, and Esther's parents were Thomas and Bessie Balis. The Seigle family were farmers, and Everett was a garbage collector and a realtor.**

**In 1944, the Seigle sold their 120- acre ranch in Pleasant View district to Marius Juhl. Marius and his family moved from Denver and lived on the ranch. Marius also bought another 40- acres from Everett Seigle in 1944. The 40-acre property was least to Elmer Lambert and his family. In 1923, Marius Juhl married Laura Christensen in Denver and lived on a family hog ranch in Adams City before they moved in 1944. Marius was born to Rasmus and Anna Maria Andersen Juhl in 1893 in Denmark. Laura was born to Samuel and Marie Christiansen in 1897. Their children were Ethel Hill, Mildred, Walter, and Earl Juhl.**

**In 1957, Earl Juhl became the owner of the property. He was born in Henderson, Colorado, in 1927. Earl met his wife, Lillian Ardourel, in High School. Lillian was born in 1927 to Clement and Alma Ardourel in Colorado. Earl served in the Marines with a Civil Air Patrol Rescue Unit. He was a farmer and owned Juhl's Excavating. Earl helped establish the Boulder Rural Volunteer Fire Department and volunteered as a firefighter. He was also the treasurer of the Pleasant View School District, and in 1961 he was a candidate for the District D directorship of the Boulder Valley school board. Earl and Lillian had three children Earl Jr, Bob, and Renee. In 2013 Earl Jr and Bob Juhl became the current owners.**

Resource Number: 5BL.14870  
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36. Sources of information:

"5307 Independence Road 1963 Aerial View." Community Planning and Permitting, 1963.

"5307 Independence Road 1977 Aerial View." Community Planning and Permitting, 1977.

"5307 Independence Road 2000 Aerial View." Community Planning and Permitting, 2000.

"5307 Independence Road 2020 Aerial View." Community Planning and Permitting, 2020.

"5307 Independence Road Assessors Cards." Boulder County Assessor's Office, 1990 1966.

"5307 Independence Road BP-89-1472." Community Planning and Permitting, 1989.

"5307 Independence Road BP-93-1731." Community Planning and Permitting, 1993.

"Ardourel Lillian." Census Place: Boulder, Boulder, Colorado; Roll: m-t0627-00457; Page: 7A; Enumeration District: 7-42A, 1940. [www.ancestry.com](http://www.ancestry.com).

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"Balis Esther." Census Place: Salina, Boulder, Colorado; Roll: T624\_113; Page: 5B; Enumeration District: 0034; FHL microfilm: 1374126, 1910. [www.ancestry.com](http://www.ancestry.com).

Boulder Daily Newspaper Carnegie Library Newspapers Clippings. "Director Earl R. Juhl," March 15, 1961.

Boulder Daily Newspaper Carnegie Library Newspapers Clippings. "Marius Juhl Obituary," 1978.

Boulder Daily Newspaper Carnegie Library Newspapers Clippings. "Pvt. Earl Juhl Returns to Marine Corps Training," August 28, 1946.

Boulder Daily Newspaper Carnegie Library Newspapers Clippings. "Seigles Move to Boulder After Ranch Sale Last Week," February 29, 1944.

Boulder Daily Newspaper Carnegie Library Newspapers Clippings. "The Juhls to Mark 50th Anniversary," April 22, 1973.

"Christensen Laura E." Census Place: Irondale, Adams, Colorado; Roll: T625\_155; Page: 12A; Enumeration District: 8, 1920. [www.ancestry.com](http://www.ancestry.com).

Carnegie Library for Local History BHS 207-28-38. "5307 Independence Road," 1930-1949. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A42878>.

Dignity Memorial. "Earl Juhl Obituary - Boulder, CO." Accessed November 22, 2022. <https://www.dignitymemorial.com/obituaries/boulder-co/earl-juhl-5466573>.

"Earl Juhl (1927-2013) - Find a Grave Memorial." Accessed November 28, 2022. <https://www.findagrave.com/memorial/107134631/earl-juhl>.

Encyclopedia Staff, "Treaty of Fort Laramie," Colorado Encyclopedia, last modified November 20, 2022, <https://coloradoencyclopedia.org/article/treaty-fort-laramie>.

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"Esther Elberta Balis Seigle (1904-1982) - Find a..." Accessed November 22, 2022.

<https://www.findagrave.com/memorial/113652094/esther-elberta-seigle>.

"Everett E. Seigle Sr. (1901-1976) - Find a Grave..." Accessed November 22, 2022.

<https://www.findagrave.com/memorial/113652040/everett-e-seigle>.

"Juhl Earl R Sr." Pleasant View, Boulder, Colorado; Roll: 3404; Sheet Number: 6; Enumeration District: 7-31, 1950. [www.ancestry.com](http://www.ancestry.com).

Juhl Earl Ray Sr. "U.S., School Yearbooks, 1880-2012"; School Name: Boulder High School, 1946.

[www.ancestry.com](http://www.ancestry.com).

"Juhl Lillian Ardourel." U.S., Social Security Death Index, 1935-2014, 2010. [www.ancestry.com](http://www.ancestry.com).

"Juhl Marius Kristian." World War I Draft Registration Cards, 1917-1918 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005., 1917. [www.ancestry.com](http://www.ancestry.com).

"Juhl Marius." Census Place: Adams, Adams, Colorado; Page: 2B; Enumeration District: 0025; FHL microfilm: 2339966, 1930. [www.ancestry.com](http://www.ancestry.com).

"Juhl Marius." Census Place: Adams City, Adams, Colorado; Roll: m-t0627-00454; Page: 6B; Enumeration District: 1-27, 1940. [www.ancestry.com](http://www.ancestry.com).

"Juhl Marius- Christensen, Laura E." County Marriage Records and State Index, 1862-2006 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2016., 1923. [www.ancestry.com](http://www.ancestry.com).

"Juhl Roy Earl." State of Colorado Certificate of Death Boulder County Recording, March 19, 2013. [recorder.bouldercounty.org](http://recorder.bouldercounty.org).

"Laura E. Juhl (1897-1989) - Find a Grave Memorial." Accessed November 22, 2022.

<https://www.findagrave.com/memorial/119741627/laura-e-juhl>.

"Lillian Ardourel Juhl (1927-2010) - Find a Grave..." Accessed November 28, 2022.

<https://www.findagrave.com/memorial/107134592/lillian-juhl>.

"Marius K. Juhl (1893-1978) - Find a Grave..." Accessed November 22, 2022.

<https://www.findagrave.com/memorial/119741603/marius-k-juhl>.

"Seigle Everett." Census Place: Pleasant View, Boulder, Colorado; Roll: T625\_156; Page: 2A; Enumeration District: 43, 1920. [www.ancestry.com](http://www.ancestry.com).

"Seigle Everett E- Balis Esther Certificate of Marriage 90172767." Boulder County Recording Division, March 20, 1922. [recorder.bouldercounty.org](http://recorder.bouldercounty.org).

"Seigle Everett Sr." Census Place: Pleasant View, Boulder, Colorado; Page: 4A; Enumeration District: 0027; FHL microfilm: 2339965, 1930. [www.ancestry.com](http://www.ancestry.com).

"Seigle Everett Sr." Census Place: Valmont, Boulder, Colorado; Roll: m-t0627-00457; Page: 1A; Enumeration District: 7-4, 1940. [www.ancestry.com](http://www.ancestry.com).

"Seigle Everett Sr." National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards for Colorado, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 218, 1942. [www.ancestry.com](http://www.ancestry.com).

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction, or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- 2. The proposed landmark as a location of a significant local, county, state, or national event;
- 3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- 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;
- 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
- 6. The proposed landmark's archaeological significance;
- 7. The proposed landmark as an example of either architectural or structural innovation; and

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8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

Does not meet any of the above Boulder County landmark criteria.

39. Area(s) of significance: **Architecture**

40. Period of significance: **Circa 1925**

41. Level of significance: National  State  Local

42. Statement of significance:

**The original house and garage are architecturally notable for Craftsman architectural style and still have physical integrity even with the alterations. Therefore, the property is eligible under criteria 4 for Boulder County for 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.**

43. Assessment of historic physical integrity related to significance:

**The historic physical integrity of the original house has kept its significance even with replacing the siding, windows, and the small addition on the north elevation. In addition, the original garage still has its physical integrity with minimal alteration to the roof replacement and the addition toward the east. However, the farm's setting has lost its physical integrity due to the demolition of supporting buildings.**

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#### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

Discuss: **This inventory was conducted as a single as-needed survey.**

If there is National Register district potential, is this building: Contributing  Noncontributing

46. If the building is in existing National Register district, is it: Contributing  Noncontributing

---

#### VIII. RECORDING INFORMATION

47. Photograph numbers: **Digitals at Boulder County Community Planning and Permitting**

Negatives filed at: **Boulder County Community Planning and Permitting**

48. Report title: **Juhl Property**

49. Date(s): **December 13, 2022**

50. Recorder(s): **Scott Mueller**

51. Organization: **Boulder County Community Planning and Permitting**

52. Address: **2045 13<sup>th</sup> Street, Boulder, CO 80302**

53. Phone number(s): **720-564-2880**

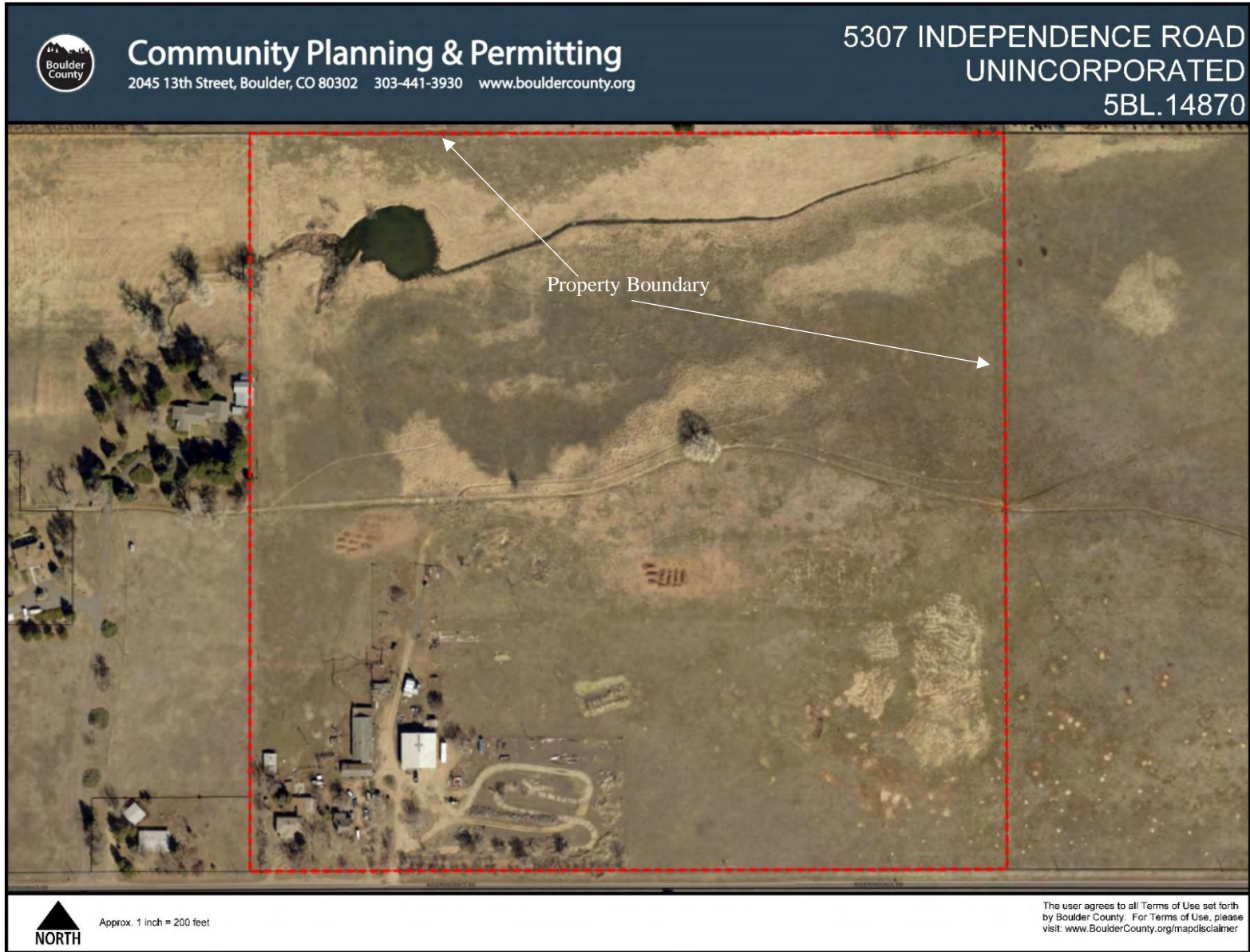
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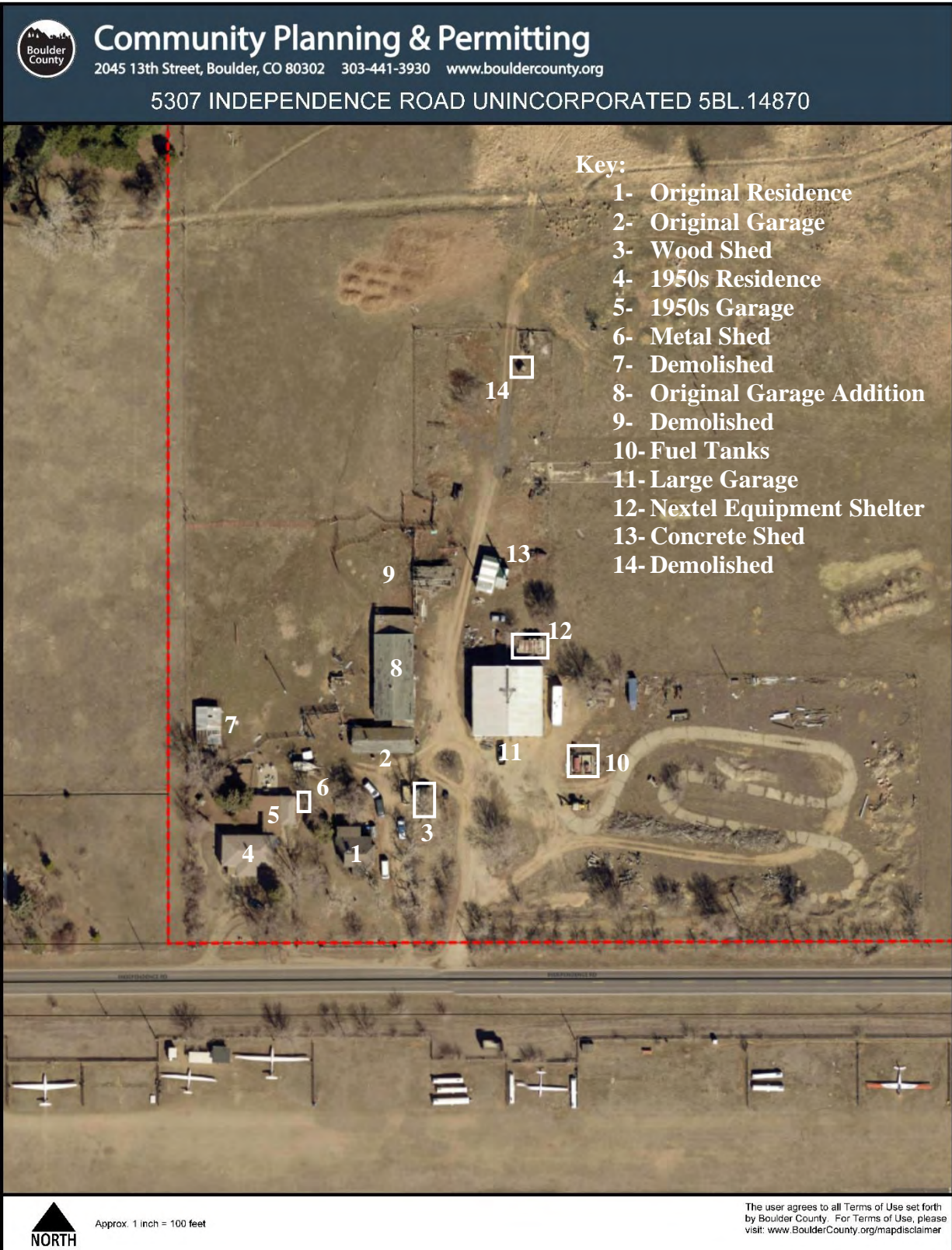
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395


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Parcel Number: 146321000001

 **Community Planning & Permitting**  
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

**5307 INDEPENDENCE ROAD**  
**1963 Aerial View**



 **NORTH**      Approx. 1 inch = 200 feet

The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.BoulderCounty.org/mapdisclaimer](http://www.BoulderCounty.org/mapdisclaimer)

Resource Number: 5BL.14870  
Parcel Number: 146321000001

 **Community Planning & Permitting**  
2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

**5307 INDEPENDENCE ROAD**  
**Aerial 1977**



 **NORTH**      Approx. 1 inch = 100 feet

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**Photographs**



**Original Residence North Elevation**



**Original Residence South Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Residence East Elevation**



**Original Residence West Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Residence Interior Livingroom**



**Original Residence Interior Dining Room**



**Original Residence Interior Kitchen**



**Original Residence Interior Bedroom**



Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Residence Interior Bedroom**



**Original Residence Interior Basement**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Garage North Elevation**



**Original Garage South Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Garage East Elevation**



**Original Garage West Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Garage Interior Garage**



**Original Garage Interior Back Room**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Garage Addition North Elevation**



**Original Garage Addition Southwest Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Garage Addition East Elevation**



**Original Garage Addition West Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Garage Addition Interior**



**Wood Shed Northwest Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Wood Shed Southeast Elevation**



**1950s Residence North Elevation**



Resource Number: 5BL.14870  
Parcel Number: 146321000001



**1950s Residence South Elevation**



**1950s Residence East Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**1950s Residence West Elevation**



**1950s Garage North Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**1950s Garage South Elevation**



**1950s Garage East Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**1950s Garage West Elevation**



**Concrete Shed North Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Concrete Shed South Elevation**



**Concrete Shed East Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Concrete Shed West Elevation**



**Metal Shed Northeast Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Metal Shed Southeast Elevation**



**Large Garage Northwest Elevation**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Large Garage Southeast Elevation**



**Nextel Equipment Shelter**



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**Fuel Tanks**



**Original Residence and Garage South Elevation 5307 Independence Road 1930-1949  
Carnegie Library for Local History BHS 207-28-38**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



**Original Residence South Elevation Assessor's Photo 1966**



**1950s Residence South Elevation Assessor's Photo Unknown Date**

Resource Number: 5BL.14870  
Parcel Number: 146321000001



Large Garage South Elevation Assessor's Photo 1990



Mr. and Mrs. Marius Juhl  
(Paul Sadler Photo)

The Juhls mark 50th Anniversary 1973 Carnegie Library for Local History Newspapers Clippings