



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

**April 6, 2023, 6:00 p.m.
Virtual HPAB Meeting**

Board Members Present: Chuck Gray
Don Burd
Jason Emery
Marissa Ferreira
Elizabeth Gehring
David Hawes
Terry Walters
Rachel Gart

Board Members Larry Powers
Excused:

1. CALL TO ORDER

The meeting was called to order at approximately 6:03 p.m. by Chair Marissa Ferreira.

2. ROLL CALL

3. CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA

4. APPROVAL OF MINUTES

4.1 Approval of meeting minutes from March 2, 2023

MOTION: Chuck Gray MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from March 2, 2023.

SECOND: Terry Walters

VOTE: Motion PASSED {7:0, with David Hawes abstaining}

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

6. LANDMARKS / REFERRALS

6.1 Docket HP-23-0002: Middle Fork Ranch and Docket LU-22-0020/SPR-22-0068: Gayl-Logan Historic ADUs and Addition

Denise Grimm, Principal Planner, gave the staff presentation.

An application for landmark designation of the site has been submitted by Michael Daley on behalf of the owners, Ilse Gayl and James Logan. The landmark site is approximately .66 acres on a parcel just over 225 acres. The site encompasses four historic buildings – Cabin 1, Cabin 2, Cabin 3, and the milkhouse.

The property was homesteaded by Volney and Emma Rowley in the 1890s, and they raised six children on the ranch. Volney was a skilled carpenter and built the three cabins between 1890 and 1900. Additionally, he helped build the Bunce and Copeland Lake schools. The Middle Fork Ranch became known locally as the site of dances for the community. The dances continued after the Rowleys sold the ranch in 1912 and gained popularity in the 1920s. The ranch changed hands a couple of times before B.P. Bailey bought it in 1927. He quickly built the stone barn and the milkhouse, and dances continued in the new barn into at least the early 1930s. The property changed owners several more times over the decades, and the current owners, Ilse Gayl and James Logan, bought it in 2018.

The three cabins are all great examples of traditional pioneer log cabin construction. The logs of Cabins 1 and 2 have been hand-hewn, while Cabin 3 has unhewn logs. The logs of the northeast section of Cabin 1 are notably large. A second-story addition was added to the southwest section of Cabin 1 as well as large dormers to both the front and rear of the cabin. Cabin 2 has a balcony with alpine-style embellishments added in the 1950s or early 60s. Cabin 3 seems to have the best integrity. The stone milkhouse had a second story added between 1949 and 1962, but it was removed and relocated elsewhere on the property in 1990, returning the building to its more original form.

On January 9, 2023, a subcommittee of the HPAB reviewed the landmark application and draft proposal for two historic ADUs and an addition to Cabin 3. The subcommittee agreed that the four structures – Cabins 1, 2, and 3, and the milkhouse – are eligible for landmark status under Criteria 1 and 4. They asked that the proposal for an addition be heard by the full HPAB as they were concerned that the proposed addition is too large for the cabin.

SIGNIFICANCE

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

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

The ranch site is significant for its association with the development of early high-altitude ranching in Boulder County, and as the location of local dances for

several decades.

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 ranch site is architecturally significant for having excellent and intact examples of three pioneer log cabins and associated milkhouse.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-23-0002: Middle Fork Ranch under Criteria 1 and 4 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 (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.)

LU/SPR REFERRAL

HPAB is being asked to provide referral comments on the proposal for the designation of Cabins 1 and 2 as historic accessory dwelling units (ADUs), and on the addition to Cabin 3. The project narrative and addition plans are included in the packet.

Historical ADUs are within a landmarked structure whose purpose is to contribute to the preservation of the landmark.

The code requires additional provisions for Historic ADUs:

- a. The accessory dwelling must occupy an existing historic structure that has been designated as a historic landmark by Boulder County.
- b. The Boulder County Commissioners (BOCC), considering a recommendation from the Historic Preservation Advisory Board (HPAB), must determine that the proposed accessory dwelling is necessary for the preservation of the landmark.
- c. The accessory dwelling is limited to the existing size of the landmarked structure except for minor additions that may be necessary for health and safety purposes and which are approved by the BOCC, considering a recommendation from the HPAB.
- d. Construction of new structures on the property cannot cause a significant negative impact on the landmark.
- e. The unit may only be used as approved through the review. If unapproved

changes occur the approval will be terminated and the unit must be removed or decommissioned. Rescission of the landmark designation will automatically rescind the approval of the unit.

f. A notice of these provisions will be recorded in the real property records of the Clerk and Recorder's Office.

The applicants, Ilse Gayl and James Logan, and their agent, Mike Daley, commented on the proposal and were available for questions.

OPEN PUBLIC COMMENT

1. John Gilbert - 1440 Riverside Drive

CLOSE PUBLIC COMMENT

MOTION: Chuck Gray MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-23-0002: Middle Fork Ranch for landmark status under Criteria 1 and 4, subject to the two standard conditions in the Staff Recommendation.

SECOND: Jason Emery

VOTE: Motion Passed {8:0}

MOTION: Chuck Gray MOVED that HPAB support the designation of Cabins 1 and 2 as Historic Accessory Dwelling Units and support the addition to Cabin 3, provided that staff review the drainage plan and ensure the structures will not be damaged.

SECOND: Jason Emery

VOTE: Motion Passed {8:0}

7. OTHER BUSINESS

Denise Grimm invited board members to attend the annual Archaeology and Historic Preservation Month Awards Ceremony at Chautauqua Community House on May 15, 2023 at 6:30 p.m.

Denise also mentioned that staff had begun working on updates to Article 15 of the Land Use Code, which discusses historic preservation. As the process continues further, staff will ask HPAB for concerns and suggestions and share updated code language for input.

8. ADJOURNMENT

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 7:30 p.m.