



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

November 2, 2023, 6:00 p.m.

Virtual HPAB Meeting

Board Members Present: Marissa Ferreira

Chuck Gray

Don Burd

Jason Emery

Elizabeth Gehring

David Hawes

Rachel Gart

Caitlin McKenna

1. CALL TO ORDER

The meeting was called to order at approximately 6:01 p.m. by 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 September 7, 2023.

Elizabeth Gehring recommended that the following amendment be made to the September 7, 2023 Minutes:

In the sentence that reads, "work began on the relocation and the owner of the south pillar wouldn't participate...", it should say, "work began on plans to relocate the pillars last spring, however, the land owners on the northwest corner where they were proposed informed the working group that they were not willing to participate in the project."

MOTION: Chuck Gray MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from September 7, 2023 with the proposed changes.

VOTE: Motion PASSED {7:0}

David Hawes joined the meeting at approximately 6:08 p.m.

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

6. LANDMARKS

6.1 HP-23-0004: Walker Ranch Historic District

Scott Mueller, Historic Preservation Specialist, gave the staff presentation.

An application for landmark designation of the property has been submitted by the owner, Boulder County Parks and Open Space. The proposed district consists of 13 contributing, and 3 non-contributing buildings.

The Walker Ranch was created in 1876 with a lease of the 80 acre property to James Walker. In 1882, James purchased the property from Uriah Osborne. All of the structures on the Walker Ranch property have a vernacular architectural style, and most of the buildings were built by the Walker family over the 85 years that they owned the property.

James Walker relocated to the City of Boulder in 1869 hoping that the altitude and dry climate could help him with his sickness. His health improved and in 1877 he married Phoebe Skinner, a schoolteacher. In 1877, their only child William Walker was born.

Over the years that Walker Ranch was active they raised cattle on the property. In the early years James would drive the cattle to Denver stockyards to sell. In the later years he would use trucks to bring the cattle to Denver for sale.

Phoebe's health worsened after their Son William was born, and she needed a caretaker. A neighbor's young daughter Veronica Kossler was hired to help. In 1902, William and Veronica married and took over the farm where they raised their six children. Jim, the youngest child, stayed on the farm until it was sold off starting in 1950. At its peak, the ranch had 3,000 acres and 500 cattle.

In 1977, Parks and Open Space purchased 2,556 acres of the ranch and the original homestead. Subsequently in the years that followed another 800 acres of land was purchased from the Bureau of Land Management, bringing the total to 3,616 acres.

The Walker Ranch property is already on the National and State Register of Historic Places.

SIGNIFICANCE

Staff believes the house qualifies for landmark designation under Criteria 1, 3, 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 Walker Ranch District is significant for its association with the development of early agriculture in Boulder County.

Criterion 15-501(A)(3): The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The property is significant for its association with James and Phoebe Walker, being some of the first white settlers, and prominent cattle ranchers of the county.

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 Walker Ranch District is significant for the various types of agricultural buildings keeping their physical integrity to the vernacular architecture style.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-23-0004: Walker Ranch Historic District under Criteria 1, 3, and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the buildings within the district, both contributing and non-contributing, as well as new construction 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 architectural 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.)

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

MOTION: Caitlin McKenna MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-23-0004: Walker Ranch for landmark status under Criteria 1, 3, and 4, subject to the two standard conditions in the Staff Recommendation.

SECOND: Chuck Gray

VOTE: Motion Passed {8:0}

7. OTHER BUSINESS

Denise Grimm, Principal Planner, introduced the new Administrative Technician in the Planning Division, James Bowers.

8. ADJOURNMENT

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 6:44 p.m.