



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, April 9, 2024 – 9:30 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-24-0001: Hock Farm – storm windows

Request: Grant for the addition of storm windows
Location: 9067 Ogallala Road
Zoning: Agricultural (A) Zoning District
Owners: Vanster Hus Farm EK LLC and Vanster Hus Farm GS LLC
Agent: Paul Zopff

Proposed work: Create custom storm windows for the house

Grant Requested: \$10,000.00
Match: \$13,052.00

Recommend APPROVAL: \$10,000.00

BACKGROUND

The attached grant application outlines the proposed work which was approved several years ago but is only just now going to happen which has been approved by the Historic Preservation Advisory Board (HPAB). The grant request is for \$10,000.00, with a matching amount of \$13,052.00 provided by the applicants, for a total project cost of \$23,052.00.

HPAB and staff recommend approval.








Boulder County Land Use Department

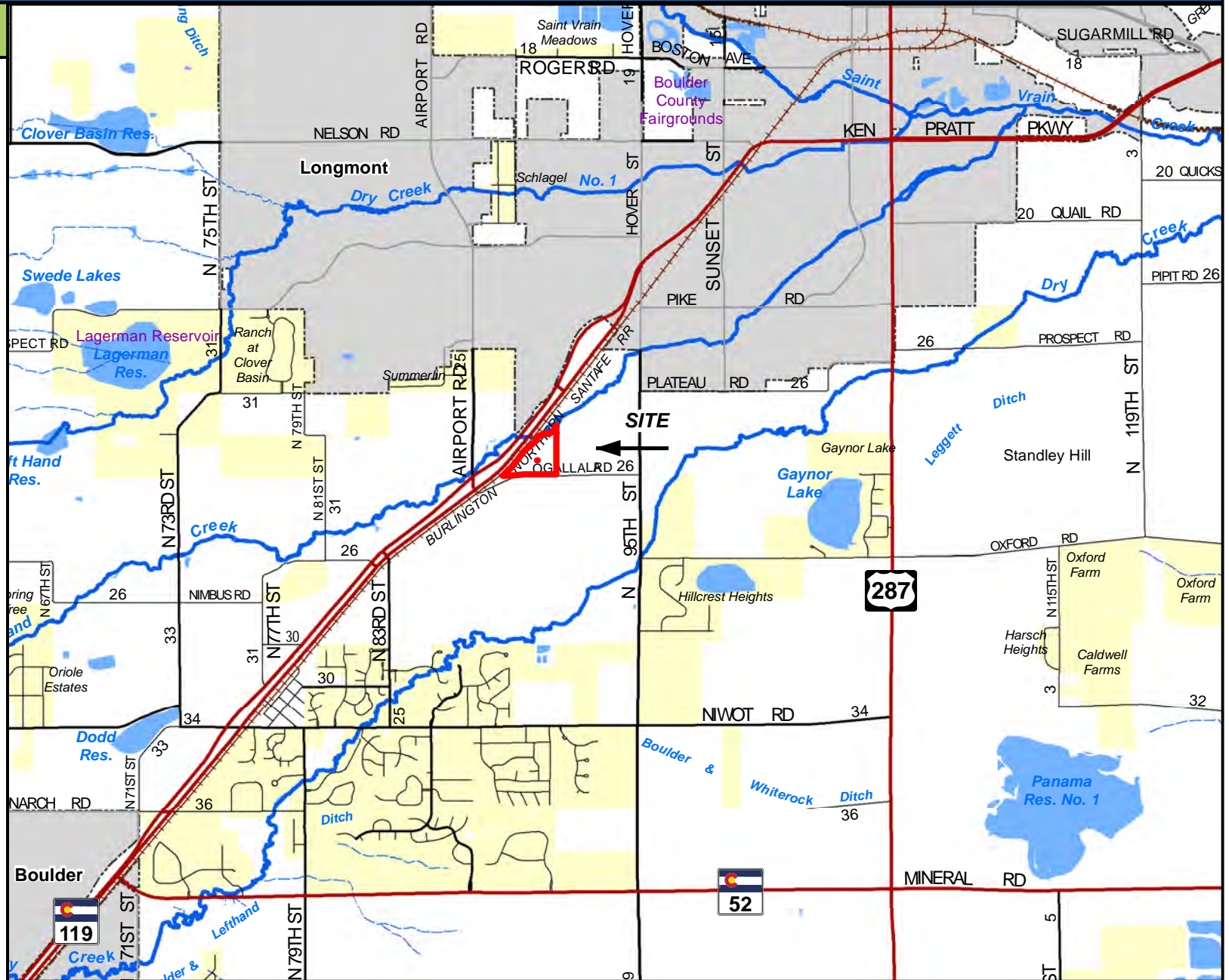
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Vicinity

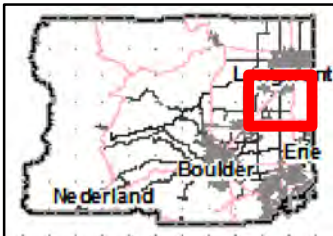
Parcel No: 13152000019

Legend

-  Subject Property
-  Intermittent Stream
-  Perennial Stream
-  Municipalities
-  Subdivisions



Area of Detail Date: 1/31/2017

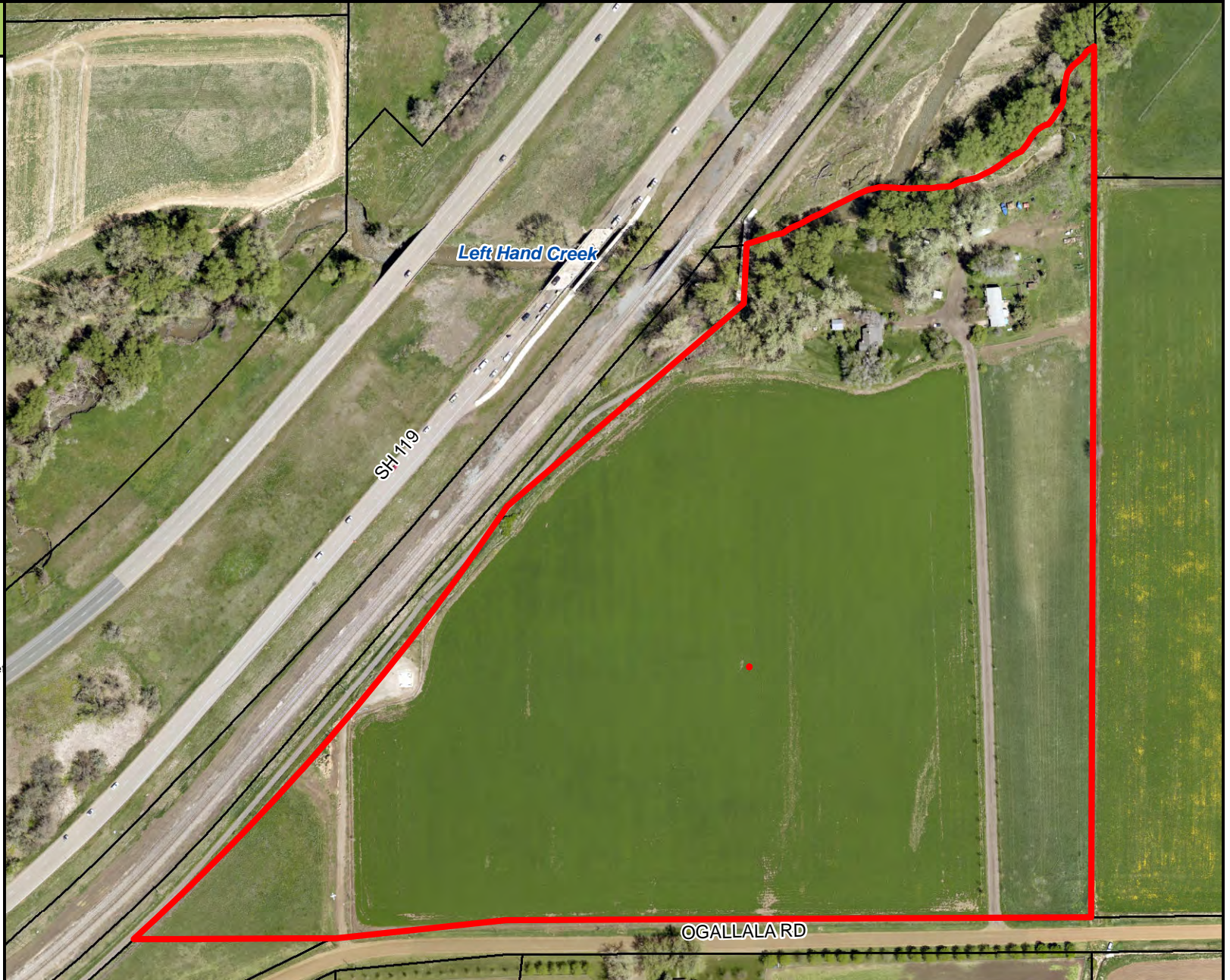


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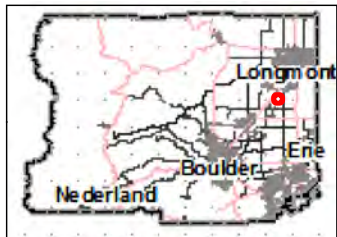


Legend

 Subject Property



Area of Detail Date: 2/27/2017



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**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: Elizabeth (Bitsy) Kelley
- b. Mailing Address: 9067 Ogallala Rd. Niwot, CO 80503
- c. Telephone: 503-8876414
- d. Email: bitsykelley@aol.com

Applicant/Contact Person (if different than owner)

- a. Name: Paul Zopff - Environmental Systems Design, LLC
- b. Mailing Address: P.O. Box 1764 Loveland, CO 80539
- c. Telephone: 720-771-5837
- d. Email: paul@esddesignbuild.com

2. PROPERTY INFORMATION

- a. Landmark Address: 9067 Ogallala Rd. Niwot, CO 80503
- b. Name of the landmarked property:
Hock Farm
- c. Primary Use of Property (check one): Non-Residential
 Residential

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

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

All of the original & existing windows are single pane glazed and we plan to fabricate and install new single pane glazed storm windows, in poplar wood and with antique hardware to hang and secure them to match what has previously been installed and approved under previous "Porch" application already completed (photos attached). There are a total of 17 storm windows to fabricate & install. They will be painted in the approved red color that is already present throughout the exterior of the house. The owners are attempting to make the home more energy efficient and less drafty.

- 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.

Environmental Systems Design, LLC are general contractors that have been restoring and adding to this property for years. We will be making these windows/frames ourselves, having them glazed locally using traditional glazing techniques and painted and hung. These will be removable during summer months to allow for natural ventilation during the more temperate times of year.

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

This home was built in 1896 and since it is historically designated by Boulder County, all original windows are still in place and there is little to no insulation present in the existing walls. These storm windows will help make the structure more energy efficient and will help to preserve the existing original windows by providing an additional barrier to direct impacts of weather exposure during the harshest months of the year.

4. DESCRIPTION OF REHABILITATION

Feature A	
Name of Architectural Feature: <u>double hung windows</u> Describe feature and its condition: All original double hung windows are in place and in generally good condition. They are not particularly energy efficient as they are single glazed, nor do they have any of the more common weather stripping and thermal break properties seen in today's modern windows and doors	Describe proposed work on feature: New work proposed is to simply add new storm windows to the exterior, within the existing exterior trim details/profiles that exist. No work or alteration to the existing windows is expected, outside of potential paint touch ups required.
Feature B	
Name of Architectural Feature: <u>N/A</u> Describe feature and its condition:	Describe proposed work on feature:
Feature C	
Name of Architectural Feature: <u>N/A</u> 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.	Raw Poplar Materials	\$ 1594.00	\$ 1594.00
B.	Window Fabrication	\$ 2805.00	\$ 2805.00
C.	Glazing	\$ 2052.00	\$ 2052.00
D.	Prime & Paint	\$ 2232.00	\$ 2232.00
E.	Hardware - House of Antiques	\$ 973.00	\$ 973.00
F.	Installation	\$ 344.00	\$ 3396.00
G.		\$	\$
H.		\$	\$
I.		\$	\$
J.		\$	\$
K.		\$	\$
	Subtotal Grant Cost/Applicant Cost	\$ 10,000.00	\$ 13,052.00
		Total Project Cost	\$ 23,052.00

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).
- c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.

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)

2/08/2024

Date

Elizabeth Kelley
Elizabeth Kelley (Feb 8, 2024 10:56 AM)

Signature of Legal Owner

2/08/2024

Date



environmental
systems design

DESIGN BUILD FIRM
GENERAL CONTRACTORS

6897 Palate Ave. #2A • Niwot, CO 80503
303-652-2572 • Fax: 303-652-2510
Email: paul@esddesignbuild.com

Job: Kelley Stormus

Address: 9067 OSALMA RD

NIWOT, CO 80503

By: Paul G. Zoff Date: 2-8-24

Raw poplar	3188.00
Fabrication	5610.00
Installation	4124.00
Paint	4463.00
Hardware	1946.00
Subtotal	8715.00
	<hr/>
	\$ 22051.00









ELIGIBILITY CHECKLIST

- My property is a local historic landmark designated by Boulder County.
- I am planning to **rehabilitate** my property. For the purposes of the grant, rehabilitation means that an effort is being made, not only to maintain an historic property in reasonable repair, but to improve, reclaim and restore historic architectural characteristics that are threatened or have been lost through wear, alteration or neglect.
- The work I'm planning involves the **exterior** of my structure, e.g., windows, doors, porch, siding, roof, steps, or foundation work, or other eligible work.
- I am seeking no more than \$10,000 in grant funding.
- I have secured at least an equal match to the grant request.
- I can complete my project within a year.






GrantAp_9067Ogallala_HockFarm_StormWindows_2.7.24

Final Audit Report

2024-02-09

Created:	2024-02-09
By:	Paul Zopff (paul@esddesignbuild.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1s310sAE9wsEEK3crF0nZunQ87DhMDoQ

"GrantAp_9067Ogallala_HockFarm_StormWindows_2.7.24" History

-  Document created by Paul Zopff (paul@esddesignbuild.com)
2024-02-09 - 0:42:50 AM GMT - IP address: 174.26.183.131
-  Document emailed to Elizabeth Kellef (bitsfkellef@aol.com) for signature
2024-02-09 - 0:42:59 AM GMT
-  Email viewed by Elizabeth Kellef (bitsfkellef@aol.com)
2024-02-09 - 4:33:39 AM GMT - IP address: 66.147.88.130
-  Document e-signed by Elizabeth Kellef (bitsfkellef@aol.com)
Signature Date: 2024-02-09 - 5:58:18 PM GMT - Time Source: server - IP address: 50.48.164.58
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