



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-24-0002: McNeil-Mayhoffer House – painting and grading

Request: Historic Preservation Grant for painting and grading

Location: 10064 Empire Drive

Zoning: Agricultural (A) Zoning District

Owners/

Applicants: Kristen and Jay Schultz

Proposed work: The grant request is for \$10,000.00, and it is being matched by the owner with \$17,300.00, with the total project at \$27,300.00.

The request is to help fund the painting of the historic part of the house, and to repair grading around the historic house. This work has been approved by HPAB.

Grant Requested: \$10,000.00

Match: \$17,300.00

Recommend APPROVAL: \$10,000.00

HPAB and staff recommend approval.



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Vicinity

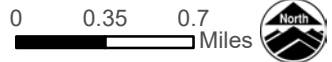
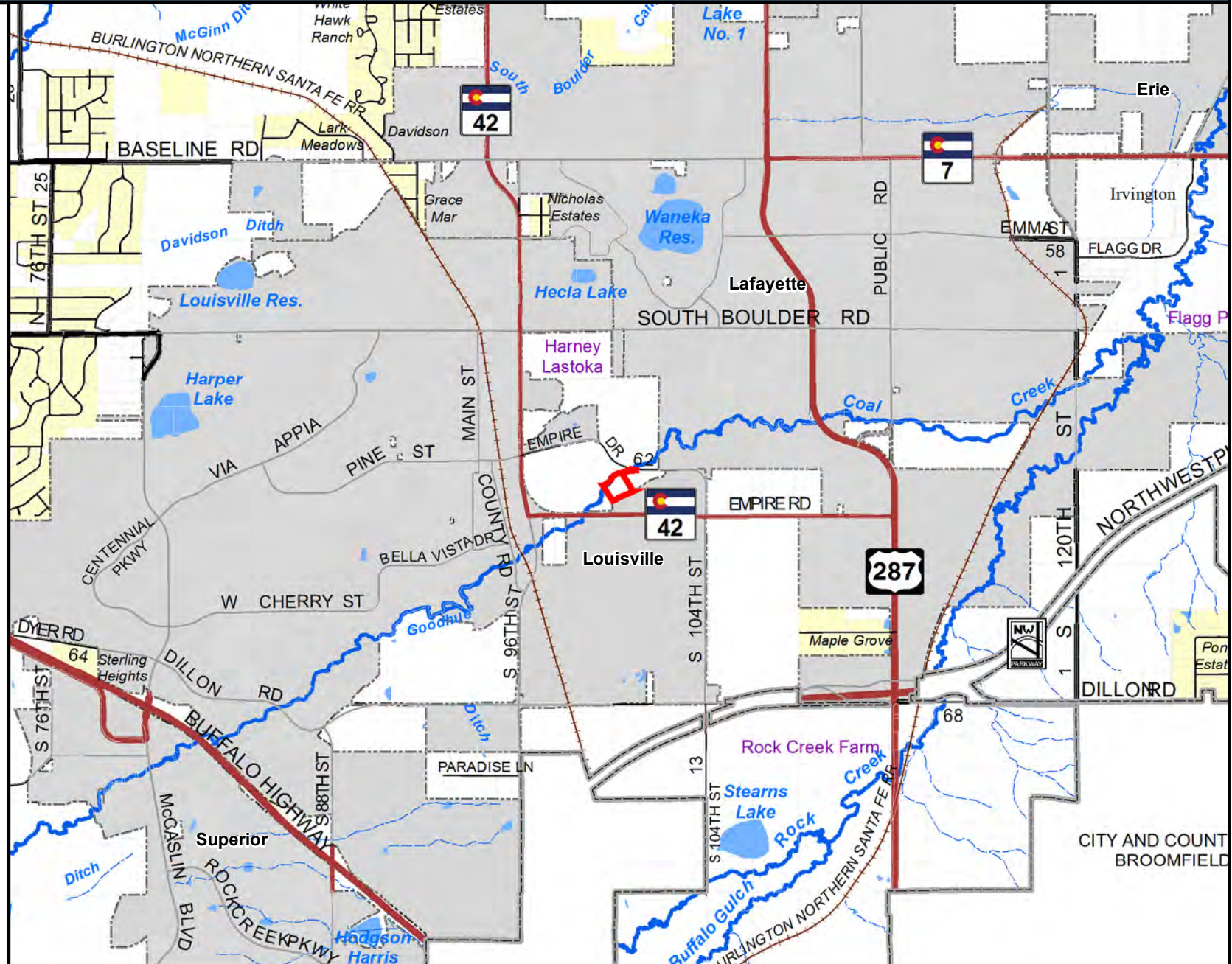
10064 EMPIRE DR

Subject Parcel

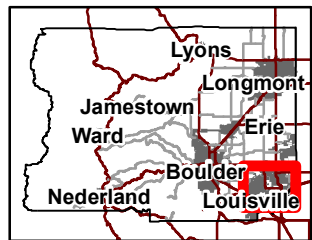
Municipalities

Subdivisions

Subdivisions



Area of Detail Date: 2/6/2020



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Aerial

10064 EMPIRE DR

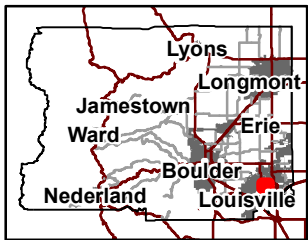
Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 2/6/2020



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Aerial

10064 EMPIRE DR

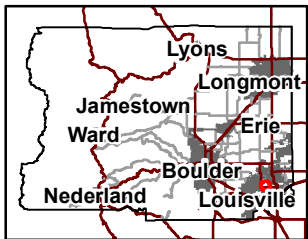
 Subject Parcel



0 0.015 0.03 Miles



Area of Detail Date: 2/6/2020



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BOARD OF COUNTY COMMISSIONERS AGENDA ITEM

Thursday, April 1, 2021 – 10:00 a.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-20-0002: McNeil-Mayhoffer House

Request: Boulder County Historic Landmark Designation of the house and site area
Location: 10064 Empire Drive, in Section 9, Township 1S, Range 69W of the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning District
Owner/
Applicants: Kristen and Jay Schultz

BACKGROUND

An application for landmark designation of the house and a site area has been submitted by the owners, Kristen and Jay Schultz. The request is to designate the historic house and a 30' perimeter around house. A non-historic shed is within that perimeter and would be a non-contributing resource.

In 1865, David Kerr homesteaded the land just north of this property and then acquired this property in 1883 from the Union Pacific Railway Company. He lived just to the north on what has become known as the Kerr Mayhoffer Farm. In 1898, he deeded this land to his daughter Edith and her husband, Daniel McNeil. It is believed that they built the house around 1905, but soon after they moved to Boulder and rented out the house. Edith's sister, Leanna, married John Mayerhofer and they acquired the large family farm. The rental house was sold out of the family in the 1950s but was brought back into the family by Robert Mayhoffer (note spelling change) sometime after 1970 and was once again used as a rental house.

The house is a nice example of a small Queen Anne. The Queen Anne style was popular for residences from 1880 to around the turn of the century. The style decreased in popularity until about 1910 when it was replaced by Colonial Revival and Edwardian styles. Queen Anne characteristics on the house are the scalloped siding under the gables, turned porch supports and spindlework frieze, and cutaway bay window (although the window has been replaced).

SIGNIFICANCE

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

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

The property is significant for its association with the development of agriculture in east Boulder County.

Criterion 15-501(A)(4) The proposed landmark is 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 is significant as an example of a Queen Anne vernacular farmhouse constructed in the early 20th century.

RECOMMENDATION

The Historic Preservation Advisory Board considered this application at their July 2, 2020 meeting and voted unanimously to recommend approval.

Staff and the Historic Preservation Advisory Board recommend that the BOCC approve Docket **HP-20-0002: McNeil-Mayhoffer House** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structure 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 Land Use 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.)

**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: Jay and Kristen Schultz
- b. Mailing Address: 355 Orion Circle, Erie, CO 80516
- c. Telephone: 707-239-2305
- d. Email: kmw.schultz@gmail.com // jaytaylorschultz@gmail.com

Applicant/Contact Person (if different than owner)

- a. Name: _____
- b. Mailing Address: _____
- c. Telephone: _____
- d. Email: _____

2. PROPERTY INFORMATION

- a. Landmark Address: 10064 Empire Dr, Unincorporated Boulder County, CO 80026
- b. Name of the landmarked property:
Mayhoffer Rental House
- c. Primary Use of Property (check one): ___Non-Residential
X Residential

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

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

Over the coming years, we plan to fully rehabilitate the landmarked structure. The proposed scope of work for the 2023 grant application includes the following:

1. Paint replaced siding and clean, restore, and paint porch trim and gable details
2. Grade the surrounding hillside for appropriate drainage

Features #1-3 need to be completed in order to complete the exterior rehab on the house. Item #4 needs to be completed to prevent water damage to the historic home.

- 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.

This work will be carried out by BuildGuild Inc. (an architect and general contractor team, with subcontractors as appropriate):

1. Painting. In 2022, the historic siding was replaced with in-kind siding. It needs to be primed and painted to finish the installation and protect the wood. There is historic detail work around the porch and in the South and Eastern gables of the house. These will be cleaned, repaired, and painted to maintain their current character and prevent them from being further damaged by the elements.

2. Grading. The house is located on a slope that has not be adequately graded, causing water damage over the years. The area around the house will be re-graded to allow for appropriate water run-off.

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

This grant application requests funds to address key features of this landmark, which, if not addressed soon, might lead to further destabilization and/or deterioration of the house. This will continue efforts that began in 2022 and will help make the house livable and protected for years to come.

4. DESCRIPTION OF REHABILITATION

Feature A	
<p>Name of Architectural Feature: <u>Paint Siding</u></p> <p>Describe feature and its condition:</p> <p>In 2022, the historic siding was replaced with custom-milled wood siding to match the historic profile.</p> <p>There is also intricate trim and detail work around the historic porch and in the gables. This wood has suffered damage over time and the paint is peeling.</p>	<p>Describe proposed work on feature:</p> <p>The new siding will be primed and painted white, as approved by the Building and Historic departments. The priming and painting is a necessary step to finish installation and protect the replaced siding.</p> <p>The trim and detail work will be cleaned, patched as necessary, and painted in a way that is consistent with the historical character.</p>
Feature B	
<p>Name of Architectural Feature: <u>Grading</u></p> <p>Describe feature and its condition:</p> <p>The property slopes roughly from the South to the North, causing water to flow towards the house. This has led to inadequate drainage around the house and damage to the structure.</p>	<p>Describe proposed work on feature:</p> <p>The area around the structure will be re-graded to allow for adequate drainage and prevent further damage to the structure.</p>
Feature C	
<p>Name of Architectural Feature: _____</p> <p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>

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.	Painting	\$ 5,000	\$ 10,800
B.	Grading	\$ 5,000	\$ 6,500
C.		\$	\$
D.		\$	\$
E.		\$	\$
F.		\$	\$
G.		\$	\$
H.		\$	\$
I.		\$	\$
J.		\$	\$
K.		\$	\$
Subtotal Grant Cost/Applicant Cost		\$ 10,000	\$ 17,300
Total Project Cost			\$ 27,300

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:

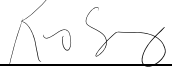
- a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label the backside of each photograph with the address of your property and the feature number.
- b. A construction bid if one has been made for your project (recommended).
Available upon request. Currently bid as part of a larger project.
- c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.
Full plans included as separate attachment.


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)

 _____
Signature of Legal Owner



Date

12/29/2023

Date

10064 Empire Rd, Unincorporated Boulder County, CO 80026

1. Painting Replaced Historic Siding



1. Cleaning and Painting Porch Trim



10064 Empire Rd, Unincorporated Boulder County, CO 80026

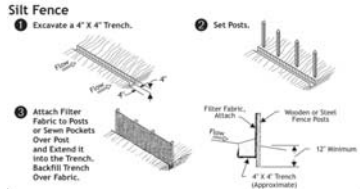
1. Cleaning and Painting Gables



2. Improper Grading



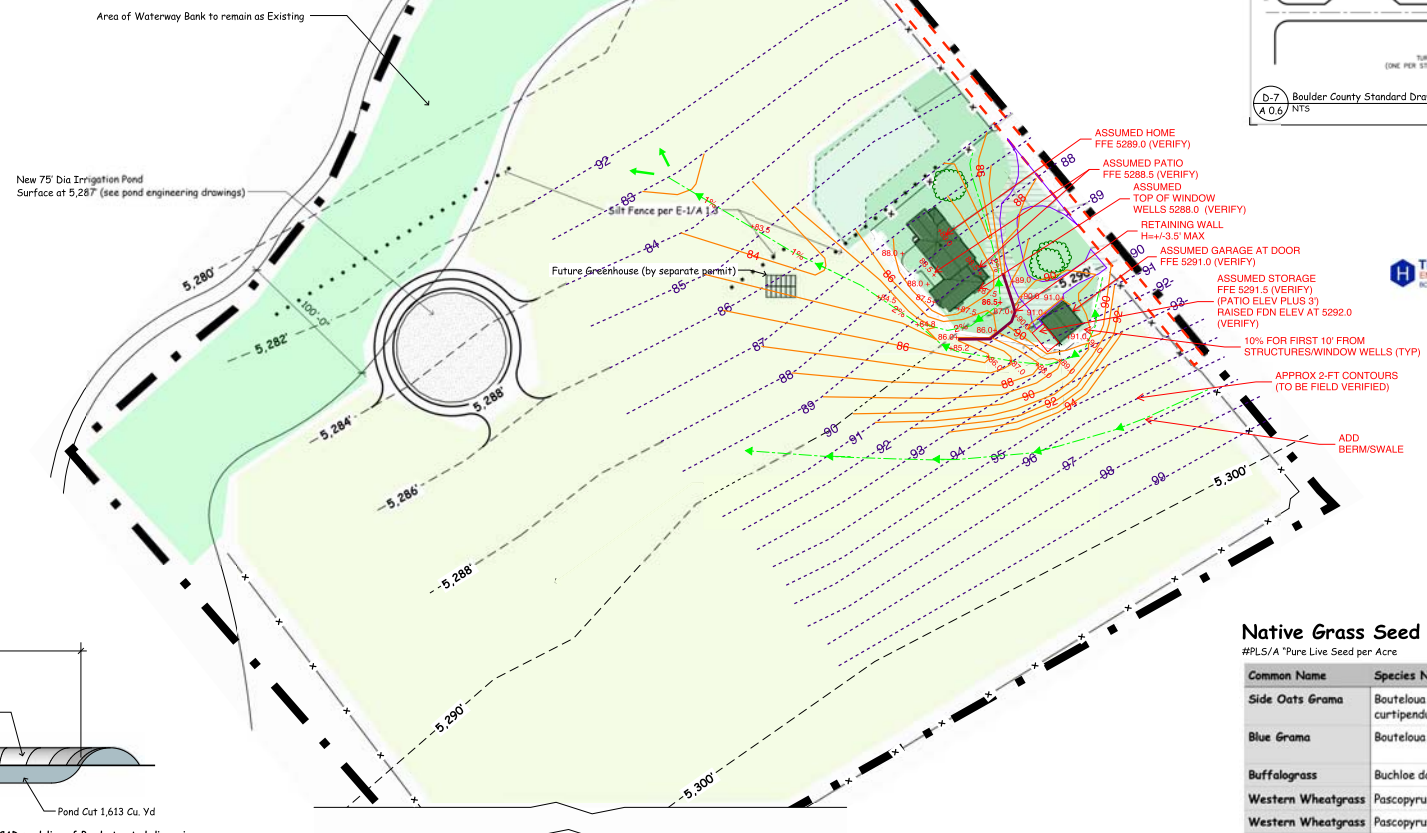
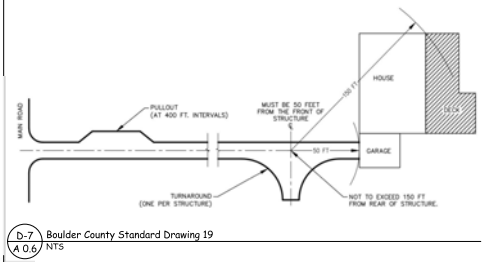
2. Improper Grading — Grading Plan



E-1 Erosion Control
A 0.5 NTS

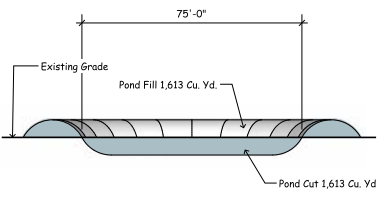
E-7 County Standard Drawing 11
A 0.5 NTS

E-8 County Standard Drawing 18
A 0.5 NTS



GRADING CONCEPT STUDY 1
08/18/2022
FOR REVIEW ONLY

THE HAGER COMPANY LLC
ENGINEERING | CONSTRUCTION | DEVELOPMENT
BOULDER, COLORADO 303.558.9843 CHAG@THEHAGERCOMPANY.COM



Note Volumetric Date obtained from 3-D CAD modeling of Pond at noted dimensions

Pond Cut / Fill Calculations

NTS

Grading Plan

Scale: 1" = 40'



Native Grass Seed Mix

#PLS/A *Pure Live Seed per Acre

Common Name	Species Name	Variety	% of Mix	#PLS/Acre
Side Oats Grama	Boutelous curtipendula	Vaughn	15%	2.74
Blue Grama	Boutelous gracilis	Native, Alma, or Machita	20%	0.84
Buffalograss	Buchloe dactyloides	Native	15%	9.33
Western Wheatgrass	Pascopyrum smithii	Arriba	12.5%	3.96
Western Wheatgrass	Pascopyrum smithii	Native	12.5%	3.96
Little Bluestem	Schizachyrium scoparium	Cimarron or Pastura	13%	1.74
Green Needlegrass	Stipa viridula	Lodorm or Native	12%	2.31
Totals			100%	24.88

Schultz/10064 Emire Drive, Louisville				
Painting	Date	Total Bill	Hystoric Portion	Notes
AC Colors	11/21/2022	\$ 2,800.00	\$ 1,800.00	Prep and prime exterior = \$1,800
Colorado Custom Paintworks	7/15/2023	\$ 15,250.00	\$ 13,372.79	Prep and paint exterior = \$13,372.79.
Total			\$ 15,172.79	
Grading				
Robles Landscaping	5/30/2022	\$ 2,245.00	\$ 1,665.00	Drainage and grading portion of invoice = \$1665.00
Power Earth LLC	9/28/2022	\$ 7,494.37	\$ 6,212.50	Excavate and grade portion of invoice = \$6,212.5.
Total			\$ 7,877.50	

561156

Statement

DATE 11-21-2022

TO

Timber Construction

TERMS

10064 Empire Rd

IN ACCOUNT WITH

AC colors Painting

912 Atwood st unit B Longmont C.O 80501

Primer inside

Prep outside

Primer on new wood outside

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

2800

COLORADO CUSTOM PAINTWORKS, INC.

INVOICE

5926 HEATHER WAY
LONGMONT, CO 80503

Date	Invoice #
7/15/2023	1621

Bill To
Build Guild, LLC Hybre Thorne 1300 Eastview Drive Boulder, CO 80303



P.O. No.	Terms
10064 empire ...	

Quantity	Description	Rate	Amount
	Painting Services - prep and paint/stain exterior of farm house. Interior - sand/clear coat ceiling beams, prep and touch up all base, clear coat various butcher blocks and wall caps, prep & paint pantry shelving, paint back door, wall touch ups as necessary. (front door & range hood remain)	15,250.00	15,250.00
	Materials - 17gl sw super paint satin color 7008, 2gl superdeck clear & 3gl Hawthorne, gloves, spr primer,masking plastic,tape,putty, primer cans,case caulk,sandpaper,thinner,rags, 2qts varathane, tack rags, zip skins, bee spray.	1,735.00	1,735.00

Total	\$16,985.00
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Phone #	Fax #	E-mail	Web Site
303-472-2430		DICCP@MSN.COM	CCPAINTWORKS.COM

Robles Landscaping LLC

Invoice

Bill To: Tim
tim@buildguildllc.com
10064 Empire Rd, Louisville, CO 80027

Invoice No: 7
Date: 05/30/2022
Terms: NET 0
Due Date: 05/30/2022

Description	Quantity	Rate	Amount
Farm House Grinding the Concrete and taking out the extra gravel. From the front basement.	1	\$580.00	\$580.00*
Installing Put drain.	1	\$1,165.00	\$1,165.00*
Grading where the drain goes.	1	\$500.00	\$500.00*

*Indicates non-taxable item

Subtotal \$2,245.00
Total \$2,245.00
Paid \$0.00

Balance Due \$2,245.00

POWER EARTH LLC.

*3875 Lee Hill Dr.
Boulder, CO 80302
303-449-7014*

DATE	INVOICE ...
9/28/2022	3556

BILL TO
Build Guild

PROJECT	TERMS
Empire	Due on rece...

DESCRIPTION	QTY...	RATE	AMOUNT
SV 100 Excavator Excavate for drainage around house and garage to daylight, load and haul dirt to fill areas. Excavate and install electrical conduit form house to garage, Excavate and lower water line in trench for freeze protection. Truck out load of concrete and return with load of recycled asphalt.	35.5	175.00	6,212.50
Trucking, (tandem). Mob concrete and asphalt	2	100.00	200.00
Materials, Electrical conduit, water parts. recy asphalt 14.93 tons		956.87	956.87
Dump fees. Concrete.		125.00	125.00
Thank You!	Total		\$7,494.37