



**MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO**

**Regular Meeting Minutes**

**March 7, 2024, 6:00 p.m.  
Virtual HPAB Meeting**

Board Members Present: Marissa Ferreira  
Chuck Gray  
Elizabeth Gehring  
David Hawes  
Rachel Gart  
Kathy Koehler  
Glenn Sherwood

Board Members Excused: Caitlin McKenna

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**1. CALL TO ORDER**

The meeting was called to order at approximately 6:01 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 November 2, 2023**

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

**SECOND: David Hawes**

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

## 6. REFERRALS

### 6.1 Docket SU-21-0004: Malcolm-Peck Reception Hall

Denise Grimm, Principal Planner, gave the staff presentation.

This docket is being brought before the Historical Preservation Advisory Board for comments related to the Special Use Review to permit a Reception Hall hosting up to 170 events per calendar year. The Board is acting as a referral body to review and provide comment as the proposal could affect historical properties that would be eligible for Landmark designation.

Staff advised that there were some concerns regarding the location of the improvements to the property. The property does contain a variety of properties related to the Kossler Ranch, and there is also a historic schoolhouse on the property. The current plan proposed by the applicant has the improvements located closely to the historic cemetery on the property.

Staff recommends that the Historical Preservation Advisory Board find that the property is eligible for landmark designation. The Board had a discussion regarding if the Malcolm-Peck Reception Hall is still eligible for landmarking designation. The Board expressed support for the landmarking of the property.

*Liz Gehring joined the meeting at approximately 6:16 pm.*

**MOTION: Chuck Gray MOVED that HPAB close the eligibility discussion.**

**SECOND: Rachel Gart**

**VOTE: Motion Passed {6:0} Abstained: Liz Gehring**

Denise Grimm, Principal Planner, gave the staff presentation regarding the referral.

Location of the property is on Flagstaff Road, and the family owns two parcels. Their current revision of the application does utilize both parcels. Staff mentioned initially the home was a residence, however, it was discovered that some of the events that were being hosted made them no longer compliant, and now they are seeking compliance through the Special Use process.

Staff mentioned a concern of the proposed improvements being close to the historical structures. Initial plans had these improvements located further to the south of the property, however, there are environmental concerns due to the wetlands to the south and southeast of the property.

The Board had a discussion regarding the applicants plans and shared the same concerns of the improvements being so close to the historic structures. There were comments regarding possible alternative locations for the greenhouse and some of the other proposed additions.

After the discussion it was determined that the Board has a desire for the applicant to explore other locations for the proposed improvements. Building away from the historic clusters was a feeling that was shared by multiple board members. Staff advised that they provide this feedback from the Board for the referral.

## **7. OTHER BUSINESS**

### **7.1 Eligibility discussion for the Golden Farms OpenSpace Barracks**

Carol Beam, Parks & Open Space, mentioned that this would be a discussion regarding the information in the staff packet rather than seeking a determination of the barracks being eligible for landmarking at this time. Staff mentioned that they would like feedback regarding how the Board feels about the historic significance of the barracks.

There seems to be a lack of official knowledge of the history of the barracks. Staff mentioned that research did not yield any additional information on the history of the barracks, or when they were moved to the present location. Staff believes that the barracks likely came from either Buckley or Lowry.

The barracks are constantly being vandalized as its current location is isolated.

### **7.2 Update on the Road of Remembrance Pillars**

Denise Grimm, Principal Planner, gave an update on the Remembrance Pillars. Since the last update the working group evaluated some other options for the pillars. The group had identified eight potential sites that have been reviewed for a new location for the pillars. The top potential site is the SW corner of 95th & Arapahoe. CDOT is in the process of redesigning and widening Arapahoe at this location and the thought is that they could also incorporate the pillars into the corner as well.

The developer and the City of Lafayette have expressed initial interest in the project.

The board supported the plan for staff to send a letter to CDOT in support of the working groups recommendation for the new pillar location.

### **7.3 Colorado Heritage for All discussion**

David Hawes and Jessica Fasick, Planning Technician, gave additional information on the Colorado Heritage for All project. This is a project as part of History Colorado's celebration of the 250th anniversary of the Declaration of Independence, and the 150th anniversary of Colorado's statehood. The project is

looking to landmark 150 currently unrecognized spaces and places that tell the stories of communities of color, women, and LGBTQ+ Coloradans.

The Board had a discussion as to if HPAB should submit ideas as a group or submit locations individually. It was suggested that Board members research possible landmarks before the next Board meeting and revisit the discussion over the next few meetings and develop a list of possible locations.

7.4 Staff Updates

Staff and board members welcomed Kathy Koehler and Glenn Sherwood as the newest members of the Historic Preservation Advisory Board and the new members gave introductions.

**8. ADJOURNMENT**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 7:58 p.m