



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, May 1, 2025 – 6:00 p.m.

Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

CA-25-0002: Montgomery Farm – New Water Tank

Request: Certificate of Appropriateness for a New Water Tank
Location: 5435 Ute Hwy, in Section 21, T3N, R73W of the 6th Principal Meridian
Zoning: Agricultural (A) Zoning District
Owner/
Applicant: City of Longmont

PURPOSE

The role of the HPAB is to determine whether the proposed project meets the Criteria for a Certificate of Appropriateness (CA).

BACKGROUND

The City of Longmont owns the property and is proposing the construction of a new water tank on the property. In 2022, a subcommittee of the Historic Preservation Advisory Board (HPAB) reviewed and approved a previous proposal to build the water tank in the northeast corner of the property. The city is now proposing a location in the northwest corner of the property, and, because of the configuration of the property, this new location is closer to the historic structures. Due to the potential for greater impacts with the new location and neighbor concerns, preservation staff suggested that this docket be considered by the full

board. On April 21, 2025, a subcommittee of the HPAB reviewed the proposal and gave initial feedback on the applicant's presentation.

In addition to the CA docket, the project will require a planning review process (Areas and Activities of State Interest, a.k.a. 1041 review). The city hasn't submitted that application yet.

Criteria for Approval of Alterations Requested Under a CA

In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.

1. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
2. Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.
3. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

RECOMMENDATION

Preservation staff finds that the impacts are not substantially worse than the 2022 approval and are justified by the concerns explained by the applicant with the proposed location causing less overall site disturbance. Therefore, preservation staff finds that the proposal for the new water tank meets the Criteria for a Certificate of Appropriateness and recommends approval of **CA-25-0002: Montgomery Farm – New Water Tank** with the conditions that a final screening plan and a post-construction revegetation plan are to be approved by a subcommittee of the HPAB.



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Vicinity

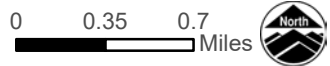
5435 UTE RD

Subject Parcel

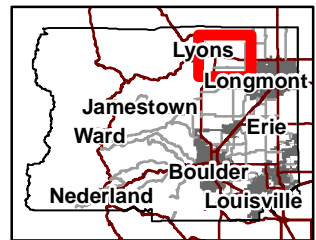
Municipalities

Subdivisions

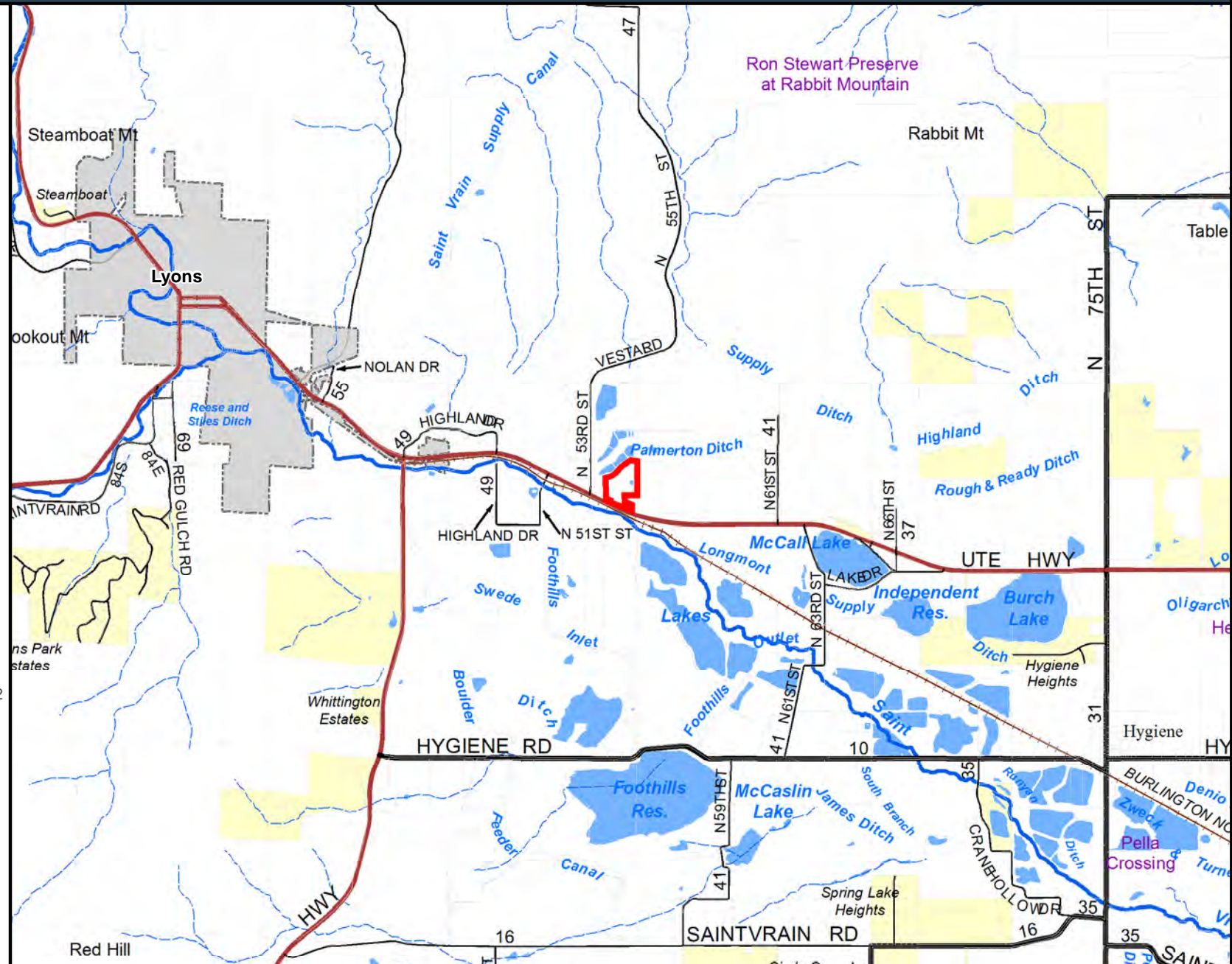
Subdivisions



Area of Detail Date: 10/10/2022



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Aerial

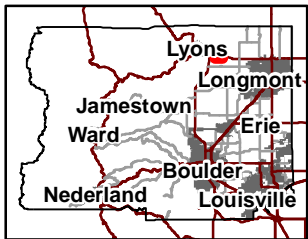
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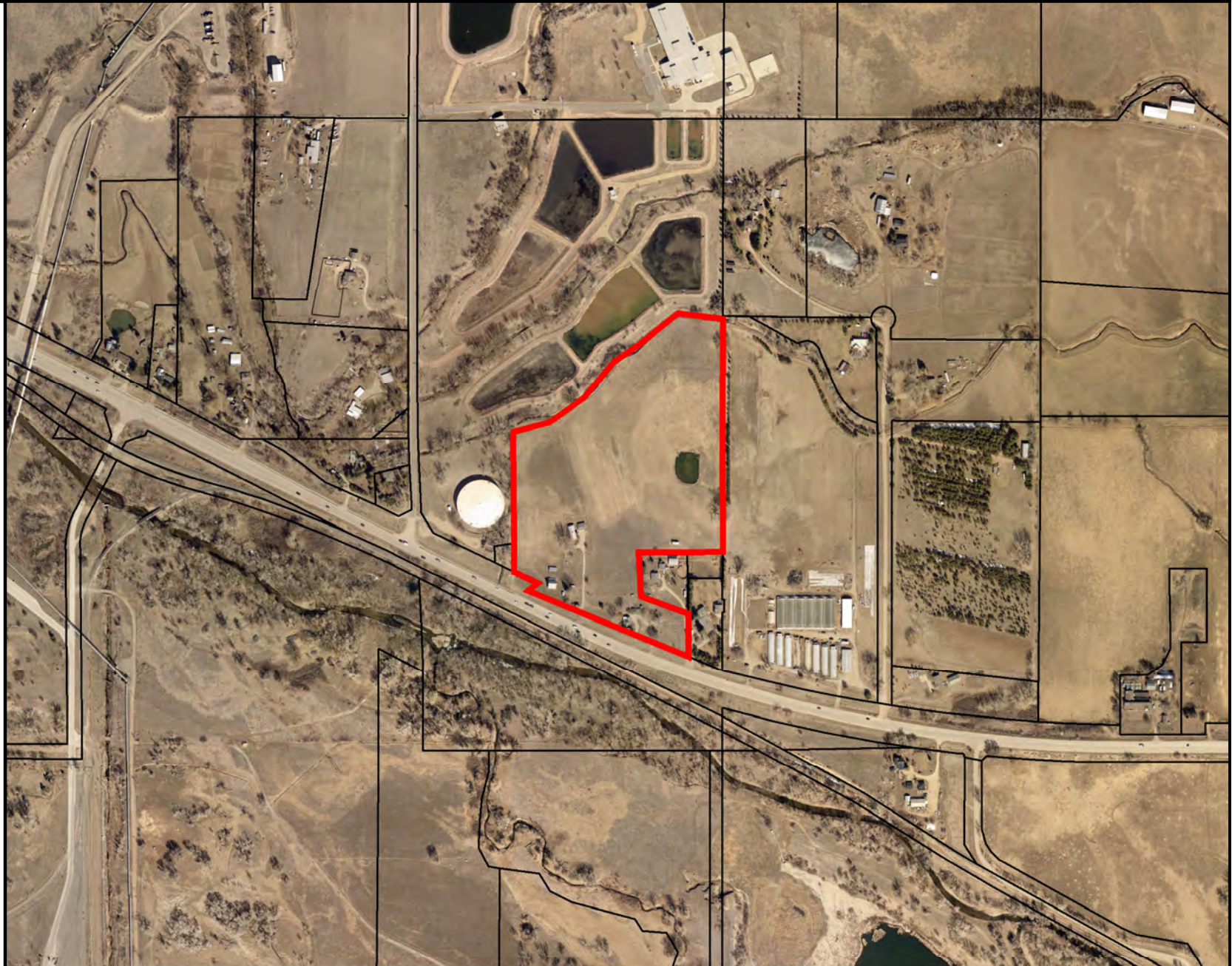
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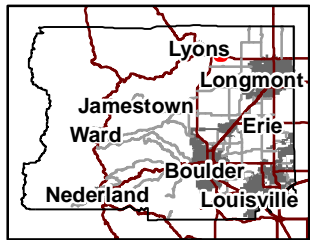
Aerial
5435 UTE RD

 Subject Parcel

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Miles



Area of Detail Date: 10/10/2022



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April 15, 2025, view from the edge of the proposed water tank to the Montgomery Farmhouse and neighbor's property



slides created
by staff

April 15, 2025, view from shoulder of Hwy 66



April 15, 2025, view from shoulder of Hwy 66



April 15, 2025, view from shoulder of Hwy 66



April 15, 2025, view from shoulder of Hwy 66



Proposed
height of
new tank

April 15, 2025, view from shoulder of Hwy 66



April 15, 2025, view from neighbor's fence to proposed water tank



April 15, 2025, view from neighbor's fence to proposed water tank and existing water tank



April 15, 2025, view from the gate behind the Montgomery Farmhouse



From: mary dobbs <windhorseoffice@gmail.com>
Sent: Wednesday, April 16, 2025 1:25 PM
To: Grimm, Denise <dgrimm@bouldercounty.gov>
Subject: Re: [EXTERNAL] Centennial Farm

after reviewing the map and walking out to the pasture, we estimated that this project will take up at least 1/5th of the historic pasture.

The land is as important as the structures, maybe more.

The visual impact, lighting impact and a fence will detract from the beauty of this rare historic farm.

I am sure Mr Montgomery and his predecessors, family, are turning over in their graves.

I am absolutely sure from our 25 yrs together, he would never have agreed to this plan.

City of Longmont keeps telling us that its needed for Longmont residents.

This is not Longmont. My deed says Lyons.

They bought this farm knowing they were taking a risk.

By the way, there are serious water issues here also. This plan will severely impact this area and peoples' wells. The water table is too high for their project!

They said they tested. I have talked to local experts. It wont work here.

thanks

M

From: mary dobbs <windhorseoffice@gmail.com>

Sent: Thursday, April 17, 2025 10:33 AM

To: Grimm, Denise <dgrimm@bouldercounty.gov>

Subject: Re: [EXTERNAL] Centennial Farm

thank you for the information

the plan is unacceptable to us, including Native Americans.

the map shows how much land, space, will be taken from this historic farm.

multiple buildings, fences, lighting all an eye sore, invasive and disruptive to a Centennial farm,

there will be activity and light, visual, pollution after it is built disrupting any sense of history held by this 140 year old Centennial Farm

Your office has a weighty responsibility to protect this remarkable historic Centennial Farm from this abherant use.

City of Longmont knew the risk they were taking when it was purchased.

It is our responsibility to set logical limits on what City of Longmont is doing.

This isnt Longmont and we dont want their over building, over use to destroy what is left of historic landmarks in Boulder County.

Happy Spring / Easter

M

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From: mary dobbs <windhorseoffice@gmail.com>

Sent: Monday, April 21, 2025 10:50 PM

To: Joe Michalski <Joe.Michalski@longmontcolorado.gov>; Grimm, Denise <dgrimm@bouldercounty.gov>

Subject: Re: [EXTERNAL] Centennial Farm

Hi

thank you for the information.

we would like to see the report and learn more about who did it and what their experience and qualifications are in regards to Native American issues here?

Who is the subconsultant?

There is significant interest by Native Elders regarding this issue. I am in contact with them and have been for 1 and half years regarding this matter.

We do not feel it is appropriate to wait until the 1041 process is completed.

I met two women in 2024 who were digging with a small trowel near my fence line.

They said that area used to be an orchard? Actually, from what Mr Montgomery, life long owner of the farm, showed and told me, there was only an apple orchard in the pasture.

They were no where near that. They were in the farm house yard.

I knew the lifelong owner of the historic farm for 26 years. He spent many years telling me and showing me all around the Montgomery Centennial Farm

I likely know more about this farm than anyone at this time. Have been here 31 yrs

Mr Montgomery, who passed at 98 yrs told me he hated the water tank on 53rd and regretted selling the land for it 50 yrs ago.

City of Longmont told him it would be underground and then put it above ground after he sold them the land. decades later as he told me the story, he was still angry.

There are significant problems with this plan. They have made significant errors and misled the county already.

I have met with them, at their request, in the pasture several times to discuss these issues.

This tank does not belong on a registered historic farm where it will ruin the site and historical significance of this place.

At their request, I watch over the farm at City of Longmont's request since I live next to it.

We have very great concern about the "archeology study" that has been done here.

Please let us know how to access their report as soon as possible.

Let me know if you have any questions.

thank you

Lou

Fasick, Jessica

From: Fasick, Jessica
Sent: Thursday, August 4, 2022 8:30 AM
To: Grimm, Denise; 'Jody Glennon'; 'fahlinj@cdmsmith.com'; 'Jon Tucker'; 'Joe Michalski'; 'Rynders, Tim'; 'Reed, Jonathan T.'; 'SamanthaL@moltzconstruction.com'
Subject: item for Virtual subcommittee meeting 8/8
Attachments: PRELIMca220005hpabsub2022aug8.pdf

Hi everyone,

Here are the materials for the only item on our virtual subcommittee meeting on August 8th at 3pm. The meeting link is included below.

1. Preliminary Review for a Certificate of Appropriateness:

a. **PRELIM CA-22-0005: Montgomery Farm – proposed water tank**

Request: Certificate of Appropriateness for a new water tank in the field behind the landmarked buildings
Location: 5435 Ute Hwy
Zoning: Agricultural (A) Zoning District
Owners/
Applicant: City of Longmont

Information sent by applicant (Jody Glennon, a consultant working for Longmont) to staff:

In follow-up to the Teams meeting Joe and I had with you on 6/16 regarding the City of Longmont's proposed Montgomery Tank Project, attached are: 1) PDF containing an updated concept figure and updated preliminary conceptual rendering, and 2) preliminary fence specs. As requested, the approximate perimeter for grading has been included. From the existing grade for the new tank location, the north side bottom of the tank will be approximately 10 feet below grade (the grade on the north side is roughly 5,240 feet), and the south side bottom of the tank will be approximately 5 feet below grade (the grade on that side is roughly 5,235 feet). As noted in the first PDF attached here, the bottom of the tank should be at the same elevation as the existing tank at 5,230 feet--this number is the design guiding principal and is reflected on the updated materials. The proposed fence type is intended to provide site security and restrict public access due to the critical infrastructure nature of the water tank.

Also, in response to your questions about the City's planned future use of the property, the City remains committed to maintaining and supporting the historic significance of Montgomery Farm as a Historic Landmark. Specifically:

- **Ability to continue agricultural operations:** The City of Longmont has a new contract with a farmer to cultivate hay on site – that cultivation is ongoing.
- **Reuse of the farmhouse:** The City has been approached by the Left Hand Watershed Center Group. That group is interested in using the farmhouse and other buildings for office space/storage. They are a stakeholder driven, non-profit organization located in Boulder County that values science and community. The City understands such intended use will require a Limited Impact Special Review with

Boulder County. At this time, this is the City's current intended use path, subject to final contract and related negotiations.

Additionally, as the City has been discussing with you and Jessica:

- **Maintenance of the historic structures is on-going:** The City has installed a new roof and paint on the garage and out-buildings; the farmhouse roof replacement is underway; and the City is also getting quotes to have the farmhouse painted. The materials being used are like for like; Timberline HDZ Dimension shingles are planned and the City is trying to match the original green color of the buildings to the extent possible. The City's contractors will be responsible for pulling the necessary permits with Boulder County for these updates that are intended to help preserve these structures.
- **Non-historical structures:** The City is getting quotes to have the mobile home and associated garage demolished in the near term. The City's contractor will be responsible for pulling the necessary demo permit.

Please find attached maps, the submitted materials from the applicant with the fence specs at the beginning, and street view photos compiled by staff.

The role of the HPAB subcommittee is to give feedback on the proposed new water tank. The Certificate of Appropriateness will then go to a full-board meeting.

Criteria for Approval of Alterations Requested Under a CA

1. In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.
 - a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
 - b. Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.
 - c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

Meeting link:

<https://www.zoomgov.com/j/1603946244?pwd=L0hYaFJndnU4WUVKUE1mN3JNODdEQT09>

Best,
Jessica

Jessica Fasick | Planning Technician

Pronouns: she/her/hers

Boulder County Community Planning & Permitting

My hours are 8:00am-1:00pm Monday thru Thursday

Mailing address: PO Box 471 Boulder CO 80306

Direct: 720-564-2614 | Main: 303-441-3930

jfasick@bouldercounty.org

New: Boulder County has a new website: BoulderCounty.gov! Bookmark it today. Email addresses will transition at a later date.



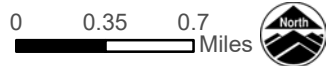
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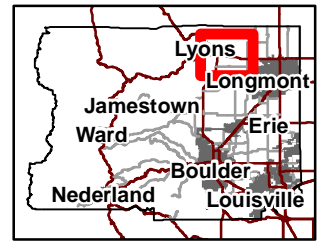
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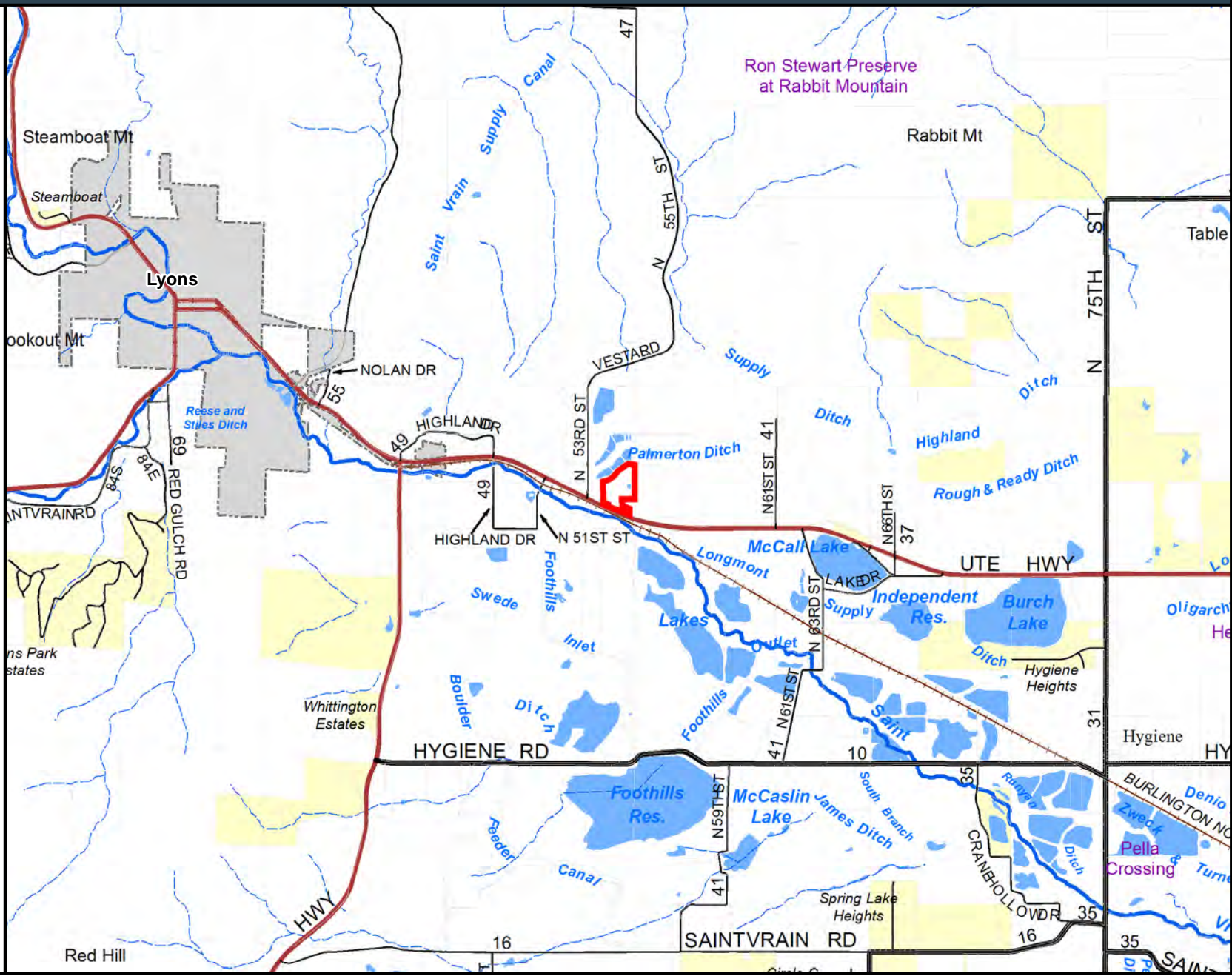
- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 2/16/2022



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Aerial

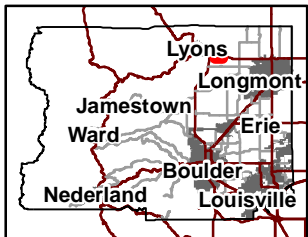
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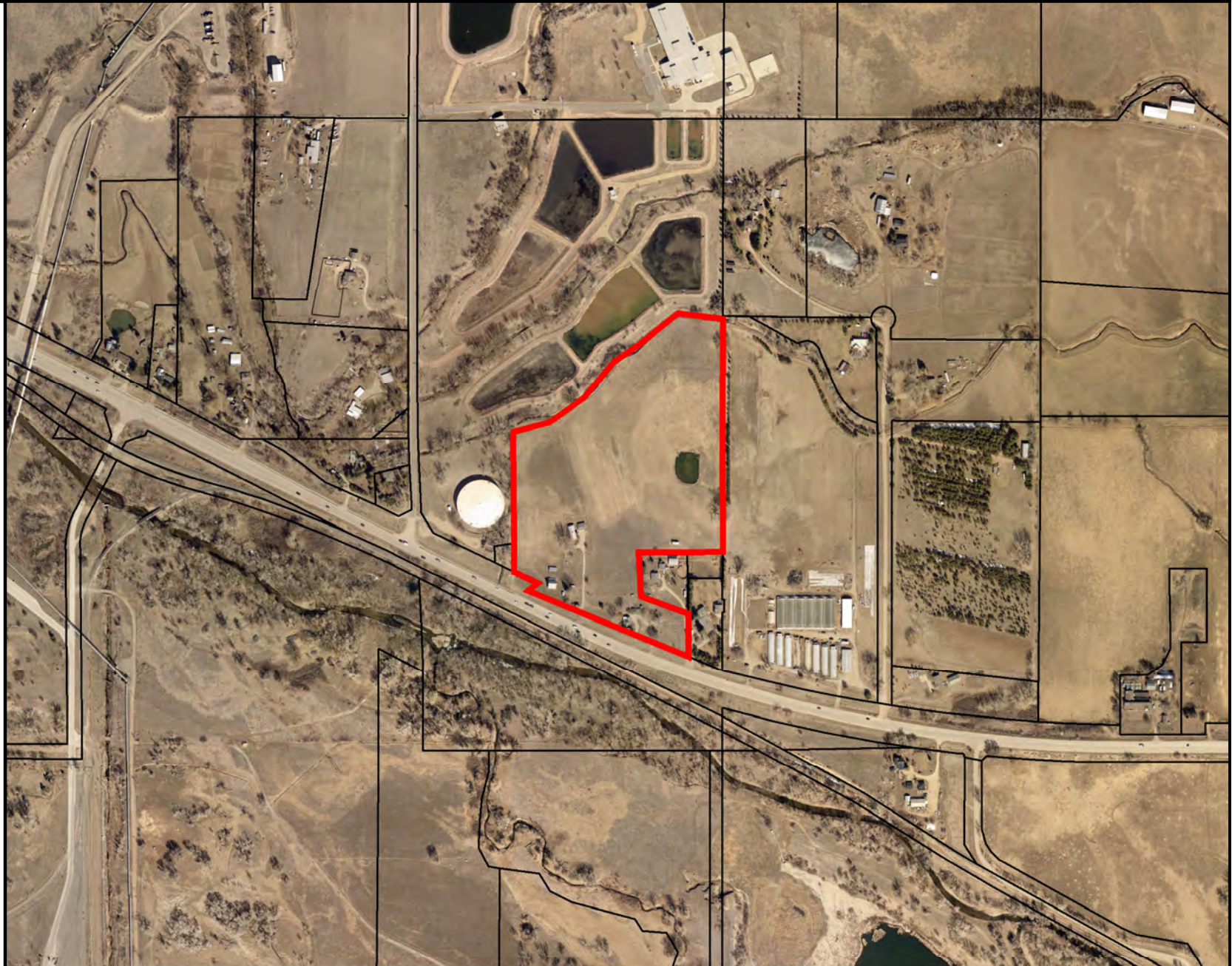
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Aerial

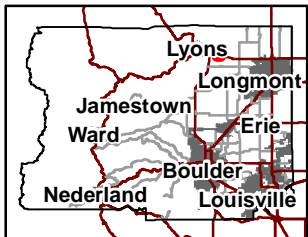
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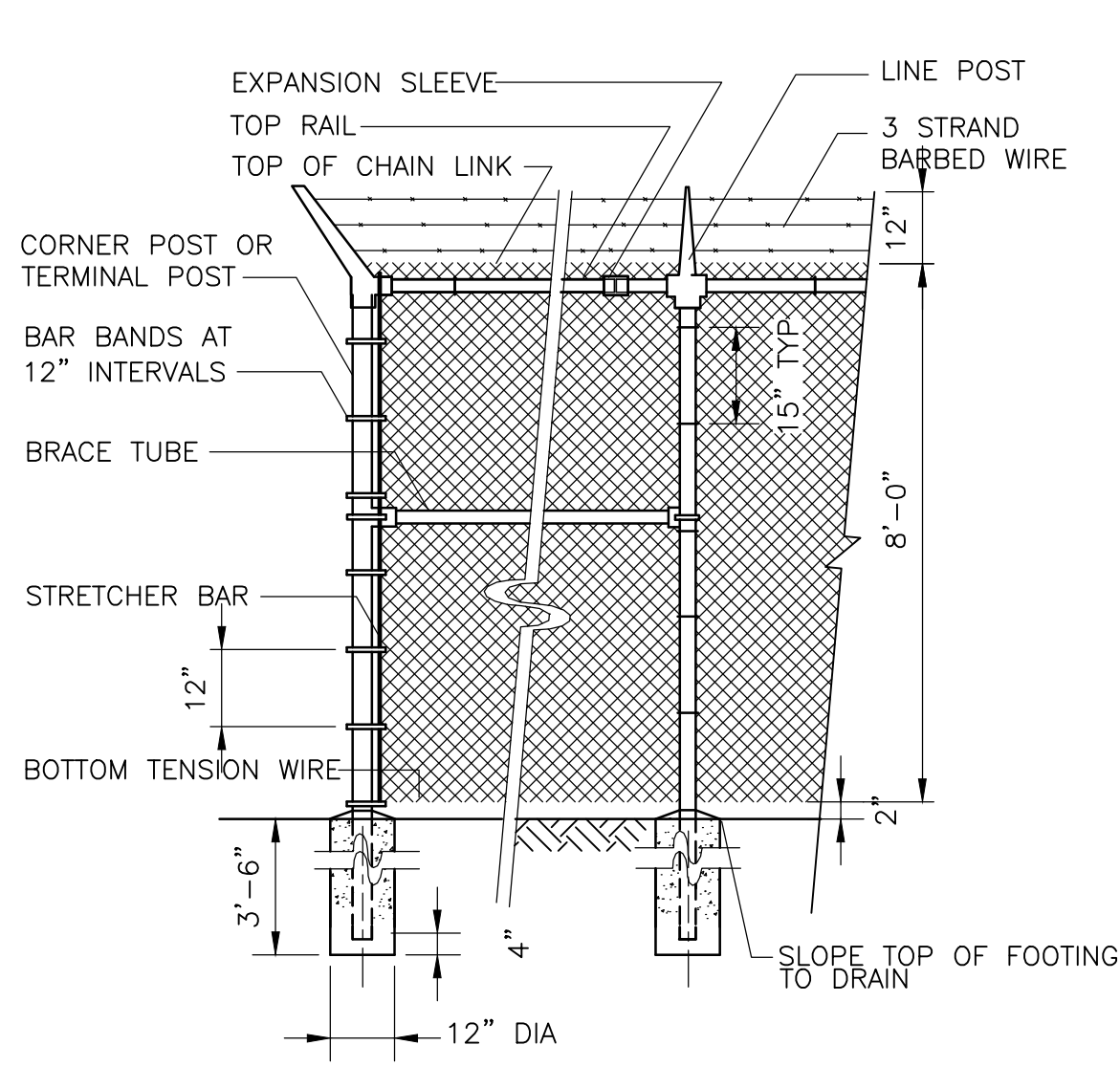
Area of Detail Date: 2/16/2022



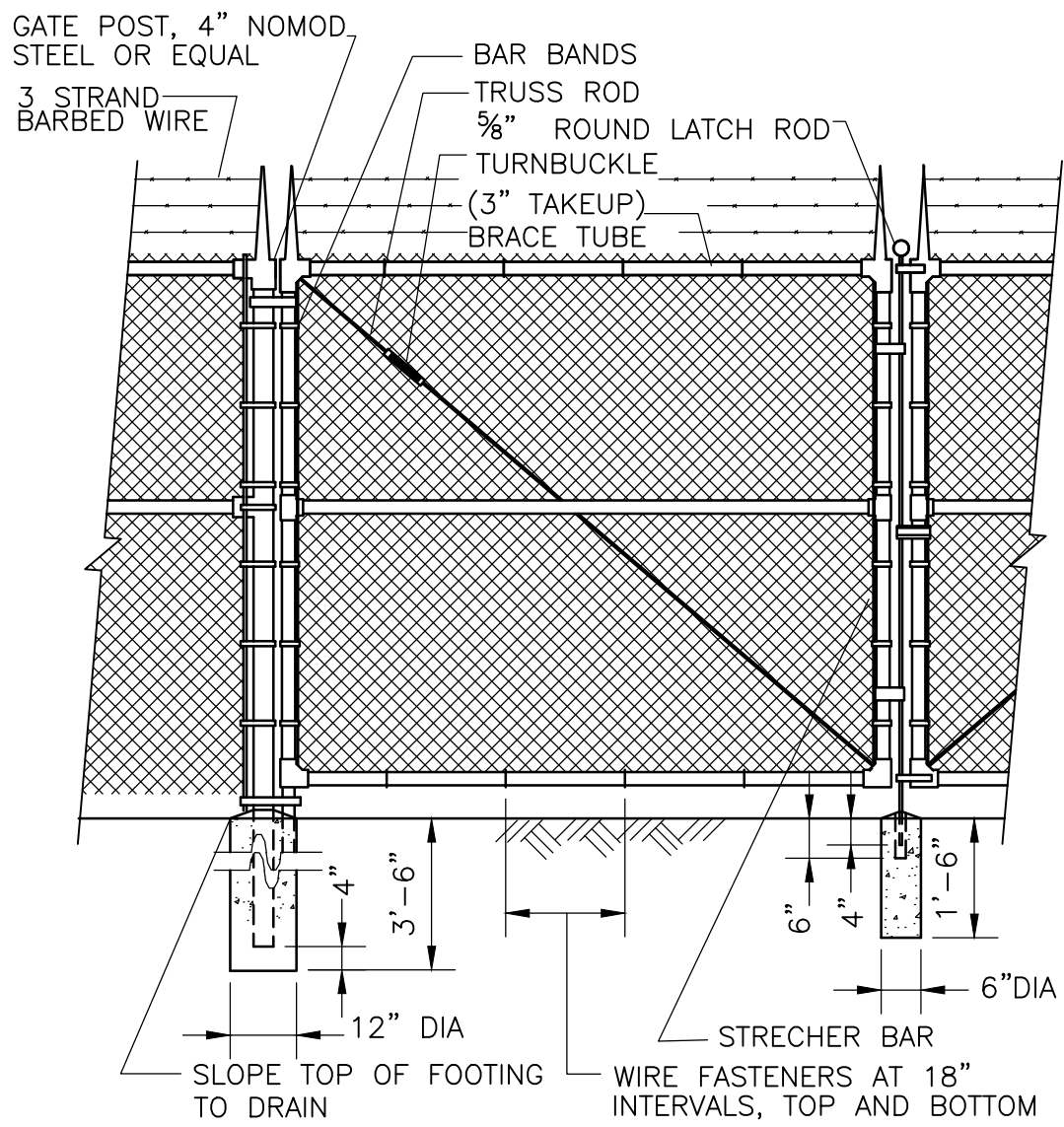
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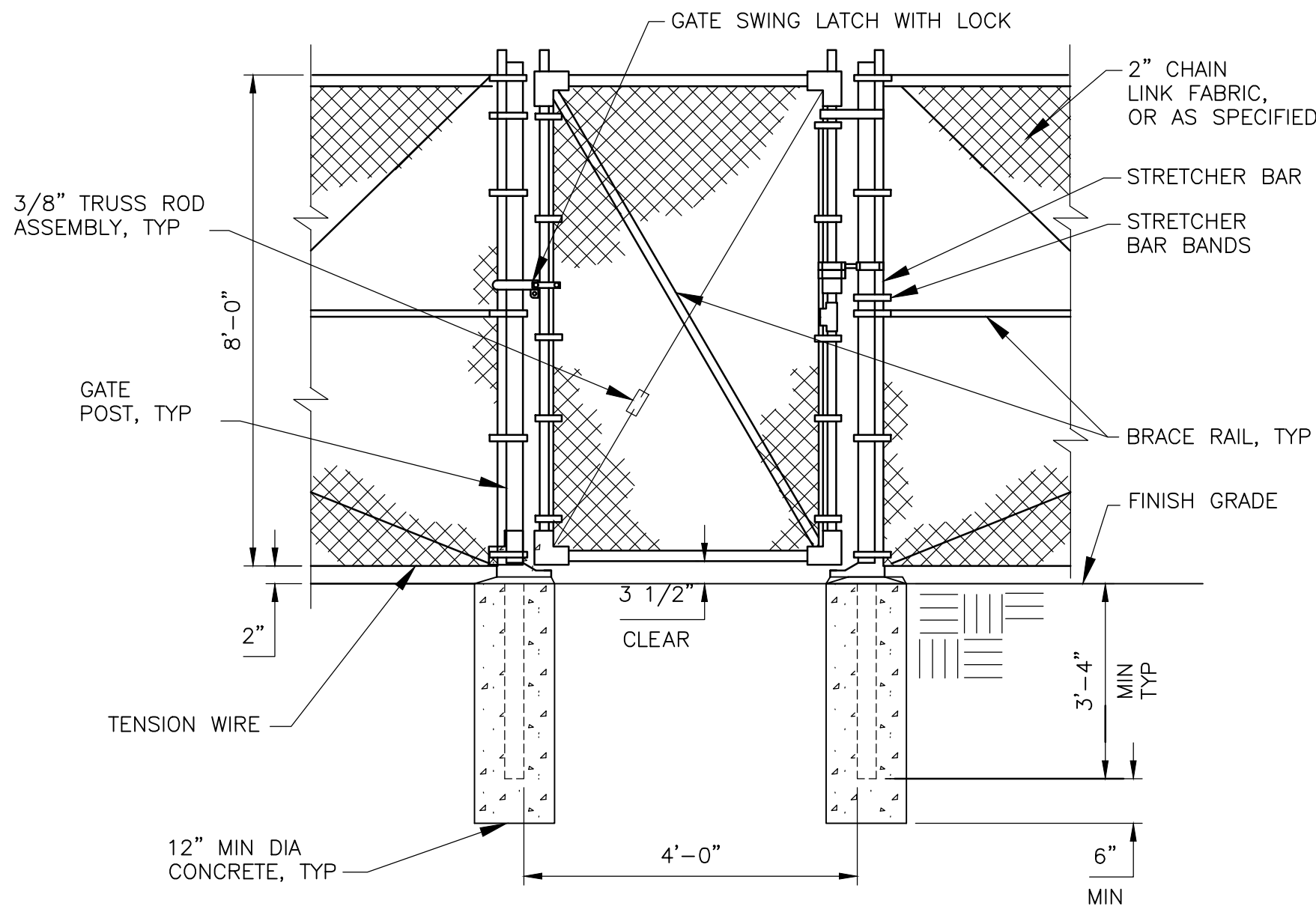
Refs: [S_2436, CDMs.22334] Images: []
Last saved by: SCHMIDT R. Time: 1/6/2022 2:12:09 PM
C:\Users\schmidt\Documents\CDM Smith Inc\265336-257688 - City of Longmont Nelson-Flanders WTP Expansion\02 Civil\10 CADD\CD01SDDT.dwg
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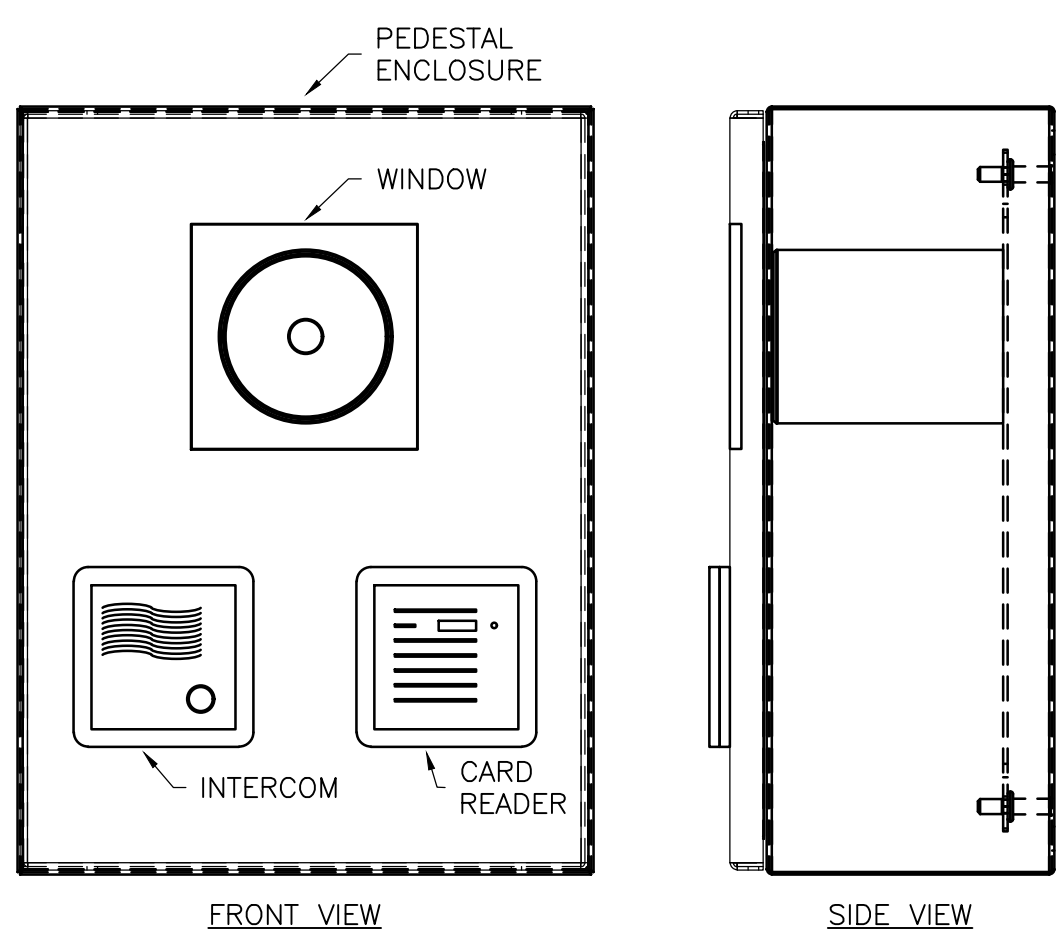
CHAIN LINK SECURITY FENCE
DETAIL 44
NTS



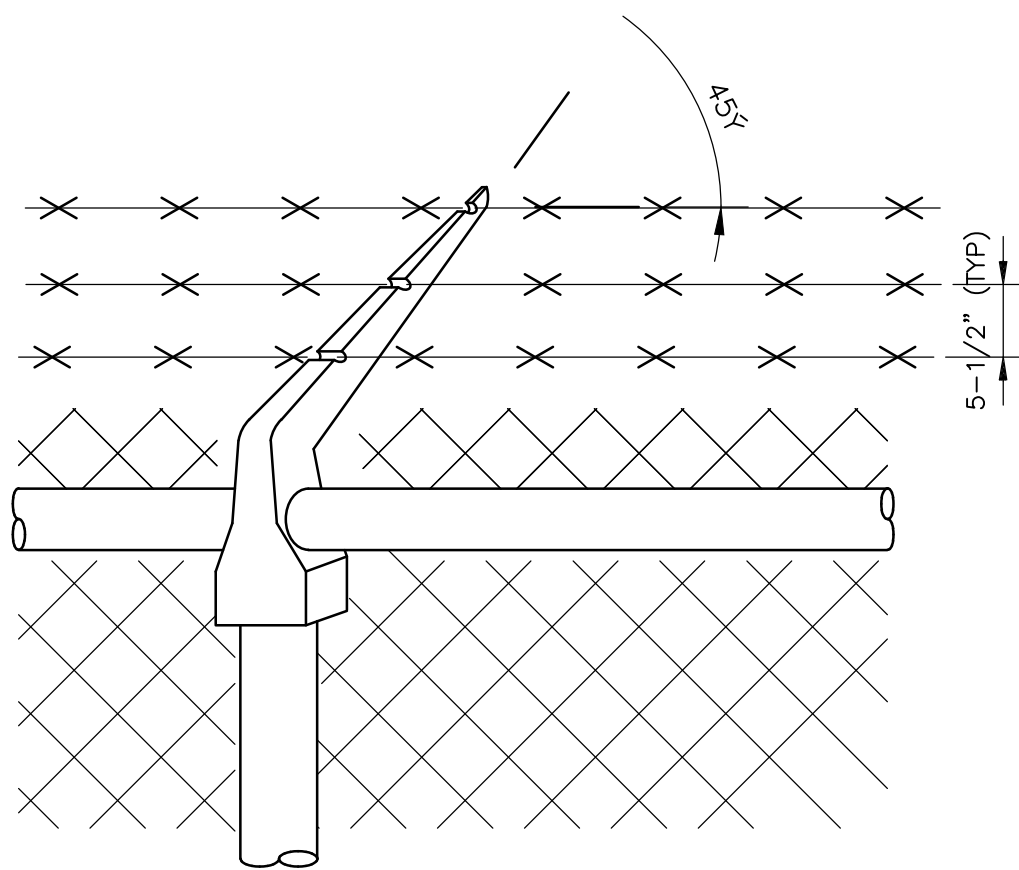
CHAIN LINK FENCE-GATE
DETAIL 45
NTS



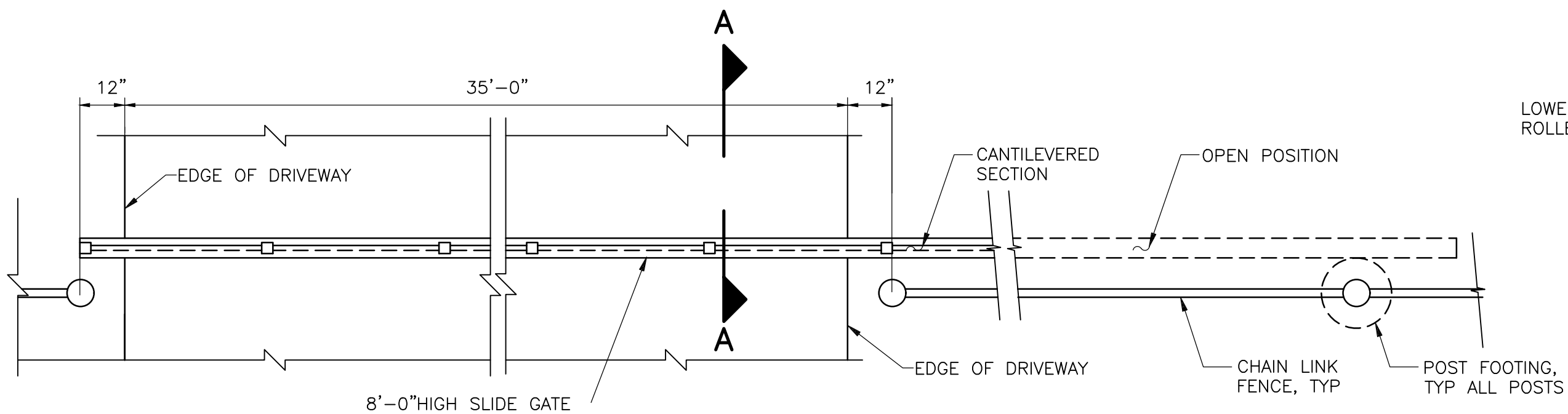
4 FOOT WIDE MAN-GATE
DETAIL 46
NTS



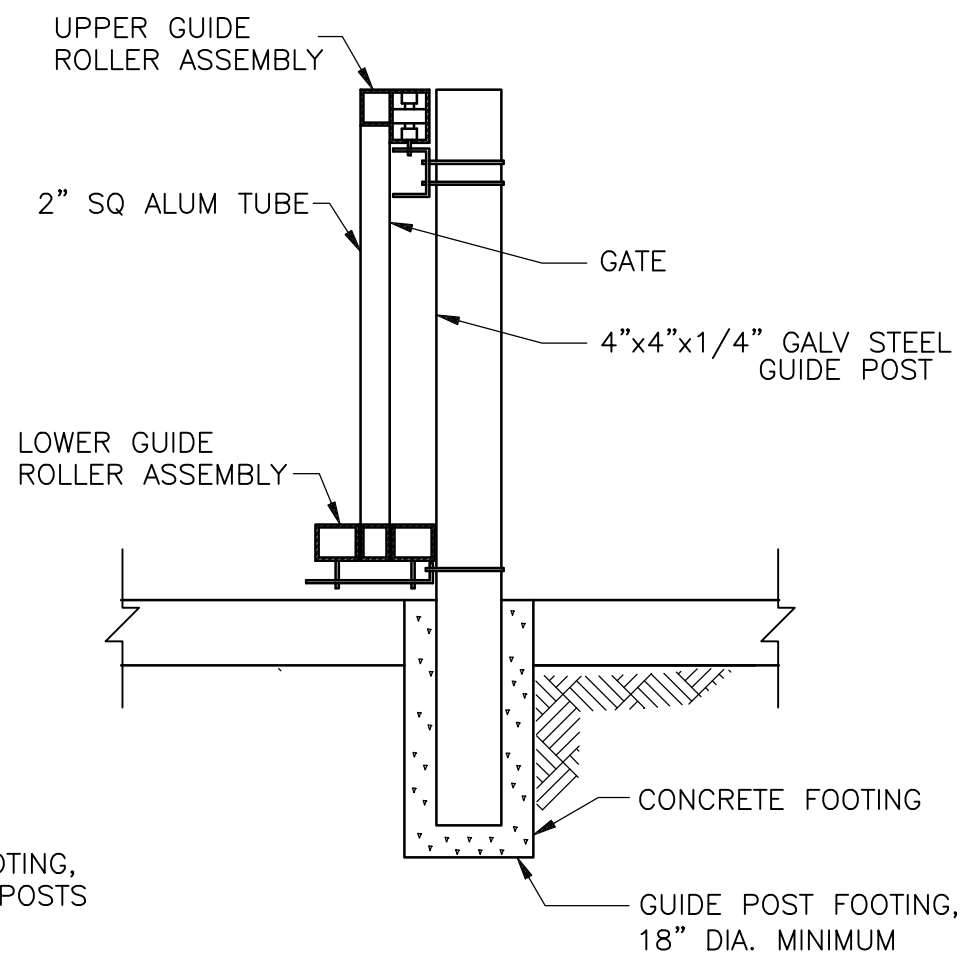
GATE SECURITY BOX
DETAIL 47
NTS



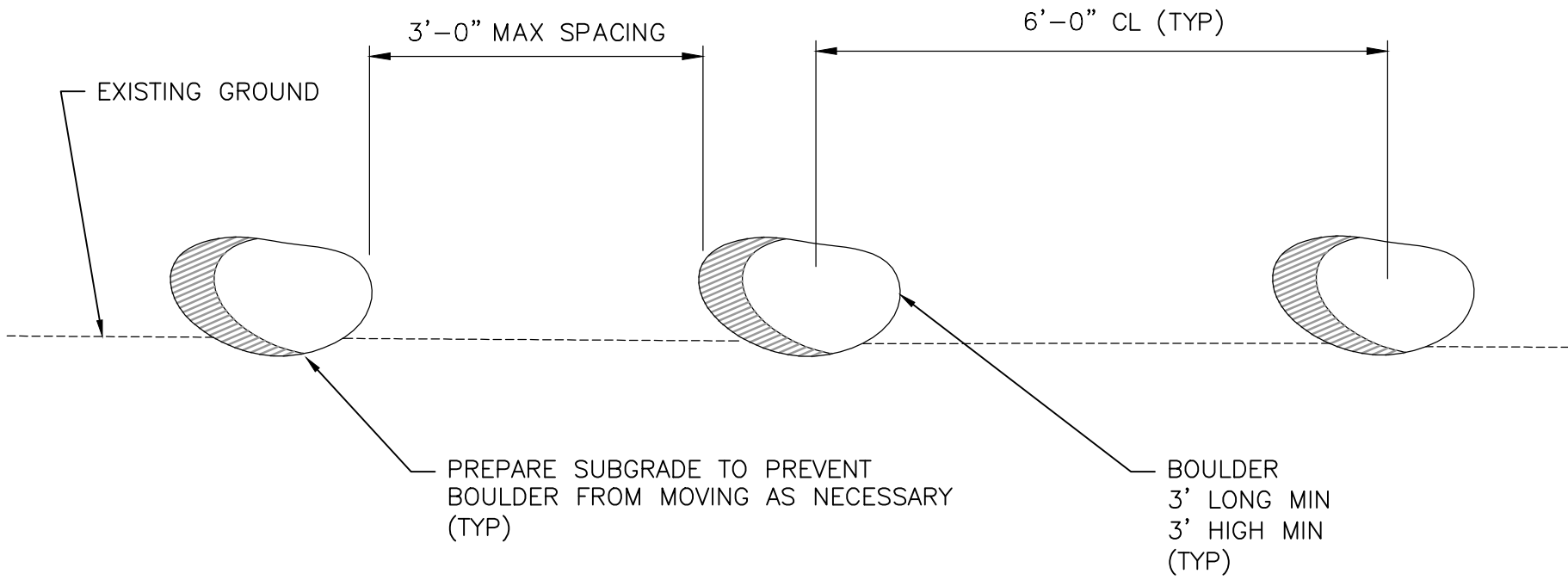
BARBED WIRE ARM WITH TWISTED AND
BARBED SELVAGE
DETAIL 48
NTS



CANTILEVER VEHICULAR ACCESS GATE
DETAIL 50
NTS



SECTION A-A



SECURITY BOULDERS
DETAIL 49
NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. SCHMIDT
DRAWN BY: R. SCHMIDT
SHEET CHK'D BY: S. NERKE
CROSS CHK'D BY:
APPROVED BY:
DATE: JUNE 2022

CDM Smith
555 17th Street, Suite 500
Denver, CO 80202
Tel: (303) 383-2300

CITY OF LONGMONT
MONTGOMERY TANK

CIVIL - STANDARD DETAILS IX

PROJECT NO. 265336-257688
FILE NAME: CZ08SDDT.DWG
SHEET NO.
CZ-09



May 4, 2022

Denise Grimm, Principal Planner
Boulder County
Community Planning & Permitting Department
2045 13th Street
Boulder, CO 80302
720.564.2611
dgrimm@bouldercounty.org

E-mail Submittal

**Re: City of Longmont's Montgomery Tank Project,
Montgomery Tank Certificate of Appropriateness Review Request, Boulder County, Colorado**

Dear Ms. Grimm:

The City of Longmont (City) is hereby submitting the enclosed request for a Certificate of Appropriateness (CA) Review to the Boulder County Community Planning and Permitting Department for the Montgomery Tank Project (Project). The Project is located in Township 3 North, Range 70 West, Section 21 in Boulder County, Colorado. The City of Longmont is proposing to construct a new water tank, the Montgomery Tank, on parcel 120321000018 that neighbors/is adjacent to the Nelson Flanders Water Treatment Plant site on parcel 120321000048. The City of Longmont recently purchased parcel 120321000018 from the Estate of Donald E. Montgomery (see the enclosed Site Map with Parcels)—Deed Number 3881035, Recorded April 28, 2021. The parcel is approximately 2.5 miles east of the town of Lyons at 5435 Ute Highway, Boulder, Colorado, 80503. I understand a CA Review is necessary as the proposed Montgomery Tank project site has been designated a Boulder County Historic Landmark. The City of Longmont would like to work with Boulder County to determine if development of the Montgomery Tank within the Historic Landmark boundary would be deemed an appropriate use and meet the criteria for a CA from Boulder County.

In 1990, the Montgomery Farm was designated a Colorado Centennial Farm as a working farm owned by the same family for over 100 years. The Montgomery Farm was recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion A (association with events that have made a significant contribution to the broad patterns of our history), and Criterion C (buildings or structures that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction). The farm was designated as an Historic Landmark in 2003 (Boulder County Docket #HP-03-03) under three criteria: for its character, interest, and value as part of the development, heritage, and cultural characteristics for Boulder County; for its association with persons significantly contributing to the state; and for the embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, and indigenous materials. The Historic Landmark boundary was determined to be the entire parcel owned by

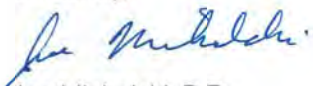
the Montgomery's at that time and corresponds to the current Montgomery Tank site boundary. The contributing buildings to the Historic Landmark designation include an 1880 Victorian style farm house, a double-wing barn (that was remodeled in 1914), a 1938 garage, a shed (date unknown), a root cellar (date unknown), an 1865 granary/shed (that was moved in the 1880s), and a privy (date unknown).

The City of Longmont understands the Boulder County Application Review Subcommittee and Historic Preservation Advisory Board (HPAB) will use the following general criteria as well as the specific criteria included in the Resolution for Docket HP-03-03 designating the Historic Landmark in assessing whether the Montgomery Tank would be an appropriate use of this site:

- The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
- Every reasonable effort has been made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.
- The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

Enclosed is a preliminary conceptual plan for Montgomery Tank and information regarding how we believe the City is approaching the design of the tank to be an appropriate use within the Boulder County Historic Landmark site, supporting the historic significance of the site by preserving/enhancing/restoring significant architectural features important to the significance of the designated Historic Landmark. We welcome your feedback and appreciate your time and consideration of our request. If there is anything further you require for the County's CA Review at this time, please contact me at joe.michalski@longmontcolorado.gov or 720.472.2031. Thank you, Denise.

Sincerely,



Joe Michalski, P.E.

Senior Civil Engineer

City of Longmont

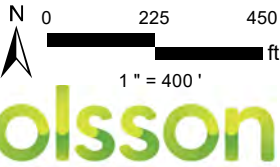
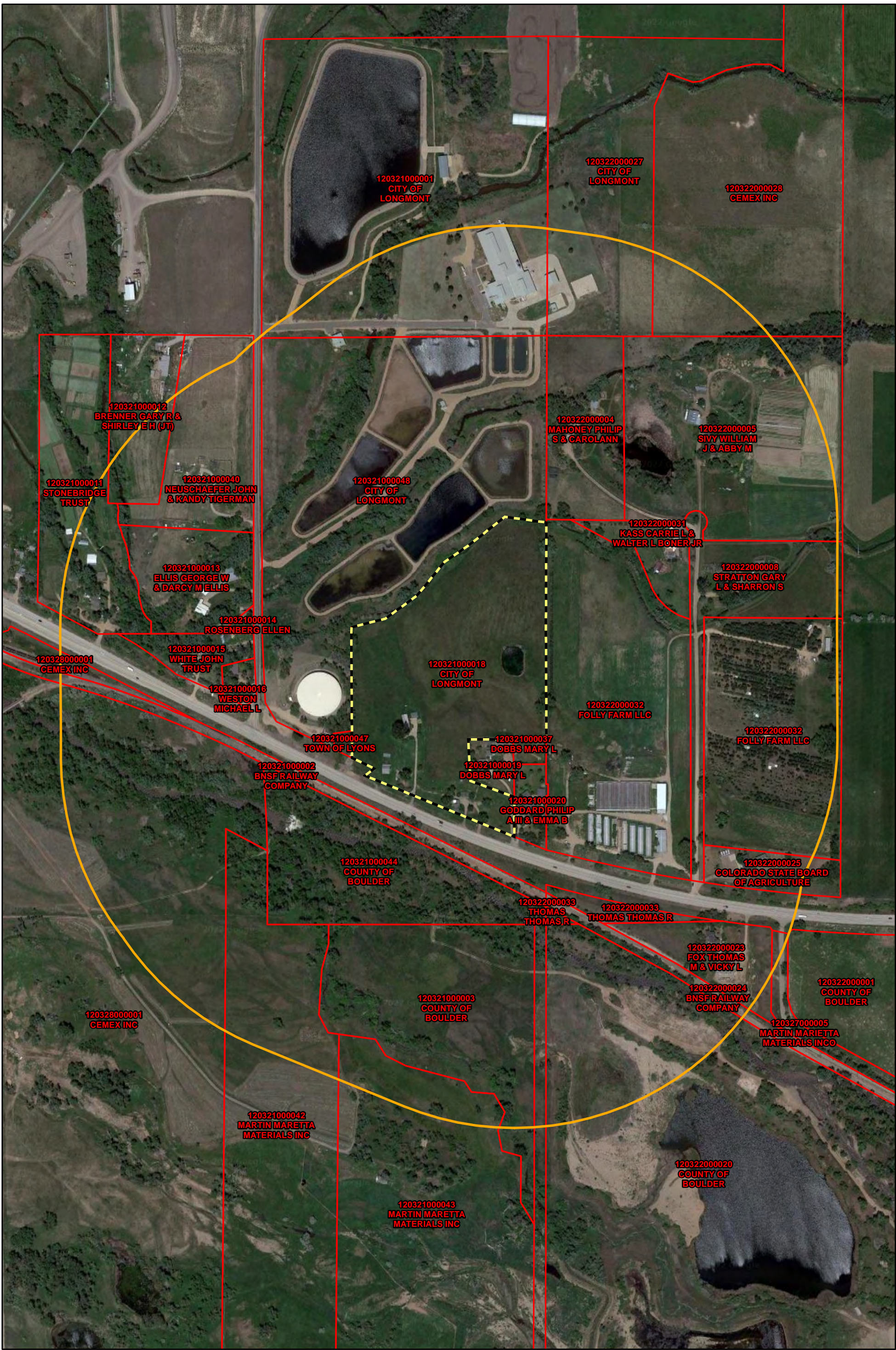
303-651-8612

joe.michalski@longmontcolorado.gov

cc: *Jon Tucker, Moltz Construction, Northern Division Manager*
Tim Rynders, CDM Smith, Discipline Leader, Treatment Processes & Piloting
Jonathan Reed, CDM Smith, Deputy Project Technical Lead
Jody Glennon, Olsson, Technical Leader / Environmental Permitting Lead

encs: *Site Map with Parcels*
Montgomery Tank Concept Figure
Preliminary Conceptual Rendering
Certificate of Appropriateness Summary with Two Attachments

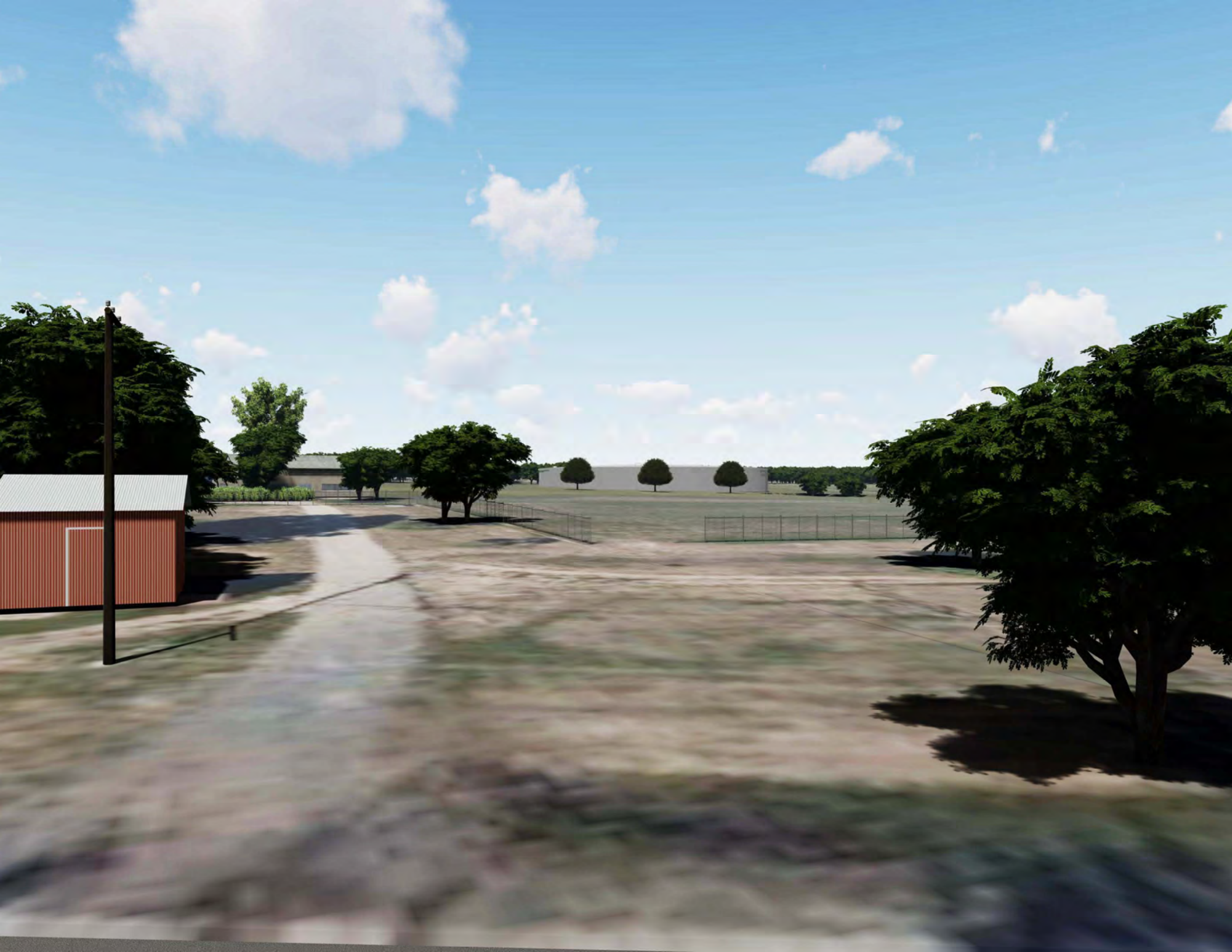
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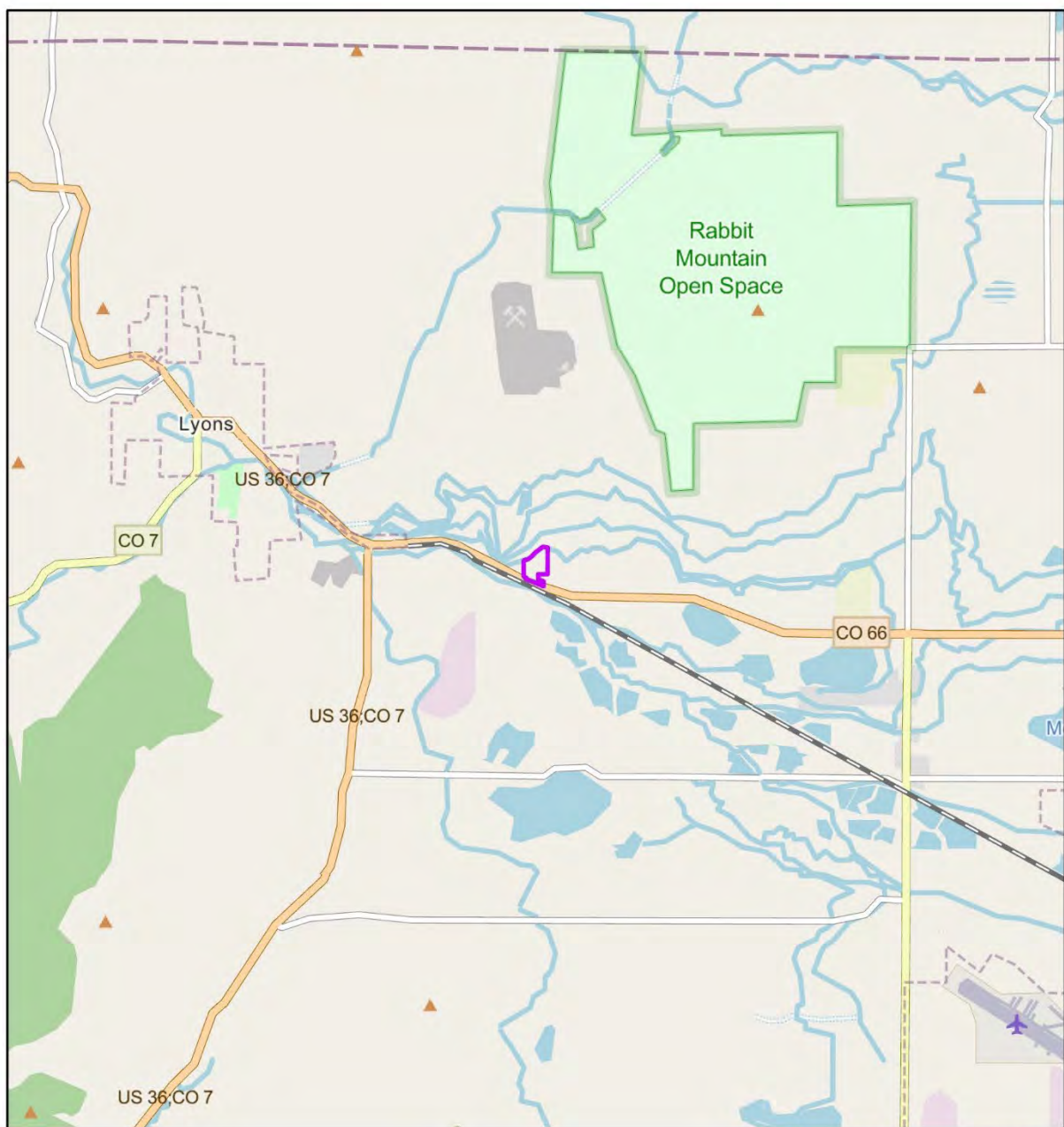


- Project Site
- 1,320-foot Buffer
- Parcel Boundary


Montgomery Tank Site
City of Longmont
Boulder County, Colorado
Site Map with Parcels







**Montgomery Farm,
5435 Ute Highway, Boulder, Colorado, 80503**

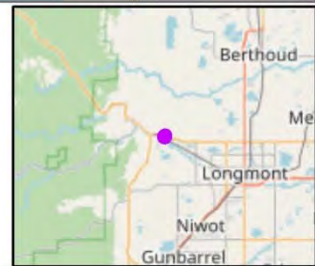
 Parcel Boundary

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1:75,000

Universal Transverse Mercator Zone 13
North American Datum of 1983


Boulder County, Colorado

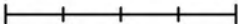


Service Layer Credits: OpenStreetMap: © OpenStreetMap (and) contributors, CC-BY-SA
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**Montgomery Farm,
5435 Ute Highway, Boulder, Colorado, 80503**

 Parcel Boundary
(19.6 acres)

0 250 500 Feet



Scale: 1:5,000

Universal Transverse Mercator Zone 13
North American Datum of 1983

Boulder County, Colorado



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Historical Background

William M. and Mary Elizabeth Montgomery, their five sons, and three daughters farmed in Pella, Iowa from 1860 to 1869. At various times during these years, the children emigrated west, most to Colorado Territory. The parents soon followed. William and Mary settled on a farm in Pella, Boulder County in 1874. In 1867 at 19 years old, Robert Bruce Montgomery came to Colorado Territory by mule team.

When Robert reached the Little Thompson River, he purchased a farm and raised livestock. He married Clara Chapman, following the death of his first wife during childbirth, in 1862. Clara was also from Iowa. In 1884, Robert was deeded 80 acres near the St. Vrain Creek from Measheak Sigler. Four individuals were issued the land patent for 160 acres in 1867 under the Scrip Warrant Act of 1855 for their service as Captain Swannick's Company Delaware Indians. They were Measheak Sigler, El-Le-Mun-Ne-Mah-Ko, Louis A. Menager, and Och-Ki-A-Nu-Wha. El-Le-Mun-Ne-Mah-Ko was the widow of Och-Ki-A-Nu-Wha, who fought in the Florida War under Captain Swannick's command.

Robert and Clara maintained their home near the Little Thompson River, while farming the St. Vrain land. After "renegade Indians" burned their home, they sold that land and moved to the new farm. The granary was intact, so Robert moved it to the St. Vrain farm in about 1886. They grew alfalfa, barley, sugar beets, corn, garden produce, and wheat. They also had a dozen milk cows. As the farm matured, Robert planted a large orchard of 300-600 apple and cherry trees. The fruit was trucked throughout Colorado and the United States (U.S.).

Robert and Clara had eight children. Charles, born in 1894, lived and worked at the farm most of his life. His sister, Ruth, returned to the farm after failed marriages. They maintained a fruit and vegetable wagon on Ute Highway to sell their milk and produce. In 1967, Charles was no longer able to farm, although he still lived there. At that time, he sold 44.54 acres to the City of Longmont. After Charles' death, Donald Montgomery, Charles' nephew, took over the farm and raised beef cattle, horses, and hay. Ruth continued to live in the farmhouse until her death.

In 1990, the Montgomery Farm was designated a Colorado Centennial Farm as a working farm owned by the same family for over 100 years. The Montgomery Farm was recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion A (association with events that have made a significant contribution to the broad patterns of our history), and Criterion C (buildings or structures that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction).

The farm was designated as a Boulder County Historic Landmark in 2003 (Docket #HP-03-03) under three Boulder County criteria:

- **Criterion 1:** The character, interest, or value of the proposed landmark is important as part of the development, heritage, or cultural characteristics of the County. “The farm is significant for its long association with the development of agriculture in Boulder County.”
- **Criterion 3:** The proposed landmark is identified with a person or persons significantly contributing to local, county, state, or national history. “The farm is significant for its association with the Montgomery family who have owned and maintained the property since the 1880s.”
- **Criterion 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 Victorian eclectic style farmhouse, double-wing barn, and vernacular outbuildings are significant as examples of typical farm buildings of their time, which maintain a high degree of integrity.”

The contributing buildings to the Historic Landmark designation are listed in **Table 1** and labeled in orange in **Figure 1**. Photos of the contributing buildings were taken February 28, 2022, to provide a visual update on their current physical integrity (**Figures 2** through **9**).

Table 1. Montgomery Farm historic buildings.

Building	Date Built
Victorian Style Farmhouse	1880
Double Wing Barn	Remodeled 1914
Garage (northeast of the house)	1938
Shed (northeast of the garage)	Date unknown
Root Cellar	Date unknown
Granary/Shed	1865/moved in 1880s
Privy	Date unknown

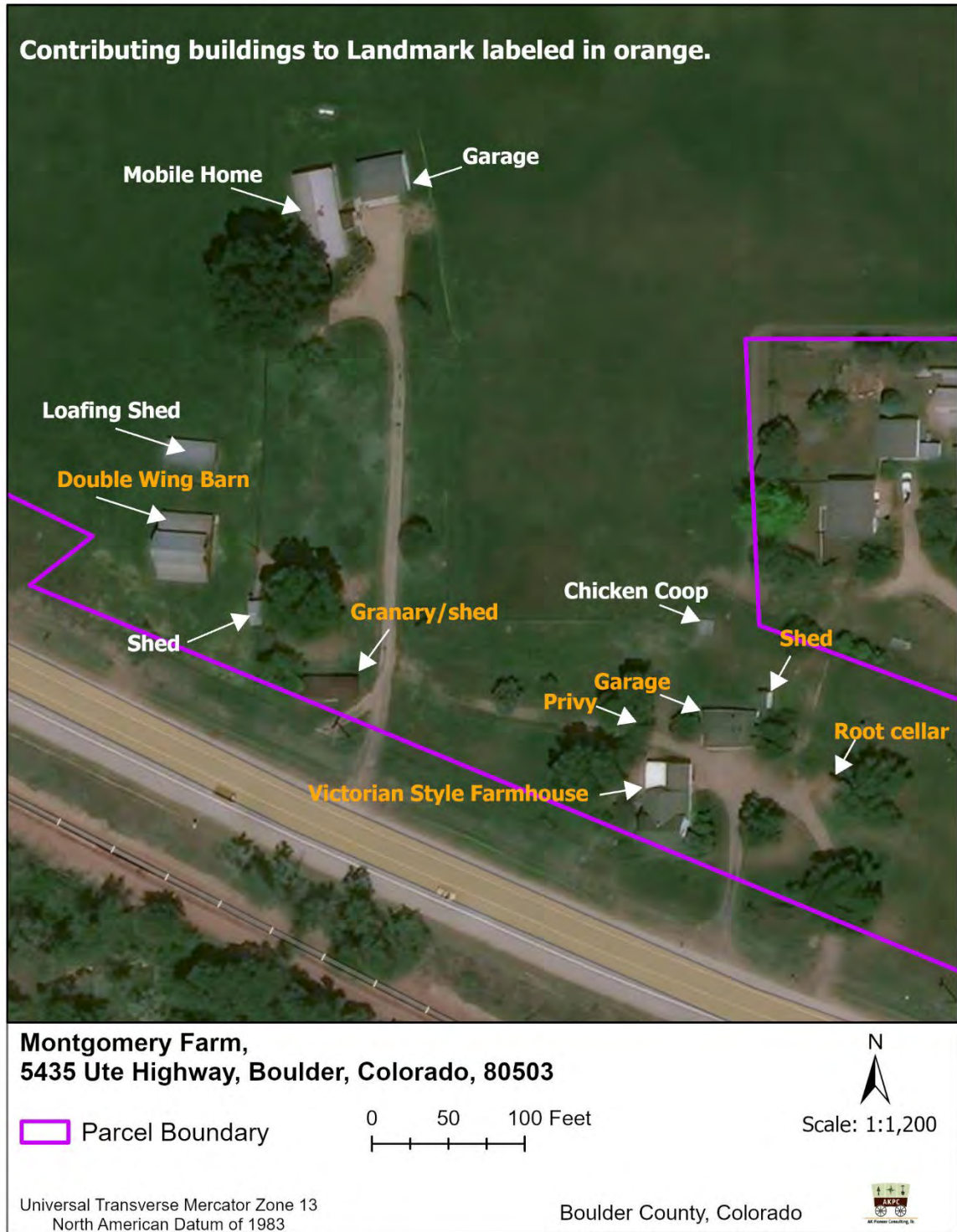


Figure 1. Montgomery Farm historic buildings.



Figure 2. Victorian style farmhouse, front elevation.



Figure 3. Victorian style farmhouse, northeast elevation.



Figure 4. Garage northeast of the house.



Figure 5. Shed northeast of the garage.



Figure 6. Privy.



Figure 7. Root cellar.



Figure 8. Double wing barn.



Figure 9. Granary/shed.

Montgomery Tank Project

The City of Longmont is replacing the tank at the corner of Highway 66 (Ute Highway) and North 53rd. That tank needs to be replaced due to its condition. The City of Longmont would like to construct a new tank in a more secure location. A new water tank, referred to as the Montgomery Tank, is being considered for construction on a parcel that was recently purchased by the City of Longmont. The parcel is approximately 2.5 miles east of the town of Lyons at 5435 Ute Highway, Boulder, Colorado, 80503. The parcel is approximately 19.6 acres and is a designated Boulder County Historic Landmark.

A preliminary conceptual plan for the new Montgomery Tank has been developed for the Project. As designed, all proposed Project facilities would avoid all historic buildings on the property (**Figure 10**). The facilities include the water tank, an equipment shed, an access road, and connecting pipelines. The water tank would be gray concrete, 234 feet in diameter, and partially buried with 23 feet above grade and 5 feet below grade. The water tank would be located approximately 122 feet southeast of the northwest property line. Trees and shrubbery would be planted to screen views of the tank and security fencing surrounding the tank from the Historic Landmark buildings and Ute Highway. The equipment shed would be behind the tank. Three buried connecting pipelines would cross the parcel between the Longmont tank located on the neighboring parcel to the west and the proposed tank. All other buried connecting pipelines are outside of the Historic Landmark parcel boundary. The proposed access road entrance is on the north side of the Longmont tank that resides on the parcel to the west. The access road would enter the Historic Landmark property along the northwestern edge of the parcel boundary. All areas of ground disturbance would be reclaimed. A conceptual rendering of the tank location illustrates the view of the proposed tank from the entrance to the property near the granary/shed (**Figure 11**).

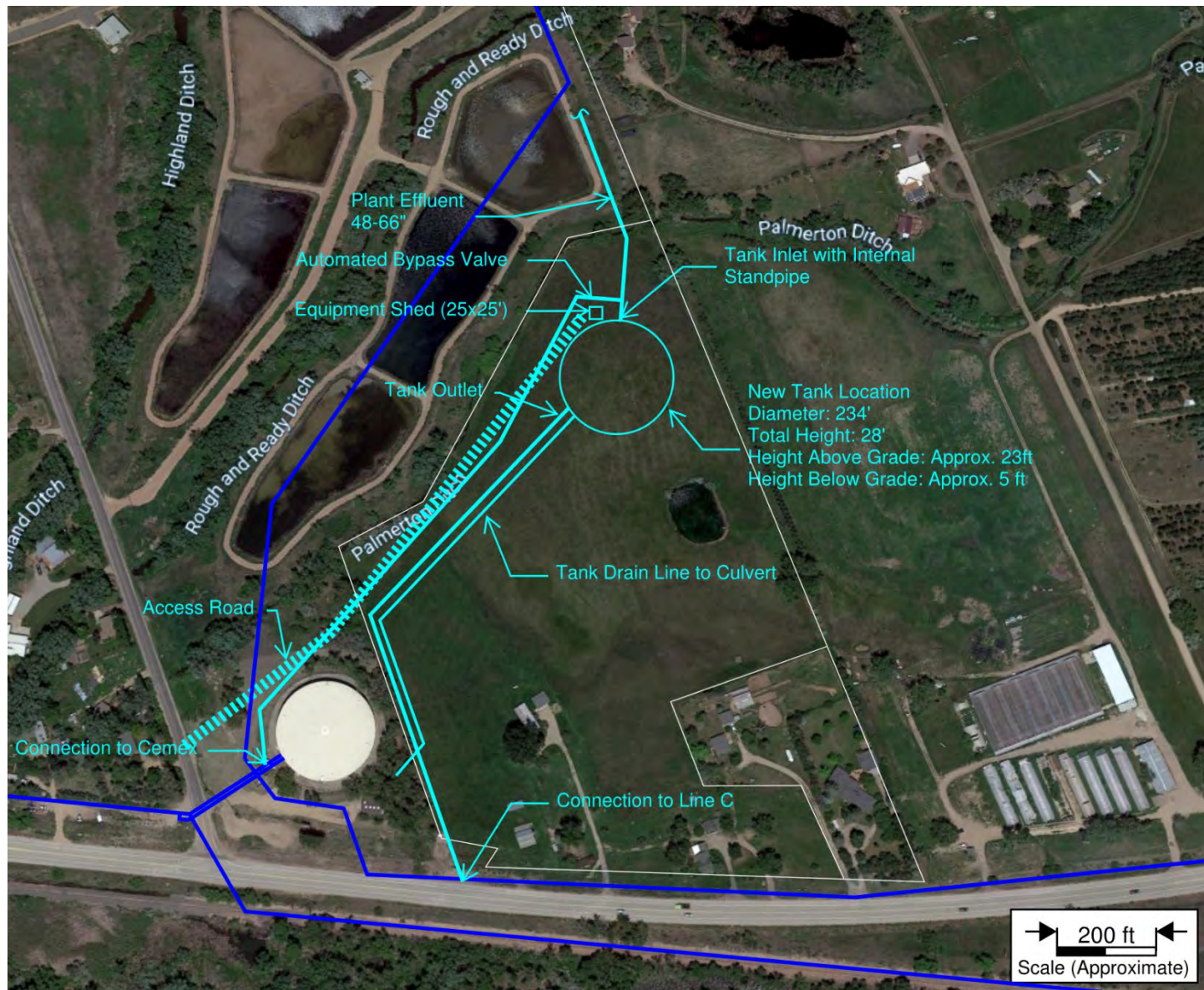


Figure 10. Preliminary Project design.



Figure 11. Conceptual rendering of Montgomery Tank location, from entrance road near the granary/shed (red building in foreground).

The Montgomery Farm Historic Landmark was designated as such with the specific requirement that “alteration of any exterior feature of the landmarked structures or construction within the landmarked site area shall require review and approval of a Certificate of Appropriateness (CA) by the County under its Historic Preservation Regulations.”

The following paragraphs address the criteria under Section F, Criteria for Approval of Alterations Request Under Certificate of Appropriateness, of Article 15-600 of the Boulder County Land Use Code.

- a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.

Construction of the new tank and associated features in the current proposed location on the property would have no impact to the historic significance of the property related to the development of agriculture in Boulder County or its association with the Montgomery family, nor would there be direct impacts to the buildings. There would be an impact to the immediate setting of the property, which is not an important aspect of its historic integrity or significance. The setting is already compromised by the presence of more modern residential structures on the east and northeast adjacent parcels, 5475 Ute Highway and 5461 Ute Highway, the water plant to the north, buildings associated with the Folly Farm to the east, the Longmont Tank to the west (**Figure 12**), and Ute Highway along the southwest border of the Project site. **Figure 13** shows the current viewshed from the farmhouse complex towards the proposed location of the tank with the water plant in the background. The new water tank would blend with the water plant complex in the distance. Installation of the tank in the preliminary design location with vegetation screening measures would not further degrade the existing setting of the property.



Figure 12. View from northwest corner of the double wing barn—the Longmont tank is approximately 321 feet from the double-wing barn.



Figure 13. View north from the farmhouse complex towards proposed water tank location. Water plant in background.

- b. Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.

The current proposed location of the new tank on the Montgomery Farm would be approximately 906 feet northeast from the farmhouse and 614 feet from the nearest outbuilding (the garage of the mobile home), which increases the distance between it and the architectural resources on the property. The tank and associated facilities would be located farther away from important buildings thus preserving the architectural features that make the farm significant.

- c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

The preliminary design for the new tank is gray concrete that would blend in with the background structures. The tank would be partially buried 5 feet lowering its profile to match the height of nearby buildings while giving the perception of another outbuilding associated with the water plant in the distance. Trees and shrubbery would provide screening from all views of the contributing architectural features. Areas of ground disturbance would be reclaimed to return the vegetation to its current condition. These measures to reduce the visibility of the Project from the Historic Landmark structures help to diminish potential adverse impacts to the setting. Over time, as the trees and shrubbery mature, visitors to the Montgomery Farm would not be distracted by the Project and the historic character of the farm would remain intact.



Google street view



Google street view



Google street view



Google street view



Google street view



Google street view