



## 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](http://www.BoulderCounty.gov)

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### 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:

**BP-25-0895: 7875 N 95<sup>th</sup> Street**

Request: New electrical service to building

Location: 7875 N 95<sup>th</sup> Street

Zoning: Agricultural (A) Zoning District

Owner/

Applicants: Sunil Sumanth and Elizabeth Amanda Kollipara

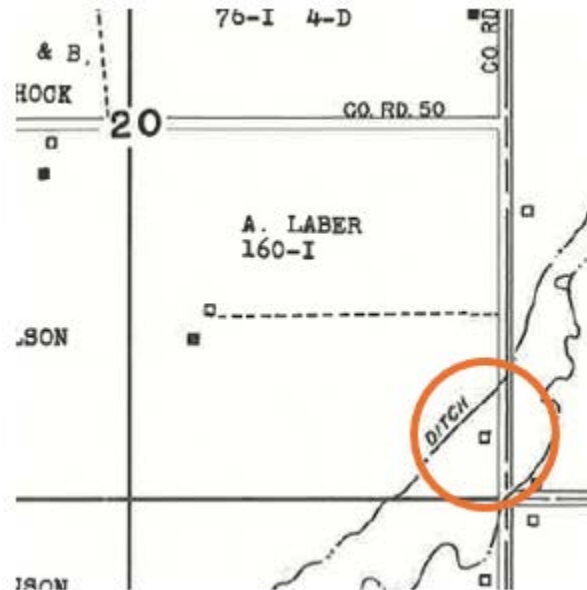
#### PURPOSE

The role of the subcommittee is to first determine whether the historic building is eligible for landmark status with Boulder County, and then, if it is, to comment on the proposed new electrical service to the building.

#### BACKGROUND

The building in question is the northernmost building at 7875 N 95<sup>th</sup> Street and is situated parallel to and approximately 60 feet from the road. The earliest recording of the building found yet is on the 1948 Boulder County Assessor's card which has a photograph, and a simple plan labeled "beet shack." The term refers to the housing for farm workers and their families who worked in the beet fields. The three-room structure was about 500 square feet in size. It had a coal stove but no electricity or plumbing and was noted as in "good" condition. Subsequent Assessor's cards date the building to 1900.

The beet shack is on a parcel that is about 9 ½ acres in area. The parcel was created in 1963 when it was sold off by the then owner Alexander Laber. The entire 160 acres making up the southeast quarter of Section 20, Township 2N, Range 69, was all one parcel from the 1870s until the 1960s.



Marden Map, 1953; the beet shack circled on the 160-acre Laber farm

In 1998, an Architectural Inventory Form was completed for the 64 acres that remained of the Laber farm, addressed as 8003 N 95<sup>th</sup> Street. That report went into the history of the 64 acres but unfortunately did not mention the portions already sold off, so the beet shack was not brought up.

Sugar beet farming in Boulder County had been established by at least May of 1904 as “two cars of Russian beet workers” were reported by the Longmont Call as arriving. The Great Western Sugar factory opened in Longmont shortly after in 1905. Russian and German migrant potato workers were the first recruited to do the strenuous work, not only because of their familiarity with the sugar beet but also because they were already in the U.S. after leaving their homeland due to severe drought which then caused famine. Hispanic workers, primarily Mexicans, followed and created the largest workforce, primarily leaving their home due to the Mexican Revolution and the pull of the stronger U.S. economy. Smaller groups of Japanese and Native American laborers also worked in the sugar beet industry.

The housing for the migrant workers varied. The Great Western Sugar Company recruited and kept workers by providing housing near their factories which were in several Colorado towns including Brighton, Fort Collins, Fort Morgan, Greeley, Loveland, and Longmont. The housing was grouped together and created ethnic neighborhoods. Early on, they were referred to as “shantytowns,” but with the transition to Hispanic workers, they were

referred to as *colonias*. Longmont's *colonia* was small with only about 20 houses. Many other workers and their families were housed at the beet farms on which they worked. The housing condition was dependent upon the landowner and ranged from inadequate to good. The U.S. Census records for the Niwot precinct show entries with as few as one person living at a location to as many as fifteen with multiple children and several in-laws under the same roof.

The U.S. Census records are a wealth of information on the families with the biggest hole being the exact location of their home. The towns and cities list address numbers and street names, however, the rural areas do not. Census takers skipped properties where nobody was home and then circled back around later to pick them up but usually did not track on the sheets their location, their route, nor their method to catch all the families. The 1950 U.S. Census for the Niwot precinct is a rare case where the taker did note their location and, if nobody was home, went so far as to direct the reader to the sheet where they did catch the family.

For the research on the beet shack, the most important information the census listed was whether a family owned or rented their home, where the inhabitants were born, when they immigrated if applicable, and their occupation.

The 1910 U.S. Census for the Niwot precinct lists only two Russian/German families, both with the surname of Butherus, both renting their homes, and arriving in 1902 and 1906 respectively. Only the family that arrived in 1906 is listed as farming, and the 1910 census didn't differentiate between different kinds of farmers.

The 1920 U.S. Census for the Niwot precinct lists only one Austrian/German family, the Schwitzers, as immigrating since beet farming was introduced to the area. They arrived in 1909, rented their home, and were listed as farming. Two families with Spanish surnames appear in the 1920 Census for the area. The Gbarra family arrived in 1919 from Mexico, and the Apodacas didn't technically immigrate as they were from New Mexico. Both families rented their homes, and both heads of house worked in the railroad industry. The census records still were not tracking beet farmers separately.

The 1930 U.S. Census for the Niwot precinct lists substantially more migrant families, most of them with Spanish surnames. With the laborers on beet farms, often only the head of the house is listed as working on the farms, however, it is understood that usually the entire family worked in the fields. The Carmon family immigrated in 1926 from Mexico, and the eldest son worked in a coal mine. The Marintez [sic] family came from New Mexico and worked on a farm. The Anaya couple, also from New Mexico, boarded with the Marintez family and worked on a farm. The Jorupa couple were from New Mexico, but the husband, Ortego, is listed as a laborer on a beet farm. The Wagner family was from Russia, with the husband immigrating in 1901, and the wife in 1912, and they worked on a farm. Frank Espinoza came from New Mexico and worked on a beet farm. The Guana family and son-in-

law, Chris Padilla, came from New Mexico, and they worked on beet farms. The Juan Padilla family and in-laws, the Suasos, were from New Mexico and were beet laborers. The Calderon family came from Mexico in 1917 and worked on beet farms. The Stuttgart family immigrated from Russia in 1907 and worked on a farm not specified as a beet farm. The Flores family came from Mexico in 1926 and worked on beet farms. The Hernandez family came from New Mexico, and the head worked in a coal mine. Brother-in-law, Manuel Valdez, also from New Mexico, lived with them and worked on a beet farm along with boarder, Jessie Muriz, who came from Mexico in 1917. The Duran family were from New Mexico and were beet laborers. The Chavez family came from New Mexico and were listed as farmers. The Sauztrez family and their lodgers, the Saiz men, were from Colorado and worked on beet farms. The Garcia family came from Mexico in 1918 and worked on beet farms. The Fladung family came from Russia in 1908, were listed as farmers and, unlike everyone listed before them here, owned their home. The Romero family came from New Mexico and were beet laborers. The Peppler family immigrated from Russia in 1908 and worked on a farm. Their boarder, Arthur Soal, came from Germany in 1923 and worked on a farm. The Ross family came from Germany in 1920 and worked on beet farms. The Calisdar Duran family came from Mexico in 1914 and worked on beet farms. The Corral brothers and their lodger, Monares, came from Mexico in 1900, 1921, and 1926, respectively, and were beet laborers. The Salaz family came from Mexico in 1920 and worked on beet farms. John Alfas came from Greece in 1906 and worked on the railroad. The Japez family came from Mexico in 1911 (?) and worked on the railroad. The Montoya family came from New Mexico, and the head worked in an alfalfa mill. The Trujillo family came from Colorado and New Mexico, and the head worked in an alfalfa mill.

The 1940 U.S. Census continued in the same way.

Researching each of the surnames of the migrant workers did not reveal who lived in the beet shack. Some of the names were found in local newspaper articles, and sometimes the articles listed the farm owner of the property on which the migrant worker lived. None, however, were found to relate to any of the owners known for 7875 N 95<sup>th</sup> Street.

Another source of names are articles listing sugar beet laborers who were recipients of gold buttons for their proficiency at beet farming. These were grouped by the Fieldman and the Dump at which the beets were collected and listed by the farmer associated with the laborer. Unfortunately, these also did not produce any answers. There is the possibility that the farmers listed are not the owners of the farm but are also renting and should be looked at closer.

Mike Laber, grandson of Alexander Laber, who once held all of Section 20, Township 2N, Range 69, has been emailed enquiries regarding the beet shack but has yet to be heard from. Family members of farmers of that time and area should also be asked if they know anything further about the beet shack.

A comprehensive study of resources has not been completed as there is an abundance of primary sources available to be explored including those referenced in the two volumes of Marjorie K. McIntosh's *Latinos of Boulder County, Colorado, 1900-1980*, those in the historical context *Silver Wedge: The Sugar Beet Industry in Fort Collins* by Eric Twitty with SWCA Environmental Consultants, and the extensive collection on sugar beets, sugar beet farming, and the Great Western Sugar Company held by Colorado State University.

In summary, the history of the beet shack at 7875 N 95<sup>th</sup> Street continues to be a mystery.

If the beet shack is found to be eligible for landmark status, owners Sunil Sumanth and Elizabeth Amanda Kollipara want to keep the building, but they also want to explore ideas that would satisfy their mortgage company without requiring flood insurance for the building.

In anticipation of keeping the building, the owners are asking to upgrade the electrical unit from 30 amps to 50 amps under BP-25-0895. The unit would be located on the side of the building.

### **15-501 Criteria for Landmark Designation**

A. In determining whether a structure, site, or district is appropriate for designation as a historic landmark, HPAB and the Board shall consider whether the landmark proposed for designation meets one or more of the following criteria:

1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
2. the proposed landmark as a location of a significant local, county, state, or national event;
3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
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;
5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
6. the proposed landmark's archaeological significance;
7. the proposed landmark as an example of either architectural or structural innovation; and
8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

## **RECOMMENDATION**

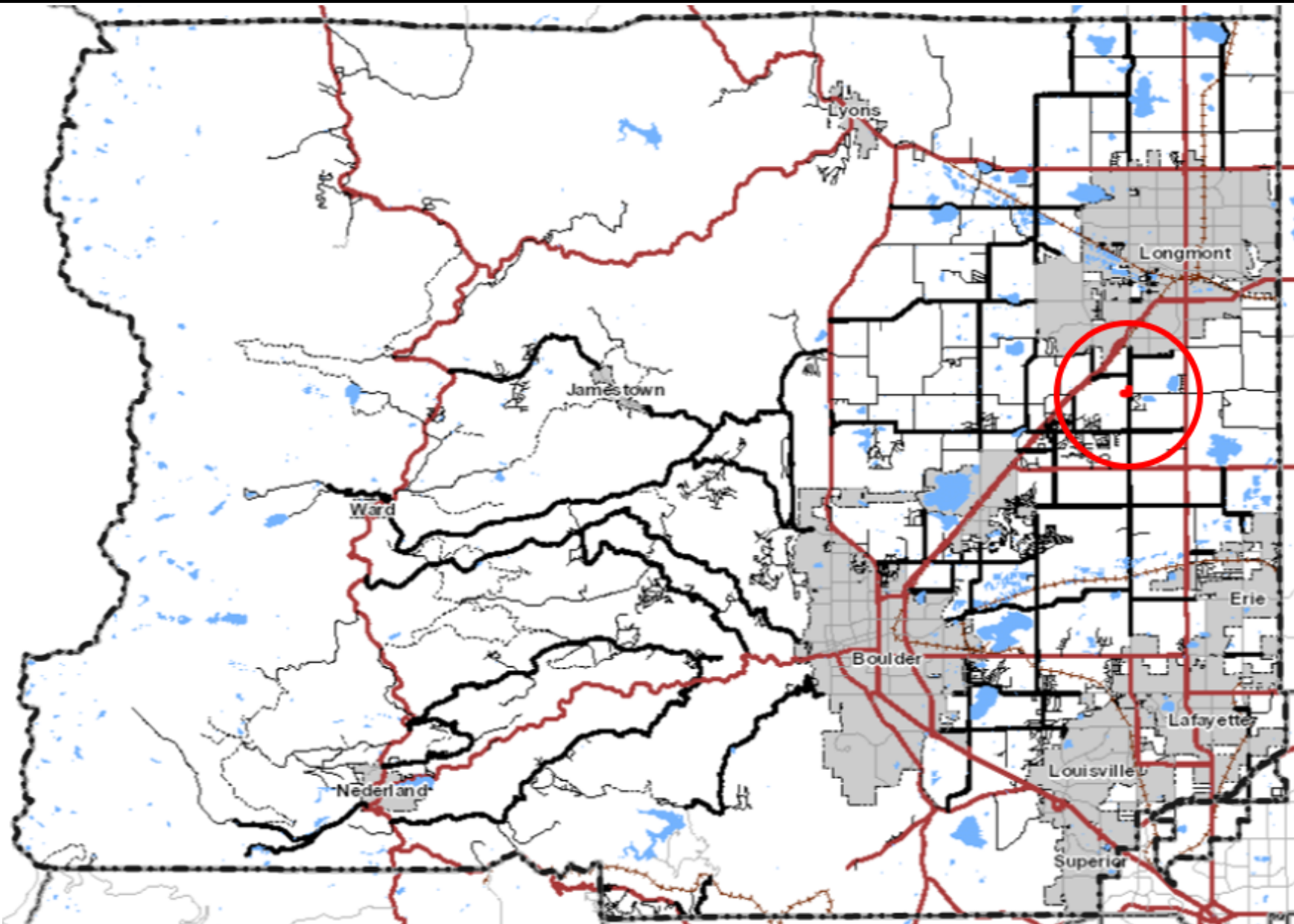
Regardless of the lack of knowledge of its social history, the beet shack symbolizes a rarely represented community in the county. Whether its inhabitants were Russian, German, or Hispanic, they were still marginalized migrant workers and not afforded equal status to that of the surrounding landowners (upon whose farms Boulder County normally bestows landmark status). Indeed, the fact that the past inhabitants aren't known and may never be known is poetic in its drawing of parallels and is exactly why it should be considered eligible for landmark status. Therefore, preservation staff recommends that the HPAB find the beet shack eligible for landmark status under Criterion 1 for its association with the underrepresented migrant workers of Boulder County, and for its association with the sugar beet industry of Boulder County.

Preservation staff also recommends approval of BP-25-0895 as submitted.



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2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

**7875 N 95TH STREET  
UNINCORPORATED**



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Approx. 1 inch = 1000 feet

4/17/2025

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Approx. 1 inch = 150 feet

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Approx. 1 inch = 150 feet

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4/17/2025

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# BOULDER COUNTY HISTORIC SITES SURVEY

## OAHP Use Only

- ☐ Determined Eligible
- ☐ Determined Not Eligible
- ☐ Nominated
- ☐ Listed
- ☐ Need Data
- ☐ Contributing to NR District
- ☐ Not Contributing to NR District

## MANAGEMENT DATA FORM

State Site Number: 5BL6974

Temporary Site Number: 625112

## IDENTIFICATION

Resource Name: Laber Farm

Address: 8003 North 95th Street

Location/Access: This property is located 1/3-mile west of North 95th Street, and 1/4-mile south of Ogallala Road.

Project Name: Boulder County Historic Sites Survey

Government Involvement: Local (Boulder County Parks and Open Space Department)

Site Categories: buildings

Located in an Existing National Register District? No

District Name: N/A

Owner(s) Address: H.A. and Annette M. Laber  
8003 North 95th Street  
Longmont, CO 80501

### Boundary Description and Justification:

This property is comprised of a farmhouse, a barn with an attached loafing shed, and several outbuildings including, a privy, two storage sheds, a wood granary, two machine sheds, two metal grain bins, a silo, a railroad boxcar with an attached storage structure, a pumphouse for a stock tank, an oil shed, a scale house, and two chicken houses.

Acreage: 64

## ATTACHMENTS

HABS/HAER Form: No  
Building/Structure Form(s): Yes  
Sketch Map: Yes  
USGS Map Photocopy: Yes  
Photographs: Yes

## LOCATION

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County: Boulder

USGS Quad: Niwot, Colorado 1967; photorevised 1979, 7.5 Minute

Other Maps: Marden Maps. Boulder County Ownership Plat, Map B4, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

Legal Location:  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  Section 20, Township 2 North, Range 69 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 488240      Northing 4440880

## ELIGIBILITY ASSESSMENT

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National Register / Local Landmark

		Does not meet any of the below National Register Criteria
n/a	n/a	Qualifies under Criteria Considerations A-G
xx	xx	Criterion A. (Associated with events that have made a significant contribution to the broad pattern of our history)
		Criterion B. (Associated with the lives of persons significant in our past)
xx	xx	Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents 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)
N/A	N/A	Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory)

Level of National Register Significance: Local

Condition: good

Additional Comments:

n/a

Eligibility Recommendation: eligible

## STATEMENT OF SIGNIFICANCE

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According to Boulder County Assessor records, the southeast quarter of section 20 Township 2 North Range 69 West, where this farm is located, was homesteaded by Daniel L. Tracey in January 1874. Tracey owned this land at least until the early 1890s, as the "Directory of Farmers for Boulder County in 1892" lists Tracey as the owner of 320 acres here in section 20, as well as in section 29. This farm complex was developed in the early 1900s, and by 1940, the quarter section was owned by Ray and Dagmar (sp?) Reynolds, who leased it as a tenant farm. In 1947, the Reynolds sold the farm to Alexander and Pauline Laber. The Labers had previously leased a farm known as the Knox place, south and west of East County Line Road and Oxford Road. Alex and Pauline raised seven children here: Dorothy, Mary, Henry, Clarence, Ed, Jane, and Bob. The family grew alfalfa, corn, wheat, sugar beets, and pinto beans, raised beef cattle, and maintained a dairy. Born in 1935, Henry Laber grew up on this farm, and in 1957 he married Annette Talbot. Henry and Annette raised two children on the farm: Mike, born in 1958, and Kim, born in 1959. Henry and Annette continue to live and farm here. Son Mike farms with his dad, and now lives at the corner of Niwot Road and U.S. Highway 287. Henry's parents, Alex and Pauline Laber also live nearby.

The house, privy, barn with attached loafing shed, old machine shed, and oil shed (site plan items A, B, F, L, M, and O) were all here when the Labers purchased the farm in 1947. Other buildings were either moved here, or built later. One of the chicken houses (site plan item Q) was built originally as a scale house for the Great Western Sugar Company southeast of Del Camino Center (southeast of I-25 and Highway 119). The Labers moved it here in the 1970s for use as a chicken house. The other chicken house and a smaller scale house (site plan items P and R) had been built by the Labers in the 1960s. The storage sheds and metal grain bins (site plan items C, E, G and H) were moved here circa 1985. The grain bins and one storage shed were moved here from across North 95th Street, while the other storage shed was moved here from the Berthoud vicinity. The new machine shed (site plan item S) was constructed by the Labers in the mid-1970s.

### *Evaluation*

The Laber Farm is historically significant under Boulder County Criterion 1-501-A-(1), because it is among this area's most intact and better documented farm complexes dating from the early 1900s. The house alone may also be considered architecturally significant under National Register Criterion C, and Boulder County Criterion 1-501-A-(4). The house is one of the region's best examples of a Classic Cottage farmhouse, and it, therefore, embodies the distinctive characteristics of the Classic Cottage style. During the course of Boulder County's Historic Sites Survey, only twelve other Classic Cottage farmhouses have thus far been identified, and among these, this house displays above average physical integrity. The farm's secondary buildings are also good representative examples of their respective building types, and they are in generally good condition. Some of the outbuildings, however, have been moved here, or constructed here, within the past thirty years.

If in an existing National Register District, is the property  
Contributing    n/a                      Non-Contributing    n/a

Is there National Register District Potential?    no

Discuss: The property is in a rural, relatively isolated location. No other historic buildings are nearby.



## MANAGEMENT AND ADMINISTRATIVE DATA

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Threats to Resource: none apparent

Local Landmark Designation: No

Preservation Easement: No

## MANAGEMENT AND ADMINISTRATIVE DATA

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References: Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, with entries dated 9 December 1948 and 7 February 1950, on file at the Boulder Carnegie Library.

"Boulder County Colorado" [plat map], Published in 1940 by the Rocky Mountain Map Company.

Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.

"Directory of Farmers for Boulder County in 1892," on file at the Carnegie Library, Boulder, CO.

Laber, Henry. Interview conducted by Carl McWilliams, 23 February 1998.

Photographs: Roll(s): CM-90; CM-91 Frames:13-25; 2-22

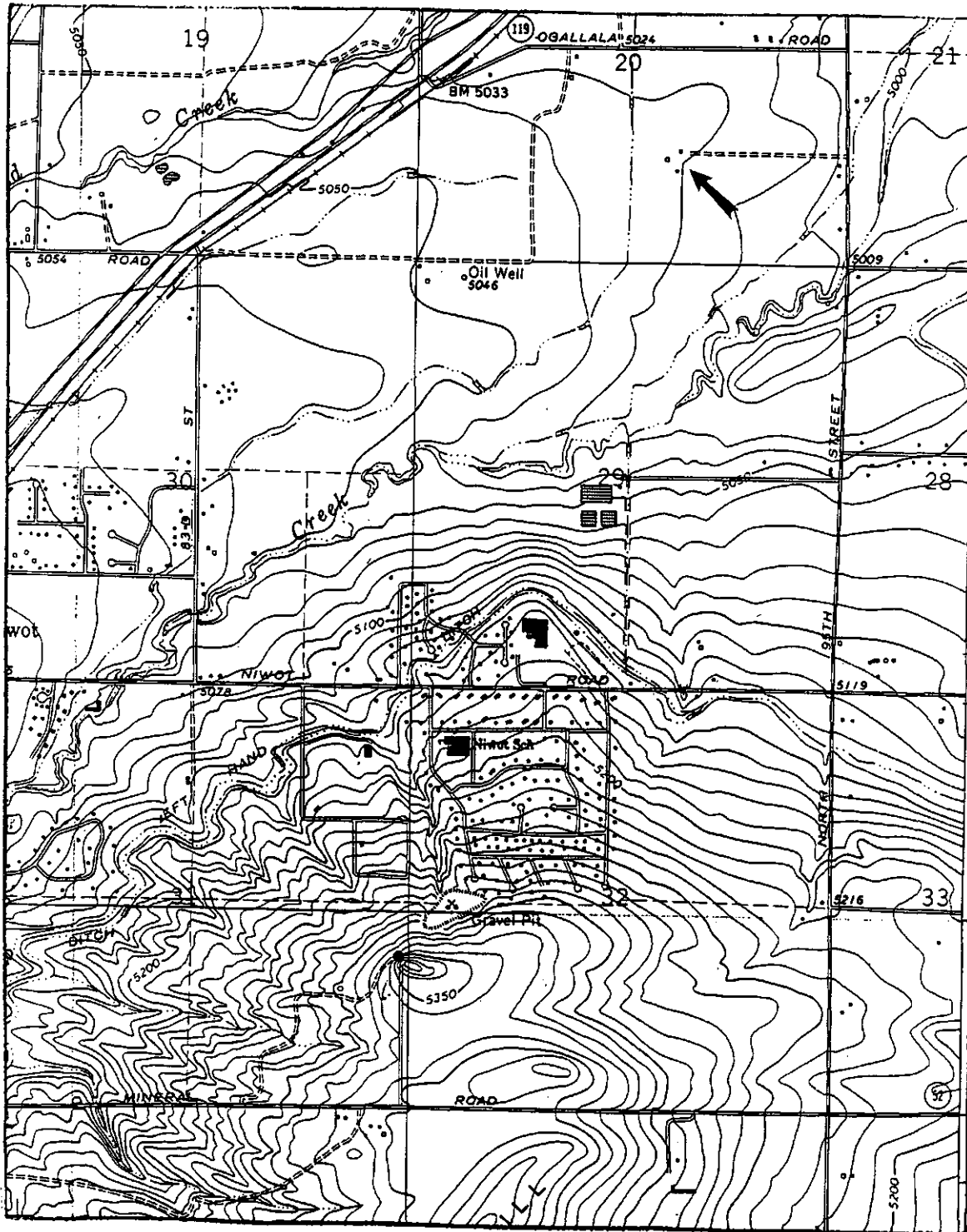
Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams

Date: 21 February 1998

Affiliation: Cultural Resource Historians  
1607 Dogwood Court  
Fort Collins, CO 80525  
(970) 493-5270



LOCATION MAP (Copied from Niwot, Colorado USGS Quadrangle Map)

East





North





West





South



1977 Assessor's Photo

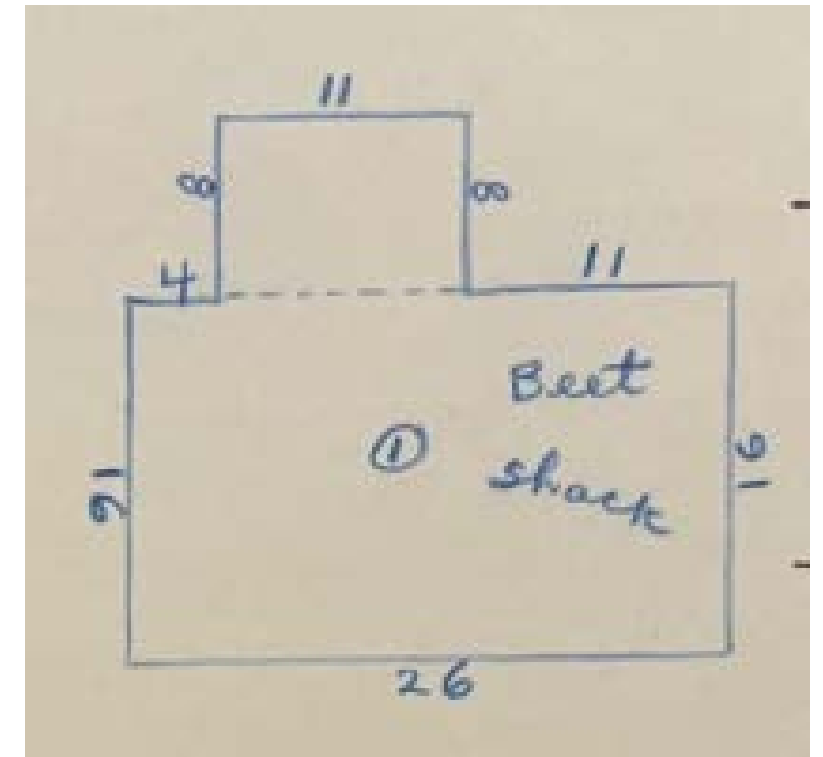


1966 Assessor's Photo





1948 Assessor's Photo



Example of 1930 U.S. Census

PLACE OF ABODE		NAME  of each person whose <i>place of abode</i> on April 1, 1930, was in this family  Enter surname first, then the given name and middle initial, if any  Include every person living on April 1, 1930. Omit children born since April 1, 1930	RELATION  Relationship of this person to the head of the family	HOME DATA				PERSONAL DESCRIPTION					EDUCATION	
Number of dwelling house in order of visitation	Number of family in order of visitation			Home owned or rented	Value of home, if owned, or monthly rental, if rented	Radio set	Does this family live on a farm?	Sex	Color or race	Age at last birthday	Marital condition	Age at first marriage	Attended school or college any time since Sept. 1, 1929	Whether able to read and write
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
102	1	Stutgart George	Head	R		R	Yes	M	W	64	M	21	no	no
		Mary	Wife	H			X	F	W	63	M	20	no	no

PLACE OF BIRTH			MOTHER TONGUE (OR NATIVE LANGUAGE) OF FOREIGN BORN			CITIZENSHIP, ETC.			OCCUPATION AND INDUSTRY		
Place of birth of each person enumerated and of his or her parents. If born in the United States, give State or Territory. If of foreign birth, give country in which birthplace is now situated. (See Instructions.) Distinguish Canada-French from Canada-English, and Irish Free State from Northern Ireland			Language spoken in home before coming to the United States	CODE (For office use only. Do not write in these columns)			Year of immigration to the United States	Naturalization	Whether able to speak English	OCCUPATION Trade, profession, or particular kind of work, as spinner, salesman, riveter, teacher, etc.	INDUSTRY Industry or business, as cotton mill, dry-goods store, shipyard, public school, etc.
				State or M. T.	Country	Nativity					
PERSON	FATHER	MOTHER		A	B	C					
18	19	20	21	A	B	C	22	23	24	25	26
Russia	Russia	Russia	Prussian	13	19	V	1907	AF	no	Farmer	My farm
Russia	Russia	Russia	Prussian	13	19	V	1907	AF	no	none	



Example of article listing both farm owner and beet worker.

### **Woman in Jail, But Man not Found**

J. A. Vandeventer, accompanied by Wm. McCarty and Geo. Collins, as deputies, went to the C. O. Andrew farm, three miles southwest of town, Saturday afternoon about five o'clock, and found a still in operation in the kitchen of the Mexican beet worker, Epifanio Hernandez. Hernandez himself, was not to be found but the wife Concha Hernandez, was distilling corn whiskey. The still was a copper container holding about five gallons. A long coil was carrying the liquor into a glass jar. The entire outfit was brot to the City Hall where one might see the mash, the boiler, the coil and the finished product.

Article lists beet farm award winners and the farmer they work for.

# SUGAR COMPANY HONORS 71 BEET WORKERS MONDAY WITH AWARDS AT ANNUAL DINNER

Contractor	Farmer	Dump	Fieldman
Frank Martinez	Sherman Bros.	Niwot	A. B. Stephen
Juan Padilla	C. M. Sherman	Niwot	A. B. Stephen
Juan J. Pachecho	C. A. Kneale	Niwot	A. B. Stephen
Victor Riviera	Gumeson & Nelson	Dacona	A. B. Stephen
S. Rehwold	F. A. Johnson	Niwot	A. B. Stephen

The Daily Times, Volume XXXIII, Number 195, August 1, 1927

Weeding beets, Niwot, 1908, Carnegie Library,  
Call # BHS 141-6-56



Irrigating sugar beets, Niwot, 1915, Carnegie  
Library, Call # 604-1-52



Men and women topping beets by hand, c. 1900,  
Longmont Museum, #1973.109.329



Group of Mexican beet workers, Niwot, 1908,  
Carnegie Library, Call # BHS 141-6-59



N. E. of Longmont migrant house at Herman Wagner farm, 1971, Denver Public Library Special Collections, Call # Z-800