



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, June 7, 2018 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmarks:
 - a. **Docket HP-18-0005: Warembourg House**
Request: Boulder County Historic Landmark Designation of the brick house
Location: 10234 Dillon Road, in Section 21, T1S, R69 in the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning
Owner/
Applicant: Ashley Tittle Goldstein
5. Other Business



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

May 3, 2018

6:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

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On Thursday, May 3, 2018, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 7:32 p.m.

Board Members Present: Jim Burrus - chair, Jason Emery, Marissa Ferreira, Chuck Gray, Stan Nilson, Rosslyn Scamehorn, and Ilona Dotterer

Board Members Excused: George Schusler, Caitlin McKenna

Staff Present: Denise Grimm, Jessica Fasick, Charlene Collazzi, and Angela Gaudette, Land Use
Carol Beam and Mindy Carson Hatcher, Parks and Open Space
Erica Crosby, Division of Reclamation, Mining, and Safety

Interested Others: 0

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the April 5, 2018 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn **MOVED** to approve the April 5, 2018 minutes as submitted.

SECOND: Charles Gray

VOTE: Motion PASSED unanimously
Vote missed by Marissa Ferreira who arrived shortly thereafter.

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. MINE CLOSURES UPDATE

Staff member, Denise Grimm, introduced Erica Crosby from the Division of Reclamation, Mining, and Safety. Ms. Crosby presented an update on the many mine closures she and her team have completed in 2017 and shared future plans for 2018.

OPEN PUBLIC COMMENT

- None.

CLOSE PUBLIC COMMENT

5. UPDATE ON PARKS AND OPEN SPACE PROJECTS

Staff member, Denise Grimm, introduced Carol Beam from Parks and Open Space. Ms. Beam presented an update on the many mine closures she and her team have completed in 2017 and shared future plans for 2018.

OPEN PUBLIC COMMENT

- None.

CLOSE PUBLIC COMMENT

6. LANDMARKS

a. Docket HP-18-0004: Wencel Barn

Request:	Boulder County Historic Landmark Designation of the barn
Location:	12191 N 61st Street, in Section 27, T3N, R70 in the 6th Principal Meridian
Zoning:	Agricultural (A) Zoning
Owner/Applicant:	Boulder County

Staff member, Denise Grimm, gave the presentation. An application for landmark designation of the Wencel Barn has been submitted by Boulder County Parks and Open Space. The landmark

application includes a request to landmark the barn only. There are several other buildings on the parcel including a double-A-frame residence and outbuildings, however, at this time the request is to only landmark the barn.

Mathias Wencel purchased the property in 1899 for \$1,717.75. Mathias was from Austria and came to the United States in 1888. His wife, Ernestine, was also from Austria and emigrated in 1893. When the Wencel family purchased the property it was undeveloped and the Wencels likely constructed the original buildings including the barn by 1903. The family grew wheat, corn and hay and raised turkeys, ducks, geese, chickens and milking cows. Mathias and Ernestine had three children – Frederick, Edward and Ernestine. Frederick and Edward took over the farm in 1942 and Frederick continued to farm the property until his death in 1984.

The Wencel Barn is an example of a modified large hay barn with two large silos. The barn has two stories and a gambrel roof. On the northwest corner of the barn there is an undated dairy barn addition with a shed roof. The two silos are both on the south side of the barn and extend inside the barn. The silo on the west is constructed of red clay tiles and has no top cover. The silo on the east is constructed of ten rings of poured-in-place concrete and presently has no top cover although the 1949 Assessor's photo shows that it did once have a cover.

Note that the name of the landmark has changed from earlier notices. Parks and Open Space refer to the barn as the Braly Barn after they acquired it from Henry Braly in 2000. However, the docket name was changed to honor the Wencels who built and owned the barn during its period of significance.

SIGNIFICANCE

The Wencel Barn 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 Wencel Barn is significant for its association with early 20th-century development of agriculture in Boulder County.

Criteria 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 Wencel Barn is significant as an example of a modified large hay barn or feeder barn with the unusual placement of 2 silos extending into the barn's south elevation and a later dairy addition at the northwest elevation. With this modified design, the barn possesses distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-18-0004: Wencel Barn** under Criteria 1 and 4 subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure 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 architectural 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.)

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Jason Emery **MOVED** that HPAB **APPROVE** and recommended that the Board of County Commissioners **APPROVE** Docket HP-18-0004: Wencel Barn.

SECOND: Rosslyn Scamehorn

VOTE: Motion **PASSED** unanimously

7. OTHER BUSINESS

- a. Historic Preservation Awards will be held on Monday, May 14, 2018
- b. Carol Beam will host a Brown Bag on Wednesday, May 9, 2018. Jessica Fasick has sent an email invitation to the board.
- c. Denise Grimm introduced Angela Gaudette, Historic Preservation Specialist, to HPAB
- d. Site visit to Roads House scheduled for May 10 has been cancelled, as the application has been withdrawn by the applicant.

8. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:32 p.m.

Detailed information regarding the docket items, including maps and legal descriptions are available for public use at the Land Use Department, 13th and Spruce, Boulder, CO 303-441-3930.