



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, April 4, 2019 – 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-19-0001: Gold Lake Mountain Resort

Request: Boulder County Historic Landmark Designation of a site area with eight contributing structures

Location: 3371 Gold Lake Road, in Section 33, Township 2N, Range 72W of the 6th Principal Meridian.

Zoning: Forestry (F) District

Owner: Gold Lake Ventures LLC

Agent: Bob Dalton

5. Other Business
 - a. Election of officers



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES December 6, 2018 6:00 PM Hearing Room, Third Floor, County Courthouse, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, December 6, 2018, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 7:20 p.m.

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

Board Members Excused: Ilona Dotterer and George Schusler

Staff Present: Denise Grimm and Jessica Fasick, Land Use
Carol Beam, Parks and Open Space

Interested Others: 4

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the August 2, 2018 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn **MOVED** to approve the August 2, 2018 minutes as submitted.

SECOND: Chuck 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. LANDMARKS

a. Docket HP-18-0008: Mertel-McLean Cabin

Request:	Boulder County Historic Landmark Designation
Location:	0 Los Lagos Reservoir Drive, parcel # 158300400016, in Section 26, Township 1S, Range 73W of the 6th Principal Meridian.
Zoning:	Forestry (F) District
Owner/ Applicant:	Bow McLean

Staff member, Denise Grimm, gave the presentation. An application for landmark designation of the cabin, garage and privy has been submitted by Bow McLean. The structures are located on Forest Service land leased by Mr. McLean for 50 years.

The cabin's ownership can be traced back to 1932 when it was sold to Harry and Dora Mertel by B.A. Conrad. Harry Mertel began mining the unpatented Mertel placer, on which the cabin was located. The cabin sold to Erich and Hortense Schenk in 1940. In 1948 the Mertel placer was surveyed by a government mineral examiner who found no evidence of discovery of valuable minerals and that the Schenks were not actively mining the claim. By 1954, the Forest Service filed a protest against the Mertel placer and that same year the Bureau of Land Management declared the claim null and void. Around 1956, a "cabin site lease" was issued to Erich and Hortense Schenk, since the cabin no longer sat on a mining claim. In 1968, the land lease for the cabin site was transferred to Bow McLean who has held it ever since.

Starting in the early 1900s, the Forest Service had a program under which they encouraged citizens to build cabins on federal forest land called the U.S. Forest Service's Recreation Residence program. The Mertel-McLean Cabin was built during the program's peak, although it is not known whether or not the cabin was part of that program. The rustic aspects of the cabin are consistent with the program's parameters and the cabin has been recreationally used since the 1940s.

The Mertel-McLean Cabin has a moderately high degree of physical integrity. The east elevation porch was enclosed over 50 years ago, a few windows on the south and east elevations have changed, and a second metal stack has been added to the southwest corner.

SIGNIFICANCE

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

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

The cabin is significant for its association with the tourism and recreation history of Boulder County. The cabin was built within the Roosevelt National Forest during the Recreation Residence movement.

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 cabin is significant as an example of rustic log construction.

Cabin owner, Bow McLean, was available to answer questions.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Caitlin McKenna MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-18-0008: Mertel-McLean Cabin under Criteria 1 and 4 and subject to the standard two conditions

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

5. REFERRAL

a. Docket SE-18-0015: Vosper Boundary Line Adjustment

Request: Boundary Line adjustment to shift the boundary of 6897 and 6907 Marshall Drive north of the existing shed and residence on 6907 Marshall Drive. This Boundary Line Adjustment will resolve non-conforming structures in the setback on 6897 Marshall Drive and allow the owners to address drainage issues impacting their property.

Location: 6897 & 6907 Marshall Drive, approximately 2.3 miles east of the intersection with SH 93 and Marshall Drive, in Section 14, Township 1S, Range 70W.

Zoning: Agricultural (A) Zoning District

Applicants/

Owners: Mipham Jt & Tseyang P Mukpo and Estate of Bruce R. Johnson

Agents: Steve Vosper and Russell K. Osgood

Denise Grimm gave the staff presentation. 6907 Marshall Road is the site of the Crown Mine in the Marshall/Superior area and there are remnants of the coal mine and mill still on site. Angela Gaudette has written an Architectural Inventory Form on the property and we have included it here. The findings are that,

The property possesses historic significance due to its association with the coal mining history of the Marshall/Superior area. However, due to their significant alterations, the house and utility shed should not be considered architecturally significant, nor are they intact examples of mining related buildings. The property cannot overcome the loss of architectural integrity to be considered individually eligible for listing as a Boulder County landmark, eligible for listing on the National Register of Historic Places or on the Colorado State Register of Historic Properties.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Chuck Gray MOVED that the HPAB find the historic resources at 6907 Marshall Drive not eligible for landmark status

SECOND: Stanley Nilson

VOTE: Motion PASSED unanimously

6. LANDMARK ELIGIBILITY DETERMINATION
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a. Docket HP-TBD: Clark Farm

Request: Preliminary determination of landmark eligibility
Location: 9511 Vermillion Road, in Section 16, Township 3N, Range 69W of the 6th Principal Meridian.
Zoning: Agricultural (A) District
Owner/
Applicant: Boulder County Parks and Open Space

Parks and Open Space staff, Carol Beam, gave a presentation.

MOTION: Caitlin McKenna MOVED that the HPAB find the historic resources at the Clark Farm be included in prioritized planning efforts for landmark status in the coming year

SECOND: Jason Emery

VOTE: Motion PASSED unanimously

b. Docket HP-TBD: Zapf Farm

Request: Preliminary determination of landmark eligibility
Location: 6412 Hygiene Road, in Section 35, Township 3N, Range 70W of the 6th Principal Meridian.

Zoning: Agricultural (A) District
Owner/
Applicant: Boulder County Parks and Open Space

Parks and Open Space staff, Carol Beam, gave a presentation.

MOTION: Jason Emery **MOVED** that the HPAB find the historic resources at the Zapf Farm be included in prioritized planning efforts for landmark status in the coming year

SECOND: Rosslyn Scamehorn

VOTE: Motion **PASSED** unanimously

7. PRESENTATION

Presentation of Sherwood Gulch and Upper Sherwood Gulch Cultural Resource Survey by Carol Beam of Parks and Open Space.

8. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:20 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.



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES March 7 2019

6:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, March 7, 2019, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 7:43 p.m.

Board Members Present: Jim Burrus - chair, Jason Emery, Chuck Gray, Caitlin McKenna, Stan Nilson, Margo Leach, Larry Powers, and Rosslyn Scamehorn

Board Members Excused: Marissa Ferreira

Staff Present: Denise Grimm, Jessica Fasick, and Tyler Heyne, Land Use
Carol Beam, Parks and Open Space

Interested Others: Three

1. CITIZEN PARTICIPATION

None.

2. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

3. LANDMARKS

a. Docket HP-19-0001: Gold Lake Mountain Resort

Request: Boulder County Historic Landmark Designation of a site area with eight contributing structures
Location: 3371 Gold Lake Road, in Section 33, Township 2N, Range 72W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Gold Lake Ventures LLC
Agent: Bob Dalton

Staff member, Denise Grimm, gave the presentation. An application for landmark designation of a site area with eight contributing structures has been submitted by agent, Bob Dalton. The 90.09-acre parcel at 3371 Gold Lake Road includes at least fifteen structures but only eight of them have been identified as eligible for landmark status. The eight eligible structures are clustered to the northeast of Gold Lake along with five ineligible structures. Seven of the eight eligible structures are adjacent to each other and are enveloped in a landmark area, while the eighth structure is in its own landmark area nearby. The eligible structures are as follows:

- Building 1, Lakeside
- Building 8, Raven's Den – Birdland
- Building 9, Russel's
- Building 10, Adam's Eve – Eve's Escape
- Building 11, Zen Den – Haiku
- Building 12, Victoria's – Magdalena's
- Building 13, Cabin 13
- Building 15, Gold Lake Lodge

The area now known as Gold Lake was frequently visited by the Arapaho Indians, including Chief Niwot, who would settle at the lake during the summer. By 1882, two mining claims had been made – the Greenback Lode along the northwest side of the lake by Mary Arnett, and the Keystone Placer which included Gold Lake and gulches to the north and east of the lake by Silas Tumbleson.

In 1918 Camilla Tedrow came into ownership of the property and four years later the property began its use as Camp Newaka. The majority of the teenaged girls that attended the camp were from St. Louis or Chicago, with others from various parts of New England. The Main Lodge was built in 1922 and served as a living and dining room, a store and an office. Campers first stayed in tents. Emma Waltz, whose daughters had attended the camp, took ownership in 1927. By the summer of 1928, ten cabins, including eight sleeping cabins, had been built and each sleeping cabin could accommodate around 7 campers and a counselor. Camp Newaka ran until at least 1935.

The property changed hands several times over the following decades and continued its use for a time as a youth camp, and then a retreat center, a resort and spa, and most recently a mentoring program for young adult males. Over the decades several additional structures were added to the property and three of the original cabins were demolished. All landmark-eligible structures date to between 1922 and 1928.

The eight eligible structures exhibit a high level of integrity relative to location and setting. The many additions and window replacements to the historic structures compromise the integrity of design, materials, workmanship, feeling and association. However, alterations to

remove insensitive additions and replace them with more appropriate additions were approved by a subcommittee of the HPAB in January 2018.

SIGNIFICANCE

The residence qualifies for landmark designation under Criterion 1.
Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The Gold Lake property is significant for its association with the development of recreation in the mountains of Boulder County; in particular it is significant as Camp Newaka, a popular girl's camp for which the main lodge and cabins were first constructed.

The Agents Bob Dalton & Dominic Blanch along with legal counsel Mike Davidson for Gold Lake Ventures LLC, were available to answer questions.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Stanley Nilson **MOVED** that HPAB TABLE -19-0001: Gold Lake Mountain Resort under Criteria 1 and address this issue at the next HPAB Meeting in April.

SECOND: Rosslyn Scamehorn

VOTE: Motion **PASSED** unanimously

4. PRESENTATION

Presentation of Sherwood Gulch and Upper Sherwood Gulch Class III by Carol Beam of Parks and Open Space.

5. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:43 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.



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, April 4, 2019 – 6:00 p.m.

Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-19-0001: Gold Lake Mountain Resort

Request: Boulder County Historic Landmark Designation of a site area with eight contributing structures
Location: 3371 Gold Lake Road, in Section 33, Township 2N, Range 72W of the 6th Principal Meridian.
Zoning: Forestry (F) District
Owner: Gold Lake Ventures LLC
Agent: Bob Dalton

PURPOSE

This docket was tabled at the March 7, 2019 meeting to allow time to work with the applicant on the conditions of approval. The landmark docket approval can now proceed. In addition the applicant provided information on the Emergency Vehicle Access Road for our approval. The road is primarily in the same location as it is currently with some additional improvements (widening, pull-outs and ADA parking now included) to meet code requirements. A map is attached.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-19-0001: Gold Lake Mountain Resort** under Criterion 1 and subject to the following conditions:

1. Alteration of any exterior feature of the Contributing Structures 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), except those projects previously approved by HPAB including the remodeling of the main lodge (Building No. 15) and seven (7) cabins, the remodeled Building No. 7 and the proposed modifications to the existing Emergency Vehicle Access Road, including turnouts (the "Road") as required by Boulder County transportation regulations (Driveway Access for Emergency Vehicles), including installation of an ADA compliant parking facility between the remodeled/approved Building No. 15 and the

remodeled/approved Building No. 7 and the installation of utilities underlying the surface of the Road. In addition, alteration of the additional features set forth on Exhibit D of the HPAB application will be reviewed as set forth in Exhibit D.

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.)
3. The Board of County Commissioners (the “BOCC”) hearing and consideration of HPAB’s recommendation (in this Docket # HP-19-0001) will occur on the same day that the BOCC considers the Applicant’s special use and vacation applications (SU-18-0020 and V-18-0007).
4. If the BOCC approves SU-18-0020, V-18-0007 and HP-19-0001, with conditions acceptable to Applicant, and if the Board of Adjustment approves VAR-18-004 and VAR-18-005, with conditions acceptable to Applicant, the BOCC will wait to issue the Resolution of Approval until a Development Agreement regarding SU-18-0020 is recorded. Applicant shall have the right to withdraw its consent for landmark designation in the event SU-18-0020, V-18-0007, VAR-18-004 or VAR-18-005 (or any one of them) is not approved with conditions acceptable to Applicant, and in such a case no Development Agreement shall be recorded. No work related to dockets SU-18-0020, V-18-0007, VAR-18-004, and VAR-18-005 may occur on the property until the Resolution of Approval is issued.

Exhibit D

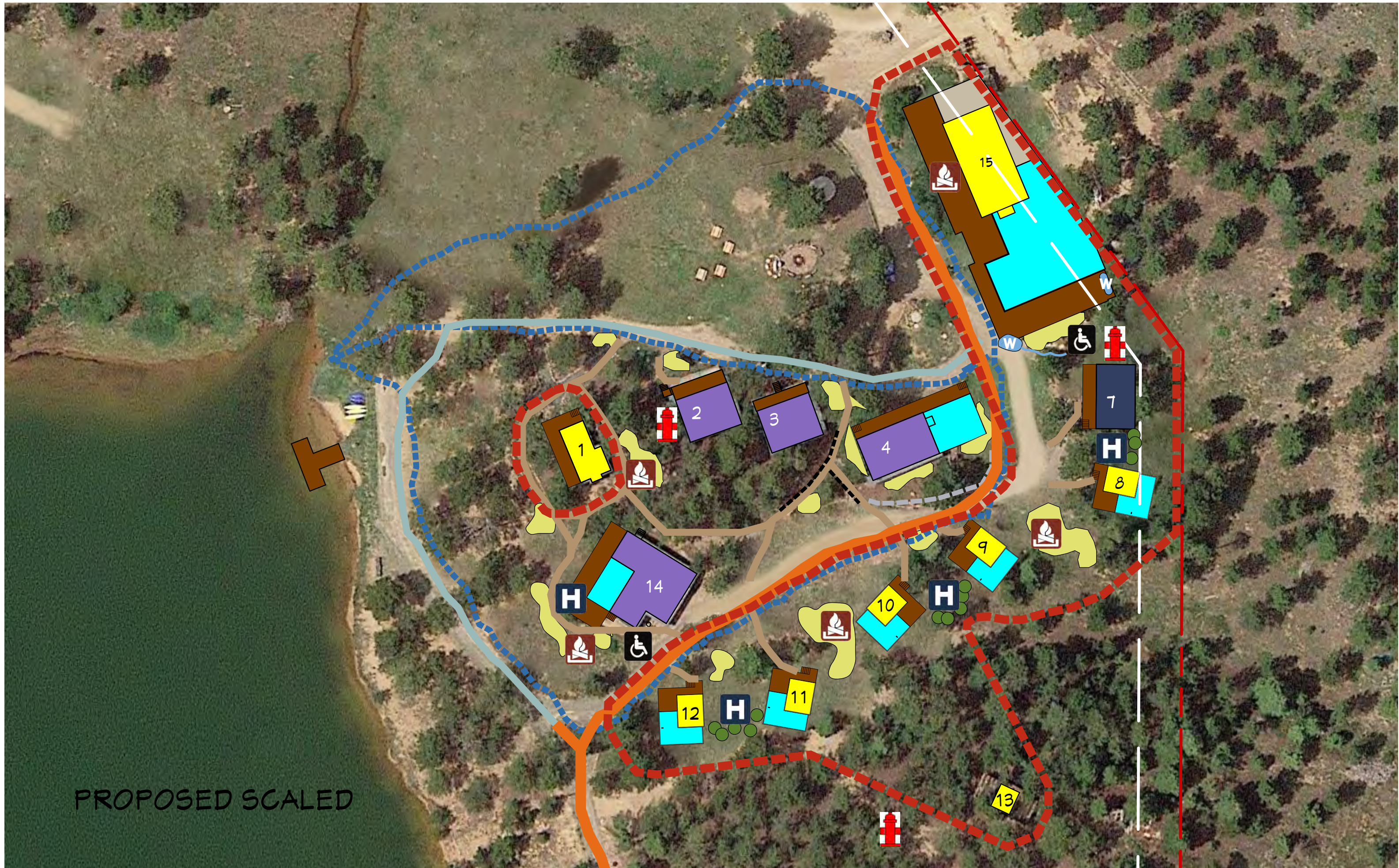
No CA review is required for Additional Features in the Proposed Landmark Site including:

- Exterior Fire Suppression System
- Trees & Plants
- Planters
- Rock Outcroppings
- Drainage Ditch
- Benches/Seating
- Irrigation
- Electric Vehicle Charging Stations
- Underground Utilities
- Minor modifications to the previously approved Road

Historic Preservation Staff will review and determine if a CA is necessary for the following items located within the designated site:

- Privacy Screening –Fences
- Landscape Lighting
- Turnouts
- Hot Tubs
- Railings –along pathways
- Fire Pits
- Retaining Walls
- Water Fountains
- Access Roads not already approved by HPAB

- Major modifications to the previously approved Road (including resurfacing with a new material and substantial changes in width or location)
- Location of Utility Breaker Boxes

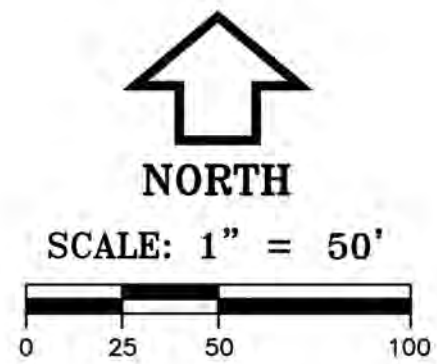


PROPOSED SCALED

HISTORIC AREA

Exhibit A

January 31, 2019



- LANDMARK AREA
- ELECTRIC VEHICLE PATH
- PATHWAYS
- EMERGENCY VEHICLE ACCESS
- DRAINAGE CREEK
- RETAINING WALL
- RAILING

LEGEND

- ACCESSIBLE PARKING
- FIRE PITS
- HOT TUBS
- FIRE SUPPRESSION
- PRIVACY/WIND SCREENING & FENCES
- ROCK OUTCROPPINGS, BENCHES, LANDSCAPING & LIGHTING
- WATER WALL & FEATURE

