



# 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](http://www.bouldercounty.org)

## **HISTORIC PRESERVATION ADVISORY BOARD**

**Thursday, June 27, 2019 – 6:00 p.m.**

Caribou Room

2nd Floor of the Land Use Department, 2045 13th Street, Boulder

### **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-19-0004: Swanson Barn and Silo**

Request:	Boulder County Historic Landmark Designation of the barn and silo
Location:	8813 119 <sup>th</sup> Street, in Section 14, Township 2N, Range 69W of the 6th Principal Meridian.
Zoning:	Agricultural (A) Zoning District
Owner:	Daniel and Amy Lehman
5. Other Business



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## BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

### MINUTES

May 2, 2019

6:00 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

**DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT**

On Thursday, May 2, 2019 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:05pm and adjourning at 6:38pm.

Board Members Present: Jim Burris- Chair, Stan Nilson, Larry Powers, Margo Leach, and Rosslyn Scamehorn

Board Members Excused: Chuck Gray Vice-Chair, Jason Emery, Caitlin McKenna, Marissa Ferreira

Staff Present: Denise Grimm, Jessica Fasick, and Tyler Heyne, Land Use

Interested Others: Carol Beam, Parks and Open Space

## 1. CITIZEN PARTICIPATION

None.

## 2. MINUTES

Approval of the April 4, 2019 Historic Preservation Advisory Board Minutes:

MOTION: Jim Burris MOVED to approve the April 4, 2019 minutes as submitted.

SECOND: Rosslyn Scamehorn

**VOTE: Motion PASSED unanimously**

### **3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER**

None.

### **4. LANDMARKS**

**a. Docket HP-19-0002: Gold King, Silver Serpent, Gold King No. 1 and Ace of Diamonds Placer Claims**

Request:	Boulder County Historic Landmark Designation of a site area
Location:	243 County Road 126, in Section 10, Township 1S, Range 73W of the 6th Principal Meridian.
Zoning:	Forestry (F) District
Owner:	Scot Schaeffer

Staff member, Denise Grimm, gave the presentation. At the request of the owner, Scot Schaeffer, an application for landmark designation of a site area was completed by Land Use staff. In the Fall of 2018, docket LU-18-0017/SPR-18-0052: Schaeffer was referred to preservation staff for review. As archaeological resources were known to exist on the parcel, a Class III Cultural Resource Survey was completed by Paleo West Archaeology. Paleo West identified and recorded 4 new sites and found them all to be eligible for Boulder County landmark status.

The property at 243 CR 126 is an approximately 38-acre parcel located along Sherwood Creek northwest of Nederland. Historically, the property is located within the confines of the Grand Island Mining District, an area primarily known for the prosperous silver mines in Caribou and gold mines in Eldora.

Four mining claims are located within the property at 243 CR 126: the Silver Serpent claim, the Gold King No. 1 claim, the Gold King claim, and the Ace of Diamonds placer. The claims were not officially platted until 1905-1912, but mining shafts were already in place prior to the claims, suggesting that the property's mining history dates further back. All four claims were owned by the Pembroke Mining and Milling company for at least a decade. The president of the company was G.W. R. Pettibone, who was listed on the mineral surveys as the claim holder for the Gold King, Gold King No. 1, and Ace of Diamonds. Pettibone was possibly drawn to the area by reports of gold found in Sherwood Creek. The Gold King and Gold King No. 1 straddled two different veins of ore, and multiple buildings were constructed within the Gold King claim. The mines produced gold, silver, lead, and copper. Mining operations lasted about 15 years, at which point the claims were probably abandoned. Research indicates that the mines were probably not particularly successful.

Paleo West Archaeology identified 64 features on the property – 15 features for the Silver Serpent site; 10 features for the Gold King No. 1 site; 23 features for the Gold King site; and 17 features for the Ace of Diamonds site. One of the features appears in two sites. Examples of features include

mine shafts, trails, depressions, survey markers, foundations and wells. 4 of the features were found to be potentially dangerous and were recommended to be secured.

On January 23, 2019, a subcommittee of HPAB found the cultural resources eligible for landmark status. They then reviewed docket LU-18-0017 /SPR-18-0052: Shaeffer Residence, Shed, Ag Structure, and Driveway. The docket was approved by the BOCC with the following condition relating to historic preservation:

Prior to issuance of building or grading permits, the site must be landmarked, and the final driveway plans must be reviewed by an email subcommittee of the same HPAB members.

Prior to any grading or site disturbance, construction fences must be installed between the historic resources and any area where grading will occur, with installation of the fence and a staff inspection occurring before any further disturbance occurs.

### SIGNIFICANCE

The site area qualifies for landmark designation under Criteria 1, 4, 6, and 8.

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 four mining claims are significant for their connections with local early twentieth-century mining in the Grand Island Mining District in southern Boulder County.

Criteria 15-501(A)(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;

The four mining claims are significant for their use of local architectural methods associated with mining.

Criteria 15-501(A)(6) The proposed landmark's archaeological significance;

The four mining claims are significant for their archaeological information from spatial distribution of features.

Criteria 15-501(A)(8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

The four mining claims are significant for their potential as contributing resources to a landmark district.

The owner/applicant was not available to be at the meeting to provide further information or take questions. Staff Member Denise Grimm answered questions from board members about the mine site.

### OPEN PUBLIC COMMENT

- None

### CLOSE PUBLIC COMMENT

**MOTION: Larry Powers MOVED that HPAB APPROVE and recommend that the BOCC approve HP-19-0002: Gold King, Silver Serpent, Gold King No. 1 and Ace of Diamonds Placer Claims under Criteria 1, 4, 6 and 8 and subject to the following conditions:**

1. Any construction or alteration of the landscape or features within the site area other than the work that has already been approved under dockets LU-18-0017/SPR-18-0052: Shaeffer will require review and approval of a Certificate of Appropriateness.
2. Hazard mitigation plans for the 4 potentially dangerous features (Feature 4 of the Gold King No. 1 claim and Features 2, 7 and 10 of the Silver Serpent claim) should be reviewed by preservation staff prior to commencing work.

**SECOND: Rosslyn Scamehorn**

**VOTE: Motion PASSED unanimously**

**b. Docket HP-19-0003: Bishop Gallery**

Request: Boulder County Historic Landmark Designation of the structures  
Location: 9889 Peak to Peak Hwy, Allenspark, in Section 2, Township 3N, Range 73W of the 6th Principal Meridian.  
Zoning: Forestry (F) District  
Owner: Bishop Family Trust

Staff member, Denise Grimm, gave the presentation. In 2013 an application for landmark designation of this property was submitted by the owners. The application was reviewed by HPAB and was unanimously approved (8-0) for landmark status for being one of only a handful of commercial properties remaining on the north Peak to Peak corridor and for its association with the townsite of Hewes-Kirkwood. The landmark application was placed on hold by the applicants before going to the BOCC and was never finalized. The owners have now decided to continue with the landmarking process and, because a substantial amount of time has passed, staff would like HPAB to review the application again. The landmark application includes a request to landmark the structures.

The property is within an area platted in 1921 as the Town of Hewes-Kirkwood. Brothers Steve and Charles Hewes and their mother, Mary Kirkwood, homesteaded in the area in 1907 and after working with Enos Mills, the “father of Rocky Mountain National Park,” they decided to start the Hewes-Kirkwood Lodge. The lodge is across the county line in Larimer County and has since been converted into a popular music camp. The town of Hewes-Kirkwood never materialized but there are a cluster of historic cabins in the area.

The Bishop Gallery structures include a historic house and garage that date to c. 1900 and c. 1930 respectively. Sometime between 1949 and 1966 a sizable addition was added to the garage that nearly connects to the house. The property had a variety of commercial uses over the years, most recently as an antique shop and art gallery.

**SIGNIFICANCE**

The property qualifies for landmark designation under Criterion 1.

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 property is historically significant for its association with the townsite of Hewes-Kirkwood.

The owner/applicant was not available to be at the meeting to provide further information or take questions. Staff Member Denise Grimm answered questions from board members about the landmark site and its construction/materials used in the building of the structure.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

**MOTION: Larry powers MOVED that HPAB APPROVE** and recommend that the BOCC approve **Docket HP-19-0003: Bishop Gallery** under Criterion 1 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures 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.)

**SECOND: Rosslyn Scamehorn**

**VOTE: Motion PASSED unanimously**

## 5. Other Business

Staff member Denise Grimm updated the board on the Historic Preservation Award Night to be held on May 13<sup>th</sup> at 6:00pm. She also reminded members of the Historic Preservation Advisory Board field trip to Poor Farm on May 20<sup>th</sup> at 5:00pm.

Chair Jim Burris provided information about a tour he was giving at the NIST facilities where he works, in coordination with History Inc event to be held on May 23<sup>rd</sup>, 2019.

## **6. ADJOURNED**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:38pm .

***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.***

## **6. ADJOURNED**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:38pm .

***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, June 27, 2019 – 6:00 p.m.**

Caribou Room,  
2045 13<sup>th</sup> Street - Boulder County Courthouse Annex

### PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

### STAFF RECOMMENDATION RE:

#### **Docket HP-19-0004: Swanson Barn and Silo**

Request: Boulder County Historic Landmark Designation of the barn and silo  
Location: 8813 119<sup>th</sup> Street, in Section 14, Township 2N, Range 69W of the  
6th Principal Meridian.  
Zoning: Agricultural (A) Zoning District  
Owner: Daniel and Amy Lehman

### PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

### BACKGROUND

An application for landmark designation of the barn and silo on this property has been submitted by the owners. The county purchased the Swanson properties in 2000 and created parcels around the existing developed areas. One of the conditions was that the barn and silo on this parcel be landmarked. In our recent review of the demolition of a chicken coop we became aware that the condition had not yet been met and Parks and Open Space asked the current owner to complete the process which they have agreed to do.

Swedish immigrant Swan John Swanson came to Colorado in the early 1900s and he purchased farm property in Boulder County by 1916. By 1940 his sons became co-owners of the entire SE 1/4 of Section 14, Township 2 North, Range 69 West. His grandson, Marvin Swanson, probably took ownership after his father Carl's death in the mid-1960s. Marvin farmed all of the SE 1/4 of Section 14, T2N, R69W, in addition to the NE 1/4 of the SW 1/4 of Section 14, T2N, R69W and the NE 1/4 of Section 23, T2N, R69W. Boulder County purchased Marvin's land as open space in May 2000.

The Swanson Farm is located at the intersection of N. 119th Street and Prospect Road. The farm is comprised of a farmhouse, detached garage, chicken house, silos, barn, loafing shed. The house has had modifications that impact its eligibility. The barn and silo are the most significant historic structures.

Beginning in the early 1870s, Swedes began to settle the plains of Boulder County. As most immigrants were from Ryssby, Smaland, the settlement became known as Ryssby. In time, the settlers built irrigation ditches, a school and a Lutheran church. The Swansons were part of this significant immigration movement. By the time Swan John Swanson came to the area, Swedes were the largest group of foreign-born whites in Boulder County, numbering almost five hundred. This is significant, considering the fact that Swedes were only the fifth largest group of foreign-born whites statewide.

## **SIGNIFICANCE**

The property qualifies for landmark designation under Criterion 1.

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 property is historically significant for its association with the settlement of a large Swedish population in the County and their contributions to the area.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-19-0004: Swanson Barn and Silo under Criterion 1 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures 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.)

# Boulder County Land Use Department


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

Vicinity


8813 N 119TH ST

## Legend

 Subject Parcel

 County

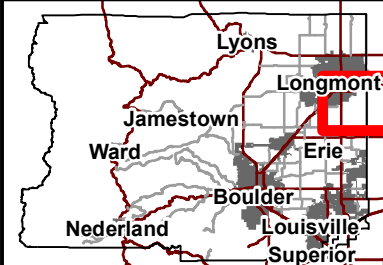


 Boulder County Fairgrounds

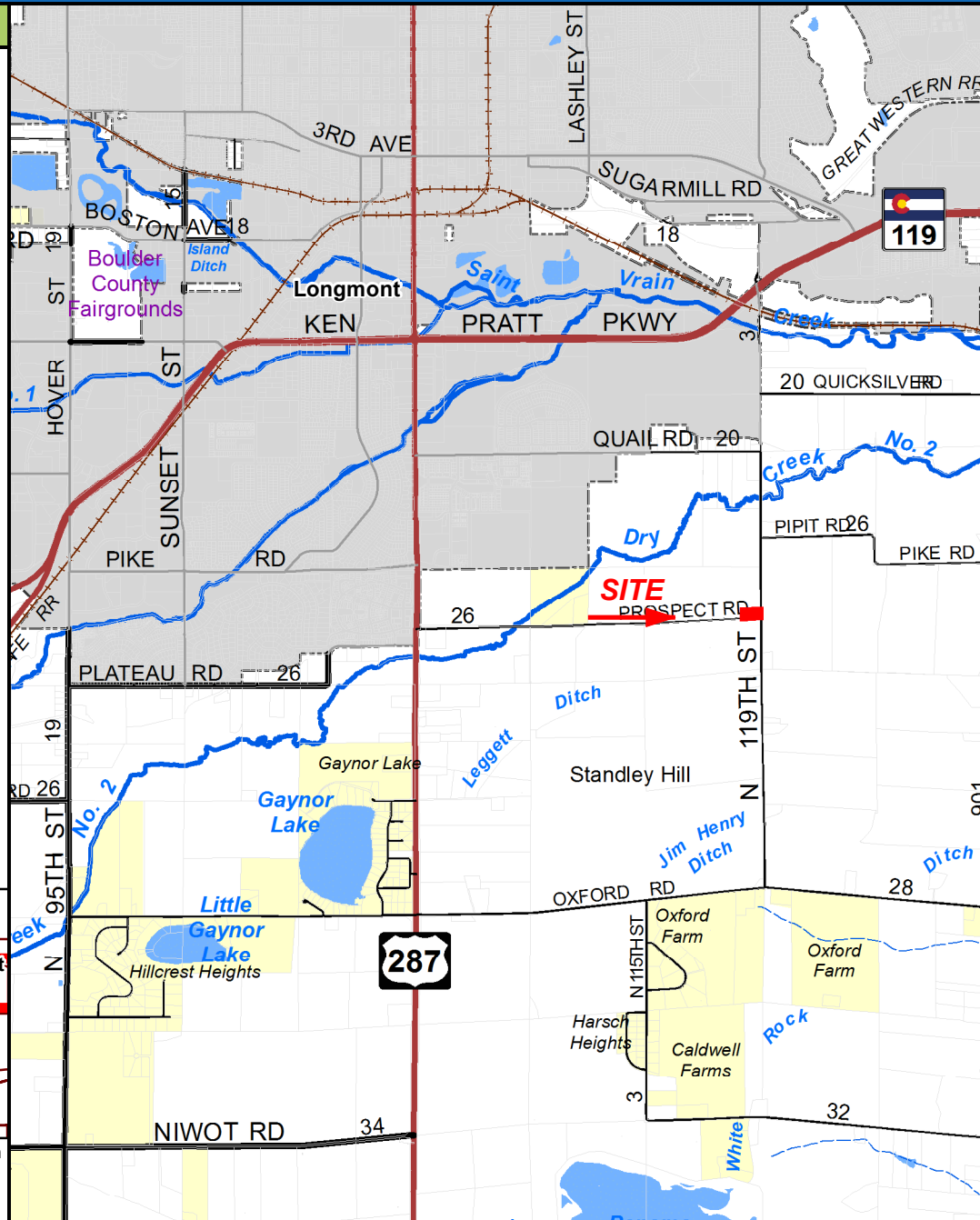
0 4,000 Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 6/19/2019



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# Boulder County Land Use Department

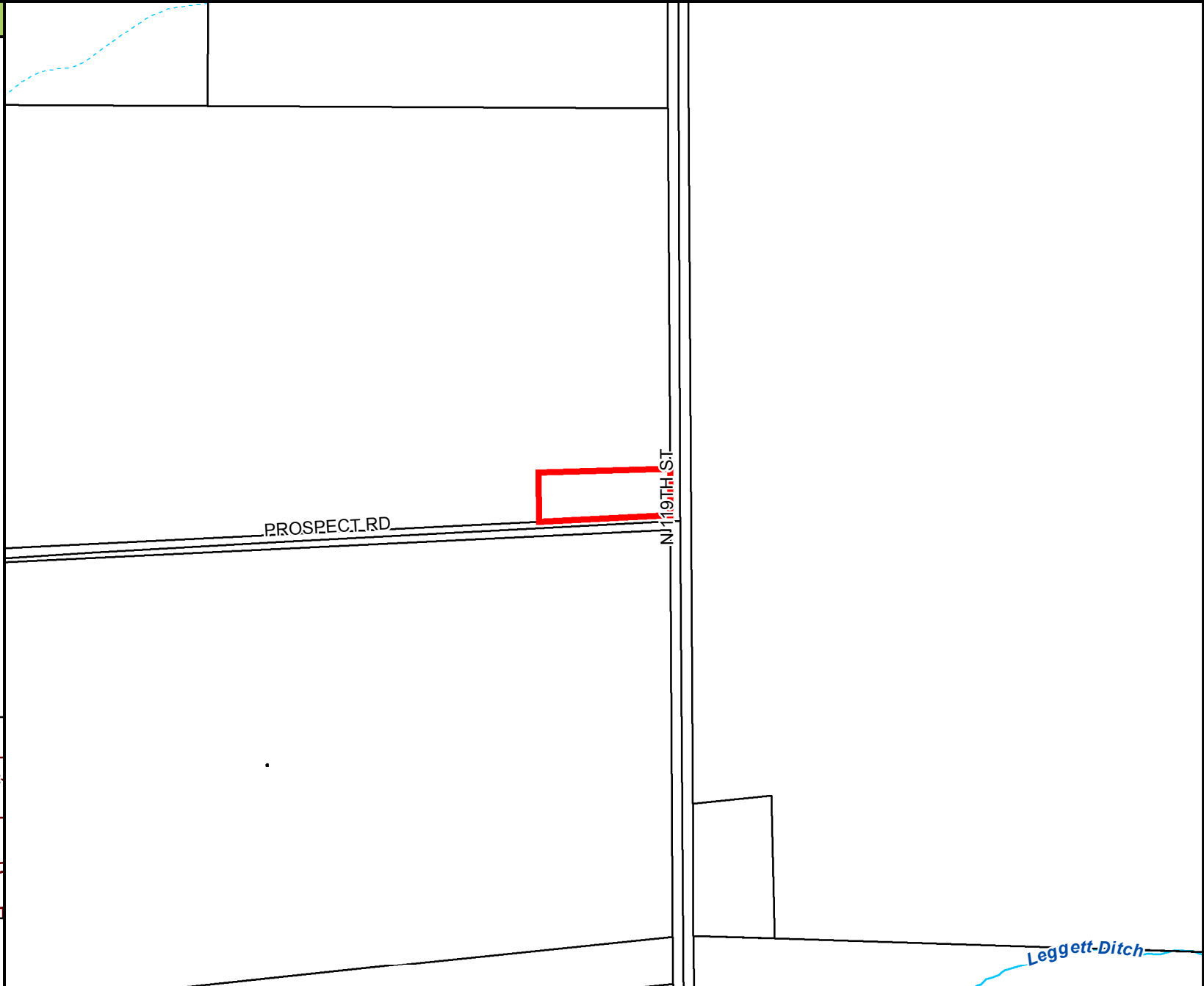
2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)

Location

8813 N 119TH ST

## Legend

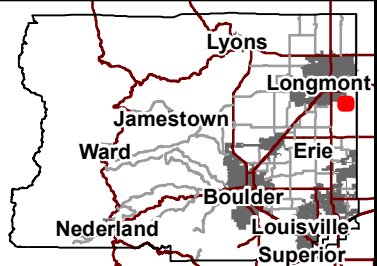
 Subject Parcel



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Feet

NORTH 1 inch = 400 feet

Area of Detail Date: 6/19/2019



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# Boulder County Land Use Department

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



Public Lands & CE's

8813 N 119TH ST

## Legend

 Subject Parcel

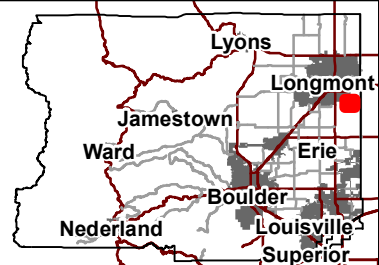
### Boulder County Open Space

-  County Open Space
-  County Conservation Easement

0 600  
Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 6/19/2019



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wtodacheene





# Boulder County Land Use Department

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

Aerial

8813 N 119TH ST

## Legend

 Subject Parcel



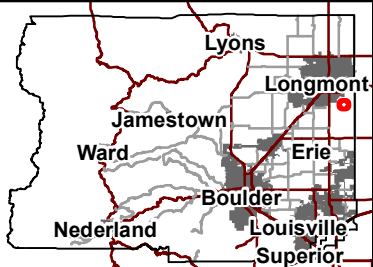
PROSPECT RD

N 119TH ST

0 200  
Feet

NORTH 1 inch = 200 feet

Area of Detail Date: 6/19/2019



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**Boulder County Land Use Department**

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<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp

**Historic Landmark Nomination Form****Name of Property**

Historic Name	Marvin Swanson Farm (North House Lot)
Other Names	n/a
Historical Narrative	see attached (Item 1 Historical Narrative)

**Location of Property**

Address(s) 8813 N. 119 <sup>th</sup> Street		
City Longmont	State CO	Zip Code 80504

**Classification****Property Ownership:**

☐ Public    ☒ Private    ☐ Other

**Category of Property:**

☒ Structure    ☐ Site    ☐ District

**Number of Resources Within the Property (sites and districts only):**

2	Contributing Resources	<del>1</del> 4	Non-contributing Resources
---	------------------------	----------------	----------------------------

**Narrative Describing Classification of Resources**

Contributing - Barn and Silo
Noncontributing - House, loafing shed, chicken coop, garage

**Function or Use**

Historic Functions	Domestic (Single Dwelling), Agricultural
Current Functions:	Domestic (single family dwelling)

## Resource Description

Narrative Describing Resource:

See Attached (Item 5, Description)

**\*Statement of Significance** — \*See Attached, Item 6, Statement of Significance for narrative

**Boulder County Criteria for Designation (check all that apply):**

- ☒ The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ Proposed landmark as a location of a significant local, county, state, or national event;
- ☐ The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☐ 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;
- ☐ 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;
- ☐ The proposed landmark's archaeological significance;
- ☐ The proposed landmark as an example of either architectural or structural innovation; and
- ☐ The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

Areas of Significance

Ethnic Heritage (European), Exploration/Settlement, Social History

Period of Significance

1916-2019

Significant Dates

1916, 1940, mid-1960's, 2000

Significant Persons

Swan John Swanson, Carl Swanson, Walford Swanson,  
Marvin Swanson

## Bibliographical References

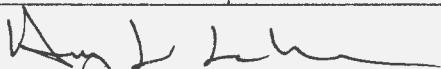
See Attached (Item 7, Bibliographic References)



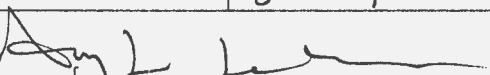
## Geographical Data

Legal Description of Property
See Attached Exhibit A (Legal Description)
Boundary Description
Boundary Justification

## Property Owner(s) Information

Name		
Daniel and Amy Lehman		
City	Email Address	
Longmont	mowyant@msn.com	
State	Zip Code	Phone Number
CO	80504	303-819-1345
Signature		
		

## Preparer of Form Information

Name		
Amy Lehman		
City	Email Address	
Longmont	mowyant@msn.com	
State	Zip Code	Phone Number
CO	80504	303-819-1345
Signature		
		

## Photos, Maps, and Site Plan

See Attached

## For Office Use Only

Docket Number	Parcel Number
Assessor ID	Application Date

## 1. Name of Property

**Historical Narrative:** Swedish immigrant Swan John Swanson came to Colorado in the early 1900s at the age of sixteen. After working in a smelting plant in Denver, he purchased farm property in Boulder County. County directories and an interview with family members show that he began farming around 1916. Swan John Swanson had two boys and two girls, named Carl, Walford, Gerta and Irene. By 1940, Carl and Walford became co-owners of the entire SE 1/4 of Section 14, Township 2 North, Range 69 West. Carl's son, Marvin Swanson, probably took ownership after Carl's death in the mid-1960s. Marvin farmed all of the SE 1/4 of Section 14, T2N, R69W, in addition to the NE1/4 of the SW1/4 of Section 14, T2N, R69W and the NE 1/4 of Section 23, T2N, R69W. Boulder County purchased Marvin's land as open space in May 2000.

## 5. Description

The Swanson Farm is located at the intersection of N. 119th Street and Prospect Road. The latter bisects the property east to west. Dry Creek flows from the southwest to the northeast through section 14 of township 2N, range 69W, just north of the Swanson land. The farm is comprised of a farmhouse, detached garage, chicken house, silo, barn, loafing shed. The surrounding agricultural landscape is open and generally flat, with a slight slope downward to Dry Creek. This property is comprised of a farmhouse, detached garage, chicken house, silo, barn, loafing shed.

## 6. Statement of Significance

**Statement of Significance:** In a larger historical context, the Swansons were part of a significant immigration pattern. Beginning in the early 1870s, Swedes began to settle between Longmont and Boulder in the vicinity of T2N, R70W, not far from the future Swanson Farm. As most immigrants were from Ryssby, Smaland, the settlement became known as Ryssby. Working out of a White Star Steamship Company office in Boulder, Sven Johan Johnson facilitated this immigration by arranging to loan travel expenses to fellow Swedes. In time, the settlers built irrigation ditches, a school and a Lutheran church. The Swede Lakes and Lagerman Reservoir are reminders of their work. By the time Swan John Swanson came to the area, Swedes were the largest group of foreign-born whites in Boulder County, numbering almost five hundred. This is significant, considering the fact that Swedes were only the fifth largest group of foreign-born whites statewide.

## 7. Bibliographical References

*Boulder County Historic Sites Survey; Historic Architectural Building Structure Form.* Prepared by Ben Fogelberg, October 18, 1998

**The following was used to prepare the Historic Architectural Building Structure Form:**

Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, on file at the Boulder Carnegie Library.

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

Polk's Boulder County Directory (1916-1968). Denver, Kansas City and Salt Lake City: R. L. Polk and Co. Publishers.

Schultz, Suzanne, Ed. A Century of the Colorado Census. Unpublished. Located in Michner Library, University of Northern Colorado, Greeley.

St. Vrain Valley Historical Association. They Came To Stay: Longmont, Colorado, 1858-1920. Longmont, CO: Longmont Printing Co., 1971.

Swanson, Marvin. Interview conducted by Ben Fogelberg. November 13, 1998.

Exhibit A

Legal Description

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-SIXTEENTH CORNER OF THE SECTION 13 AND SECTION 14, WHENCE THE EAST ONE-QUARTER CORNER OF SECTION 14 BEARS NORTH  $00^{\circ}10'32''$  WEST A DISTANCE OF 1173.21 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 4 SOUTH  $86^{\circ}58'03''$  WEST 402.71 FEET; THENCE NORTH  $00^{\circ}31'50''$  WEST 163.30 FEET; THENCE NORTH  $88^{\circ}18'29''$  EAST 403.36 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID EAST LINE SOUTH  $00^{\circ}10'32''$  EAST 153.90 FEET TO THE POINT OF BEGINNING.

Ariel view and map of 8813 N. 119<sup>th</sup> Street, Longmont, CO 80504 (\*only barn and silo nominated for landmark designation)

