



Community Planning & Permitting

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Vicinity

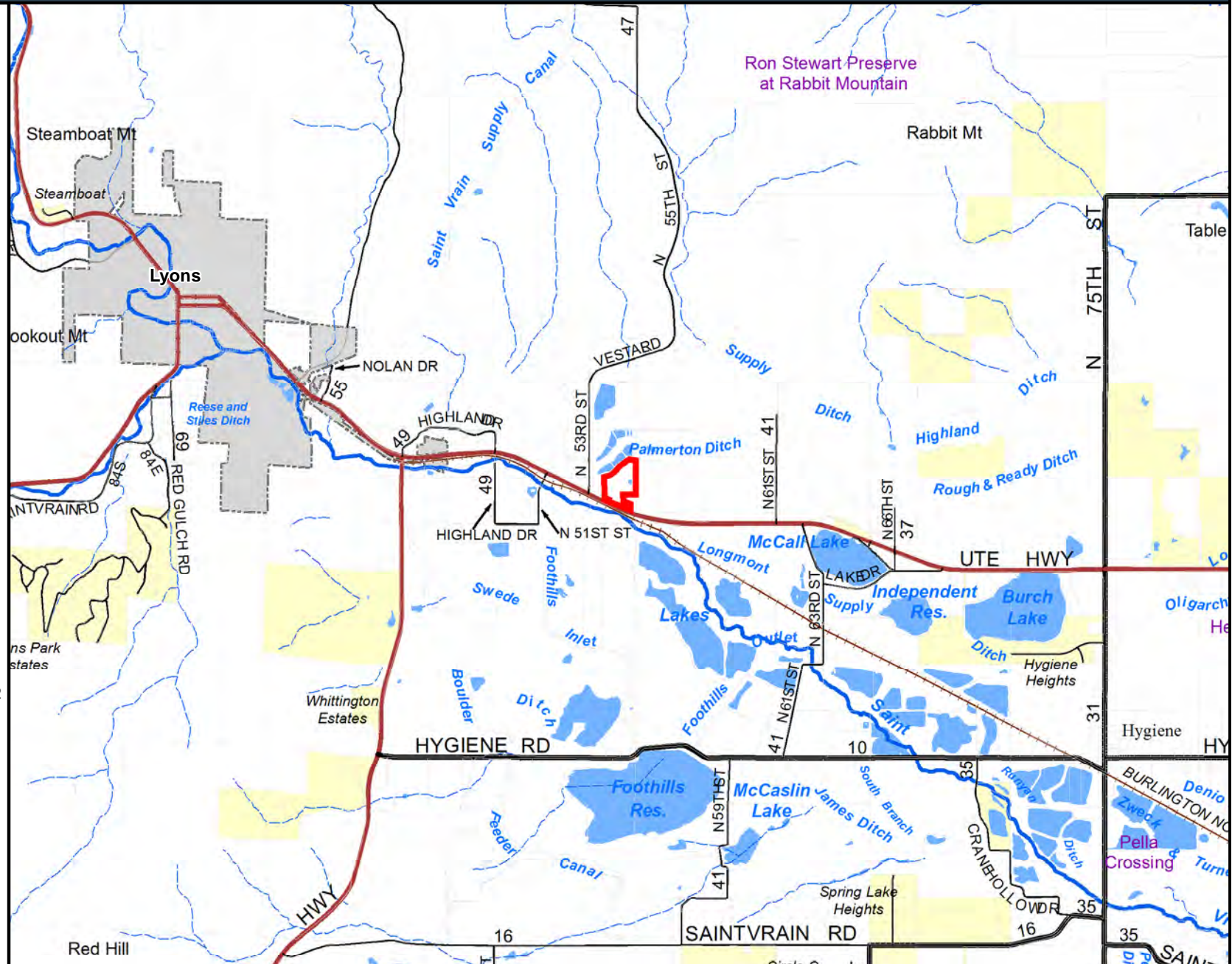
5435 UTE RD

Subject Parcel

Municipalities

Subdivisions

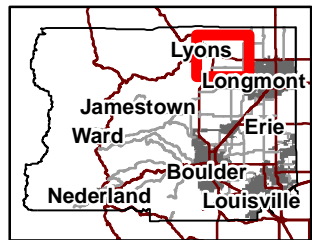
Subdivisions



0 0.35 0.7 Miles



Area of Detail Date: 10/10/2022




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Aerial
5435 UTE RD

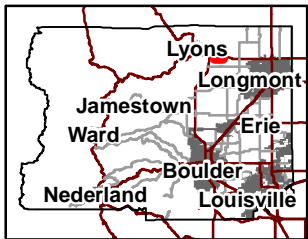
 Subject Parcel



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Aerial
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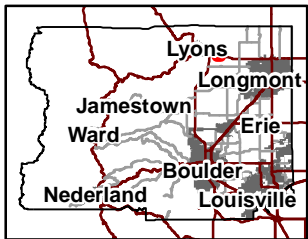
 Subject Parcel



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CITY OF LONGMONT

Montgomery Tank Replacement Project

BOULDER COUNTY CERTIFICATE OF APPROPRIATENESS REVIEW

Historic Preservation Advisory Board (HPAB) Sub-Committee Meeting

APRIL 21, 2025



Outline

- 1 Montgomery Farm Property**
 - Boulder County Historic Landmark and criteria for designation
 - Project elements proposed to be located on Property
- 2 Alternatives Analysis**
- 3 City's Surrounding Property Owner (SPO) and Tribal Outreach**
- 4 Montgomery Tank Replacement Project Overview**
- 5 Consistency with:**
 - Criteria for Approval of Alterations (Article 15-600.F, Boulder County Land Use Code)
 - Standard conditions included in Docket #HP-03-03
- 6 Summary**

Montgomery Farm Property

- Established in 1880 by the Montgomery Family
- Centennial Farm Designation (1990)
- Boulder County Historic Landmark (2003)
- Purchased by City in 2021
- City currently leases approximately 15-acres for hay cultivation once or twice per year



Montgomery Farm Landmark Status

Designated as a Boulder County Historic Landmark in December 2003 under three 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.
- **CRITERION 3:** The proposed landmark is **identified with a person** or persons significantly contributing to local, county, state, or national history.
- **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.

Landmark contains **seven** contributing structures



Previously Recorded Site Boundary

Project Cultural APE
Contour

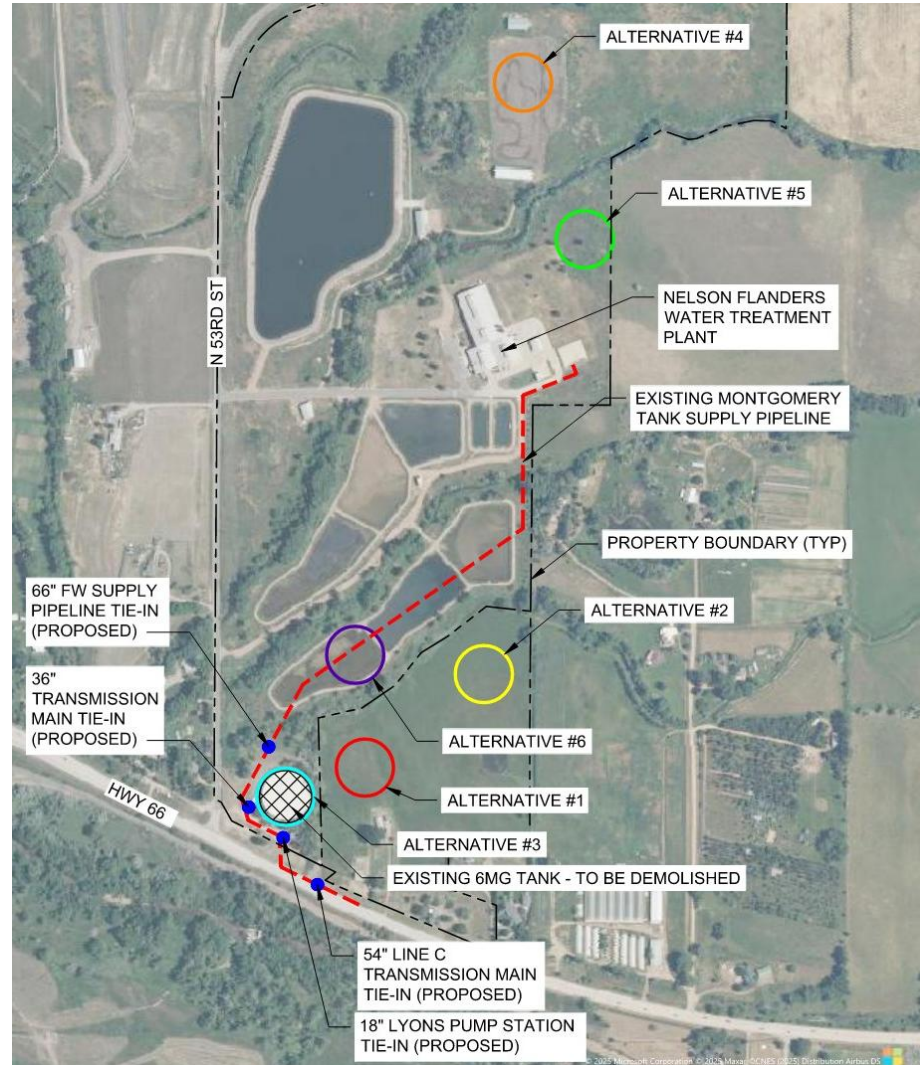


Alternatives Analysis

City evaluated:

- 6 Action alternatives
- 1 No Action alternative

Proposed Project identified as the City's Preferred Alternative.



SCREENING CRITERIA

- Proximity to existing Montgomery Tank and distribution system connections
- Amount of construction disturbance
- Gravity flow available from Nelson Flanders Water Treatment Plant
- Potential environmental and cultural impacts
- Ability to keep existing tank in service during construction
- Visual impacts
- Property ownership
- Public cost

Alternatives Analysis Screening Results

Alternative	Screening Criteria								Total Weighted Score**
	Proximity to Existing Montgomery Tank and Distribution System Connections	Minimizes Construction Disturbance	Availability of Gravity Flow from Water Treatment Plant	Minimizes Potential Environmental and Cultural Impacts	Ability to Keep Existing Tank in Service During Construction	Minimizes Visual Impacts to Public	Property Ownership	Minimizes Public Cost	
Alternative 1: New Tank in Northwestern Corner of Montgomery Farm Parcel (Preferred Alternative)	4	4	5	4	5	5	5	5	37
Alternative 2: New Tank in Northeastern Corner of Montgomery Farm Parcel	3	4	5	3	5	3	5	3	31
Alternative 3: Replace Existing Tank at Current Location	5	5	5	5	0	2	5	5	32
Alternative 4: New Tank at the NFWTP* Adjacent to Forebay 1	0	0	0	1	5	3	5	0	14
Alternative 5: New Tank at the NFWTP Directly Northeast of Planned Expansion Area	0	0	0	2	5	5	0	1	13
Alternative 6: New Tank at the NFWTP where Residual Pond 6 is Currently Located	3	2	5	3	1	2	5	3	24

Notes: *NFWTP: Nelson Flanders Water Treatment Plant

**Each alternative was scored with a value from zero (0) to five (5) under each screening criterion, with higher numerical values indicating an alternative could satisfy or pass a screening criterion and lower numerical values indicating it could not satisfy or fails a screening criterion. The alternative with the highest cumulative score was selected as the City's preferred alternative

SPO & Tribal Outreach

SPO OUTREACH

- Informational letters mailed to SPOs within 1,500-feet of Project on December 27, 2024
- Responses received from three SPOs

TRIBAL OUTREACH

- City coordinated with Colorado Commission of Indian Affairs (CCIA) to identify Colorado Tribal contacts with potential interest in the area
- Contacted 48 Tribes by emailed letter on December 23, 2024
- Responses received from three Tribes



Photos of Existing Tank (Centennial Archaeology, 2025)

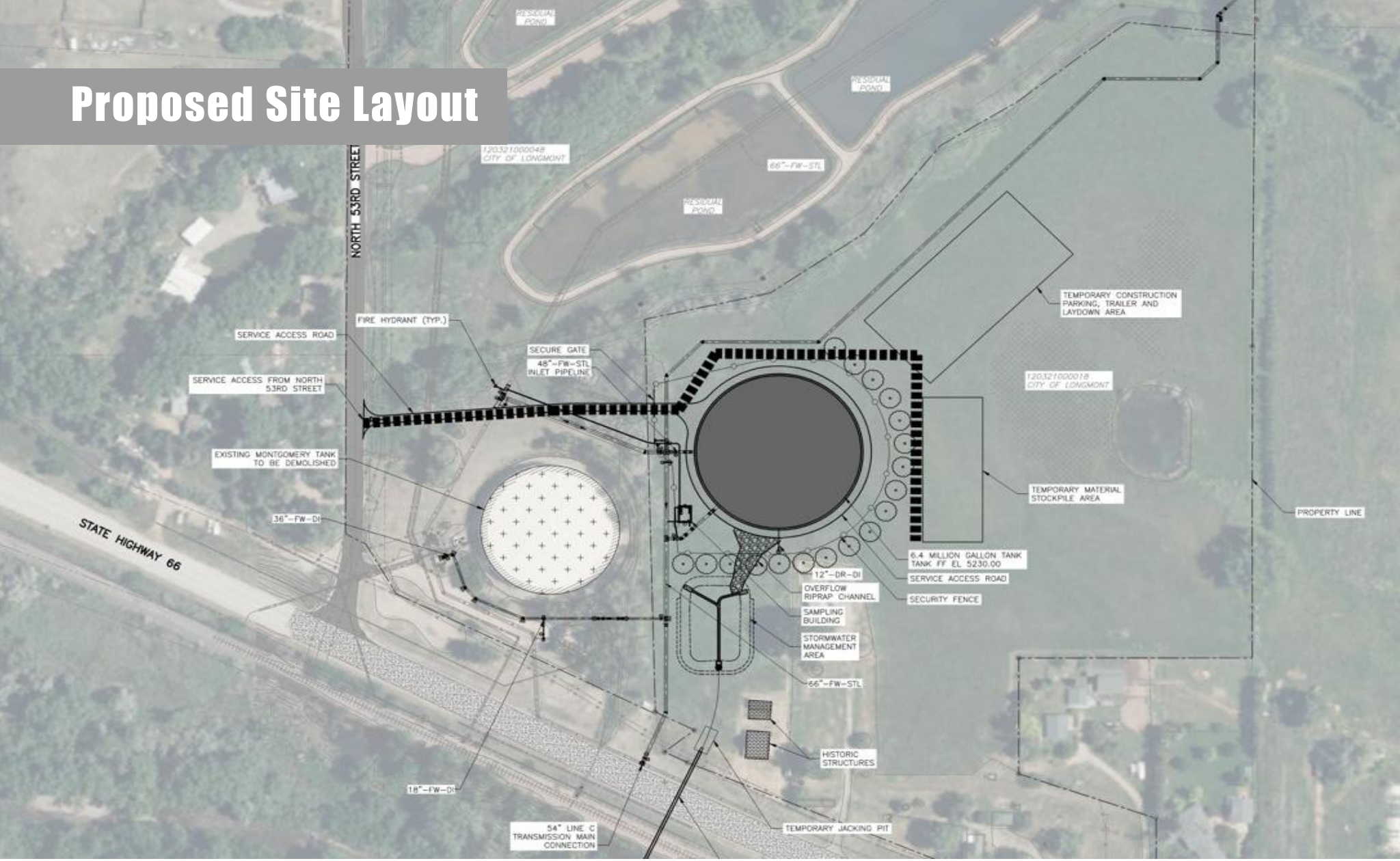
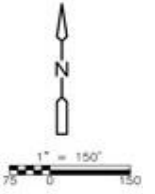
Project Overview

- Decommissioning and demolition of existing steel finished water storage tank
 - Existing tank rated for 6-million-gallons (MG) capacity but only 4.8 MG available for useable storage
 - March 3, 2025, BC Historic Sub-Committee Meeting for Historic Demo Review – tank not eligible for BC Landmark status or listing in the National Register of Historic Places

- Construction of new, partially buried 6.4-MG concrete finished water storage tank on adjacent parcel

- Project is necessary to:
 - Replace critical infrastructure
 - Promote public health and safety
 - Improve City’s water system resiliency and site security
 - Increase effective water storage capacity

Proposed Site Layout



- LEGEND:**
- EXISTING WATER UTILITY
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS UTILITY
 - EXISTING FENCE
 - +++++ EXISTING RAILROAD
 - PROPERTY LINE
 - PROPOSED PERMANENT FENCE
 - PROPOSED PERMANENT WATER PIPELINE
 - EXISTING WATER PIPELINE
 - EXISTING ROAD ASPHALT
 - PROPOSED PERMANENT ASPHALT ROAD
 - EXISTING GRAVEL
 - EXISTING CONCRETE
 - PROPOSED DEMOLITION
 - EXISTING SHRUBS/TREES
 - EXISTING TREES
 - HISTORIC STRUCTURE
 - PROPOSED PERMANENT TREE PLANTINGS
 - PROPOSED RIPRAP
 - TEMPORARY CONSTRUCTION ACCESS
 - PROPOSED PERMANENT ASPHALT ROAD

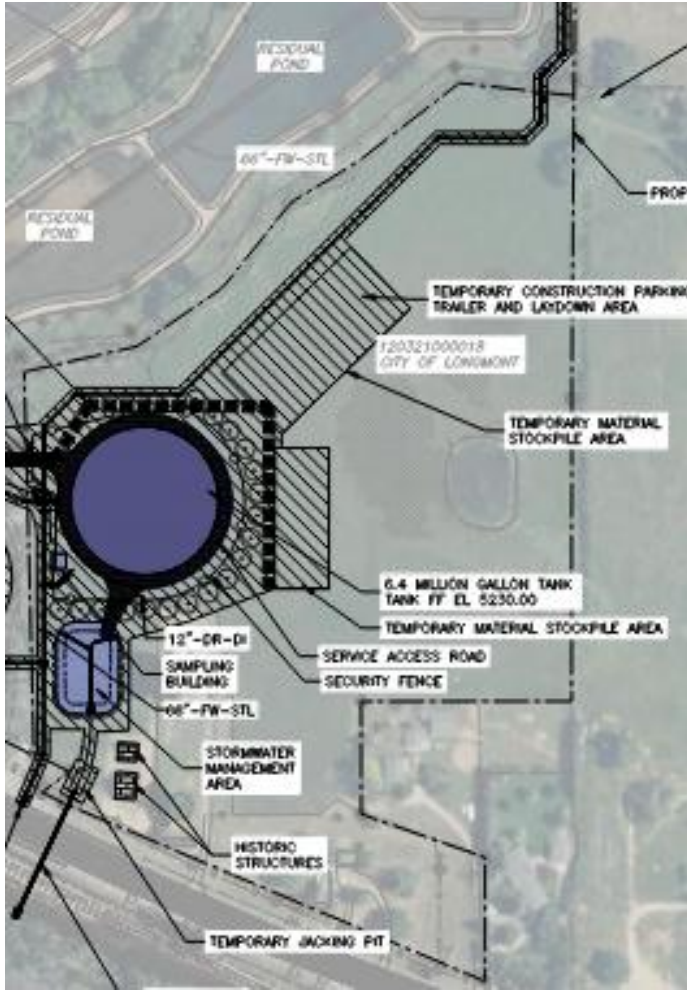
- GENERAL NOTES:**
1. NORTHING AND EASTING COORDINATES ARE THE GEOMETRIC CENTER OF THE STRUCTURE OR FITTING UNLESS OTHERWISE NOTED.
 2. POND IMPROVEMENTS WILL BE BUILD AFTER THE CONSTRUCTION OF TANK.

ABBREVIATIONS

FW	FINISHED WATER
DI	DUCTILE IRON
STL	STEEL
CMP	CORRUGATED METAL PIPE
INV	INVERT
PS	PUMP STATION
STA	STATION
FF	FINISHED FLOOR



Proposed Project Elements



PERMANENT ABOVE-GROUND ELEMENTS

- 6.4-MG water storage tank
- Gravel access road with asphalt apron
- Parking area
- Sampling building
- Stormwater management area
- Stormwater overflow and outfall
- Security gate and fence

TEMPORARY AND BELOW-GROUND ELEMENTS

- Redundant 48-inch finished water supply pipeline
- Temporary gravel access road
- Tank inlet/outlet/bypass piping
- Temporary jacking pit
- Temporary material stockpile area
- Contractor parking and laydown area
 - Up to two approximately 12-foot by 60-foot construction trailers and six approximately 40-foot storage trailers

Project Consistency with Criteria for Approval

Three Criteria for Approval of Alterations (Article 15-600.F, Boulder County Land Use Code)

- 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.

Criterion 1

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



No impact on historical significance of the Landmark related to:

- Development of agriculture in Boulder County
- Association with the Montgomery family

No impact to integrity of the Landmark:

Integrity of setting and feeling is already somewhat compromised by nearby:

- Modern residential structures
- Buildings to the east
- Highways
- Water storage tank to the west
- Water Treatment Plant

No direct impacts to the seven historic structures that contribute to the Landmark designation of the farm.

Multiple design considerations to blend with existing landscape and minimize visual impacts

Visual Rendering

EXISTING AERIAL VIEW



Visual Rendering – PROPOSED AERIAL VIEW



Visual Rendering

EXISTING NORTH 53RD STREET



Visual Rendering

PROPOSED NORTH 53RD STREET



Visual Rendering

EXISTING FROM NEIGHBORING PROPERTIES



Visual Rendering

PROPOSED FROM NEIGHBORING PROPERTIES



Visual Rendering

EXISTING NORTH 53RD & HIGHWAY 66



Visual Rendering

PROPOSED NORTH 53RD & HIGHWAY 66



PROPOSED
MONTGOMERY TANK

PROPOSED
SAMPLING
SHED

LYONS
PUMP
STATION

Visual Rendering

EXISTING HIGHWAY 66



EXISTING
MONTGOMERY TANK

LOAFING SHED

DOUBLE
WING BARN*

Visual Rendering

PROPOSED HIGHWAY 66



PROPOSED
SAMPLING
SHED

PROPOSED
MONTGOMERY TANK

LOAFING SHED

DOUBLE
WING BARN*

Criterion 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.

- New tank to be located approximately 300-feet from the nearest contributing structure
- No direct impacts to contributing structures
- Continued haying operations post-construction
- Use of existing farmhouse
- Regular maintenance/upkeep by City of contributing structures

Criterion 3

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

COLORS & TEXTURES

- New tank – unpainted concrete gray with domed roof
- Sampling building – unpainted 8-inch gray concrete blocks with metal roof
- Access road – gravel with asphalt apron surrounding the new tank

VISUAL CONSIDERATIONS

- New tank to be partially buried
- Existing tank to be demolished following construction
- New tank to be visually screened from contributing structures by native tree plantings

COMPATIBILITY

- Disturbed areas to be returned to pre-construction cover consistent with State and County construction stormwater permits
- Continued hay cultivation
- Commitment to continued use of existing farmhouse and maintenance/upkeep of other contributing structures

Criterion 3

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



CONCRETE COLOR PALETTE



Natural Concrete Finish - Shaded



Natural Concrete Finish - Sunlit

Project Consistency with Standard Conditions Included in Docket #HP-03-03

Staff and HPAB recommend that the Board of County Commissioners APPROVE Docket HP-03-03 MONTGOMERY FARM, subject to the following standard conditions:

1. Alteration of any exterior feature of the landmarked structures or construction within the site area will require review and approval of a Certificate of Appropriateness by Boulder County.
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.)

Project Consistency with Standard Conditions Included in Docket #HP-03-03

The City purchased parcel 120321000018 from the Estate of Donald E. Montgomery on April 28, 2021. Since then, the City has completed various restorations.

All completed improvements were intended to help preserve the structures that contribute to the Historic Landmark designation status of the property, and all improvements to date were reviewed by Boulder County through Certificate of Appropriateness reviews and/or building permits.

RESTORATION ACTIVITIES

- New exterior paint, roofs, and gutters on the privy, garage, shed, and farmhouse.
- Installed on-site wastewater treatment system (OWTS) for the farmhouse.
- Demolished the mobile home and garage—neither building contributed to the Historic Landmark designation.
- Repaired the barn roof after wind damage.
- Minor repairs to heating system.
- The other buildings contributing to the Landmark, including granary shed, and root cellar, have not required improvements to date.
- City began leasing the site for haying operations. Based on conditions, hay is cultivated once or twice per year.

Summary

The **Project is necessary** to replace existing tank which has reached the end of its useful and serviceable life.

The City has **completed an alternatives analysis** and identified the proposed Project as the Preferred Alternative.

Outreach with SPOs and Tribes has occurred and is continuing.

The Project is **consistent with Criteria for Approval** (Article 15-600.F) and Standard Conditions in Docket HP-03-03.

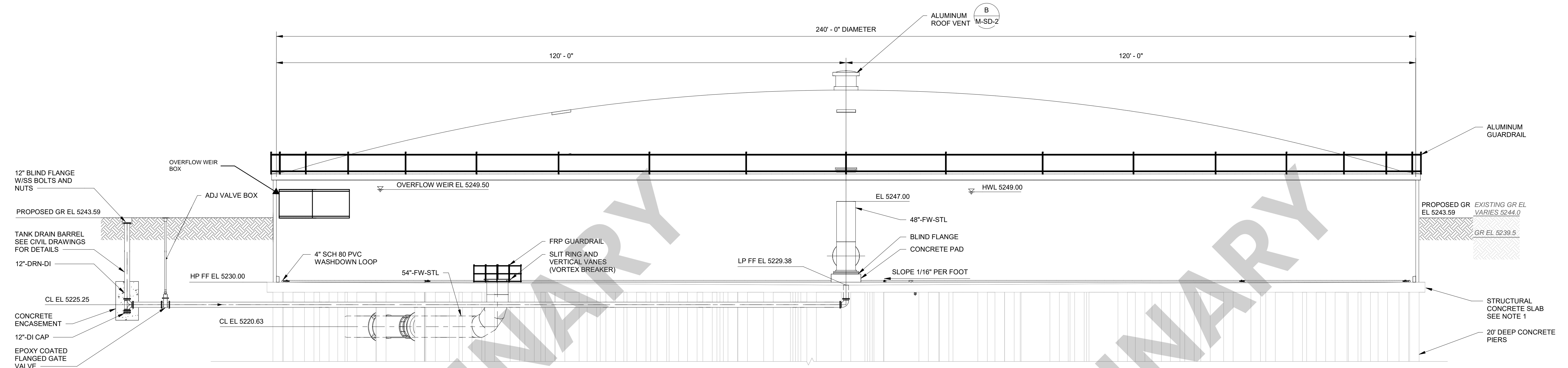
- ✓ No direct impacts to Montgomery Farm contributing structures
- ✓ Visual screening (tree plantings) to blend views of the new tank from contributing structures
- ✓ Less visually intrusive than existing tank
- ✓ Multiple design considerations (colors, textures, materials) make the Project look and feel consistent and compatible with the Landmark property
- ✓ Continued hay operations post-construction, continued use of the farmhouse, and commitment to continue routine maintenance and upkeep of contributing structures

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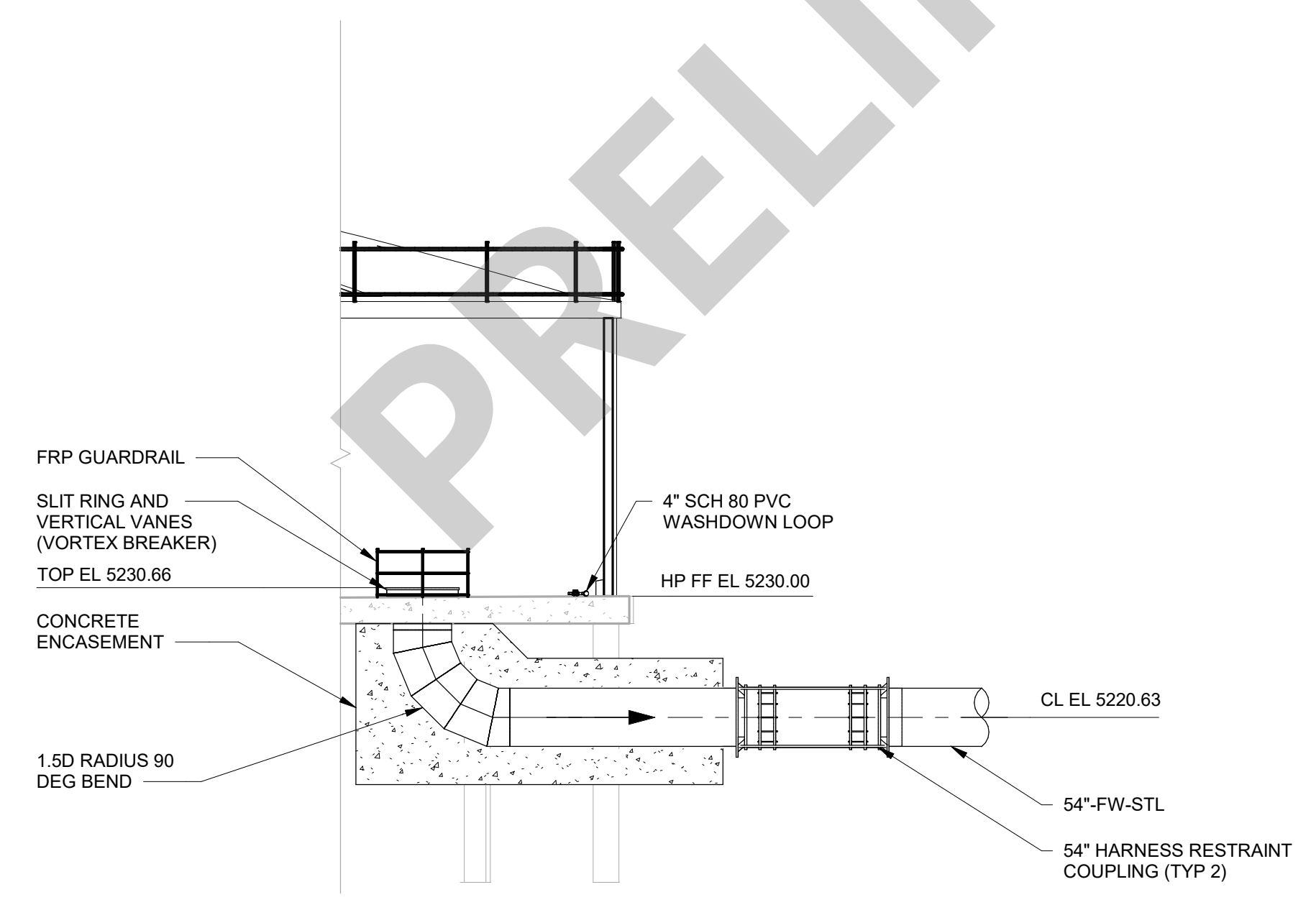
CDM
Smith®



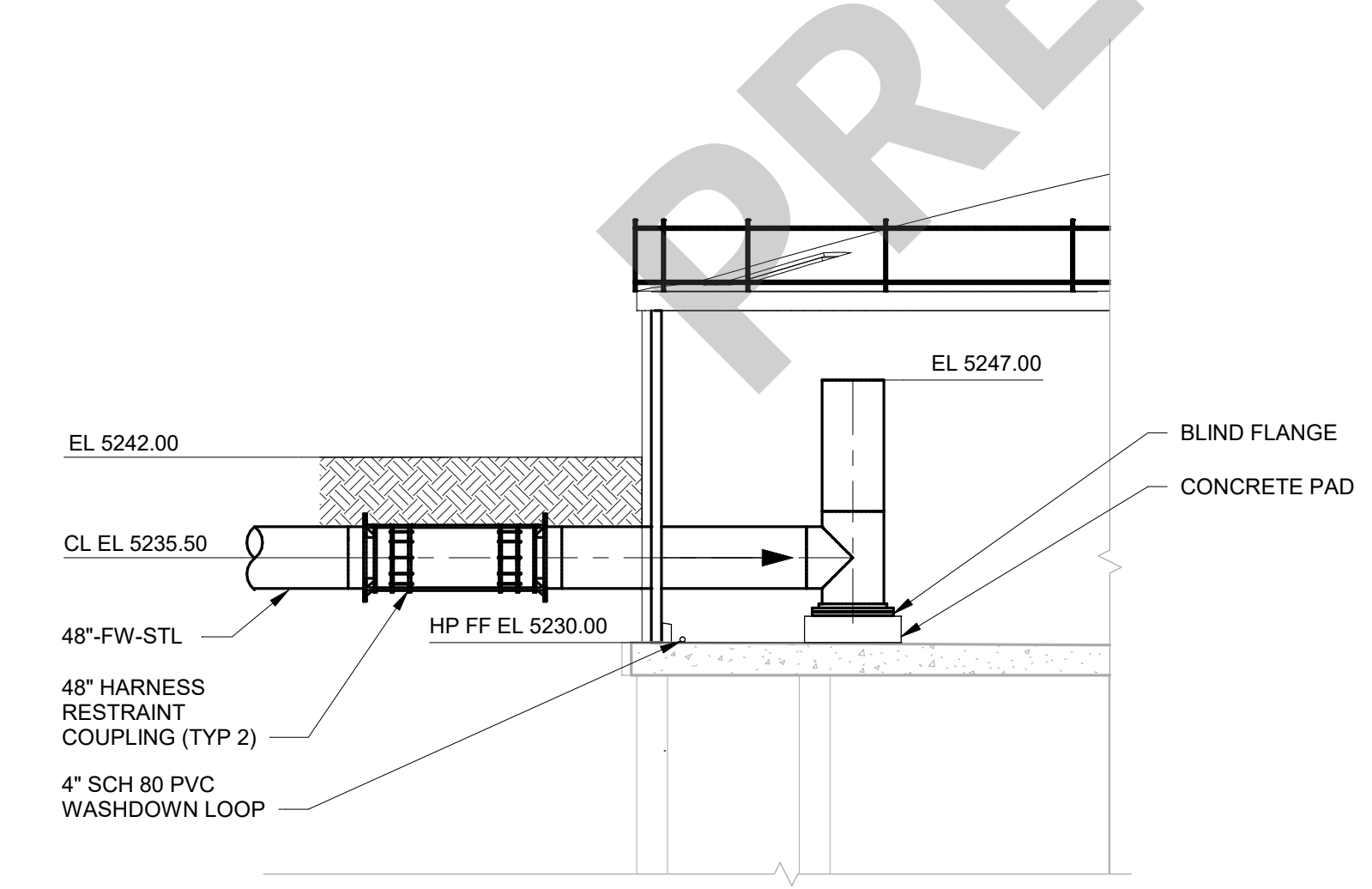
NOTE:
 1. THICKNESS AND REINFORCEMENT OF STRUCTURAL CONCRETE SLAB TO BE DESIGNED BY TANK DESIGN BUILDER.



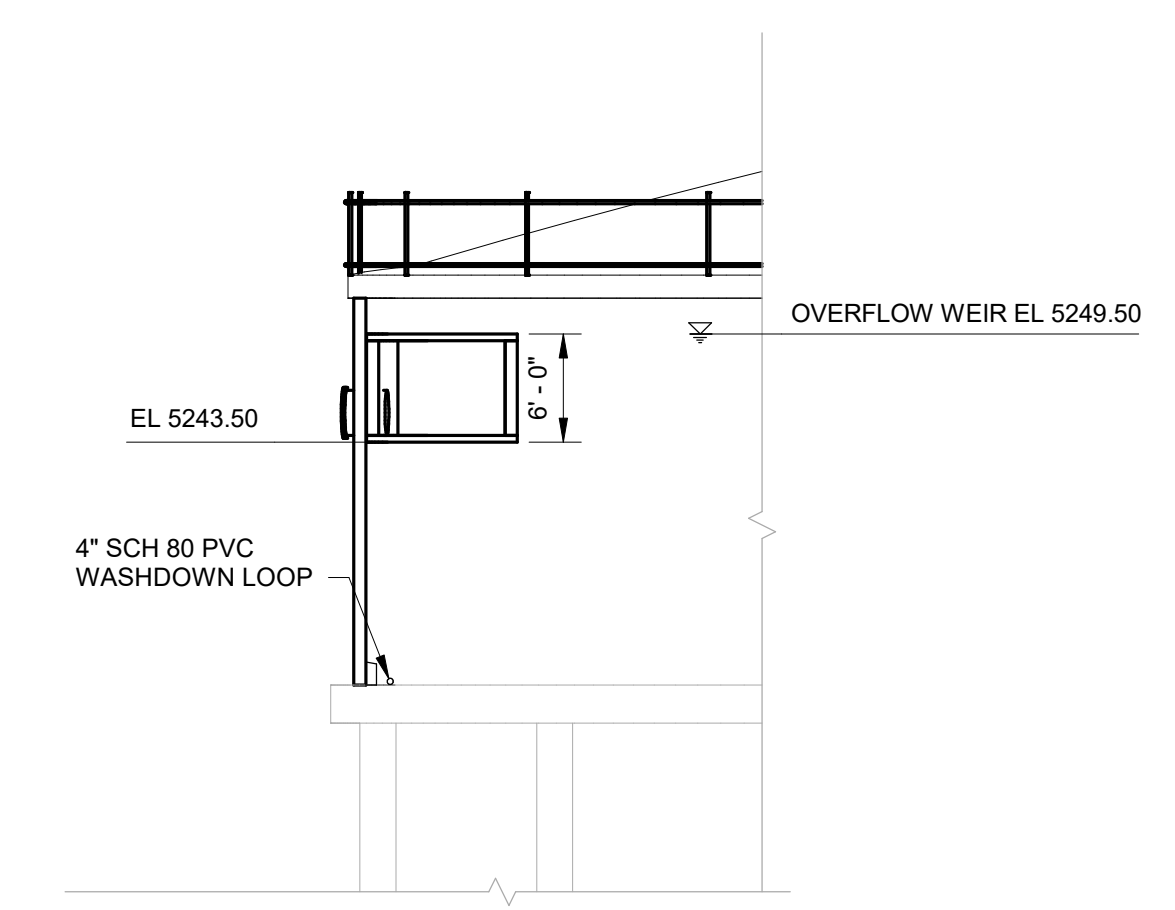
1 SECTION
 M-MT-1 3/32" = 1'-0"



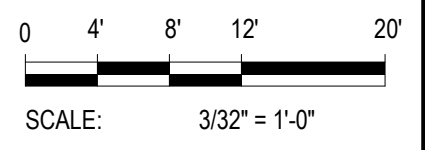
2 SECTION
 M-MT-1 3/32" = 1'-0"



3 SECTION
 M-MT-1 3/32" = 1'-0"



4 SECTION
 M-MT-1 3/32" = 1'-0"



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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____
 DRAWN BY: _____
 SHEET CHKD BY: _____
 CROSS CHKD BY: _____
 APPROVED BY: _____
 DATE: APRIL 2025



CITY OF LONGMONT
NELSON-FLANDERS WATER TREATMENT PLANT
MONTGOMERY TANK REPLACEMENT PROJECT

PROCESS MECHANICAL
MONTGOMERY TANK SECTIONS I

PROJECT NO. 265336-257688
 FILE NAME: MWZ001DS
 SHEET NO.
M-MT-3

PRELIMINARY SUBMITTAL SUBJECT TO CHANGE - NOT FOR CONSTRUCTION



April 10, 2025

Denise Grimm, Principal Planner – Historic Preservation
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 purchased parcel 120321000018 from the Estate of Donald E. Montgomery—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 farmhouse, 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 with this submittal is a preliminary site plan sheet showing areas of temporary and permanent disturbance associated with the Project 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 303.651.8612.

Sincerely,

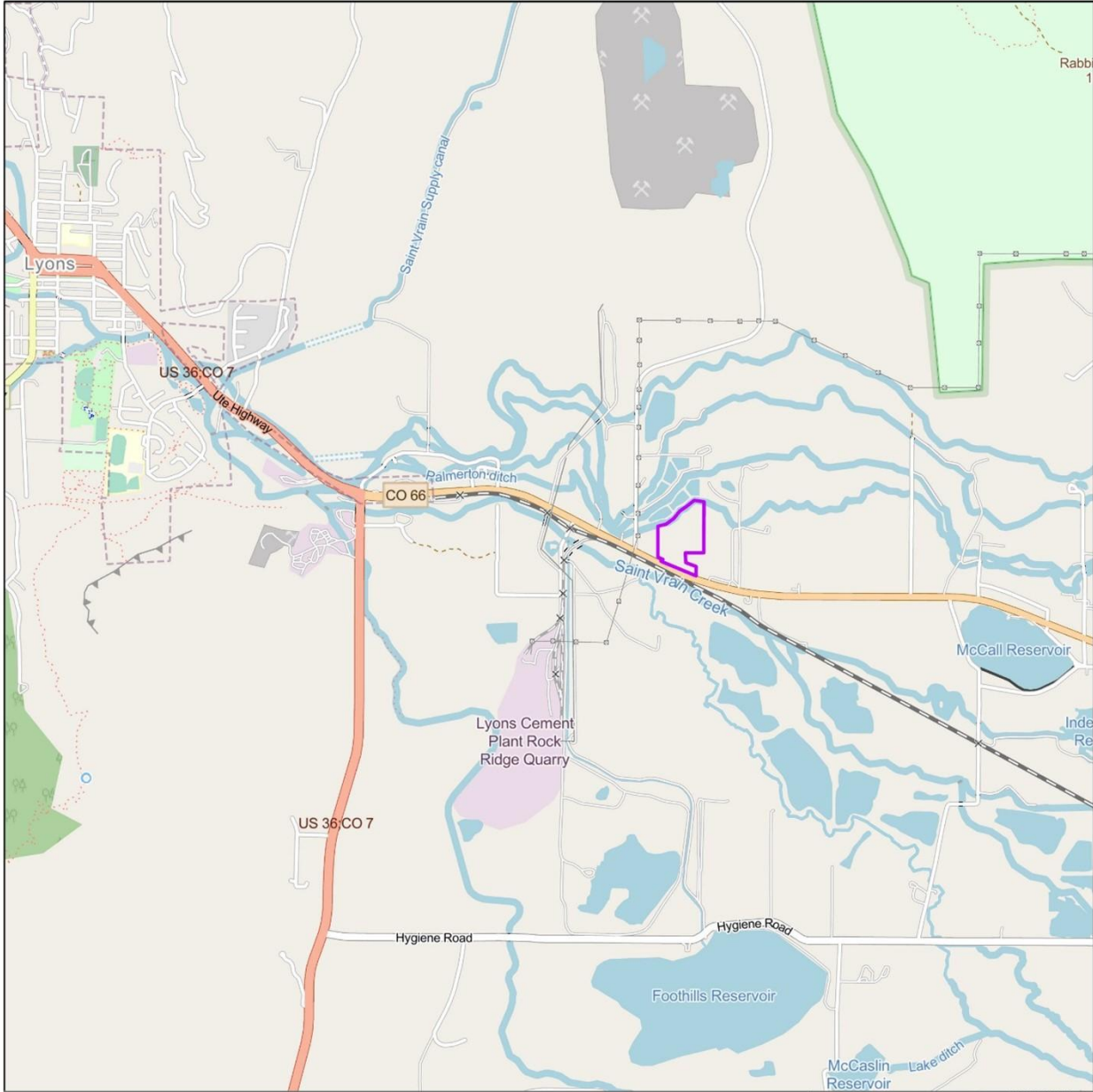


Joe Michalski, P.E.

Engineering and Operations Administrator – Water and Waste Department
City of Longmont
303-651-8612
joe.michalski@longmontcolorado.gov

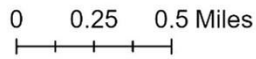
cc: *Jody Glennon and Kyleen Kelly/Olsson*
Frank Borst and Jon Tucker/Moltz Construction
Jon Reed and Marc Malone/CDM Smith

encs: *Certificate of Appropriateness Narrative with Five Attachments*



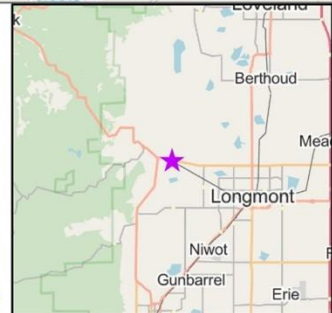
City of Longmont, Montgomery Tank Project

Project Cultural
 APE/Landmark
 Boundary

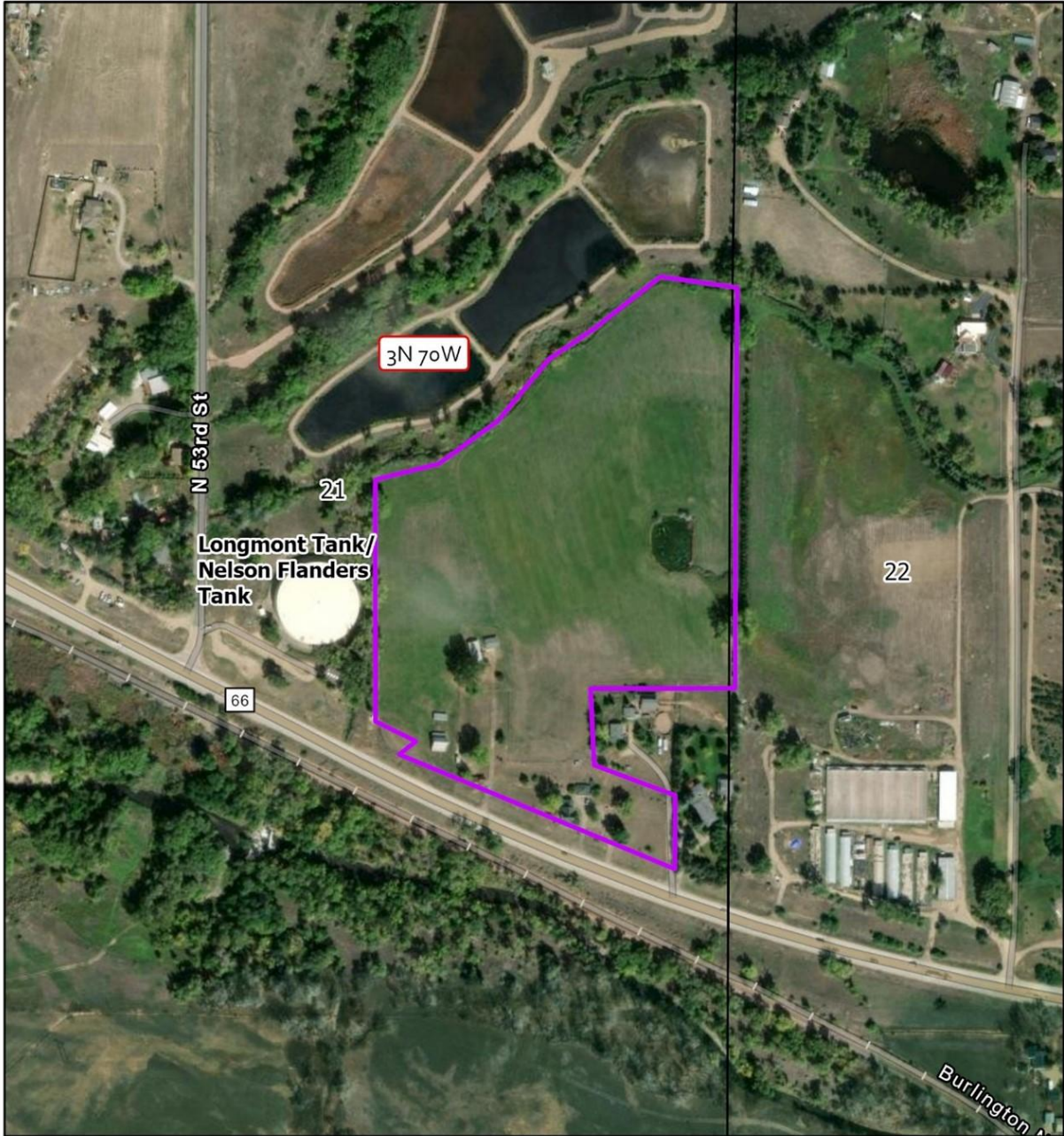


Universal Transverse Mercator Zone 13
 North American Datum of 1983

Boulder County, Colorado



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City of Longmont, Montgomery Tank Project

- Project Cultural APE/Landmark Boundary
- Township
- Section

N

 Scale: 1:5,000

0 250 500 Feet

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 a fire destroyed 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 (City). 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. Documentation related to the Centennial Farm designation is provided in **Attachment A**. 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 Montgomery Farm (Site 5BL.4248) was designated as a Boulder County Historic Landmark in 2003 (Docket #HP-03-03; **Attachment A**) 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 City purchased parcel 120321000018 from the Estate of Donald E. Montgomery on April 28, 2021. Since then, the City has completed various restoration activities, including installing new exterior paint, roofs, and gutters on the privy, garage, shed, and farmhouse (buildings that contribute to the Historic Landmark designation), and installed a new septic system for the farmhouse. All improvements were completed with the intention of helping to preserve the structures that contribute to the Historic Landmark designation status of the property, and all improvements to date were reviewed by Boulder County through Certificate of Appropriateness reviews and/or building permits (**Attachment A**). Additionally, the City applied for an on-site wastewater treatment system (OWTS) permit for the farmhouse for residential use to support the current land use designation. That permit was approved by Boulder County Public Health on February 8, 2024, and the OWTS was subsequently installed. A copy of the approved OWTS permit is provided in **Attachment A**. The City understands that the existing OWTS permit would need to be modified and approved by Boulder County for commercial use if the property were to be utilized for non-residential purposes in the future. The City demolished the mobile home and garage, which Don Montgomery added to the property in 1977—neither of those buildings contributed to the Historic Landmark designation of the site. The chicken coop has deteriorated since the 1994 recording; however, the chicken coop is also not one of the contributing buildings recorded in 1994 (see **Table 1** for complete listing). The City made minor repairs to the double-wing barn roof when high winds blew a section of metal sheeting off in May 2022. The other buildings contributing to the Historic Landmark designation of the property, including the granary shed, and root cellar have not required improvements to date to maintain their integrity. Following the City’s acquisition of the

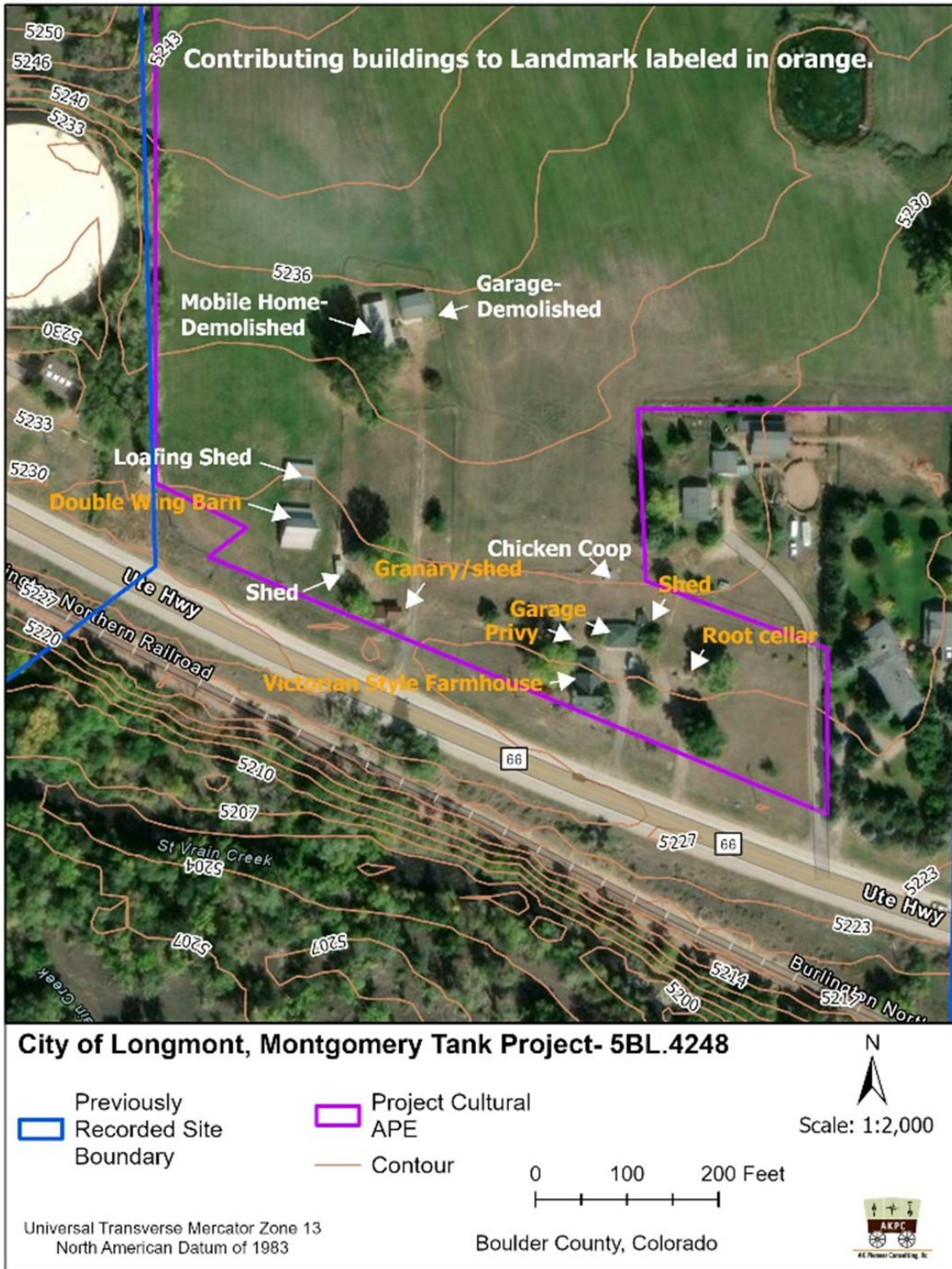
Montgomery Farm site, the City began leasing it for haying operations. Based on conditions, hay is cultivated once or twice per year.

The contributing buildings to the Historic Landmark designation are listed in **Table 1** and labeled in orange in **Figure 1**. Updated photos of the contributing buildings were taken during a Class III Inventory Survey of the property on May 17, 2024, to provide a visual update/photo rendering of the current physical integrity of each building (**Figures 2 through 9**). A copy of the Class III Survey Report is included as **Attachment B**.

Table 1. Montgomery Farm historic buildings.

Building	Date Built
Victorian Style Farmhouse (Montgomery 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

One new cultural resource, a segment of the Palmerton Ditch (Site 5BL.3115.6), was recorded during the May 17, 2024, inventory (**Attachment B**). That ditch segment is recommended eligible for listing in the NRHP under Criteria A and C. Although the ditch is located north of the Montgomery Farm and would be temporarily impacted during construction activities, it is not located on the farm and not a contributing feature of the Montgomery Farm Historic Landmark designation.



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Figure 1. Montgomery Farm historic buildings.



Figure 2. Montgomery Farmhouse, south facade.



Figure 3. West side of the farmhouse, facing east.



Figure 4. Southwest corner of the garage, facing northeast.



Figure 5. Northeast corner of the shed, facing southwest.



Figure 6. Southeast corner of the privy, facing northwest.



Figure 7. Northwest corner of root cellar, facing southeast.



Figure 8. Northeast corner of barn, facing southwest.



Figure 9. South side of granary/shed, facing northwest.

Montgomery Tank Project

Project Overview

The City is proposing to replace the existing finished water storage tank at the northeast corner of Highway 66 (Ute Highway) and North 53rd Street. The existing finished water storage tank is rated for 6 million gallons (MG); however, due to hydraulic limitations, the effective storage capacity of the existing tank is only 4.8 MG. The existing tank has reached the end of its useful life and needs to be replaced due to its deteriorating condition. The City is proposing to construct a new finished water storage tank northeast of the existing tank on the Montgomery Farm parcel and decommission and demolish the existing tank following construction of the new tank. The new finished water storage tank would be rated for and contain an effective storage capacity of 6.4-MG. The proposed project also includes the construction of a new, redundant 48-inch diameter finished water supply pipeline, sampling building, stormwater management area, and new water supply tie-ins.

The new 6.4-MG tank would provide additional storage capacity in support of the planned buildout of the City and the City's Nelson Flanders Water Treatment Plant on the adjacent parcel. The City is seeking a more secure location than the current tank site for the new tank in consideration of public health and safety and its mission to provide its service area with a reliable water supply. The Montgomery Farm parcel is approximately 2.5 miles east of the town of Lyons at 5435 Ute Highway, in Boulder County, Colorado, 80503. The parcel is approximately 19.6 acres and is a designated Boulder County Historic Landmark.

As designed, the Montgomery Tank Replacement Project (Project) would avoid/not directly impact any of the historic buildings on the Montgomery Farm site. Additionally, the current design provides the maximum setbacks from the historic structures as is feasible in consideration of engineering, environmental, and topographical design constraints (**Figure 10**). The infrastructure associated with the Project includes a new 6.4-

MG pre-stressed concrete finished water storage tank, a sampling building, a stormwater management area, a gated service access road, security fencing, a new 48-inch finished water pipeline, new tie-ins, and supporting ancillary equipment (e.g., flow meter vaults and drain vault). One temporary construction laydown and parking area and one temporary material stockpile area would be required during construction; those areas would be reclaimed following construction. The existing tank on the neighboring parcel to the west would remain in service during construction activities and then be decommissioned and demolished. On February 28, 2025, the City remitted an historic review request to Boulder County for the existing tank, which was evaluated during the March 3, 2025, Boulder County Historic Preservation Advisory Board (HPAB) subcommittee meeting. During the March 3, 2025, meeting, the subcommittee confirmed that the existing tank would not be recommended eligible for listing in the National Register of Historic Places nor eligible for Boulder County Landmark status. The former tank area would be regraded and planted with a native seed mix following demolition.

A preliminary site overview for the Project is shown in **Figure 10**. A supplemental *Temporary and Permanent Infrastructure Map* is provided in **Attachment C**, which details the areas of temporary and permanent disturbance that would occur on the Montgomery Farm property as a result of the Project.

Project Elements

Finished Water Storage Tank, Security Fencing, and Access Road

The new 6.4-MG water storage tank would be gray concrete with an inside diameter of 240 feet. The existing tank that would be demolished has a 202-foot diameter. The new tank would be partially buried (approximately 8 feet of it would be buried) and contain a gray concrete domed roof. The existing tank is completely above grade with a height of approximately 28 feet above existing grade. The maximum elevation of the new tank, including exposed sidewalls and the domed roof, would be 27 feet above existing grade. The new water storage tank would be located approximately 145 feet southeast of the northwest property line of the Montgomery Farm parcel. The new tank, sampling building, and portion of the access road around the perimeter of the new tank would be surrounded by an 8-foot-tall chain link security fence with 12 inches of 3-strand barbed wire at the top of the chain link. Fencing would not be constructed along pipeline corridors. A plan sheet with proposed fencing details is provided in **Attachment C**. A new 20-foot-wide gravel maintenance access road would be constructed and extend approximately 415 feet east from North 53rd Street to the gated entrance at the Montgomery Farm property line. Once across the property line, the new access road would extend eastward another approximately 51 feet to the tank. A 20-foot-wide asphalt apron would be constructed around the perimeter of the tank. The entrance to the new tank would be via a secured electronic gate, equipped with a gate security box containing a camera, intercom, and card reader. Proposed locations of the new water storage tank, security fencing, access gate, access road, and stormwater management area are shown in **Figure 10** and in the *Temporary and Permanent Infrastructure Map* in **Attachment C**. Native trees would be

planted as close to the new tank as practicable, just outside of the associated security fencing, to screen views of the tank and fencing from the Historic Landmark buildings and Ute Highway.

Sampling Building

A new sampling building, to be used for water quality sampling and monitoring, would measure approximately 18-feet by 26-feet and would be constructed directly southwest of the new tank within the area contained by the proposed security fence (**Figure 10**). The sampling building would be constructed of 8-inch gray concrete blocks with a standing seam gray metal roof. A plan sheet with details of the proposed sampling building is provided in **Attachment C**.

Water Supply Pipeline and Tie-ins

Portions of five buried pipelines would be constructed on the Montgomery Farm property including approximately 1,180 linear feet (LF) of a new redundant 48-inch finished water supply pipeline, approximately 30 LF of a new 66-inch interconnection pipeline, approximately 50 LF of a new 48-inch tank inlet, approximately 380 LF of a new 48-inch/54-inch tank outlet pipeline, and approximately 20 LF of a new 36-inch bypass pipeline. All other buried connecting pipelines would be constructed outside of the Historic Landmark parcel boundary. Proposed pipeline infrastructure and tie-ins are depicted in **Figure 10** and are further detailed in the *Temporary and Permanent Infrastructure Map* in **Attachment C**. All disturbed areas would be restored to pre-disturbance cover following construction of the pipelines and be mowed to allow access for routine maintenance and pipeline corridor ground inspections.

Permanent Stormwater Management Area and Overflow

A new, approximately 0.4-acre stormwater management area would be constructed on the Montgomery Farm property, just southwest of the proposed location of the new 6.4-MG tank, adjacent to the western property line (**Figure 10**). The purpose of the stormwater management area would be to facilitate stormwater management and manage overflow conveyance in the event of an emergency tank overflow. Following precipitation events, the pond would detain and release water at a constant rate. The stormwater management area would be drained by a buried 36-inch pipe, which would ultimately be bored under Highway 66 and discharge south of the Montgomery Farm property. Additional details are provided in the *Temporary and Permanent Infrastructure Map* in **Attachment C**.

Temporary Jacking Pit for Overflow Pipe

An approximately 20-foot by 40-foot temporary jacking pit would be constructed south of the stormwater management area, near the southern boundary of the Montgomery Farm property (**Figure 10**). The temporary jacking pit would be used to facilitate trenchless boring of the 36-inch pipe below Highway 66, to discharge flow from the stormwater management area south of the Highway and BNSF railroad line. The temporary jacking

pit would be removed and restored to pre-disturbance cover levels consistent with the Boulder County and Colorado Department of Public Health and Environment (CDPHE) construction stormwater permit requirements following construction activities. Additional detail related to the temporary jacking pit is provided in the *Temporary and Permanent Infrastructure Map* in Attachment C.

Temporary Construction Laydown and Parking Areas

One temporary construction laydown and parking area would be required for construction of the Project. The temporary construction laydown and parking area, totaling approximately 1.0-acre, would be located northeast of the proposed tank location (**Figure 10**). The laydown area would be used for equipment and material staging and for parking the temporary construction trailers. There would be a maximum of two 12-foot by 60-foot construction trailers and six approximately 40-foot storage trailers staged in the temporary laydown area. Once construction was complete and the Project was operational, the trailers would be removed, and the area would be restored to pre-disturbance cover and be available for hay cultivation. The *Temporary and Permanent Infrastructure Map* in **Attachment C** provides additional detail related to the temporary disturbance associated with this area.

Temporary Material Stockpile Area

One temporary material stockpile area would be required for construction of the Project. The temporary material stockpile area would total approximately 0.4-acre and would be located directly east of the new 6.4-MG tank (**Figure 10**). This area would be used to store construction materials including steel pipe and other materials. Following completion of construction activities, this area would be restored to pre-disturbance cover and would be available for continued hay cultivation. The *Temporary and Permanent Infrastructure Map* in **Attachment C** provides additional detail related to the temporary disturbance associated with this area.

Temporary Construction Access Road

Construction access would be provided via a 20-foot-wide gravel temporary construction access road (**Figure 10**). The temporary construction access road would follow the same path as the proposed permanent access road originating at North 53rd Street and extending eastward to the property line. Once across the property line, the temporary gravel construction access road would turn northeast and then east to the temporary construction laydown and parking area. Once at the temporary construction laydown and parking area, the access road would turn south and terminate at the temporary material stockpile area. A total of 750 LF of the temporary gravel construction access road would be constructed on the Montgomery Farm parcel. Following construction of the Project, the portions of the temporary access road that do not overlap the proposed permanent access road would be removed and restored to pre-construction levels consistent with

the Boulder County and CDPHE construction stormwater permit requirements and would be available for continued hay cultivation.

Montgomery Farm Access and Signage

The two existing access points to the Montgomery Farm located on the north side of Highway 66 would remain open during and after construction of the Project to provide continued access to the farmhouse, for ongoing and future hay cultivation, and for yard maintenance. Those two access points would not be used for construction or operational access to the new tank and usage would be infrequent. No new signage is proposed for the new tank infrastructure because of site security considerations. The existing historic landmark sign would remain in place.

Visual Renderings

Conceptual visual renderings of the proposed tank from an aerial view as well as from the perspective of North 53rd Street, Highway 66, the intersection of North 53rd Street and Highway 66, and from neighboring properties to the east of the Project are provided as **Figures 11-15**. These visual renderings also depict the location of contributing and non-contributing structures on the Montgomery Farm property in relation to proposed Project elements. Additional visual renderings showing the existing viewshed from these perspectives are provided in **Attachment D**.

Agricultural Production

A total of 15.58 acres (approximately 79 percent) of the Montgomery Farm property is currently used as agricultural land for hay cultivation (see *Overview of Hay Cultivation Areas Map* in **Attachment E**). The City leases this area for hay cultivation operations. Based on conditions, hay is cultivated once or twice per year. While 15.58 acres are leased for hay operations, historical aerial imagery shows approximately 0.62-acre of the leased area is not planted each year as that area is not conducive to plantings. Accounting for the barren land, approximately 1.21 acres of agricultural land within the hayed area would be permanently converted to non-agricultural land use for the construction of the water storage tank, permanent access road, sampling building, and stormwater management area. Temporary disturbance of approximately 3.70 acres within the hayed area would occur from construction of the proposed pipelines, tie-ins, temporary laydown and parking area, and temporary material stockpile area. Temporarily impacted agricultural areas would be restored to pre-construction conditions and be available for hay operations again following the approximate 27-month estimated construction timeframe. Areas of temporary and permanent disturbance to the hay cultivation area on the Montgomery Farm property are depicted in the *Overview of Hay Cultivation Areas Map* in **Attachment E**.

Preservation and Continued Use of the Montgomery Farm Property

Preservation

Following its acquisition of the Montgomery Farm site, the City has completed various restoration activities, including installing new exterior paint, roofs, and gutters on the privy, garage, shed, and farmhouse (buildings that contribute to the Historic Landmark designation), and installed a new septic system for the farmhouse. These improvements to the property are detailed in the preceding **Historical Background** section of this document. The City will continue to coordinate closely with Boulder County and request Certificate of Appropriateness reviews for all future proposed improvements in an effort to maintain and preserve the historic structures on site.

Because the Montgomery Farm property is located in Wildfire Zone 2, the City has and would continue to implement appropriate measures to minimize the potential for wildfires to help preserve the historic structures on site. These measures have and would continue to include proper tending and maintenance of the parcel to prevent vegetative overgrowth and clearing of dead vegetation.

Continued Use

The City secured an OWTS permit for the farmhouse for residential use as it intends for the farmhouse to be utilized. The OWTS was subsequently installed. The City is committed to continued use of the farmhouse and is currently in the process of vetting options to determine the proposed use of the farmhouse. The City understands that they would need to work with Boulder County to modify the existing residential OWTS permit for commercial use if the City determines that they would like to use the farmhouse for commercial purposes (i.e. office space or similar).

Following the City's acquisition of the Montgomery Farm site, the City began leasing it for haying operations. Based on conditions, hay is cultivated once or twice per year and those hay cultivation activities are expected to continue.

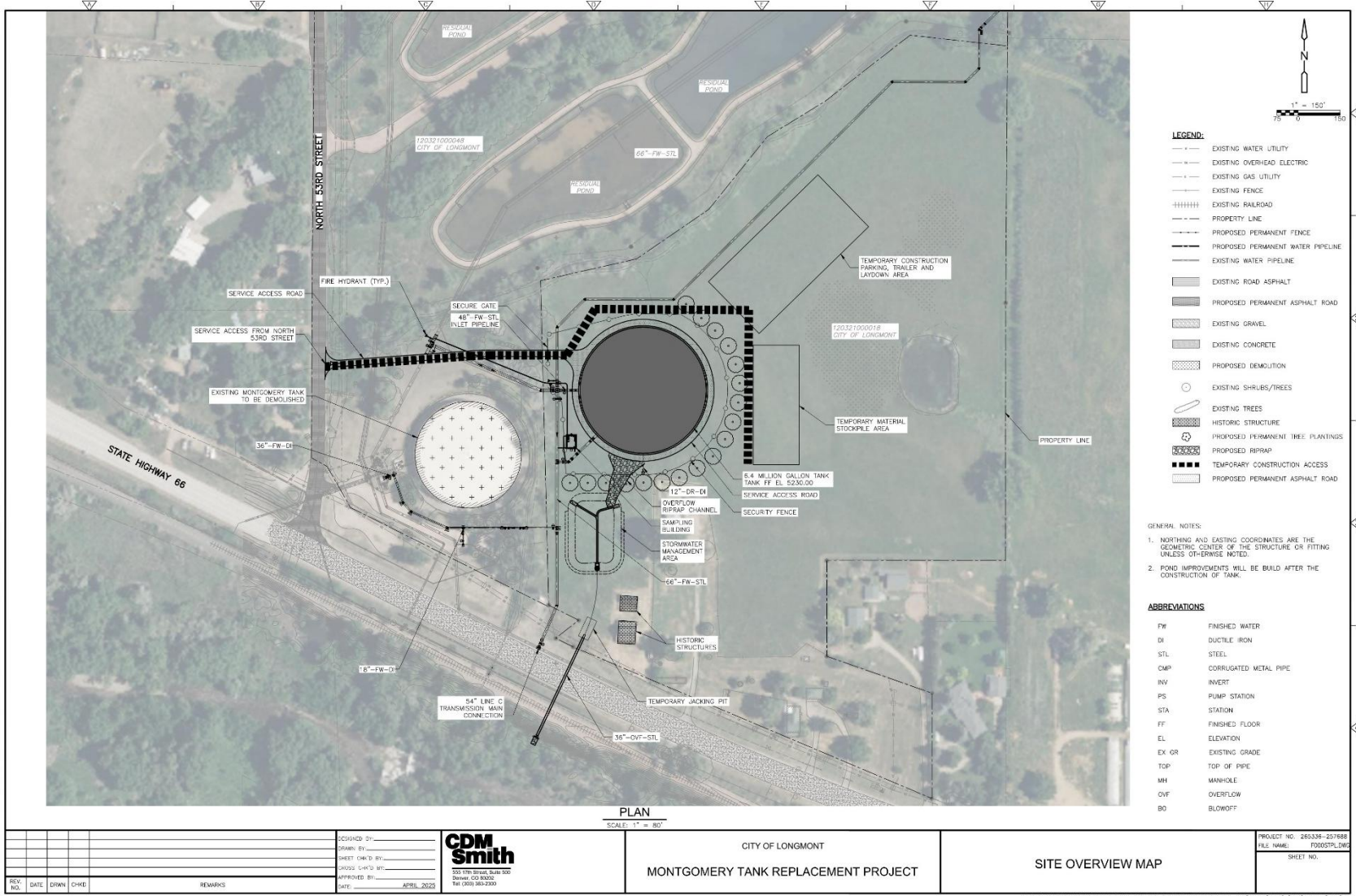


Figure 10. Preliminary Site Overview Map.

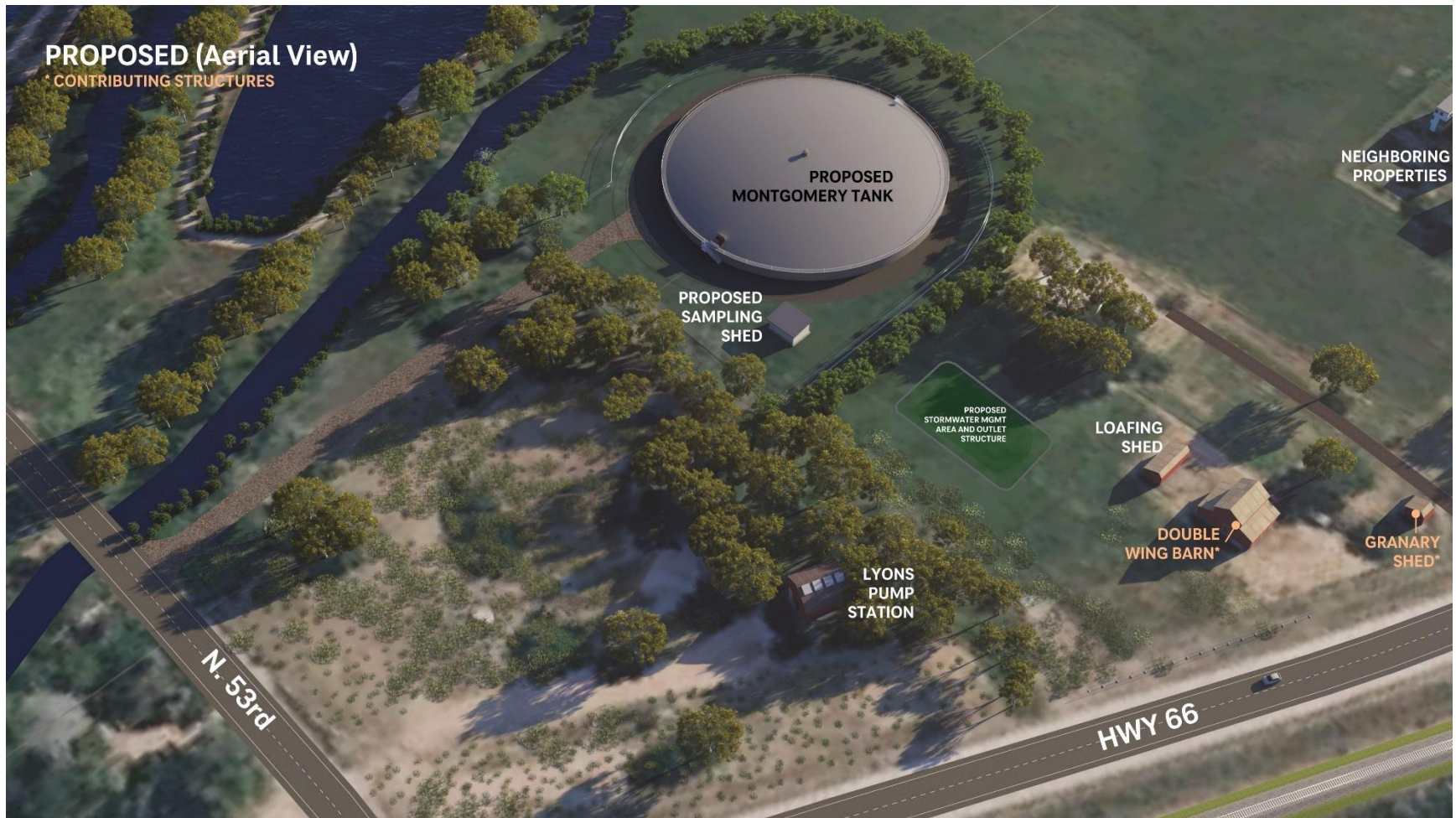


Figure 11. Conceptual Aerial Rendering of Proposed Conditions.



Figure 12. Conceptual Rendering of Proposed Conditions from North 53rd Street.



Figure 13. Conceptual Rendering of Proposed Conditions from Neighboring Property.

PROPOSED (Intersection of N. 53rd and HWY 66 View)



Figure 14. Conceptual Rendering of Proposed Conditions from Intersection of North 53rd and Highway 66.



Figure 15. Conceptual Rendering of Proposed Conditions from Highway 66.

Consistency with Boulder County Land Use Code

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 a new 6.4-MG finished water storage tank and associated features in the current proposed location on the property would have no impact on the NRHP historical significance of the Landmark related to the development of agriculture in Boulder County or its association with the Montgomery family (NRHP Criterion A), nor would there be direct impacts to the historic buildings (NRHP Criterion C). The Project would not impact the integrity of the Landmark in terms of location, materials, workmanship, design, or association. Locating the tank within the Landmark boundary may affect the immediate setting and feel of the historic property; however, the integrity of setting and feeling of the farm is already somewhat compromised by the presence of more modern residential structures on the east and northeast adjacent parcels, 5475 Ute Highway and 5461 Ute Highway, the NFWTP water plant to the north, buildings associated with the Folly Farm to the east, the existing water storage tank to the west, and Ute Highway along the southwest border of the parcel. **Figures 16** and **17** show the current viewshed towards the proposed location of the tank. The new water tank would be designed with consideration of colors and material textures that blend with the landscape and surrounding farm structures. This includes gray concrete for the new tank, 8-inch concrete blocks for the sampling shed, asphalt for the apron around the perimeter of the tank, and gravel for the remainder of the new access road and temporary construction access road. The stormwater management area would blend with surrounding agricultural environment; other infrastructure would be installed underground and not be visible following construction. In addition, design considerations to reduce the visibility of the new tank from the viewpoint of the structures have been given. This includes constructing the tank partially underground, planting trees to screen the view of the tank and security fencing, locating the sampling shed next to the tank, and using construction materials that maintain the current setting of the property.



Figure 16. Project APE overview, from the southwest corner of the APE, facing north/northeast.



Figure 107. Project APE overview, from the northwest corner of the APE, facing east/southeast.

- 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 proposed location of the new tank on the Montgomery Farm would be approximately 520 feet northwest of the farmhouse and approximately 297 feet from the nearest contributing outbuilding (the double wing barn). The tank and associated facilities have been sited as far as practicable from the structures that contribute to the Historic Landmark designation in consideration of other design constraints, thus preserving the architectural features that make the farm significant. Additionally, none of the proposed Project infrastructure would directly impact the buildings that contribute to the Historic Landmark designation, and no changes to the architectural features of any existing buildings are proposed.

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

The proposed design for the new tank is gray concrete that would blend in with the background structures. The existing tank on the neighboring property is approximately 28 feet tall and is completely above grade (no portion is buried); the new tank would be partially buried (approximately 8-feet would be buried), exposing only 27 feet, including the sidewalls and domed roof, which would make its profile similar to the height of nearby buildings while giving the perception of another outbuilding associated with the Nelson Flanders Water Treatment Plant in the distance. The visual impact of the new tank would be less than that of the existing tank, and there would be no cumulative visual effect since the existing tank would be demolished once the new tank is online.

Additionally, the sampling shed would be constructed directly southwest of the new tank within the area contained by the proposed security fence. The sampling building would be constructed of 8-inch gray concrete blocks with a standing seam metal roof to blend with the tank. The stormwater management area would blend in with the surrounding agricultural environment and would be visually similar to the existing cattle pond in the eastern half of the property.

Through the planting of native trees outside the fencing that would surround the southern and eastern portions of the new tank, views of the tank would be screened from contributing Historic Landmark Structures. Areas of ground disturbance would be returned to pre-disturbance cover following construction to maintain compatibility with the character of the Historic Landmark. These measures would reduce the Project's visibility, diminish potential adverse impacts on the historic setting, and keep the farm's historic character intact.

Attachment A: Supplemental Documentation

- Boulder County Landmark Documentation (HP-03-03)
- Colorado Historical Society Centennial Farm Documentation
- Residential Onsite Wastewater Treatment System (OWTS) Use Permit (USEP-2024-0316)
- Building Permit Documents
 - Building Reroof with Asphalt Shingles (BP-22-1787)
 - Demolition of Mobile Home and Detached Garage (BP-22-2870)
 - Deck Replacement and Select Siding Replacement (BP-23-0022)
 - Electrical for Septic System (BP-23-2430)
- Planning Documents
 - Demolition of Mobile Home and Detached Garage Certificate of Appropriateness (CA-22-0010)
 - Montgomery Farm Sign Certificate of Appropriateness (CA-22-0002)

Attachment B: AKPC 2024 Class III Inventory Survey Report

Attachment C: Preliminary Plan Sheets

- Temporary and Permanent Infrastructure Map
- Fencing Detail Sheet
- Sampling Building Detail Sheet

Attachment D: Supplemental Renderings of Existing and Proposed Conditions

Attachment E: Overview of Hay Cultivation Areas Map

Attachment A: Supplemental Documentation

HP-03-03 Documentation (Montgomery Farm Landmark Documentation)

Montgomery Farm

Location: 5435 Ute Highway, Longmont

Docket Number: HP-03-03

County Resolution: 2003-

RESOLUTION 2003-158

A RESOLUTION CONDITIONALLY APPROVING DOCKET #HP-03-03: DESIGNATION OF THE MONTGOMERY FARM SITE WITH SEVEN CONTRIBUTING STRUCTURES IN UNINCORPORATED BOULDER COUNTY, AS A HISTORIC LANDMARK UNDER THE BOULDER COUNTY HISTORIC PRESERVATION REGULATIONS

WHEREAS, Section 30-11-107(1)(bb) of the Colorado Revised Statutes gives boards of county commissioners the authority to provide for the preservation of the cultural, historic, and architectural history within their respective counties by ordinance or resolution, and to delegate the power to designate historic landmarks and historic districts to an historic preservation advisory board, among the other powers related to historic preservation which that statute grants; and

WHEREAS, pursuant to this authority, the Board of County Commissioners of Boulder County ("the Board") has adopted regulations governing the preservation of historic structures, sites, and districts within unincorporated Boulder County, as codified in Article 15 of the Boulder County Land Use Code ("the County's Historic Preservation Regulations"); and

WHEREAS, pursuant to the County's Historic Preservation Regulations, Don Montgomery ("Applicant") is requesting that the Board approve the historic landmarking of the Montgomery Farm site, with seven contributing structures, on property which he owns at 5435 Ute Road, in the vicinity of Longmont, in Section 21, T3N, R70W in unincorporated Boulder County ("the Proposed Designation"), all as further described in the memorandum and written recommendation of the County Land Use Department staff dated December 16, 2003, with its attachments, including the "Boulder County Historic Landmark Nomination Form" for the Proposed Designation which is on file in the official records of the Boulder County Land Use Department (collectively, "the Staff Recommendation," which is incorporated herein by this reference); and

WHEREAS, the Proposed Designation includes the remaining farm site area encompassing 19.6 acres, along with seven contributing structures (Victorian eclectic-style farm house; double-wing barn; garage to the northeast of the house; shed to the northeast of the garage; root cellar; granary/shed, and privy), as well as noncontributing buildings enumerated in the Staff Recommendation; and

WHEREAS, at a duly noticed public hearing on December 4, 2003, the Boulder County Historic Preservation Advisory Board ("HPAB") reviewed the Proposed Designation, as required by the County's Historic Preservation Regulations, and found that the Proposed Designation met the criteria for landmark designation under the County's Historic Preservation Regulations, and recommended to the Board that the Proposed Designation be approved, subject to conditions; and

WHEREAS, on December 16, 2003, the Board held a duly-noticed public hearing on the Proposed Designation, at which time the Board considered the recommendation of HPAB, the Staff Recommendation, and the documents and testimony as reflected on the official record of the Public Hearing; and

WHEREAS, based on the Public Hearing, the Board finds that the Proposed Designation meets the criteria for landmark designation set forth in the County's Historic Preservation Regulations, specifically on the basis recommended by HPAB and the County Land Use Department staff, and as set forth in the Staff Recommendation, and, therefore, finds that the site and seven contributing structures known as the Montgomery Farm, all as described herein and in the Staff Recommendation, should be designated as a Boulder County Historic Landmark, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the Proposed Designation (site and seven contributing structures known as the Montgomery Farm) is hereby approved, as set forth in the findings of this Resolution, above, and in the Staff Recommendation which is incorporated herein by this reference, subject to the following conditions:


1. 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 by the County under its Historic Preservation Regulations. In addition, 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 that 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, although, depending upon the work required, a County building permit may still be necessary.

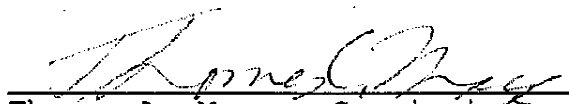
A motion to approve the Proposed Designation, as stated above, was made by Commissioner Mayer, seconded by Commissioner Stewart, and passed by a 3-0 vote of the Board.

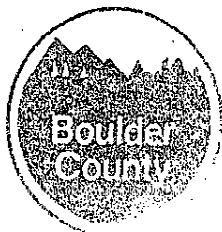
ADOPTED on this 18th day of December, 2003, nunc pro tunc the 16th day of December, 2003.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:

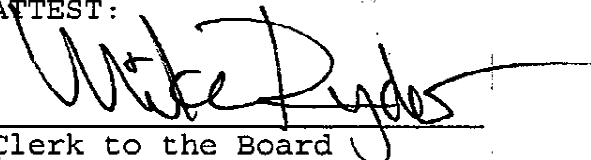

Paul D. Danish, Chair


Ronald K. Stewart, Vice Chair


Thomas A. Mayer, Commissioner



ATTEST:


Mike Pydos
Deputy Clerk to the Board



Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, Colorado 80306
(303) 441-3930 / Fax (303) 441-4856

Docket Number

Boulder County Historic Landmark - Nomination Form

1. Name of Property	
Historic Name: <u>Montgomery Farm</u> Other Names:	
Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/>	
2. Location	
Address: <u>5435 Ute Road; Longmont, CO 80503</u>	
Continuation Sheet (For Multiple Properties) <input type="checkbox"/>	
3. Classification	
Property Ownership: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Category of Property: Structure <input type="checkbox"/> Site <input checked="" type="checkbox"/> District <input type="checkbox"/>	
Number of Resources Within Property: Contributing <u>7</u> Non-Contributing <u>6</u>	
Continuation Sheet <input checked="" type="checkbox"/>	
4. Function or Use	
Historic Functions: <u>Dwelling</u> <u>Farm</u> <u>Agricultural</u> <u>Agricultural Outbuildings</u>	Current Functions: <u>Dwelling</u> <u>Working Farm</u>
Continuation Sheet <input type="checkbox"/>	
5. Description	
Continuation Sheet <input checked="" type="checkbox"/>	
6. Statement of Significance	
Boulder County Criteria for Designation: <u>Eligible under criteria 1, 3, and 4</u>	
Areas of Significance: <u>Agricultural</u>	Period of Significance: <u>1880 to present</u>
Significant Dates: <u>See attachments</u>	Significant Persons: <u>See attachments</u>
Statement of Significance (Continuation Sheet) <input checked="" type="checkbox"/>	

7. Bibliographical References

Continuation Sheet

8. Geographical Data

Legal Description of Property:
 SE $\frac{1}{4}$, of NE $\frac{1}{4}$, of SE $\frac{1}{4}$, Section 21, Township 3N, Range 70W, of the 6th Principal Meridan.

Boundary Description:
 SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 21, T3N, R70W
 35 acres

Boundary Justification:
 Site includes extent of remaining farm.

Continuation Sheet

9. Property Owner(s)

Name(s): Don Montgomery (Donald E. Montgomery)

Address(es): 5435 Ute Highway
 Longmont, CO

Continuation Sheet

Donald E. Montgomery 11/14/03

10. Form Prepared By (Name and Address)

Diane Goode Benedict
 P O Box 2567
 Lyons, Colorado 80540
 degebe@earthlink.net
 303-823-6651

Directions for Attachments

Continuation Sheets
 For each continuation sheet used, clearly identify the section of this form to which the sheet applies. For example, the Historical Narrative in Section 1 will need to have a continuation sheet. At the top of this sheet, type "Continuation Sheet - Section 1". Remember to number each page of the application, including all attachments.

Maps
 This form will be considered incomplete unless a map(s) identifying the location of the structure or site, or the boundary of a district is included.

Photos
 Photos of the property should be included with this application. The photos should include captions identifying the photo as well as the date it was taken, if possible. These photos will become part of the file for the property and won't be returned unless requested by the applicant.

Continuation Sheet – Section 1

Historical Narrative

August 26, 1865, Masheck (Mashenk) Sigler was granted a Land Patent for Sections 21 & 22 T3N R70W, consisting of 80-acres each. To the north laid the property of Silas T. Tumbleson, Land Patent date 1871. On the West of these properties were the homesteads of Jas. E. Dow, Land Patent date 1869 and Charles A. Alber, Land Patent date 1864. South of these properties laid Frederick Richardson, Land Patent date 1865 and Benjamin A. Franklin, Land Patent date 1869. Unfortunately, little is known about Mr. Sigler.

From the Boulder County Clerk and Recorder's Office: Warranty Deed Granted by Dalison D Sigler to Robert B Montgomery on January 28, 1884 for PT Sec 21 T3N R70W ETAL. A Warranty Deed Joint Tenancy was filed on September 11, 1981 from Ruth M. Gordon to Ruth M. Gordon and Donald E. Montgomery for PT Sec 21 T3N R70W ETAL.

The Montgomery family moved from Virginia to Pella, Iowa, where they worked a farm from 1860 to 1869. The five Montgomery brothers, William A. (1828–1911), Alexander (1840–1931), Frank (1846–1932), Robert Bruce "Bob" (1848–1924), and Cyrus (1850–1935) were the sons of William M. and Mary Elizabeth Dawson Montgomery of Virginia.

May 1860, when only fourteen years old, Frank came to Colorado. He had signed on as a drover for a group of men heading west. In 1869, Cyrus rode the Union Pacific train to Cheyenne, continuing overland to Colorado. Boulder County Land Records show Alexander W. Montgomery, who had come from Iowa by wagon train in 1862, recorded 40-acres in Section 26, T3N R70W on May 13, 1873. William A. "Uncle Billy" Montgomery, who had traveled to Colorado by oxen driven wagon in 1863, recorded 160-acres in Section 23, T3N R70W on July 14, 1876.

The boys' parents moved to Colorado, traveling by train, in 1874. They lived on a farm in Pella, a small community once located south of Hygiene.



The Montgomery Brothers 1897
Standing left to right; Cyrus and Robert;
Seated from left to right: Alexander, William, and Frank.

Continuation Sheet – Section 1

There were three sisters, Sarah Conroy (1835–1873), who moved to South Dakota with her husband in 1872; Lucy A. Walker (1842–1879), who lived in Pella, Ward, and Jamestown; and Mrs. Henrietta Susan Richardson (1844–1915) of Loveland, who died and was buried in Boulder. One child died in infancy.

In 1867, Robert Bruce Montgomery, nineteen years old, came to Colorado by mule team. The trip took forty-one days to reach the Little Thompson, where he bought a farm and raised livestock. His first wife, Mary died in childbirth. In 1875, he married seventeen-year-old Clara Chapman, who had come to Colorado from Iowa, by covered wagon, with her parents, Joshua and Martha Chapman, in 1862. Mr. Chapman donated a part of his land to the railroad company to be used as a train stop and switch. Chapman's Switch served children, residents, and quarrymen who wished to make the trip to Boulder, Longmont, or Lyons. At a later date, a sugar beet dump and loading docks for livestock and farm produce were added at the "Switch."

In 1879–1880, Robert Bruce Montgomery purchased 80–acres from Masheck (Mashenk) Sigler for \$1200. Robert held the land, but did not live on it. He owned a homestead on the Little Thompson, where he and his family were located until a small band of renegade Indians burned them out. The family was gone for the day, returning to find the buildings destroyed. Montgomery sold that property and moved to the Ute Highway farm.

In the beginning the principle crops were sugar beets, corn, wheat, oats, barley, alfalfa, garden produce, plus a dozen cows for milking.

The small granary, still standing on the Donald E. Montgomery property, came from the Little Thompson farm. Untouched by the flames, it was loaded on a sledge and pulled by a team of horses to its present site around 1886.

Robert raised grain and livestock, as well as maintaining a large orchard. The number of trees varies with the number of references read—anywhere from 300 to 600 apple and cherry trees. The entire Lyons section, extending into what is now called Apple Valley, was known for its excellent production of several varieties of apples and cherries. Hundreds of bushels of apples would be loaded onto big trucks for distribution throughout Colorado and across the United States.

Robert and Clara had eight children: Pearle, married a Wallace, died 1912; Frank married Ruth Humphries; Arthur, born July 7, 1889 near Lyons, died May 16, 1948; Charles, born 1894, died in Longmont Hospital, lived on and worked the farm; Iva, married Fred McClaren; Orvis, lived in Lyons; Ruth, later returned to live on the Lyons farm. Several children's names are not listed.

As the family grew, so did the house. The original two-rooms, a kitchen/living room combination and one bedroom, are now the dining room and a small bedroom. The house has grown to two-stories and five bedrooms.

The Montgomery's donated land at 5291 Ute Road, two miles east of Lyons, and a quarter of a mile from the farmhouse, to be used as a school. The Montgomery School district was formed February 4, 1863. The first Montgomery schoolhouse was built in the 1870s of Lyons sandstone. In 1917, it was razed to build a second schoolhouse, which was later remodeled and is presently being used as a residence.

After two failed marriages, Ruth returned to the farm to live with her brother Charles. In 1932, Charley planted a large cherry orchard on the northwest part of the property. They also milked over a dozen cows daily for their own use and to sell. The family maintained a fruit and vegetable wagon located on the highway, selling their fresh farm products to the public.

In the 1950s, construction of Ute Highway (CO 66) was plotted to cut through the Montgomery property. Besides usurping the land for the project, the road cut isolated 12-acres. The acreage now lay across the road. Having been give no access to this plot of land, the 12-acres were sold. The front porch of the house now sits 11' from the road.

Continuation Sheet – Section 1

By 1967, Charles' illnesses prevented him from continuing the operation of the farm. In 1967, he sold 44.54 acres to the City of Longmont. Charles remained on the farm until his death in the mid-1970s.

In 1975, Donald retired from Civil Service and took over the farm, raising hay, beef cattle, and horses. Don's parents had died when he was very young, and Aunt Ruth had helped raise him. Don can remember how cold it was early in the mornings going out to the barn to milk the cows.

In 1977, a mobile home was added to the property for Donald and Alice. Ruth lived in the house until her death in 1992. In 2003, one of Don and Alice's daughter lives in the trailer.

In 1990, Donald and Ruth, brother and sister respectively, applied for Colorado Centennial Farm designation, which was granted in April of that year. At this time Donald was handling hay, cattle, and horses.

In 2003, the City of Longmont 54" pipeline was laid on the north side of Ute Highway taking more land from the Farm.

Don and Alice continue farming the land, reducing their labors as needed, as the years have sped by them. In 2003 Alice was diagnosed in the early stages of Alzheimer's, but she can remember the shock of her first trip to the farm. Being born and raised in Boston, Alice was not quite sure if she should drink the milk. Don had gone out to the barn to milk the cow. What could be better than fresh milk?

Don wishes to maintain the property as an example of a pioneer Colorado working farm.

Continuation sheet – Section 5

Description of Buildings

Farmhouse: 1880

Victorian eclectic 26' by 51'; 2-story rectangular wood frame with white painted clapboard house built on stone and concrete. Fish scale shingles are in the upper gabled ends. The roof has asphalt shingles and boxed eaves with intersecting gables. Three red brick interior chimneys are located along the edges.

Windows are 1/1 double hung sash with wood frames and cornices; one 6 light casement; 4-beside-4-horizontal sliders, and one oversized fixed-pane (picture window) in an addition. The additions are compatible. Doors are three wood-paneled entry doors, with metal screen doors, located on the east, south, and west elevations.

There is a wooden porch with hood supported by 6 slender Doric columns and an open rail balustrade on the south elevation.

Shed or Granary: 1865 moved 1880s

Built on the Little Thompson in 1865; brought to Lyons farm on horse drawn skids. Located on east side of large shed to west of house.

Root Cellar: date unknown

The root cellar is 75' east of the house. It is built partially below grade of flagstone and concrete. Size: 24' by 12'.

Chicken Coop: 1890

Wood frame with board and batten siding, located 35' north of the garage.

Barn: Remodeled in 1914

Oriented east is a two-story rectangular barn on poured concrete. Painted red board and batten walls with a gable roof and corrugated metal roofing material over wood planks.

Primary window is square 4-light fixed-pane and hopper with painted white wood frame

The doors are board and batten Dutch and a single side-hinged wood door on the east elevation. A three board and batten Dutch door on the south elevation and a single wood door on the west elevation.

A concrete step leads to the door at the north end of the east elevation.

Garage: 1938

Vernacular. South orientation 22' by 34' rectangular wood frame with white painted horizontal weatherboard siding. A hip roof with rolled asphalt and exposed rafter ends. Build on concrete.

One 4-light fixed-pane and 1 by 1-horizontal slider, with painted grey frames.

2 Loafing Sheds: 1978 - non-contributing

1 - 14' by 8' located 50' north of the barn. Painted red horizontal weatherboard siding; roof with corrugated metal; paired wooden doors on south elevation.

2 - 60' by 12' rectangular building painted red vertical planks. The roof is gabled with corrugated metal roofing material over wood planks.

One 4-light and one 8light, fixed-pane windows with painted white wood frames. The door is three board and batten located on the south elevation, as are the windows.

Privy: Unknown date

Located 20' north of house. Construction is wood frame with horizontal weatherboard siding, shed roof and board and batten door. It was built by the WPA.

Continuation Sheet – Section 6

Statement of significance

Boulder County Criteria for Designation:

The Montgomery Farm meets the following criteria

- 1) for its character, interest, and value as part of the development, heritage, and cultural characteristics for Boulder County.

The Montgomery family has maintained the farm, preserving the house and outbuildings to a superior degree, thus the site maintains a high degree of integrity. The farmhouse is an excellent example of the Victoria-era; the barn displays a regional example of a gable-roofed double-wing barn. The small out building (shed) on the west side of the chicken house was brought by sledge and horse from the Robert Bruce Montgomery Little Thomson ranch, when family was burned out by Indians in the 1800s. Other out buildings have been well cared for, remaining excellent examples of their eras (*see list of buildings and their descriptions.*)

The farm has been in the Montgomery family for 123 years.

- 3) for its association with persons significantly contributing to state history.

The Five Montgomery brothers: Frank, Alexander, William A., Robert B., and Cyrus, were well-known throughout the Lyons/Hygiene Sections.

May 1860, when only fourteen years old, Frank Montgomery came to Colorado. He had signed on as a drover for a group of men heading west.

Boulder County Land Records show Alexander W. Montgomery, who had come from Iowa by wagon train in 1862, recorded 40–acres in Section 26, T3N R70W on May 13, 1873.

William A. “Uncle Billy” Montgomery, who had traveled to Colorado by oxen driven wagon in 1863, recorded 160–acres in Section 23, T3N R70W on July 14, 1876.

In 1867, Robert Bruce Montgomery, nineteen years old, came to Colorado by mule team, settling on the Little Thompson until driven out by Indians. In 1880, he built a two-room home on the Montgomery property.

In 1869, Cyrus rode the Union Pacific train to Cheyenne, continuing overland to Colorado.

The boys’ parents moved to Colorado, traveling by train, in 1874. They lived on a farm in Pella, a small community once located south of Hygiene.

Robert’s son, Charles continued operation of the farm until his death. His sister, Ruth returned to the farm to live with her brother.

Donald E., after retiring from Civil Service, returned with his wife to continue working and caring for the operation.

- 4) For the embodiment of distinguishing characteristics of an architectural styles valuable for the study of a periods, type, method of construction, and indigenous materials.

The farmhouse is began as a 2-room home and grew to a Victorian eclectic 26’ by 51’; 2-story rectangular wood frame with white painted clapboard house built on stone and concrete.

The outbuildings on the farm site are original and remain on the sites where erected. *See Description of Buildings.*

The application for Boulder County Landmark designation applies to the entire site of the remaining farm; farmhouse, showing growth of house with growth of pioneer/farm families; root cellar; privy, built by the WPA; chicken coop; garage; barn; granary moved from the Little Thompson, now part of the chicken sheds added to its west side. All the outbuildings remain where originally placed. Mr. Montgomery wishes to retain, but maintain the farm site and outbuildings as they now stand.

Continuation Sheet -- Section 6

To quote Carl McWilliams and Mary Dearhamer in their Boulder County Historic Site Survey No. 5BL4248, dated 17 October 1994: "...these buildings comprise one of Boulder County's best preserved and most intact farm complexes."

The Montgomery Farm holds Colorado Centennial Farm designation —April 1990.
The Montgomery Farm holds significance under the National Register Criteria A and C.

Significant Dates:

- 1865 — Masheck (Mashank) Sigler Patent for Sec. 21 & 22 T3N R70W – August 26, 1865.
- 1879–1880 — Robert Bruce Montgomery purchased 80–acres from Sigler for \$1200.
- 1865 — Granary built on the Little Thompson; brought to farm on horse drawn skids.
- 1880 — Home built with two small rooms
- 1890 — Chicken House added
- 1914 — Barn remodeled
- 1932 — Charles planted 300 cherry trees; 150 apple trees
- 1938 — Garage added to property
- 1950s — Construction of Ute Highway—cut owners off from 12-acres. It was sold. leaving only 11 feet from the front porch to the fence.
- 1967 — Charles sold 44.54 acres to City of Longmont
- 1975 — Donald retired from Civil Service and took over operations of the farm.
- 1977 — Mobile home placed on property as living quarters for Don and Alice.
- 1978 — 2 loafing sheds added by Don Montgomery
- 1990 — Received Colorado Centennial Farm designation.
- 2003 — Longmont’s water department began construction of a pipeline in front of house.

Significant Persons:

- Robert Bruce Montgomery, grandfather of Donald E. Montgomery
b.28 October 1848 at Marion County, VA, m. Clara Chapman
of Chapman Switch in 1879, d. 29 July 1924 at Lyons. Eight Children
- Clara E. Montgomery, grandmother to applicant
Wife of Robert B. Montgomery, b. 1862 to Joshua and Martha Chapman.
- Charles Edwin Montgomery, Uncle to applicant
b. 14 June 1900, d. 16 April 1972 in California.
- Ruth Estella Montgomery Gordon, Aunt to applicant
b. 06 November 1897 at Lyons to Frank Robert and Ruth Humphries Montgomery,
d. 1 March 1990.
- Donald E. Montgomery applicant and present owner.

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Dyni, Anne Quinby. *Back to the Basics*. Boulder: The Book Lode. 1991.

Montgomery, Donald E. Several personal Interviews.

Pace, Al. "The Montgomery House." *The Old Recorder*, Lyons, Colorado December 13, 2001:3.

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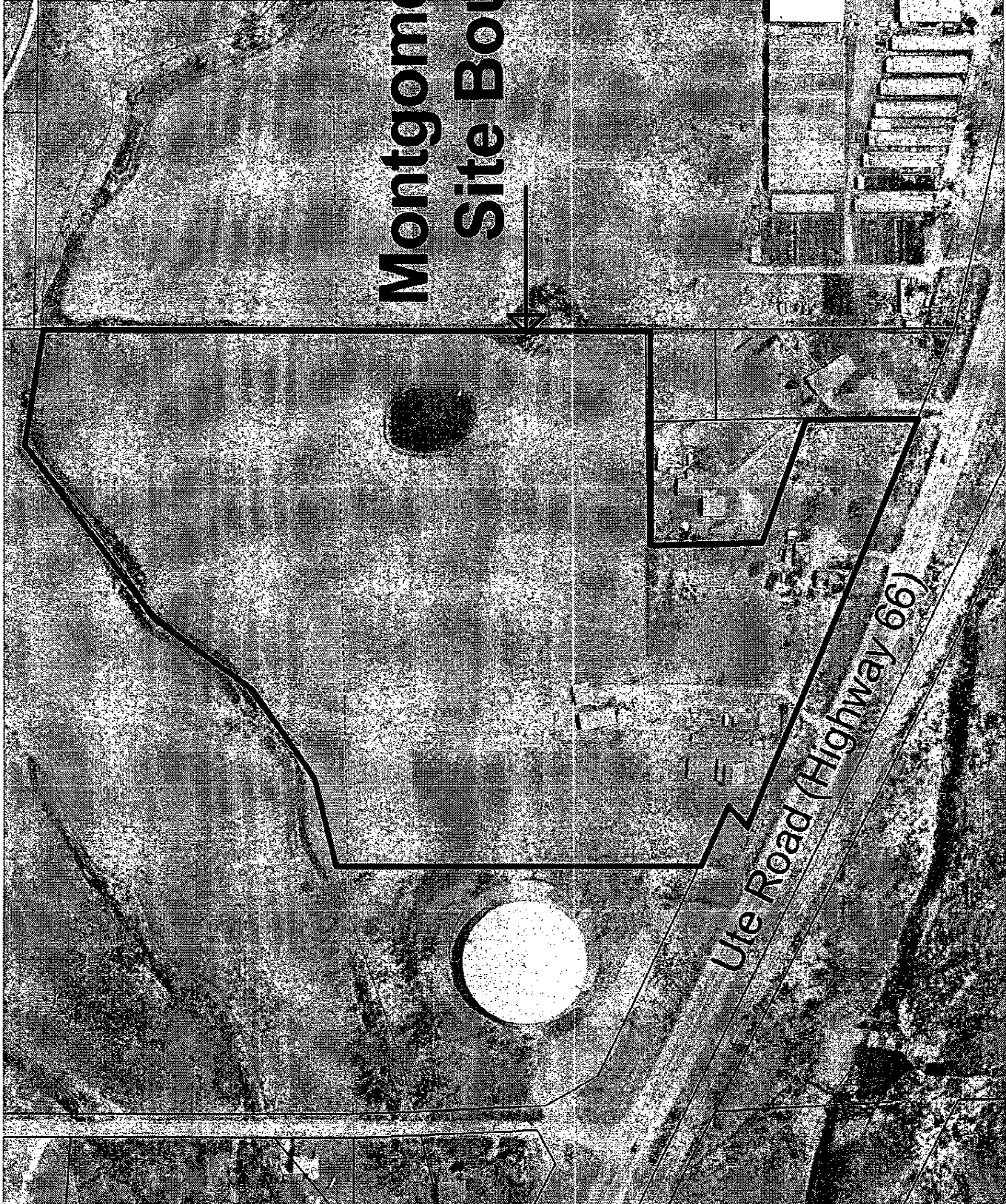
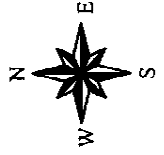
Donald E. Montgomery Collection
HD



Arial View of Montgomery Farm
5435 Ute Highway
Longmont, Colorado 80501

1955

Montgomery Farm Site Boundary



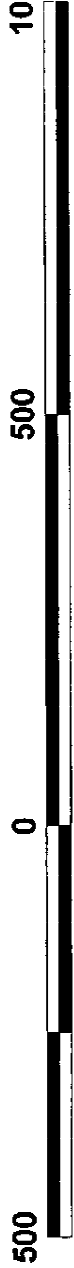
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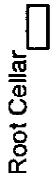
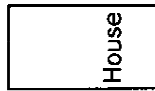
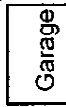
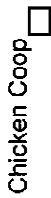
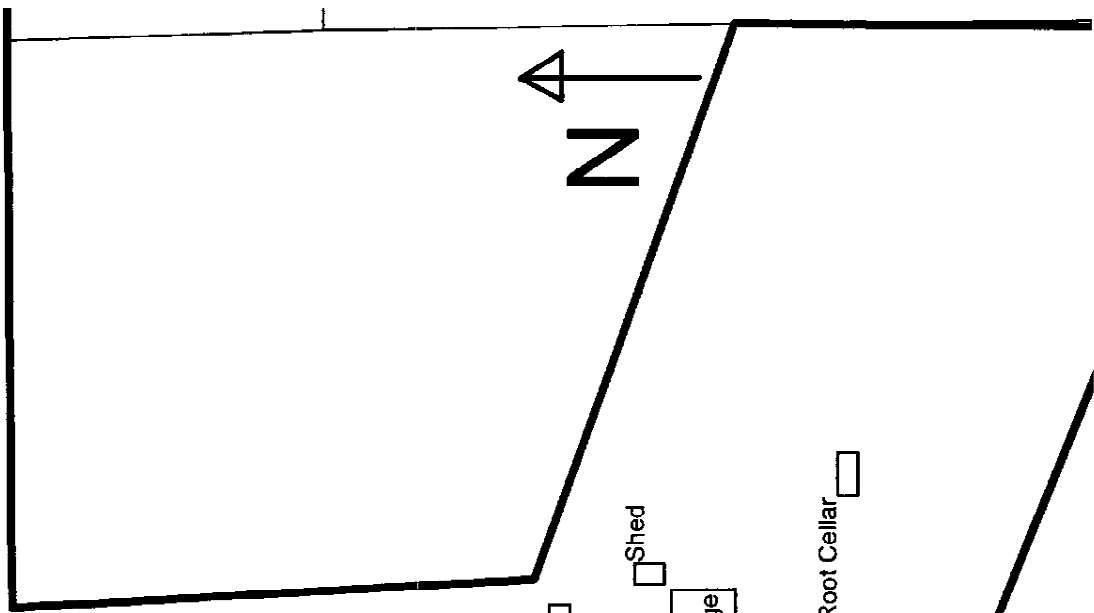
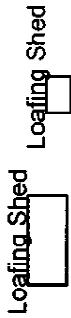
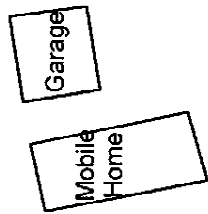
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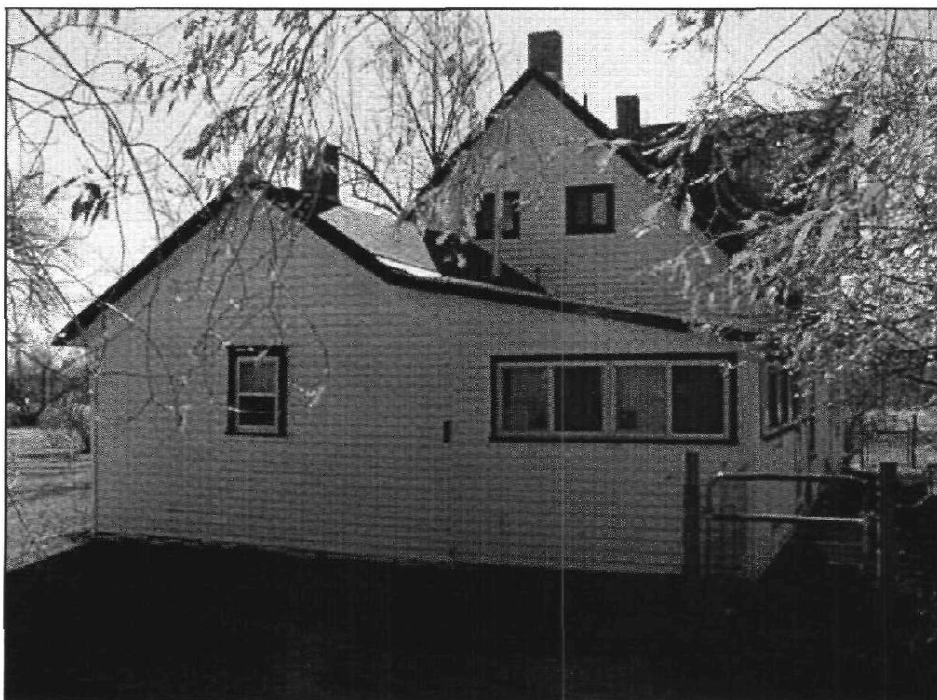
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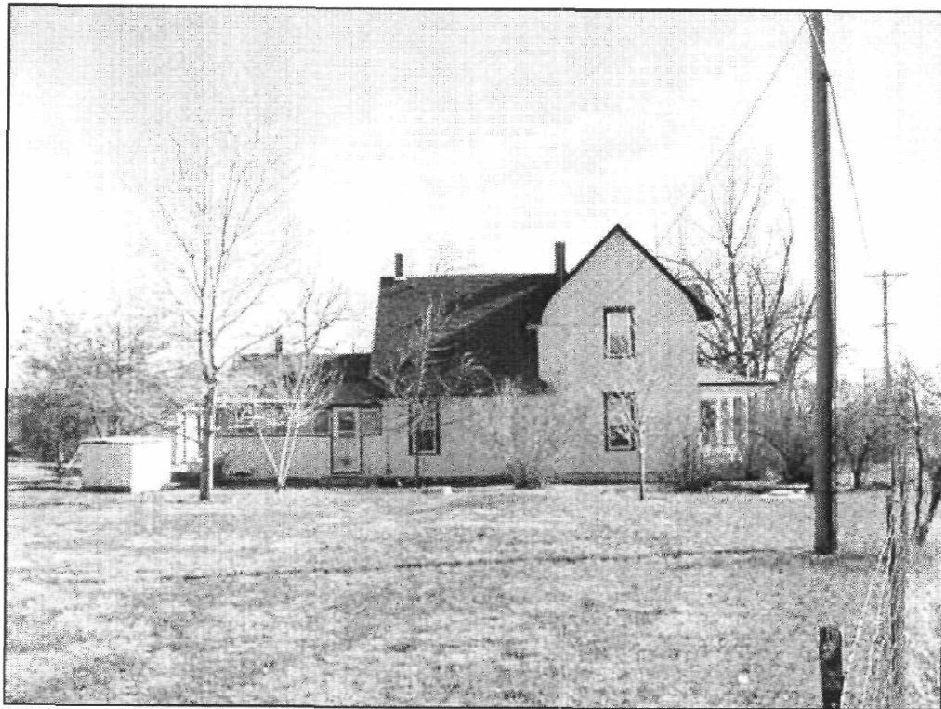


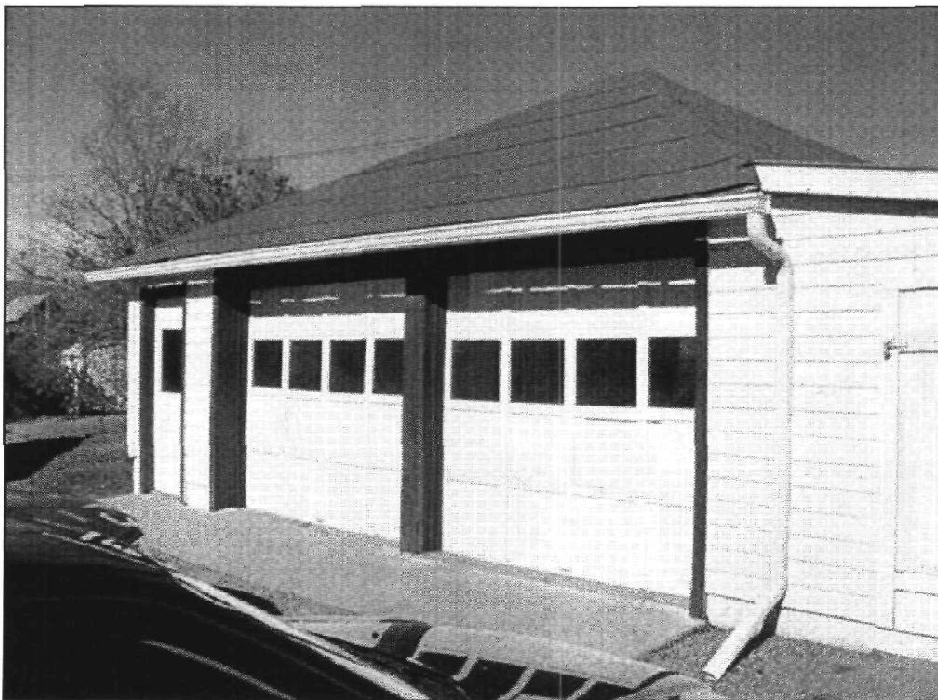


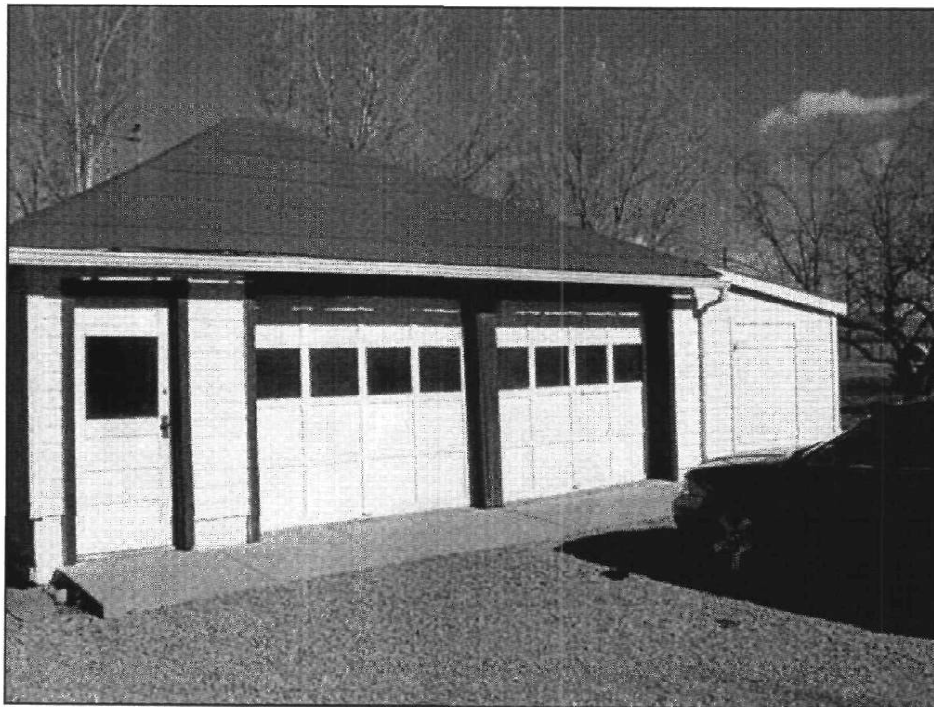
Ute Road

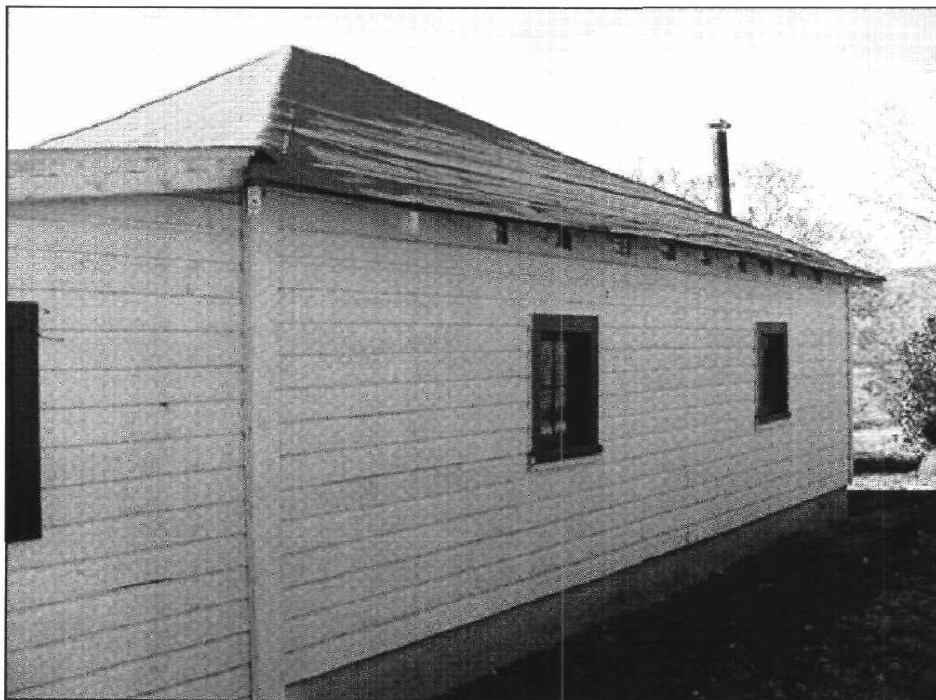




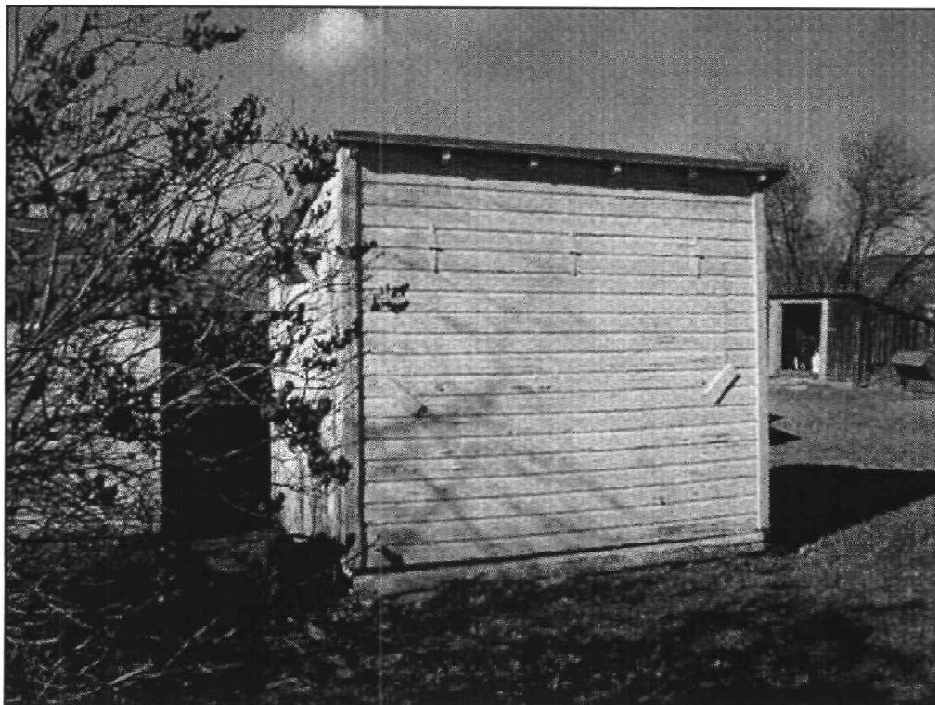


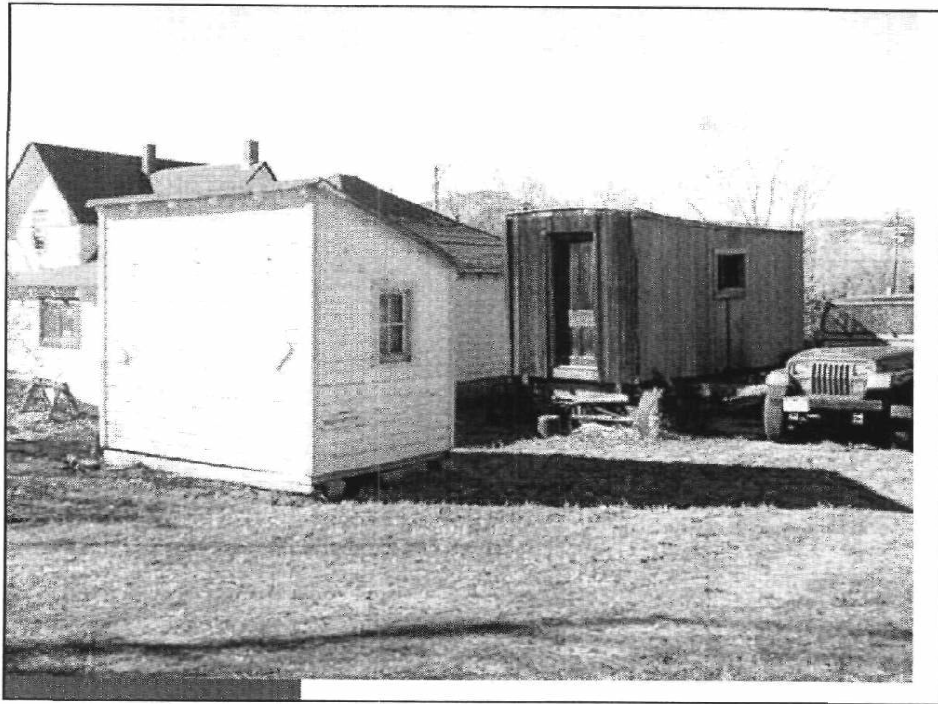


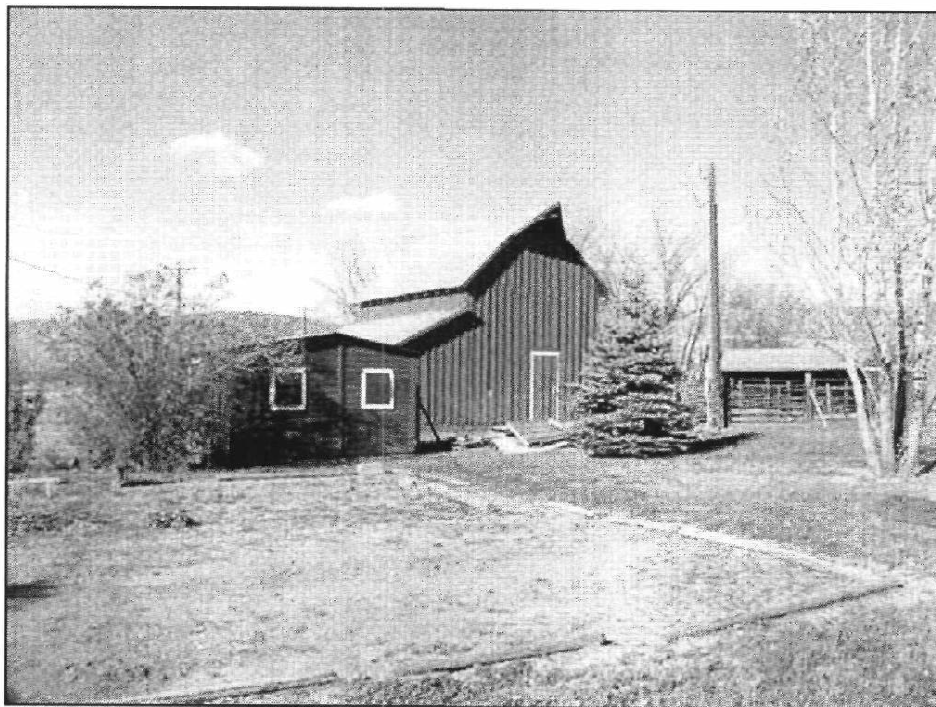
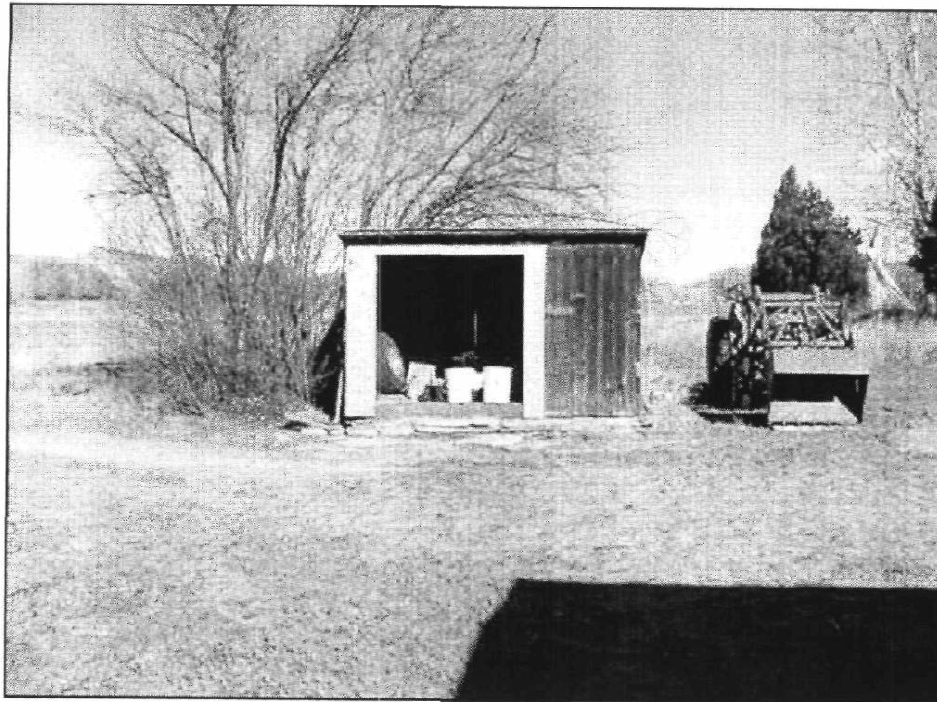


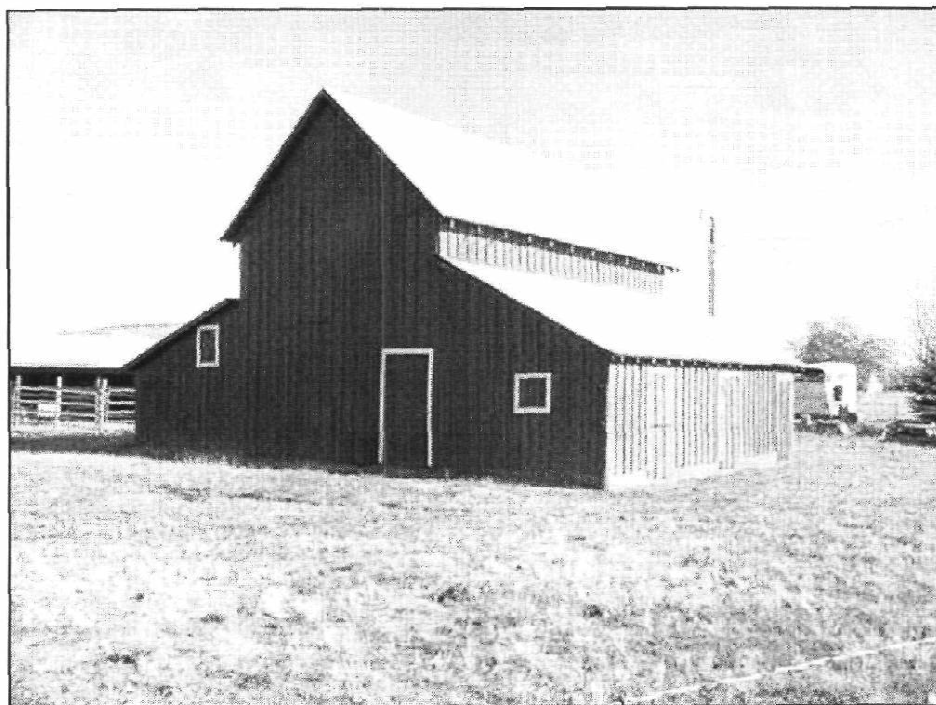
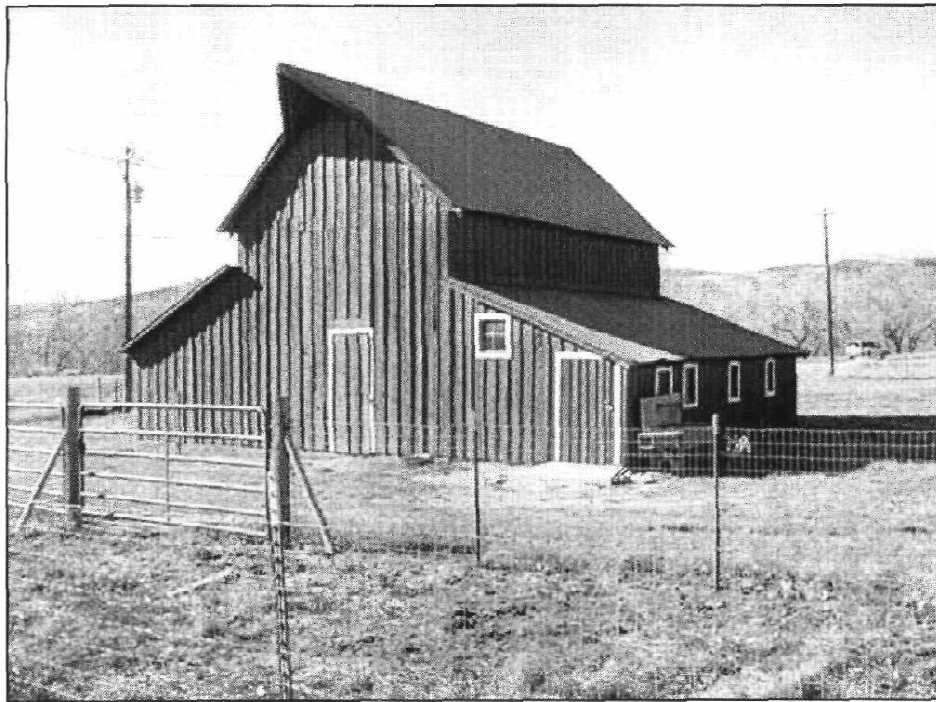


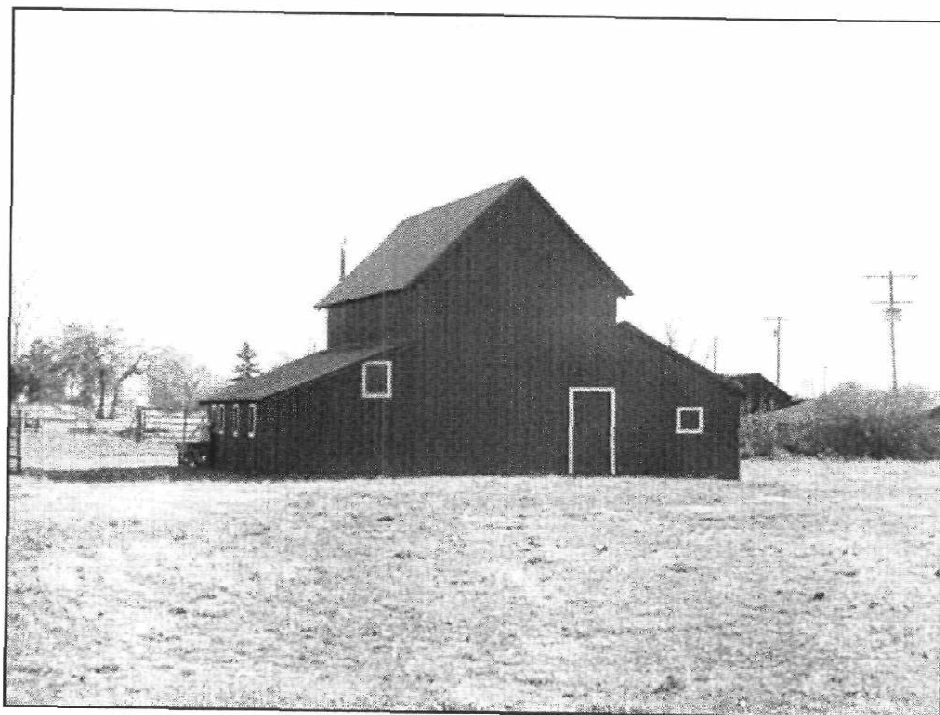


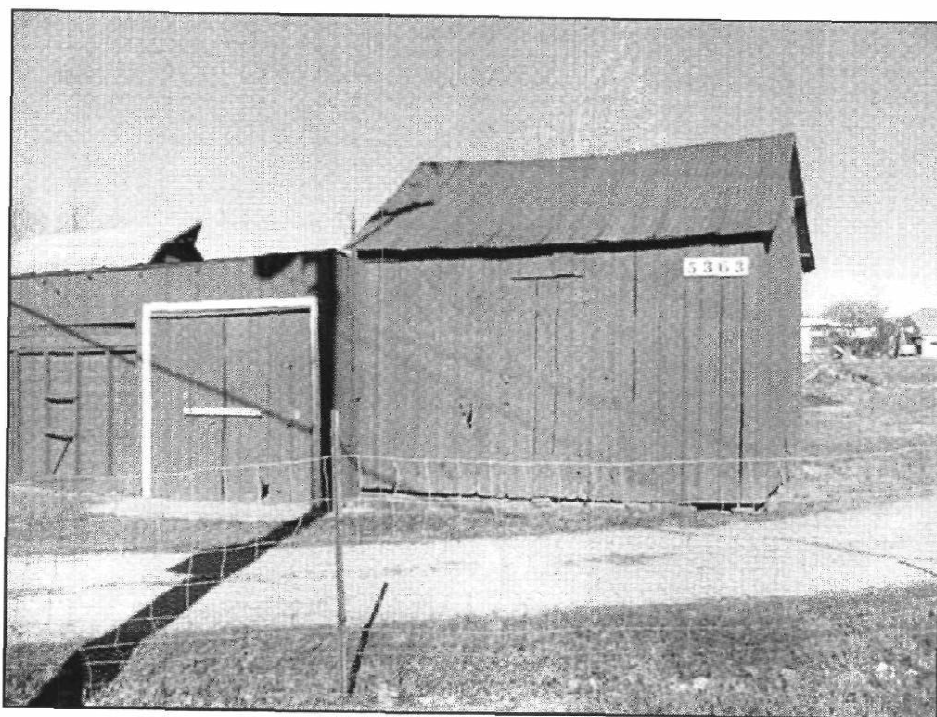
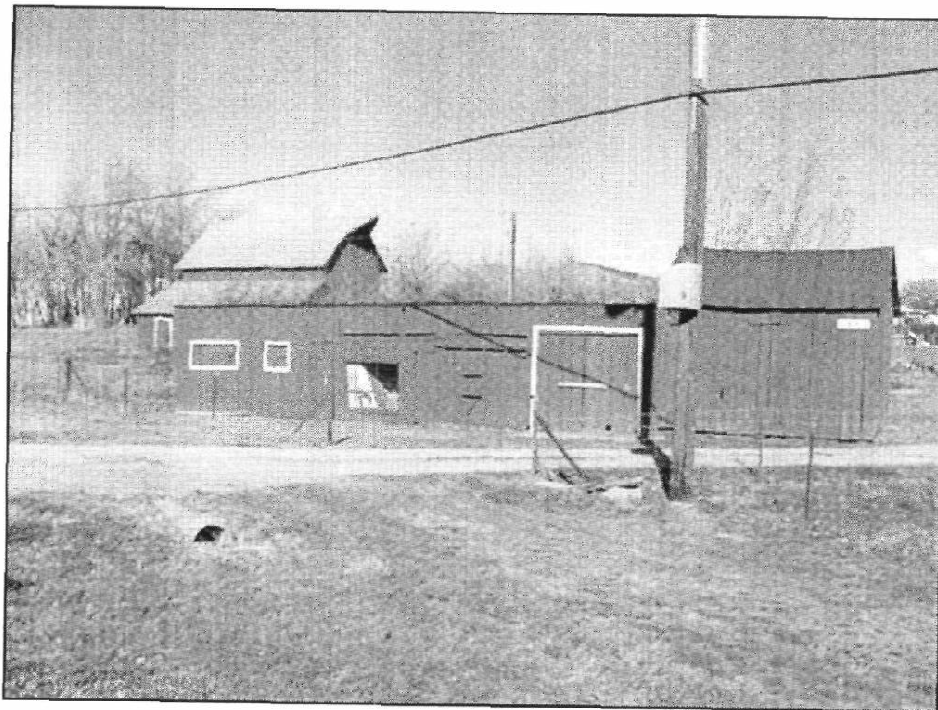


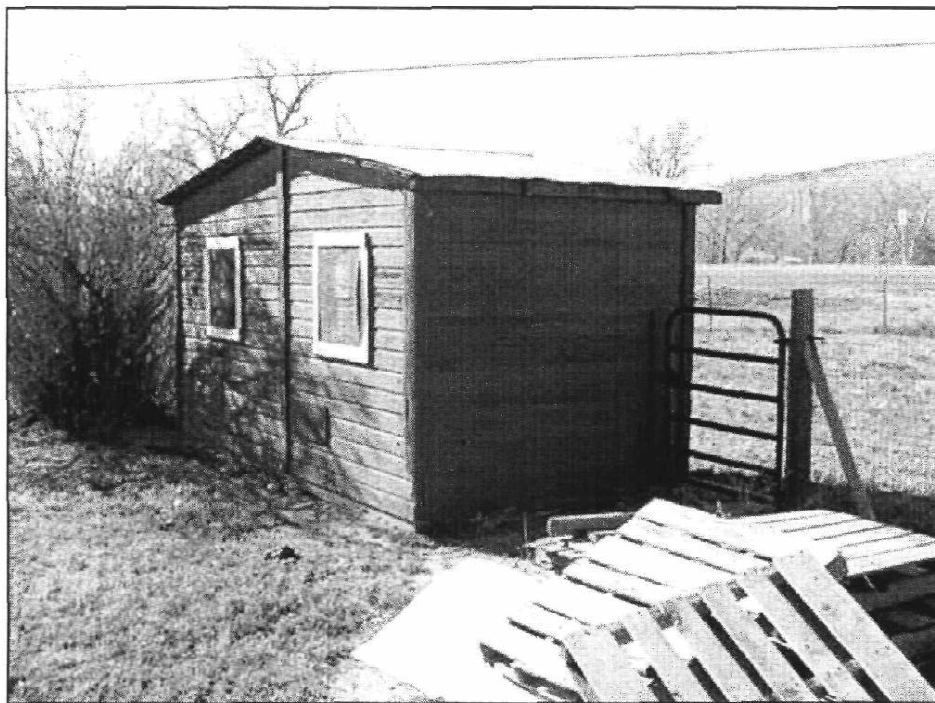
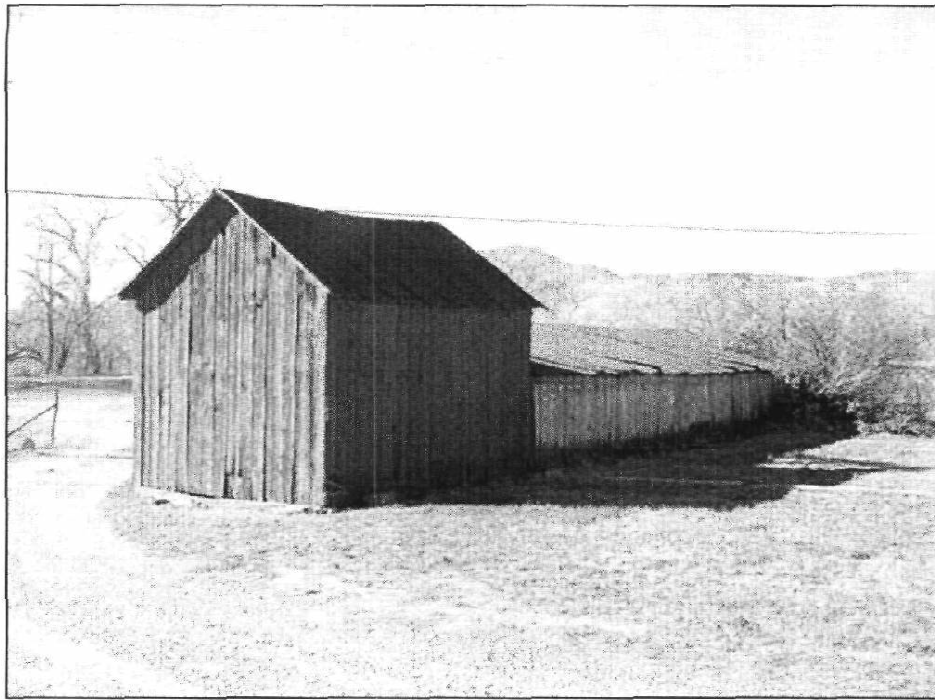


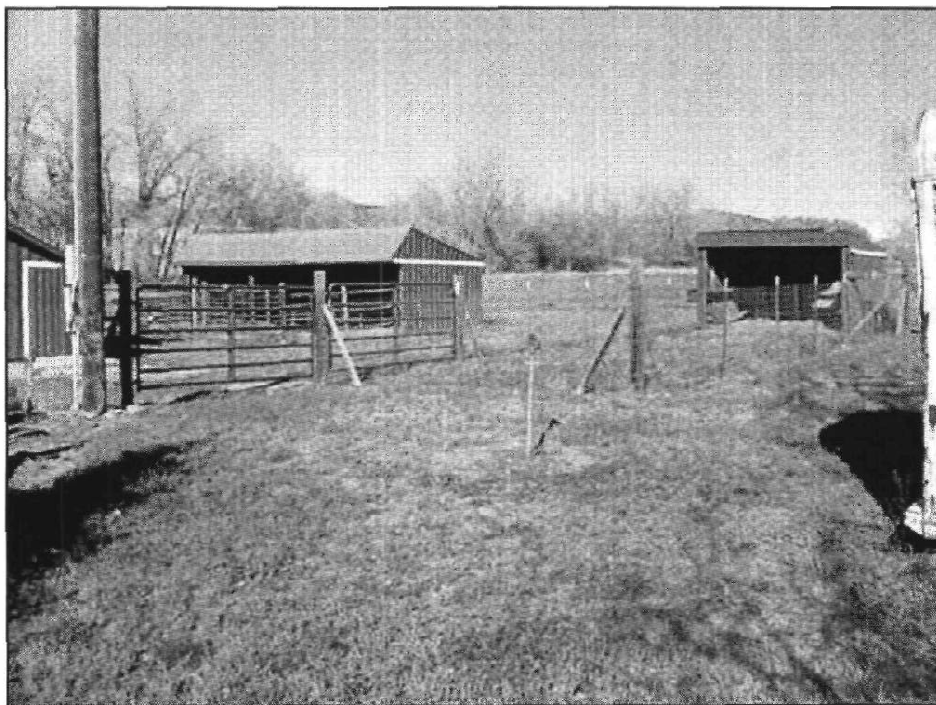
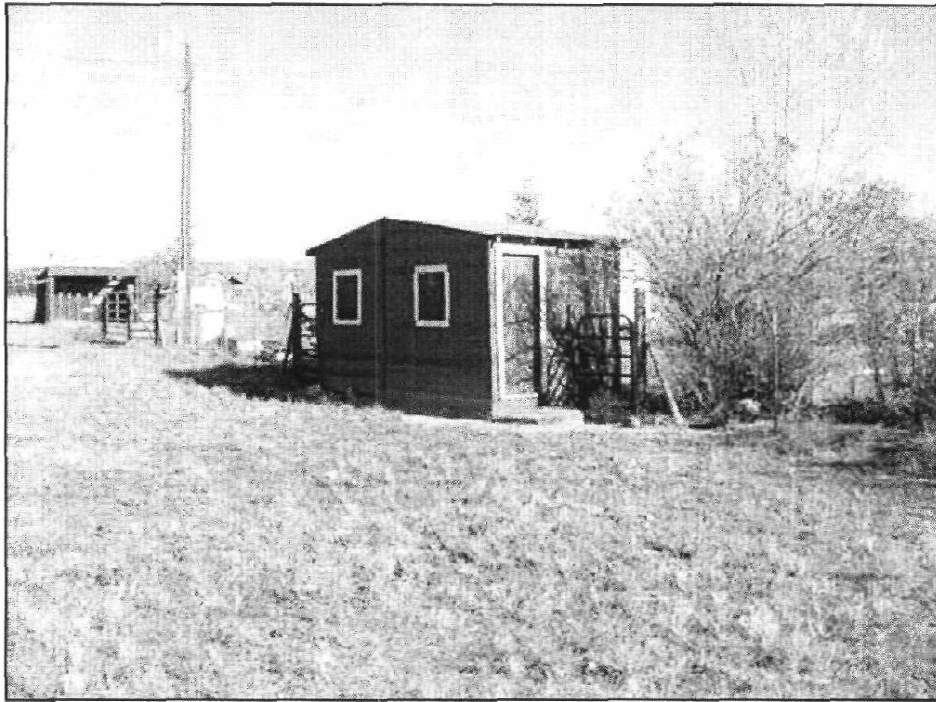


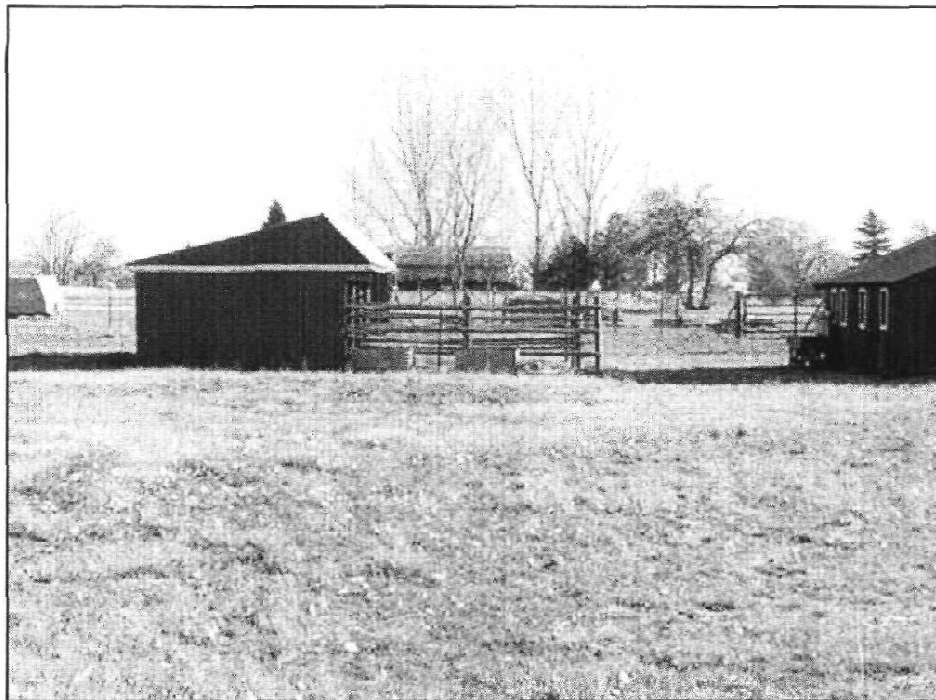














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RESOLUTION 2003-158

A RESOLUTION CONDITIONALLY APPROVING DOCKET #HP-03-03: DESIGNATION OF THE MONTGOMERY FARM SITE WITH SEVEN CONTRIBUTING STRUCTURES IN UNINCORPORATED BOULDER COUNTY, AS A HISTORIC LANDMARK UNDER THE BOULDER COUNTY HISTORIC PRESERVATION REGULATIONS

WHEREAS, Section 30-11-107(1)(bb) of the Colorado Revised Statutes gives boards of county commissioners the authority to provide for the preservation of the cultural, historic, and architectural history within their respective counties by ordinance or resolution, and to delegate the power to designate historic landmarks and historic districts to an historic preservation advisory board, among the other powers related to historic preservation which that statute grants; and

WHEREAS, pursuant to this authority, the Board of County Commissioners of Boulder County ("the Board") has adopted regulations governing the preservation of historic structures, sites, and districts within unincorporated Boulder County, as codified in Article 15 of the Boulder County Land Use Code ("the County's Historic Preservation Regulations"); and

WHEREAS, pursuant to the County's Historic Preservation Regulations, Don Montgomery ("Applicant") is requesting that the Board approve the historic landmarking of the Montgomery Farm site, with seven contributing structures, on property which he owns at 5435 Ute Road, in the vicinity of Longmont, in Section 21, T3N, R70W in unincorporated Boulder County ("the Proposed Designation"), all as further described in the memorandum and written recommendation of the County Land Use Department staff dated December 16, 2003, with its attachments, including the "Boulder County Historic Landmark Nomination Form" for the Proposed Designation which is on file in the official records of the Boulder County Land Use Department (collectively, "the Staff Recommendation," which is incorporated herein by this reference); and

WHEREAS, the Proposed Designation includes the remaining farm site area encompassing 19.6 acres, along with seven contributing structures (Victorian eclectic-style farm house; double-wing barn; garage to the northeast of the house; shed to the northeast of the garage; root cellar; granary/shed, and privy), as well as noncontributing buildings enumerated in the Staff Recommendation; and



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WHEREAS, at a duly noticed public hearing on December 4, 2003, the Boulder County Historic Preservation Advisory Board ("HPAB") reviewed the Proposed Designation, as required by the County's Historic Preservation Regulations, and found that the Proposed Designation met the criteria for landmark designation under the County's Historic Preservation Regulations, and recommended to the Board that the Proposed Designation be approved, subject to conditions; and

WHEREAS, on December 16, 2003, the Board held a duly-noticed public hearing on the Proposed Designation, at which time the Board considered the recommendation of HPAB, the Staff Recommendation, and the documents and testimony as reflected on the official record of the Public Hearing; and

WHEREAS, based on the Public Hearing, the Board finds that the Proposed Designation meets the criteria for landmark designation set forth in the County's Historic Preservation Regulations, specifically on the basis recommended by HPAB and the County Land Use Department staff, and as set forth in the Staff Recommendation, and, therefore, finds that the site and seven contributing structures known as the Montgomery Farm, all as described herein and in the Staff Recommendation, should be designated as a Boulder County Historic Landmark, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the Proposed Designation (site and seven contributing structures known as the Montgomery Farm) is hereby approved, as set forth in the findings of this Resolution, above, and in the Staff Recommendation which is incorporated herein by this reference, subject to the following conditions:

1. 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 by the County under its Historic Preservation Regulations. In addition, 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 that the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs



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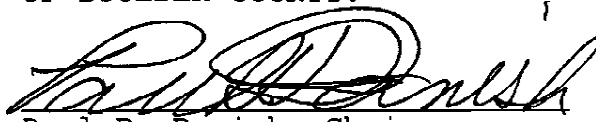
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which are temporary in nature will not require review, although, depending upon the work required, a County building permit may still be necessary.

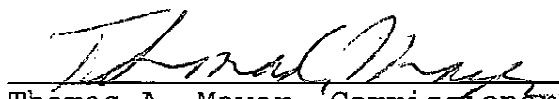
A motion to approve the Proposed Designation, as stated above, was made by Commissioner Mayer, seconded by Commissioner Stewart, and passed by a 3-0 vote of the Board.

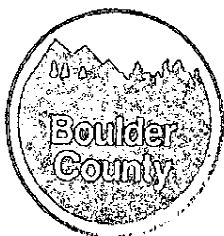
ADOPTED on this 18th day of December, 2003, nunc pro tunc the 16th day of December, 2003.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:


Paul D. Danish, Chair


Ronald K. Stewart, Vice Chair

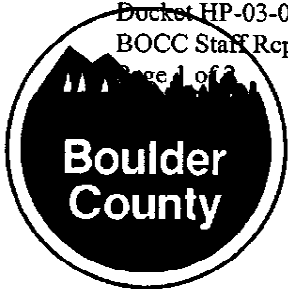

Thomas A. Mayer, Commissioner



ATTEST:


Clerk to the Board

Deputy



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM

Tuesday, December 16, 2003 -- 9:00 AM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-03-03 MONTGOMERY FARM

Request:	Request for landmarking of site with 7 contributing structures
Location:	5435 Ute Rd Section 21, T3N, R70W, Longmont, CO
Zoning:	A
Applicant:	Don Montgomery

BACKGROUND

An application for landmark designation of Montgomery Farm has been prepared by Diane Benedict on behalf of Don Montgomery. The proposed designation includes the remaining site area of the Montgomery Farm, which encompasses 19.6 acres. (The farm originally included 80 acres.) It includes 7 contributing structures and 6 noncontributing structures. The contributing structures include: the Victorian eclectic style farm house; the double-wing barn; the garage to the northeast of the house, the shed to the northeast of the garage, the root cellar; the granary/shed; and the privy. The noncontributing buildings include: the mobile home and garage; the 2 loafing sheds; the chicken coop; and the shed east of the barn.

The Montgomery family has owned this property since the 1880s and it was designated as a Colorado Centennial Farm in 1990.

SIGNIFICANCE

The farm is nominated under three of the County's criteria (1,3, and 4) for significance:

Criteria 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.

Criteria 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.

Criteria 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.

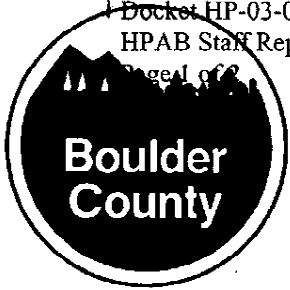
The Victorian eclectic style farmhouse, double-wing barn and vernacular outbuildings are significant as examples of typical farms buildings of their time, which maintain a high degree of integrity.

RECOMMENDATION

The Historic Preservation Advisory Board considered this application at their December 4 meeting and voted unanimously to recommend approval.

Staff and HPAB recommend that the Board of County Commissioners APPROVE Docket HP-03-03 MONTGOMERY FARM, subject to the following standard conditions:

1. Alteration of any exterior feature of the landmarked structures or construction within the site area will require review and approval of a Certificate of Appropriateness by Boulder County.
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.)



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

HISTORIC PRESERVATION ADVISORY BOARD

AGENDA ITEM

Thursday, December 4, 2003 -- 7:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-03-03 MONTGOMERY FARM

Request: Request for landmarking of site with 7 contributing structures
Location: 5435 Ute Rd
Section 21, T3N, R70W, Longmont, CO
Zoning: A
Applicant: Don Montgomery

PURPOSE

The purpose of the HPAB review of this docket is to determine if the nominated property qualifies for landmark designation, determine if the application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of Montgomery Farm has been prepared by Diane Benedict on behalf of Don Montgomery. The proposed designation includes the remaining site area of the Montgomery Farm, which encompasses 19.6 acres. (The farm originally included 80 acres.) It includes 7 contributing structures and 6 noncontributing structures. The contributing structures include: the Victorian eclectic style farm house; the double-wing barn; the garage to the northeast of the house, the shed to the northeast of the garage, the root cellar; the granary/shed; and the privy. The noncontributing buildings include: the mobile home and garage; the 2 loafing sheds; the chicken coop; and the shed east of the barn.

Docket HP-03-03 MONTGOMERY FARM
HPAB Staff Report
Page 2 of 2

The Montgomery family has owned this property since the 1880s and it was designated as a Colorado Centennial Farm in 1990.

SIGNIFICANCE

The farm is nominated under three of the County's criteria (1,3, and 4) for significance:

Criteria 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.

Criteria 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.

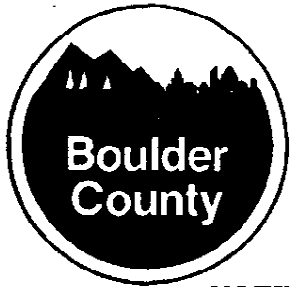
Criteria 4: The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials.

The Victorian eclectic style farmhouse, double-wing barn and vernacular outbuildings are significant as examples of typical farms buildings of their time, which maintain a high degree of integrity.

RECOMMENDATION

Staff recommends that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-03-03 MONTGOMERY FARM, subject to the following standard conditions:

1. Alteration of any exterior feature of the landmarked structures or construction within the site area will require review and approval of a Certificate of Appropriateness by Boulder County.
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.)



Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

NOTIFICATION OF HISTORIC PRESERVATION ADVISORY BOARD ACTION & BOULDER COUNTY COMMISSIONERS ACTION

December 18, 2003

Don Montgomery
5435 Ute Rd
Lyons, CO 80540

Dear Mr. Montgomery:

This letter certifies that hearings of the Historic Preservation Advisory Board, County of Boulder, and the Board of County Commissioners, County of Boulder, were duly called and held on March 6, 2003 and March 20, 2003 in consideration of the following request:

Docket HP-03-03 MONTGOMERY FARM

Request:	Request for landmarking of site with 7 contributing structures
Location:	5435 Ute Rd Section 21, T3N, R70W, Lyons, CO
Zoning:	A
Applicant:	Don Montgomery

The HPAB and the BOCC approved the request subject to the following conditions:

1. 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 by the County under its Historic Preservation Regulations. In addition, 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 that 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, although, depending upon the work required, a County building permit may still be necessary.

The Commissioners commented on what a nice job you've done of maintaining the property and were very happy to see the landmark application. Should you have any questions, please feel free to contact me at (303) 441-3930.

Sincerely,

Denise Grimm
Planner II

cc: Diane Benedict

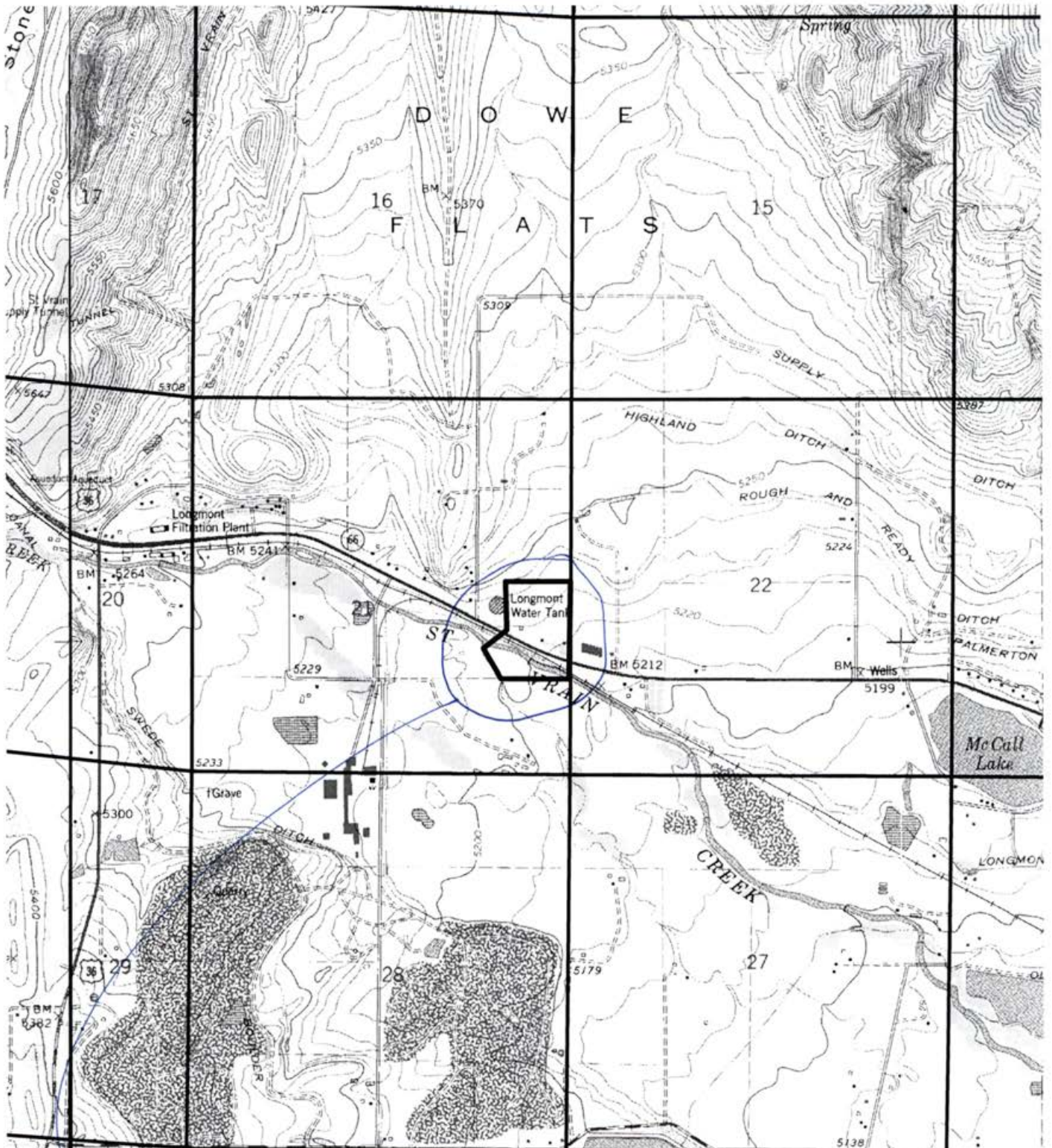
Centennial Farm Designation Documentation

Site Number: 5BL 4248

Please Note

This file may contain sensitive information. Please contact the Office of Archaeology and Historic Preservation for more information.

This site is a Centennial Farm.



→ 5BL. 4248
 HYGIENE QUAD
 ELEV. 5250
 6TH 3N 70W SECT. 21-
 S SE NE, NE SE

UTM's:
 13 480583 4450955
 13 480860 4450955
 13 480860 4450536
 13 480564 4450533
 13 480490 4450664

--EARLY SETTLERS--

The Montgomery family, William and Mary E came to the St Vrain Valley and settled at Pella in 1861 from Marion County, Iowa. Their children were Sarah, James, and William, Alexander Lucy, Henrietta, Frank, Cyrus, John W and Robert B.

Robert B "Rob" Montgomery and Clara E Chapman were married in 1879. They first settled on the Little Thompson, but their home was burned out by Indians, after which they bought the property east of Lyons, the present home has been in the family since 1880.

At this period in time, three of the Montgomery boys, and "Rob" bought farms on adjoining properties - hence the Montgomery school which is still in it's original condition and is now owned and occupied by private ownership. The land to build the school was donated by one of the brothers.

A fifth brother purchased a farm a couple of miles east near McCall Lake. The Montgomery Lake, which is located southeast of McCall Lake was Named after this brother.

In 1867 Rob, at the age of nineteen, left Iowa, and started across the plains with a mule team, headed for Colorado, walking most of the way. The trip consumed forty-one days before Boulder County was reached and was fraught with dangers and hardships. He subsequently bought the farm on the Little Thompson and there engaged in the livestock business, but after the home was burned by Indians he sold out and acquired the 80 acre farm east of Lyons near the St. Vrain "Creek". Seventeen acres of this property is located on the St. Vrain River which abounds in several types of trees, including numerous cottonwood trees. In this "pastureland" you'll find deer, rabbits, racoons, muscrats and many other small animals, numerous birds all reside in this natural habitat.

Clara, Robs wife came to Colorado in 1862 with her parents, Joshua and Martha Chapman via covered wagon train. Her father was the only farmer that owned horses to pull his wagon. They also owned a riding horse and a milk cow. They came to Longmont in 1863, staying at Pella, south of Longmont until he homesteaded property just south of McCall Lake - some of the original logs are still a part of the present home that is now owned by Dr. Reynolds. Mr Chapman donated land to the Railroad for a train stop and switch - called the "Chapman Switch", which later contained a sugar beet dump and loading docks for shipment of livestock and farm produce. The farm is located on the banks of the St Vrain River.

The original home on the Rob Montgomery farm consisted of two rooms, a large kitchen/living room combination and one bedroom. As the family grew to eight children so did the home grow. The home eventually grew to a two story five bedroom home which now stands on the property and is occupied solely by ~~Ruth Montgomery Gordon~~, the last of the eight children of Rob and Clara. Third generation, Don Montgomerys' also reside on the original farm.

Rob brought his land to a high state of cultivation and in many other ways improved the property, ie., he set out 400 apple trees, which produced thousands of bushels of apples over the years. A few of the trees, now a hundred years old, are a symbol of the past.

Time has seen a change in the course of the river in many places from a beautiful serene, quiet winding stream that was surrounded by grassy areas, etc, to a straight impersonal river that flows rapidly to it's destination. We must all support the conservation of the St vrain Valley and the St Vrain river. Too many natural habitats are being "improved" without consideration of preservation. We must conserve!! OUT?

DIED
MAY 1, 1990



COLORADO
HISTORICAL
SOCIETY

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

May 30, 1990

Mr. Donald E. Montgomery
5475 Ute Highway
Longmont, Colorado 80503

Dear Mr. Montgomery:

Congratulations on being selected as a Colorado Centennial Farm owner.

We are very excited about the program this year and are in the process of planning the awards ceremony. It will take place on Friday, August 24, 1990, opening day of the State Fair, starting at 1:30 p.m. The awards ceremony will be followed by a reception where you will get a chance to meet other Centennial Farm owners. We will be sending you more detailed information in the near future, so for now just be sure to mark August 24 on your calendar.

I look forward to meeting you and to a great day at the Colorado State Fair.

Sincerely,

Lane Ittelson 7/6

Lane Ittelson
Director, Preservation Planning

LI:ng



COLORADO
HISTORICAL
SOCIETY

The Colorado Heritage Center
1300 Broadway
Denver, Colorado 80203

April 24, 1990

Dear Mr. Montgomery:

I am returning your Centennial Farm application for your signature. Enclosed is a self-addressed envelope for your convenience in returning it. Everything else seems to be in order and our committee will be reviewing the applications soon. We look forward to the award ceremony at the State Fair in August.

Nan Glick
Centennial Farm Program



COLORADO
HISTORICAL
SOCIETY

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

March 26, 1990

Don E. Montgomery
5363 Ute Highway
Longmont, Colorado 80503

Dear Mr. Montgomery:

Enclosed is the Centennial Farm application you requested. In addition to the information on the application, we would appreciate it if you could send us a U.S.G.S. quad map clearly indicating the location of your ranch or farm. (Photocopies are acceptable.)

We realize it may be difficult for you to get a U.S.G.S. map. In that case, we suggest that you try your local Forest Service office or the local Farm Bureau. The map you provide will greatly assist us in entering the information concerning the location of your property into the official statewide inventory of historic places.

If you have any questions, please call our office at 303/866-3395. Thank you for your interest in the Centennial Farms program. We look forward to receiving your application.

Sincerely,

Lane Ittelson
Lane Ittelson
Preservation Planner

LI:ng
Enclosures

P.S. Your completed application must be received by April 30. If you have a few slides of your farm/ranch that you would be willing to lend us, we will duplicate them for use at future presentations and return your slides to you.

MAR 23 1990

5363 Ute Hiway
Longmont, Co 80503
22 March 1990

The Colorado History Museum
1300 Broadway
Denver, Colo 80203-2137

Request an application form for the Colorado Centennial
Farm Program, 1990 awards.

My farm has been operated by the Montgomery family since
1880, and although is down from the original 80 acres to
the now 37 acres, farm income (sales) has been in excess
of \$2,000.00 annually, including 1989.

D. E. Montgomery
Don E Montgomery
5363 Ute Hiway
Longmont, Colo. 80503
(Third Generation)



BOULDER CO. TX.

NORTHERN CALIFORNIA



COLORADO
CENTENNIAL FARM

OWNED BY THE SAME FAMILY
FOR MORE THAN 100 YEARS

COLORADO DEPARTMENT OF AGRICULTURE
COLORADO HISTORICAL SOCIETY
COLORADO STATE TAX



BL4248

BOULDER CITY
MORTGAGE ~~Home~~



Montgomery Farm
Lurgan



Montgomery Farm

Longmont



Montgomery Farm

Longmont



**COLORADO
CENTENNIAL FARM**

OWNED BY THE SAME FAMILY
FOR MORE THAN 100 YEARS

COLORADO DEPARTMENT OF AGRICULTURE
COLORADO HISTORICAL SOCIETY
COLORADO STATE FAIR



BOULDER CTY

MONTGOMERY ~~HAMILTON~~



• mortgagor FARM
Longmont



Montgomery Farm
Longmont



MONTGOMERY FARM

Longmont



MONT GUMBEY FARM

box mont



MORTIMER Y FARM

Longmont



Montgomery Farm
Lury mont



Centennial Farm

MAPPED

SHF
SAB

BOULDER COUNTY HISTORIC SITES SURVEY

- OAHF 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: ~~5BL5722~~ 5BL.4248

Temporary Site Number: 0053098

IDENTIFICATION

Resource Name: Montgomery Farm

Address: ~~5435 Ute Road~~ 5475 Ute Rd.
Longmont, CO

Location/Access: This farm is located on the north side of Ute Road approximately one mile east of the intersection of Highway 36 and Ute 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: Don Montgomery
~~5435 Ute Road~~ 5475 Ute Rd.
Longmont, CO

Boundary Description and Justification:

SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 21, T3N, R70W

Acreage: 35

ATTACHMENTS

HABS/HAER Form: No

Building/Structure Form(s): Yes - no form for root cellar

Sketch Map: Yes

USGS Map Photocopy: Yes

Photographs: Yes

LOCATION

County: Boulder

USGS Quad: Hygiene, Colorado, 1968 photorevised 1978, 7.5 Minute

Other Maps: None

Legal Location: SE $\frac{1}{4}$, of NE $\frac{1}{4}$, of SE $\frac{1}{4}$, Section 21, Township 3N, Range 70W, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 480730 Northing 4450690
 480740 4450700

ELIGIBILITY ASSESSMENT

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:

excellent integrity

Eligibility Recommendation: eligible for local landmark and for National Register designation

STATEMENT OF SIGNIFICANCE

The patent for this quarter section was issued in August 1865 to Mashenk Sigler. By 1880 Robert B. Montgomery owned this parcel and it has been in the Montgomery family ever since. Robert's father, William Montgomery Sr., came to Colorado in the 1860s along with his wife Mary and their ten children. Robert married Clara Chapman, daughter of pioneer settlers Joshua and Martha Chapman. They came to Colorado in 1862 and settled just south of McCall Lake. Newlyweds Robert and Clara settled on a farm on the Little Thompson River, but after being burned out by Indians, they bought this property in 1880 and settled down to raise their eight children. The house started with just two rooms and was added on to as the farm prospered and the family grew. Robert planted over 400 apple trees, some of which are still living. Two of Robert's brothers owned adjacent farms in the area. William Jr., whose property was to the east, also raised fruit and produce. Robert donated the land for the Montgomery School located $\frac{1}{4}$ mile to the west on Ute Road. Built in 1917, it is now a residence. Ruth Montgomery, daughter of Robert and Clara, lived in the house until her death in 1990. Don Montgomery currently owns the property and lives in the house. Having been in the family for 114 years, this property has been designated as a Centennial Farm by the Colorado Historical Society.

Evaluation

The Montgomery Farm is significant under National Register Criteria A and C, and Boulder County Criteria 1-501-A-(1 and 4). Displaying excellent integrity, these buildings comprise one of Boulder County's best preserved and most intact farm complexes. In particular, the house is an excellent Victoria-era farmhouse, that has only been minimally altered, and the barn is a notable regional example of a gable-roofed double-wing barn. This farm also accrues additional significance for its long, over 100 years, association with the Montgomery family.

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 located in a relatively, rural, isolated location. There are no other nearby related historic buildings.

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: none apparent; the property is being very well maintained

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Archived Assessor's records. Carnegie Library, Boulder.

Boulder County Farmers Directory, 1892. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

Dyni, Anne. *Back to The Basics*. Boulder: The Book Lode, 1991.

St Vrain Valley Historical Association. *They Came To Stay*. Longmont: Longmont Printing Co., 1971.

Stewart, Jennie E. "Boulder County Pioneers." Boulder: 1946-1948.

Montgomery, Don, "Did You Know." St Vrain Valley Newsletter.

Montgomery, Don. Telephone interview by Mary Dearhamer, 4 October 1994.
Current owner.

Photographs: Roll(s): AM-11 Frames: 1-7

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams, Mary Dearhamer

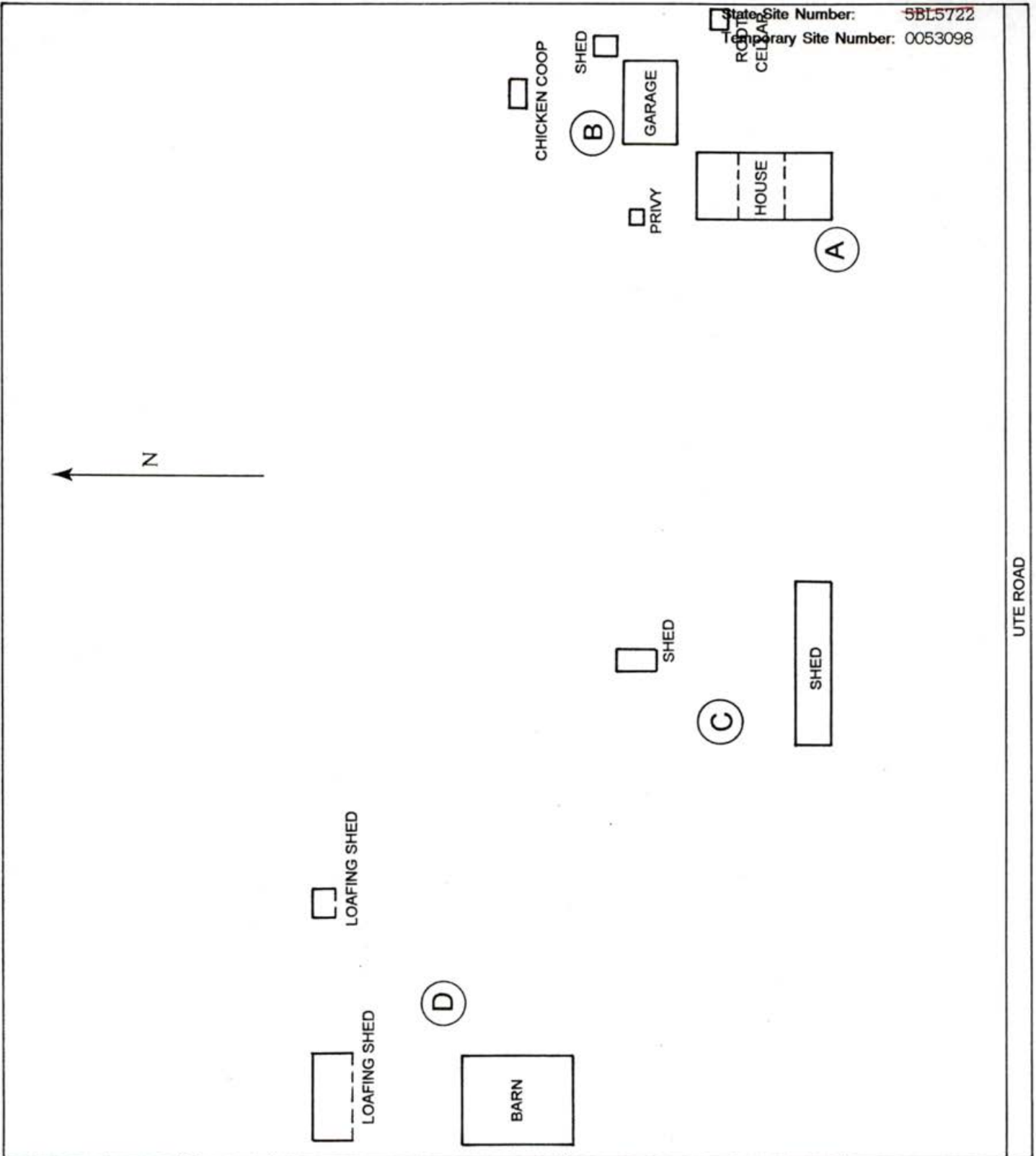
Date: 17 October 1994

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

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

50L4248

State Site Number: 5BL5722
Temporary Site Number: 0053098

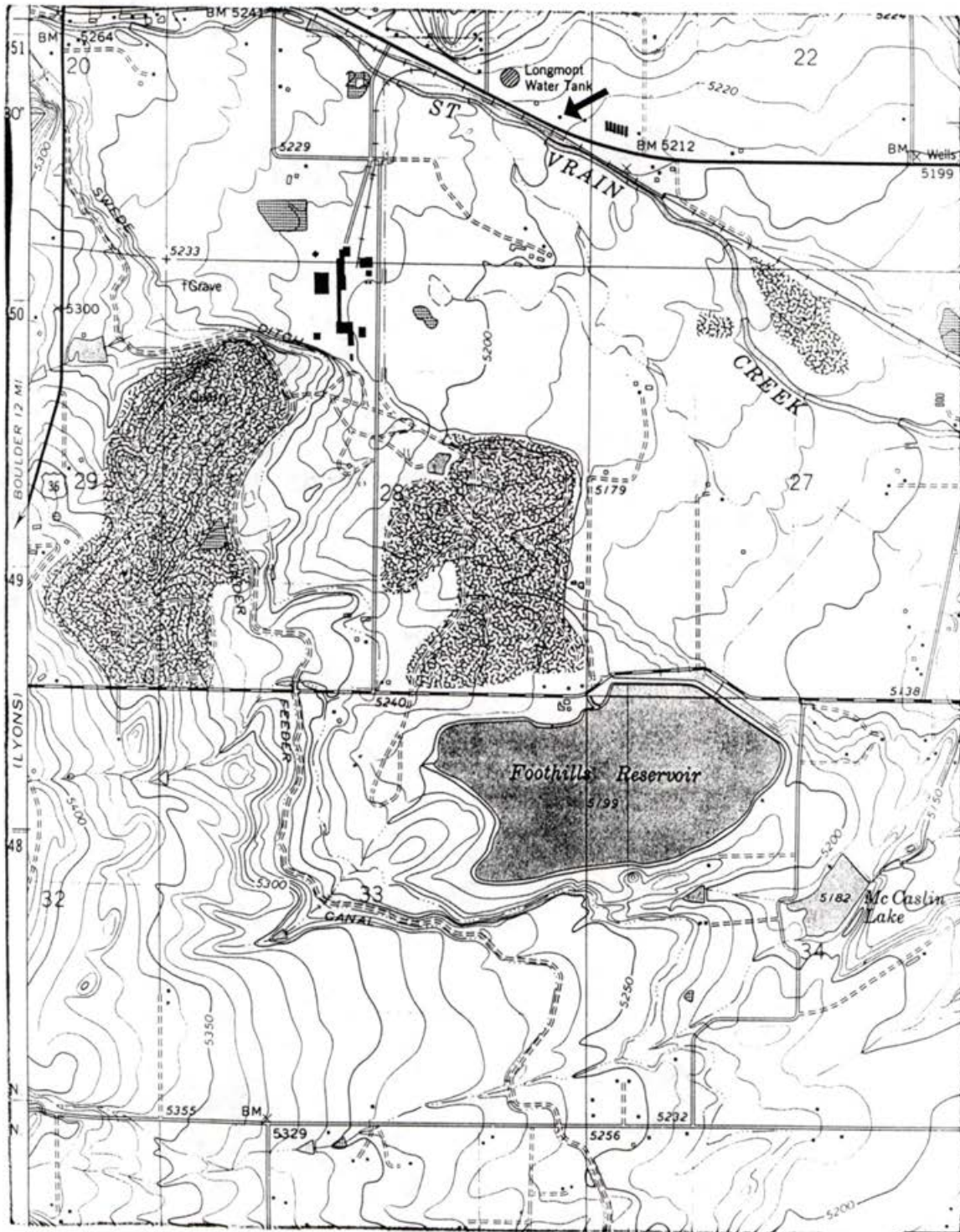


SITE PLAN NOT TO SCALE

5BL4248

State Site Number: 5BL5722

Temporary Site Number: 0053098



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

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: ^{5BL4248} 5BL5722

Temporary Site Number: 0053098

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: House

Complex/Site Name: Montgomery Farm

Roll: AM11

Frames: 14
2, 3, 4

Photographer: Anne Manzler

FUNCTION

Current Use: residence

Original Use: residence

Intermediate Use(s): residence

ARCHITECTURAL HISTORY

Architect: N/A

Builder: ~~Robert Montgomery~~ unknown

house was brought in on horse
drawn skids - see Cen. Farm form.

Date of Construction: 1890

Based On: Assessor's records

Additions/Modifications: Minor:

Moderate: xx

Major:

Moved? no

Date: N/A

Specific References to the Structure/Building

Archived Assessor's records and Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

Boulder County Farmers Directory, 1892. Carnegie Library, Boulder.

Dyni, Anne. *Back to The Basics*. Boulder: The Book Lode, 1991.

St Vrain Valley Historical Association. *They Came To Stay*. Longmont: Longmont Printing Co., 1971.

Stewart, Jennie E. "Boulder County Pioneers." Boulder: 1946-1948.

Montgomery, Don. Telephone interview by Mary Dearhamer, 4 October 1994. Current owner.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: Victorian eclectic - *Late Victorian*

Landscape/Setting: This farm is located on the north side of Ute Road approximately one mile east of the intersection of Highway 36 and Ute Road. The property includes a house, garage, sheds, barn, loafing sheds, chicken coop, root cellar, and a privy. The house is surrounded by a planted grass yard within 60 feet of Ute Road. Other houses are to the west and east of this property.

Orientation: south

Dimensions: 26' by 51'

Stories: 2

Plan: rectangular

Foundation: stone and concrete, low

Walls: wood frame with white painted clapboard; fishscale shingles in the upper gable ends

Roof: intersecting gables with asphalt shingles and boxed eaves

Chimneys: three red brick interior chimneys, located along the ridge

Windows: primarily original 1/1 double hung sash with wood frames and cornices; one 6 light casement; 4-beside-4 horizontal sliders and one oversized fixed-pane (picture window) in the addition

Doors: three wood-paneled entry doors, with metal screen doors, located on the east, south, and west elevations.

Porches: wooden porch with hood supported by 6 slender *Tuscan* Doric columns and an open rail balustrade, on the south elevation

Interior: not surveyed

Additions: two compatible additions

Associated Buildings, Features or Objects:

garage, sheds, barn, loafing sheds, chicken coop, root cellar, and a privy; the root cellar is located 75' east of the house: 24'x 12' built partially below grade of flagstone and concrete; the privy is located ~20 feet north of the house: wood frame with horizontal weatherboard siding, shed roof and board and batten door.

5BL4248

State Site Number: 5BL5722
Temporary Site Number: 0053098

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

Evaluation

The Montgomery Farm is significant under National Register Criteria A and C, and Boulder County Criteria 1-501-A-(1 and 4). Displaying excellent integrity, these buildings comprise one of Boulder County's best preserved and most intact farm complexes. In particular, the house is an excellent Victoria-era farmhouse, that has only been minimally altered, and the barn is a notable regional example of a gable-roofed double-wing barn. This farm also accrues additional significance for its long, over 100 years, association with the Montgomery family.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Carl McWilliams, Mary Dearhamer

Date: 17 October 1994

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

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: ~~5BL5722~~ ^{5BL4248}

Temporary Site Number: 0053098

IDENTIFICATION

Map ID Number/Feature Number of Code: B

Building/Structure Name: Garage

Complex/Site Name: Montgomery Farm

Roll: AM11 Frames: 5 Photographer: Anne Manzler

FUNCTION

Current Use: garage

Original Use: garage

Intermediate Use(s): garage

ARCHITECTURAL HISTORY

Architect: N/A

Builder: Montgomery family

Date of Construction: unknown

Based On: N/A

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's records. Carnegie Library, Boulder.

Boulder County Farmers Directory, 1892. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

Dyni, Anne. *Back to The Basics*. Boulder: The Book Lode, 1991.

Montgomery, Don, "Did You Know." St Vrain Valley Newsletter.

Montgomery, Don. Telephone interview by Mary Dearhamer, 4 October 1994. Current owner.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This farm is located on the north side of Ute Road approximately one mile east of the intersection of Highway 36 and Ute Road. The property includes a house, garage, sheds, barn, loafing sheds, chicken coop, root cellar, and a privy. The garage is located approximately 12' northeast of the house.

Orientation: south

Dimensions: 22' x 34'

Stories: 1

Plan: rectangular

Foundation: concrete, low

Walls: wood frame with white painted horizontal weatherboard siding

Roof: hip roof with rolled asphalt and exposed rafter ends

Chimneys: none

Windows: one 4-light fixed-pane and 1x1 horizontal slider, with painted grey frames

Doors: paired garage doors, 4 lights in each; single wood-paneled entry door

Porches: none

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, sheds, barn, loafing sheds, chicken coop, root cellar, and a privy; the wood frame chicken coop with board and batten siding is located north of the garage approximately 35'

5BL4248

State Site Number: ~~5BL5722~~

Temporary Site Number: 0053098

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible Not Eligible Need Data

Statement of Significance / NRHP Justification

The Montgomery Farm is significant under National Register Criteria A and C, and Boulder County Criteria 1-501-A-(1 and 4). Displaying excellent integrity, these buildings comprise one of Boulder County's best preserved and most intact farm complexes. In particular, the house is an excellent Victoria-era farmhouse, that has only been minimally altered, and the barn is a notable regional example of a gable-roofed double-wing barn. This farm also accrues additional significance for its long, over 100 years, association with the Montgomery family.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated

Recorder(s): Carl McWilliams, Mary Dearhamer

Date: 17 October 1994

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

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: ^{5 BL 4248}~~5BL5722~~

Temporary Site Number: 0053098

IDENTIFICATION

Map ID Number/Feature Number of Code: C

Building/Structure Name: Shed

Complex/Site Name: Montgomery Farm

Roll: AM11 Frames: 6 Photographer: Anne Manzler

FUNCTION

Current Use: agricultural outbuilding

Original Use: agricultural outbuilding

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: Robert Montgomery [probably]

Date of Construction: unknown

Based On: N/A

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's records. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

Dyni, Anne. *Back to The Basics*. Boulder: The Book Lode, 1991.

St Vrain Valley Historical Association. *They Came To Stay*. Longmont: Longmont Printing Co., 1971.

Stewart, Jennie E. "Boulder County Pioneers." Boulder: 1946-1948.

Montgomery, Don, "Did You Know." St Vrain Valley Newsletter.

Montgomery, Don. Telephone interview by Mary Dearhamer, 4 October 1994.

5BL4248

State Site Number: 5BL5722
Temporary Site Number: 0053098

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This farm is located on the north side of Ute Road approximately one mile east of the intersection of Highway 36 and Ute Road. The property includes a house, garage, sheds, barn, loafing sheds, chicken coop, root cellar, and a privy.

Orientation: south

Dimensions: 60' x 12'

Stories: 1

Plan: rectangular

Foundation: stone

Walls: painted red vertical planks

Roof: gable roof with corrugated metal roofing material over wood planks

Chimneys: none

Windows: one 4-light, and one 8-light, fixed-pane windows with painted white wood frames, located on the south elevation

Doors: three board and batten doors located on the south elevation

Porches: none

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, garage, other sheds, barn, loafing sheds, chicken coop, root cellar, and a privy; a 14' by 8' shed is located ~50' north of this building: stone foundation; painted red horizontal weatherboard siding; shed roof with corrugated metal roofing; paired wooden doors on the south elevation

5BL 4248

State Site Number: 5BL5722
Temporary Site Number: 0053098

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible Not Eligible Need Data

Statement of Significance / NRHP Justification

The Montgomery Farm is significant under National Register Criteria A and C, and Boulder County Criteria 1-501-A-(1 and 4). Displaying excellent integrity, these buildings comprise one of Boulder County's best preserved and most intact farm complexes. In particular, the house is an excellent Victoria-era farmhouse, that has only been minimally altered, and the barn is a notable regional example of a gable-roofed double-wing barn. This farm also accrues additional significance for its long, over 100 years, association with the Montgomery family.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated

Recorder(s): Carl McWilliams, Mary Dearhamer

Date: 17 October 1994

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

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: ~~SBL5722~~ ^{SBL4248}

Temporary Site Number: 0053098

IDENTIFICATION

Map ID Number/Feature Number of Code: D

Building/Structure Name: Barn

Complex/Site Name: Montgomery Farm

Roll: AM11 Frames: 6-7 Photographer: Anne Manzler

FUNCTION

Current Use: barn

Original Use: barn

Intermediate Use(s): N/A

ARCHITECTURAL HISTORY

Architect: N/A

Builder: Robert Montgomery [probably]

Date of Construction: unknown

Based On: N/A

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: N/A

Specific References to the Structure/Building

Archived Assessor's records. Carnegie Library, Boulder.

Boulder County Farmers Directory, 1892. Carnegie Library, Boulder.

Boulder County Treasurer's Ledger 39. Carnegie Library, Boulder.

Dyni, Anne. *Back to The Basics*. Boulder: The Book Lode, 1991.

St Vrain Valley Historical Association. *They Came To Stay*. Longmont: Longmont Printing Co., 1971.

Stewart, Jennie E. "Boulder County Pioneers." Boulder: 1946-1948.

Montgomery, Don. Telephone interview by Mary Dearhamer, 4 October 1994.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This farm is located on the north side of Ute Road approximately one mile east of the intersection of Highway 36 and Ute Road. The property includes a house, garage, sheds, barn, loafing sheds, chicken coop, root cellar, and a privy.

Orientation: east

Dimensions: 42' x 32'

Stories: two

Plan: rectangular

Foundation: poured concrete

Walls: painted red board and batten

Roof: ^{gambrel} gable roof with corrugated metal roofing material over wood planks
shed roof extensions

Chimneys: none

Windows: primarily square 4-light fixed-pane and hopper windows with painted white wood frames

Doors: board and batten dutch door, and single side-hinged wood door, located on the east elevation; three board and batten dutch doors, on the south elevation; single wood door, on the west elevation

Porches: concrete step to door at north end of the east elevation

Interior: not surveyed

Additions: none

Associated Buildings, Features or Objects:

house, garage, sheds, loafing sheds, chicken coop, root cellar, and a privy; a 30' by 12' loafing shed is located ~40' north of this building

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible Need Data
Potential District? no Contributing N/A Non-Contributing N/A

Local Landmark Eligibility

Eligible Not Eligible Need Data

Statement of Significance / NRHP Justification

The Montgomery Farm is significant under National Register Criteria A and C, and Boulder County Criteria 1-501-A-(1 and 4). Displaying excellent integrity, these buildings comprise one of Boulder County's best preserved and most intact farm complexes. In particular, the house is an excellent Victoria-era farmhouse, that has only been minimally altered, and the barn is a notable regional example of a gable-roofed double-wing barn. This farm also accrues additional significance for its long, over 100 years, association with the Montgomery family.

For historical information, please see the accompanying Management Data form.

If in an existing National Register District, is the property
Contributing N/A Non-Contributing N/A

Archeological Potential: Yes No Not Evaluated

Recorder(s): Carl McWilliams, Mary Dearhamer

Date: 17 October 1994

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

Tatanka Historical Associates Inc.
P.O. Box 1909
Fort Collins, CO 80522
(970) 490-2110



5BL5722

House

5435 Ute Road

3 September 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to W

Roll AM 11

Frame 2



5BL5722

House

5435 Ute Road

3 September 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to SE

Roll AM 11

Frame 3



5BL5722

Garage

5435 Ute Road

3 September 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to N

Roll AM 11

Frame 5



5BL5722

House

5435 Ute Road

3 September 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to N

Roll AM 11

Frame 4



5BL5722

Barn & Shed

5435 Ute Road

3 September 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to NW

Roll AM 11

Frame 6



5BL5722

Barn & Stable

5435 Ute Road

3 September 1994

Negative located at Boulder County Parks and Open Space Department

2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical

Associates Inc.

View to NW

Roll AM 11

Frame 7



5BL5722

Root Cellar

5435 Ute Road

3 September 1994

Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306

Photographed by Cultural Resource Historians/Tatanka Historical
Associates Inc.

View to NE

Roll AM 11

Frame 1

USEP-2024-0316 Documentation (OWTS Use Permit)



ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) USE PERMIT

PROPERTY INFORMATION				PERMIT #: USEP-2024-0316	
Property Address	5435 UTE ROAD UNINCORPORATED, CO 80503			OWTS USE PERMIT	
Legal Address	21.93 ACS M/L IN NE 1/4 SE 1/4 21-3N-70 SPLIT SEE ID 92689 SEE ID 8725896 FOR MH SPLIT TO ID 121734/#1537465 8/95 BCR END. SE 1/4 NE 1/4 & NE 1/4 SE 1/4 21-3N-70 L E 20 ACS M/L IN NE 1/4 SE 1/4 21-3N-70			1. Residential	
Parcel Number	120321000018	Area of Lot	19.63	ISSUE DATE: 02/08/2024	
				EXPIRATION DATE:	
OWNER INFORMATION			APPLICATION INFORMATION		
CITY OF LONGMONT 350 KIMBARK STREET LONGMONT, CO 80501 550 andrew.carroll@longmontcolorado.gov			Scott Kapala NoCo Septic PO Box 293 Mead, CO 80503 7208998749 aleesha@nocoseptic.com		
DESIGN ENGINEER INFORMATION			O&M SERVICE PROVIDER INFORMATION		
SOIOLOGIC INC 3522 DRAFT HORSE CT LOVELAND, CO 80538 9705356144 JOSH@SOIOLOGIC.COM					
GENERAL INFORMATION					
WATER SOURCE		1. Well; 5. Water District			
TYPE OF SYSTEM		SEPTIC TANK; LIFT STATION PUMP; PRESSURE DISTRIBUTION; EFFLUENT LINE; MANIFOLD; BED; SAND FILTER; SECONDARY SAND; CHAMBERS			
CLUSTER SYSTEM		No			
EASEMENT REQUIRED		No			
# OF BEDROOMS/EMPLOYEES		Bedrooms; 5			
SETBACK		Regulation Will be Met			
SEPTIC TANK(S)/ ATU			SOIL TREATMENT AREA		
CAPACITY (GAL)	1500 GALLONS		DESIGN FLOW	600 GPD	
ATU/TANK MODEL	State Approved	INFILTRATOR IM-1530	DESIGN FLOW JUSTIFICATION	Bedrooms	
DOSING TANK OR LIFT STATION			SIZE OF STA	750 SQFT / 64 CHAMBERS	
CAPACITY (GAL)	500 GALLONS		OTHER INFORMATION		
DOSING APPARATUS	Pump		STRUCTURES SERVED	5 BEDROOM HOUSE	

**PLEASE SEE BELOW FOR ADDITIONAL PERMIT
DETAILS AND REQUIREMENTS**

HealthOWS@bouldercounty.org 3450 Broadway Boulder CO 80304 (303) 441-1564

DOSING VOLUME		TREATMENT LEVEL	TL3
		O&M REQUIRED	No

SPECIAL INSTRUCTIONS			
ASSOCIATED CONSTRUCTION PERMIT: MAJP-2023-0070			

The owner is responsible for operation and maintenance (O&M) of an onsite wastewater treatment system (OWTS), unless the responsibility has been contractually assigned to a third party. For higher-level treatment systems, vaults, vault privies, or other components under a service contract, a clearly visible, permanently attached label or plate giving instructions for obtaining service must be placed in a conspicuous location.

If the O&M for the OWTS is contracted or assigned to a third party, all parameters and guidelines of the O&M contract must be followed and adhered to per that specific contract. If the OWTS does not have an O&M contract, the system must be maintained per the following service inspection parameters:

- Septic tanks must be inspected to assure that they are structurally sound and that all components such as lids, baffles, tees, vents, etc. are present and in good condition. The septic tanks should be pumped regularly every 2-4 years depending on use.
- Effluent screens must be inspected and cleaned at an appropriate interval to assure proper function.
- Each motor, pump and all associated accessories must be inspected to assure that they are operating properly. Internal electrical connections must be inspected to assure that they are not damaged or otherwise subject to corrosion or damage that could cause a failure or electrical short circuit.
- The pump control panel and its accessories must be inspected to assure that all components such as timers, event recorders or counters, audible and visual alarms, auto-dialers, etc. are functioning properly. Batteries must be checked and replaced as needed.
- The soil treatment area (STA) must be inspected to verify that wastewater is not being discharged onto the surface of the ground and the STA it is not being impacted by erosion, runoff, excess or improper vegetation, or compaction.
- The service provider must note any unusual or abnormal conditions such as excessive or strong odors, noise, improper wastewater color and odor, etc. that may indicate an operational problem with the system.
- A detailed record of OWTS repairs, septic tank pumping dates, inspections, permits issued, and other O&M activities should be maintained.

Approved for Issue:

Christopher Ayres

Environmental Health Specialist Date: 02/08/2024

Expiration Date:

**PLEASE SEE BELOW FOR ADDITIONAL PERMIT
DETAILS AND REQUIREMENTS**

HealthOWS@bouldercounty.org 3450 Broadway Boulder CO 80304 (303) 441-1564

ADDITIONAL PERMIT DETAILS AND REQUIREMENTS

This permit must be retained and made available for inspection at the above location upon request.

This permit shall not be transferred without the approval of the issuing agency.

This permit may be revoked or suspended by Boulder County Public Health for reasons set forth in the regulations of said agency or of the State Board of Health, as applicable, including failure to meet any term or condition imposed thereon during use of this OWTS. Failure to comply with the terms in the permit can result in fees up to \$50 per day per violation, per Section 6.6 of the Boulder County OWTS regulations.

Each and every condition of this permit is a material part hereof and is not severable. Any challenge to or appeal of a condition hereof shall suspend the permit until a final decision on the appeal is issued by the Board of Health.

The issuance of this permit does not imply compliance with other state or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable State and local regulations adopted pursuant to Article 10 of Title 25, C.R.S., as amended, except for the purposes of establishing final approval of an installed system for issuance of a local Occupancy Permit pursuant to § 25-10-106(1)(h), C.R.S.

If any inspection reveals any deviation from the specifications of the permitted system or change in the proposed water supply, or if any aspect of the system fails to comply with the permit or maintenance requirements, approval for use of this system will be revoked by Boulder County Public Health pursuant to Boulder County OWTS regulations.

**PLEASE SEE BELOW FOR ADDITIONAL PERMIT
DETAILS AND REQUIREMENTS**

HealthOWS@bouldercounty.org 3450 Broadway Boulder CO 80304 (303) 441-1564

BP-22-1787 Documentation (Building Reroof with Asphalt Shingles)

Boulder County Community Planning & Permitting

REFUND REQUEST

Permit # BP-22-1787

Date 7/19/2022

Address

Valuation: \$22,500.00

5435 Ute Rd, Longmont, CO 80503

Refund To:

Reason:

B&M Roofing

This is a City of Longmont project.

3768 Eureka Way

Permit Fees shouldn't have been

Frederick, CO 80516

Supplier #13077

charged.

Fee			AMOUNT
Building Permit Fee	\$411.58		\$ 411.58
Technology -EZ BP Fee			\$ 8.00
Human Services - Worthy Cause			\$ 5.63
Alternative Sentencing & Jail Enhancements Tax			\$ 20.81
Jail Improvement and Operations Tax			\$ 5.63
Open Space Tax			\$ 14.06
Open Space Capital Improvements 2005			\$ 11.25
Open Space Capital Improvements 2008			\$ 11.25
Open Space Capital Improvements 2011			\$ 16.88
Sustainability Tax			\$ 14.06
Transportation Improvements - Roads Tax			\$ 9.56
Transportation Improvements - Trails Tax			\$ 1.69
		PERMIT FEE	\$ 419.58
		USE TAX	\$ 110.82
		TOTAL	\$ 530.40

APPROVED

Kathy Gissel



BUILDING PERMIT

Community Planning & Permitting Department Building Safety and Inspection Division
 Courthouse Annex - 2045 13th St. - 13th & Spruce Streets
 P.O. Box 471 Boulder Colorado 80306-0471
 www.bouldercounty.org

Permit Number
BP-22-1787

Application Date
 07/07/2022

PROJECT LOCATION

Project Address 5435 UTE ROAD		Unit	Nearest Town or Neighborhood BOULDER		General Neighborhood LYONS
Parcel Number 120321000018	Asr. Account No. R0606042	Subdivision Name TR, NBR 962 LYONS AREA		Section Township Range 21 3N 70	Jurisdiction GIS Property Area (Acres) 19.63

OWNER

Owner Name & Address City Of Longmont 350 Kimbark Street Longmont, CO 80501 550	Phone
Email	

CONTRACTOR/AGENT

Contractor Name & Address B&M ROOFING OF COLORADO, INC. Rami Zarifa PO Box 1078 Erie, CO 80516	Phone 1 303-443-5843
Phone 2	
Email rzarifa@bmroofing.com	

WORK DESCRIPTION

Reroof W/GAF Dimensional Asphalt Shingles

APPLICATION DETAILS

Application Type Reroofing	Project Valuation \$22,500	Zoning District A	Occupancy Load	HERS Required	HERS Estimated	Onsite Renew Offset Req'd
Structure Type 101 - Single family dwelling, including modular	Construction Type	Snow Load (PSF) 40	Wind Speed (MPH) 160	Wildfire Hazard	Sprinkler Required	

FEES

Fee Item	Paid Date	Amount
Building Permit Fee	09/29/2022	\$411.58
Technology - EZ BP (\$8 Fee)	09/29/2022	\$8.00
Sustainability Tax	09/29/2022	\$14.06
Open Space Capital Improvements 2005 Tax	09/29/2022	\$11.25
Open Space Capital Improvements 2008 Tax	09/29/2022	\$11.25
Open Space Capital Improvements 2011 Tax	09/29/2022	\$16.88
Open Space Tax	09/29/2022	\$14.06
Transportation Improvements - Road Tax	09/29/2022	\$9.56
Transportation Improvements - Trails Tax	09/29/2022	\$1.69
Human Services - Worthy Cause Tax	09/29/2022	\$5.63
Alternative Sentencing & Jail Enhancements Tax	09/29/2022	\$20.81
Jail Improvement and Operations Tax	09/29/2022	\$5.63
Total Taxes		\$110.82
Total Paid		\$530.40

UTILITIES AND SERVICES

Water Provider St Vrain Lefthand Water District, Northern Colorado Water Conservancy District, Longs Peak Water	Sanitation Provider Not available
Gas Provider	Electric Provider Longmont Power
Fire Service Provider HYGIENE FIRE	

Approved by Chief Building Official Ron Flax	Date of Issue 07/15/2022
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The approval of plans and specifications does not permit the violation of any section of the Boulder County Building Code, Land Use Code, or any other Ordinance or State Law.

Permit shall become null and void if construction is not commenced within 180 days of issuance, or if work is suspended or abandoned for a period of 180 days after the work is commenced.

BP-22-2870 Documentation (Demolition of Mobile Home and Detached Garage)



DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM

INCOMPLETE APPLICATIONS WILL BE RETURNED

(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: \$50 + \$5 per 1000 ft² of area to be demolished = **\$55.00**

(See Instruction #1 on reverse side)

Colorado Department of Public Health and Environment

Submit form to:
Permit Coordinator
Colorado Dept. of Public Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor	Company Name: Bison Excavation & Demolition LLC			Building Name: Detached Garage		
	Street: P.O. Box 723			Square footage of footprint of facility or portion of facility to be demolished: 720 sqft		
	City: Mead	State: CO	Zip Code: 80542	Street: 5363 Ute Hwy		
	Telephone #: () () ()	Fax #: () () ()		City: Longmont	County: Boulder	Zip Code: 80503
	Project Manager: Bryan Rafferty		Cell Phone #: (720) 987-6418	Proposed Start Date: 11/03/2022		Proposed Completion Date: 11/17/2022
	I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.					
	Signature:		Print Name: Bryan Rafferty			
Landfill Receiving Building Debris: Waste Management - North Weld			Method/Mean of Demolition: <input checked="" type="checkbox"/> Wrecking <input type="checkbox"/> Burning† <input type="checkbox"/> Implosion <input type="checkbox"/> Moving <input type="checkbox"/> Other, specify:			
General Abatement Contractor (GAC)			Owner's Name: City of Longmont			
Asbestos Removal Contractor	CDPHE Asbestos Permit #		Total Quantity of Asbestos Removed			
	Date Removal Completed		Telephone #			
	Type(s) of Asbestos-Containing Material Removed:					
				Street: 350 Kimbark Street		
			City: Longmont		State: CO Zip Code: 80501	
			Contact's Name: Andrew Carroll		Telephone #: (303) 774-3609	
<p>With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below. (check appropriate box(es)):</p> <p><input type="checkbox"/> Vinyl asbestos floor tile (VAT) <input type="checkbox"/> VAT mastic <input type="checkbox"/> Tar/asphalt impregnated roofing <input type="checkbox"/> Asphaltic pipe coatings <input type="checkbox"/> Spray-applied tar coatings <input type="checkbox"/> Caulking <input type="checkbox"/> Glazing <input type="checkbox"/> Other, specify:</p>						
Signature: (In Blue Ink)			Printed Name: Joshua A. Masek			
Date of Final Inspection: 28 July 2022		CO Cert #: 22489	Expiration Date: 10 Mar 2023	Telephone #: (303) 669-7007	Cell Phone #: (720) 433-0053	
<p>I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).</p> <p>CHECK THE APPROPRIATE BOX:</p> <p><input type="checkbox"/> Building Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Other Date: _____</p>						
Signature:			Print Name: Bryan Rafferty			
THIS BOX IS FOR CDPHE USE ONLY:						
Postmark or Hand Delivery Date: RECEIVED By SEK at 3:33 pm, Oct 18, 2022		Approved By: APPROVED By SEK at 3:33 pm, Oct 18, 2022		Code: <input checked="" type="checkbox"/> Initial-310 <input type="checkbox"/> transfer-380		
Form of Payment & #: 196091280- \$55		Permit #:	Record #:	Date Issued:		

* Regulated asbestos-containing materials means (a) nonfriable ACM that will be or has been subjected to sanding, (b) or abrading or (d) that has become (c) nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of or operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly abated/removed prior to demolition.

APPROVED

By SEK at 3:33 pm, Oct 18, 2022



Colorado Department
of Public Health
and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
INCOMPLETE APPLICATIONS WILL BE RETURNED

(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: \$50 + \$5 per 1000 ft² of area to be demolished = \$ 60.00
(See instruction #1 on reverse side)

Submit form to:
Permit Coordinator
Colorado Dept. of Public
Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive
South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor	Company Name: <u>BISON EXCAVATION & DEMOLITION LLC</u>		Building Name: <u>Modular Residential</u>		
	Street: <u>P.O. Box 723</u>		Square footage of footprint of facility or portion of facility to be demolished: <u>1344 sqft</u>		
	City: <u>MEAD</u>	State: <u>CO</u>	Zip Code: <u>80542</u>	Street: <u>5363 Ute Hwy</u>	
	Telephone # () ()	Fax # () ()	City: <u>Longmont</u>	Country: <u>Boulder</u>	Zip Code: <u>80503</u>
	Project Manager: <u>Bryan Rafferty</u>	Cell Phone # <u>(720) 987-6418</u>	Proposed Start Date: <u>11/03/2022</u>		Proposed Completion Date: <u>11/17/2022</u>
	I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.				
	Signature: 	Print Name: <u>BRYAN RAFFERTY</u>	Method/Mean of Demolition: <input checked="" type="checkbox"/> Wrecking <input type="checkbox"/> Burning† <input type="checkbox"/> Implosion <input type="checkbox"/> Moving <input type="checkbox"/> Other, specify:		
Landfill Receiving Building Debris: <u>WASTE MANAGEMENT - NORTH WELD</u>		† Burning requires additional authorization - Please call (303) 692-3100 and ask to speak to the Open Burning Permit Coordinator			
Asbestos Removal Contractor	General Abatement Contractor (GAC)		Owner's Name: <u>City of Longmont</u>		
	CDPHE Asbestos Permit #	Total Quantity of Asbestos Removed	Street: <u>350 Kimbark Street</u>		
	Date Removal Completed	Telephone # () ()	City: <u>Longmont</u>	State: <u>CO</u>	Zip Code: <u>80501</u>
	Type(s) of Asbestos-Containing Material Removed:		Contact's Name: <u>Andrew Carroll</u>	Telephone # <u>(303) 774-3609</u>	
Certified Asbestos Inspector Certification	With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below. (check appropriate box(es)): <u>30% roofing tar</u>				
	<input type="checkbox"/> Vinyl asbestos floor tile (VAT) <input type="checkbox"/> VAT mastic <input checked="" type="checkbox"/> Tar/asphalt impregnated roofing <input type="checkbox"/> Asphaltic pipe coatings <input type="checkbox"/> Spray-applied tar coatings <input type="checkbox"/> Caulking <input type="checkbox"/> Glazing <input type="checkbox"/> Other, specify:				
	Signature: (In Blue Ink) 		Printed Name: <u>Joshua A. Masek</u>		
	Date of Final Inspection <u>28 July 2022</u>	CO Cert # <u>22489</u>	Expiration Date <u>10 Mar 2023</u>	Telephone # <u>(303) 669-7007</u>	Cell Phone # <u>(720) 733-0053</u>
Building Owner or Contractor	I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).				
	CHECK THE APPROPRIATE BOX: <input type="checkbox"/> Building Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Other				
	Signature: 		Print Name: <u>Bryan Rafferty</u>		
THIS BOX IS FOR CDPHE USE ONLY:					
Postmark or Hand Delivery Date: <u>RECEIVED</u> By SEK at 3:32 pm, Oct 18, 2022	Approved By: <u>APPROVED</u> By SEK at 3:32 pm, Oct 18, 2022	Code: <input checked="" type="checkbox"/> initial-310 <input type="checkbox"/> transfer-380			
Form of Payment & #: <u>196091280- \$60</u>	Permit #:	Record #:	Date Issued:		

* Regulated asbestos-containing materials means (a) nonfriable ACM that will be or has been subjected to sanding, or abraded or (d) that has become (c) nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly abated/removed prior to demolition.

APPROVED
By SEK at 3:32 pm, Oct 18, 2022

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
CDPHE Invoice Payment Portal	\$115.00
Service Fee	\$3.35
TOTAL	\$118.35

Transaction Detail

The following amounts will be remitted back to the agency.

SKU	Description	Unit Price	Quantity	Amount
CDPHEPAY	CDPHE Invoice Payment Portal	\$115.00	1	\$115.00
	Service Fee	\$3.35		\$3.35
				\$118.35

This online service is provided by a 3rd party working in partnership with the state of Colorado. The price includes a service fee of \$.75 plus 2.25% of the order total for credit card payments or \$1 for electronic check payments.

Customer Information

Customer Name	Bryan Rafferty
Company Name	Bison Excavation & Demolition LLC
Local Reference ID	81981010-a3b2-40d9-a99b-ecf277ef00e7
Receipt Date	10/18/2022
Receipt Time	08:39:51 AM MDT

Payment Information

Payment Type	Credit Card
Credit Card Type	VISA
Credit Card Number	*****4798
Order ID	196091280
Billing Name	Bryan V Rafferty

Billing Information

Billing Address	18803 County Road 5
Billing City, State	Berthoud, CO
ZIP/Postal Code	80513
Country	US
Phone Number	720-987-6418

This receipt has been emailed to the address below.

Email Address bisonexcavation@gmail.com











Mobile home and garage to be demolished

5435 Ute Highway,
Longmont, CO 80503
Montgomery Farmhouse

5363

5435

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For Code Compliance

Nov 02 2022

MBH

BOULDER COUNTY
BUILDING SAFETY

BP-23-0022 Documentation (Replace Deck Surface and Select Siding)

Online Building Permit Request Summary **BP-23-0022** **REQ-BP-09647**

Site Address 5435 UTE ROAD	Parcel Number 120321000018
--------------------------------------	--------------------------------------

Property Owner CITY OF LONGMONT	Email andrew.carroll@longmontcolorado.gov
---	---

Mailing Address 350 KIMBARK STREET, LONGMONT, CO 80501 550	Phone 1303773609
--	----------------------------

Contact STEPHANIE MCCORMACK	Organization TCC CORPORATION	Type AGENT FOR APPLICANT
---------------------------------------	--	------------------------------------

Address 609 GYRFALCON COURT, UNIT D, WINDSOR, CO 80550	Phone 1 9704600583
--	------------------------------

Email SMCCORMACK@TCCCORP.NET	Phone 2	Fax
--	---------	-----

Requestor Login Username smccormack@tcccorp.net	Login Email smccormack@tcccorp.net	Login ID PUBLICUSER3693
---	--	-----------------------------------

Account Contact Name Sarah Glaser	Organization TCC Corporation	Type Individual
---	--	---------------------------

Address	Phone 1 9704600583
---------	------------------------------

Email sglaser@tcccorp.net	Phone 2	Fax
-------------------------------------	---------	-----

Contractor TCC Corporation

Description	Plumbing	Mechanical	Electrical	Valuation
Front porch of house, replace floor boards. On north side of house replace siding, and small section on west side of house replace siding. Repaint porch floor boards and new siding. This is an historical farm house. New siding will be clear cedar lap siding to match existing, porch floor boards will be the clear cedar to match existing.	NO	NO	NO	16977

Project Type Remodel	Structure One Family Dwelling
--------------------------------	---

	Existing Building			Existing & New Total	Proposed New Building or Addition		
	Existing Building	New Construction			Structure	Size Finished	Sized Unfinished
Height					Basement		
Bedrooms					First Floor		
Bathrooms					Second Floor		
Property Size					Third Floor		
					All Other Floors		
Setbacks	Front	Left	Right	Rear	Garage		
Existing					Deck		
Proposed					Covered Porch		

Water Service Not Applicable	Sewer Service Not Applicable	Electrical Service Not Applicable	Gas Service Not Applicable
--	--	---	--------------------------------------

Access	Floodplain
--------	------------

Existing Driveway

No, property is not in a floodplain

Attached documents, if any, are listed on next page.

Document Count: 8

Printed:

01/03/2023

2:56 PM

Building Permit Request

Building_ApplicationRequest_LU_v1

Document Description	Status	Date
Photo of house porch, replacing floor boards.	Uploaded	11/21/2022 1:50 PM
Filename	Size	Type
Porch Photo.png	664.3KB	image/x-png

Document Description	Status	Date
North side of house, 156 sq ft of siding to be replaced	Uploaded	11/21/2022 1:50 PM
Filename	Size	Type
North side of House.jpg	112.4KB	image/jpeg

Document Description	Status	Date
West side of house, 6 sq ft of siding to be replaced.	Uploaded	11/21/2022 1:50 PM
Filename	Size	Type
West side of House.jpg	162.7KB	image/jpeg

Document Description	Status	Date
Additional Items request	Uploaded	11/22/2022 2:09 PM
Filename	Size	Type
Correspondence - REQ-BP-09647 - 5435 Ute Road.pdf	185.9KB	application/pdf

Document Description	Status	Date
Deck material	Uploaded	1/3/2023 11:21 AM
Filename	Size	Type
Montgomery Farmhouse Front Deck Material Submittal.pdf	131.0KB	application/pdf

Document Description	Status	Date
Siding material	Uploaded	1/3/2023 11:22 AM
Filename	Size	Type
Montgomery Farmhouse Siding Material Submittal.pdf	3,316.2KB	application/pdf

Document Description	Status	Date
Correspondence - Historical team approval	Uploaded	1/3/2023 11:40 AM
Filename	Size	Type
Historic team's approval- Montgomery Farmhouse Siding and Deck Replacement.pdf	144.1KB	application/pdf

Document Description	Status	Date
Code Exception approval	Uploaded	1/3/2023 2:20 PM
Filename	Size	Type
Code Exception approval - REQ-BP-09647 -5435 Ute Road_ Montgomery Farmhouse Siding and Deck Replacement.pdf	151.0KB	application/pdf

STATE OF THE ART

FACILITY

The most modern cedar mill in BC, deep in the interior wet belt.

- > Over \$100 million in technology & equipment
- > Producing over 70 million board feet annually
- > Environmental impact management strategy

COMMITTED TO SERVICE

We take our responsibility to our customers seriously.

- > Delivered on time
- > Mixed truck loads
- > Multiple drops
- > Protective packaging
- > Prompt communication
- > Exceptional quality

COMMITTED TO QUALITY

Product quality is guaranteed by our Selkirk Seal.

The Selkirk Seal is a hot wax stamp applied to the end of our products, clearly displaying the grade and protecting integrity during shipping and handling.



EXTRAORDINARY RESULTS

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Jan 11 2023

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BOULDER COUNTY BUILDING SAFETY



THE SELKIRK GUARANTEE

selkirkcedar.com



SELKIRK

UNIQUE & RENEWABLE

WESTERN RED CEDAR



For siding replacement

SUSTAINABLY GROWN, HARVESTED AND MILLED FOR GENERATIONS.

The most modern cedar mill in British Columbia employs a highly skilled local workforce, using the latest in technology to minimize waste and maximize quality. Selkirk is uniquely located in Revelstoke, Canada and produces a wide variety of products available for global shipment.



REVELSTOKE BC, CANADA

ALWAYS IN STYLE

Complete line of kiln-dried Western Red Cedar ready for shipment.

Kiln dried Western Red Cedar is carbon neutral, and offers all natural performance, exceptional beauty, phenomenal versatility, and superior finish - with a light weight. It can be stained immediately in either a factory finish application or on the job site.

PATTERNS

- > Bevel
- > Channel
- > T&G
- > Centre Match
- > Finger Joint
- > Shiplap

DECKING

- > 5/4 x 4
- > 5/4 x 5
- > 5/4 x 6

DIMENSION

- > 2 x 3
- > 2 x 4
- > 2 x 6
- > 2 x 8

BOARDS

- > 7/8 x 2
- > 7/8 x 3
- > 7/8 x 4
- > 7/8 x 6
- > 7/8 x 8
- > 7/8 x 10
- > 7/8 x 12

GRADES

- > Selkirk Select
- > #4&Btr Clear
- > C&Btr
- > Decking

POSTS

- > 4 x 4

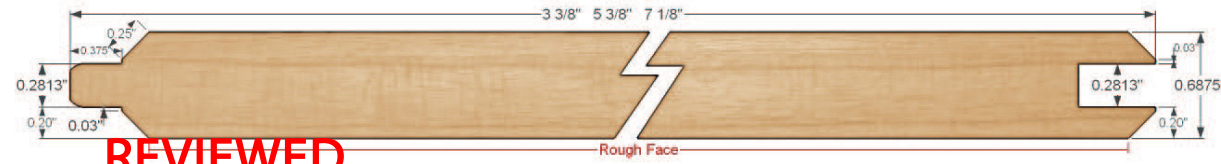


SELKIRK

PRODUCTS & PATTERNS

	MC	GRADE	THICKNESS	WIDTH	FINISH
T&G V4E	KD	A&Btr	11/16	4, 6	SF/Rev
T&G V4E	KD	Sel/Qual	11/16	4, 6, 8	SF/Rev
C-Match	KD	Sel/Qual	11/16	6, 8	SF/Rev
Bevel	KD	Sel/Qual	11/16	6, 8, 10	Resawn
Rabt Bevel	KD	Sel/Qual	11/16	6, 8	Resawn
F/J Bevel	KD	A&Btr FJ	1/2	6	SF/Rev
Channel	KD	Sel/Qual	11/16, 7/8	8, 10	Rgh-hd/ Sawn
Shiplap	KD	Sel/Qual	11/16	6, 8, 10, 12	Rgh-hd/ Sawn
Boards	KD	Selkirk Select	7/8	2, 3, 4, 6, 8, 10, 12	S1S2E Rgh-hd
	KD	C&Btr	7/8	4, 6, 8, 10, 12	S1S2E Rgh-hd
Decking	KD	Selkirk Select	5/4	4, 5, 6	RED
	KD	C&Btr	5/4	6	RED
Dimension	KD	Selkirk Select	2	3, 4, 6, 8	S4SEE
	KD	C&Btr	2	3, 4, 6, 8	S4SEE
Rough Dimension	KD	Selkirk Select	1 3/4	4, 6, 8	Rgh-hd 4S
	KD	C&Btr	1 3/4	4, 6, 8	Rgh-hd 4S
Rough Clear	Grn/KD	2 Clr	2	4, 6, 8	Rough
	Grn/KD	2 Clr	1	4, 6, 8	Rough
	Grn/KD	4&Btr	2	4, 6, 8	Rough
	Grn/KD	4&Btr	1	4, 6, 8	Rough
Posts	Grn	Selkirk Select	4	4	S4SEE Rough
	Grn	Classic	4	4	S4SEE Rough

TONGUE & GROOVE



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BUILDING SAFETY**

**11/16" PLAIN
BEVEL**



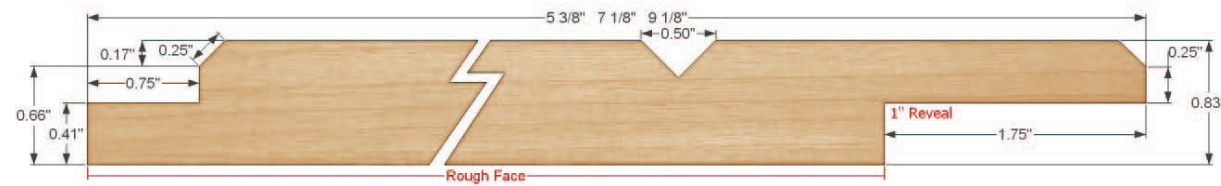
**FINGER JOINT
BEVEL**



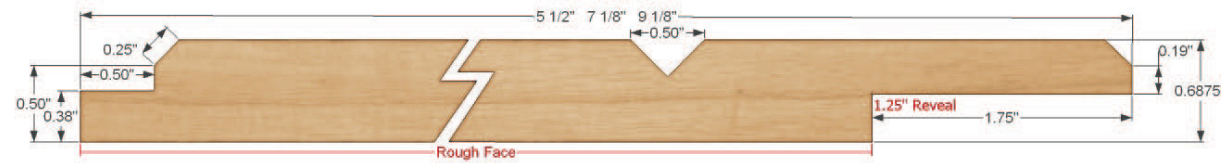
**11/16" RABT
BEVEL**



7/8" CHANNEL



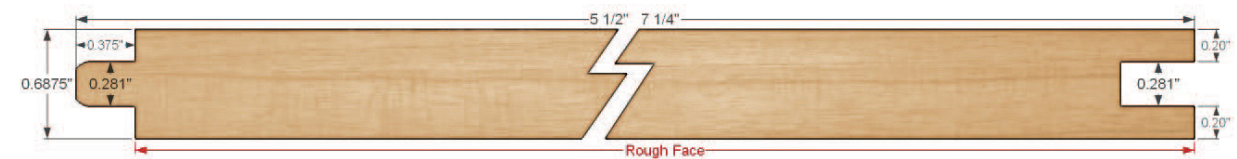
11/16" CHANNEL



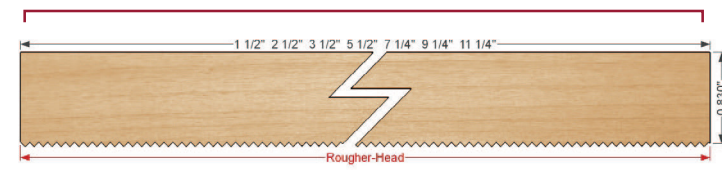
SHIPLAP



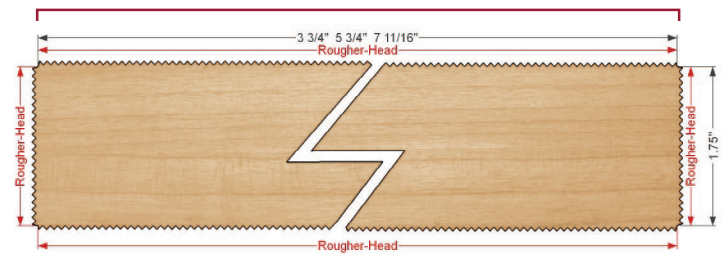
CENTER MATCH



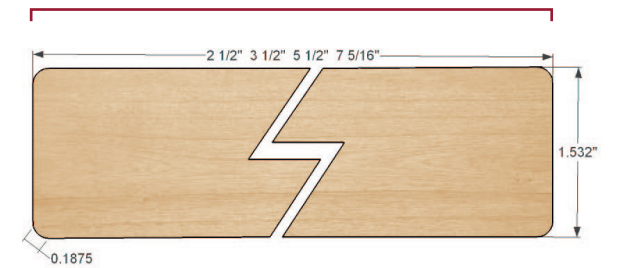
7/8" S1S2E RGH-HD BOARD



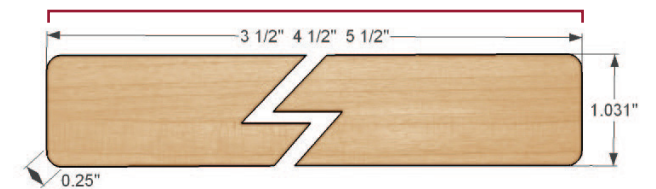
1 3/4" RH4S ROUGH DIMENSION



2" S4SEE



5/4" S4SEE



POSTS - S4SEE & ROUGH



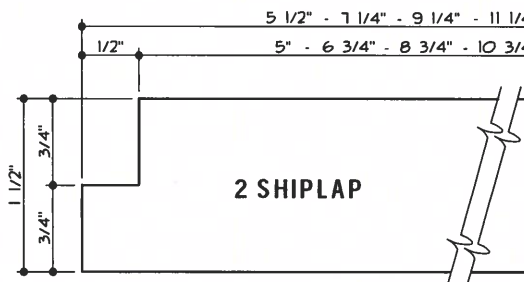
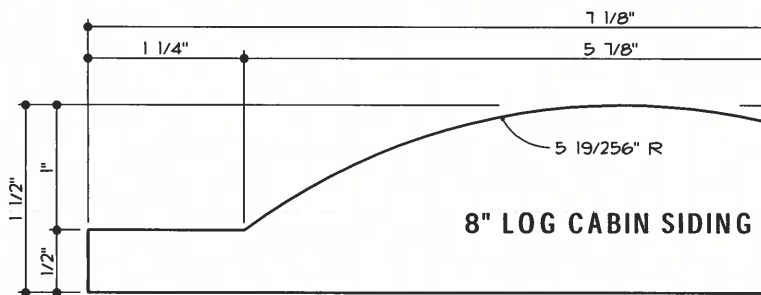
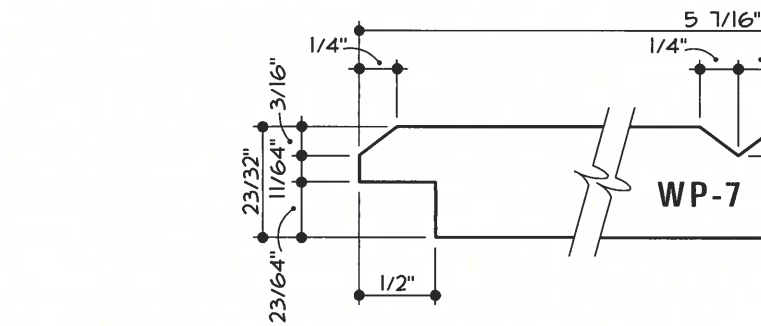
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Jan 11 2023

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**BOULDER COUNTY
BUILDING SAFETY**



**Western
Wood
Products
Association**

Standard Patterns



STANDARD PATTERNS

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**BOULDER COUNTY
BUILDING SAFETY**

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All patterns depicted in this publication are drawn to scale and printed at 70% actual size.

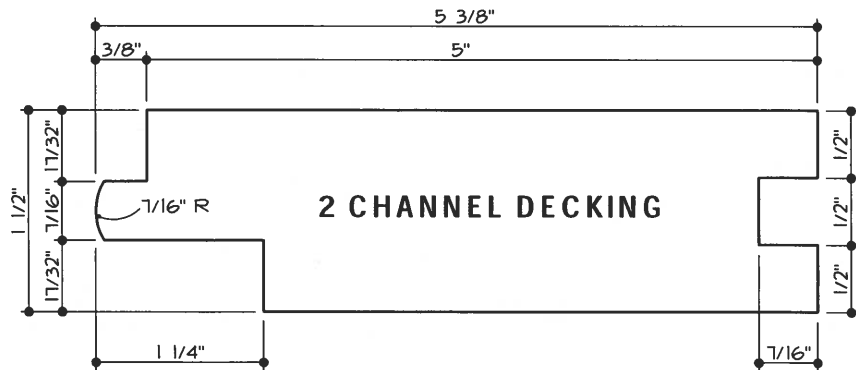
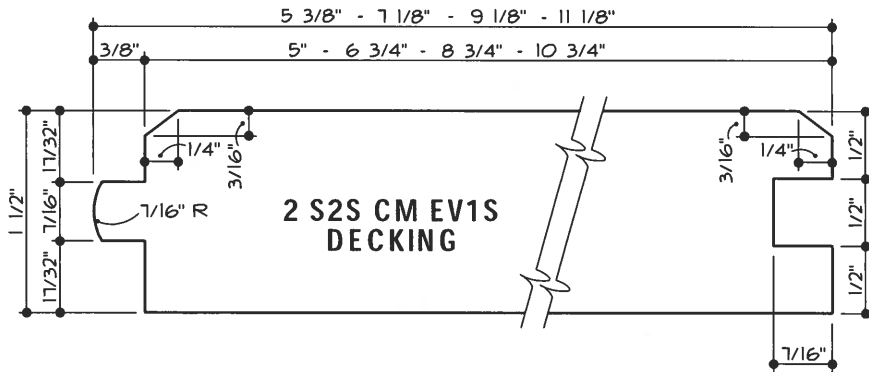
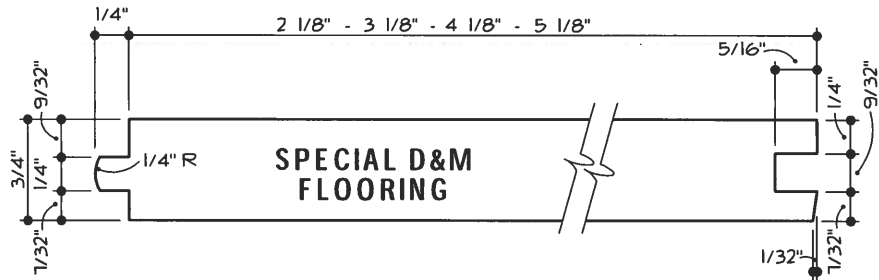
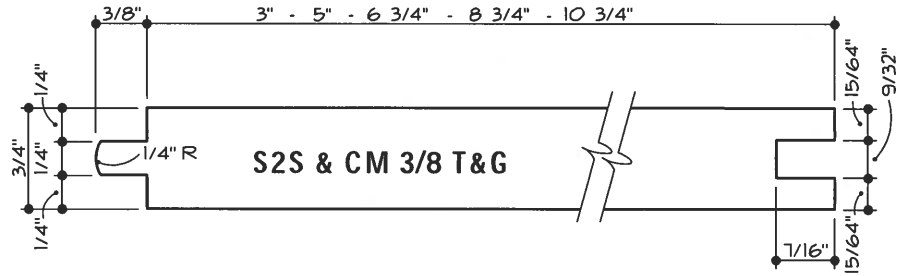
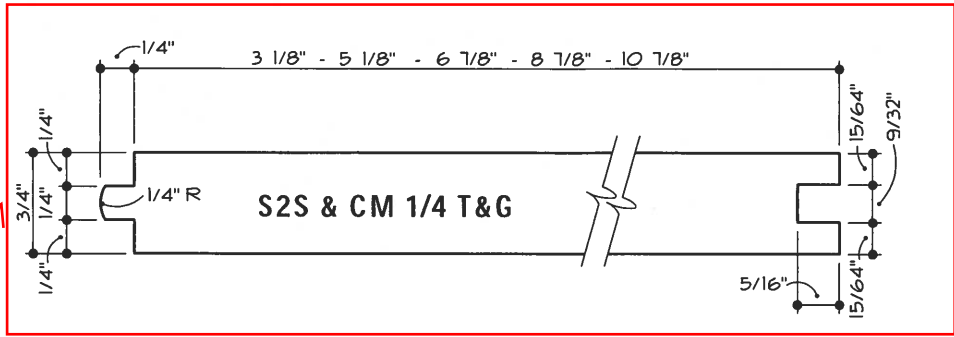
STANDARD PATTERNS LUMBER ABBREVIATIONS

BEV	Beveled
BEV SDG	Beveled siding
BS	Both sides
CB	Center Beaded
CB1S	Center bead one side
CB2S	Center bead two sides
CG	Center groove
CG2E	Center groove two edges
CLG	Ceiling
CM	Center matched
CS	Caulking seam
CSG	Casing
CV	Center Vee
CV1S	Center vee one side
CV2S	Center vee two sides
D2S	Dressed two sides
D4S	Dressed four sides
DB CLG	Double-beaded ceiling
DB PART	Double-beaded partition
DBL T&G	Double tongued & grooved
D&CM	Dressed & center matched
DKG	Decking
D/S,DS	Drop Siding
D S/L	Double shiplap
DVJM	Double vee-jointed matching
D&M	Dressed and matched
E	Edge
EB1S	Edge bead one side
EB2S	Edge bead two sides
E&CB2S	Edge & center bead two sides
EV1S	Edge vee one side
EV2S	Edge vee two sides
E&CV1S	Edge & center vee one side
E&CV2S	Edge & center vee two sides
EE	Eased Edges
EG	Edge (vertical) grain
EM	End matched
EV	Edge vee
FE	Feathered edge
FG	Flat (slash) grain
FLG	Flooring
F&G	Feathered & grooved
G1E	Grooved one edge
HB	Hollow back
MG	Mixed Grain
N	Nosed

N1E	Nosed one edge
N2E	Nosed two edges
OS	One side
PAT	Pattern
P1E	Planed one edge
P2E	Planed two edges
P1S	Planed one side
P2S	Planed two sides
P4S	Planed four sides
P1S1E	Planed one side one edge
P2S1E	Planed two sides one edge
P1S2E	Planed one side two edges
PAR	Planed all 'round
PART	Partition
PE	Planed edge
PPE	Planed plain edge
PSE	Planed square edge
PSJ	Planed and square jointed
PTG	Planed tongued and grooved
R&B	Rabbet & bead
S	Side, Surfaced
SB1S	Single bead one side
SDG	Siding
SG	Slash (flat) grain
S/L, or SL	Shiplap
SQ	Square
STPG	Stepping
S&E	Side & edge (surfaced on)
S1E	Surfaced one edge
S2E	Surfaced two edges
S1S	Surfaced one side
S4S	Surfaced four sides
S1S&CM	Surfaced one side & center matched
S2S&CM	Surfaced two sides & center matched
S4S&CS	Surfaced four sides & caulking seam
S1S1E	Surfaced one side one edge
S1S2E	Surfaced one side two edges
S2S1E	Surfaced two sides one edge
S4SEE	Surfaced four sides eased edges
T&G	Tongued and grooved
TG&B	Tongued, grooved, and beaded
TG&V	Tongued, grooved, and vee-jointed
T1E	Tongued one edge
UE	Unedged
VG	Vertical grain
VJM	Vee-joint matching

Tongued & Grooved, Decking

Doug Fir 1x4 tongue and groove decking on front porch of Montgomery Farmhouse. This will match existing.



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For Code Compliance

Jan 11 2023

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BOULDER COUNTY
BUILDING SAFETY

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For Code Compliance

Jan 11 2023

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BOULDER COUNTY
BUILDING SAFETY

156 sq. ft.

About 33 rows
of siding





Only replacing wood planks to match existing. Columns and railing will stay as is.

REVIEW

For Code Compl

Jan 11 20

B Bennet

BOULDER COU

BUILDING SAF



6.5 sq. ft.
About 10 rows of siding

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Jan 11 2023

B Bennett

**BOULDER COUNTY
BUILDING SAFETY**

BP-23-2430 Documentation (Electrical for Septic System)

Online Building Permit Request Summary

BP-23-2430

REQ-BP-13016

Site Address		Parcel Number		
5435 UTE ROAD		120321000018		
Property Owner	Email			
CITY OF LONGMONT				
Mailing Address		Phone		
350 KIMBARK STREET, LONGMONT, CO 80501 550				
Contact	Organization	Type		
DANIEL LUEVANO	WARD ELECTRIC COMPANY, INC.	AGENT FOR APPLICANT		
Address		Phone 1		
9586 E. I25 FRONTAGE RD. SUITE B, LONGMONT, CO 80504		7204910208		
Email	Phone 2	Fax		
DANIELLUEVANO@WARDELECTRICCOMPANY.C				
OM				
Requestor Login Username	Login Email	Login ID		
danielluevano@wardelectriccompany.c	danielluevano@wardelectriccompany.c	PUBLICUSER4401		
om	om			
Account Contact Name	Organization	Type		
Daniel Luevano	Ward Electric Company, Inc.	Individual		
Address		Phone 1		
		3036820066		
Email	Phone 2	Fax		
danielluevano@wardelectriccompany.com				
Contractor		License Number		
Ward Electric Company, Inc.		EC0100623		
Description	Plumbing	Mechanical	Electrical	Valuation
Install electrical for septic system.	NO	NO	YES	2100.00
Project Type	Structure			
Electrical Only	One Family Dwelling			
Water Service	Sewer Service	Electrical Service	Gas Service	
Individual Well	Septic Tank	Longmont	Propane	
Attached documents, if any, are listed on next page.		Document Count: 1		
Printed:	09/25/2023	9:44 AM	EZBP Request	
Building_ApplicationRequest_LU_v1				

Document Description	Status	Date
One-Line drawing for septic electrical.	Uploaded	9/21/2023 2:23 PM
Filename	Size	Type
120V Septic Controller Power One -Line.pdf	45.0KB	application/pdf

CA-22-0010 Documentation (Demolition of Mobile Home and Detached Garage)

Fasick, Jessica

From: Fasick, Jessica
Sent: Wednesday, September 28, 2022 2:11 PM
To: Grimm, Denise; Andrew Carroll
Cc: Goldstein, Andrew
Subject: 1st item for Virtual subcommittee meeting 10/3
Attachments: ca220010hpabsub2022oct3.pdf

Hi everyone,

Here is information on the first item for the Virtual HPAB subcommittee meeting at 3pm on Monday, October 3rd. **The meeting link is included below.**

1. Certificate of Appropriateness:

a. **CA-22-0010: Montgomery Farm – removal of mobile home and garage**

Request: Certificate of Appropriateness for the removal of the non-contributing mobile home and garage
Location: 5435 Ute Hwy
Zoning: Agricultural (A) Zoning District
Owners/
Applicant: City of Longmont

The role of the subcommittee is to determine whether or not the proposal meets the Criteria for a Certificate of Appropriateness. The mobile home was built in 1973, and both it and the garage were added to the farm in 1977. They are both non-contributing resources to the Montgomery Farm landmark.

Please find attached maps, photos, and the resolution and information from landmarking.

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.

Invitation to participate!!!

Boulder County Community Planning & Permitting is currently working on a new strategic plan! The plan will be a long-term vision and roadmap for CPP's future and will guide decisions. The plan's recommendations and strategies will be based on the community's vision for the future of Boulder County.

Your input is critical to developing a plan that reflects the values and goals of the community.

To participate please see this link -- <https://berrydunn.mysocialpinpoint.com/boulder-county-cpp-strategic-plan/home>



Community Planning & Permitting

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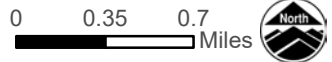
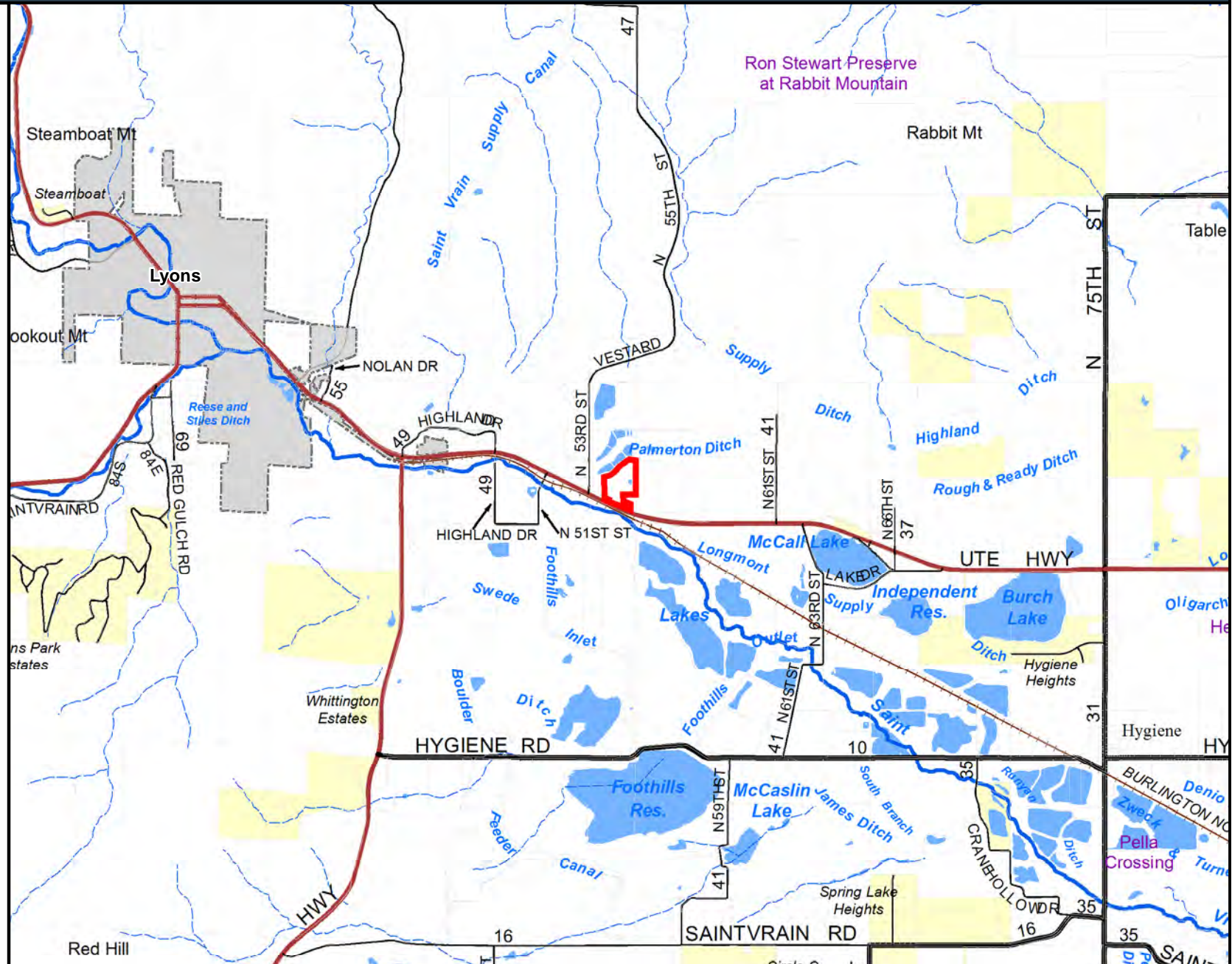
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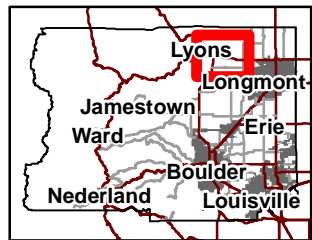
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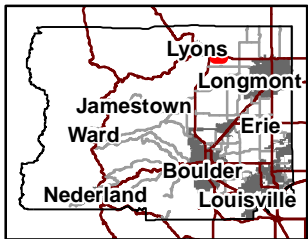
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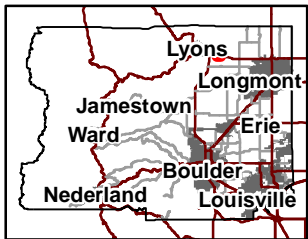
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Google street view



Google street view



CA-22-0002 Documentation (Montgomery Farm Sign)

Fasick, Jessica

From: Fasick, Jessica
Sent: Thursday, February 24, 2022 10:38 AM
To: Grimm, Denise; Joe.Michalski@longmontcolorado.gov
Cc: Goldstein, Andrew; Mueller, Scott
Subject: 1st item for subcommittee meeting 2/28 and meeting link
Attachments: ca220002hpabsub2022feb28.pdf

Hi everyone,

Here is information for the first item for the Virtual HPAB subcommittee meeting next Monday, February 28th, at 3pm. This is a Certificate of Appropriateness for the Montgomery Farm at 5435 Ute Hwy. The City of Longmont owns the property and is asking to put a sign out front with some landmark information on it. Larry Wyeno, who was with Longmont at the time HPAB toured the site in the Fall, has since retired but before he left he described the project with the following:

“Based on my interpretation of the Land Use Code, Article 13 Signs I plan to have a sign 3 feet (height) by 4 feet (wide) showing the information on the sign attachment rather than the 24”x36” layout on the attached sign in order to allow larger lettering for the sign. Layout of the sign will need to be adjusted for the 4-foot horizontal dimension. The height would be 6-feet from top of sign to ground level. “

Please find attached maps, the staff report from landmarking, the site plan, the mock-up of the sign, and photos from Google street view.

The meeting link is below.

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.

City of Longmont representative, Joe Michalski, will be in the meeting.

Best,
Jessica

Meeting link:

Topic: Historic Preservation Advisory Board Subcommittee Meeting - February 28, 2022
Time: Feb 28, 2022 03:00 PM Mountain Time (US and Canada)

Join ZoomGov Meeting

<https://www.zoomgov.com/j/1618458255?pwd=a1paaE52ek8ybkpIWlgyNHo0VUhYdz09>

Meeting ID: 161 845 8255

Passcode: 591043

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161.199.136.10 (US East)

Meeting ID: 161 845 8255

Passcode: 591043

Jessica Fasick | Planning Technician

Pronouns: she/her/hers

Boulder County Community Planning & Permitting

Dept. hours are 8am – 4:30pm Monday, Wednesday, Thursday, Friday; and 10am – 4:30pm Tuesday

My hours are 7:30am-12:30pm Monday thru Thursday

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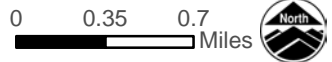
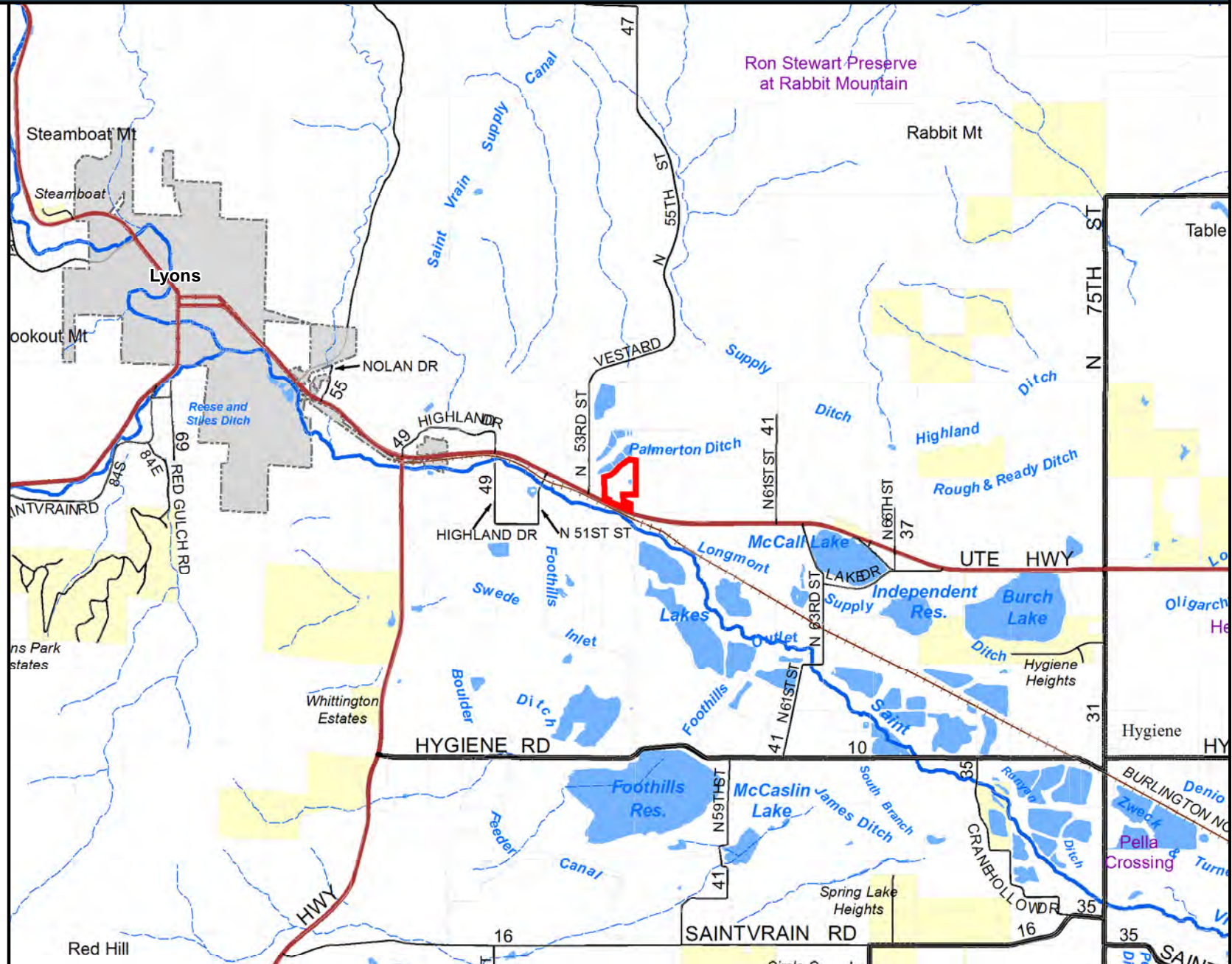
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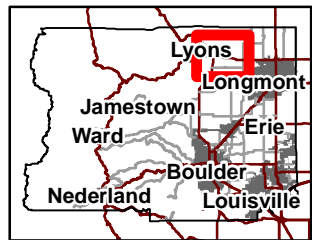
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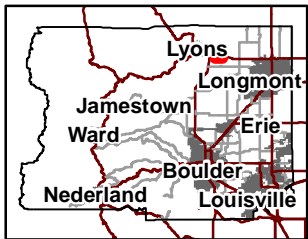
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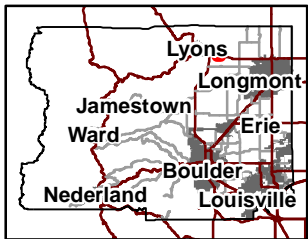
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HISTORIC PRESERVATION ADVISORY BOARD

AGENDA ITEM

Thursday, December 4, 2003 -- 7:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-03-03 MONTGOMERY FARM

Request: Request for landmarking of site with 7 contributing structures
Location: 5435 Ute Rd
Section 21, T3N, R70W, Longmont, CO
Zoning: A
Applicant: Don Montgomery

PURPOSE

The purpose of the HPAB review of this docket is to determine if the nominated property qualifies for landmark designation, determine if the application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of Montgomery Farm has been prepared by Diane Benedict on behalf of Don Montgomery. The proposed designation includes the remaining site area of the Montgomery Farm, which encompasses 19.6 acres. (The farm originally included 80 acres.) It includes 7 contributing structures and 6 noncontributing structures. The contributing structures include: the Victorian eclectic style farm house; the double-wing barn; the garage to the northeast of the house, the shed to the northeast of the garage, the root cellar; the granary/shed; and the privy. The noncontributing buildings include: the mobile home and garage; the 2 loafing sheds; the chicken coop; and the shed east of the barn.

The Montgomery family has owned this property since the 1880s and it was designated as a Colorado Centennial Farm in 1990.

SIGNIFICANCE

The farm is nominated under three of the County's criteria (1,3, and 4) for significance:

Criteria 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.

Criteria 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.

Criteria 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 farms buildings of their time, which maintain a high degree of integrity.

RECOMMENDATION

Staff recommends that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE Docket HP-03-03 MONTGOMERY FARM, subject to the following standard conditions:

1. Alteration of any exterior feature of the landmarked structures or construction within the site area will require review and approval of a Certificate of Appropriateness by Boulder County.
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.)

IMPROVEMENT SURVEY PLAT

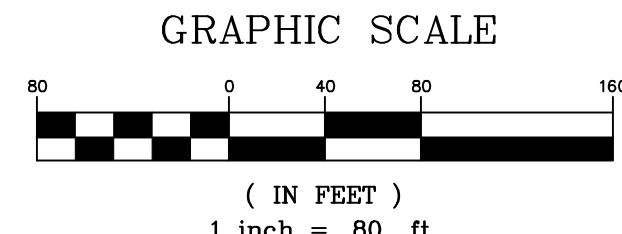
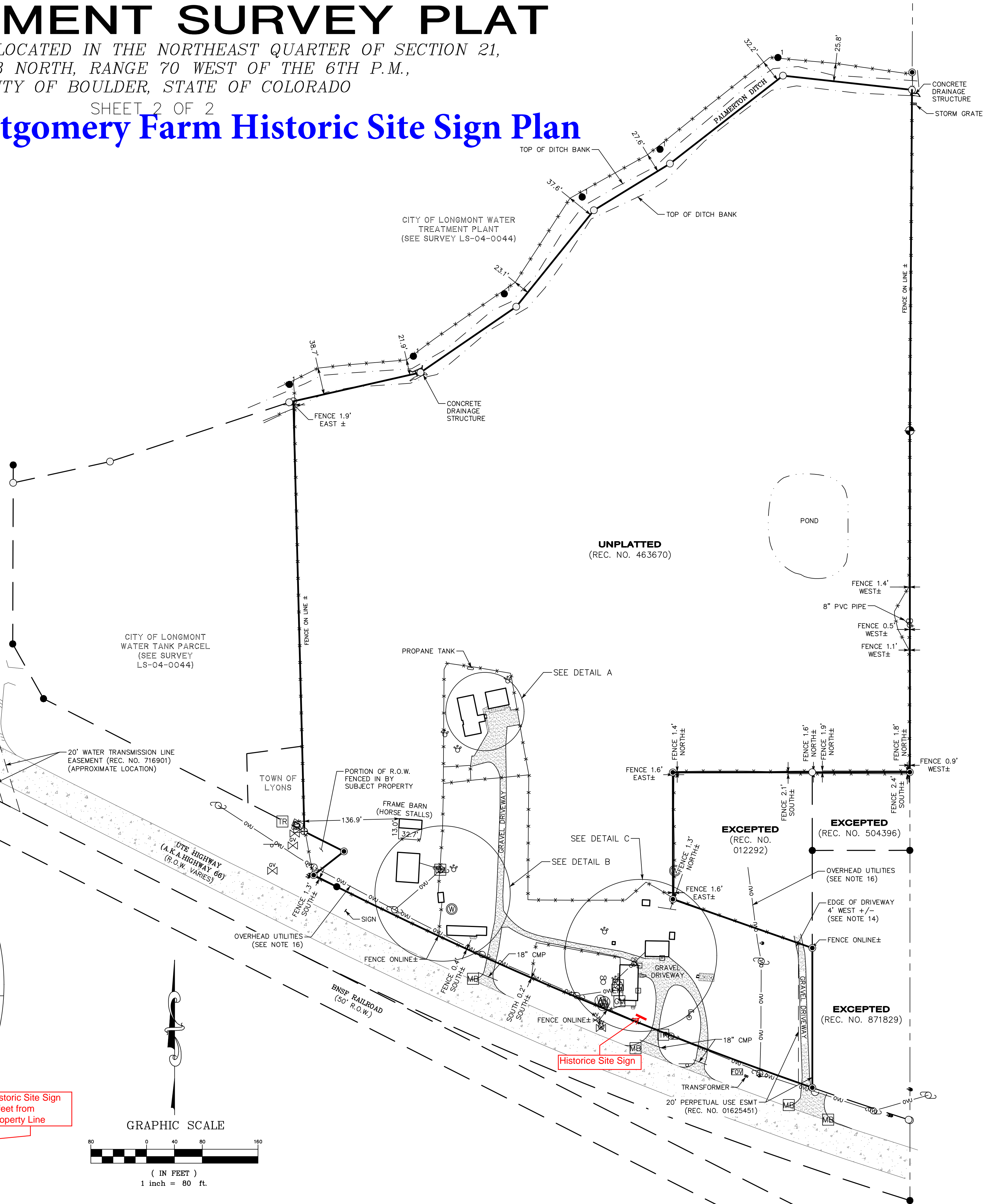
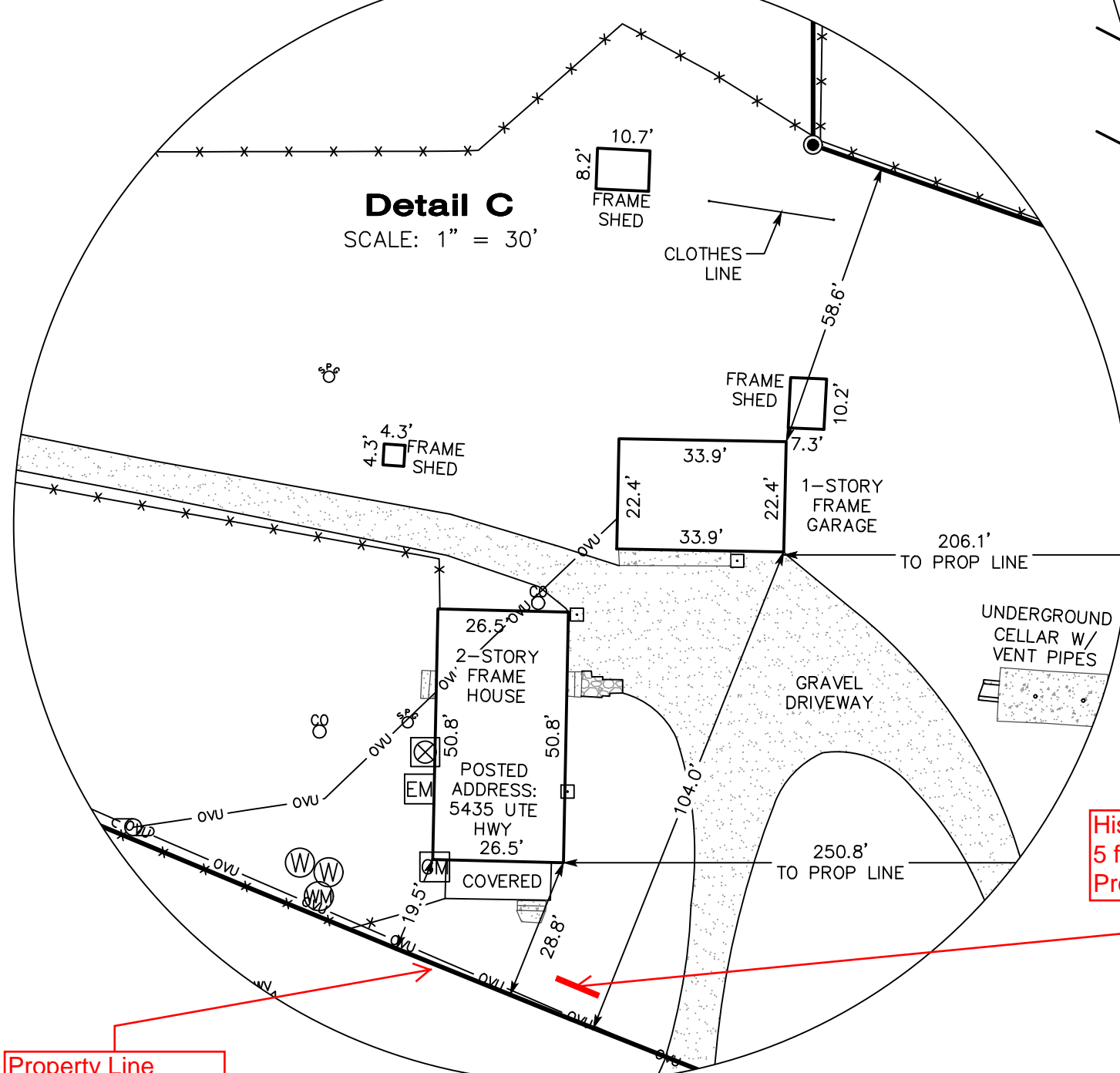
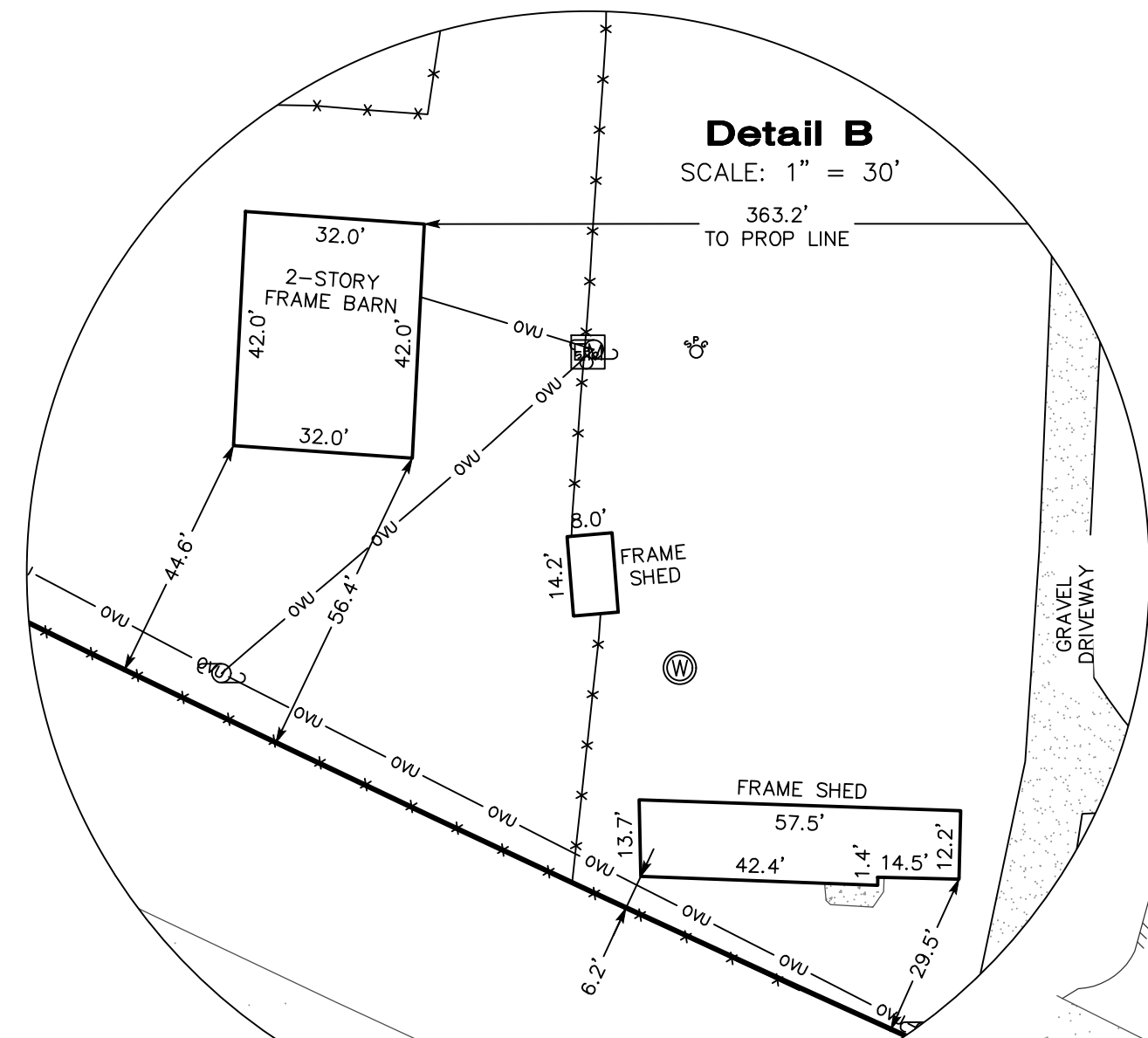
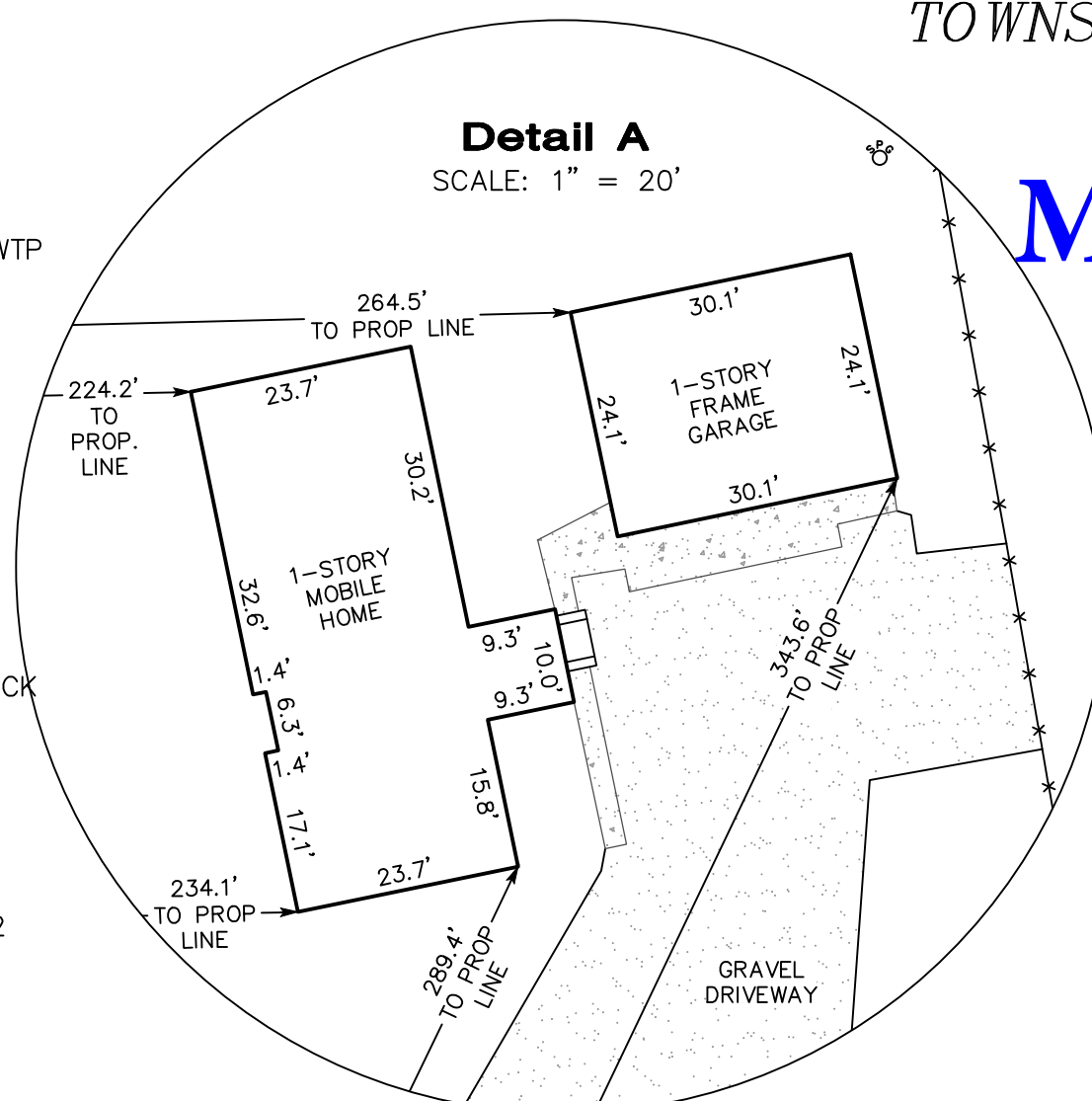
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Montgomery Farm Historic Site Sign Plan

- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND 2-1/2" ALUMINUM CAP, STAMPED "LONGMONT WTP 35585 WC"
 - SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRON SURV 38409"
 - CALCULATED POSITION (NOT FOUND OR SET)
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (TC) AS PER DESCRIPTION IN TITLE DOCUMENT (SEE NOTE 1)
 - (S) AS PER DEPOSITED SURVEY LS-04-0044 "LONGMONT WATER TREATMENT PLANT LSP" BY PLS 35585 BUNTROCK
 - (D1) AS PER DEED OF TRUST REC. NO. 871829 2/23/1968
 - (D2) AS PER WARRANTY DEED REC. NO. 012292 3/27/1972
 - (D3) AS PER QUIT CLAIM DEED REC. NO. 504396 4/27/1982

- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- SIGN
- BOLLARD
- WATER MANHOLE
- WATER VALVE
- WATER METER
- WATER SPIGOT
- WELL
- CLEANOUT
- STORM SEWER LINE
- ROOF DRAIN
- ELECTRIC METER
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- FIBEROPTIC VAULT
- TELEPHONE RISER
- GAS VALVE
- GAS METER
- AIR CONDITIONER UNIT
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- FLAGPOLE
- MAILBOX
- CONC. CONCRETE

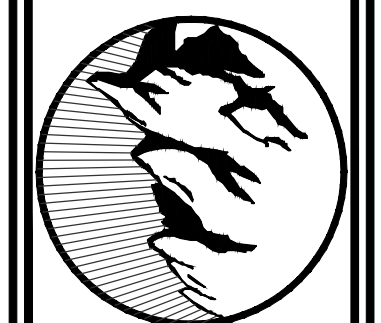


REVISION	DATE
1	
2	
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7	
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10	

IMPROVEMENT SURVEY PLAT
PREPARED FOR
CITY OF LONGMONT
Others (See Note 3)
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Land Surveying Services
www.flatironsinc.com
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BOULDER, CO 80301
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FAX: (303) 443-9830

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6987
FAX: (303) 923-3180



JOB NUMBER:
21-74,377
DATE:
04-29-2021
DRAWN BY:
E. DAVIS/J. KUNTZ
CHECKED BY:
JKK/WMW/JZG

SHEET 2 OF 2

BY:ADMIN FILE:74377 ISP.DWG DATE:5/10/2021 4:54 PM

The proposed sign would actually be oriented as landscape rather than portrait as shown here.

Montgomery Farm

HISTORIC SITE (DATE XXXXXXXXXXXX)

This property is owned and preserved by the

CITY OF LONGMONT

XXX-XXX-XXXX | longmontcolorado.gov



Proposed location for sign



Proposed location for sign



Proposed location for sign



Attachment B: AKPC 2024 Class III Inventory Survey Report



Class III Cultural Resources Inventory of the City of Longmont, Montgomery Tank Project

Boulder County, Colorado



Olsson
1525 Raleigh, Suite 400
Denver, Colorado 80204

For City of Longmont

**Class III Cultural Resources
Inventory of the City of Longmont,
Montgomery Tank Project

Boulder County, Colorado**

AK Pioneer Consulting, LLC

1768 Bluebird Dr.
Bailey, CO 80421

TYPE OF WORK

Class III Report

PRINCIPAL INVESTIGATOR

Kimberly Bailey

AUTHOR(S)

Amie Gray
Kimberly Bailey
Kristi Miniello

DATE

January 7, 2025

**For Official Use Only: Disclosure of Site Locations Prohibited (43 CFR 7.18/36
CFR 296.18)**

Abstract

The City of Longmont (City) operates a 6-million-gallon (MG) steel finished water storage tank that is used for Nelson Flanders Water Treatment Plant operational storage and water quality compliance monitoring. The existing tank was originally constructed in the 1960s and has exceeded its service and useful life. The City is planning to replace the existing 6-MG storage tank with a new, pre-stressed concrete 8-MG finished water storage tank on an adjacent parcel. The effort is referred to as the Montgomery Tank Replacement Project (Project). The Project is located in Township 3 North, Range 70 West, Section 21, in Boulder County, Colorado.

The City purchased the parcel (120321000018) adjacent to the Nelson Flanders Water Treatment Plant (NFWTP) from the Estate of Donald E. Montgomery—Deed Number 3881035, recorded April 28, 2021. This parcel includes the Boulder County Montgomery Farm Site Landmark (Landmark), which contains historically significant buildings, structures, and features. A portion of the Project would be constructed within the boundary limits of the Landmark. As a result, the City is required to apply for a Certificate of Appropriateness (CA) Review from the Boulder County Community Planning and Permitting Department, and more specifically, the Boulder County Historic Preservation Advisory Board (HPAB), for the Project. The Project is also subject to Boulder County 1041 permit requirements for cultural resources defined in Article 8-507-D.4

The Office of Archeology and Historic Preservation (OAHP) records search identified 14 previous inventories and 68 cultural resources within one mile of the Project. The area of potential effects (APE) is defined as the area within the Landmark boundary (parcel 120321000018). The Project APE for cultural resources is approximately 19.6 acres. The Montgomery Farm (5BL.4248) is the only known resource identified within the Project area of potential effects (APE). A pedestrian inventory of the APE was conducted on May 17, 2024, by AK Pioneer Consulting, LLC (AKPC). The farm site within the Project APE was visited, and photographs of the buildings and structures were taken to update the previous recording. A new segment of the historic Palmerton Ditch (5BL.3115.6) was also recorded during the inventory. The Montgomery Farm Site and the Palmerton Ditch Segment are recommended eligible for listing in the National Register of Historic Places (NRHP).

To support Boulder County's land use policies and prevent adverse effects on historic properties within the Project APE, AKPC recommends avoiding direct impacts on any of the contributing landmark structures and buildings associated with the Montgomery Farm Site (5BL.4248), as well as the physical route and features (including the earthen banks) of the Palmerton Ditch (5BL.3115.6).

The City has developed mitigation strategies to ensure the protection of the Landmark and Palmerton Ditch in support of Boulder County's 1041 permit requirements and Section F of Article 15-600 of the Boulder County Land Use Code. If the mitigation strategies are met and the Inadvertent Discovery Plan is followed should unanticipated

resources or features be discovered during construction, AKPC recommends a finding of no adverse effect on Historic Properties from the Project.

List of Acronyms

°F	degrees Fahrenheit
AKPC	AK Pioneer Consulting, LLC
APE	area of potential effects
CA	Certificate of Appropriateness
CFR	Code of Federal Regulations
City	City of Longmont
GIS	Geographic Information System
GLO	General Land Office
GPS	Global Positioning System
HPAB	Historic Preservation Advisory Board
Landmark	Montgomery Farm Site Landmark
m	meter
NFWTP	Nelson Flanders Water Treatment Plant
NR	Natural Resources
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OAHP	Office of Archaeology and Historic Preservation
Project	Montgomery Tank Project
U.S.	United States
USGS	United States Geological Survey

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History Colorado-Office of Archaeology and Historic Preservation
COLORADO CULTURAL RESOURCE SURVEY
 Cultural Resource Survey Management Information Form

I. PROJECT SIZE

Total federal acres in project	_____	Total federal acres surveyed	_____
Total state acres in project	_____	Total state acres surveyed	_____
Total private acres in project	_____	Total private acres surveyed	_____
Total other acres in project	19.6 (City)	Total other acres surveyed	19.6 (City)

II. PROJECT LOCATION

County: Boulder County

USGS Quad Map: Hygiene 2022

Principal Meridian: 6th

Township 3N Range 70W Section 21 SE 1/4 NE 1/4

Township 3N Range 70W Section 21 NE 1/4 SE 1/4

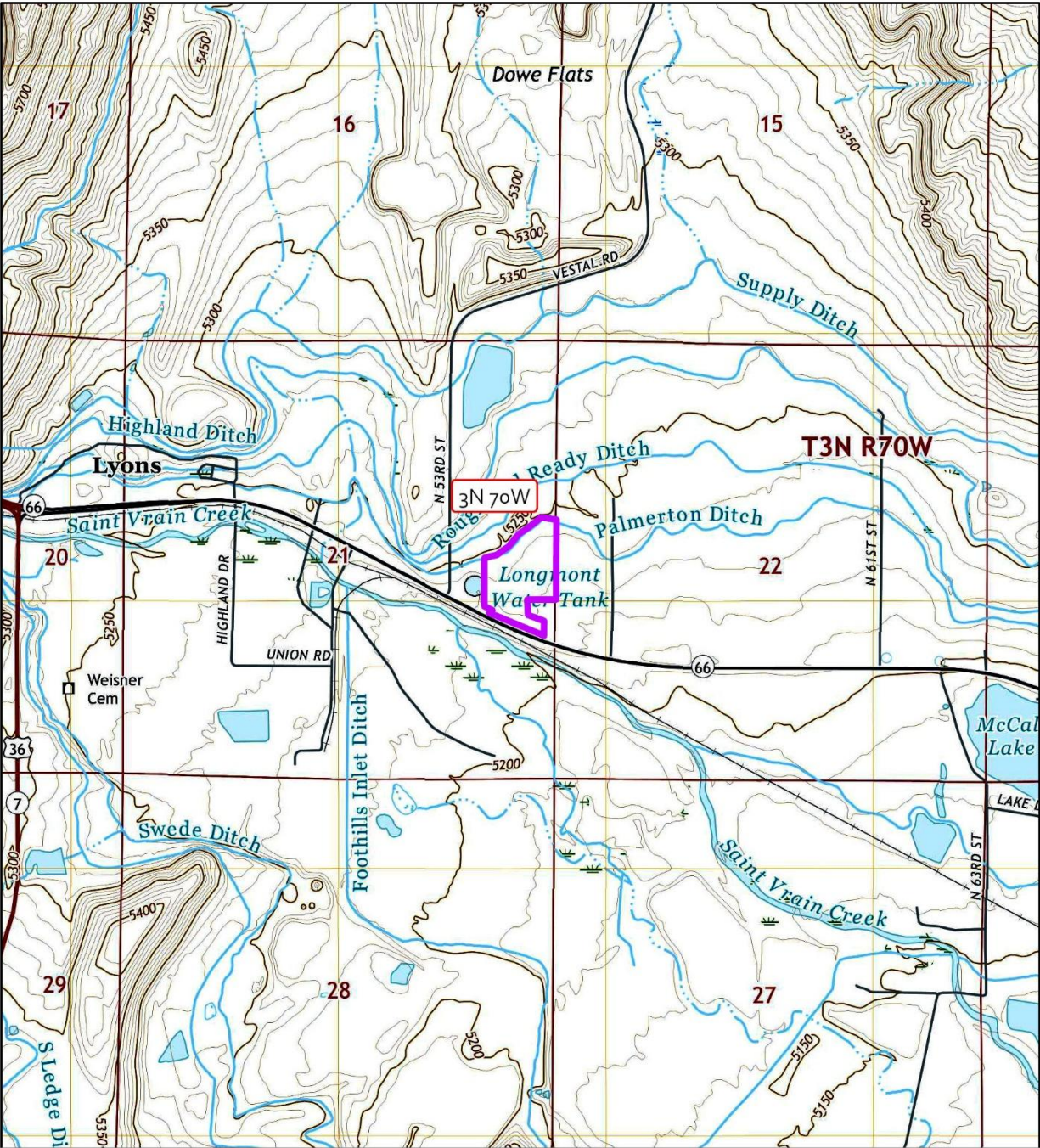
III. SITES

Smithsonian Number	Resource Type				Eligibility				Management Recommendations						
	Prehistoric	Historic	Paleontological	Unknown	Eligible	Not Eligible	Need Data	Contributes to a District	No Further Work	Preserve / Avoid	Monitor	Test	Excavate	Archival Research	Other
5BL.4248		X			X					X					
5BL.3115.6		X			X					X					

IV. ISOLATED FINDS

Smithsonian Number	Resource Type			
	Prehistoric	Historic	Paleontological	Unknown

Smithsonian Number	Resource Type			
	Prehistoric	Historic	Paleontological	Unknown

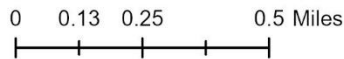


City of Longmont, Montgomery Tank Project

- Project Cultural APE
- Township



Scale: 1:24,000



Universal Transverse Mercator Zone 13 North
North American Datum of 1983

Boulder County, CO
Hygiene (2022)
USGS 7.5' Topographic Quadrangle



Service Layer Credits: Originator: USGS topoView.

Introduction

The City of Longmont (City) operates a 6-million-gallon (MG) steel finished water storage tank that is used for Nelson Flanders Water Treatment Plant operational storage and water quality compliance monitoring. The existing tank was originally constructed in the 1960s and has exceeded its service and useful life. The City is planning to replace the existing 6-MG storage tank with a new, pre-stressed concrete 8-MG finished water storage tank on an adjacent parcel. The effort is referred to as the Montgomery Tank Replacement Project (Project). The Project is located in Township 3 North, Range 70 West, Section 21 in Boulder County, Colorado. The Project is north of and adjacent to Colorado Highway 66 (also referred to as Ute Highway), approximately six miles west of the City and 2.5 miles southeast of the Town of Lyons (**Figure 1**).

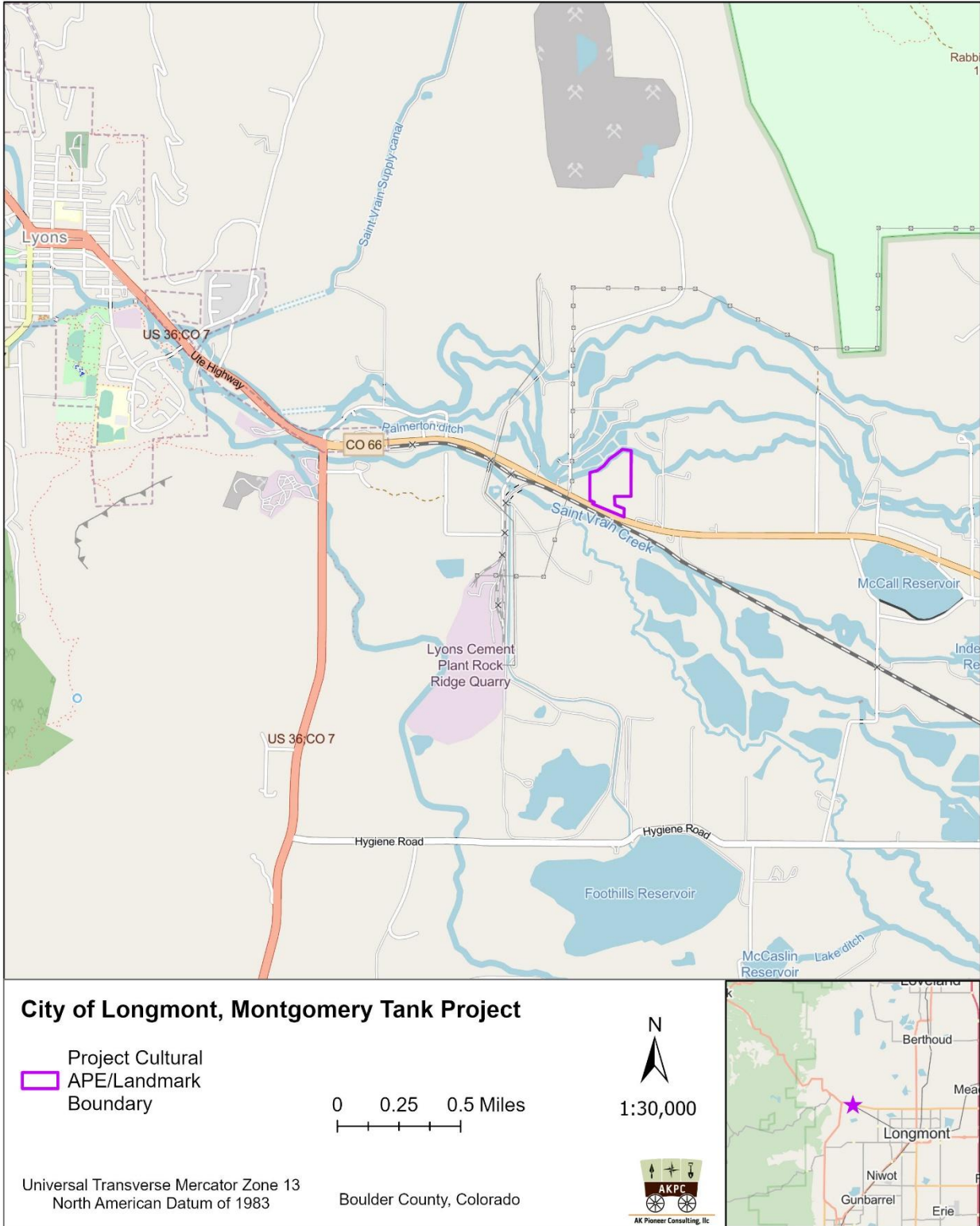
The City purchased the parcel (120321000018) adjacent to the Nelson Flanders Water Treatment Plant (NFWTP) from the Estate of Donald E. Montgomery—Deed Number 3881035, recorded April 28, 2021. This parcel includes the Boulder County Montgomery Farm Site Landmark (Landmark), which contains historically significant buildings, structures, and features (**Figure 2**). A portion of the Project would be constructed within the boundary limits of the Landmark. As a result, the City is required to apply for a Certificate of Appropriateness (CA) Review from the Boulder County Community Planning and Permitting Department, and more specifically, the Boulder County Historic Preservation Advisory Board (HPAB), for the Project. Under Boulder County Land Use Code Article 15-600 (A-1), “Any construction, alteration, or demolition requiring a building permit from the Boulder County Community Planning & Permitting Department that affects the exterior appearance or structural stability of the landmark” requires a CA review prior to the undertaking. In addition, 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 CA by the County under its Historic Preservation Regulations” (BCLUD 2003).

The Project is also subject to Boulder County 1041 permit requirements for cultural resources defined in Article 8-507-D.4 ([Location and Extent Areas and Activities of State Interest \(1041\) Review - Boulder County](#)). These requirements apply to developments in Historical and Archeological Resource Areas of statewide importance. Those requirements are listed below. This Class III Cultural Resources Inventory and Report was completed to satisfy the cultural site survey requirement for the 1041 permit.

- A state historical site survey form completed by a qualified professional acceptable to the State Historic Preservation Officer for all resources affected by the development.
- A description of the mitigating efforts to be taken to preserve the designated resource.
- Plans and procedures for notification to the State Historical Society and State Archaeologist upon discovery of historical or archaeological resources.

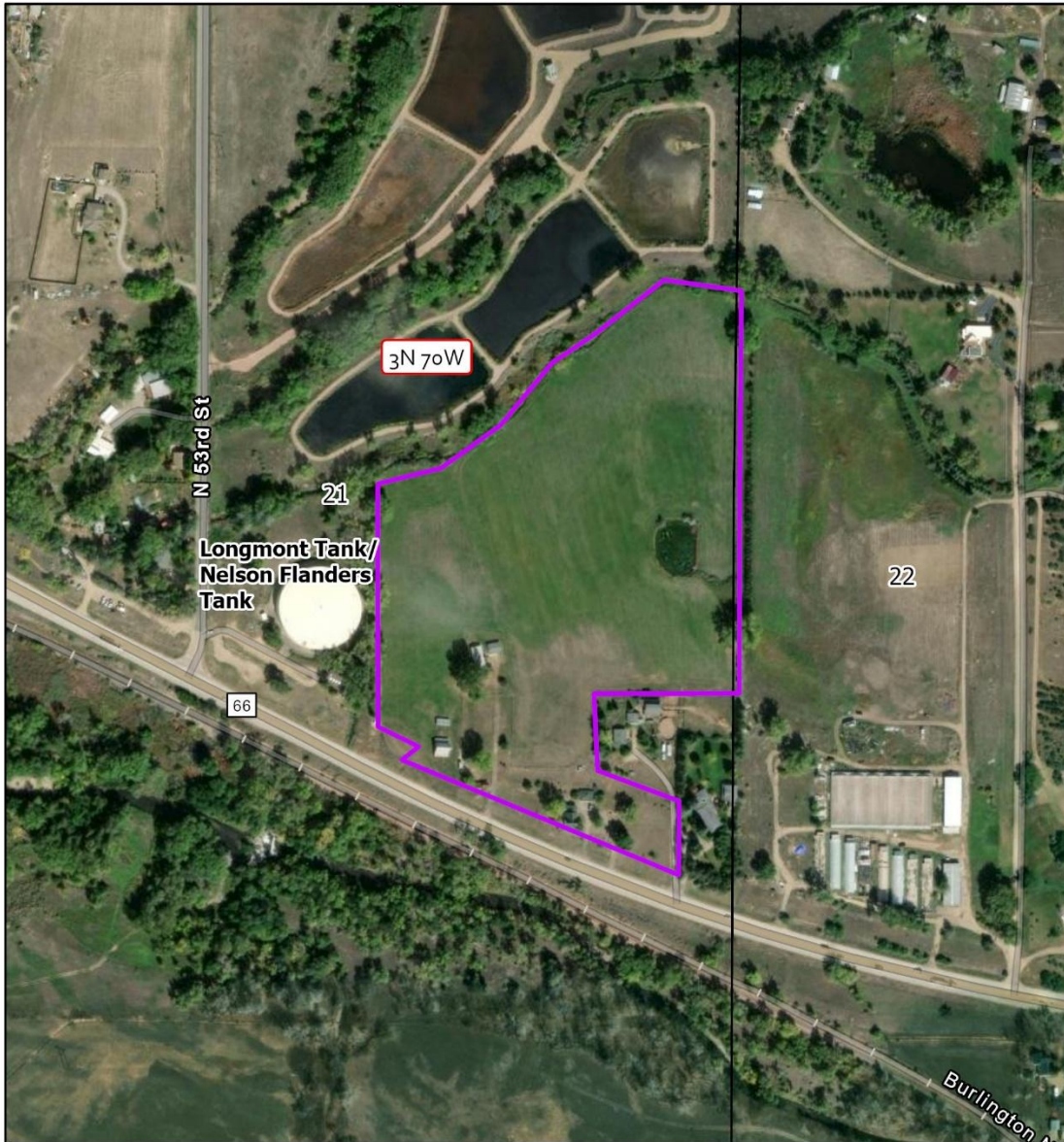
The area of potential effects (APE) is defined as the area within the Landmark boundary (parcel 120321000018). The Project APE for cultural resources is approximately 19.6 acres.

AK Pioneer Consulting (AKPC) is owned and managed by Kimberly Bailey, who exceeds the minimum standards of the Secretary of Interior for archaeology. On May 17, 2024, Kimberly Bailey and Bridget Hollingsworth from AKPC performed a pedestrian survey of the APE. The inventory process consisted of fieldwork, site recording, National Register of Historic Places (NRHP) evaluations, and recommendations of effects from the proposed Project. The Class III Inventory was performed under the Office of Archaeology and Historic Preservation (OAHP) Permit for Statewide Survey and Testing Number 84109.



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Figure 1. Project location.

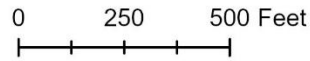


City of Longmont, Montgomery Tank Project

- Project Cultural APE/Landmark Boundary
- Township
- Section



Scale: 1:5,000



Universal Transverse Mercator Zone 13
North American Datum of 1983

Boulder County, Colorado



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Figure 2. Project APE.

Environment

Present Environment

The Project is approximately 350 feet north of St. Vrain Creek in the transition zone between the eastern foothills of the Front Range Mountains and the Great Plains. It is in a semiarid climate zone with moderate precipitation throughout the year, up to 80 percent falling between April and September. Summers are warm to hot, with an average maximum temperature of 88 degrees Fahrenheit (°F) in July. Winters are cold and sometimes severe with extreme low temperatures of 11°F in January. The average elevation for the Project APE varies from 5,200 to 5,250 feet above sea level (Western Regional Climate Center 2016; Williams and Chronic 2014).

Hydrology

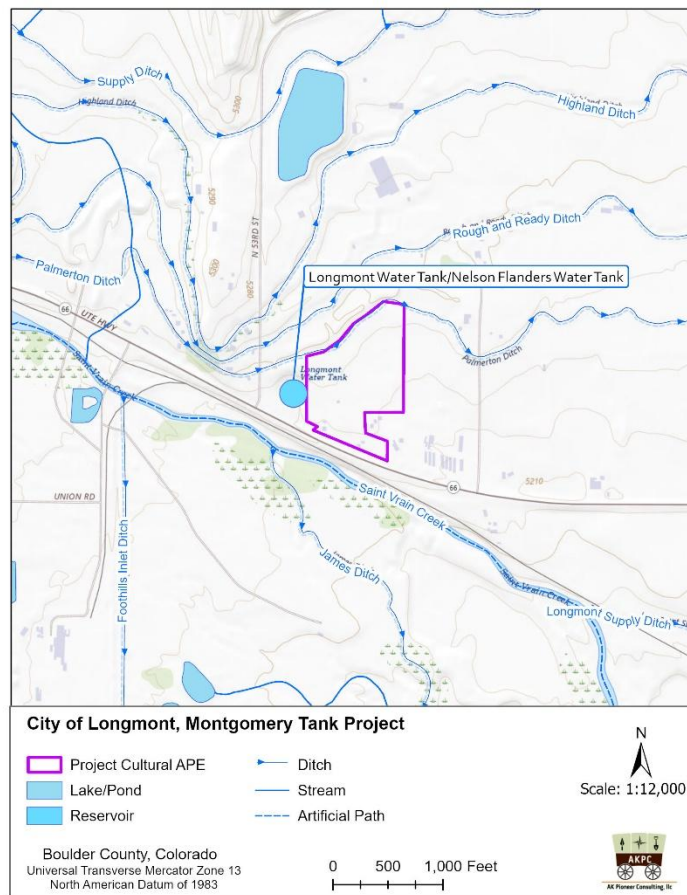


Figure 3. Project watershed.

The Project is north of the St. Vrain Creek, a tributary of the South Platte River, within the St. Vrain Creek watershed. The largest bodies of water are one mile southeast of the Project. They include Foothills Reservoir, McCall Lake, Independent Reservoir, and Burch Lake (Figure 3). The Palmerton Ditch borders the northern end of the Project boundary. Other nearby ditches include Rough and Ready Ditch, Highland Ditch, Supply Ditch, Longmont Supply Ditch, James Ditch, and the Foothills Inlet Ditch. Other unnamed ponds are also in the area.

Topography and Geology

The Project is within a transition zone between the Southern Rocky Mountains and High Plains regions, where the topography changes from hills, ridges, and foot slopes to stream terraces, benches, and alluvial fans. It is on a relatively flat valley plain largely comprised of Cretaceous Pierre Shale atop older Mesozoic and Paleozoic rocks. The Front

Range Mountains are visible just a few miles west of the Project, and west of the Town of Lyons.

Soils and Depositional Settings

There are three soil types within the Project APE. Nunn clay loam and Manvel loam comprise 96 percent of the soils within the boundary (NRCS 2022). These soils form on alluvial fans and terraces and are derived from calcareous loamy alluvium or eolian deposits found on slopes between zero and three percent. The third soil type is the Niwot loam series. These soils are found on floodplains and are formed from alluvium on slopes less than one percent.

Natural Vegetation and Wildlife

The Project is within the High Plains/Front Range Fans ecoregion (Chapman et al. 2006). Prior to settlement in the area, vegetation was largely short grass prairie comprised of blue grama, buffalograss, needlegrass, and wheatgrass. The area is now comprised of agricultural fields, rangeland, and urban development. Rangeland areas include Gambel oak, grass/forb mixes, and sagebrush. Riparian areas contain cottonwood and elm trees, willow, and shrubs. Animal species in the ecosystem include but are not limited to mule or white-tailed deer, fox, coyote, bobcat, raccoon, beaver, prairie-dog, rabbit, squirrel, skunk, hawks, pigeons, owls, wild turkey, pheasants, and various waterfowl. Threatened or endangered species in the region include the burrowing owl, bald eagle, Preble’s meadow jumping mouse, and greenback cutthroat trout. Prairie rattlesnake and common snapping turtle are the common reptiles near the Project APE (City of Longmont 2019). Primary game fish species in the St. Vrain Creek include rainbow, brown, cutthroat, and brook trout.

Present Built Environmental Setting

The present built environment near the Project is comprised of agricultural buildings and features, ditch and water control features, highways, highway signs and light poles, transmission lines, fencing, paved and unpaved roads, and utility and cell towers.

Culture History and Previous Work

The Project APE is in the upper Platte River Basin. The following discussion is based on *Colorado Prehistory: A Context for the Platte River Basin* (Gilmore et al. 1999), *Colorado Plains Historic Context* (Mehls 1984), and *Colorado History: A Context for Historical Archaeology* (Church et al. 2007). The history of Native Americans in the Platte River Basin is divided into three major stages: Paleoindian, Archaic, and Late Prehistoric. The Post-Contact, the fourth stage, describes the dynamic interactions between Native Americans and non-Native Americans from early contact to the twentieth century. The stages are further subdivided into cultural periods, as discussed below, and presented in **Table 1**.

Table 1. Cultural history of the Platte River Basin.

Stage	Period	Date Range
Paleoindian		12,040–5740 B.C.
	Clovis	(12,040–9750 B.C.)
	Folsom	(11,340–8720 B.C.)

Stage	Period	Date Range
	Plano	(10,850–5740 B.C.)
Archaic		5500 B.C.–A.D. 150
	Early Archaic	(5500–3000 B.C.)
	Middle Archaic	(3000–1000 B.C.)
	Late Archaic	(1000 B.C.–A.D. 150)
Late Prehistoric		A.D. 150–1540
	Early Ceramic	A.D. 150–1150
	Middle Ceramic	A.D. (1150–1540)
Post-Contact (Protohistoric)		A.D. 1540–present

Paleoindian Stage (12,040–5740 B.C.)

Colorado was cooler and wetter than today during the late Pleistocene and early Holocene. Now-extinct megafauna, including mammoth, camel, and sloth, were plentiful. Most archaeological sites dating to the Paleoindian Stage are game kill and processing sites. Tool kits for this stage contain large, highly crafted, flaked-stone tools.

This stage is subdivided into three periods: the Clovis Period, the Folsom Period, and the Plano Period. The Clovis Period is noted for its large, fluted lanceolate projectile points. The Folsom Period, which represents the beginning of a transition to smaller-game hunting, is noted for smaller, pressure-flaked, and fluted lanceolate points used to hunt bison antiquuas. Tools continued to decrease in size and undergo morphological changes during the Plano Period. Lanceolate and stemmed points are typical of Plano Period sites.

Archaic Stage (5500 B.C.–A.D. 150)

The cultural adaptations of the Archaic Stage coincide with the Altithermal, a warming and drying trend that resulted in environmental conditions similar to the present. Modern Holocene species replaced the earlier Pleistocene fauna, enabling diversification of plant resources and subsistence strategies. The Archaic Stage is subdivided into three periods: Early, Middle, and Late. Tool kits of the Middle Archaic Period are diversified with more varieties of ground stone and smaller projectile points, including stemmed and notched forms. Stone boiling firepits, storage cists, and architectural features are evident on sites dating to this stage. Late Archaic projectile points are typically large, corner-notched, and side-notched points. Grinding stones, butchered bone, bone tools, and floral remains are common on Late Archaic sites.

Late Prehistoric (A.D. 150–1540)

The Late Prehistoric is divided into the Early Ceramic and Middle Ceramic Periods. The occurrence of ceramic technology distinguishes Late Prehistoric sites from Late Archaic sites. The bow and arrow were introduced at this time, as indicated by the prevalence of small, corner-notched projectile points. Artifact assemblages at habitation sites are more complex than in previous periods, suggesting longer occupations and/or repeated use over time. In the Middle Ceramic, permanent or even semi-permanent settlements

are uncommon. The population seems to decrease in the Middle Ceramic; a trend which continues into the fifteenth century.

Post-Contact (A.D. 1540–present)

The Post-Contact Stage is a dynamic period during which Plains Native Americans moved long distances across the landscape in reaction to environmental and external cultural pressures. Following the arrival of the Spanish explorer Coronado in A.D. 1540, Native American culture was irreversibly altered through contact with European cultures (Gilmore et al. 1999:5).

Native Americans had occupied the Americas for at least 12,000 years by the time European explorers arrived in the New World. Explorers from the Old World entered a changing cultural landscape. The Ute people occupied the mountains and foothills of the upper Platte River Basin, but they shared the mountain parks (North Park, Estes Park, and South Park) with the Comanche, the Shoshone, and some Plains tribes. Plains Apachean groups had migrated south, crossing the plains and arriving in the Southwest about 1525 A.D. The Comanche arrived in Colorado in the early part of the eighteenth century. In response, the Apache moved out of the northeastern portion of Colorado and continued their migration south. During the eighteenth and nineteenth centuries, the Cheyenne and the Arapaho tribes, who had been displaced from distant homelands much earlier, migrated to eastern Colorado (Church et al. 2007:90-93). The introduction of horses by the Spanish quickly altered Native American lifeways. With the acquisition of horses, tribes played a more active role in the trade networks in Colorado and surrounding areas (Church et al. 2007:94-107).

Early Exploration

The Spanish were the first non-Native Americans in Colorado, appearing in the mid-1600s and claiming the southern portion of the state as the northern frontier of New Spain. By the end of the seventeenth century, French trappers and traders arrived from French Louisiana (Church et al. 2007:108). Native Americans in eastern Colorado had more initial contact with the northern fur traders than with the Spanish to the south. French fur trappers are considered the first non-Native Americans in northern Colorado. The introduction of horses by the Spanish quickly altered Native American lifeways (Church et al. 2007:94). With the acquisition of horses, tribes played a more active role in the trade networks of the Plains (Church et al. 2007:107).

The United States (U.S.) began exploration of the area between 1803 and 1819 to investigate and validate the boundaries of the Louisiana Purchase. One of the earliest Americans to enter the area was Zebulon Pike, who wrote about the possibility of gold within the Rocky Mountain foothills. In these early years, economic exploitation of the Rocky Mountains revolved around the trapping of beaver, and as a result, trading posts were built in the region. Trappers explored the rivers and streams in the mountains. By the 1840s, the fur market collapsed because the area was trapped out. Many of these “mountain men” were hired on as guides for later expeditions. The rush to Oregon in 1843 sparked renewed interest in the mountains for new routes to the northwest. Between 1843 and 1845, John C. Fremont was the first to record the location of

minerals in the mountains; however, it would not be until gold was discovered at Cherry Creek in 1859 that explorers and wealth seekers began to expand into the mountain regions.

Industrial Development

Colorado's first mining boom was in 1859 when gold was discovered at Cherry Creek. Prospectors rushed to the Front Range to stake claims. On January 15, 1859, prospectors found placer gold at Gold Run 12 miles northwest of Boulder. Soon after, the Horsefall Lode was located upstream (Crossen 1962:4). In 1860, Captain Richard Sopris, a famous mountain explorer, led a party into the central mountain ranges. Within a few years, gold was found in South Park, Gunnison County, the San Juan Mountains, and near Leadville. Ten years after gold was discovered, Billy Martin and George Lytle found silver in the Gold Hill area. They named their strike Caribou (Crossen 1962:4).

The initial mining technique in most districts was placer mining with lode and pit mining following as placer deposits were exhausted and extraction technologies developed. The Gold Hill mines contained other minerals that baffled the miners. They were eventually identified as tellurium and tungsten. Other strikes found the same year as Caribou were by George Jackson near Idaho Springs and John H. Gregory near Blackhawk and Central City. Each discovery of a new mineral triggered another mining boom (Crossen 1962:4). Populations during the early years were fluid, with people moving to each new gold strike, creating a boom-and-bust cycle. In 1867, Nathaniel P. Hill created a smelting process that freed Colorado's mining industry from its dependence on placer deposits. The new technology spurred the extraction and smelting of gold, copper, lead, silver, zinc, tungsten, and molybdenum throughout ore-bearing areas in Boulder, Eagle, Summit, Chaffee, Clear Creek, and Gilpin counties (Cobb 1988).

Early Settlement and Pioneer Agriculture - Boulder County

To attract farmers and ranchers to immigrate west, U.S. legislators passed the 1842 Preemption Act that allowed the purchase of 160 acres of land at \$1.25 per acre. Twenty years later, the Homestead Act of 1862 allocated title of 160 acres to individuals who paid the patent fees and "proved up" within five years (Mehls and Mehls 2006:3). The U.S. Government and farmers soon realized more extensive tracts of land would be required for successful farming in the semi-arid region. The U.S. Government enacted the Timber Culture Act of 1873 to encourage the planting of trees. Individuals would receive 160 acres if they planted 40 acres of trees and kept them alive for 10 years. The act was amended, eventually, from 40 acres to 10 acres. The Desert Land Act of 1877 further encouraged settlement and irrigation of the eastern plains of Colorado. With this act, individuals could claim up to 640 acres at \$1.25 per acre if they irrigated the land within three years (Mehls 1984:63-64).

In 1859, Thomas Aikin, James Aikin (Thomas' son), and a group of prospectors found gold in Boulder Creek. News of the find attracted prospectors to the area. Within a month of Aikins' discovery, Thomas Aikins founded the Boulder City Town Company and platted the City of Boulder near the mouth of Boulder Canyon. Colorado Territory

was established in 1861. Boulder County was one of the original 17 counties (Colorado Encyclopedia 2022). The first settlements in the county were along creeks with reliable flows, which included the St. Vrain Creek. People who came later had to settle on more marginal land without creek access. With Colorado's semi-arid climate, farming in these areas could only succeed with irrigation. Marinus Smith dug one of the first irrigation ditches near Boulder in 1859. Soon after, numerous ditch companies were formed to provide irrigation water to farmers (Wolfenbarger 2006:7).

Commercial agriculture in Boulder County began in response to the gold rush and the influx of people. Prospectors and miners were hungry for meat, vegetables, grains, and dairy. The earliest farmers took advantage of the growing markets in the mining camps and towns. The first farmers in Boulder County were the Wellman brothers, Henry, Luther, and Sylvanus. They arrived in 1859 and, within a few years, had plowed fields, corrals, and fenced pasture. Their early success with Mountain June potatoes encouraged them to plant vegetables and grain, making them the first to grow wheat in Boulder County. Large oxen trains transported the goods up St. Vrain Creek to the mining camps during the 1860s (Wolfenbarger 2006:5).

Longmont

The Chicago-Colorado Colony was formed in 1870 with the intent of founding an agricultural community in Colorado Territory. They sent a committee to scout for viable land. In 1871, the Chicago-Colorado Colony purchased 60,000 acres and platted the Town of Longmont. Within the first year, approximately 390 members had settled in Longmont. Each family could purchase two lots in the town and had access to farmlands. The community quickly organized to build ditches to irrigate their farmland (Wolfenbarger 2006:11-12).

Pella/Hygiene

During the Reformation in Germany, a religious group, the Church of Brethren, was formed. The group was known as Dunkers because its members were dunked three times during their baptism ceremony. Members of the Church of Brethren were persecuted in Germany and then Holland, where they had fled. Escaping continued persecution, members immigrated to the U.S., settling in Iowa and naming their community Pella (established 1847). The success of the community led to a scarcity of affordable farmland, resulting in three groups splintering off to find land in the west (Lundskow 2020). A group emigrated to Boulder County in the 1870s, settling near St. Vrain Creek. They named their new community Pella.

In the late 1870s, Reverend Jacob S. Flory, his wife, and their eight children moved to the Pella area to work with the Church of Brethren. They settled between Pella and North Pella (Bright 1993:74). In 1881, Jacob Flory opened the Hygiene House, a sanatorium for people suffering from tuberculosis. Flory and his family moved to California after 11 years of running the sanatorium. The building became a hotel and then was torn down in 1926. The communities of Pella were absorbed by Hygiene in 1916 (Lundskow 2020).

Lyons

Lyons was platted in 1882 and named after E.S. Lyon. The town was incorporated in 1891. Lyons soon became known for its sandstone formations, and stone quarrying became an important industry in the town. The Denver, Utah and Pacific Railroad built a narrow-gauge track into Lyons in 1884 to supply markets as far east as Chicago and New York. Soon, the Union Pacific and the Chicago, Burlington and Quincy Railroads serviced Lyons. These railroads also transported minerals from the mines in the mountains (Lyons Historical Society 1977).

Montgomery Farm (Centennial Farm, 5BL.4248)

The following discussion is from the Boulder County Landmark Resolution, 2003-158. 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 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. 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.

Records Review



Pages have been intentionally removed because they contain restricted information.

*Pages have been intentionally removed because they contain restricted information in accordance with **43 CFR 7.18/36 CFR 296.18**. Please contact the Land Use Department at 303-441-3930 if you have any questions.*

Historic Maps and Aerials

GLO plats and USGS topographical maps were reviewed to determine the presence of structures and culturally modified landscape features such as trails, irrigation ditches, and other water features. The GLO survey plats for Section 21 of Township 3 North, Range 70 West were reviewed (**Figure 5**). No culturally modified features appear on the survey plat.

USGS maps were reviewed using the USGS topoView website. The 1950 Hygiene USGS topographic map illustrates the Palmerton Ditch and structures associated with the Montgomery Farm (Centennial Farm, 5BL.4248) within the Project APE (**Figure 6**).



Figure 5. 1864 GLO survey plat, T3N, R70W, Sec. 21.

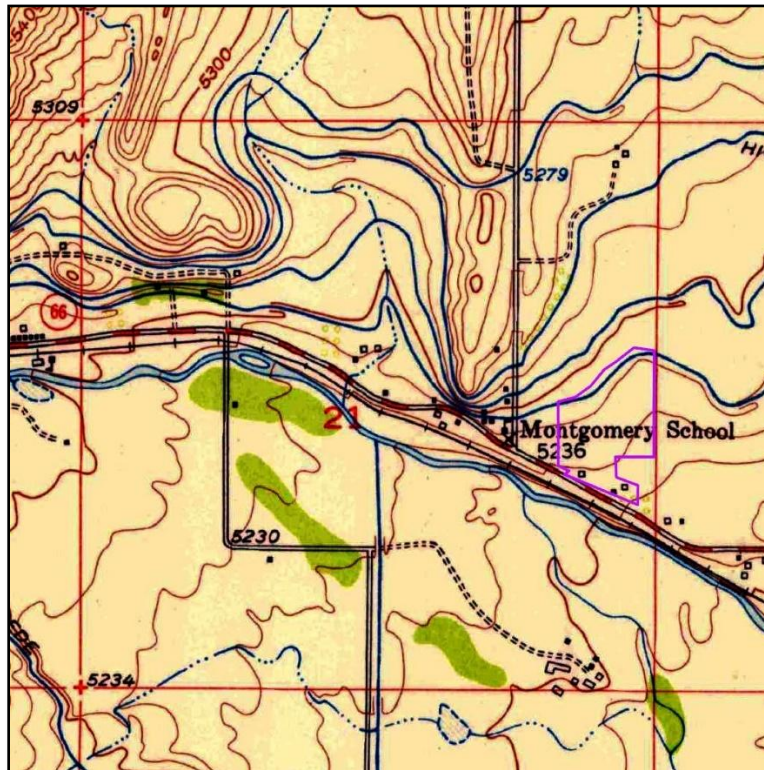


Figure 6. 1950 Hygiene USGS topographic map (the Project APE is outlined in purple).

A review of historic aerial imagery from 1948 shows the buildings associated with the Montgomery Farm and the portion of Palmerton Ditch within the Project APE (**Figure 7**). Aerial imagery from 1967 and 1971 shows the construction stages of the existing tank adjacent to the Montgomery Farm (**Figure 8** and **Figure 9**) (www.historicaerials.com).



Figure 7. 1948 Aerial image of Project (the Project APE is outlined in purple).



Figure 8. 1967 Aerial image showing the start of the Longmont Water Tank construction on a neighboring parcel west of the Project APE.



Figure 9. 1971 Aerial image showing the Longmont Water Tank construction complete on the neighboring parcel west of the Project APE.

Statement of Objectives

The primary objective of this cultural resource inventory is to satisfy Boulder County's historic preservation requirements. Additionally, this report was prepared to contextualize identified resources within broader archaeological and historical trends. The effort results in recommending a finding of effect from the undertaking and the future management of identified resources.

Field Methods

A pedestrian survey of the Project APE was conducted on May 17, 2024. The inventory followed standards and guidance from the OAH *Colorado Cultural Resource Survey Manual, Guidelines for Identification: History and Archaeology* (History Colorado 2007). Transect intervals were spaced 15 to 20 meters (m) apart when feasible due to vegetation density. Geographic Information System (GIS) shapefiles of the APE and other Project data were loaded into GIS Kit for iPhone use in the field. GIS Kit was improved using a Bluetooth Global Positioning System (GPS) (Bad Elf GNSS) with approximate 1-3 m accuracy. Archaeological sites were defined as locations with more than 15 artifacts representing multiple objects with or without a feature. Isolated finds were defined as an isolated feature or less than 15 artifacts.

Site boundaries, cultural features, artifact concentrations, and diagnostic or unique artifacts were recorded using GIS Kit. Photographs of the site and diagnostic artifacts were taken. The electronic data collected in the field were transferred to appropriate OAH forms. Site boundaries, major natural features, cultural features, debitage concentrations, and formal artifacts are symbolized as points or polygons, as

appropriate, in a GIS database on a geo-referenced USGS 1:24,000 quadrangle. Field notes and photographs are retained at AKPC’s office in Bailey, Colorado.

Results

One previously recorded resource, the Montgomery Farm (5BL.4248), is within the Project APE. One new cultural resource, a segment of the Palmerton Ditch, was recorded during this inventory. Both of these resources are listed in **Table 4**, and are briefly summarized below. The locations of the resources within the APE are illustrated in **Figure 16**.

Ground visibility was 0 to 25 percent during the survey due to changes in vegetation density and ground disturbance (**Figures 10** through **14**). Most of the APE is covered with dense vegetation. Ground visibility was best along the roads, parking areas, and near the farm structures. Several areas within the agricultural field in the northern half of the APE were saturated with water diverted from Palmerton Ditch. The burial of the previous landowner’s dog, Maddy, is marked under a large tree on the east edge of the parcel (**Figure 15**). Drainages and other disturbed areas were examined to determine the potential for intact buried deposits. The weather during survey was warm, with temperatures in the 80s (°F). The skies during the survey were sunny to partly cloudy. A total of 19.6 acres was inventoried.

Table 4. Cultural inventory results in the Project APE.

Resource ID	Site Name	NRHP Recommendation
5BL.4248	Montgomery Farm	Eligible
5BL.3115.6	Palmerton Ditch Segment	Eligible/Supporting



Figure 10. Project APE overview, from southeast corner of the APE, facing northwest.



Figure 11. Project APE overview, from the southwest corner of the APE, facing north/northeast.



Figure 12. Project APE overview, from the northwest corner of the APE, facing east/southeast.



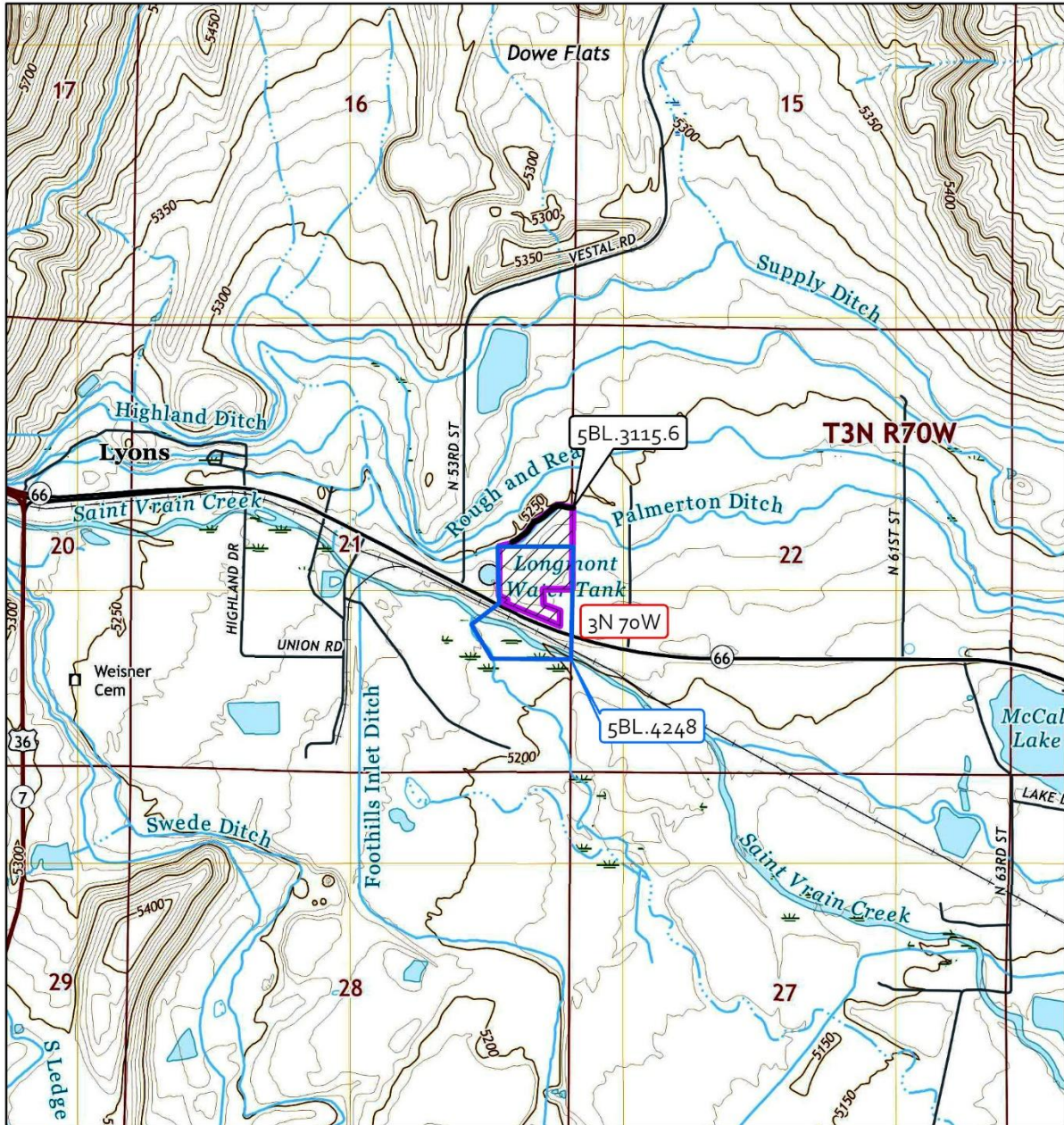
Figure 13. Project APE overview, near the northeast corner of the APE, facing south.



Figure 14. Project APE overview, just north of a pond, facing southwest.



Figure 15. The burial location of the previous landowner's dog is under a large tree on the east edge of the APE, facing east.

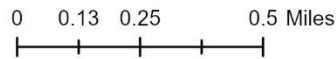


City of Longmont, Montgomery Tank Project-Inventory Results

- New Site Boundary
- Previously Recorded Site Boundary
- Project Cultural APE
- Township
- Cultural Inventory

N

 Scale: 1:24,000



For Official Use Only:
 Disclosure of Site Locations Prohibited
 (43 CFR 7.18/36 CFR 296.18)

Universal Transverse Mercator Zone 13 North
 North American Datum of 1983

Boulder County, CO
 Hygiene (2022)
 USGS 7.5' Topographic Quadrangle



Service Layer Credits: Originator: USGS topoView, OAHF file search data 1/26/2022.

Figure 16. Cultural inventory results (24k map).

Montgomery Farm (5BL.4248)

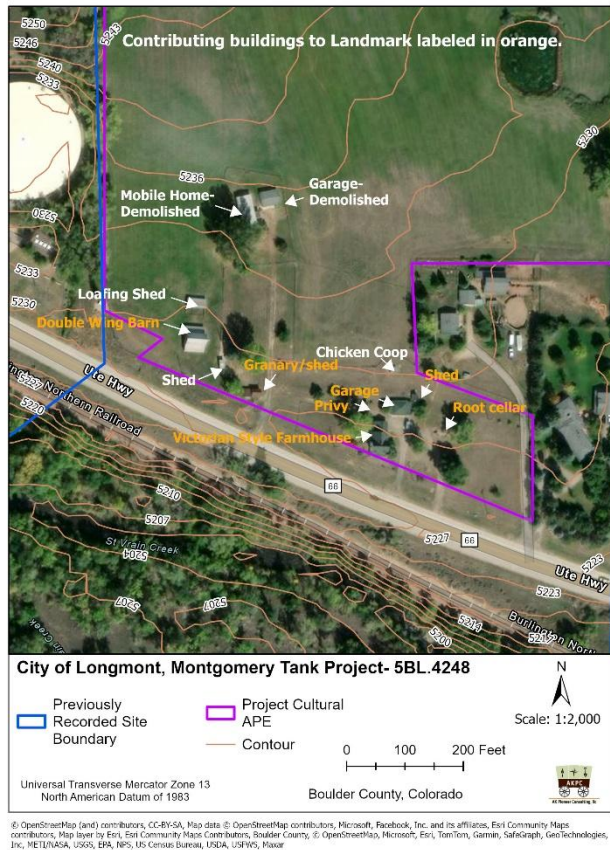


Figure 17. 5BL.4248 sketch map.

The City demolished the mobile home and garage, non-contributing structures to the Landmark designation, which Don Montgomery added to the property in 1977. The chicken coop has deteriorated since the 1994 recording. All seven contributing buildings (see **Table 5** for listing) recorded in 1994 remain on the property and are in good condition (**Figure 17** through **25**). Since the City’s purchase of the property in 2021, the City has continued to lease approximately 15 acres for hay cultivation operations.

Site 5BL.4248 is the Montgomery Farm site occupied by the Montgomery family for over 100 years. In the early years, they raised vegetables and fruit on the farm and sold them from a cart along Ute Highway. Later, the Montgomery family grew hay and raised cattle and horses. The farm is a designated Colorado Centennial Farm, Boulder County Historic Landmark, and is eligible for listing in the NRHP. The Project APE follows boundary of parcel 120321000018, which is also used as the Boulder County Landmark boundary for the site. The contributing buildings to the Landmark designation are listed in **Table 5**.

The City purchased parcel 120321000018 from the Estate of Donald E. Montgomery — Deed Number 3881035, recorded April 28, 2021. Since then, the City, in coordination with Boulder County, has completed restoration work on some buildings. New exterior paint, roofs, and gutters were installed on the privy, garage, shed, and farmhouse. A new septic system was also installed in the yard west of the

Table 5. 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 18. 5BL.4248 Montgomery Farmhouse, south facade.



Figure 19. West side of the farmhouse in the backyard, facing east.



Figure 20. Northeast corner of barn, facing southwest.



Figure 21. Southeast corner of the privy, facing northwest.



Figure 22. Southwest corner of the garage, facing northeast.



Figure 23. Northeast corner of the shed, facing southwest.



Figure 24. Northwest corner of root cellar, facing southeast.



Figure 25. South side of granary/shed, facing northwest.

Palmerton Ditch Segment (5BL.3115.6)

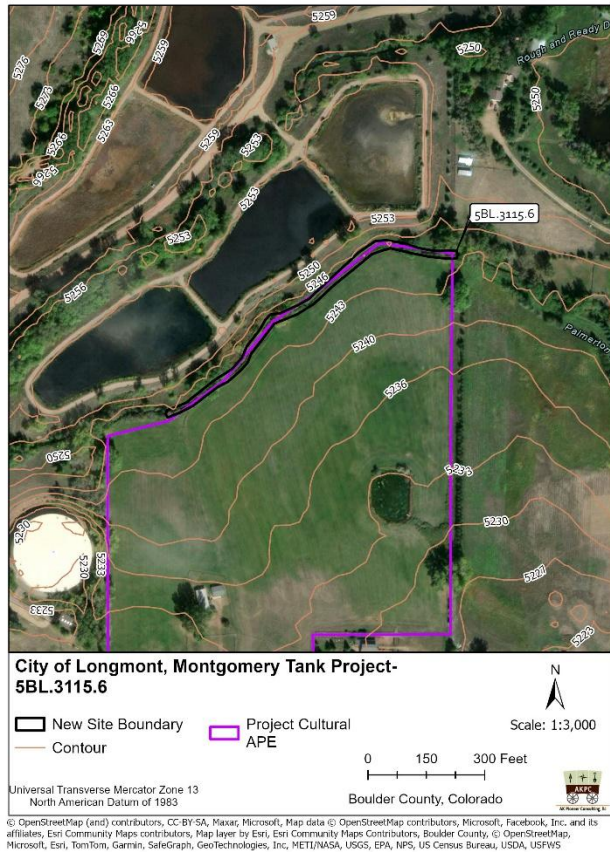


Figure 26. 5BL.3115.6 sketch map.

Site 5BL.3115.6 is a segment of the Palmerton Ditch that crosses the southern edge of Dowe Flats just north of the Montgomery Farm (Figure 26). The earthen ditch diverts water from St. Vrain Creek approximately 1.5 miles west of this segment, south of U.S. Highway 36, and at the southern extent of the Town of Lyons. The segment flows southeasterly on a gentle slope of an open plain, with a decrease in elevation of roughly two feet. The elevation for the segment ranges between 5,250 and 5,248 feet.

The Palmerton Ditch was appropriated in 1862 in Boulder County. It was initially constructed for irrigation in the Boulder Valley. Today, it conveys water to irrigate alfalfa, corn, and grass pasture fields. It also provides water for storage and treatment facilities for the Town of Lyons and the City. This segment of the ditch still carries water and is in good condition (Figure 27).



Figure 27. 5BL.3115.6 Segment of the Palmerton Ditch in the Project APE, facing west.

NRHP Evaluations

All newly recorded resources within the Project APE were evaluated for NRHP eligibility based on the NRHP evaluation criteria listed in 36 Code of Federal Regulations (CFR) 60.4.

Montgomery Farm (5BL.4248)

The Montgomery Farm (5BL.4248) was designated a Centennial Farm in 1990 and recorded in 1994 for the Boulder County Historic Sites Survey Project. It was recommended eligible for listing in the NRHP under Criteria A and C as “Boulder County’s best preserved and most intact farm complexes” (McWilliams and Dearhamer 1994). The farm was later designated a Boulder County Historic Landmark in 2003. The Landmark boundary was determined to be the entire parcel owned by the Montgomery’s at that time. The farm was designated a landmark under the following Boulder County criteria for significance:

- **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.”

AKPC completed an archaeological survey of the site, took current photographs of the buildings, and completed an OAHIP update form for the resource. No archaeological features were identified during the inventory. The condition of the NRHP-contributing buildings has been altered by recent preservation improvements since the 1994 evaluation. However, these improvements do not adversely affect the historic character or NRHP significance of the resource, and the improvements were reviewed and approved by the Boulder County HPAB. AKPC concurs with the original 1994 NRHP assessment of the resource.

Palmerton Ditch Segment (5BL.3115.6)

The Palmerton Ditch is eligible for NRHP listing under Criterion A as it is representative of an early ditch that was important to the development of Colorado’s agricultural industry. It is also eligible for NRHP listing under Criterion C as an important example of

a well-preserved and characteristic example of an early pioneer ditch in Boulder County. The ditch is not known to be associated with significant persons and is not eligible under Criterion B. Further research of the ditch or its associated features is not likely to yield additional information important to the history of the region, and therefore, it is not eligible under Criterion D.

Segment 5BL.3115.6 retains all aspects of integrity and is recommended to support the overall eligibility of the resource.

Evaluation of Research

AKPC identified and evaluated all cultural resources within the Project APE per Colorado State standards and guidelines. The inventory and analysis presented in this report will assist the City in meeting its obligations under Boulder County Historic Preservation regulations.

Summary and Recommendations

The City plans to replace the existing 6-MG finished water storage with a new 8-MG pre-stressed concrete water tank on an adjacent parcel, southeast of the Town of Lyons in Boulder County, Colorado. Construction of Project elements would occur within the limits of the Boulder County Montgomery Farm Site Landmark. As such, the Project is subject to Boulder County Historic Preservation regulations stipulated under a CA Review and a 1041 permit which requires a historical site survey, a description of mitigation efforts, and an Inadvertent Discovery Plan (**Appendix A**). This report satisfies the historical site survey requirement for the 1041 permit. The APE for cultural resources is the area within the Landmark boundary of 19.6 acres.

The OAH records search identified 14 previous inventories and 68 cultural resources within one mile of the Project. The Montgomery Farm (5BL.4248) is the only known resource identified within the Project APE. A pedestrian inventory of the APE was conducted on May 17, 2024. The farm site was visited, and current photographs of the buildings and structures were taken to update the previous recording. A new segment of the historic Palmerton Ditch (5BL.3115.6) was also recorded during the inventory. The Montgomery Farm Site and the Palmerton Ditch Segment are recommended eligible for NRHP listing.

Recommendations

To support Boulder County's land use policies and prevent adverse effects on historic properties within the Project APE, AKPC recommends avoiding direct impacts on any of the contributing Landmark structures, buildings, and landscaping, such as the fruit trees associated with the Montgomery Farm Site/Landmark (5BL.4248) and the physical route and features (including the earthen banks) of the Palmerton Ditch (5BL.3115.6).

The following paragraphs address the criteria under Section F (Criteria for Approval of Alterations Request Under CA) of Article 15-600 of the Boulder County Land Use Code for additional recommendations specific to the Landmark. These criteria are:

- 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.

To address Section F, Criteria (a) and (b), the Project has been designed such that the new tank and associated features would be constructed as far from the Landmark's contributing buildings and structures as practical, avoiding any direct impacts to those structures. New associated infrastructure, such as the proposed access road, security fencing, pipelines, sampling shed, etc., have also been designed as far from the historic structures of the farm as practical. The design of the two proposed construction laydown and material staging areas, vehicle and equipment access routes, etc. that could generate dust and/or vibration near the contributing Landmark structures have been sited and designed to reflect the smallest footprint practicable. No alterations to the Landmark structures are expected to be needed due to the Project.

Locating the new tank away from the historic buildings and within the Landmark boundary would have no impact on the NRHP historical significance of the Landmark related to the development of agriculture in Boulder County or its association with the Montgomery family (NRHP Criterion A), nor would there be direct impacts to the historic buildings (NRHP Criterion C). The City has continued to lease approximately 15 acres within the Landmark boundary for hay operations, which is consistent with the historical use of the property. The Project would not impact the integrity of the Landmark in terms of location, materials, workmanship, design, or association as the design of the Project avoids any direct impacts to the historic buildings on site. Locating the tank within the Landmark boundary may affect the integrity of the immediate setting and feel of the historic property. The integrity of setting and feeling of the farm is already somewhat compromised by the presence of more modern residential structures on the east and northeast adjacent parcels, 5475 Ute Highway and 5461 Ute Highway, the NFWTP to the north, buildings associated with the Folly Farm to the east, the existing tank to the west, and Ute Highway along the southwest border of the parcel.

The City developed mitigation strategies to provide for the protection of the Landmark and Palmerton Ditch in support of Boulder County's 1041 permit requirements and Section F of Article 15-600 of the Boulder County Land Use Code. Specifically, to address Section F, Criterion (c), the new tank is proposed to be gray concrete that would blend in with the background structures. The new tank would be partially buried (approximately 15 feet would be buried), exposing only 27 feet of the new tank, including its sidewalls and domed roof, which would make its profile similar to the height of nearby buildings while giving the perception of another outbuilding associated with the NFWTP in the distance. Additionally, the sampling shed would be constructed directly southwest of the new tank within the area contained by the proposed security fence. The sampling building would

be constructed of 8-inch gray concrete blocks with a standing seam metal roof to blend with the tank.

The City of Longmont would use vegetative screening to screen the new tank from the viewpoint of the Landmark structures. The proposed screening includes native trees that would be planted outside the southern portion of the fencing surrounding the new tank. Areas of ground disturbance would be returned to pre-disturbance cover following construction to maintain compatibility with the character of the Historic Landmark. Additionally, hay cultivation operations on the farm would continue. These measures would reduce the visibility of the Project from the structures on the Historic Landmark and help blend the tank with the existing structures and landscape to keep the historic character of the farm intact.

The Project has the potential to have an adverse effect on the Palmerston Ditch by trenching across the resource for the installation of pipelines. To reduce these effects, AKPC recommends the following mitigation measures:

1. Consider boring under the ditch as an alternative crossing method,
2. Minimize trench width as much as possible,
3. Cross the ditch at a perpendicular angle,
4. Locate the crossing in an area of previous disturbance if one exists,
5. Prohibit silt from flowing down the ditch during trenching,
6. Restore the ditch to its current earthen form at the crossing location. This would include restoring the earthen banks to their original height and slope and the channel to the original depth.

An Inadvertent Discovery Plan is included as **Appendix A**. It outlines the process and procedures to be followed should unanticipated resources or features be discovered during construction. AKPC recommends the procedures outlined in the Inadvertent Discovery Plan be adhered to throughout construction. AKPC also recommends the mitigation strategies described in this section that are planned to provide for the protection of the Landmark and Palmerston Ditch in support of Boulder County's 1041 permit requirements and Section F of Article 15-600 of the Boulder County Land Use Code be implemented. If the above mitigation strategies are met, AKPC recommends a finding of no adverse effect to Historic Properties from the Project.

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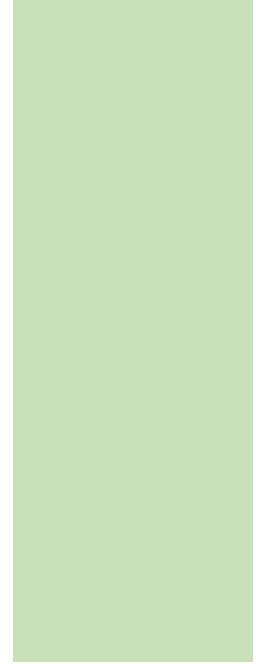
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Appendix A:

Inadvertent Discovery Plan



Inadvertent Discovery Plan for the City of Longmont, Montgomery Tank Project

Boulder County, Colorado



Prepared For:
Olsson
1525 Raleigh Street, Suite 400
Denver, Colorado 80204

City of Longmont

Inadvertent Discovery Plan for the City of Longmont, Montgomery Tank Project

Boulder County, Colorado

AK PIONEER CONSULTING, LLC

1768 Bluebird Dr.
Bailey, CO 80421

TYPE OF WORK

Inadvertent Discovery Plan

PRINCIPAL INVESTIGATOR

Kimberly Bailey

AUTHOR(S)

Kimberly Bailey

DATE

January 7, 2025

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Introduction

The City of Longmont (City) operates a 6-million-gallon (MG) steel finished water storage tank that is used for Nelson Flanders Water Treatment Plant operational storage and water quality compliance monitoring. The existing tank was originally constructed in the 1960s and has exceeded its service and useful life. The City is planning to replace the existing 6-MG storage tank with a new, pre-stressed concrete 8-MG finished water storage tank on an adjacent parcel. The effort is referred to as the Montgomery Tank Replacement Project (Project). Olsson, The City's contractor assisting with the environmental and permitting considerations for the Project, contracted AK Pioneer Consulting, LLC (AKPC) to develop this Human Remains, Cultural Resources, and Paleontological Resources Inadvertent Discovery Plan (Plan) to be followed if cultural resources, including human remains, are discovered during any ground-disturbing activities for the Project. The City will take the following steps if inadvertent cultural resources, especially human remains or suspected human remains, are discovered during construction of the Project.

This Plan provides important information concerning the process for the City and its construction contractors to follow if human remains, pre-contact or historic artifacts or features, and/or fossils are encountered during ground-disturbing activities once construction commences. This Plan supports Colorado Revised Statutes (CRS) 24-80-401 through 411 (Part 4 – Historical, Prehistorical, and Archaeological Resources) and Boulder County's land use policies (Section F of Article 15-600 of the Boulder County Land Use Code).

The Project is in Township 3 North, Range 70 West, Section 21, in Boulder County, Colorado. The Project is north of and adjacent to Colorado Highway 66 (also referred to as Ute Highway), approximately six miles west of the City and 2.5 miles southeast of the Town of Lyons. A portion of the Project would be constructed within the designated boundary limits of the Montgomery Farm Site Landmark (Figure 1).

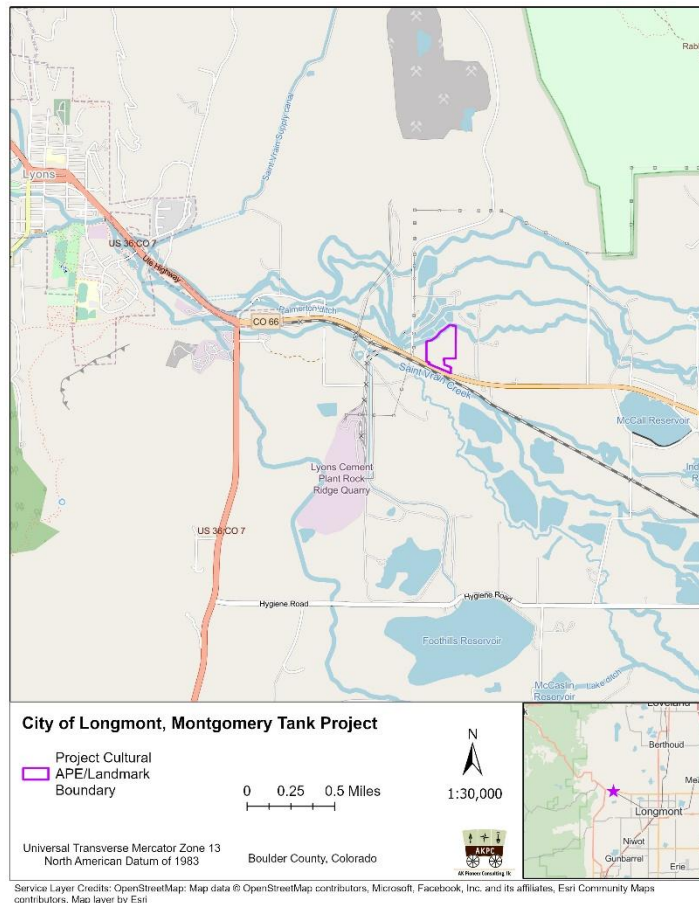


Figure 1. Project Location.

Discovery of Human Remains

The City, its contractors, and subcontractors for the Project will follow all relevant state laws and treatment recommendations if human remains or related cultural items (funerary objects, sacred objects, or objects of cultural patrimony) are discovered during Project activities. CRS 24-80-1302 and 24-80-1304 and the Process for Consultation, Transfer, and Reburial of Culturally Unidentifiable Native American Human Remains and Associated Funerary Objects Originating from Inadvertent Discoveries on Colorado State and Private Lands (The Process) (available at [Microsoft Word - NAGPRA Grant Protocol--FINAL.doc \(historycolorado.org\)](#)) outline the following procedures:

- 1) If suspected human remains are discovered, all ground-disturbing activities in the vicinity of the discovery will immediately stop. The location will be secured and clearly marked by flags, tape, or temporary fencing, and access will be restricted. No skeletal remains or associated artifacts or objects will be removed or disturbed.
- 2) Any person who discovers suspected human skeletal remains on any land will immediately notify the Coroner and/or medical examiner and the Sheriff of Boulder County.
- 3) The Boulder County Coroner will conduct an on-site inquiry within 48 hours of notification to attempt to determine whether such skeletal remains are human remains and to determine their forensic value. If the Coroner is unable to make such determinations, the Sheriff or the Coroner will request a forensic anthropologist from the Colorado Bureau of Investigation to assist in making such determinations.
- 4) If it is confirmed that the remains are human but of no forensic value, the Coroner will notify the State Archaeologist of the discovery. The State Archaeologist will recommend security measures for the site and require the human remains to be examined by a qualified professional archaeologist to determine whether the remains are more than 100 years old and to evaluate the integrity of their archaeological context. Complete documentation of the archaeological context of the human remains will be accomplished in a timely manner by a qualified professional archaeologist. Further steps to be followed by the Colorado State Archaeologist are outlined in The Process.
- 5) If human remains are determined to be Native American, the remains will be left in place and protected from further disturbance until a plan for avoidance or removal can be determined, as outlined in The Process. The Colorado State Archaeologist will notify the Secretary of the Colorado Commission of Indian Affairs (CCIA), who will in turn notify interested Tribes. Unless the landowner (if the remains are identified on private lands), Colorado State Archaeologist, and the Chairman of the CCIA agree to leave the remains in situ, disinterment of human remains and any associated funerary objects shall follow the procedures outlined in The Process.
- 6) If human remains are determined to be non-Native American and unclaimed, the remains will be delivered to the Boulder County Coroner or medical examiner for transfer to the Colorado State Anatomical Board.

- 7) Work in the area of the discovery may proceed only when the Colorado State Archaeologist has issued approval.

Table 1 provides the points of contact if human remains are discovered.

Table 1. Points of Contact if Human Remains are Discovered.

Contact Agency	Address	Phone Number	Email/Web Page
Boulder County Coroner	5610 Flatiron Pkwy, Boulder, CO 80301	303-441-3535	https://bouldercounty.gov/departments/coroner/
Boulder County Sheriff	5600 Flatiron Pkwy, Boulder, CO 80301	303-441-3600	https://bouldercounty.gov/safety/sheriff/
Holly Norton, State Archaeologist, Deputy State Historic Preservation Officer (SHPO)	1200 Broadway Denver, CO 80302	303-866-2736	holly.norton@denver.co.us
Kathryn Redhorse, CCIA Executive Director	130 State Capitol Denver, CO 80203	None listed	kathryn.redhorse@state.co.us

Discovery of Cultural Resources

There is potential for cultural resources to be discovered during ground-disturbing activities. These cultural resources may be pre-contact or historic artifacts or features. Artifacts that may be encountered include stone tools, ceramic vessels (possibly fragments), bottles, household items, etc. Features may also be encountered. Some examples of features are rock-lined hearths and foundation remnants. The City, its contractors, and subcontractors will enact the following procedures in the event cultural resources are discovered:

- If cultural resources are encountered, ground-disturbing activities in the vicinity of the discovery will stop, and a Colorado-permitted archaeologist (**Table 2**) will be contacted to determine if the archaeological discovery is over 45 years of age and to distinguish discoveries of significant archaeological and cultural resource sites from those that are neither.
- If possible, a 30-meter (100-foot) buffer will be created around the discovery, and access will be restricted through the installation of temporary fencing or similar.
- If the discovery is determined to have potential National Register of Historic Places (NRHP) significance or to be of importance to interested Tribes, The City will notify the Colorado Office of Archaeology and Historic Preservation (OAH) and work will not resume until the OAH has reviewed the discovery and an avoidance or treatment plan is developed and implemented.
- If the discovery is not considered significant, then construction may resume. Documentation of the discovery will be made for the Project record and will be filed with the OAH.

Table 2. Points of Contact if Cultural Resources are Discovered.

Company/Agency	Contact	Address	Phone Number/Email
AK Pioneer Consulting, LLC	Kimberly Bailey, permitted archaeologist, Principal Investigator	1768 Bluebird Drive, Bailey, CO 80421	720-318-9220/ Kimberly@akpioneerconsulting.com
Colorado Office of Archaeology and Historic Preservation	Office of the State Archaeologist – for a list of permitted archaeologists	1200 Broadway, Denver, CO 80302	303-866-3392/ hc_oahp@state.co.us, Directory of Cultural Resource Professionals and Historic Preservation (historycolorado.org)

Discovery of Paleontological Resources

Fossil remains may be encountered during ground-disturbing activities. Both fossilized animal and plant material are examples of potential discoveries. The City, its contractors, and subcontractors will enact the following procedures in the event fossils are encountered:

- If paleontological resources are encountered, ground-disturbing activities will stop in the vicinity of the discovery, and a permitted paleontologist will be contacted to record the discovery (**Table 3**).
- If possible, a 30-meter (100-foot) buffer will be created around the discovery, and access will be restricted through the installation of temporary fencing or similar.
- Work may resume once the paleontologist has reviewed the fossil encounter and recorded and completed all work required.

Table 3. Points of Contact if Paleontological Resources are Discovered.

Contact	Company/Agency	Address	Phone Number
Office of the State Archaeologist – for a list of permitted paleontologists	Colorado Office of Archaeology and Historic Preservation	1200 Broadway, Denver, CO 80302	303-866-3392/ hc_oahp@state.co.us, Directory of Cultural Resource Professionals and Historic Preservation (historycolorado.org)

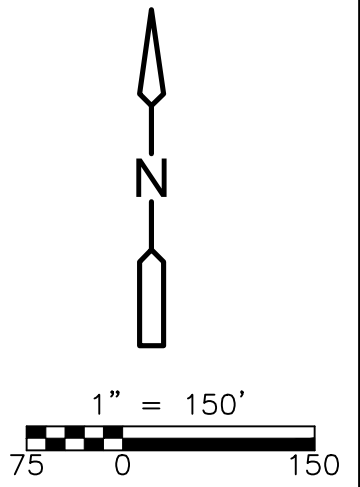
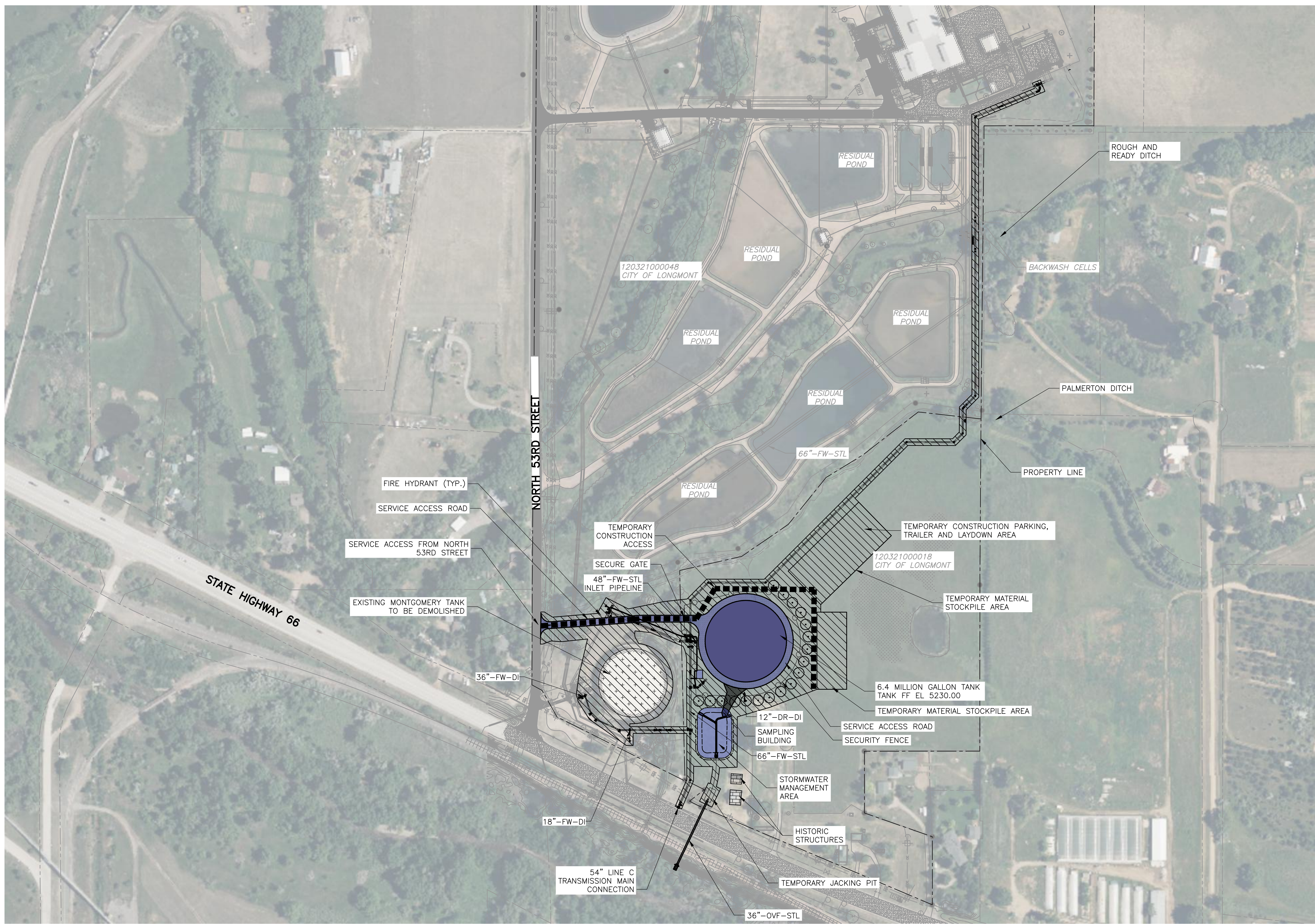
Closing

This Plan provides important information concerning the process the City, its contractors, and subcontractors will follow if human remains, pre-contact or historic artifacts or features, and/or fossils are encountered during ground-disturbing activities once construction commences. This Plan supports CRS 24-80-401-411 (Part 4 –

Historical, Prehistorical, and Archaeological Resources) and Boulder County's land use policies (Section F of Article 15-600 of the Boulder County Land Use Code). Following the steps outlined in this Plan provides compliance with CRS 24-80-1302 and 24-80-1304 and The Process.

Attachment C: Preliminary Plan Sheets (Temporary and Permanent Infrastructure Map; Fencing Detail Sheet; Sampling Building Detail Sheet)

XREFS: CDMIS_2234_CEP001SS_CWZ000SP_CEP002SS_CWP000CO_MWZ001DS - Floor Plan - For Civil Export, MWZ001SP - Floor Plan - For Civil Export, MWZ000DB - Floor Plan - For Civil Export
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 C:\Users\wrightm\OneDrive\CDM Smith\Montgomery Tank Repl\Project Files\02 Civil\10 CAD\DWG\F000STPL.dwg
 © 2024 CDM SMITH ALL RIGHTS RESERVED.
 REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



- LEGEND:**
- EXISTING WATER UTILITY
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS UTILITY
 - EXISTING FENCE
 - EXISTING RAILROAD
 - PROPERTY LINE
 - PROPOSED PERMANENT FENCE
 - PROPOSED PERMANENT WATER PIPELINE
 - EXISTING WATER PIPELINE
 - TEMPORARY CONSTRUCTION DISTURBANCE
 - EXISTING ROAD ASPHALT
 - PROPOSED PERMANENT ASPHALT ROAD
 - EXISTING GRAVEL
 - EXISTING CONCRETE
 - PROPOSED DEMOLITION
 - EXISTING SHRUBS/TREES
 - EXISTING TREES
 - PROPOSED PERMANENT DISTURBANCE
 - HISTORIC STRUCTURE
 - TEMPORARY CONSTRUCTION ACCESS
 - PROPOSED PERMANENT TREE PLANTINGS

MONTGOMERY FARM
TEMPORARY AND PERMANENT DISTURBANCE

3.83 ACRE	TEMPORARY DISTURBANCE
1.99 ACRE	PERMANENT DISTURBANCE

- ABBREVIATIONS**
- | | |
|-------|-----------------------|
| FW | FINISHED WATER |
| DI | DUCTILE IRON |
| STL | STEEL |
| CMP | CORRUGATED METAL PIPE |
| INV | INVERT |
| PS | PUMP STATION |
| STA | STATION |
| FF | FINISHED FLOOR |
| EL | ELEVATION |
| EX GR | EXISTING GRADE |
| TOP | TOP OF PIPE |
| MH | MANHOLE |
| OVF | OVERFLOW |
| BO | BLOWOFF |

PLAN
 SCALE: 1" = 150'

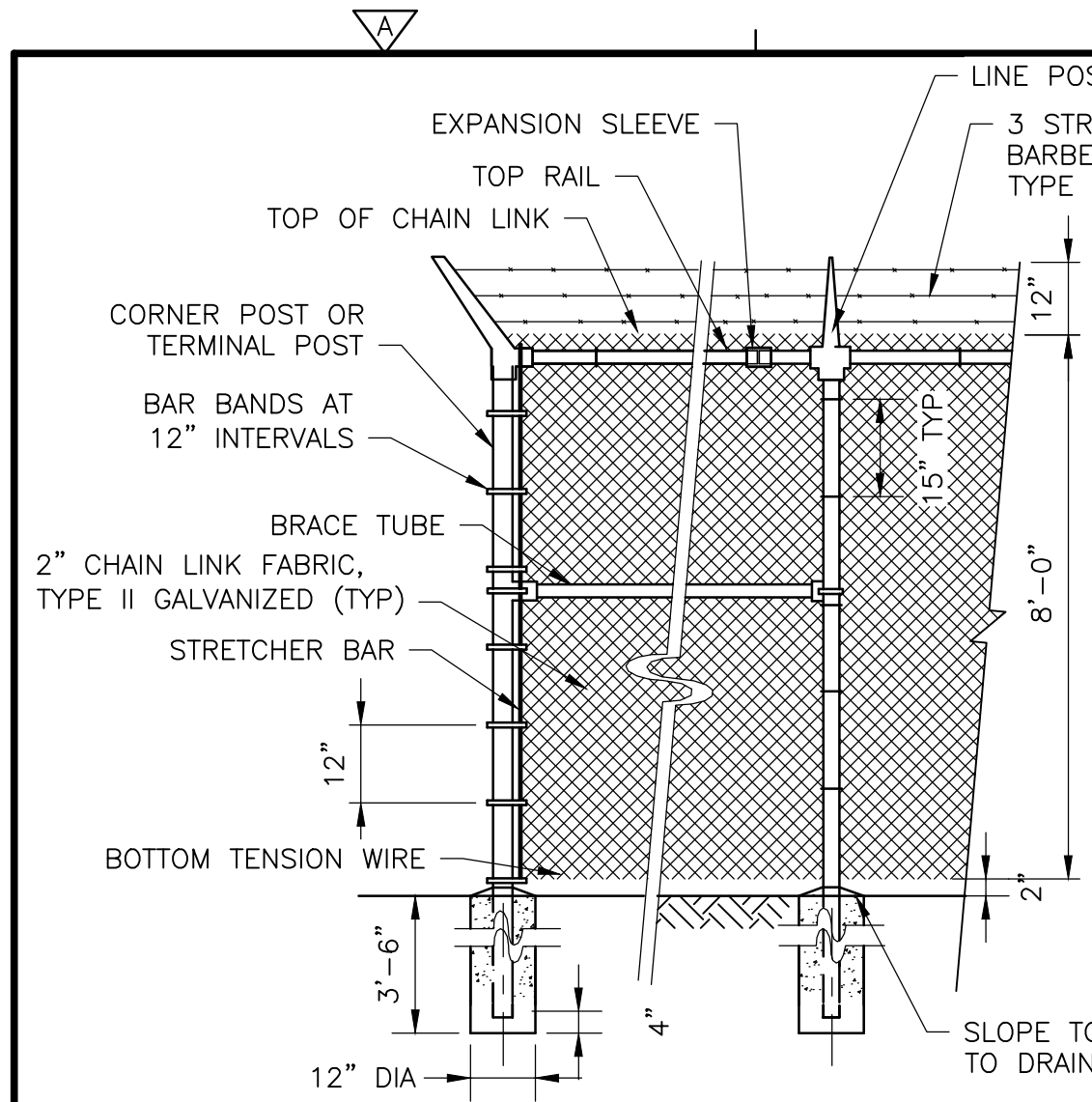
- GENERAL NOTES:**
- NORTHING AND EASTING COORDINATES ARE THE GEOMETRIC CENTER OF THE STRUCTURE OR FITTING UNLESS OTHERWISE NOTED.
 - POND IMPROVEMENTS WILL BE BUILT AFTER THE CONSTRUCTION OF TANK.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____
 DRAWN BY: _____
 SHEET CHK'D BY: _____
 CROSS CHK'D BY: _____
 APPROVED BY: _____
 DATE: _____ APRIL 2025

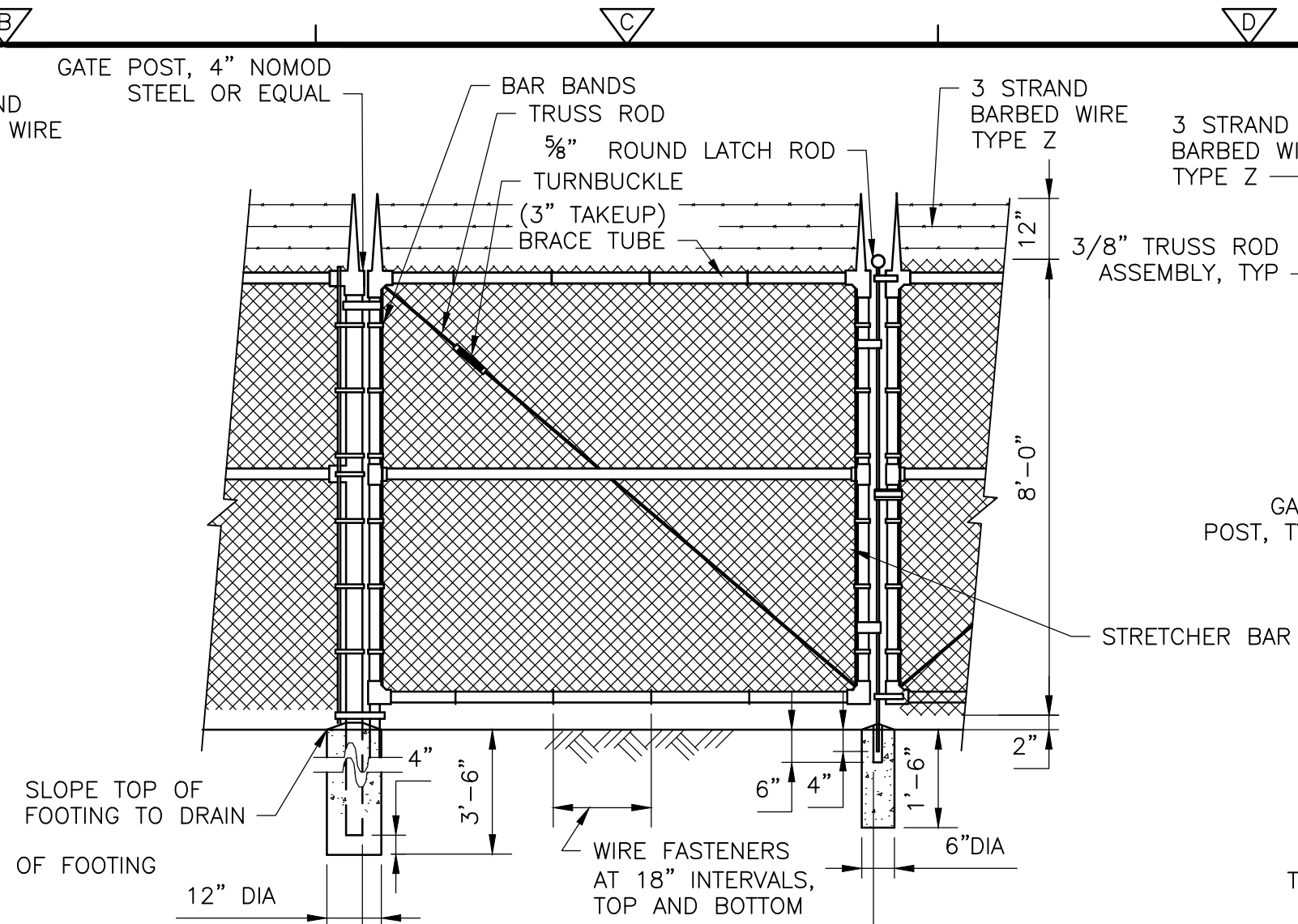


CITY OF LONGMONT MONTGOMERY TANK REPLACEMENT PROJECT	TEMPORARY AND PERMANENT INFRASTRUCTURE OVERVIEW MAP	PROJECT NO. 265336-257688 FILE NAME: F000STPL.DWG SHEET NO.
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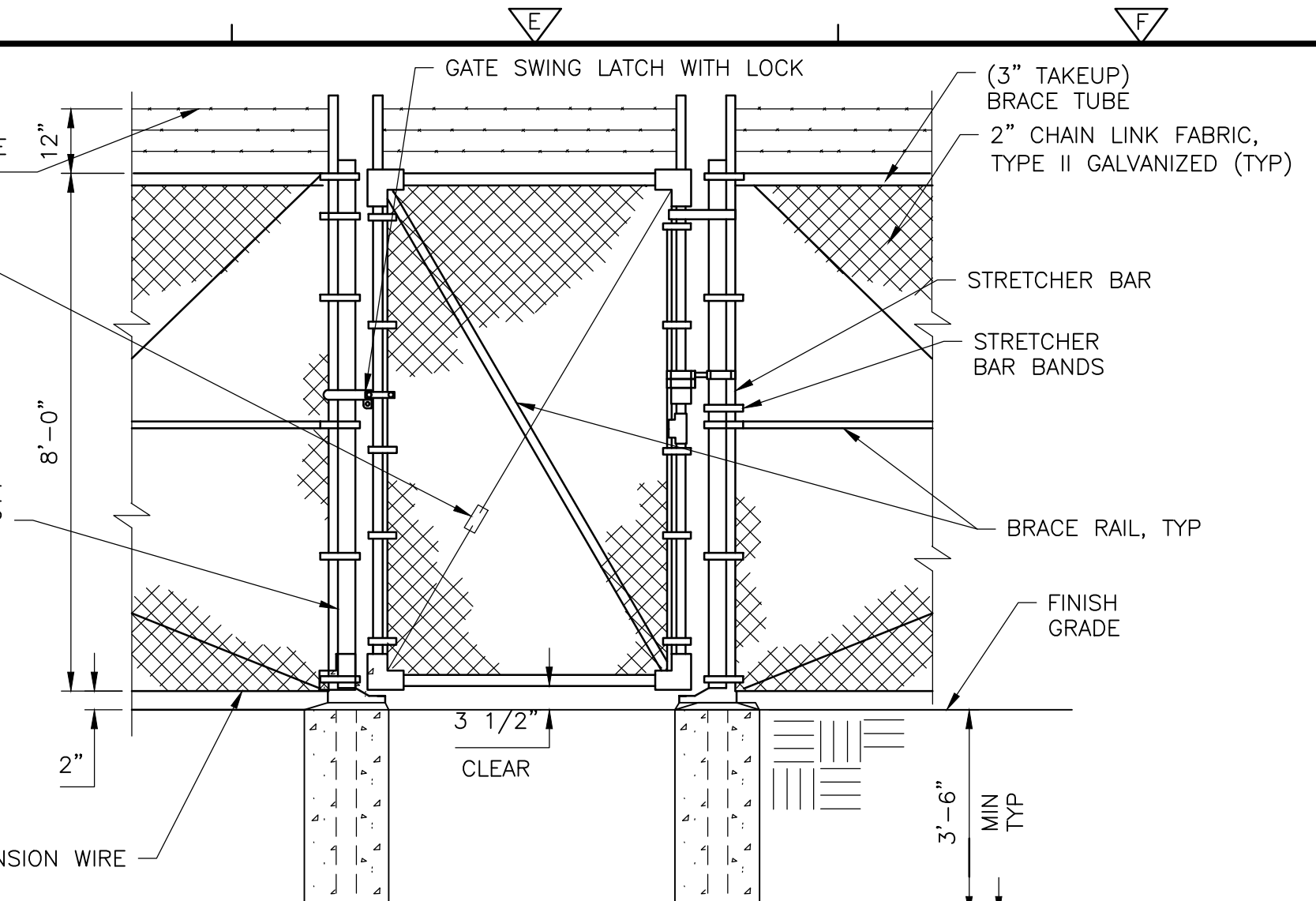


NOTE:
1. ALL FENCE AND GATE FRAMEWORK AND HARDWARE SHALL BE GALVANIZED, TYPE A

CHAIN LINK SECURITY FENCE
DETAIL A
NTS



CHAIN LINK FENCE-GATE
DETAIL B
NTS



4 FOOT WIDE MAN-GATE
DETAIL C
NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____
 DRAWN BY: _____
 SHEET CHK'D BY: _____
 CROSS CHK'D BY: _____
 APPROVED BY: _____
 DATE: APRIL 2025

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

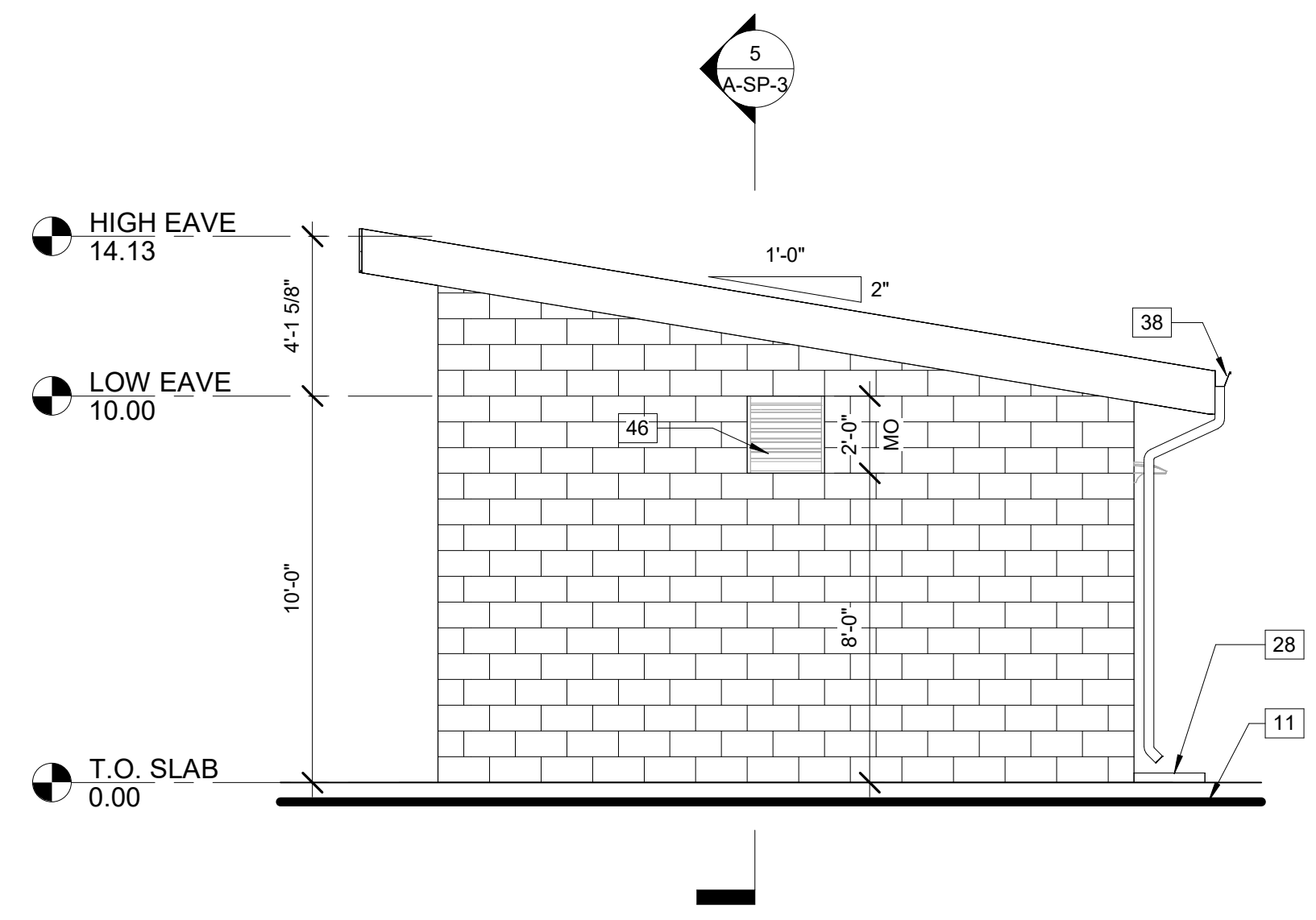
CITY OF LONGMONT
 MONTGOMERY TANK REPLACEMENT PROJECT

CIVIL
 STANDARD DETAILS I

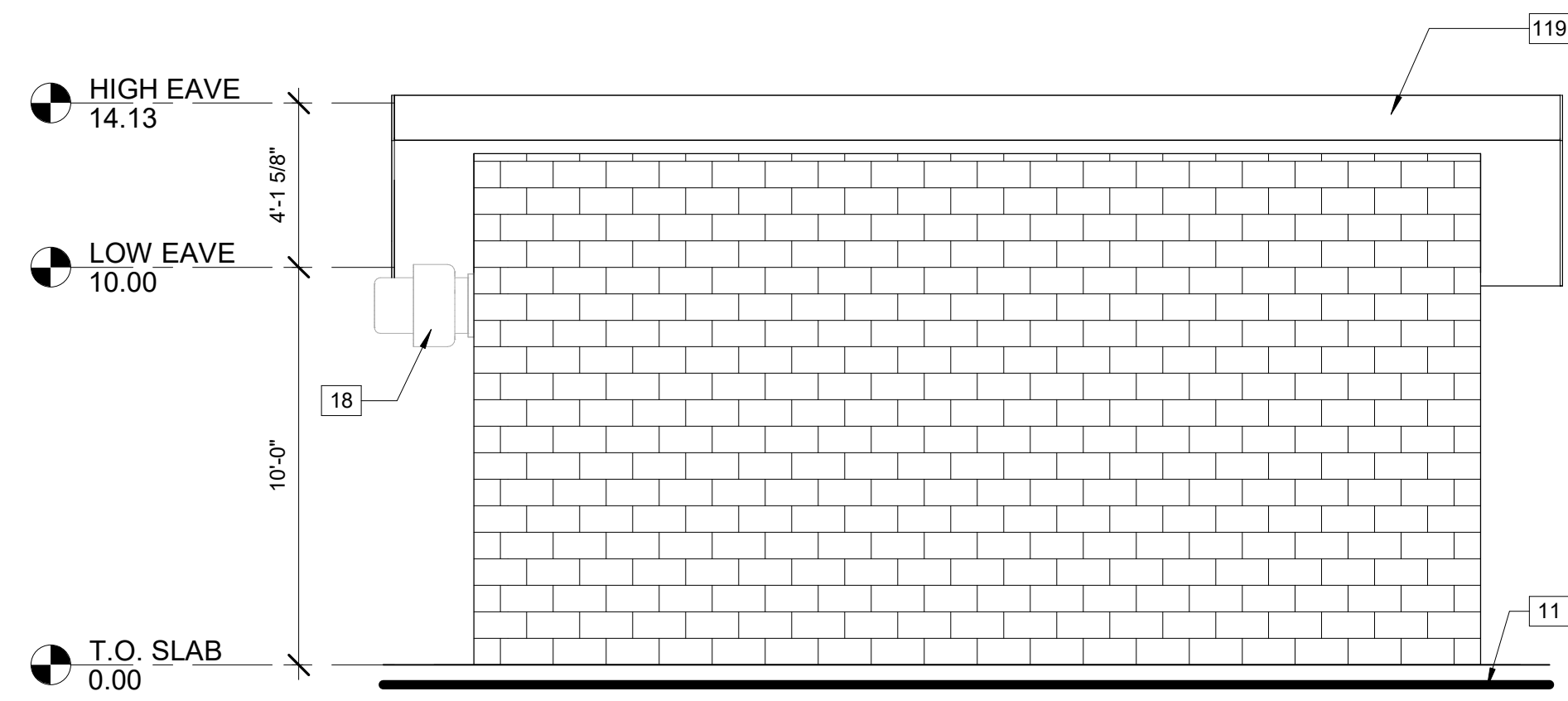
PROJECT NO. _____
 FILE NAME: _____
 SHEET NO. _____

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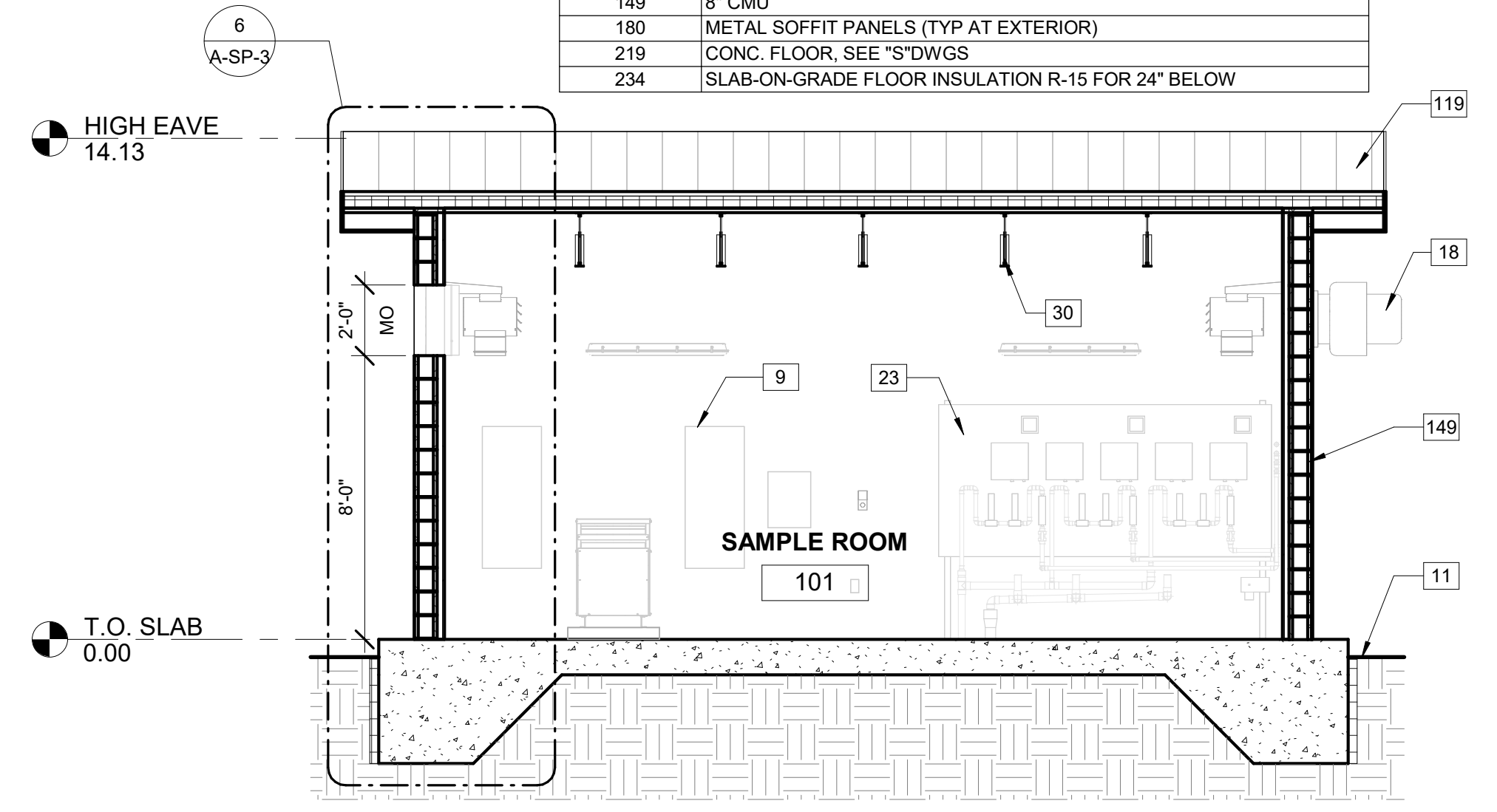
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
9	ELEC. EQUIP. SEE "E" DWGS
11	FINISH GRADE, SEE "C" DWGS
18	HVAC EQUIP. SEE "H" DWGS
23	PROCESS MECH EQUIP. SEE "M" DWGS
28	DOWNSPOUT AND SPLASHBLOCK, TYP
30	STRUCTURAL FRAMING, TYP, SEE "S" DWGS
36	METAL ROOF DECK, SEE "S" DWGS
38	GUTTER
46	ALUMINUM LOUVER, SEE "H" SCHED
119	INSULATED STANDING SEAM METAL ROOFING OVER STEEL PURLINS
149	8" CMU
180	METAL SOFFIT PANELS (TYP AT EXTERIOR)
219	CONC. FLOOR, SEE "S" DWGS
234	SLAB-ON-GRADE FLOOR INSULATION R-15 FOR 24" BELOW



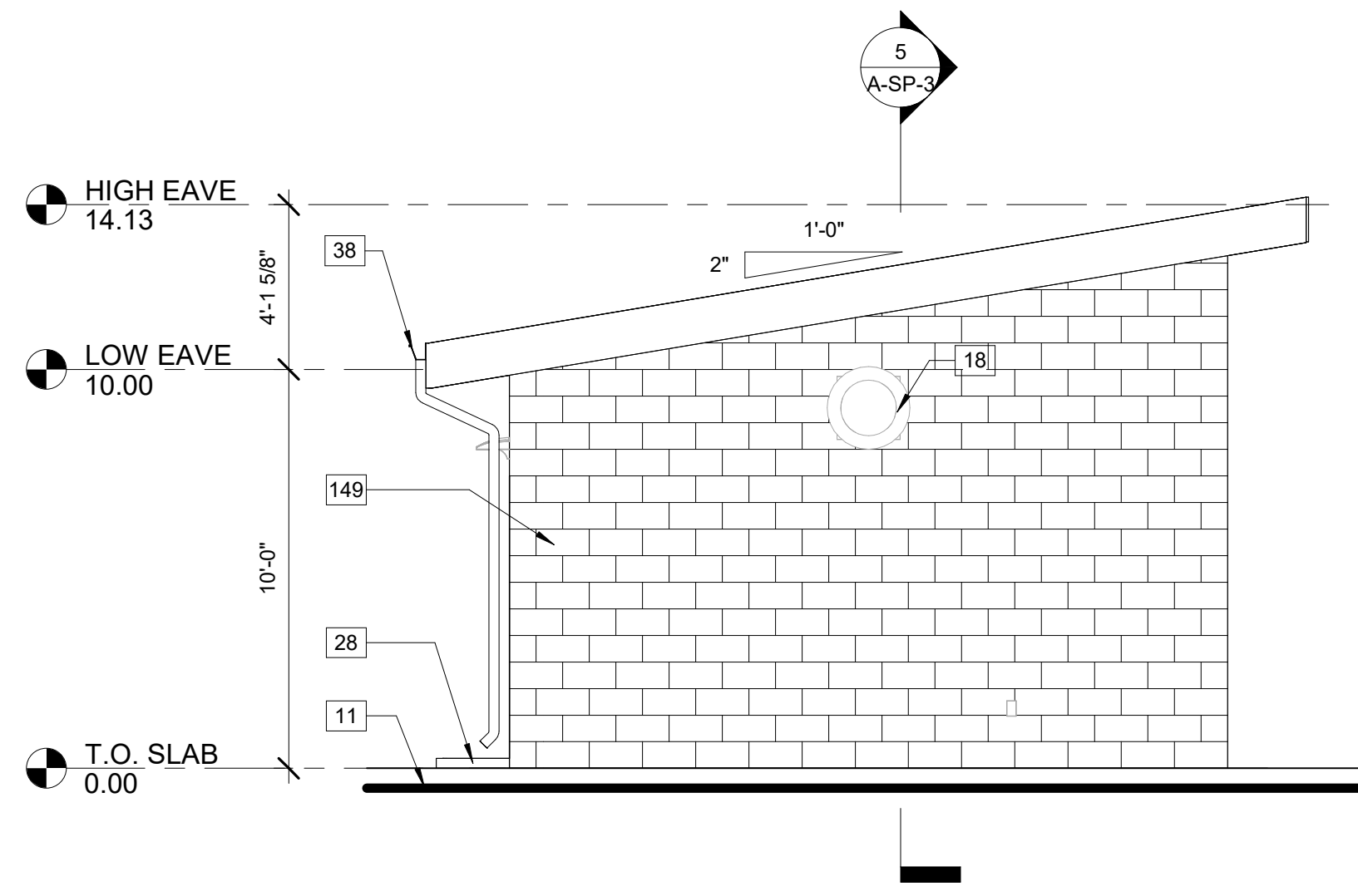
1 NORTH ELEVATION
A-SP-2 1/4" = 1'-0"



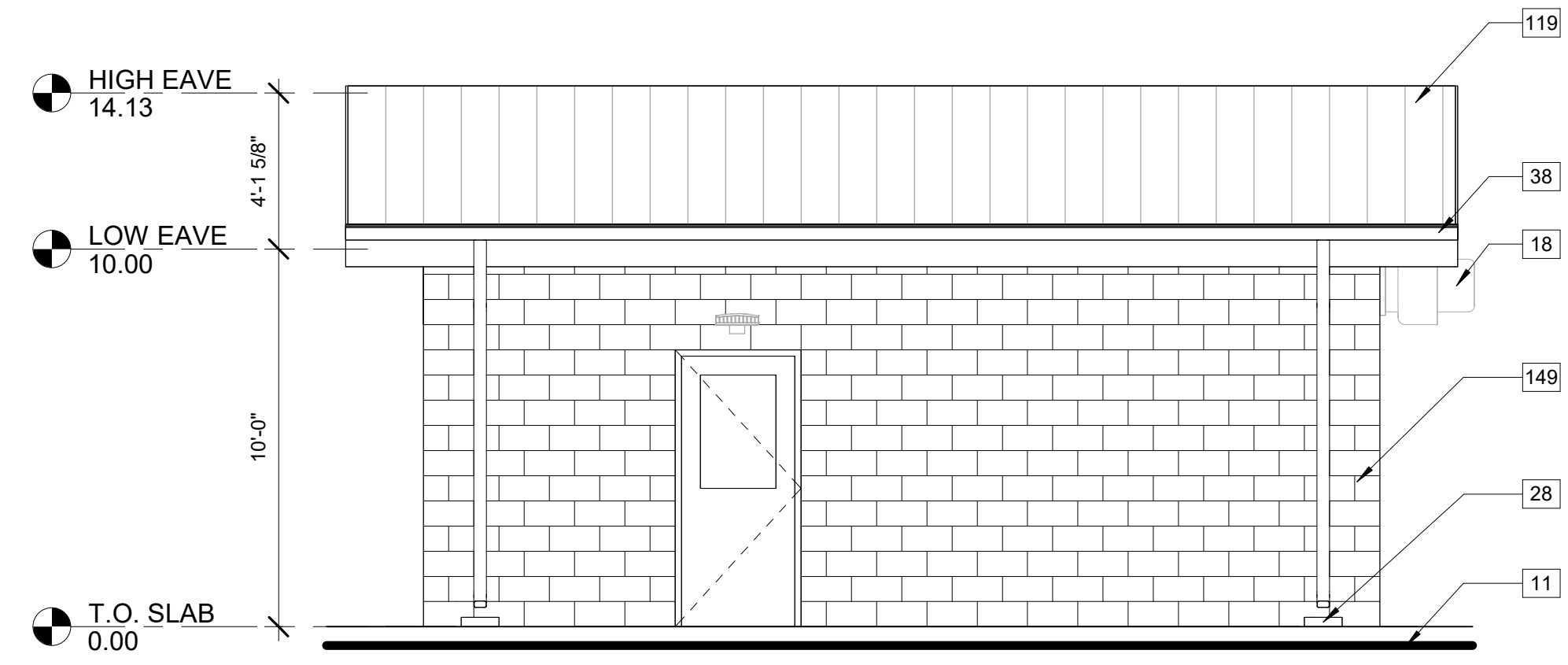
2 EAST ELEVATION
A-SP-2 1/4" = 1'-0"



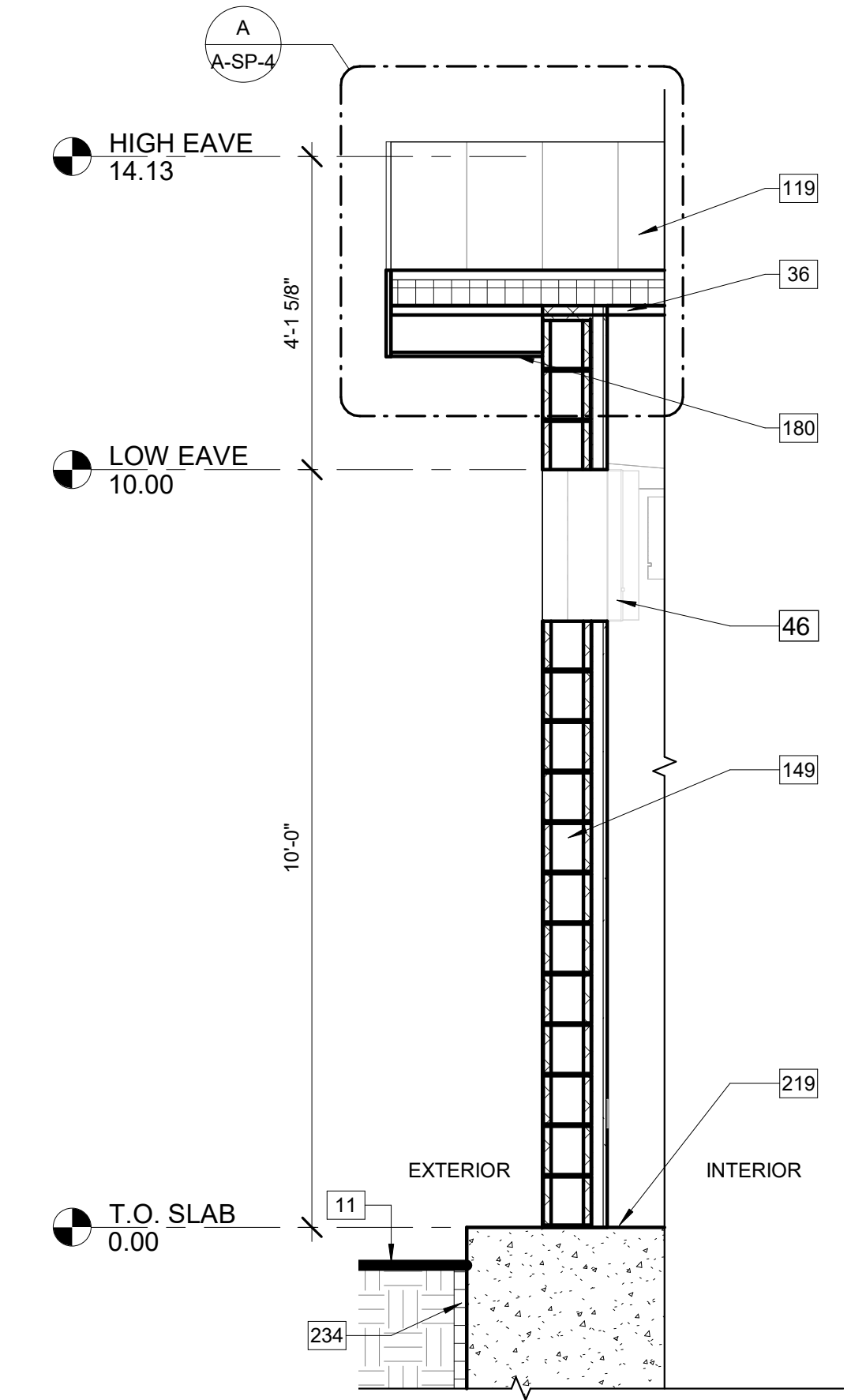
5 BUILDING SECTION
A-SP-2 1/4" = 1'-0"



3 SOUTH ELEVATION
A-SP-2 1/4" = 1'-0"



4 WEST ELEVATION
A-SP-2 1/4" = 1'-0"



6 WALL SECTION 1
A-SP-3 1/2" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____
 DRAWN BY: _____
 SHEET CHKD BY: _____
 CROSS CHKD BY: _____
 APPROVED BY: _____
 DATE: MARCH 2025



CITY OF LONGMONT
 MONTGOMERY TANK REPLACEMENT PROJECT

ARCHITECTURAL
 SAMPLING BUILDING
 ELEVATIONS, BUILDING SECTIONS
 AND WALL SECTIONS

PROJECT NO. _____
 FILE NAME: _____
 SHEET NO. _____
A-SP-3

PRELIMINARY SUBMITTAL SUBJECT TO CHANGE - NOT FOR CONSTRUCTION

Attachment D: Supplemental Renderings of Existing and Proposed Conditions

EXISTING (Aerial View)

* CONTRIBUTING STRUCTURES

NEIGHBORING
PROPERTIES

EXISTING
MONTGOMERY TANK

LYONS
PUMP
STATION

LOAFING
SHED

DOUBLE
WING BARN*

GRANARY
SHED*

N. 53rd

HWY 66

PROPOSED (Aerial View)

* CONTRIBUTING STRUCTURES

PROPOSED MONTGOMERY TANK

PROPOSED SAMPLING SHED

PROPOSED STORMWATER MGMT AREA AND OUTLET STRUCTURE

LOAFING SHED

DOUBLE WING BARN*

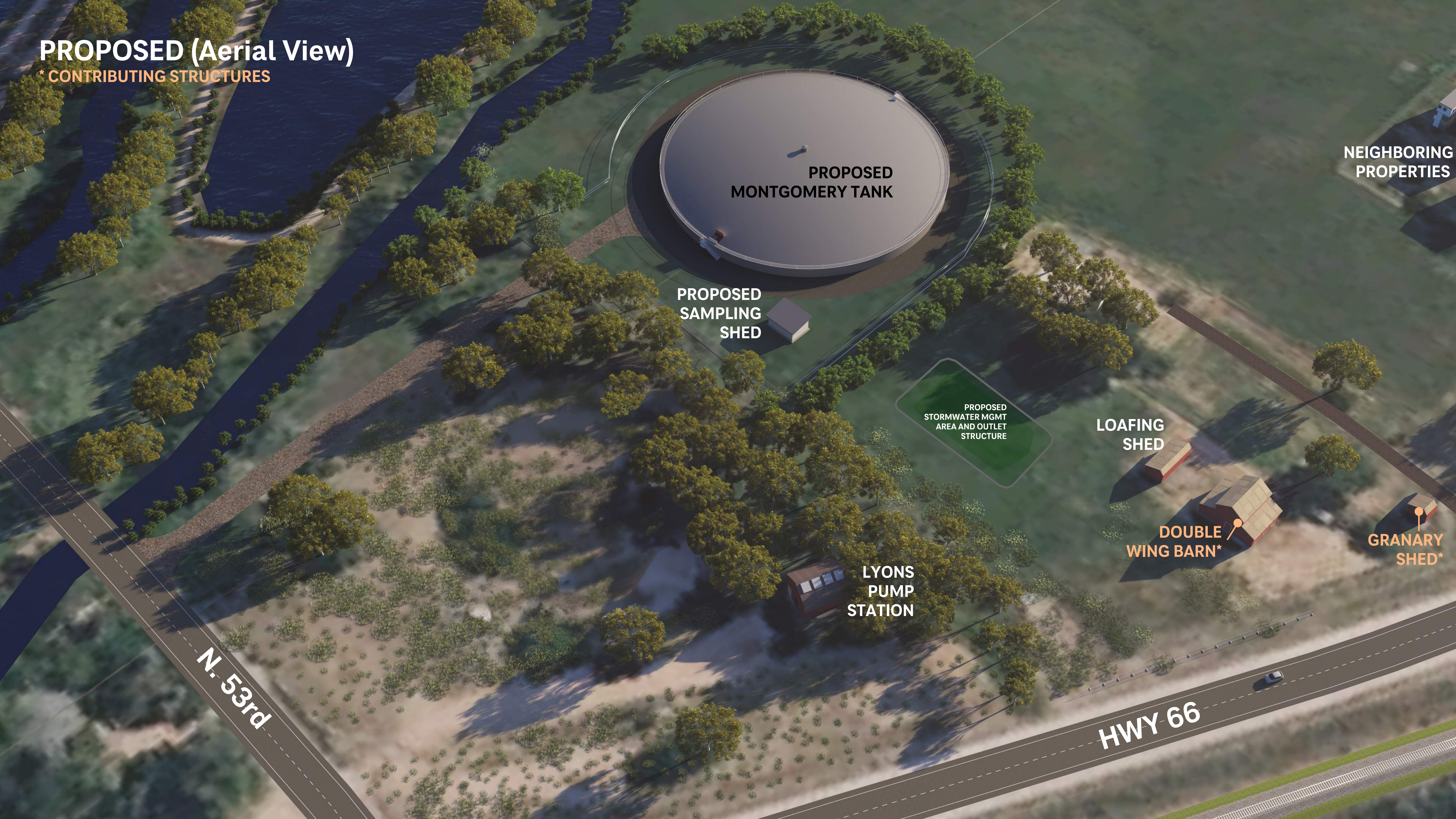
GRANARY SHED*

LYONS PUMP STATION

N. 53rd

HWY 66

NEIGHBORING PROPERTIES



EXISTING (N. 53rd View)



**EXISTING
MONTGOMERY TANK**

PROPOSED (N. 53rd View)

* CONTRIBUTING STRUCTURES

PROPOSED
MONTGOMERY TANK

PROPOSED
SAMPLING
SHED

LOAFING SHED

DOUBLE
WING BARN*



EXISTING (Neighboring Property View)

* CONTRIBUTING STRUCTURES



DOUBLE WING BARN*

LOAFING SHED

EXISTING MONTGOMERY TANK

PROPOSED (Neighboring Property View)

* CONTRIBUTING STRUCTURES



DOUBLE WING BARN*

PROPOSED MONTGOMERY TANK

EXISTING (Intersection of N. 53rd and HWY 66 View)



**EXISTING
MONTGOMERY TANK**

**LYONS
PUMP
STATION**

PROPOSED (Intersection of N. 53rd and HWY 66 View)

PROPOSED
MONTGOMERY TANK

PROPOSED
SAMPLING
SHED

LYONS
PUMP
STATION



EXISTING (HWY 66 View)

* CONTRIBUTING STRUCTURES



EXISTING
MONTGOMERY TANK

LOADING SHED

DOUBLE
WING BARN*

PROPOSED (HWY 66 View)

* CONTRIBUTING STRUCTURES



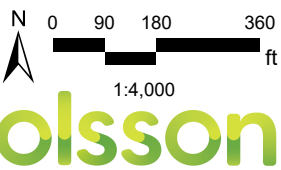
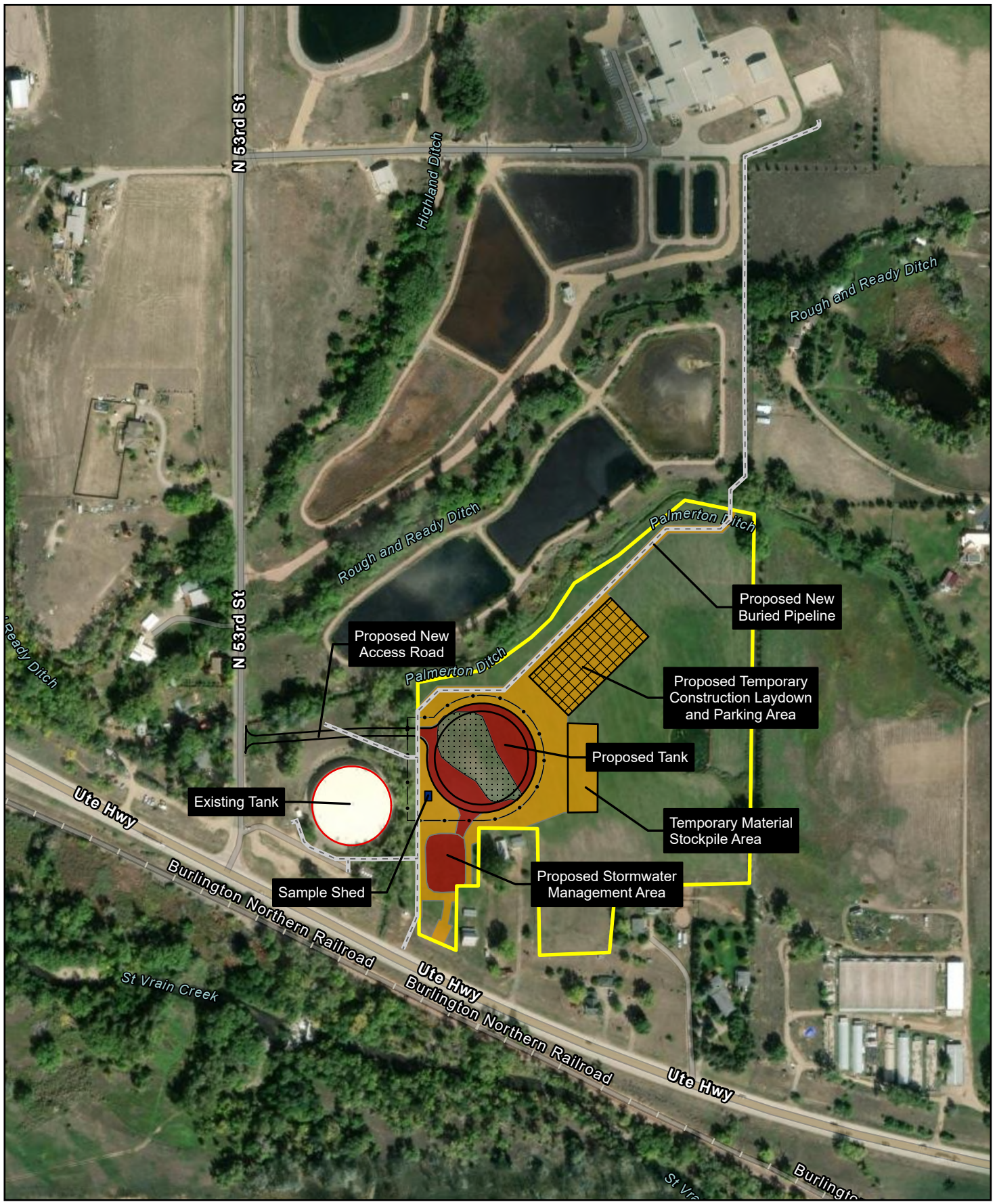
PROPOSED
SAMPLING
SHED

PROPOSED
MONTGOMERY TANK

LOAFING SHED

DOUBLE
WING BARN*

Attachment E: Overview of Hay Cultivation Areas Map



- | | |
|--|-------------------------------------|
| — Proposed Service Road & New Tank Boundary | □ Temporary Material Stockpile Area |
| ○ Existing Tank | □ Hay Field (15.58 acres) |
| — Proposed New Buried Pipeline | □ Barren Land (0.62 acre) |
| — Site Fence | ○ Existing Tank |
| ■ Proposed Sampling Building | ■ Permanent (1.21 acres) |
| □ Proposed Temporary Construction Laydown Area | ■ Temporary (3.70 acres) |

Montgomery Tank Project
 Boulder County, Colorado
Hay Cultivation Areas Map
 Figure 1