Boulder County

Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, November 5, 2015 – 6:00 p.m.
Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda

2. Approval of minutes from previous meetings

3. Landmark:
   - **a. HP-15-0003: Le Moine Cabin**
     - Request: Boulder County Historic Landmark Designation
     - Location: 36 2nd Avenue, Allenspark, in Section 26, Township 3N and Range 73 of the 6th Principal Meridian
     - Zoning: Forestry (F) Zoning
     - Applicant: Joyanne Matthes
   - **b. HP-15-0004: Ryssby School**
     - Request: Boulder County Historic Landmark Designation of the school building
     - Location: 9397 N 63rd Street, in Section 15, Township 2N and Range 70 of the 6th Principal Meridian
     - Zoning: Agricultural (A) Zoning
     - Applicants: Erik and Kristine Olson
   - **c. HP-15-0005: Eldora Station and Lake Eldora Station**
     - Request: Boulder County Historic Landmark Designation
     - Location: 602 Bryan Avenue, Eldora, in Section 21, Township 1S and Range 73 of the 6th Principal Meridian
     - Zoning: Forestry (F) Zoning
     - Applicants: Douglas and Rita Dart

4. Referrals:
   - **a. SPR-15-0115: Matthews Residence, Garage and Shed**
     - Request: Site Plan Review to construct a 2,763 sq. ft. residence w/ a 576 sqft covered porch, a 576 sqft detached garage, & a 300 sqft plow shed on a parcel encumbered by a Boulder County conservation easement.
     - Location: 48013 Peak to Peak Hwy., in Section 20, Township 2N and Range 72 of the 6th Principal Meridian
     - Zoning: Forestry (F) Zoning
     - Applicants: John and Denise Matthews

5. Other Business

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BOULDER COUNTY
HISTORIC PRESERVATION ADVISORY BOARD

MINUTES
September 3, 2015
6:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder

Draft draft draft draft draft

On Thursday, September 3, 2015, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:01 p.m. and adjourning at 7:01 p.m.

Board Members Present:	Jim Burrus (acting chair), Steven Barnard, Ilona Dotterer, Rosslyn Scamehorn, and George Schusler
Board Members Excused:	Jason Emery, Diane Lowder, and Stanley Nilson
Staff Present:	Denise Grimm and Jessica Fasick, Land Use Carol Beam, Parks and Open Space
Interested Others:	3

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the June 25, 2015 Historic Preservation Advisory Board Minutes:

MOTION: **Rosslyn Scamehorn MOVED to approve the June 25, 2015 minutes as submitted.**

SECOND: **George Schusler**

VOTE: **Motion PASSED unanimously**

Approval of the August 6, 2015 Historic Preservation Advisory Board Minutes:

MOTION: **Steven Barnard MOVED to approve the August 6, 2015 minutes as submitted.**

SECOND: **Ilona Dotterer**

VOTE: **Motion PASSED unanimously**

3. BUILDING PERMIT REVIEW FOR STRUCTURES 50 YEARS OR OLDER

a. BP-15-1306: 170 Cabin Creek Road

Request:	Alterations to an historic structure – new siding and new windows
Location:	170 Cabin Creek Road, Meeker Park area
Zoning:	Forestry (F) Zoning
Applicant:	Ken Von Wald

Staff member, Denise Grimm, gave the staff presentation. Staff has received a building permit application for new windows and new siding on an historic cabin.

On August 24, 2015, a subcommittee of the HPAB met and reviewed the cabin. The two members were split on their decision of landmark eligibility, and requested that the review be brought to a full-board hearing.

The cabin dates to 1957 although the land by itself had a colorful ownership history. It was first homesteaded by Franklin Hornbaker and eventually was bought by H. Gay Nowels and O.L. Dever. The Devers started the Meeker Park Lodge, which is on an adjacent parcel to the one being reviewed. Although the Devers built several of the cabins in the area, the cabin at 170 Cabin Creek Road was built by Bernard and Carol Miles after they bought the land in 1952. Mr. Miles was a prominent banker in Boulder. The Miles' only owned the property for seven years. The longest owners of the cabin were Lynn and Rebecca Taylor who owned it for 34 years before it transferred to their children. Mr. Taylor was a director of the Kansas School of Religion. One of the Taylor's children, Martha, married one of the Dever grandsons. The current owners bought the property in 2014 after it changed ownership a couple more times.

An historic site survey is being completed on the property and is included in draft form in the packet. The survey finds that the cabin lacks the significance to be individually landmarked, based both on its architecture and its social history, but that it may contribute to a Meeker Park district if such a district were ever created. However, the Meeker Park area has never been surveyed for district potential.

The cabin has two additions, one which may be over 50 years of age as it appears on the 1966 Assessor's photo. The other addition is on the rear and undated. The 1966 photo also shows the addition of a small entry covering. The stone chimney that is in the middle of the house has been clad in half-log siding to match the rest of the cabin. The windows and siding appear to be original.

The proposal for the cabin includes new windows and new siding. All of the original wood windows are proposed to be replaced with aluminum clad windows. Some of the replacements have dividers that replicate the original light patterns. The existing wood siding is proposed to be replaced with a metal faux-wood siding. The applicant has provided window specs, information on the proposed

siding and a letter from his insurance company requiring some measures to be taken in order to keep his policy.

SIGNIFICANCE

The cabin may qualify for landmark designation under Criteria 8.

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

> The cabin may be a contributing structure to a Meeker Park area district if such a district were ever created.

RECOMMENDATION

Staff agrees with the historic site survey that the cabin may contribute to a Meeker Park district, therefore, staff recommends that the HPAB finds the cabin at 170 Cabin Creek Road eligible for landmark status under Criteria 8.

In addition, staff finds that replacing original wood windows with aluminum windows and replacing perhaps original wood siding with faux-wood metal siding would have a negative impact on the eligibility of the cabin. Staff recommends that the HPAB find that the proposed alterations to 170 Cabin Creek Road would have an adverse impact on the historic significance of the property and therefore place a stay on **BP-15-1306** of up to 180 days in order to explore other options.

Applicant, Ken Von Wald, was present to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: **George Schusler MOVED that HPAB find the structure at 170 Cabin Creek Road not eligible for landmark status**

SECOND: **Steven Barnard**

VOTE: **Motion PASSED (4-1) with Dotterer voting no**

4. REFERRAL

a. <u>Docket H-15-0001/BP-15-TBD: 470 Boulder Street, Gold Hill</u>

Request:	Alterations to an historic structure including an addition
Location:	470 Boulder Street, Gold Hill
Zoning:	Historic (H) Zoning
Applicants:	Lawrence Worster and Leslie Degrassi
Architect:	Harold Roger Bresnik

Staff member Denise Grimm gave the staff presentation. Staff has received preliminary drawings for an addition and alterations to an historic residence in Gold Hill. The property is not part of the Gold Hill Historic District on the National Register but it is in the Historic (H) Zoning District of Gold Hill. In reviewing previous building permits for the property, the residence has been determined to be eligible for local landmark status.

In 2012, a subcommittee of the HPAB approved window replacements in the gable ends of the residence with similar windows and shingle replacement in the gable ends with similar shingles.

The existing structure is made up of an original hand-hewn squared log cabin with an added covered porch wrapping around the front and at least one undated addition on the rear. The current proposal is to demolish the back 244 sq.ft. of the structure and replace it with 520 sq.ft. On the north side of residence the new construction would be completely behind the existing house. On the south side of the residence the new construction would extend further south than the part proposed to be removed, however it would be flush with the covered porch that wraps around the front of the house.

The proposal also includes relocating a window on the north side which is located on the undated addition. The window is proposed to be moved a foot or two toward the rear. The proposal also includes changing the siding on the remaining rear addition to Hardie shingles, an ignition resistant material. The roof is proposed to be similar to the existing metal roof.

The owner also presented his plans to the Gold Hill Historic Zoning Committee and they forwarded their referral comments to us: "This is to notify you that the Gold Hill Historic Zoning committee has reviewed the planned addition submitted by Larry Worster. The committee unanimously supports this project, with no recommended changes from the plans submitted."

RECOMMENDATION

Staff supports the proposed addition as it will be minimally visible and mostly hidden behind the existing residence and under the existing porch. Staff also supports the relocation of the window, the proposed residing and the roof as they are all on an addition and do not adversely impact the historic significance of the structure. Also, the proposed materials are in keeping with the present feel of the residence.

Therefore, staff recommends that HPAB approve **H-15-0001/BP-15-TBD: 470 Boulder Street, Gold Hill**.

The applicant, Lawrence Worster, was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: **Ilona Dotterer MOVED that HPAB approve H-15-0001/BP-15-TBD: 470 Boulder Street as presented**

SECOND: **George Schusler**

VOTE: **Motion PASSED unanimously**

5. OTHER BUSINESS

a. Election of officers:

MOTION: Rosslyn Scamehorn nominated Jim Burrus as Chair

SECOND: George Schusler

VOTE: Motion PASSED unanimously

MOTION: Rosslyn Scamehorn nominated Ilona Dotterer as Vice-chair

SECOND: Steven Barnard

VOTE: Motion PASSED unanimously

b. Denise Grimm mentioned that we may have a site visit to Chapman Drive this Fall.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:01 p.m.

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

Boulder County

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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, November 5, 2015 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-15-0003: Le Moine Cabin

Request:	Boulder County Historic Landmark Designation
Location:	36 2nd Street, Allenspark, in Section 26, Township 3N and Range 73 of the 6th Principal Meridian
Zoning:	Forestry (F) Zoning
Applicant:	Joyanne Matthes

PURPOSE

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 the property has been submitted by the owner, Joyanne Matthes. The landmark application is for the whole property which includes a cabin, a garage and an outhouse. An historic site survey was completed on the property in 2000 and it found that the structures are eligible for local landmark status.

The original log cabin was built in 1929 by Carma LeMoine and her father for Carma. Carma was a school teacher in Allenspark and had saved her teaching money to buy the vacant lots. Carma owned the cabin until 1981 when she was pleased to find that the new owners would be several teachers. The teachers shared ownership until 1992 when they sold to the present owner, Joyanne Matthes. Joyanne obtained from the teachers one of Carma Le Moine's scrapbooks about Allenspark and a letter about some of the cabin's history.

The Rustic-style cabin has retained several of its original features including most of its original windows and a large stone chimney. The original part of the cabin is log construction while two rear additions are board and batten. The garage is clad with vertical half logs and there is an outhouse attached to the side of the garage.

SIGNIFICANCE

The historic site survey completed in 2000 found that the property is eligible for local landmark status under Criteria 1, 4 and 8 and staff concurs.

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

> The cabin is significant as an example of the development of Allenspark as a rustic tourist resort.

Criterion 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

> The cabin is significant because of its Rustic architectural style.

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

> The cabin and outbuildings would likely be contributing features to an Allenspark historic district if such a district were created.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-15-0003: Le Moine Cabin** under Criteria 1, 4 and 8 subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures or within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Boulder County Land Use Department

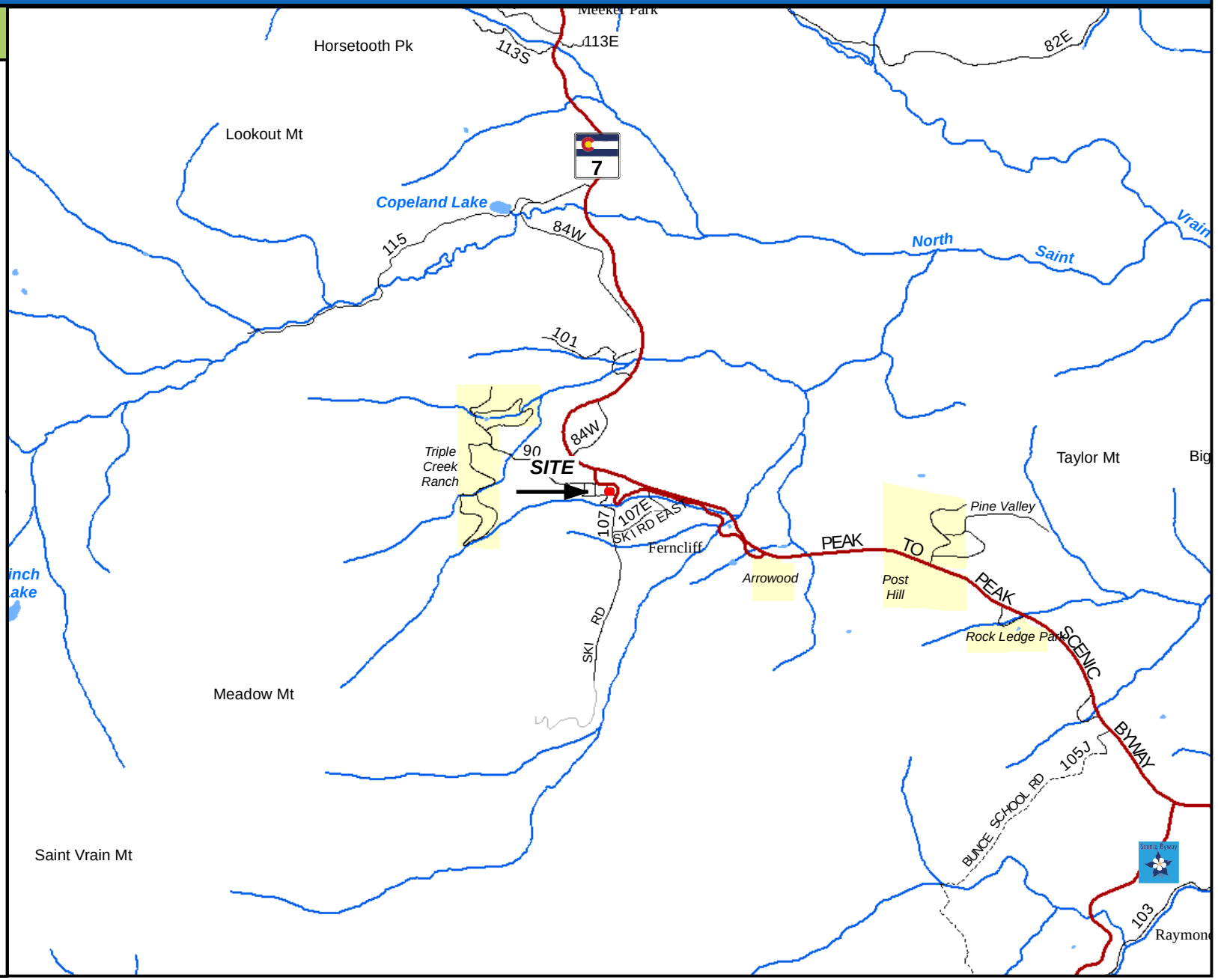
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Vicinity

36 2nd

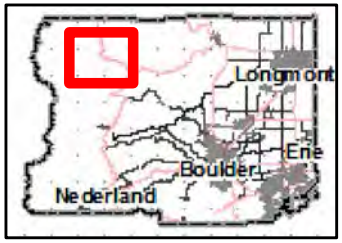
Legend

- Subject Property
- Subdivisions



NORTH 0 1 Miles

Area of Detail Date: 10/21/2015



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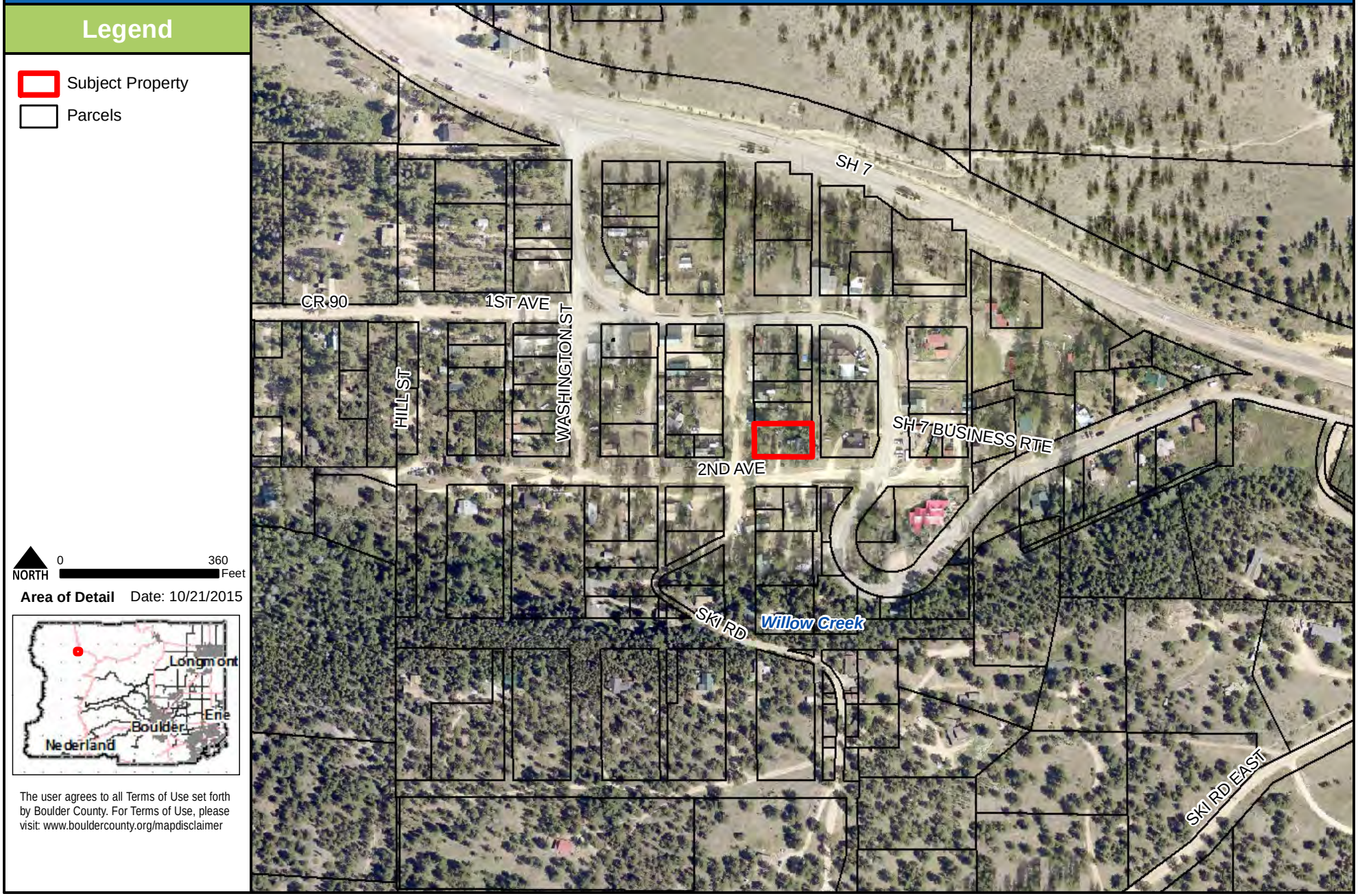
Land Use PreApplication Map: Aerial

36 2nd



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Land Use PreApplication Map: Aerial

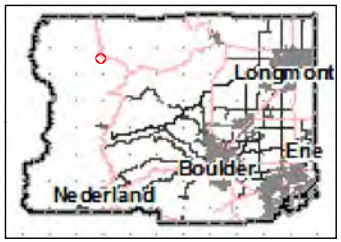
36 2nd

Legend

- Subject Property
- Parcels

NORTH 0 30 Feet

Area of Detail Date: 10/21/2015



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

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: LeMoine CABIN
Other Names: MATTHES CABIN – Changed FROM Joyanne FRITCH to MATTHES which is my maiden NAME
FRITCH CABIN
Historical Narrative: SEE ATTACHED Document

2. Location

Address(s): 36-2ND AVE. ALLENSPARK, CO 80510

3. Classification

Property Ownership: _X_ Public ___ Private ____Other

Category of Property: _X_ Structure ___ Site ____District

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

____ Contributing Resources _____ Non-contributing Resources

Narrative Describing Classification of Resources:

4. Function or Use

Historic Functions: SINGLE DWELLING

Current Functions: SINGLE DWELLING

5. Description

Narrative Describing Resource:

SEE ATTACHED DOCUMENT

6. Statement of Significance

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

✓ the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
____ proposed landmark as a location of a significant local, county, state, or national event;
✓ the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
✓ the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
✓ the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
✓ the proposed landmark's archaeological significance;
✓ the proposed landmark as an example of either architectural or structural innovation; and
✓ the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

Areas of Significance: SEE ATTACHED DOCUMENT

Period of Significance:

Significant Dates:

Significant Persons:

7. Bibliographical References

See ATTACHED Document

8. Geographical Data

Legal Description of Property:

Boundary Description: SEE ATTACHED Document

Boundary Justification:

9. Property Owner(s)

Name: Joyanne matthes **Signature:** JoAnne Matthes

Address: 36-2ND AVE BOX 17 **Date:** 10-2-15

Phone: 303-747-2415

E-Mail: JoyanneCOLORADO@aol.com

10. Form Prepared By:

Name: Joyanne Matthes

Address:

Phone: **E-Mail:**

11. Photos, Maps, and Site Plan

SEE ATTACHED Document

For Office Use Only

Docket Number:

Assessor ID:

Parcel Number:

Application Date:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: **5BL7488**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Allenspark (vicinity)**
5. Historic building name: **LeMoine Cabin**
6. Current building name: ~~Fritch Cabin~~ FRITCH - NOW Matthes Cabin MAIDEN NAME
7. Building address: **36 Second Avenue**
8. Owner name: **Joyanne ~~Fritch~~** Matthes
   Owner address: **P.O. Box 17**
   Allenspark, CO 80510

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **3 North** Range **73 West**
   NW¼ of SE¼ of NE¼ of SE¼ of section 26

10. UTM reference
    Zone **13**
    A. Easting: **455350** Northing: **4449220**
    B. Easting: Northing:
    C. Easting: Northing:
    D. Easting: Northing:

11. USGS quad name: **Allens Park, Colorado 1957; photorevised 1978**
12. Lot(s): **13-15**
    Block: **9**
    Addition: **Allenspark**
    Year of Addition **unknown**

13. Boundary Description and Justification:
    This property consists of a cabin, built in 1929, and a garage. The property is located on the north side of Second Avenue, behind the Crystal Springs Lodge, in the unincorporated community of Allenspark.

Official Eligibility Determination

(OAHP use only)
Date_____ Initials_____
___Determined Eligible - National Register
___Determined Not Eligible - National Register
___Determined Eligible - State Register
___Determined Not Eligible - State Register
___Needs Data
___Contributes to eligible National Register District
___Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
    L-Shaped Plan

15. Dimensions in feet: **758 square feet**
16. Number of stories: **One**
17. Primary external wall material
    Wood / Log
    Wood / Vertical Siding

18. Roof configuration (enter one):
    Gabled Roof / Front Gabled Roof

19. Primary external roof material (enter one):
    ~~Asphalt Roof~~ Metal Roof

20. Special features (enter all that apply):
    Porch
    Chimneys One Chimney

22. Architectural style/ building type:
    Late 19th and Early Twentieth Century Americ
    Movements / Rustic

21. General Architectural Description

This property consists of a rustic cabin, built in 1929, along with a garage which is located a short distance northwest of the cabin. In its current configuration, the cabin consists of: the original 1929 log structure which measures 20' N-S by 20' E-W; an 11' by 20' gabled addition to the north (rear) elevation; and a 10' by 12' gabled addition built onto the west elevation of the other addition. The cabin is a one story structure with a low concrete perimeter walls foundation. The original cabin has painted red whole log walls, with 1" by 8" corner boards. Square-cut wood shingles appear in the upper gable end on the south elevation. The additions feature painted red board-and-batten exterior walls. The cabin is covered by a moderately-pitched front gable roof, covered with brown asphalt shingles over 1x wood decking and 2x wood rafters. A large stone chimney is located on the exterior of the east elevation. Another stone chimney, as well as a red brick chimney, are located on the west-facing roof slope. The cabin's windows are entirely single and paired 4-light and 6-light hoppers, with painted red wood frames and surrounds. A painted red wood-paneled door, with a wood screen door, opens onto a 4' by 12' open wood porch on the south elevation. This porch features a concrete floor, and an open wood railing, and is covered by a gabled roof, with wooden knee brace supports. Another painted red wood-paneled door, with a wood screen door, is located on the cabin's west elevation.

Please see continuation sheet.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

This cabin was built in 1929 by Burt Hurtzen and his daughter Carma LeMoine. Ms. LeMoine, who taught school in Allenspark, was also the cabin's original owner. The original structure measured 20' square. Addition(s), measuring a combined 10' N-S by 32' E-W, have been built onto the original structure's north (rear) elevation.

23. Landscape or setting special features:
This property is located in the unincorporated community of Allenspark in northwestern Boulder County. Situated at an elevation of 8400 feet above sea level, Allenspark lies just a mile east of the Rocky Mountain National Park boundary, with Long's Peak and Mount Meeker not far to the northwest. The surrounding terrain is mountainous, marked by native pine and aspen trees, along with indigenous plants, grasses and wild flowers.

24. Associated buildings, features, or objects
Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1929**
Source of information:
Joyanne ~~Veitch~~; Allenspark Wind, July 2000; Boulder County Assessor records

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
Burt Hurtzen and Carma LeMoine

Source of information:
Allenspark Wind, July 2000

28. Original owner:
Carma LeMoine

Source of information:
Allenspark Wind, July 2000

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Cabin**

32. Intermediate use(s): **Domestic / Cabin**

33. Current use(s): **Domestic / Cabin**

34. Site type(s): **Seasonal Residence / Single Dwelling**

35. Historical Background

This cabin's history is narrated in an article written by Mary Stern which appeared in the Allenspark *Wind* in July 2000. A portion of the article is quoted below:

> [Joyanne Fritch] had purchased [the cabin] in 1992 from four teachers: Kathleen O'Loughlen, Lora Lee Lindgren, Linda Glaque, and Patricia Moreland. They had purchased it from the builder's daughter, Carma LeMoine, Allenspark's mid-century schoolteacher. Joyanne knew a book had been written by LeMoine about Allenspark, so she contacted the four women - "they were ecstatic" - who sent Fritch LeMoine's scrapbook of 1939-1940 Allenspark, complete with photos. Joyanne also found a letter written in 1982 by Carma LeMoine to the four teachers when they purchased her cabin, giving a bit of the cabin's history:
>
> > "I am very happy that my cabin sold to teachers and that you are enjoying it. I so loved the place, as it was my first very own home. I too am a teacher, now retired. My first y ear of teaching I saved money to buy the three lots, and later my father, Burt Hurtzen, helped me in 1929 to build the log cabin that I had always dreamed of owning. I lived in it while teaching at the Allenspark School which was located where the fire station meeting house now stands, diagonally across from your corner. It was a white frame, one-teacher school where I taught all elementary grades. It was hard work, but those little children were delightful to work with. I grew up in Boulder, and my husband Ken and I are C.U. alums. We were married at the cabin standing before the fireplace with three members of Ken's college dance band playing for the wedding. It was a happy affair with wild flowers for decorations, and friends gathered to wish us well. The fireplace, by the way, was constructed by my father using limestone crystals we had dug from a hillside near Salida. The cabin has been the scene of many happy occasions: vacations and parties with friends and family. We used to spend our Christmas vacations there skiing and skating, and later when our family came along we spent summers there playing with our children..."

Allenspark Historic Background

The town of Allenspark was named for Alonzo N. Allen, who came from Wisconsin to what was soon to become Colorado, during the Pikes Peak gold rush. Traveling overland by covered wagon, Alonzo brought his family with him, and, along with many other recent arrivals, he initially had thoughts of striking it rich. In the early 1860s, Allen made his way up the South St. Vrain River, eventually staking a claim in the valley below Taylor Mountain, southeast of the town which would later bear his name. In 1864, Allen constructed a cabin for his family near present-day Ferncliffe, the stone chimney of which still remains. Allen prospected for gold in the region, but soon turned to other endeavors as well. Within a few years, he was buying and selling horses, and growing hay and running summer cattle on his land. Eventually, though, Allen left the rigors of the high country behind, and moved his family down the canyon and out onto the plains, settling in the Longmont area.

Some years later, in the early 1890s, the future townsite of Allenspark was homesteaded by George Mack. By June of 1894, Mack had proved up on his homestead claim which was made up of eighty acres comprised of the east half of the southeast quarter of Section 26, Township 3 North, Range 73 West. Two years later, Mack sold the land to George Pfeiffer who established the Allenspark Land and Townsite. Catering to miners who were beginning to drift into the region, Pfeiffer constructed a hotel, donated land for a schoolhouse, and opened a post office. The fledgling community of Allenspark had been born.

Mining activity remained sluggish until 1903 when the Clara Belle Mine was opened northeast of the townsite. The Clara Belle Mine was owned by the Clara Belle Mining and Reduction Company, with L.C. Tripp as President, Joe J. Lank, Vice-President, and W.W. McCollister, Secretary-Treasurer. Tripp and McCollisters were attorneys who had practiced law together in Nebraska. The mine and mining company was named for their wives, Clara Tripp and Belle McCollister. The Clara Belle never produced any significant quantities of gold, however, efforts to exploit it brought people into the region and was the impetus which established Allenspark as a legitimate town. The creation of Allenspark as a mining camp was also part of a regional mining boom which, from the 1870s to the early 1900s, saw similar mining communities established at such places as Jimtown, Balarat, Gresham, Sunshine, and Ward.

By the 1910s, Allenspark was becoming known, not as a mining town, but rather as a tourist resort. Eventually capitalizing on the town's close proximity to Rocky Mountain National Park, Allenspark's entrepreneurial citizens constructed rustic-style lodges and seasonal cabins to attract visitors and adventure seekers. Allenspark, in its beautiful mountain setting at the base of Longs Peak and Mount Meeker, offered such amenities as hiking, horseback riding, bird watching, fishing, hunting, and cross-country skiing. The community's largest and most famous rustic lodge was constructed in the early 1930s by Dick and Mildred Isles. Initially known as the Isles Trading Post, this resort later became the Allenspark Lodge.

In the years following World War II, Allenspark's population increased, however, the community's core spirit remained much the same. During the latter half of the twentieth century, the town's venerable citizens, its old-fashioned charm, and its rustic lodges and cabins, continued to cater to visitors attracted by the splendors of the nearby Rocky Mountain National Park and Roosevelt National Forest.

36. Sources of Information

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Fritch, Joyanne. Oral interview with Carl McWilliams, August 24, 2000.

Marden Maps. Boulder County Ownership Plat, Map G1, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

Stern, Mary. "Historic Structures in Allenspark: Joyanne Fritch Shares Her Cabin's History." Allenspark *Wind*, July 2000, p. 22. [quoted above in the Historic Background section]

Weiss, Manuel. "Allenspark Historic District" Colorado Cultural Resource Survey Inventory Record, 21 January 1981. On file at the Boulder County Parks and Open Space Department, Boulder, CO.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No xx
Date of Designation: n/a

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

Boulder County Local Landmark Areas of Significance

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

1-501-A (2) The proposed landmark as a location of a significant local, county, state, or national event.

1-501-A (3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history.

xx 1-501-A (4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of constriction, or the use of indigenous materials.

1-501-A (5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder, whose work has influenced the development in the county, state, or nation.

1-501-A (6) The proposed landmark's architectural, cultural, or archaeological significance.

1-501-A (7) The proposed landmark as an example of either architectural or structural innovation.

xx 1-501-A (8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would be determined to be of historic significance.

Does not meet any of the above Boulder County Local Landmark Areas of Significance.

39. Area(s) of Significance:

Architecture; Entertainment / Recreation

40. Period of Significance: **1929-1952**

41. Level of Significance:
National:
State:
Local: xx

42. Statement of Significance

Built in 1929, this cabin is historically significant for its association with Allenspark's development as a rustic tourist resort during the first half of the twentieth century. The cabin is also architecturally notable for its Rustic architectural style. Due to some loss of integrity, the cabin's significance in these regards is probably not to the extent that it would qualify individually for inclusion in the National Register of Historic Places. The cabin, and accompanying garage, though, may be considered eligible for individual local landmark designation by Boulder County under Boulder County Criteria 1-501-A-(1, 4 and 8). Both structures would also be considered contributing resources within a potential Allenspark Historic District. (No such district currently exists.) The cabin accrues additional significance because its history is especially well documented.

43. Assessment of historic physical integrity related to significance:

This cabin displays an above-average level of integrity relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. The original cabin has been altered by the construction of addition(s) to the north (rear) elevation. These addition(s), though, are architecturally compatible with the cabin's original rustic log construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible:
Not Eligible: xx
Need Data:

Boulder County Local Landmark eligibility field assessment:
Eligible: xx
Not Eligible:
Need Data:

45. Is there National Register district potential?
Yes: xx
No:
Discuss: **Historic properties in Allenspark may have the necessary significance and integrity to qualify as a National Register historic district. This cabin would be a contributing resource within such a historic district.**

If there is National Register district potential, is this building:
Contributing: xx
Noncontributing:

46. If the building is in an existing National Register district, is it:
Contributing: n/a
Noncontributing: n/a

VIII. RECORDING INFORMATION

47. Photograph numbers:
Roll: **CM-166**
Frame(s): **13-16**
Negatives filed at: **Boulder County Parks and Open Space Department**
2045 13th Street
Boulder, Colorado 80306

48. Report title: **"Unincorporated Boulder County Historic Sites Survey Report"**

49. Date: **August 24, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

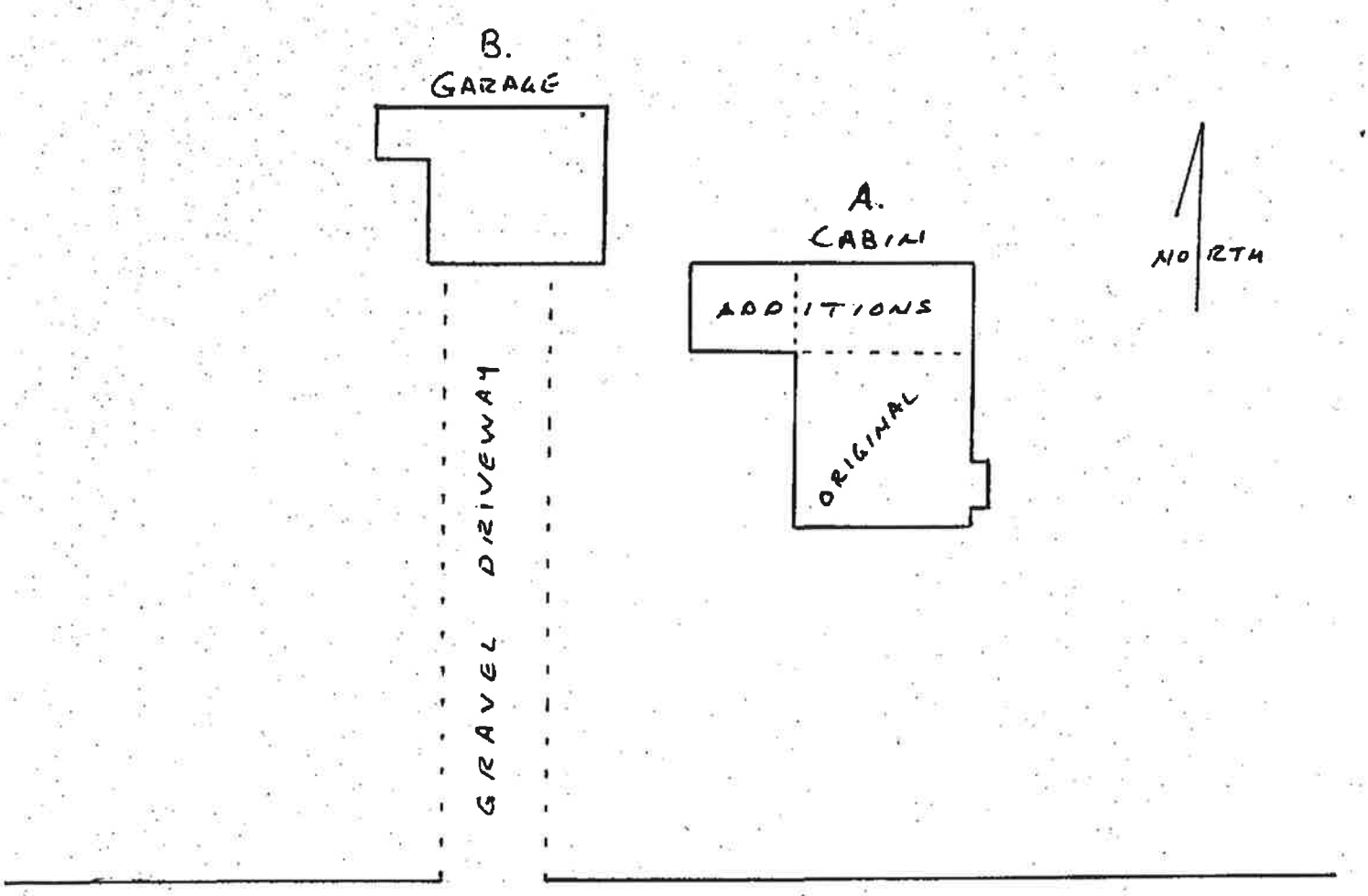
53. Phone number: **970/493-5270**

24. Associated, Buildings, Features, and Objects (continued)

Garage

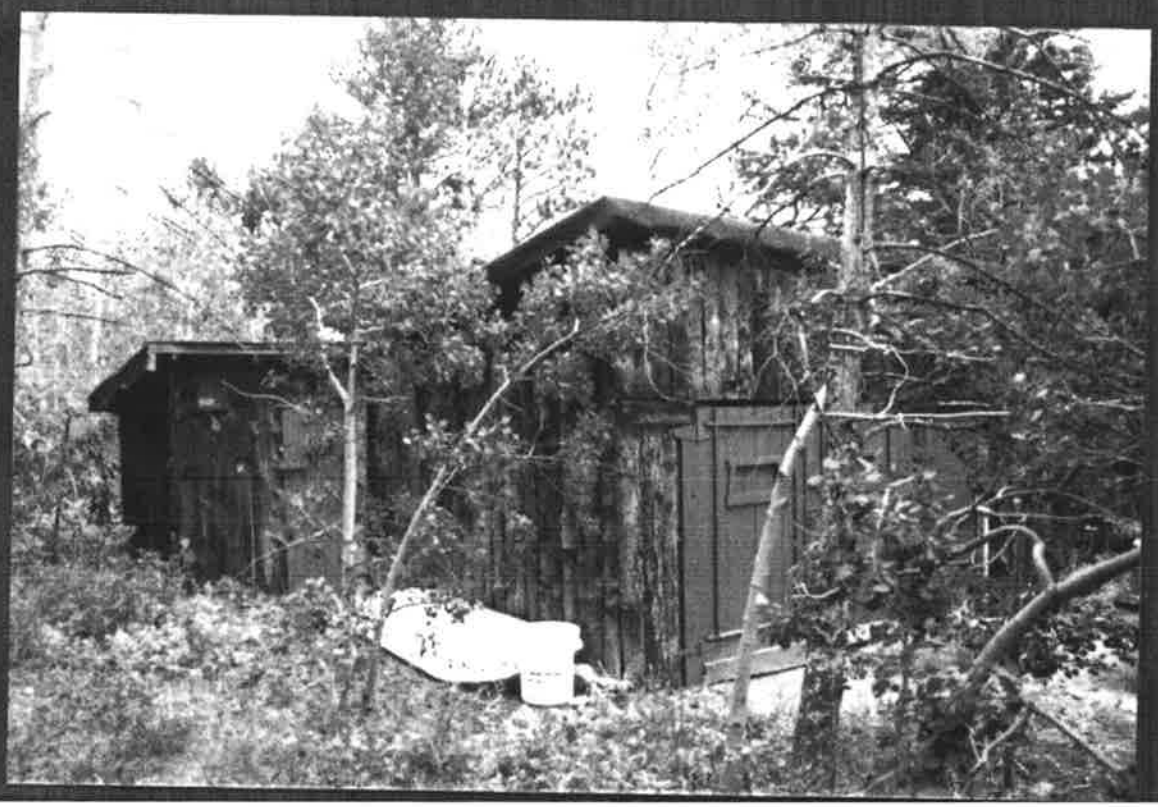
One-story L-shaped plan; 18' N-S by 20' E-W, plus a 6' by 6' extension at the north end of the west elevation (see sketch map); wood timbers on grade foundation; unpeeled vertical half logs exterior walls, over wood frame construction; shed roof, covered with rolled brown asphalt roofing over 1x wood decking and 2x wood rafters; one 4-light window located on the east elevation, and one 6-light window located on the south elevation, both with painted red wood frames; paired, painted red, vertical wood plank garage doors, side hinged with metal strap hinges, located on the south elevation; single, painted red, plywood door, located at the east end of the south elevation; single vertical wood plank door enters the extension at the north end of the west elevation; fair condition; good integrity.

5BL7488



SKETCH MAP

36 2nd Ave., Allenspark, Boulder County, Colorado
(Approximate Scale: ¼ inch = 5 feet)



36

36

Boulder County

Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, November 5, 2015 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-15-0004: Ryssby School

Request:	Boulder County Historic Landmark Designation of the school building
Location:	9397 N 63rd Street, in Section 15, Township 2N and Range 70 of the 6th Principal Meridian
Zoning:	Agricultural (A) Zoning
Applicants:	Erik and Kristine Olson

PURPOSE

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 the schoolhouse has been submitted on behalf of the owners, Erik and Kristine Olson. The landmark application is for the historic school only. An historic site survey was completed on the property in 1994 and it found that the schoolhouse is eligible for local landmark status.

The schoolhouse is one of the last remaining buildings associated with the historic Swedish community of Ryssby. The schoolhouse was built in 1910 as the third Ryssby School. Both the first and second Ryssby schools had previously been demolished. The schoolhouse was built with the school on the first floor and the teacherage upstairs. It has 12-inch thick brick walls covered with stucco.

When the smaller area schools were starting to be consolidated in the late 1940s and early 1950s, Ryssby School absorbed the local students and became the Altona Consolidated School District. It stayed open until 1962 and then was converted into a residence.

The schoolhouse has largely maintained its historic form with a alterations including two additions to the rear and a dormer on the north side. The main entrance was modified shortly after construction to

accommodate an anteroom, and the double door and transom window were removed sometime after 1955. A basement was added presumably when the local schools were consolidated.

SIGNIFICANCE

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

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

> The schoolhouse is significant for its association with local education and the history of Swedish immigration to Colorado and Boulder County in the early 20th Century.

Criterion 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

> The schoolhouse is architecturally significant as an example of an early rural schoolhouse.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-15-0004: Ryssby School** under Criteria 1 and 4 subject to the following conditions:

1. Alteration of any exterior feature of the structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).

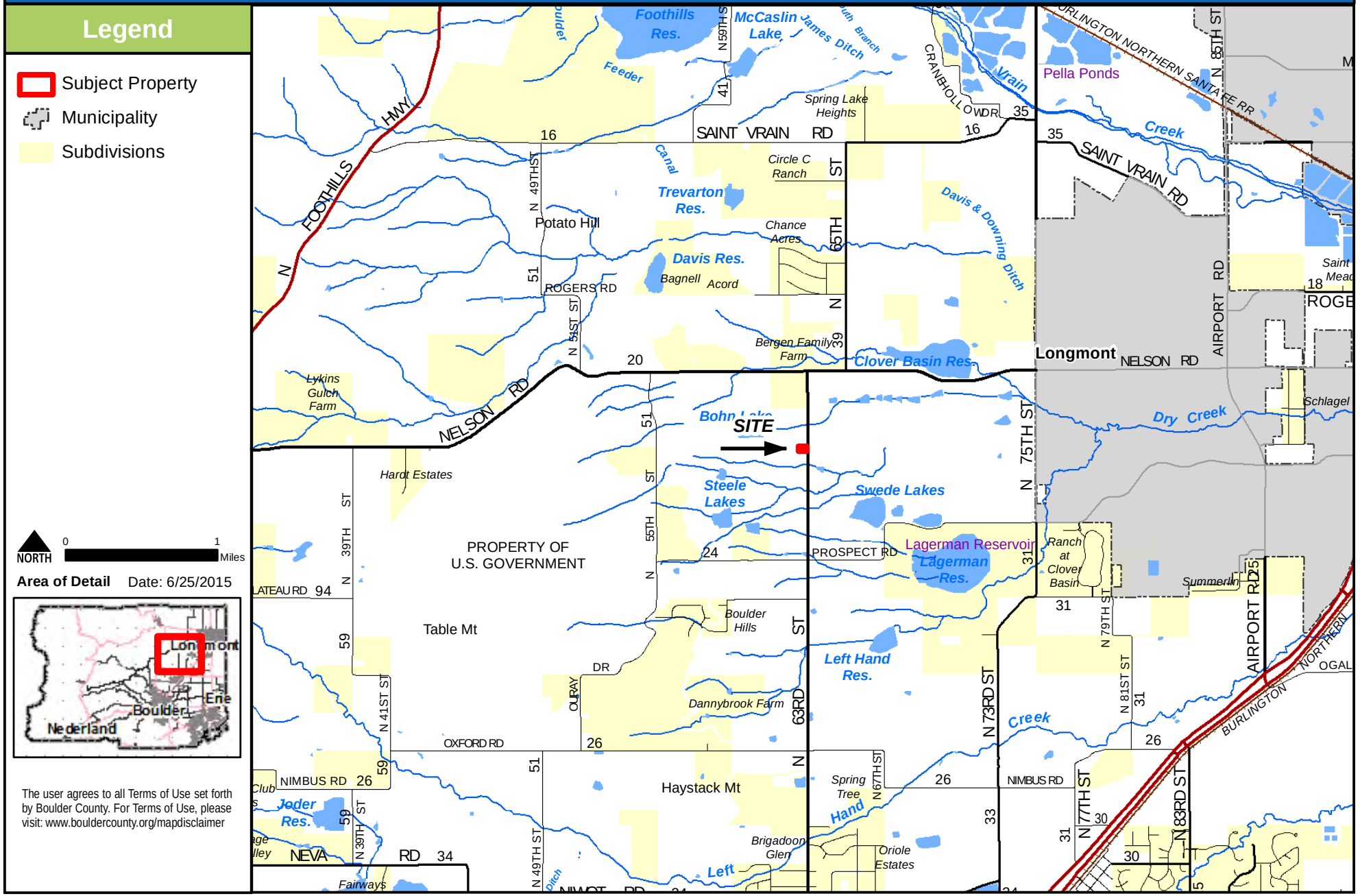
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Vicinity

9397 63rd



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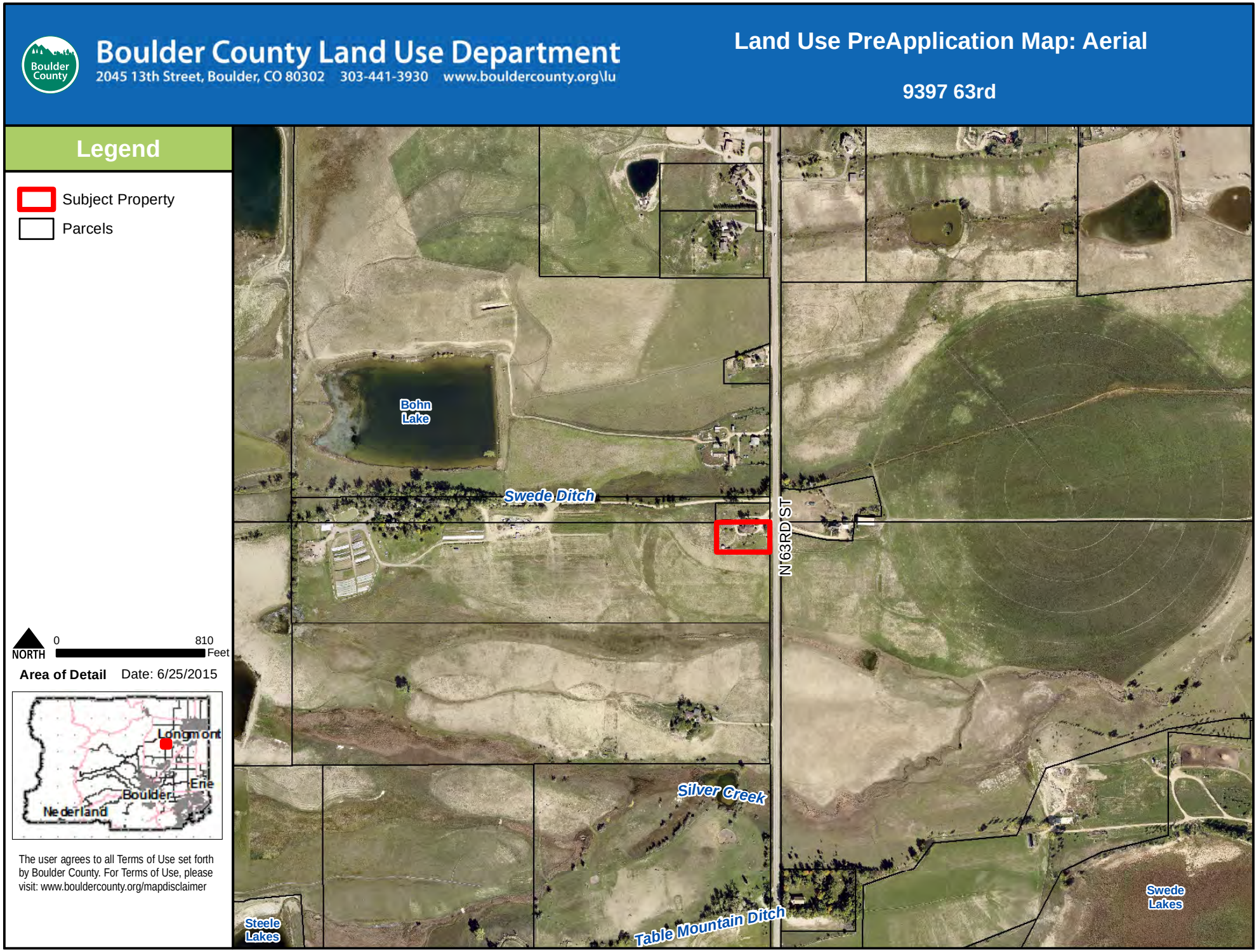
Land Use PreApplication Map: Aerial

9397 63rd



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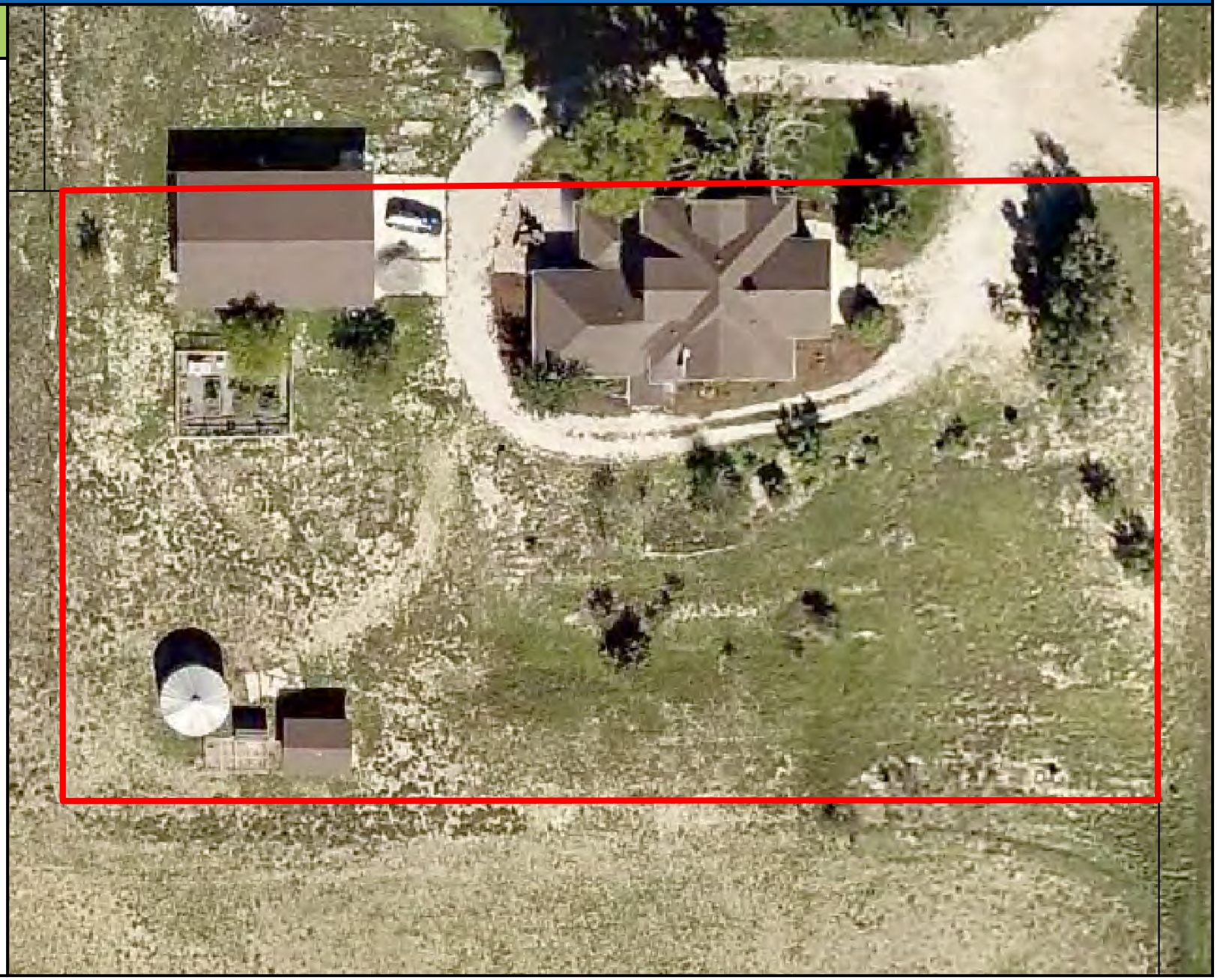
Land Use PreApplication Map: Aerial

9397 63rd

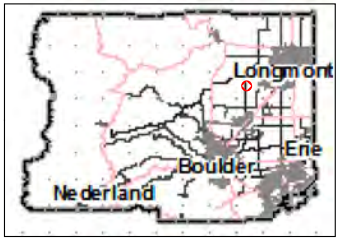
Legend

- Subject Property
- Parcels



NORTH 0 40 Feet

Area of Detail Date: 6/25/2015



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BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: Ryssby School, District #26
Other Names: NA
Historic Narrative: See Continuation Sheet #1

2. Location

Address: 9397 N. 63rd Street
Longmont, CO 80503

3. Classification

Property Ownership (Public, Private or Other): Private
Category of Property (Structure, Site, or District): Structure
Number of Resources within Property:
One contributing Structure: Schoolhouse
Four Non-Contributing Structures: 1 chicken coop, 1-grain bin, 1 detached garage, and one shed

4. Function or Use

Historic Functions: EDUCATION – Schoolhouse
Current Function: DOMESTIC – Single Family Residence

5. Description

See Continuation Sheet #5

6. Statement of Significance

Boulder County Criteria for Designation (Article 15, Section 501):
The schoolhouse meets 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.
And
(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 Ryssby schoolhouse is significant for its association with local education and the history of Swedish immigration to Colorado and Boulder County in the early 20th century. The school is located on a prominent hill about one half mile North of the Ryssby church. Architecturally, the building is significant as an example of a rural schoolhouse. Although the building does have two additions to the rear, the building still conveys its historical and architectural significance as a schoolhouse even with its present conversion to a residence.

Areas of Significance: Architecture, Education, Ethnic Heritage

Periods of Significance: Architecture (1910) Education (1910-1962)

Significant Dates: 1910

Significant Persons: NA

7. Bibliographical References

See Continuation Sheet #7

8. Geographical Data

Legal Description of Property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: PARCEL I A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE WEST 297 FEET; THENCE SOUTH 165 FEET; THENCE EAST 297 FEET; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO. PARCEL II A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SECTION 15, A DISTANCE OF 165 FEET; THENCE SOUTH 89°54'WEST, A DISTANCE OF 325 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTIONS 10 AND 15, A DISTANCE OF 265 FEET; THENCE NORTH 89"54' EAST, A DISTANCE OF 325 FEET TO THE EAST LINE OF SAID SECTION 10; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 100 FEET MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED ON FILM 591 AT RECEPTION NO. 835824, COUNTY OF BOULDER, STATE OF COLORADO.

Property Address is: 9397 N. 63RD ST., LONGMONT, CO 80503.

Boundary Description:
Location: 9397 N. 63rd Street
STR: 10&15 - T2N – R70W
Assessor: R0051920
Parcel No: 131715000001

Boundary Justification:

9. Property Owner(s)

Erik S. Olson & Kristine C. Olson
9397 N. 63rd Street
Longmont, CO 80503

10. Form Prepared By

George W. Schusler
933 5th Street
Boulder, CO 80302
Ph.: 303-818-5737
Email: alangschu@aol.com

11. Photos, Map, and Site Plan

See Attached

HISTORICAL NARATIVE:

RYSSBY SCHOOL

Between the years 1869 and 1880, many Swedish immigrants came to the Colorado Territory to build new homes on the prairie on the eastern slope of the Rockies. These Swedes as well as many Europeans were enticed to come to America to obtain free farmland in Boulder County and in turn many new farm communities emerged during this time period. This was a direct result of the Homestead Act of 1862. Additionally, they were courted by the Colorado Territorial Board of Immigration, which in 1872-73 needed to increase its population enough to qualify for admission to the union as a state and broaden its tax base. There was also strong recruitment by private companies and the railroads, which sent agents directly to Sweden to advertise jobs, inexpensive land, and an agreeable climate in Colorado. Many Swedes were also encouraged to come to America by letters from family and friends whom had already moved to Colorado. Swedish-Norse vice consul in Denver for the March 12, 1891 edition of the Swedish newspaper Svenska Korrespondenten puts us into context:

> "It is the best place in the union in which to settle. The climate is more like Sweden's than that of the East. Moreover, unlike other nationalities, the Swedish people are welcomed by the Americans, because of their energy and ability to work.. Railroad building has been the most remarkable in the world... Colorado is the greatest health resort in the union... Irrigation is making thousands of acres of land the most productive in the world. Price per acre is $12 to$25 for ordinary farmland and $25 to$500 for fruitlands...The great riches in metals—gold, silver, iron, copper, and lead ore—are being worked by a host of our countrymen. Wages are $3 to $10 a day. Also, there are riches in coal and rock quarries...Many countrymen are coming here from east and west, north and south. They never leave. It is good to be here."

In 1862, Sven J. Johnson, an agent for the White Star Line, along with Bengt Johnson, Aaron Peterson, Sven Magni, Peter Johnson, Lars J Larson, August Nelson, and Samuel Gummeson set off from their homeland, the old parish of Ryssby in the province of Smaland, Sweden. These eight families some of whom had been neighbors in Sweden were the first to come (1869-71) and took adjoining homesteads in the Left Hand valley (Boulder County) near Burlington. This area, Ryssby, although never a town, was the first Swedish settlement in the Colorado Territory. In these early years of Ryssby, the settlers were disappointed in the quality of the land and the minimal rainfall in the area. The farmers found a way of leading water from the mountains to their fields by digging ditches that drew water from a nearby creek and the St Vrain River. Their efforts resulted

in abundant harvests for many years. The Left Hand or Swede Ditch was appropriated on May 1, 1871 and was one of the earliest in northern Colorado.

In 1875, the colony built a log schoolhouse on a piece of land donated by Sven Johnson. A school district (No. 26, Boulder County) had been organized in 1873 and until the building of the schoolhouse; a day giving English instruction had met a few months a year in Sven Johnson's front room. With the building of the schoolhouse on a prominent hill, a community center was established and on Sundays the schoolhouse served as a church. This schoolhouse became the central community center for the many Swede immigrants until the community decided to build a new Church south of the school in 1881 on three acres donated to the congregation by John Anderson. By Midsommer's day of 1882 the church resembling in architectural design the old parish church of Ryssby in Smaland, was ready for its dedication.

In 1888, a new one-room school was constructed on the same site that the log one had stood. This schoolhouse was built of brick and was later replaced in 1910 by the current schoolhouse also built of brick and stuccoed at a later date. Over time, as the student population increased, it was enlarged three times—first with an entryway, then a second floor and finally a basement. The entryway accommodated coats, boots, lunchboxes, and a water bucket, which was filled each morning from a cistern in the schoolyard. The schoolyard was typically barren and without much vegetation although Arbor Day was celebrated every year by planting trees in the Ryssby schoolyard. Former student Alice Steele Campion noted that "It was such a dry, windy hill that none ever grew—only cactus." A communal dipper allowed students to fill their personal drinking cups, which were taken home at the end of each week to be washed. Andrew Steele recalled that most of his classmates were Swedish and spoke only "Swede" on the playground. Lessons were taught in English, but it frustrated the teachers who couldn't communicate in the Swedish language. In about 1920, a second story teacherage was added and Bertha James was the first teacher to occupy the new living quarters. There was no plumbing, however, so household water had to be hauled upstairs and waste water carried down in a slop jar. Irene Lyberger who was born in 1899 remembers having to always walk to the Ryssby School and in the 1913 blizzard with 1x4 skis her father had made. She says it was a one-room school then and was heated by a large pot-bellied stove located in the middle of the room. The anteroom had no heat at that time. She remembered having to walk about a mile to the school, which took about an hour, and always carrying a hoe in the summer months to and from. The hoe was for protection from rattlesnakes, which would often be hiding in the bushes along the way. Velma Gould went to the Ryssby School beginning around 1919. She was the only graduate in her class. She remembers the Ryssby School as having one, then, two, and then four rooms. Two rooms had been built on to the back after the consolidation of the district. Velma taught at many schools in the area and at one point taught upstairs at Ryssby where they had converted one of the back rooms of the teacherage to a classroom. This was in about 1960-61. Harold Steele who was born in

1929 remembers Ryssby as a two-room schoolhouse with no running water and girls and boys outhouses out back. He remembers that one room had grades 1-5 and the other had 6-10, which was unusual since most schools only went to grade 8 and then the students went off to high school in Boulder.

The gradual consolidation of many small county school districts began in 1948, when the Bader, Altona, Ryssby, and Potato Hill districts were combined into one. Students transferred to the larger Ryssby School while all the others were closed. This was now called the Altona Consolidated School District. To accommodate the combined enrolment, a basement was dug, and a lunchroom program was introduced. Lorenna Gaddis who along with her husband had purchased the John Nelson farm was instrumental in creating the first hot lunch program for the Ryssby school. Final consolidation of all school districts in Boulder County was completed in the 1960s, resulting in the creation of the current St. Vrain Valley and Boulder school districts. The last class held in the Ryssby School was in 1962, after which the building was sold to Vernon Newberry for $7,000. Aside from its stone church and stucco schoolhouse, no historic buildings associated with Ryssby remain. Today (2015), the schoolhouse is in use as a private single family residence.

DESCRIPTION:

The Ryssby schoolhouse is a one and one half story building with most of the second floor contained within the attic space. The original 1910 building which is actually the third school building on the same site measures 34′-6″ by 41′-6″. After consolidation of the school districts, a third class room was constructed to the rear of the building measuring 25′ by 31′. Also at this time, a set of bathrooms were added to the rear of the building as well which measured 16′-6″ by 19′. This building was actually quite large for a rural school house and absorbed many students from other districts that were closed during the consolidation. After consolidation, it was named the Altona Consolidated School District.

The Ryssby School of 1910 was constructed with 12″ thick brick walls which were covered in a light beige stucco at an unknown date and for unknown reasons. A 10′ by 20′ anteroom was added shortly after construction to allow for boots, coats, lunchboxes, as well as helping to keep out the winter blasts of cold air entering directly into the classrooms.

There are six 2 over 2 wood double hung windows, three on the North elevation and three on the South. All the windows have pronounced concrete headers and sills covered in the stucco to imitate stone. The East (front) elevation has four 2 over 2 wood double hung windows, two on either side of the anteroom and two on the anteroom along with the entry door. The building originally had double entry doors, which were rare in the West. This feature was a holdover from church architecture. At on point, probably in the late 40′s, a 21′ by 34′ basement was dug out to accommodate school lunches. The basement walls are board formed concrete with four small window wells, one to the East and three to the South. The roof is asphalt shingles now but originally had wood shingles. The roof is a hip design with three dormers, one to the North, the West, and the South. The dormer to the North appears to have been constructed at a later date as it is a slightly different design and smaller. The original dormers to the South and West had wood 4 over 4 wood double hung windows. The dormer to the North has a smaller aluminum framed window and the dormer window to the West has been replaced with an aluminum-framed window. All the dormers are sided with wood shingles. The roof has a brick chimney projecting out of it from the furnace in the basement. Although in the original 1910 photograph, there was no bell tower, the 1950′s photo does show one. It has since been removed. The anteroom has a gable roof with two 4 over 4 wood double hung windows. The upper gable end of the anteroom is covered in wood shingles. All the wood shingles appear to have been painted or stained a darker contrasting color in earlier photos. Today, the gable end shingles of the anteroom are painted a slightly darker color compared to the light beige stucco walls. The remaining dormer′s shingles are now natural wood. Roof brackets have been added in all locations where the 30″ overhang exists for structural support. The brackets were not present in the earliest photo but are present in the 1950′s photo. The two additions to the rear are constructed with concrete masonry units and

stucco to match the original building. All the windows in the additions are steel framed sliders or casement with the pronounced headers and sills like the original building. The additions have hip roofs with asphalt shingles. The original outhouses were located to the rear of the property and were most likely removed when the bathrooms addition was constructed. There was no running water in the 1910 building so a large cistern was constructed just to the north of the front entry. The cistern still exists today but is no longer used.

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Dyni, Anne, *Niwot, Colorado: Birth of a Railroad Town*, The History Press, 2011.

Dyni, Anne, *Back to Basics: The Frontier Schools of Boulder County, Book Lode, 1991.*

Eberhart, Perry, *Ghosts of the Colorado Plains*, Swallow Press, 1986.

Federal Writers Project, *The WPA Guide to Colorado: The Highest State, Trinity University Press, 2013. (original 1940)*

Papers

McLaughlin, Cynthia Shaw, *Northern Lights: Boulder's Swedish Heritage*, Prepared for Boulder Historic Context Project, 1993.

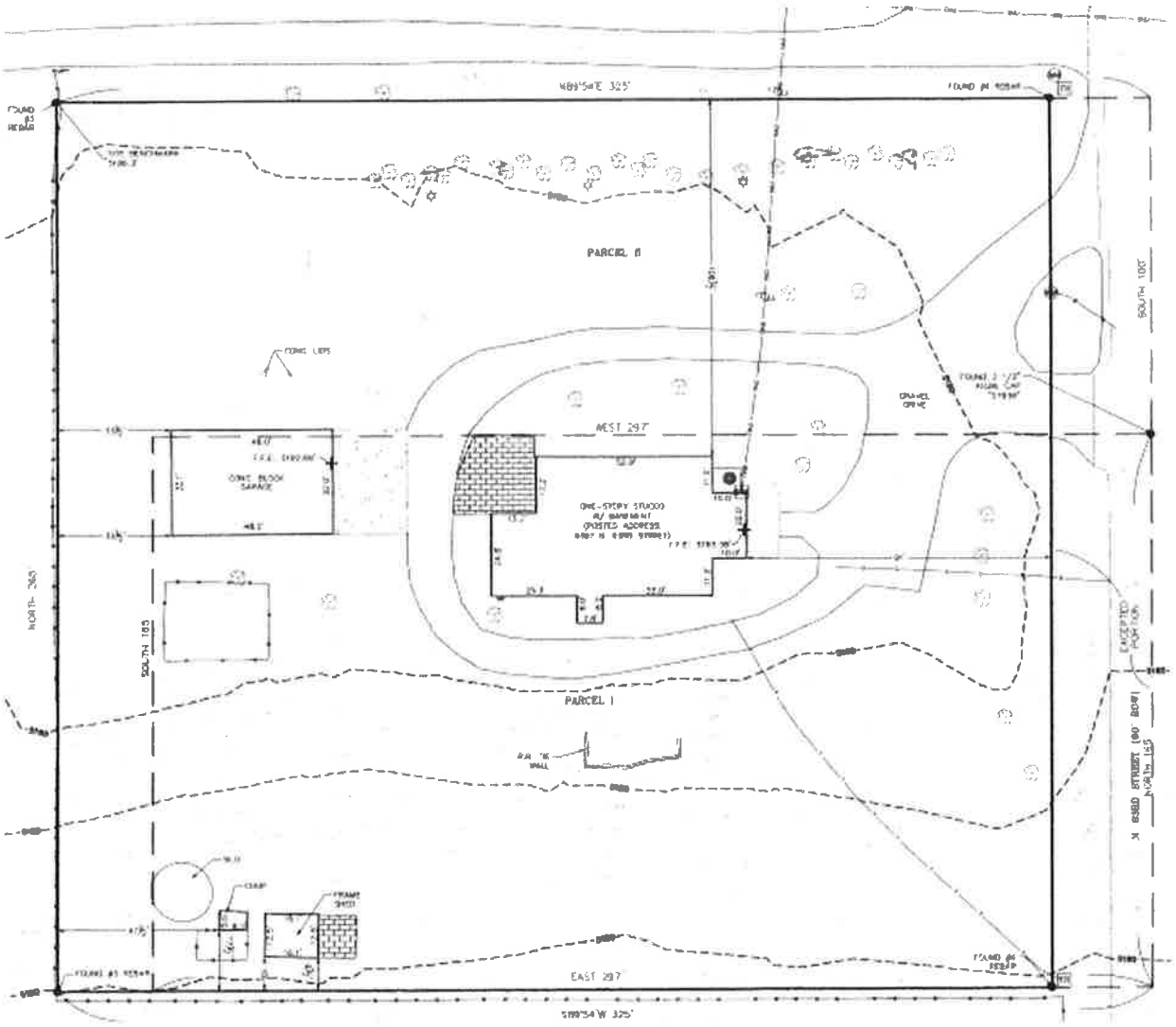
Carlson, Elmer, *The Role of the Swedish People in the History of Colorado*, A thesis submitted in partial fulfillment of the requirements for the degree of Master of Arts at the Colorado State College of Education, 1936.

Boulder County Historic Landmark Designation Applications

Beam, Carol A., *Altona Schoolhouse*, Boulder County Parks & Open Space, 2012.

Howard, June P., *Sunshine Schoolhouse,* Sunshine Cemetery Association, 1994.

Location Map

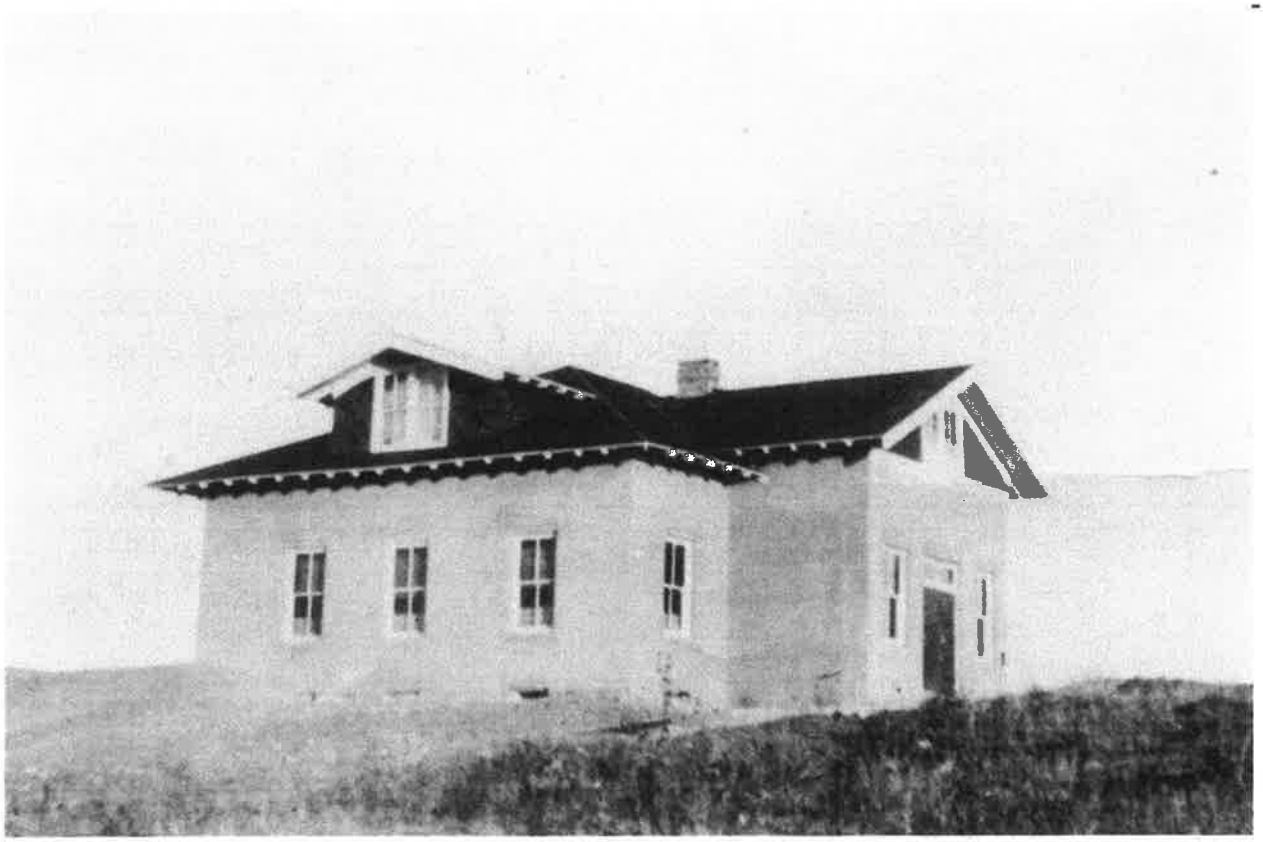


SITE PLAN

N.T.S.

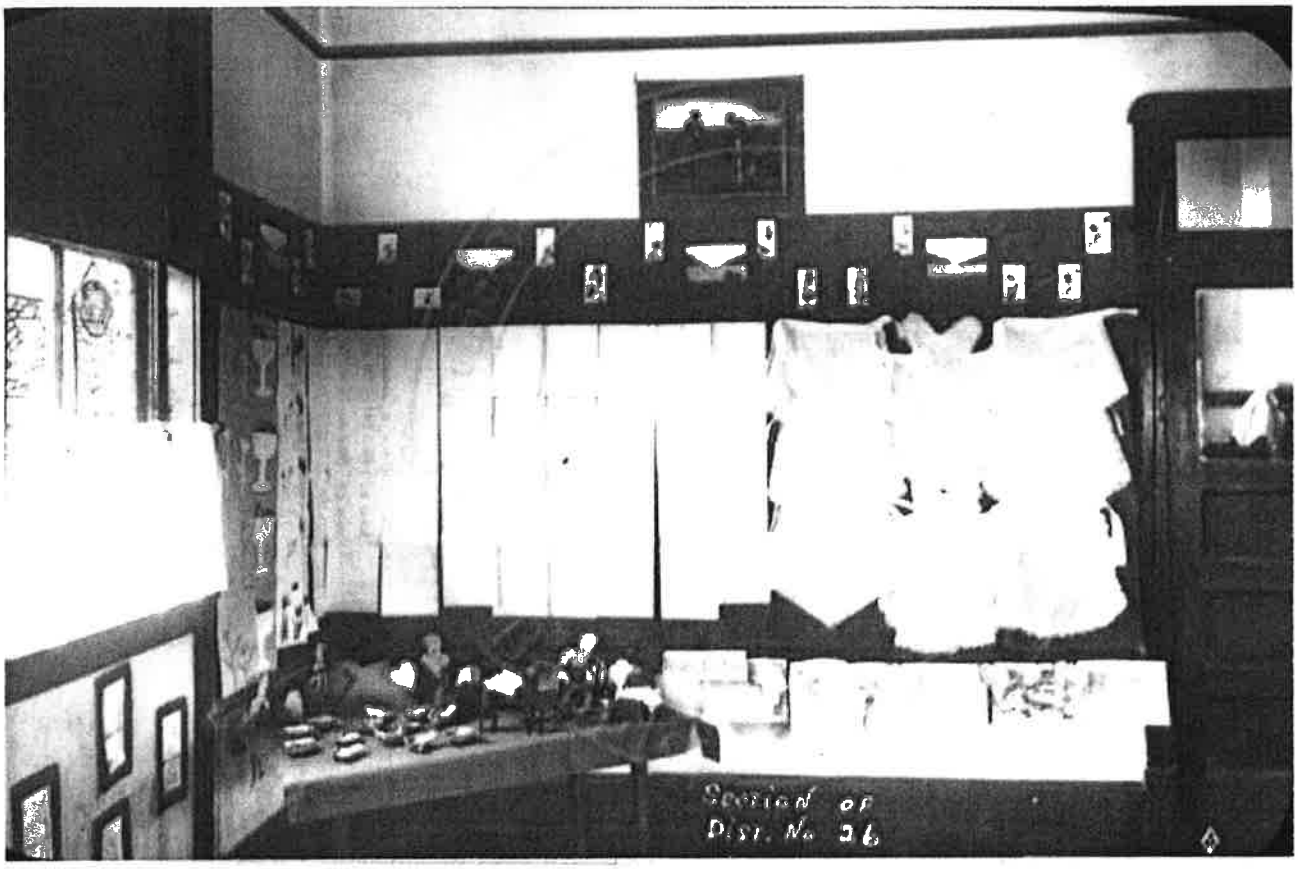
N

Ryssby School #2, District #26,
date unknown

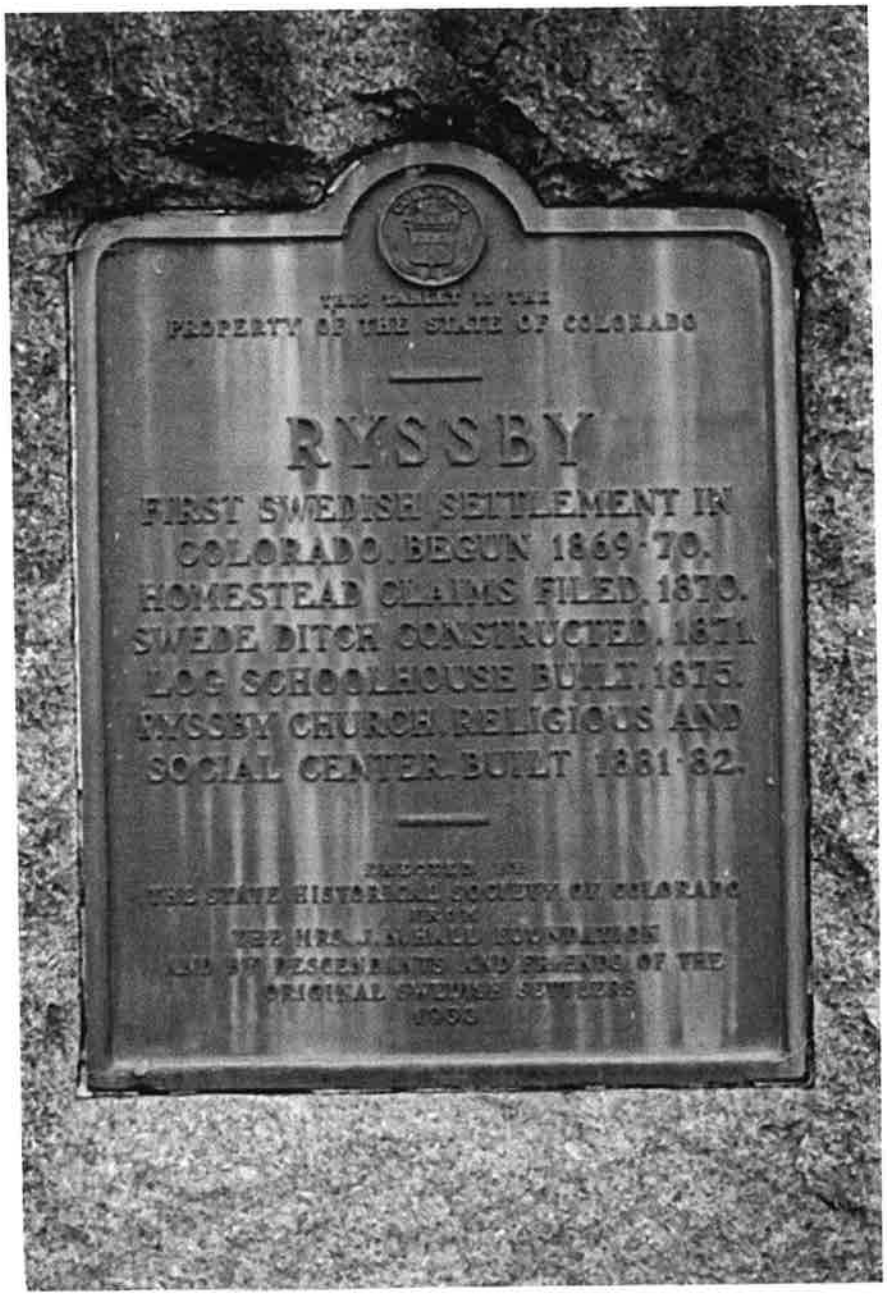


Ryssby School #3, District #26,
date unknown

Ryssby School #3, District #26, ca 1955



Ryssby School #3, Interior with classroom work, ca 1915



Historic Marker at Ryssby Church recognizing Ryssby as first Swedish settlement in Colorado

2

HISTORICAL DATA RECORD

Boulder County Pioneer and Fourth of July Committee

Name of Informant Hilda I. Johnson

Present Address 1722 Grove St., Boulder, Colo

Name of Parents if Pioneers Mr. Bengt M. Johnson & Mrs. Charlotte E. Johnson

When did they come to Colorado? 1873 Where from? Sweden

Were they married when they came? No Place

Date How did they come to Colorado?

How many days on road? 1 Month Where did they locate? 12 miles North - Rysbby (Swedish settlement)

Members of family coming with them None

Places they lived in

How long in Boulder County? 61 years

What members of family were born in Boulder County 7 children

Give dates, present names and addresses

Mr. G. B. Johnson, 1722 Grove St., Aug. 26, 1874

Mrs. Chas. W. Haffner, 1722 Grove St, May 17, 1881

Mrs W. Burt Smith, 210 E. Durham St Philadelphia, Pa. Aug 15, 1884

Hilda I. Johnson, 1722 Grove St, Nov 19, 1885

Date of Father's Birth Jan. 28, 1842 Place Smoland, Sweden

Date of Death Apr. 26, 1908 Burial Rysbby

Date of Mother's Birth Nov. 23, 1853 Place Stockholm Sweden

Date of Death Burial

(OVER)

INFORMANT

Date of your birth Nov. 19, 1888 Place Rysdby, Boulder Co.

When did you come to Colorado, if you were not born here?

How long have you lived in various communities of Boulder County? 45 years.

How long have you lived at present address? 32 years. Present occupation Nurse

Names of your children (with addresses)

Names of brothers and sisters Mrs. S. B. Johnson, Mrs. Chas. W. Haffner, & Mrs W. Burt Smith

Name of husband or wife

Birth place Date

Education

If veteran of any war, or descendant of veteran or parents of a veteran, give data

What caused you or your parents to come to Colorado? Home seeker

If married in Colorado, give date, place and other particulars Boulder, Colo. Dec. 31, 1873 at the Congregational parsenage, by Rev. Thompson.

If descendant of a former County Official, give name and relationship

If born in foreign country, when did you come to the United States?

Where did you land?

Were your parents homesteaders? If so give location of farm and present tenancy Yes, Rysdby, Boulder County. Boulder, Colorado

If you returned East to marry or came West to marry, give particulars

If charter member of any organization, church or first student in any school, give particulars

Public service—nature of

Have you any old-time pictures of yourself, your parents, or of the community in which you located that you are willing to give to the Pioneer Association of your community or to the Court House Museum? Answer Yes or No

(OVER)

OTHER INTERESTING DATA

On this page write what you think should be included in the history that the committee is endeavoring to collect concerning Boulder County and Boulder County pioneers.

OTHER PIONEERS

In this space write names and addresses of other pioneers.

Mr. Joseph Haffner, 595 So. Pearl St., Denver, Co
Mrs. Hulda Lamb, Longmont, Colo.
Mrs. August Swanson, Loveland, Colo. R. F. D.
Mr. Gunnie Johnson, Niwot, Colo. R. F. D.
Mr. Ed. Johnson, 522 Pratt St., Longmont, Colo.
Mrs. John Westerdoll, Loveland, Colo.
Mr. + Mrs. Nels Martin, Loveland, Colo.
Mr. Oscar Moline, 510 ~~Federla~~ Federal St. Bend, Ore
Mr. + Mrs. John L. Nelson Lmamont Colo

On this page write other information that will help the committee get a complete record of your family and paste clippings for their consideration. This record will be preserved by the County Clerk and clippings may be obtained from him when wanted, after July 4, 1933.

My parents were the first Charter members of the first Lutheran church built in this county, located namely at Rysaby, Boulder County, Boulder, Colorads.

My father was secretary for twenty five years of above named church and was secretary for same number of years of School District no. 26.

My brother Bernard S. Johnson was the first baby born in Rysaby, Boulder County, Colorado.

Present day (2015) photo of East Elevation

Present day (2015) photo of South and East Elevation

Present day (2015) photo of North and East Elevation

Present day (2015) photo of North Elevation

Present day (2015) photo of West Elevation

Present day (2015) photo of West and South Elevation

BOULDER COUNTY
HISTORIC SITES SURVEY

OAHP Use Only
___Determined Eligible
___Determined Not Eligible
___Nominated
___Listed
___Need Data
___Contributing to NR District
___Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: 5BL~~1929~~ 5566 Temporary Site Number: 0051920

IDENTIFICATION

Resource Name: Newberry property

Address: 9397 North 63rd Street

Location/Access: This property is located about ½ mile south of the junction of North 63rd and Nelson Road southwest of Longmont, Colorado. Located on the west side of the road, the site is accessed by a gravel drive that runs west off North 63rd.

Project Name: Boulder County Historic Sites Survey

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

Site Categories: single dwelling

Located in an Existing National Register District? No
District Name: N/A

Owner(s) Address: Vernon and Kimie Newberry
9397 North 63rd Street
Longmont, Colorado 80503

Boundary Description and Justification:

The site consists of a house, shed, granary and a modern garage.

Acreage: 1.23 acres

ATTACHMENTS

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

LOCATION

County: Boulder

USGS Quad: Hygiene, Colorado, 1968, photorevised 1979, 7.5 Minute

Other Maps: N/A

Legal Location: 1.23 acres in NE¼ NE¼ Section 15, Township 2 North, Range 70 West, of the 6th Principal Meridian

UTM References: Zone: 13
A. Easting: 482380 Northing 4443700

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

xx		Does not meet any of the below National Register Criteria
		Qualifies under Criteria Considerations A-G
	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)
		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:

Eligibility Recommendation: eligible for local landmark designation under Boulder County Criterion 1-501-A-(1); not eligible for the National Register of Historic Places

STATEMENT OF SIGNIFICANCE

The property at 9397 North 63rd was originally filed upon by Alfred Johanson in February 1874. The property was located near the settlement of Ryssby, a Swedish community west of Longmont, that developed after immigrants arrived there in 1869. In September 1873 school district #26 was formed. Between 1873 and 1875, the first Ryssby School was built on this site. A log structure, it was razed. A brick replacement school was built in 1888. It too was razed, in 1910, and a stuccoed two room school with an upper story teacherage was constructed. It is presumed that the first two schools were built on or near the site of the third stuccoed school. In 1948 district #26 was consolidated with the Altona District #AC3. Presently the third Ryssby school is a residence. It is not known when this transformation took place. The current owners are Vernon and Kimie Newberry, who acquired the property in 1966. It appears that many of the windows in the residence are of the original style used in the stuccoed school.

Evaluation

This building is significant for its association with the development of the community of Ryssby and the region's Swedish settlement beginning in the 1860s. In particular, the building's former use as a school makes it important in interpreting the theme of education in rural Boulder County. Although the building's general lack of integrity (because it has been converted to a house) should probably preclude its eligibility to be listed in the National Register of Historic Places, it should be considered eligible for local landmark designation under Boulder County Criterion 1-501-A-(1). Other buildings on the property do not appear to possess sufficient integrity or significance to qualify for National Register or local landmark designation.

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: the property is being well maintained

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Boulder County Treasurer Ledger 39, 1864-1923, p. 125. Located at Carnegie Branch Library for Local History.

Anne Quinby Dyni, Back to the Basics: The Frontier Schools of Boulder County, Colorado, 1860-1960 (Boulder: The Book Lode, 1991), pp. 68-69.

David P. Nelson, "The Country Church," (condensed) in "100 Years: 1878-1978 First Lutheran Church, pp. 6-8. Located at Carnegie Branch Library for Local History.

Photographs: **Roll(s):** L-13 **Frames:** 29-31

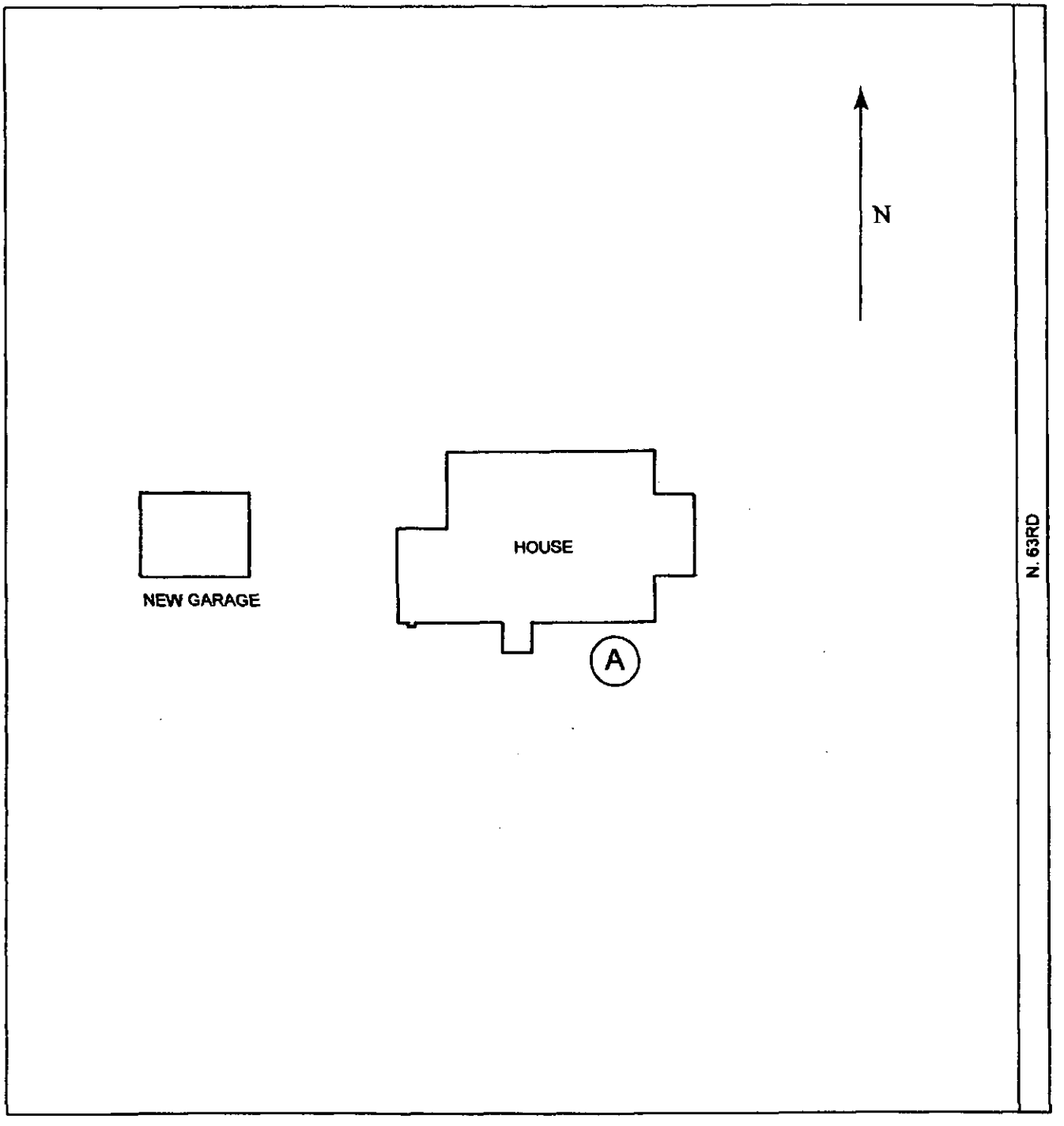
Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

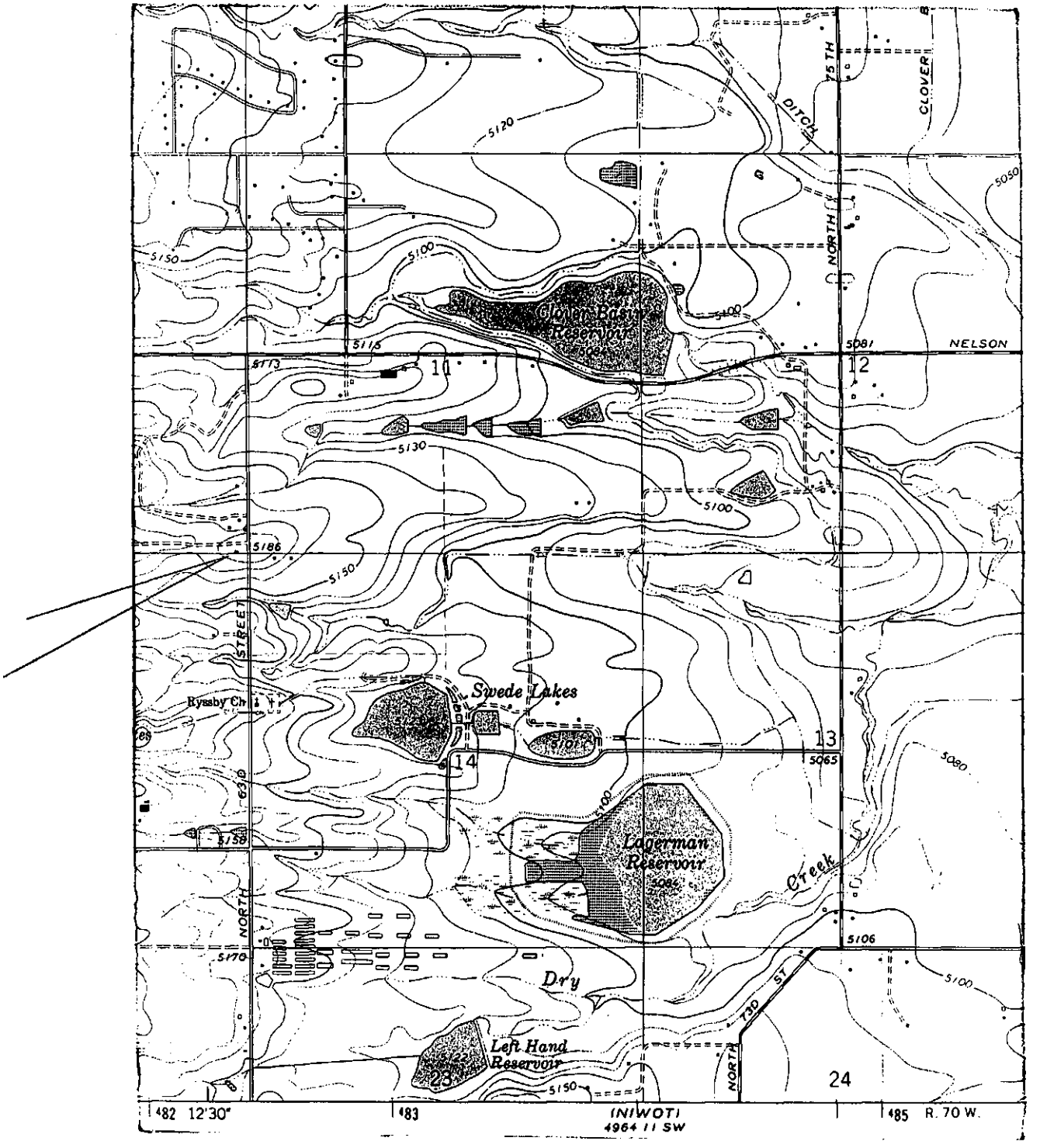
Recorder(s): Lisa Schoch-Roberts and Carl McWilliams **Date:** 7 November 1994

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



SITE PLAN . . . . . NOT TO SCALE



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

BOULDER COUNTY
HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL~~1929~~ 5564 Temporary Site Number: 0051920

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: House

Complex/Site Name: Newberry property at 9397 North 63rd Street

Roll: L-13 Frames: 29-31 Photographer: Lisa Schoch-Roberts

FUNCTION

Current Use: residence

Original Use: school

Intermediate Use(s): school

ARCHITECTURAL HISTORY

Architect: n/a

Builder: unknown

Date of Construction: c1888
Based On: Boulder County Assessor's Records

Additions/Modifications: Minor: Moderate: Major: xx

Moved? no Date: N/A

Specific References to the Structure/Building

Boulder County Treasurer Ledger 39, 1864-1923, p. 125. Located at Carnegie Branch Library for Local History.

Anne Quinby Dyni, Back to the Basics: The Frontier Schools of Boulder County, Colorado, 1860-1960 (Boulder: The Book Lode, 1991), pp. 68-69.

David P. Nelson, "The Country Church," (condensed) in "100 Years: 1878-1978 First Lutheran Church, pp. 6-8. Located at Carnegie Branch Library for Local History.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This house is located in a rural setting west of North 63rd Street. There are pastures to the south, north and west of the house. A shed and granary stand to the southwest. There is a garage to the west.

Orientation: east

Dimensions: ~43' north-south by ~75' east-west

Stories: 1½

Plan: irregular

Foundation: stuccoed concrete; basement windows

Walls: bluish-gray colored stucco with charcoal colored wood trim; square-butt shingle siding in dormers

Roof: hipped roof with two hipped-roof extensions on the west and south elevations; intersecting gables on east elevation; gable on enclosed porch to the south; all with gray asphalt shingles and boxed eaves

Chimneys: two chimneys: one interior red brick with concrete cover on east roof slope; one exterior red brick on south elevation

Windows: predominant window styles include six 2/2 double hung sash with painted green wood frames, metal storms and stuccoed sills and lintels; two paired 4/4 double hung sash with painted black wood surrounds in dormers; two non-original metal framed horizontal sliding windows; two paired casements with painted black wood and stuccoed surrounds; one fixed-pane with 2-lights on each side; three 1/1 double hung sash with painted green wood frames and stuccoed sills and lintels; one large fixed-pane and three casements flanked by fixed-pane windows on each side, and three fixed-pane windows across the top, with wood frames and stuccoed sills and lintels

Doors: white metal fire door with metal storm door on east elevation; painted black solid wood in south enclosed porch; single wood-paneled entry door with 1-light and metal screen door on west elevation

Porches: concrete and stone porches on east, south and west

Interior: not surveyed

Additions: hipped roof additions to the west and south elevations

Associated Buildings, Features or Objects: shed, granary and a modern garage (all not surveyed)

State Site Number: 5BL~~1929~~ 556
Temporary Site Number: 0051920

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible xx 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

This building is significant for its association with the development of the community of Ryssby and the region's Swedish settlement beginning in the 1860s. In particular, the building's former use as a school makes it important in interpreting the theme of education in rural Boulder County. Although the building's general lack of integrity (because it has been converted to a house) should probably preclude its eligibility to be listed in the National Register of Historic Places, it should be considered eligible for local landmark designation under Boulder County Criterion 1-501-A-(1)

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 and Lisa Schoch-Roberts Date: 7 November 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

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INSERT EMULSION SIDE DOWN
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ASSIGNMENT:

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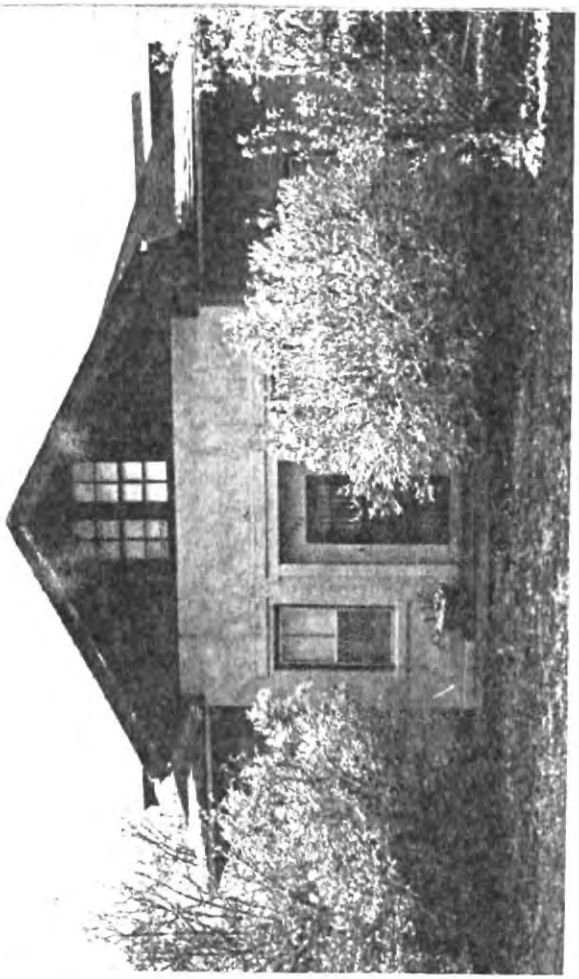
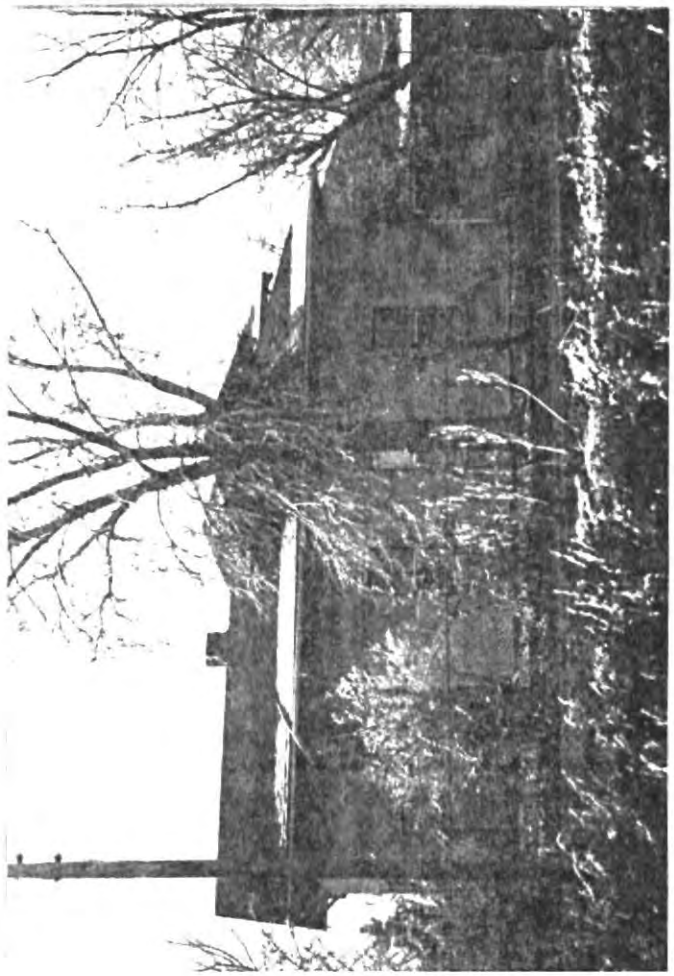
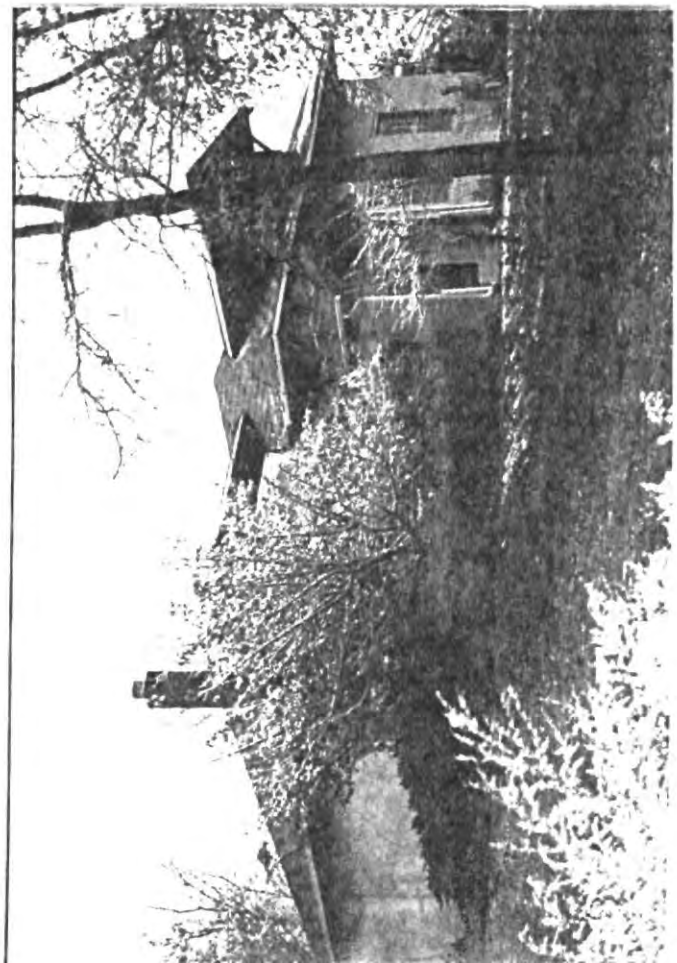






5BL~~1829~~ 5566
House
9397 North 63rd Street
7 November 1994
Negative located at Boulder County Parks and Open Space Department
2045 13th Street,Boulder, CO 80306
Photographed by Cultural Resource Historians / Tatanka Historical Associates Inc.
View to West
Roll L-13
Frame 29

5BL~~1829~~ 5566
House
9397 North 63rd Street
7 November 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 L-13
Frame 31

5BL~~1829~~ 5566
House
9397 North 63rd Street
7 November 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 South
Roll L-13
Frame 30

Boulder County

Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, November 5, 2015 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-15-0005: Eldora Station and Lake Eldora Station

Request:	Boulder County Historic Landmark Designation
Location:	602 Bryan Avenue, Eldora, in Section 21, Township 1S and Range 73 of the 6th Principal Meridian
Zoning:	Forestry (F) Zoning
Applicants:	Douglas and Rita Dart

PURPOSE

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 the property has been submitted by the owners, Douglas and Rita Dart. The landmark application is for the whole property which includes the residence, and two outbuildings.

Earlier this year, this property went through the Vacation and the Subdivision Exemption processes with Boulder County. On January 8, 2015, HPAB reviewed dockets V-14-0002/SE-14-0013: Dart Vacation and Subdivision Exemption and found the property to be eligible for landmark status. They then agreed (4-0) to recommend to the Board of County Commissioners that dockets V-14-0002/SE-14-0013 be approved with a condition that the property first be landmarked. On March 24, 2015, the Board of County Commissioners heard the dockets and approved them with that condition.

The residence is outside of the boundaries of the Eldora Historic District on the National Register. The 1997 historic site survey notes conflicting construction dates as the Assessor records say 1899 but locals suggest that the residence had its origins as the Eldora Railroad Depot and therefore dates to 1905. Parts of the current residence do seem to match the train depot as it appears in an historic photo. The train depot would have been used between 1905 and 1919. The historic site survey suggests that the structure was moved a short distance to its current location, but the current owner believes that it is still in its original spot.

Cindy Domenico *County Commissioner* **Deb Gardner** *County Commissioner* **Elise Jones** *County Commissioner*

At the January 2015 HPAB meeting, it was reported that there is also a shed and a bathhouse on the property and that they are believed to date to the 1920s. With further research, the applicants have found that the bathhouse is believed to be the Lake Eldora train depot. The Lake Eldora stop was east of Eldora in what was also known as Marysville. Forrest Crossen states in his book The Switzerland Trail of America that only three stations on the famed line still exist – Ward, Eldora and Lake Eldora – and that only the Eldora station remains in its original location.

The Eldora Station has endured alterations since it was a train depot with additions on the east and on the south sides as well as the addition of several windows. However, its original form can still be deciphered when compared to the historic photo included in this packet. Also, the building appears to be largely intact when compared to the 1949 Assessor's photo depicting it after it was converted to a residence. No historic photo of the Lake Eldora Station was located but the structure in question seems to date to at least the 1920s. A small sign on the building reads "Marysville."

SIGNIFICANCE

The historic site survey completed in 1997 found that the property is eligible for local landmark status under Criterion 1and implied that it would qualify under Criterion 8. Preservation staff agrees with this assessment.

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

> The residence is significant because it is believed to have been the Eldora train depot from 1905 to 1919, and one of the outbuildings is significant because it is believed to have been the Lake Eldora train depot before it was relocated. The property as a whole is significant for its association with the development of Eldora as a recreational community.

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

> The residence and outbuildings would likely be contributing features to the Eldora Historic District on the National Register of Historic Places if the boundaries were expanded.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-15-0005: Eldora Station and Lake Eldora Station** under Criteria 1 and 8 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures or within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Boulder County Land Use Department

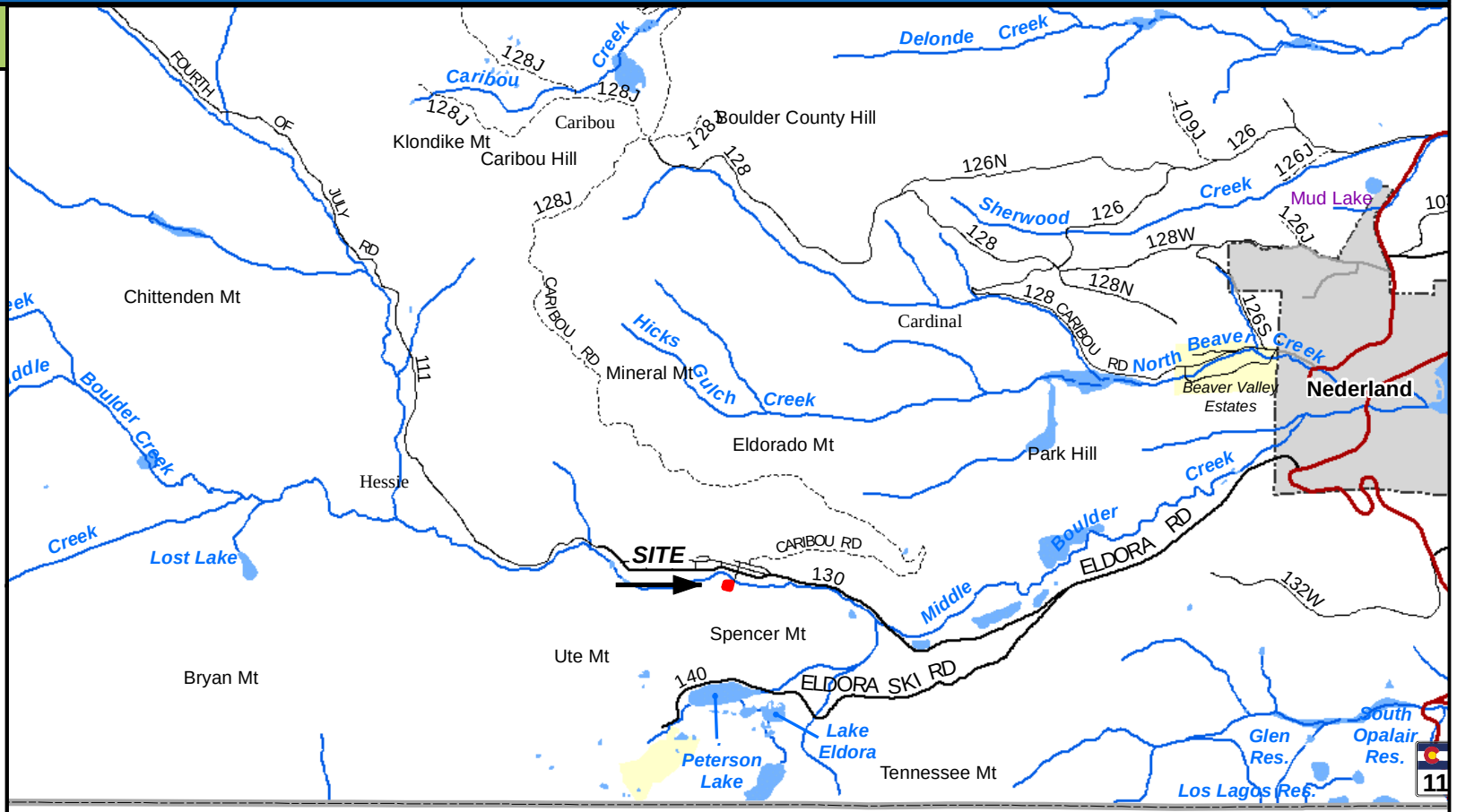
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Vicinity

602 Bryan

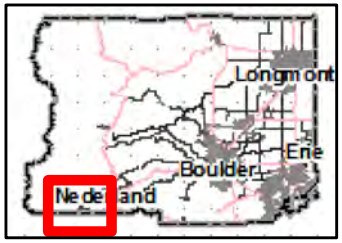
Legend

- Subject Property
- County Boundary
- Municipality
- Subdivisions



NORTH 0 1 Miles

Area of Detail Date: 10/21/2015



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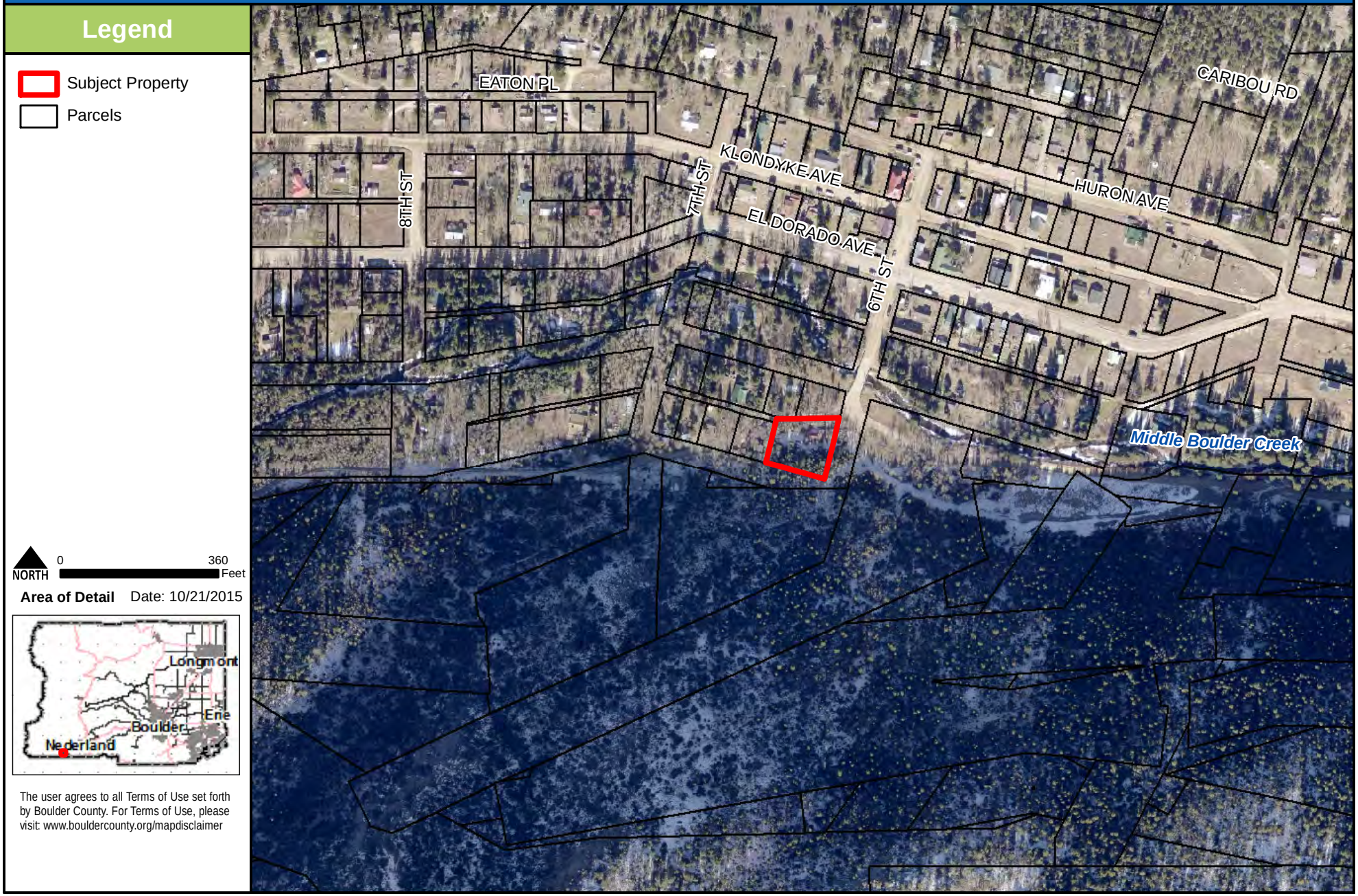
Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Aerial

602 Bryan



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Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Aerial

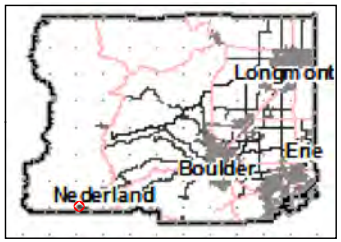
602 Bryan

Legend

- Subject Property
- Parcels

NORTH 0 40 Feet

Area of Detail Date: 10/21/2015



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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: Eldora Station
Other Names:

Historical Narrative (Continuation Sheet) ☒

2. Location

Address: 602 Bryan Ave. Subdivision Eldora-MT Unincorporated

Continuation Sheet (For Multiple Properties) ☐

3. Classification

Property Ownership: Public ☐ Private ☒ Other ☐

Category of Property: Structure ☐ Site ☒ District ☐

Number of Resources Within Property: Contributing 2 Non-Contributing 1

Continuation Sheet ☐ Eldora Station and Lake Eldora Station are Contributing

4. Function or Use

Historic Functions:	Current Functions:
Railroad Station	Private Residence

Continuation Sheet ☐

5. Description

Continuation Sheet ☒

6. Statement of Significance

Boulder County Criteria for Designation:
Eldora Station meets criteria (1) as part of the development, heritage, or cultural characteristics of the county

Areas of Significance:	Period of Significance:
Transportation	1905-1919
Significant Dates: 1905- Began as depot for railroad 1919- Railroad abandoned	**Significant Persons:**

Statement of Significance (Continuation Sheet) ☒

7. Bibliographical References

Continuation Sheet ☒

8. Geographical Data

Legal Description of Property: LOT 27 LESS W 1/2 FT & LOTS 28-32 INC BLK 26 EIDORA ; POR ALLEY & LOTS 1-5 BLK 26 PER REC # 3395272 ;

Boundary Description: V-14-0002/SE-14-0013

Boundary Justification:

Continuation Sheet ☐

9. Property Owner(s)

Name(s): Douglas and Rita Dart

Address(es): 1406 Kalmia Ave
Boulder, CO 80304

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

Douglas Dart
1406 Kalmia Ave
Boulder, CO 80304

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 or slides 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

Eldora is a small unincorporated mountain town located approximately 25 miles west of Boulder, Colorado. It had its origins as a mining community starting in the latter part of the nineteenth century. Excitement regarding the possibility of substantial gold deposits in the area became most intense in the early 1890s and for approximately the next decade there were occasional discoveries that fueled spurts of great optimism and speculation, however the riches that were hoped for never really materialized. Despite the lack of high grade ore coming from the surrounding mines, speculators and financiers continued to convince themselves and others that there would someday be need for an infrastructure to support a very successful mining industry.

In the early 1880s, work began on the Greely, Salt Lake & Pacific Railway, a narrow gauge railroad to be built from Boulder to the towns and mines of western Boulder County and beyond. Stations were constructed in strategic locations along the way with the final station located in the mining community of Ward. It was a decade later when news of promising findings in the mines around Eldora prompted the decision to extend the railroad south through Glacier Lake and into the town of Eldora. Rails of the Colorado and Northern reached Eldora in 1905 and for the next fourteen years there would be regular year round service between Boulder and the mountain town that was becoming more of a destination for tourists than a mining center. The possibility of any success in the mining business was for the most part forgotten by the time the tracks were washed out by a flood in 1919 and rail service to the mountains ceased forever. The mines were not and had not ever been particularly productive and tourists were increasingly traveling by automobile so any incentive to rebuild the railroad after the flood evaporated.

There were dozens of stops along the railroad; some were major stations and others nothing more than small waiting rooms or cargo docks. Within Eldora, there was the small Lake Eldora Station (also known as Marysville) at the east entrance of town and the main Eldora Station located in the center of town. Details regarding the main station are not well documented but it was likely constructed sometime in 1905. There exist several photographs showing trains at the site of the station before there was any structure, so it was not present at the time rails entered Eldora in early 1905. Once built, it served as the terminus of the Eldora branch of the Switzerland Trail of America, the name given to the railroad as it evolved into primarily a conveyance for tourists. All passengers bound for Eldora exited at this station. It also served as a day telegraph office. All rail crews registered here as well. After the railroad was abandoned, several changes occurred to Eldora Station and the site on which it is located. First, lean to additions were built onto the east and south walls of the structure, possibly in the 1920s. The much smaller Lake Eldora Station was moved from its original location at the east end of Eldora to its current site immediately southwest of the main structure. A third structure was also added and appears to have been built onsite, probably sometime in the 1920s. By its size and door type, it appears to have been built as a garage.

In Forrest Crossen's authoritative work "The Switzerland Trail of America" he notes that of the many stations that once existed along the route of the famous railroad, only three remain, and of those, only one remains in its original location. He was referring to the Ward Station, Lake Eldora Station, and the Eldora Station. The Ward Station was moved a short distance from its original location sometime in the 1920s. The Lake Eldora Station (Marysville) was also moved 0.7 mile west to its current location adjacent to Eldora Station, possibly in the 1920s as well. The Eldora Station is the only remaining station on the Switzerland Trail of America which exists in its original location.

Continuation Sheet-Section 5

Description

The property is approximately 0.4 acres in area and is located on the south side of Middle Boulder Creek. The site is relatively flat, however the south boundary of the property is essentially fenced by the precipitous rise of Spencer Mountain which climbs another thousand feet above the entire east-west length of the property. The area is wooded with a typical secondary growth mixture of tree species (aspen, lodgepole pine, Douglas fir) and blue spruce. Native grasses and herbaceous species provide ground cover except in a large area west of the main station which was recently disturbed during replacement of a septic tank. Here, there are mostly weed species. Most of the ground is littered with chunks of coal and cinders due to years of cleaning the steam engines at the end of their run. There is a flat, narrow area between Eldora Station and Spencer Mountain which indicates the previous location of the railroad tracks.

The main structure on the property (Eldora Station) is a rectangular building measuring 20 ft. N-S by 35 ft. E-W with a stone foundation and an attached deck on the east side. The building is wood frame covered by red-grey asphalt shingles. Distinctive vertical posts within the exterior walls are seen on the exterior north and west walls, a feature readily identifiable on a photograph taken during the years the building was in use as the railroad station. The outline of the original structure is identified by a hip roof with later additions to the south and east sides obvious as lean to construction with a slanted roof outline. The additions were likely added in the 1920s after the building became a private residence. There are no windows on the west side of the building. The north wall contains paired 4-light windows on the east end, a large picture type window which is divided into multiple panels in the mid portion of the wall, and a single small sliding window on the west end. The east elevation contains two sets of paired 4-light windows and the south elevation has two 6x6 horizontal sliding windows as well as two four paneled windows. Doors are located on the east and south sides. There is a single faux brick chimney exiting the northeast quadrant of the roof. The entire roof is covered with red asphalt shingles

The second structure [Lake Eldora Station (Marysville)] is a rectangular building measuring 8 ft. N-S by 10 ft E-W and rests on a stone foundation. The exterior is the same as that found on the main station with a red-grey shingle siding and distinctive red vertical posts integrated into the structure. There is a single approximately 2ft. x 2ft. window/vent in the south wall and a single door opens to the east. On the northeast vertical post there are multiple designs carved into the wood ("graffiti") to include the number "1917". There is a chimney or vent exiting the roof on the west side. Lake Eldora Station was moved to its current location, ten to fifteen feet west and just south of the main station, probably in the 1920s after the railroad was abandoned.

The last structure is a rectangular frame building measuring 8.5 ft. N-S by 18.5 ft. E-W on grade foundation. It too is covered with the same red-grey shingles found on the other two buildings. There is a low pitched gable roof covered with red asphalt shingles. There are no windows. On the east side there is a pair of hinged garage doors. This structure was likely constructed in the 1920s

Continuation Sheet-Section 6

Statement of Significance

The site is important for the inclusion of the original Eldora Station in its original location. The Lake Eldora Station is also present on the site although it was moved to this location from its original location near the entrance of Eldora, probably sometime in the 1920s. These structures are two of the remaining three stations (Ward Station is the third but has been moved) that remain from the days of the narrow gauge railroad into the mountains of Boulder County referred to as The Switzerland Trail of America.

Although there has been modest structural alteration to the original Eldora Station with the construction of lean to additions to the east and south sides as well as the placement of windows on the north and east sides, the building is identifiable as the original depot when compared to the very few photographs that exist from its days as a working depot.

Continuation Sheet- Section 7

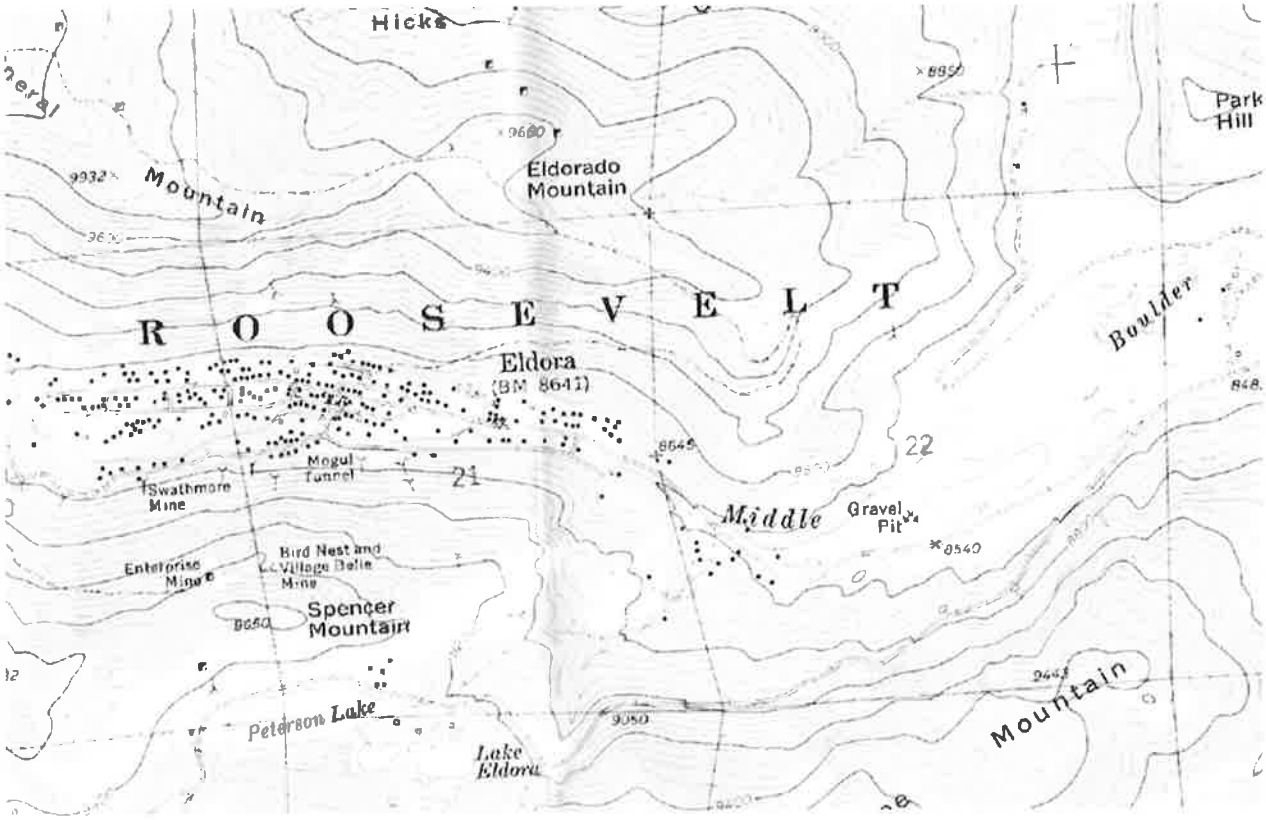
Bibliographical References

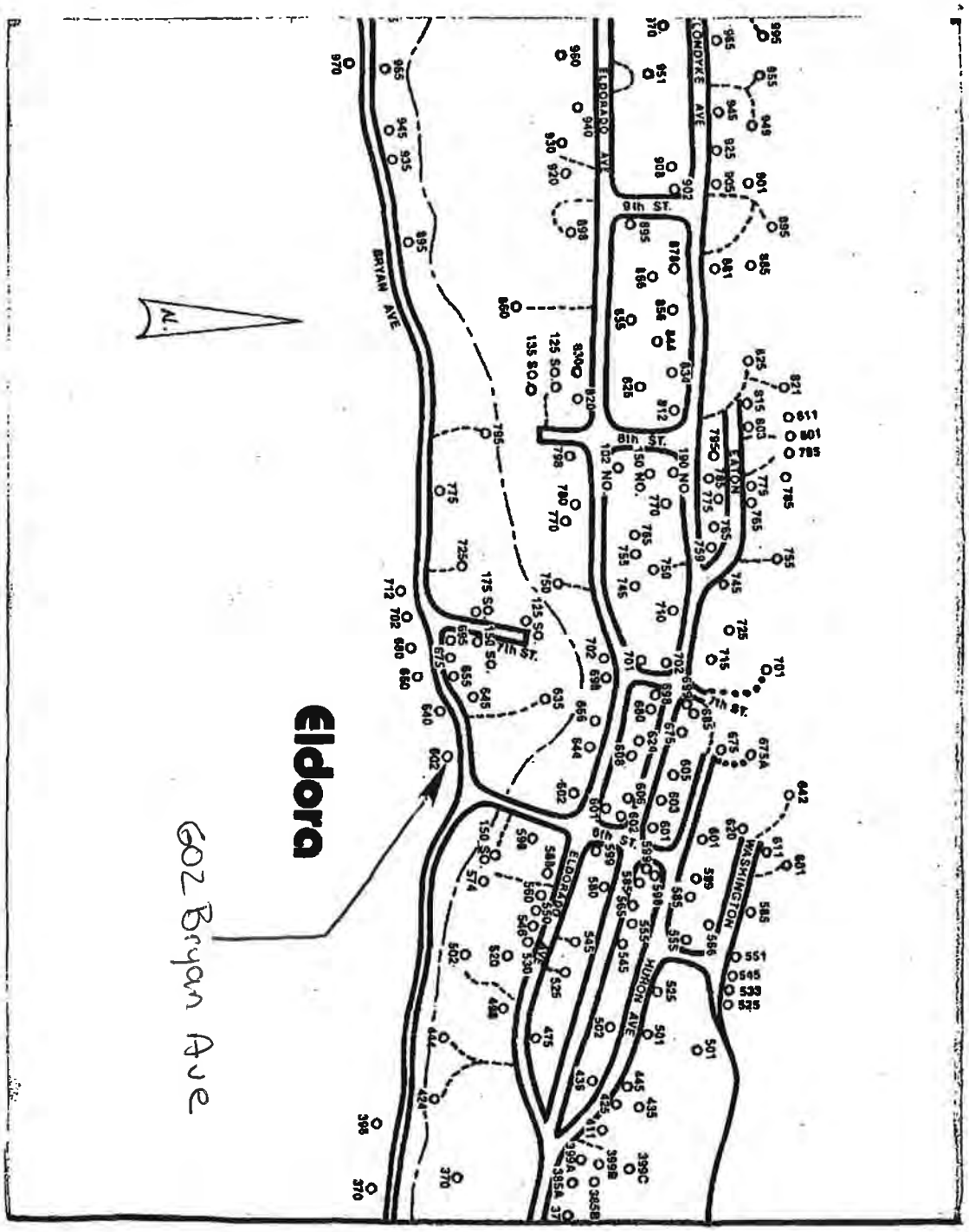
Boulder County Historic Sites Survey. 1998

Crossen, Forest. *The Switzerland Trail of America*. Boulder: Pruett Press Inc., 1962.

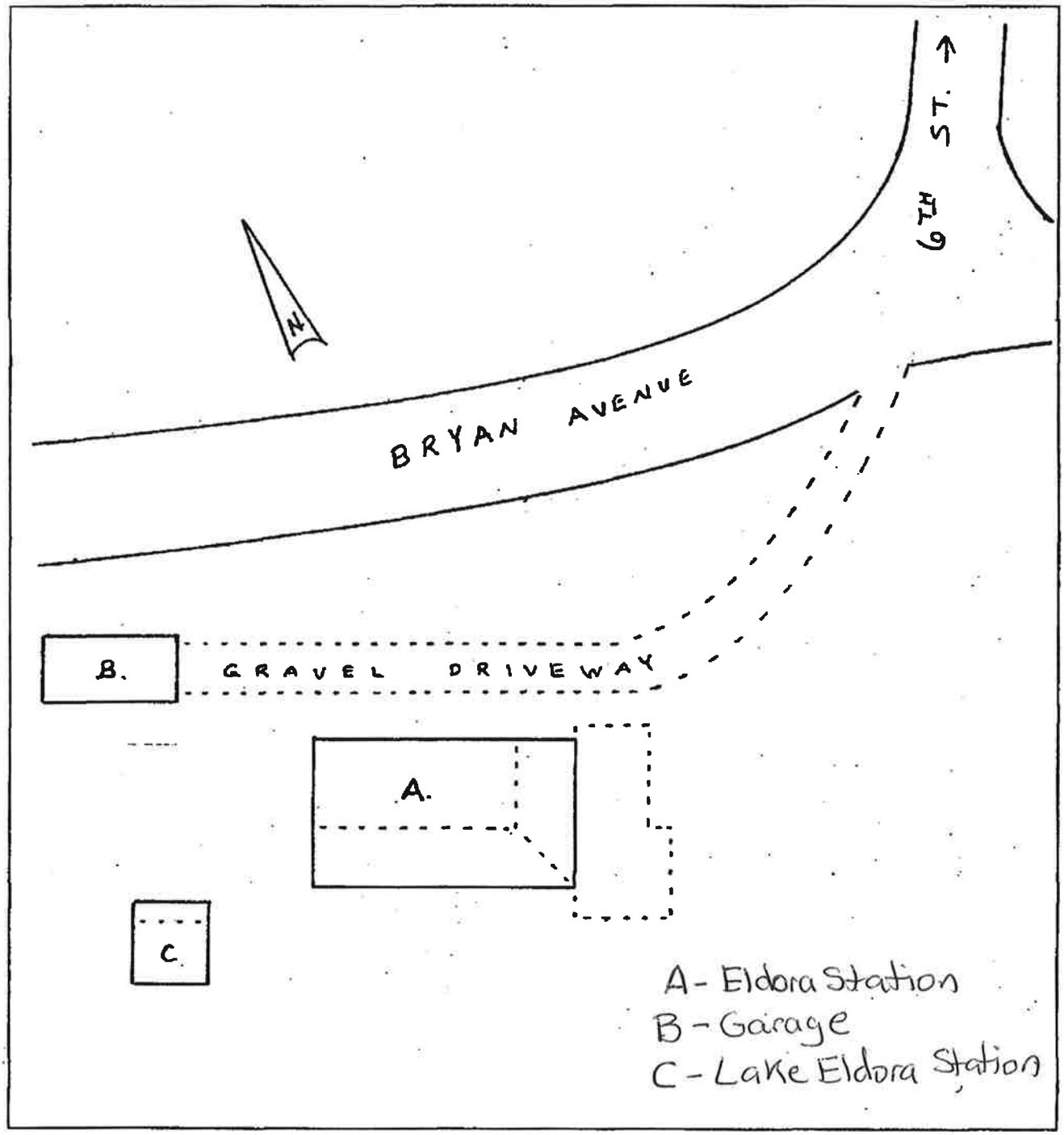
Kemp, Donald C. *Silver, Gold and Black Iron: A Story of the Grand Island Mining District of Boulder County, Colorado.* Boulder Denver: Alan Swallow. 1960

Kemp, Donald C. and John R. Langley. *Happy Valley: Promoters Paradise.* Denver: Smith-Brooks Printing Co., 1945.


Hicks
Park Hill
Eldorado Mountain
Mountain
ROOSEVELT
Eldora
(BM 8641)
Boulder
Mogul Tunnel
Swathmore Mine
Middle
Gravel Pit
Enterprise Mine
Bird Nest and Village Belle Mine
Spencer Mountain
Peterson Lake
Lake Eldora
Mountain



LOCATION MAP (Copied from Boulder County Mountain Addressing Atlas, map 42a)



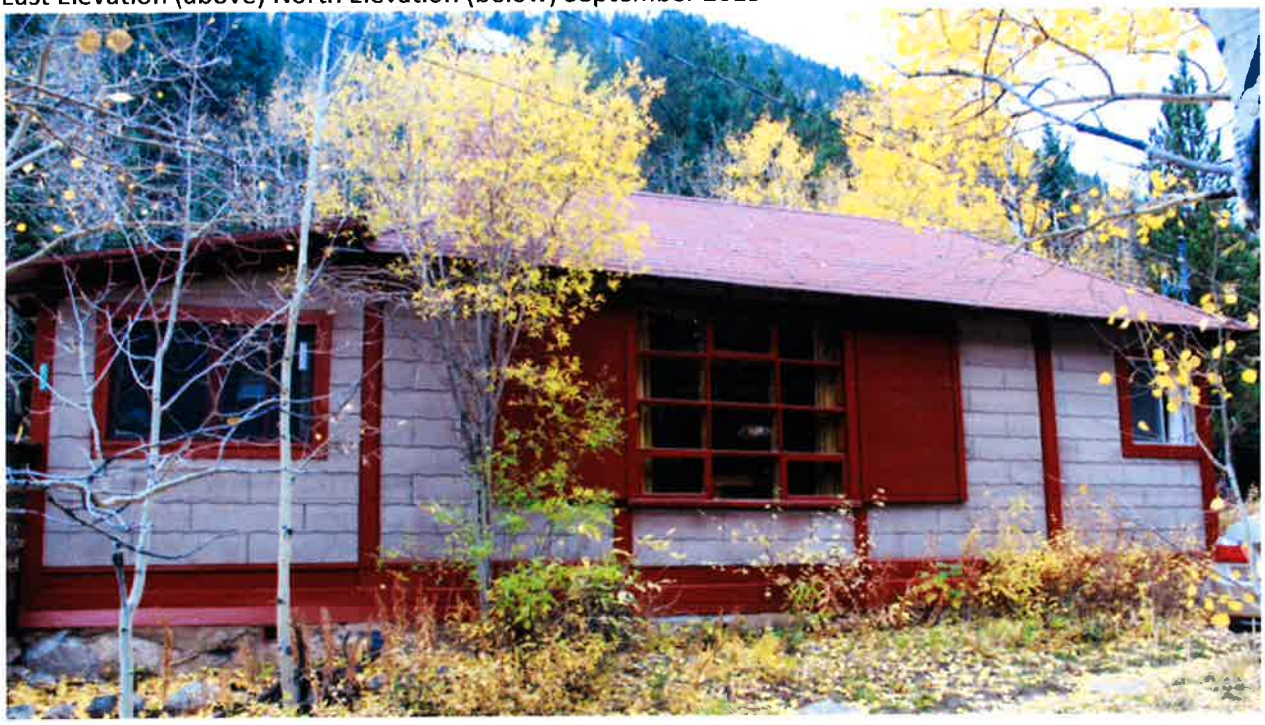
SITE PLAN • • • APPROXIMATE SCALE: ¼" = 4'

Photographs

Unless labeled otherwise, photographs are of the Eldora Station

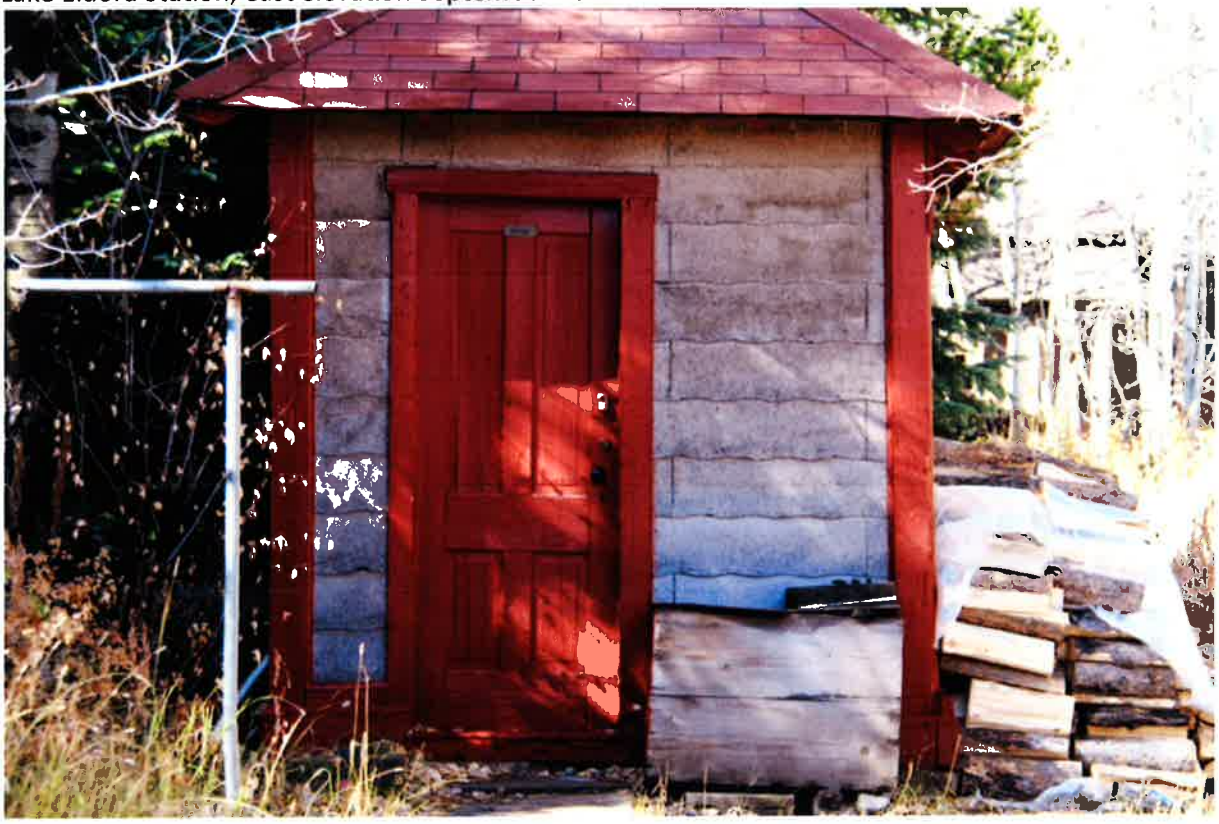
West Elevation (above) South Elevation (below) September 2015

East Elevation (above) North Elevation (below) September 2015



Garage, southeast elevation September 2015

Lake Eldora Station, east elevation September 2015



BOULDER COUNTY
HISTORIC SITES SURVEY

OAHP Use Only
___Determined Eligible
___Determined Not Eligible
___Nominated
___Listed
___Need Data
___Contributing to NR District
___Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: 5BL6964 **Temporary Site Number:** n/a

IDENTIFICATION

Resource Name: Sandquist Property

Address: 602 Bryan Avenue, Eldora

Location/Access: This property is located at 602 Bryan Avenue in the unincorporated community of Eldora.

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: Roderick and Katrina Sandquist
P.O. Box 23
Orchard, CO 80649

Boundary Description and Justification:

This property is comprised of a house, which was formerly the Eldora railroad depot, a garage, and bath house with an attached storage shed.

Acreage: less than one acre

ATTACHMENTS

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

LOCATION

County: Boulder

USGS Quad: Nederland, Colorado 1972, 7.5 Minute

Other Maps: Boulder County Mountain Addressing Atlas, map 42a

Legal Location: Part of Lot 27, and all of Lots 28-32, Block 26, Eldora, in Section 21, Township 1 South, Range 73 West, of the 6th Principal Meridian SW 1/4 of SE 1/4 of NW 1/4

UTM References: Zone: 13
A. Easting: n/a Northing n/a

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

xx		Does not meet any of the below National Register Criteria
n/a	n/a	Qualifies under Criteria Considerations A-G
	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)
		Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction)
N/A	N/A	Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory)

Level of National Register Significance: Local

Condition: good

Additional Comments:

n/a

Eligibility Recommendation: Eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4); not eligible for inclusion in the National Register of Historic Places.

STATEMENT OF SIGNIFICANCE

Eldora Historic Context

Located in a picturesque valley formed by Middle Boulder Creek, Eldora began as a mining camp in the early 1890s. Mining activities within the region had begun in March 1861 with the formation of the Grand Island Mining District. In time, the Grand Island district came to include the mining communities of Caribou, Cardinal, Nederland, Hessie, Sulphide, Grand Island, and Eldora. The area's first notable mining discovery was the Fourth of July Lode, located by C.C. Alvord in 1875, near the base of Arapaho Peak, north of the North Fork of Middle Boulder Creek.

Among the prospectors that began to filter into the region in the early 1880s was John H. Kemp. A Kentuckian, Kemp had come west in 1873 to join in the gold diggings around Central City. Kemp first came to the Eldora area on a hunting trip in 1883, and returned several times to prospect, hunt, and explore. In September 1891, Kemp, and several other men from Central City, located the Happy Valley Placer here. More miners began to filter into the area, and the spring and summer of 1892 saw several important mining discoveries. In May 1892, Charles H. Firth located the Bird's Nest Mine on Spencer Mountain. This was followed by the discovery of the Village Belle Mine by M.D. "Doc" Morrison, B.F. Spencer, D. Grant, and A. Frazier. And, in July 1892 Firth and James T. Phillips located the Enterprise Lode on Spencer Mountain. Earlier, in 1889, John A. "Jack" Gilfillan had stake out the Clara Mine high up on Spencer Mountain. Together, these discoveries touched off an intense mining boom that lasted little more than a decade. In the late 1890s, Gilfillan was also instrumental in drilling and managing the Mogul Tunnel on Spencer Mountain.

Initially known as Happy Valley, the mining camp's name was soon changed to Eldorado or Eldorado Camp. Another camp in California was already named Eldorado, however, so to avoid confusion between the two, in 1897 Eldorado was shortened to Eldora. Kemp and others from the Happy Valley Placer Company laid out a townsite, and in March 1898 Eldora was officially incorporated.

Construction of buildings in what was to become Eldora had begun in 1893 and continued at a frenetic pace for the next several years. One of the first buildings was a log structure built by Kemp which served as the headquarters for the Happy Valley placer. This building is still standing (in 1998) at 715 Klondyke Avenue. By the end of the decade, Eldora was home to a bank, two grocery stores, two boarding houses, two hotels, a town hall, a jail, a school, two hardware stores, an assay office, a chlorination mill, two livery stables, a freight business, a lumber yard, eleven saloons, and several dozen residences. At the height of the boom, in 1898-1899, there were some 2500 people in the valley, including some 1000 living in Eldora.

During the boom, several businesses were established in support of the mining activities. Several sawmills were located in the area providing timbers for the mines, and lumber for the construction of buildings in town. Among these was the Felch and Jones Sawmill located in Woodland Flats some four miles west of town. Other important enterprises included a freighting business established by Jay M. Church, the Lilly and Talmage Livery, and the chlorination mill. Known as the Bailey Mill, this facility began operating in the summer of 1899. The mill was owned by N.B. Bailey of Eldora and W.C. Andrews of New York who had organized the Eldora Mining and Milling Company. Bailey was also president of the Bank of Eldora, and was among

Eldora's most prominent citizens. In 1898 Bailey had a large house built on the Northern Light mining claim. This house is still standing, located at 895 Klondyke Avenue. In November 1899 Bailey and the mill met with financial hardship when funds were tied up following the death of a primary investor, and problems with the ore processing operation. Consequently, he was unable to meet the mill's payroll, and on the evening of November 18th a mob of angry mill workers made their way from various saloons to his home to demand payment. Not placated by Bailey's explanations, the mob set fire to the house and then riddled it with gunfire as Bailey and his family attempted to extinguish the blaze. Bailey was wounded in his right elbow, and died four days later from blood poisoning as a result of his wound. Seven men were charged with the crime, but they were found not guilty in a trial held in Boulder in April 1901. The mill never operated again for any sustained time, and in 1916 it was torn down and sold for salvage.

By the turn-of-the-century, Eldora's mining boom had started to decline almost as rapidly as it had begun. Fueled by exaggerated newspaper accounts, which favorably compared Eldora to Cripple Creek, Eldora's boom was based more on unfounded hope and speculation than it was on any high-paying discoveries. As the mines were drilled deeper, ores that were brought out were of increasingly lower grade, and more complex to extract. Eventually, the mines could not pay for their production, and one by one they were closed down.

Mining activity had all but ceased by 1904, but hopes that Eldora's economy would be revived were raised late that year when the Colorado and Northwestern Railroad completed its line into Eldora. The railroad began operating in January 1905, and helped spark an interest in Eldora as a tourist destination. Beginning in 1905, numerous cabins of log and frame construction were built in Eldora, and unlike the mining cabins of the previous decade, these cabins were built as summer or weekend getaways for residents of Boulder, Denver, and elsewhere. Later, in the early 1920s, there was another building boom of seasonal cabins, Like the mining activity, though, the railroad was not a panacea. With the advent of the automobile in the 1910s, including the popular Stanley Steamer tourist cars, the railroad lost favor as a means of transportation. The railroad line to Eldora was abandoned in 1919 following a major flood in Boulder Canyon. It had operated for just fourteen years.

In the post World War II period, Eldora continued to function primarily as a resort community with cabins occupied by their owners on weekends and during the summer. Many older people established summer retirement homes in Eldora, while younger residents with families came up on weekends or spent extended summer vacations here. There were relatively few year-round residents. By this time, Eldora's beginnings as a mining camp were a distant memory for all but a few.

In the early 1970s many of Eldora's many residents became concerned that rampant development would occur in the valley. They believed the town was ripe for the construction of ski condominiums and apartments, and they were also worried about the uncontrolled construction of shacks by "hippies" and other transients. In response, the town's residents decided to disincorporate Eldora so that it would come under Boulder County zoning, and to seek designation as a historic district. Not all of Eldora's citizens agreed that disincorporating the town was necessary, and whether or not the development concerns were well-founded, is still a topic for discussion. Nonetheless, Eldora was disincorporated in 1973, and in 1989, portions of the town were listed on the National Register of Historic Places as a historic district. Today (1998), Eldora's architecture reflects its origins as a late nineteenth century mining camp, as well as its development as a resort community and tourist destination in the early twentieth century.

Historic Background

According to Boulder County Assessor records, the house at 602 Bryan Avenue was constructed in 1899. Long-time Eldora residents, however, report this building was the Eldora Railroad Depot, in use between circa 1905 and 1919. Thus it was likely constructed about 1905 when the Colorado and Northwestern began service into Eldora. Sometime after the railroad ceased operations, the building was moved a short distance to its current location, and has subsequently been used as a seasonal residence. The property has been owned by Roderick and Katrina Sandquist of Orchard, Colorado for many years. The site's other two buildings likely date from the 1920s. The name **Marysville** is written on a small metal sign on the bath house door indicating it may have been moved to this location.

Evaluation

Buildings at this location are significant for their association with Eldora's development as resort community beginning in the early 1920s. The residence is also significance for its earlier use as the Eldora Depot. In part because it has been moved this building would probably not qualify for individual listing in the National Register of Historic Places. However, it should be considered eligible for local landmark designation under Boulder County Criterion 1-501-A-(1), and it would qualify as a contributing resource within the Eldora Historic District if the district's boundaries were enlarged.

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

Is there National Register District Potential? yes

Discuss: This property is located across Middle Boulder Creek from the Eldora Historic District. The district's boundaries could be enlarged to include this property.

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: none apparent

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References:

"A Town Without A Government Eyes its Future." *Boulder Daily Camera (Focus)*, 7 May 1972, p. 3.

Gross, William. Interview conducted by Carl McWilliams, 10 September 1997.

"Happy Valley / Eldora Camp" National Register of Historic Places Registration Form, prepared by Deborah Edge Abele, October 1987.

Kemp, Donald C. and Langley, John R. *Happy Valley A Promoter's Paradise*, Denver: Smith-Brooks Printing Company, 1945.

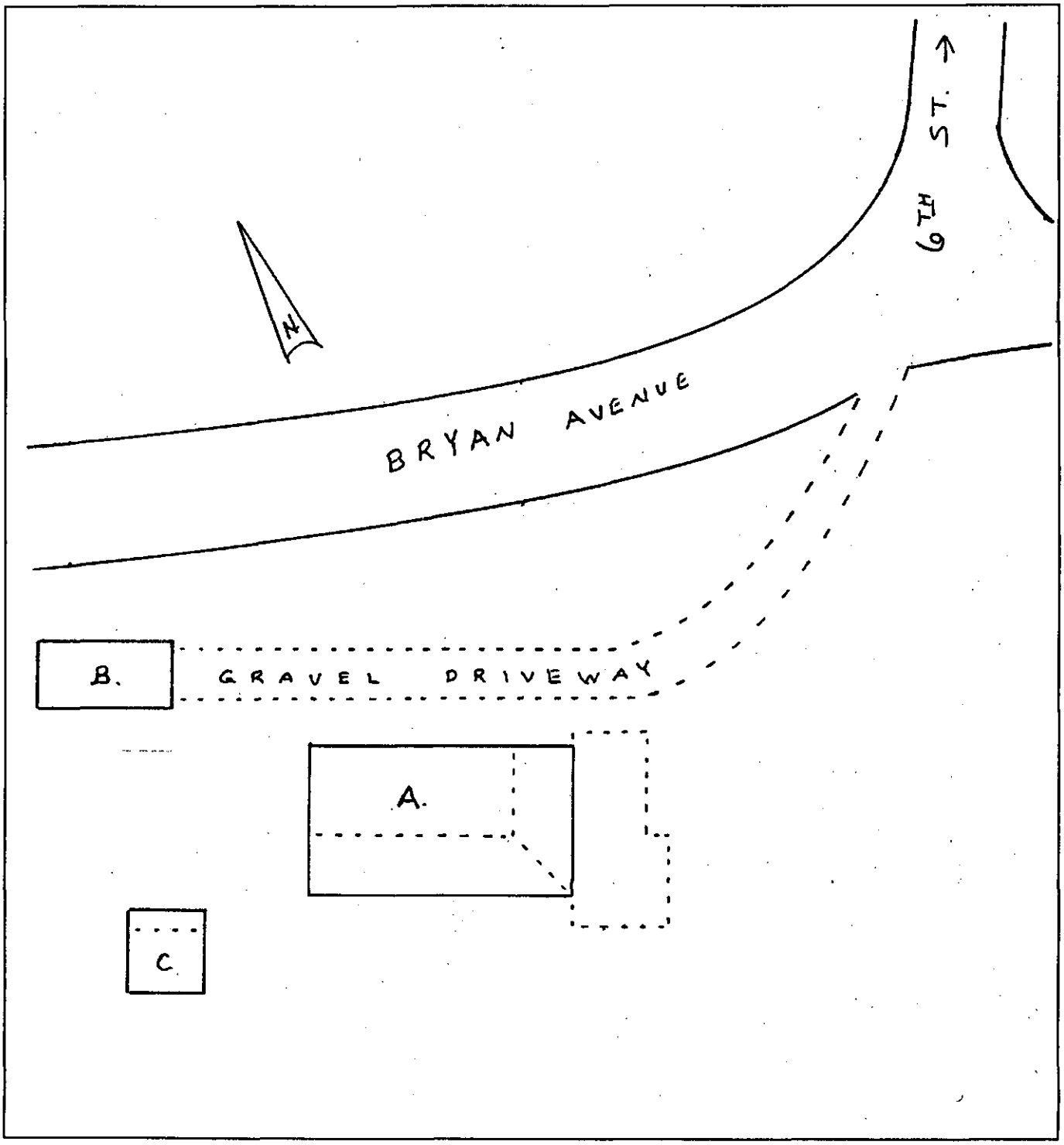
Photographs: **Roll(s):** CM-83 **Frames:** 6-9

Negatives Filed At: Boulder County Parks and Open Space Department

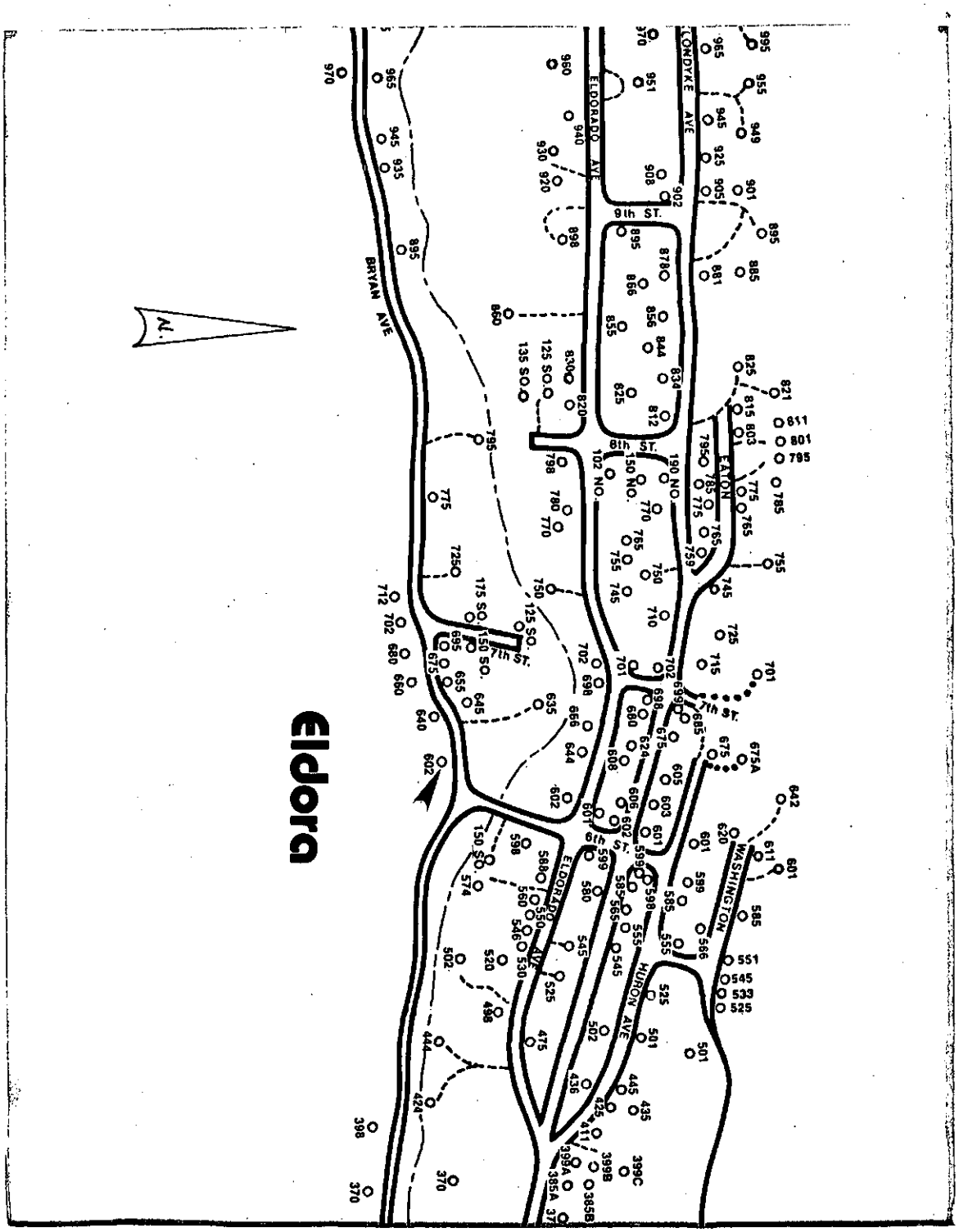
Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams **Date:** 30 September 1997

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



SITE PLAN • • • APPROXIMATE SCALE: ¼" = 4'



LOCATION MAP (Copied from Boulder County Mountain Addressing Atlas, map 42a)

BOULDER COUNTY
HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL6964 **Temporary Site Number:** n/a

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: Sandquist House (Eldora Depot)

Complex/Site Name: Sandquist Property at 602 Bryan Avenue, Eldora

Roll: CM-83 **Frames:** 6-7 **Photographer:** Carl McWilliams

FUNCTION

Current Use: seasonal residence

Original Use: railroad depot

Intermediate Use(s): n/a

ARCHITECTURAL HISTORY

Architect: n/a

Builder: unknown

Date of Construction: circa 1905
Based On: field estimate

Additions/Modifications: **Minor:** **Moderate:** xx **Major:**

Moved? yes **Date:** circa 1920

Specific References to the Structure/Building

Please see the accompanying Management Data form.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular wood frame

Landscape/Setting: This property is located at 602 Bryan Avenue in the unincorporated community of Eldora. Located adjacent to Middle Boulder Creek in a scenic valley, the town of Eldora (elevation 8641') features abundant native aspen and pine trees along with native grasses and flowers. Spencer Mountain (elevation 9650') rises above the town to the south. Eldorado Mountain (elevation 9660') and Mineral Mountain (elevation 9932') rise above the town to the north and northwest.

Orientation: east

Dimensions: 20' N-S by 35' E-W

Stories: one

Plan: rectangular

Foundation: stone

Walls: painted grey undulated asbestos shingle siding over wood frame construction; painted red 1" by 4" corner posts

Roof: hip roof with red asphalt shingles over 1x wood decking and exposed painted red 2x rafters, over original depot portion; rolled red asphalt roofing material over shed-roofed additions to the east and south

Chimneys: red brick chimney located on the north facing roof slope

Windows: **west elevation**: no windows; **north elevation**: one set of paired 4-light windows, one set of paired windows covered with exterior plywood shutters, and one non-original 1x1 horizontal sliding window; **east elevation**: two sets of paired 4-light windows; **south elevation**: two 6x6 horizontal sliding windows; (all windows with painted red wood frames)

Doors: painted red vertical wood plank door, with a wood screen door, located at the west end of the south elevation; painted red wood-paneled door, with a wood screen door, located on the east elevation

Porches: 26' by 12' open wood porch located on the east elevation

Interior: not surveyed

Additions: the original depot portion of the building measures 12' N-S by 27' E-W; there is an 8' by 35' shed-roofed addition to the south elevation, and a 20' by 8' shed-roofed addition to the east elevation

Associated Buildings, Features or Objects:

Garage (site plan item B; photo: roll CM-83, frame 8)

one-story rectangular plan; 8½' N-S by 18½' E-W; wood timbers on grade foundation; painted grey undulated asbestos shingle siding exterior walls over wood frame construction; low-pitched gable roof with red asphalt shingles over 1x wood decking; no chimneys; no windows; paired wood doors, side hinged with metal strap hinges, located on the east elevation; no additions or alterations; fair condition.

Bath House (site plan item C; photo: roll CM-83, frame 9)

one-story rectangular plan with a shed-roofed storage shed built onto the north elevation; the bath house measured 8' N-S by 10' E-W; the storage shed measures 3' N-S by 10' E-W; oriented to the east and north; stone foundation under bath house; wood timbers foundation under storage shed; painted grey undulated asbestos shingle siding exterior walls over wood frame construction; hip roof, with red asphalt shingles, over bath house; shed roof, with rolled grey asphalt roofing, over storage shed; no chimneys; no windows; two sets of paired wood doors, covered with asbestos shingle siding, provide access to the storage shed on the north elevation; painted red wood-paneled door provides access to the bath house on the east elevation: the name **Marysville** is written on a small metal sign on this door; fair condition.

State Site Number: 5BL6964
Temporary Site Number: n/a

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible xx Need Data

Potential District? yes Contributing xx Non-Contributing

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

Buildings at this location are significant for their association with Eldora's development as resort community beginning in the early 1920s. The residence is also significance for its earlier use as the Eldora Depot. In part because it has been moved this building would probably not qualify for individual listing in the National Register of Historic Places. However, it should be considered eligible for local landmark designation under Boulder County Criterion 1-501-A-(1), and it would qualify as a contributing resource within the Eldora Historic District if the district's boundaries were enlarged.

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 Date: 30 September 1997

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

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STYLE NO. 45-8P

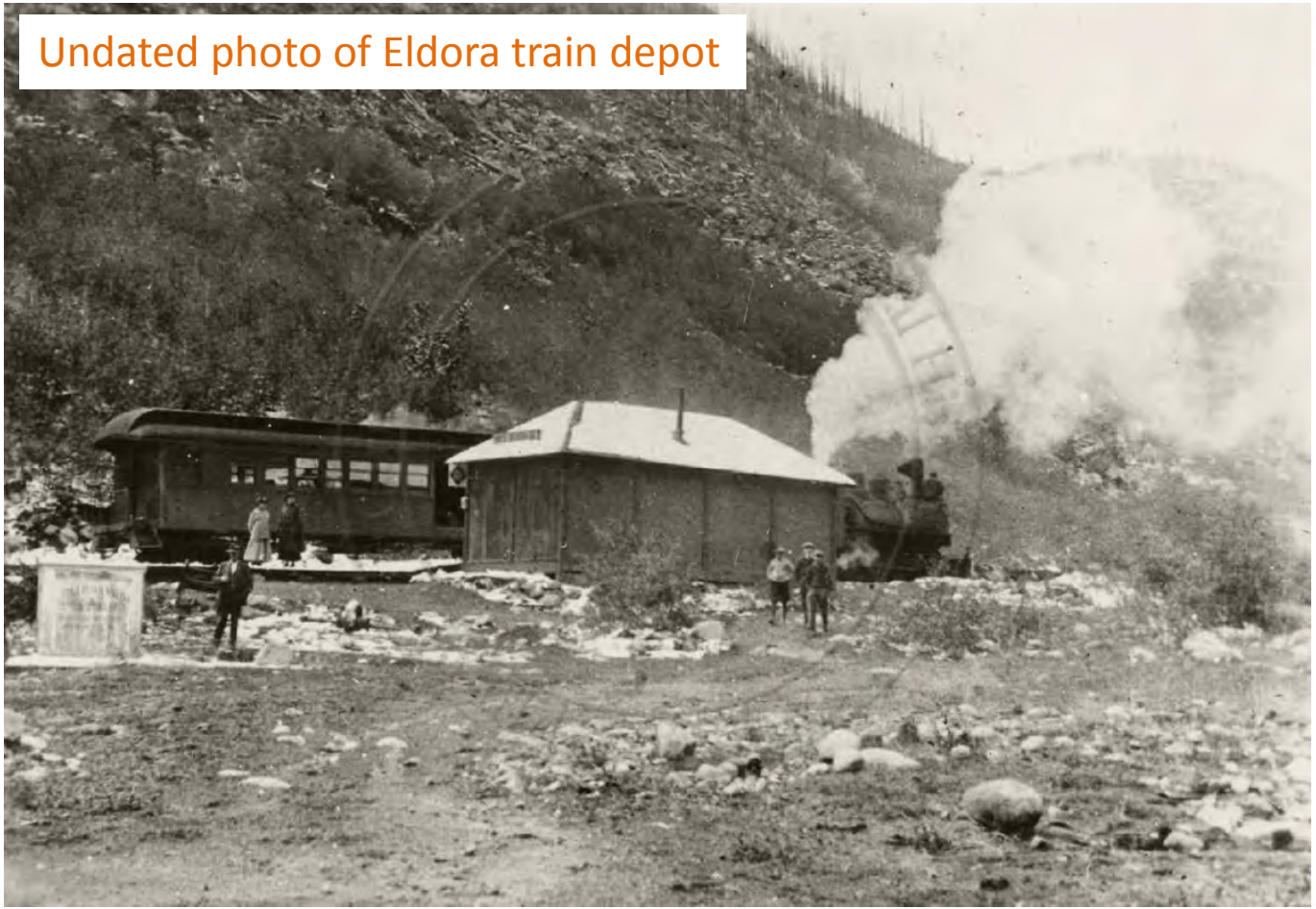
5BL6964 602 Bryan Avenue
House
30 September 1997
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-83 Frame 7
View to SE

5BL6964 602 Bryan Avenue
House
30 September 1997
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-83 Frame 6
View to NW

5BL6964 602 Bryan Avenue
Bath House
30 September 1997
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-83 Frame 9
View to NW

5BL6964 602 Bryan Avenue
Garage
30 September 1997
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-83 Frame 8
View to NW

Undated photo of Eldora train depot



1949 Assessor's photo

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, November 5, 2015 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Referral for SPR-15-0115: Matthews Residence, Garage and Shed

Request:	Site Plan Review to construct a 2,763 sq. ft. residence w/ a 576 sqft covered porch, a 576 sqft detached garage, & a 300 sqft plow shed on a parcel encumbered by a Boulder County conservation easement.
Location:	48013 Peak to Peak Hwy., in Section 20, Township 2N and Range 72 of the 6th Principal Meridian
Zoning:	Forestry (F) Zoning
Applicants:	John and Denise Matthews

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to serve as a referral body to review and comment on development proposals which could affect historic properties eligible for landmark designation as determined by HPAB and to provide feedback to applicants.

BACKGROUND

The applicant is undergoing a Site Plan Review to construct a 2,763 square foot residence w/ a 576 square foot covered porch, a 576 square foot detached garage and a 300 square foot plow shed on a parcel encumbered by a Boulder County conservation easement. Also on the property is the Monteau Geer Homestead which is a county landmark. (See attached landmark packet for background information.) The proposed new area of development is not within the landmarked area and therefore does not need a Certificate of Appropriateness (CA).

The owners have recently received a CA and grant for work to rehabilitate the homestead cabin and that work is progressing..

The proposed location for the new development is to the west of the historic complex and some trees should be able to remain as screening and still achieve the needed wildfire mitigation.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board relay the following referral comments to the current planning staff:

HPAB would like to see as many trees retained as possible to provide screening between the historic complex and the new development, balancing the need for wildfire mitigation. A joint site visit with the historic preservation staff, site plan and wildfire mitigation staff is recommended to provide guidance on the development of a final and more detailed plan for screening and wildfire mitigation.

Boulder County

Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • **www.bouldercounty.org**

MEMO TO: County Transportation, Health, and Parks Departments, FPD.
FROM: Robert Haigh, Planner I
DATE: October 9, 2015
RE: Site Plan Review application SPR-15-0115

Docket SPR-15-0115: MATTHEWS Residence Garage & Shed Site Plan Review

Request: Site Plan Review to construct a 2,763 sq. ft. residence with a 576 sq. ft. covered porch, a 576 sq. ft. detached garage, and a 300 sq. ft. plow shed on a parcel encumbered by a Boulder County conservation easement.
Location: At 48013 Peak to Peak Highway, in Section 20, T2N, R72W.
Zoning: Forestry (F) Zoning District
Applicant: John and Denise Matthews

Site Plan Review by the Boulder County Land Use Director is required for new building/grading/access or floodplain development permits in the plain and mountainous areas of unincorporated Boulder County. The Review considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Land Use staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder.

Please return responses to the above address by **October 27, 2015.**

_____ We have reviewed the proposal and have no conflicts.
_____ Letter is enclosed.

Signed_____PRINTED Name_____

Agency or Address _____

Cindy Domenico *County Commissioner* **Deb Gardner** *County Commissioner* **Elise Jones** *County Commissioner*

PB $1,100.00 CK#5210

Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Monday — Friday 8:00 a.m. to 4:30 p.m.
Closed Tuesdays 8 to 10 a.m.

Shaded Areas for Staff Only

Intake Stamp **PAID**

SEP 28 2015

BOULDER COUNTY LAND USE

Application Form

Project Number SPR-15-0115	Project Name		
No Application Deadline	Application Deadline: First Wednesday of the Month	Application Deadline: Second Wednesday of the Month	
❑ Limited Impact Special Use ❑ Limited Impact Special Use Waiver ❑ Site Plan Review ❑ Site Plan Review Waiver ❑ Subdivision Exemption ❑ Exemption Plat ❑ 1041 State Interest Review ❑ Other:	❑ Variance ❑ Appeal	❑ Sketch Plan ❑ Preliminary Plan ❑ Final Plat ❑ Resubdivision (Replat) ❑ Special Use/SSDP	❑ Rezoning ❑ Road/Easement Vacation ❑ Location and Extent ❑ Road Name Change

Location(s)/Street Address(es) 48013 PEAK TO PEAK WARD, CO 80481				
Subdivision Name				
Lot(s)	Block(s)	Section(s) 20	Township(s) 2 North	Range(s) 72 WEST
Area in Acres 16.53	Existing Zoning	Existing Use of Property		Number of Proposed Lots
Proposed Water Supply EXISTING WELL		Proposed Sewage Disposal Method EXISTING SEPTIC		

Applicants:

Applicant/Property Owner JOHN C. + DENISE A. MATTHEWS			Email Address jcm@mgcworks.com	
Mailing Address 48013 PEAK TO PEAK				
City WARD	State CO	Zip Code 80481	Phone 303-459-0952 cell	Fax 720) 560-7348
Applicant/Property Owner/Agent/Consultant JOHN C MATTHEWS			Email Address jcm@mgcworks.com	
Mailing Address 3333 ERIS AVE SUITE #205				
City BOULDER	State CO	Zip Code 80301	Phone 720) 560-7348	Fax
Agent/Consultant			Email Address	
Mailing Address				
City	State	Zip Code	Phone	Fax

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Printed Name JOHN C. MATTHEWS	Date 9/25/15
Signature of Property Owner	Printed Name Denise A Matthews	Date 9/25/15

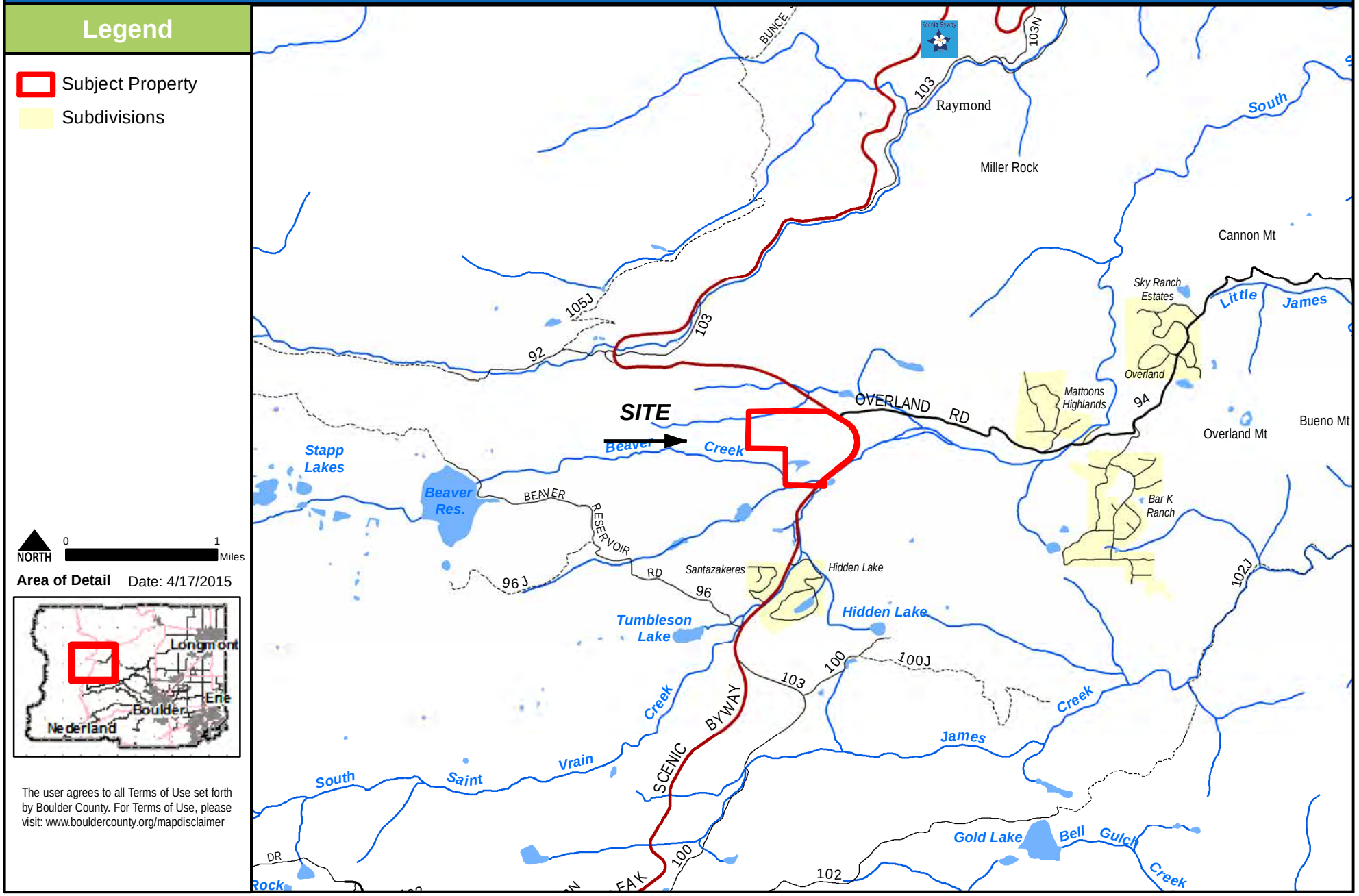
The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Vicinity

48013 Peak To Peak

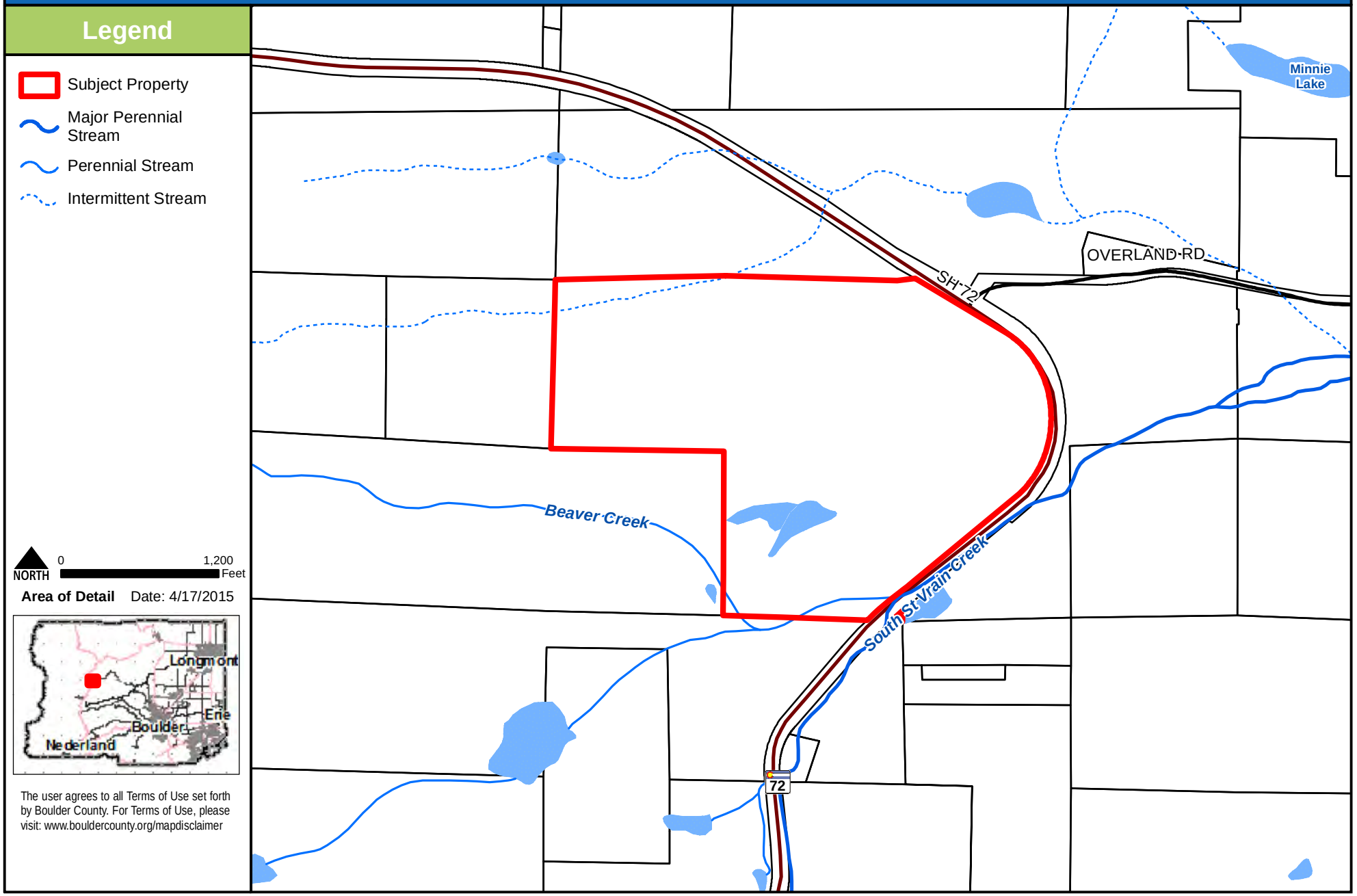


Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Location

48013 Peak To Peak



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Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Comprehensive Plan

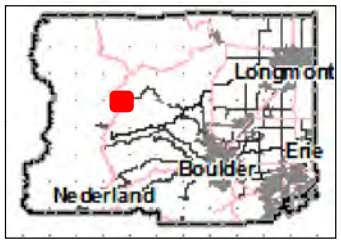
48013 Peak To Peak

Legend

- Subject Property
- Major Perennial Stream
- Perennial Stream
- Intermittent Stream
- Archeologically Sensitive Travel Routes
- Roadside Open Corridor
- Wildlife Migration Corridors
- Environmental Conservation Areas
- Riparian Areas
- Significant Natural Communities
- Wetlands
- Riparian Habitat Connectors
- B3: High Biodiversity Significance

NORTH 0 1,200 Feet

Area of Detail Date: 4/17/2015



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South St. Vrain/Foothills ECA

Minnie Lake

OVERLAND RD

SH-72

Indian Peaks ECA

Beaver Creek

South St Vrain Creek

72

Boulder County Land Use Department

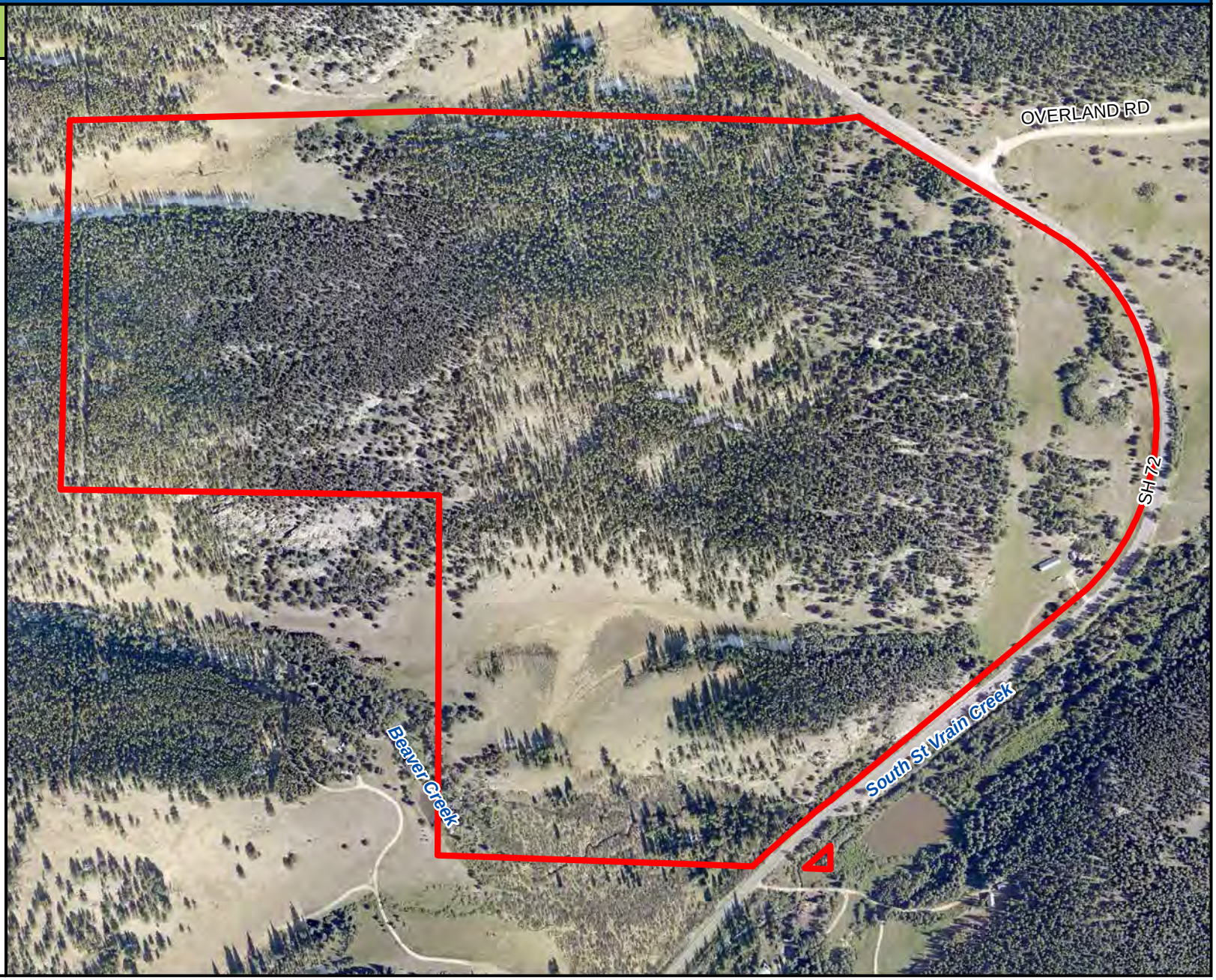
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Land Use PreApplication Map: Aerial

48013 Peak To Peak

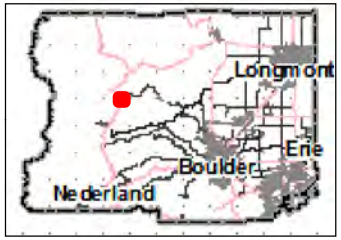
Legend

Subject Property



NORTH 0 600 Feet

Area of Detail Date: 4/17/2015



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Site Plan Review Fact Sheet PAGE #1

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Project Identification:

Project Name: MATTHEWS

Property Address/Location: 48013 HW 72, WARD

Current Owner: JOHN + DENISE MATTHEWS

Size of Property in Acres: 16.53 ACRES

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.) RESIDENCE

Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.) ____ sq. ft.

Deconstruction: ____ sq. ft.

Are new floor areas being proposed where demolition will occur?
☑ No ☐ Yes (include the new floor area square footage in the table below)

☑ Residential ☐ Non-Residential

Proposed Floor Area (New Construction Only)	Finished	Unfinished	Total
Basement:	0 sq. ft.	0 sq. ft.	0 sq. ft.
First Floor:	1,944 sq. ft.	sq. ft.	1,944 sq. ft.
Second Floor:	819 sq. ft.	sq. ft.	819 sq. ft.
Garage: ☐ Detached ☐ Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	576 sq. ft.
Total:	sq. ft.	sq. ft.	3339 sq. ft.

Height (above existing grade)	33'
Exterior Wall Material	LOG
Exterior Wall Color	EARTH TONE
Roofing Material	EARTH TONE METAL
Roofing Color	EARTH TONE
Total Bedrooms	2

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.) GARAGE

Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.) ____ sq. ft.

Deconstruction: ____ sq. ft.

Are new floor areas being proposed where demolition will occur?
☑ No ☐ Yes (include the new floor area square footage in the table below)

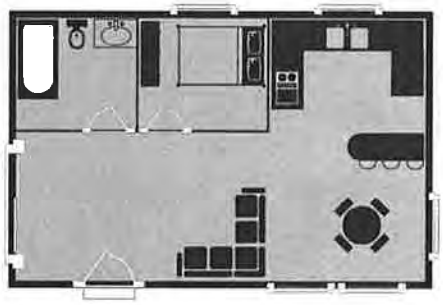
☐ Residential ☐ Non-Residential

Proposed Floor Area (New Construction Only)	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	576 sq. ft.	sq. ft.	576 sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: ☑ Detached ☐ Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.

Height (above existing grade)	20'
Exterior Wall Material	MASONRY 4' WAINS BOARD/BAT
Exterior Wall Color	EARTH TONE
Roofing Material	METAL
Roofing Color	EARTH TONE
Total Bedrooms	0

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is everything within the exterior face of the exterior walls including garages and basements. Covered porch area is not included. The shaded area on the diagram indicates the area counted as square feet.



Residential vs. Non-Residential Floor Area

Residential floor area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposed are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Special Review.

Site Plan Review Fact Sheet PAGE #2

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Project Identification:

Project Name: MATTHEWS

Property Address/Location: 48013 HWY 72, WARD

Current Owner: JOHN + DENISE MATTHEWS

Size of Property in Acres: 16.53 ACRES

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)	PLOW SHED				
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)	sq. ft.		**Deconstruction:**	sq. ft.	

Are new floor areas being proposed where demolition will occur?

☐ **No** ☐ **Yes** (include the new floor area square footage in the table below)

Proposed Floor Area (New Construction Only)	Finished	Unfinished	Total	☐ Residential ☐ Non-Residential	
Basement:	sq. ft.	sq. ft.	sq. ft.	**Height** (above existing grade)	15'
First Floor:	300 sq. ft.	sq. ft.	300 sq. ft.	**Exterior Wall Material**	METAL
Second Floor:	sq. ft.	sq. ft.	sq. ft.	**Exterior Wall Color**	EARTH TONE
Garage: ☐ Detached ☐ Attached	sq. ft.	sq. ft.	sq. ft.	**Roofing Material**	METAL
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	**Roofing Color**	EARTH TONE
Total:	sq. ft.	sq. ft.	sq. ft.	**Total Bedrooms**	0

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)	sq. ft.		**Deconstruction:**	sq. ft.	

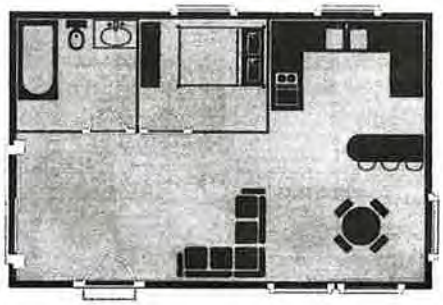
Are new floor areas being proposed where demolition will occur?

☐ **No** ☐ **Yes** (include the new floor area square footage in the table below)

Proposed Floor Area (New Construction Only)	Finished	Unfinished	Total	☐ Residential ☐ Non-Residential	
Basement:	sq. ft.	sq. ft.	sq. ft.	**Height** (above existing grade)	
First Floor:	sq. ft.	sq. ft.	sq. ft.	**Exterior Wall Material**	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	**Exterior Wall Color**	
Garage: ☐ Detached ☐ Attached	sq. ft.	sq. ft.	sq. ft.	**Roofing Material**	
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	**Roofing Color**	
Total:	sq. ft.	sq. ft.	sq. ft.	**Total Bedrooms**	

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is everything within the exterior face of the exterior walls including garages and basements. Covered porch area is not included. The shaded area on the diagram indicates the area counted as square feet.



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Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Special Review.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review (LISR) is required. A LISR is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	30	30	60
Berm(s)			
Other Grading GARAGE	2	2	4
Subtotal	32	32	64 Box 1

* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation HOUSE + GARAGE + SHED	56		56
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

FOR DRIVE WAY - WE FOLLOW A CONTOUR AND PLAN TO CUT MATERIAL ALONG A 130' RUN - THEN PUSH THE CUT MATERIAL DOWN HILL - FOR FOUNDATION WE WILL USE ANY EXCESS FROM CUT TO PROVIDE POSITIVE DRAINAGE FROM HOUSE + GARAGE + SHED

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature	Date
John Yun	10/5/15

DATE: 9/28/2015

TO: Boulder County Land Use; Michelle Hoshide

From: John C. Matthews

REG: SPR 48013 Peak to Peak

Greetings Michelle,

We are seeking to build a log home with a detached garage and plow shed on our property located at 48013 Peak to Peak highway.

This property was purchased this last May as part of a recently created subdivided lot which was part of a 160 acre plot. The original property was placed under a conservation easement which allowed for our lot to be created. When purchasing the land we did a lot of research on the conservation easement. As part of our research we have made many great contacts and feel very comfortable that the conservation easement will offer the roadmap through the SPR process.

First and foremost to the process of building a home was the location of the house site. This site was identified in the conservation easement documents and finalized in the survey used in the sale of the property. We have place our proposed house exactly where it was indicated in those documents.

The presumptive size for this area may be slightly lower than the approved size on the conservation easement which was; "3,000 for the house and two approve garages, and two sheds, no higher than 35" above existing grade". This wording can be found on page 9 and 10 of the enclosed conservation document.

We are proposing a 2,700 sf house with a two car, detached garage, and one shed.

Please note that we are using drawings form a log home company. Our goal is to choose a pre-designed Log home package to save on design and engineering costs. The package we have chosen represents the best option for the lot configuration and layout but still has its quirks. We have taken the outside dimensions and located the house on the property in a CAD program for use in the application. They won't provide actual line elevations without prepayment which was not cost effect for this process. I will add that their building design is well below the 35 feet max height requirements set through the conservation easement. We will make sure to comply with the down lighting, fire mitigation, and revegetation requirements.

The building height should not exceed 22-25 feet. We intend to build to existing grade on the west end and then as the grade slopes to the east we will post up. The topo does not drop more than five feet so our max height would never exceed the 35 feet with my calculations showing no more than 33 feet at the highest point on the eastern most aspect.

The access to the new house site is fairly easy to achieve through an existing road and a new cut that follows a contour with minimal side cut requirements.

Power, well, and septic are located on the eastern edge of the property. The plan is to trench to the new site to utilize the existing services. I have met with excel, and the state health department to determine if this is feasible and am confident we can utilize the existing services with some modifications.

Along with the property came a landmarked barn, carriage shed, and ranch house. We are currently living in the ranch house and will need to either get a waiver or decommission the ranch house to comply with county resident requirements. Since it is a landmarked complex and the entire property is in a conservation easement I was not sure if we needed the historic preservation part of the application. I will be happy to do that if necessary.

As for revegetation, I have not submitted a form to-date, but can do so as well. There is no vegetation that will be disturbed beyond the removal of all the trees and shrubs to accommodate the build site. The area within that site will comprise of road base and gravel around the house. We could introduce native grasses to the outlying area if that is applicable.

Finally, please feel free to call or email me directly with questions or submittal requirements needed. We take this process seriously and hope to help expedite as much as possible.

Best regards,

John C. Matthews

For Denise A Matthews,

LOCATION MAP

– Land Survey Plat –

William Welch Colorado Partnership

Parcel No. 2 . located in Section 20
Township 2 North . Range 72 West of the 6th P.M.
Boulder County . Colorado

16.53 ACRES . SHEET 1 OF 1

CDOT MONUMENT
3 INCH DIAMETER
BRASS CAP IN CONCRETE
STATION 307+25 / 1959

FOUND CDOT RIGHT-OF-WAY MONUMENT – 3 INCH DIAMETER BRASS CAP IN CONCRETE MARKED AS SHOWN – STA 283+00 / 1959

U.S. BUREAU OF PUBLIC ROADS 1959 P.S.T. 283 B.M. ELEV. 0 0

Scale : 1" = 100'
0 50 100 200
U.S. SURVEY FEET

– Property Description –

PARCEL 2

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) RIGHT OF WAY MONUMENT FOR STATION 283+00, LOCATED ON THE SOUTHWESTERLY SIDE OF THE 132 FOOT WIDE ROAD RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 72 (PEAK TO PEAK HIGHWAY);

THENCE NORTH 56°52'00" WEST, ALONG THE SOUTHWESTERLY EDGE OF SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF 104.0 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 05°50'00" WEST, A DISTANCE OF 708.0 FEET;

THENCE SOUTH 29°43'00" WEST, A DISTANCE OF 787.0 FEET;

THENCE NORTH 86°31'47" EAST, A DISTANCE OF 496.56 FEET;

THENCE SOUTH 75°43'28" EAST, A DISTANCE OF 132.61 FEET TO A POINT ON THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE ARC LENGTHS THAT DEFINE THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY, TO WIT:

1– ALONG THE ARC OF A CURVE TO THE LEFT, 169.95 FEET, SAID CURVE HAVING A RADIUS OF 1571.02 FEET, A CENTRAL ANGLE OF 06°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 47°43'57" EAST, 169.87 FEET TO CDOT RIGHT OF WAY STATION NO. 267+50 AND THE BEGINNING OF A CURVE TO THE LEFT;

2– ALONG THE ARC OF A CURVE TO THE LEFT, 1238.70 FEET, SAID CURVE HAVING A RADIUS OF 752.51 FEET, A CENTRAL ANGLE OF 94°18'50" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°31'35" WEST, 1103.51 FEET TO CDOT RIGHT OF WAY STATION NO. 281+00 AND THE BEGINNING OF A CURVE TO THE LEFT;

3– ALONG THE ARC OF A CURVE TO THE LEFT, 191.94 FEET, SAID CURVE HAVING A RADIUS OF 1571.02 FEET, A CENTRAL ANGLE OF 07°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 52°26'18" WEST, 191.82 FEET TO CDOT RIGHT OF WAY MONUMENT STATION NO. 283+00;

THENCE NORTH 56°52'00" WEST, ALONG THE SOUTHWESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 CONTAINS 16.53 ACRES, AS SURVEYED.

– Note –

PARCELS 1 AND 3 AS SURVEYED AND MONUMENTED BY RMCS SURVEYING, LLC IN OCTOBER 2011, ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE FINAL SIZE, SHAPE, BUILDING ENVELOPES AND DRIVEWAYS FOR THESE PARCELS WILL BE DETERMINED AT A LATER DATE, AFTER DISCUSSIONS BETWEEN THE PROPERTY OWNER AND BOULDER COUNTY.

– Legend –

- SET #5 REBAR WITH 2 INCH DIAMETER ALUMINUM CAP MARKED "STADELE / LS 26300" ● SET
- FOUND #5 REBAR WITH ALUMINUM CAP MARKED "RMCS LS 28667" ● W
- FOUND 3 INCH DIAMETER BRASS CAP IN CONCRETE SET BY CDOT MARKED AS SHOWN ● ROW
- CDOT RIGHT OF WAY STATION NUMBER . . STA
- MEASURED OR CALCULATED . . (M) BY THIS SURVEY
- RECORD OR PLATTED . . (R) MEASUREMENT
- RECEPTION NUMBER BOULDER COUNTY RECORDS . . RN
- OVERHEAD UTILITY LINES . . ol
- CENTERLINE . . ℄
- OUTHOUSE . . oh
- POINT OF BEGINNING . . POB

S 56°52'00" E (R + M)
Peak to Peak Highway
BASIS OF BEARINGS
STATION 307+25 TO STATION 283+00
2425' (R)
2422.68' (M)
S 56°52'00" E
762.83'
℄
1108.86'
N 23°55'35" E
GATE
POB SET
STA 283+00
ROW
L2
C3
STA 281+00
708.00'
S 05°50'00" W
66'
66'
POSSIBLE DRIVEWAY
PARCEL 1
29.93 ACRES
SET
PARCEL 2
16.53 ACRES
C2
787.00'
S 29°43'00" W
HOUSE SITE 178.3'
u-post
2-TRACK ROAD
POSTED – #48013 PEAK TO PEAK HIGHWAY
CABINS
BARN
LID
PARKING
WELL
SEPTIC
STA 287+30
C1
C4
L1
N 12°00'26" W
696.65'
APPROXIMATE HOUSE SITE
N 77°09'18" W
493.81'
N 86°31'47" E
496.56'
CONSERVATION EASEMENT
POND
L3
POSSIBLE DRIVEWAY
S 81°35'09" W
389.34'
L4
L5
L6
L7
S 83°26'46" E
762.87'
913.28'
N 51°41'38" E
COLORADO STATE HIGHWAY NO. 72
132 FOOT WIDE RIGHT-OF-WAY
L8
STA 255+79.85
PARCEL 3
11.65 ACRES
C5
C6
C7
C8
STA 253+79.85
STA 252+09.85
ROW
STA 250+09.85
66'
66'
FOUND CDOT RIGHT-OF-WAY MONUMENT – 3 INCH DIAMETER BRASS CAP IN CONCRETE STA 250+09.85 / 1959

– Curve Table –

C1	LENGTH = 169.95 FEET / RADIUS = 1571.02 FEET CENTRAL ANGLE = 06–11–54 CHORD – NORTH 47–43–57 EAST / 169.87 FEET
C2	LENGTH = 1238.70 FEET / RADIUS = 752.51 FEET CENTRAL ANGLE = 94–18–50 CHORD – NORTH 02–31–35 WEST / 1103.51 FEET
C3	LENGTH = 191.94 FEET / RADIUS = 1571.02 FEET CENTRAL ANGLE = 07–00–00 CHORD – NORTH 52–26–18 WEST / 191.82 FEET
C4	LENGTH = 21.99 FEET / RADIUS = 1571.02 FEET CENTRAL ANGLE = 00–48–06 CHORD – SOUTH 51–13–57 WEST / 21.99 FEET
C5	LENGTH = 203.46 FEET / RADIUS = 3885.72 FEET CENTRAL ANGLE = 03–00–00 (R)
C6	LENGTH = 175.87 FEET / RADIUS = 1910.86 FEET CENTRAL ANGLE = 05–06–00 (R)
C7	LENGTH = 203.46 FEET / RADIUS = 3885.72 FEET CENTRAL ANGLE = 03–00–00 (R)

DEGREES–MINUTES–SECONDS / DECIMAL FEET

– Line Table –

L1	SOUTH 75–43–28 EAST / 132.61 FEET
L2	NORTH 56–52–00 WEST / 104.00 FEET
L3	SOUTH 61–45–41 WEST / 220.29 FEET
L4	SOUTH 77–32–11 WEST / 161.70 FEET
L5	SOUTH 43–24–06 WEST / 109.38 FEET
L6	SOUTH 26–18–37 WEST / 147.14 FEET
L7	SOUTH 06–27–36 EAST / 88.54 FEET
L8	SOUTH 51–41–37 WEST / 59.12 FEET

DEGREES–MINUTES–SECONDS / DECIMAL FEET

– Notes –

1) A CURRENT TITLE COMMITMENT WOULD BE REQUIRED TO CHECK FOR EASEMENTS (IF ANY) OF RECORD.
2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3) BASIS OF BEARINGS : PER CDOT RIGHT OF WAY PLANS. I HELD THE BEARING, SOUTH 56°52'00" EAST, ALONG THE SOUTHWESTERLY LINE OF THE CDOT ROAD RIGHT OF WAY BETWEEN THE MONUMENTS SHOWN.
4) PARCEL 2 CONTAINS 16.53 ACRES, AS SURVEYED.
5) THERE IS NO CONFLICTING BOUNDARY EVIDENCE.
6) THIS SURVEY RETRACES A SURVEY PREPARED BY RMCS SURVEYING LLC (DAVID WALDNER – PLS 28667) PREPARED FOR THE WILLIAM WELCH FAMILY PARTNERSHIP IN OCTOBER 2011 (JOB NO. 2663).
7) ALL DIMENSIONS ARE MEASURED VALUES, UNLESS OTHERWISE SHOWN.

Surveyor's Statement

I, LEE STADELE, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING DURING SPRING 2015; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38–51–106 "LAND SURVEY PLAT".

LEE STADELE
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 26300

Flagstaff Surveying Inc.
TABLE MESA SHOPPING CENTER
637 SOUTH BROADWAY . SUITE C
BOULDER . COLORADO . 80305
303.499.9737
17161a–2.dwg . 25 March 2015
SHEET 1 OF 1

GRADING

– Topographic Survey –

of a portion of Parcel No. 2 . located in Section 20
Township 2 North . Range 72 West of the 6th P.M.
Boulder County . Colorado

Scale : 1" = 20'
0 10 20 40
U.S. SURVEY FEET
ONE (1) FOOT CONTOUR INTERVAL

– Property Description –

PARCEL 2

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) RIGHT OF WAY MONUMENT FOR STATION 283+00, LOCATED ON THE SOUTHWESTERLY SIDE OF THE 132 FOOT WIDE ROAD RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 72 (PEAK TO PEAK HIGHWAY);

THENCE NORTH 56°52'00" WEST, ALONG THE SOUTHWESTERLY EDGE OF SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF 104.0 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 05°50'00" WEST, A DISTANCE OF 708.0 FEET;

THENCE SOUTH 29°43'00" WEST, A DISTANCE OF 787.0 FEET;

THENCE NORTH 86°31'47" EAST, A DISTANCE OF 496.56 FEET;

THENCE SOUTH 75°43'28" EAST, A DISTANCE OF 132.61 FEET TO A POINT ON THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE ARC LENGTHS THAT DEFINE THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY, TO WIT:

1– ALONG THE ARC OF A CURVE TO THE LEFT, 169.95 FEET, SAID CURVE HAVING A RADIUS OF 1571.02 FEET, A CENTRAL ANGLE OF 06°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 47°43'57" EAST, 169.87 FEET TO CDOT RIGHT OF WAY STATION NO. 267+50 AND THE BEGINNING OF A CURVE TO THE LEFT;

2– ALONG THE ARC OF A CURVE TO THE LEFT, 1238.70 FEET, SAID CURVE HAVING A RADIUS OF 752.51 FEET, A CENTRAL ANGLE OF 94°18'50" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°31'35" WEST, 1103.51 FEET TO CDOT RIGHT OF WAY STATION NO. 281+00 AND THE BEGINNING OF A CURVE TO THE LEFT;

3– ALONG THE ARC OF A CURVE TO THE LEFT, 191.94 FEET, SAID CURVE HAVING A RADIUS OF 1571.02 FEET, A CENTRAL ANGLE OF 07°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 52°26'18" WEST, 191.82 FEET TO CDOT RIGHT OF WAY MONUMENT STATION NO. 283+00;

THENCE NORTH 56°52'00" WEST, ALONG THE SOUTHWESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 CONTAINS 16.53 ACRES, AS SURVEYED.

PARCEL 1
S 29°43'00" W 787.00'
PARCEL LINE MARKED WITH FENCE POSTS

PARCEL 2
16.53 ACRES
TOPOGRAPHIC SURVEY LIMITS
PEAK TO PEAK HIGHWAY

– Lot Overview –
SCALE : 1 INCH = 200 FEET

2'(15') CUT

ROCK OUTCROP
ROCK OUTCROP
ROCK OUTCROP
ROCK
ROCK

THIS PART OF EXISTING ROAD ALLOWED TO GROW OVER

EXISTING ROAD

2-TRACK ROAD

PARCEL 2

PARKING

DRIVEWAY

power

COVERED SHED 20.2' 18.5'

CABIN 17.5' #48013

WELL

FRAME BARN 72.2' 72.5' 24.3'

LID O

LENGTH = 1238.70 FEET
CHORD – NORTH 02-31-35 WEST / 1103.51 FEET
CENTRAL ANGLE = 94-18-50
RADIUS = 752.51 FEET

LENGTH = 169.95 FEET
CHORD – N 47-43-57 E / 169.87 FEET
CENTRAL ANGLE = 06-11-54
RADIUS = 1571.02 FEET

PEAK TO PEAK HIGHWAY
COLORADO HIGHWAY NO. 72

LS STA 267+50

N 86°31'47" E 496.56'

NGS BENCHMARK DESIGNATION U 327 8528.25 NAVD88 DATUM

– Legend –

FOUND #5 REBAR WITH 2 INCH DIAMETER ALUMINUM CAP MARKED "STADELE / LS 26300"	● LS
FOUND #5 REBAR WITH ALUMINUM CAP MARKED "RMCS LS 28667"	● W
CONIFEROUS TREE WITH TRUNK DIAMETER SHOWN	15"
2 BOLE / TRUNK	2ø
SPOT SHOT ELEVATION	× 55 2
U–SHAPED FENCE POST	up ø
PIN FLAG	pf ø
SURVEY CONTROL POINT	cp
OVERHEAD UTILITY LINES	ol
CENTERLINE	℄
OUTHOUSE	oh
CDOT RIGHT OF WAY STATION NUMBER	STA

– Notes –

1) FIDELITY NATIONAL TITLE COMPANY FILE NUMBER 515–F0506412–170–LLO WAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD.
2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3) BENCHMARK – ALL ELEVATIONS ARE BASED UPON NGS BENCHMARK DESIGNATION "U 327" – A 3 INCH DIAMETER BENCHMARK DISK SET IN A BOULDER ELEVATION = 8528 25 FEET, NAVD88 DATUM
4) SPECIFIC TREES IN THE BUILDING AREA ARE SHOWN FOR CLARITY
5) CONTOURS SHOWN IN ROCK OUTCROPS ARE APPROXIMATE ONLY.

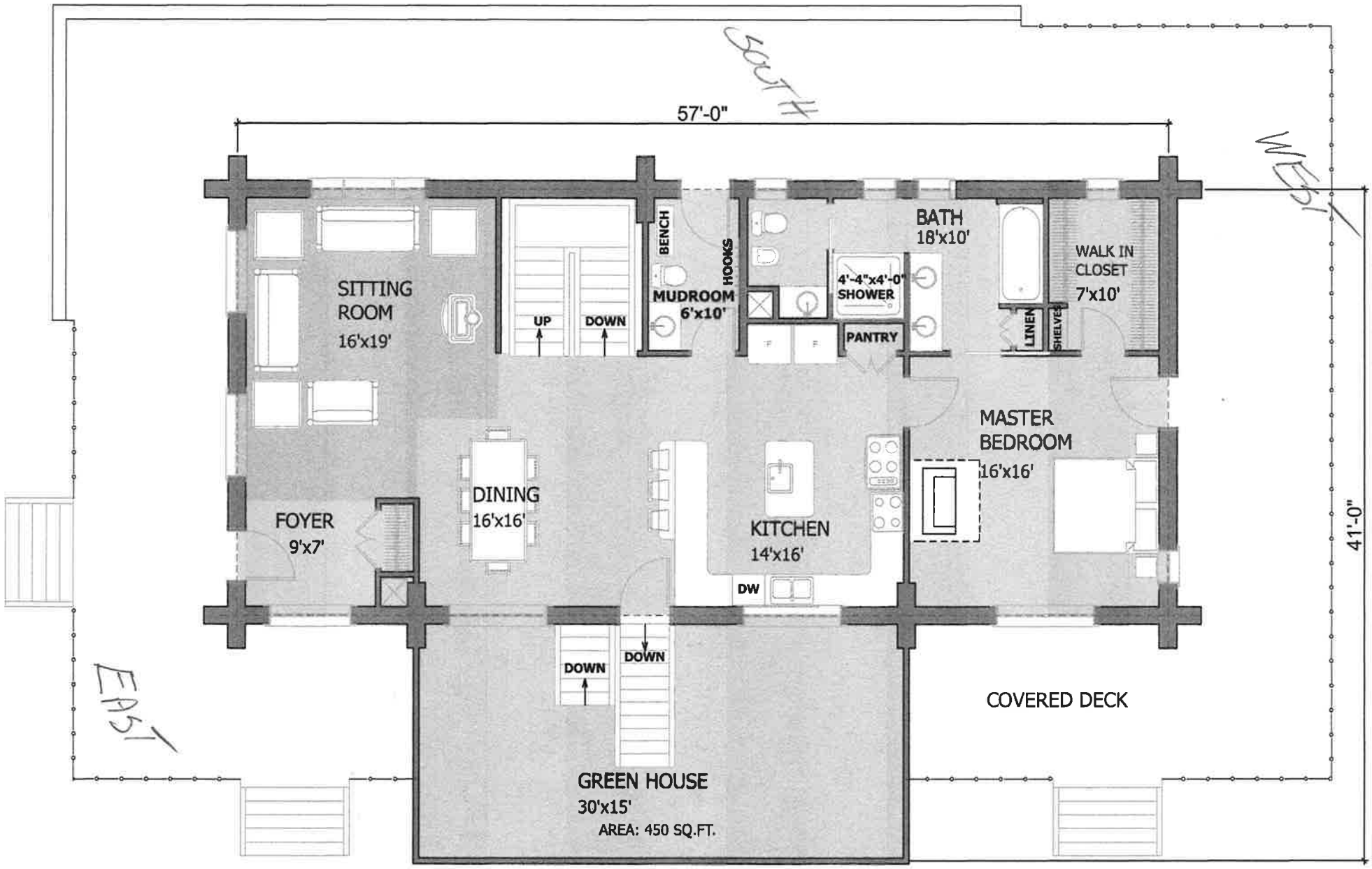
Flagstaff Surveying Inc.
TABLE MESA SHOPPING CENTER
637 SOUTH BROADWAY . SUITE C
BOULDER . COLORADO . 80305
303 499 9737

17161t–1 dwg . 17 May 2015
SHEET 1 OF 1

Surveyor's Statement

I, LEE STADELE, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT A TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY AS SHOWN HEREON WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING DURING MAY 2015; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF

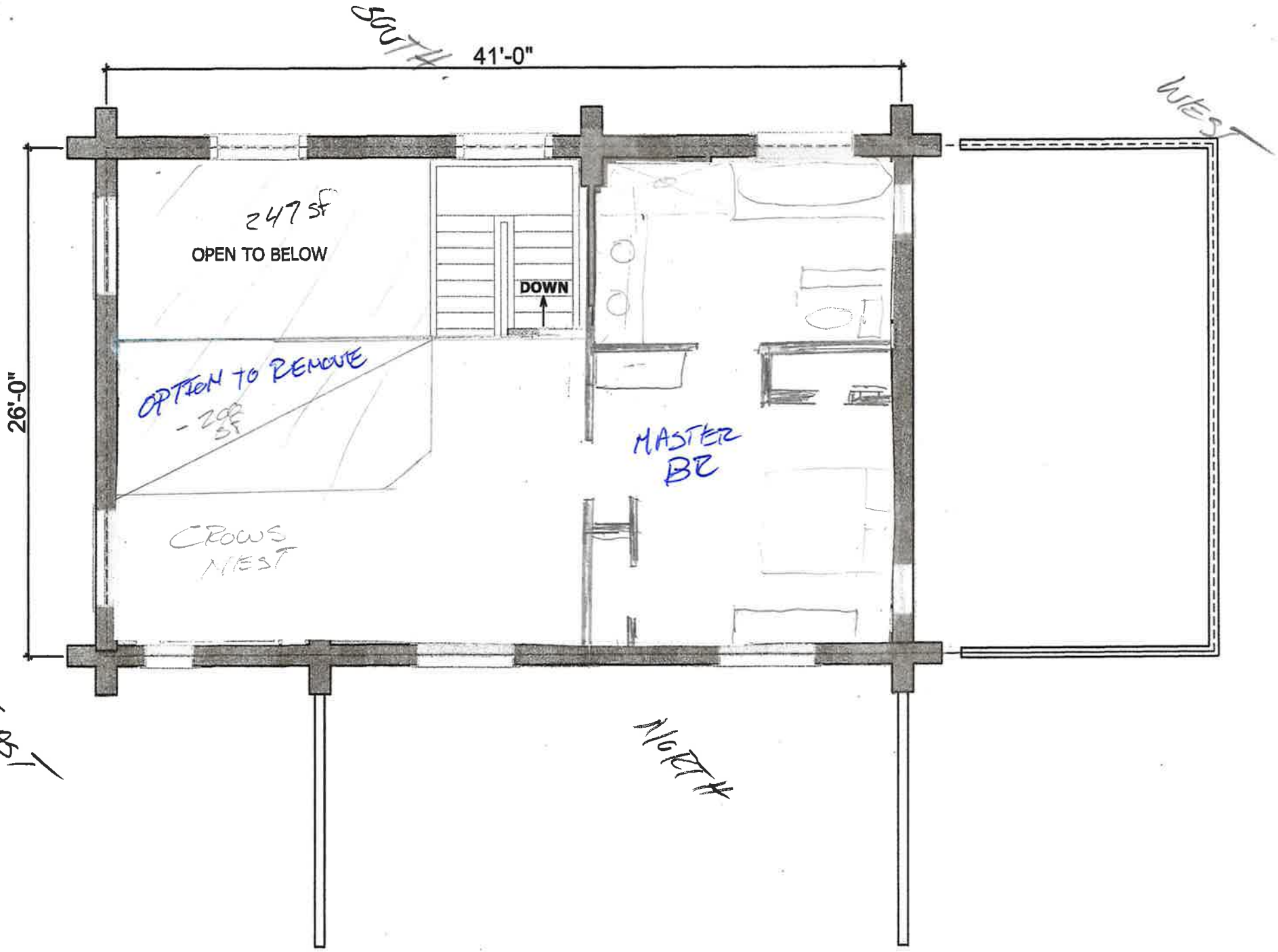
LEE STADELE
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 26300



FIRST FLOOR PLAN

AREA: 1494 SQ.FT.

© COPYRIGHT
R.C.M. CAD
DESIGN DRAFTING LTD.



SECOND FLOOR PLAN

AREA: ~~819~~ 819 SQ. FT.

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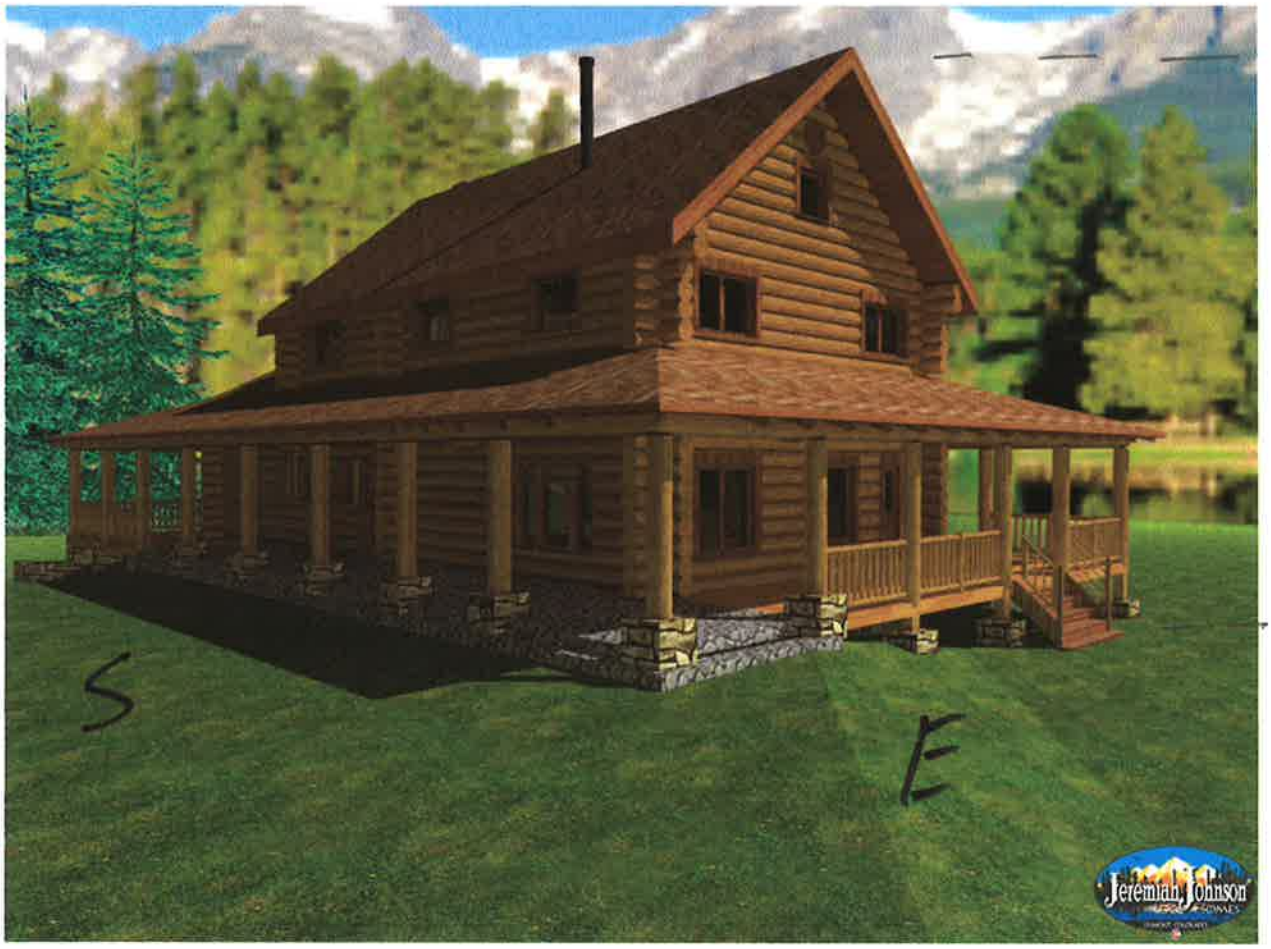
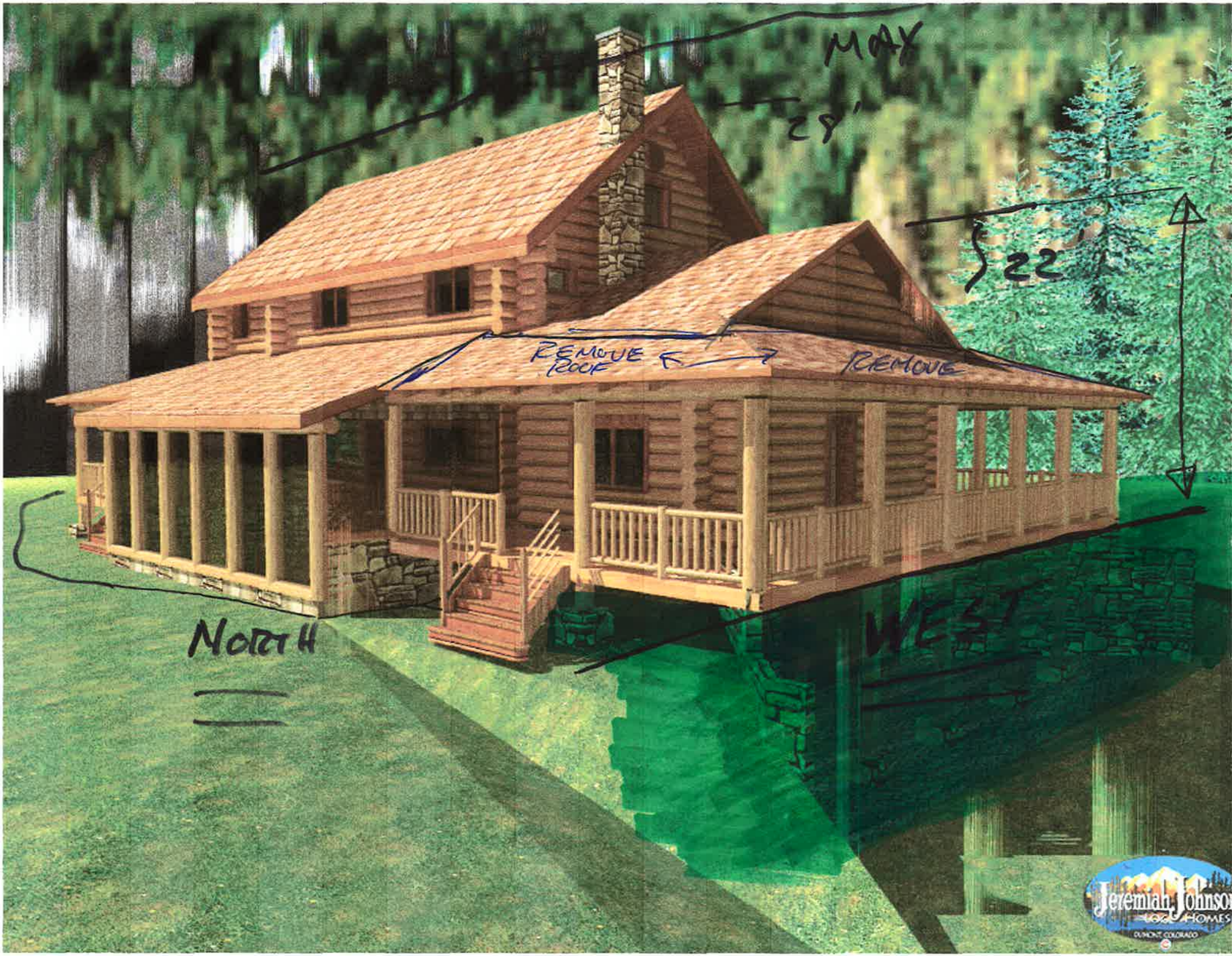
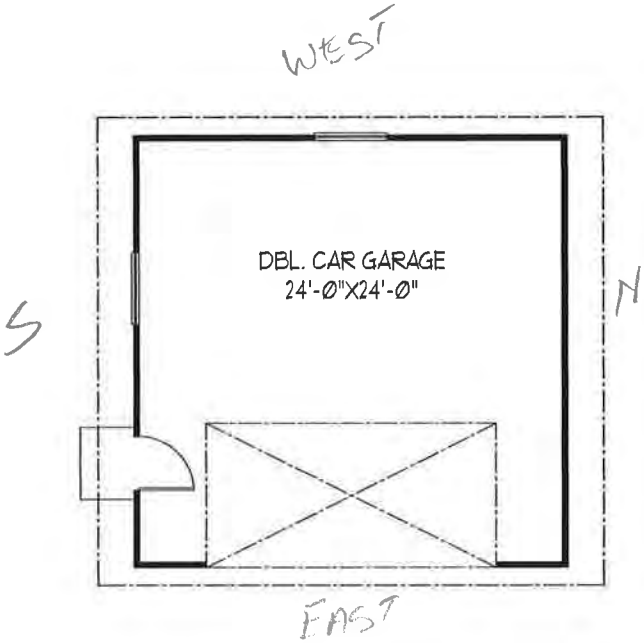
R.C.M. CAD
DESIGN DRAFTING LTD.

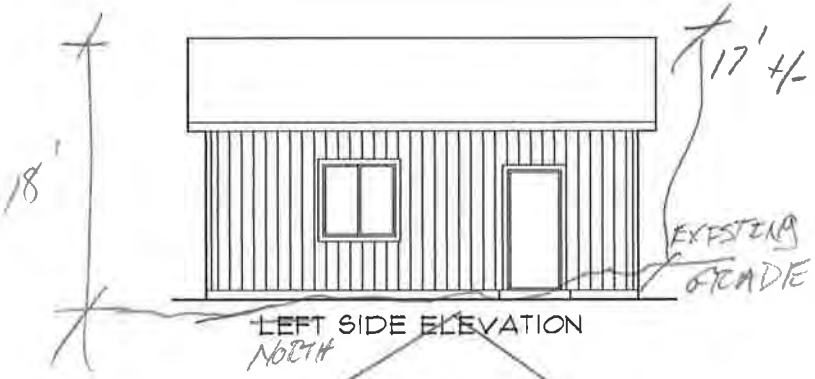

33'
HIGHEST
POINT.
S
E
Jeremiah Johnson


MAX
28'
22'
REMOVE ROOF
REMOVE
NORTH
WEST
Jeremiah Johnson
LOG HOMES
DUMONT, COLORADO

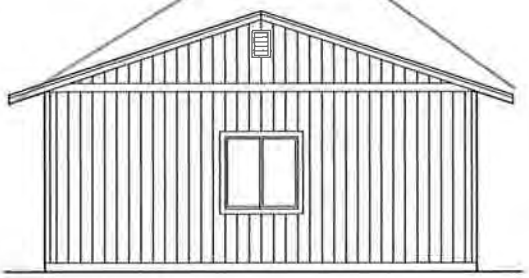
33'
MAX HEIGHT
EAST
NORTH
Jeremiah Johnson
LOG HOMES
DUMONT, COLORADO



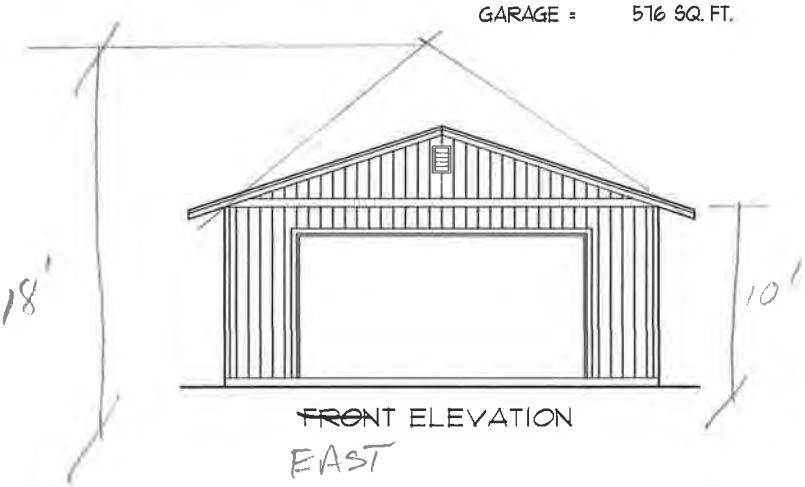
GARAGE LENGTH = 24'-0"
GARAGE DEPTH = 24'-0"
GARAGE = 576 SQ. FT.



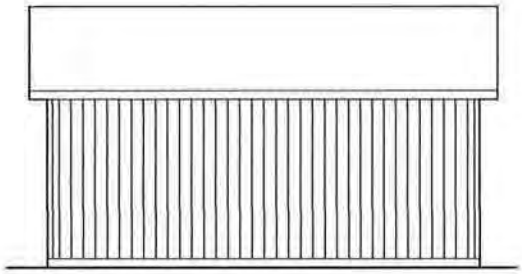
~~LEFT~~ SIDE ELEVATION
NORTH



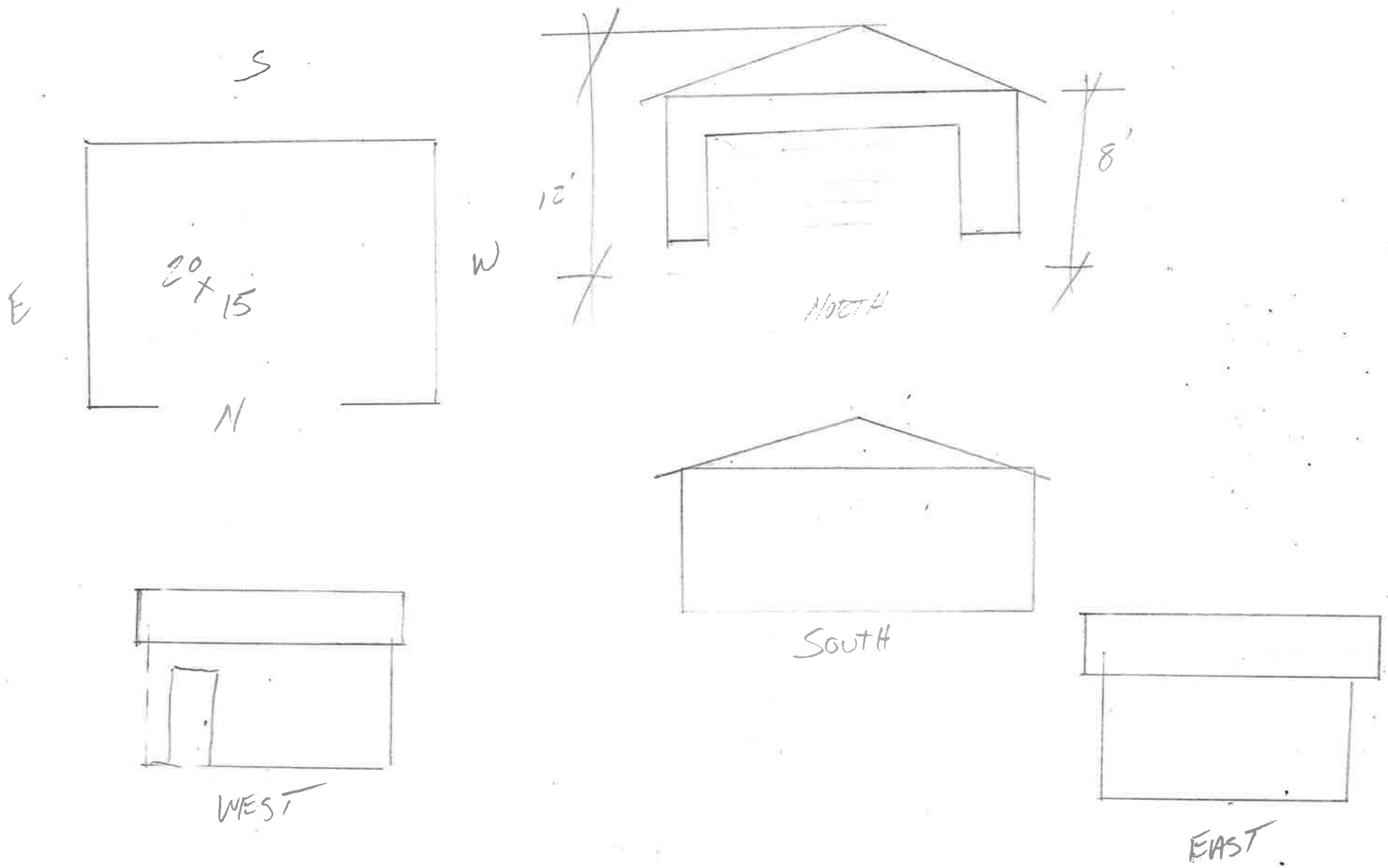
~~REAR~~ ELEVATION
WEST



~~FRONT~~ ELEVATION
EAST



~~RIGHT~~ SIDE ELEVATION
SOUTH


S
E
20 x 15
W
N
12'
8'
NORTH
SOUTH
WEST
EAST

Matthews General Construction, LLC

John C. Matthews
3333 Iris, Suite 205
Boulder, CO 80301

720.560.7348
johnm25@msn.com

Wildfire Mitigation Plan 48013 Peak to Peak, Ward CO, 80481

John and Denise Matthews (owners)

Site Location and Property Description

Legal description: Section 20, Township 2 North, Range 72 West. 16.53ACRE

The majority of the 16 plus acre property consists of open meadow and aspen groves. The building site is located on the western edge of the property in a wooded area. The site will be cleared of existing live and dead trees and bushes. There is a natural rock out cropping surrounding the north and west aspect of the site leaving Zone One well protected.

Construction Design and Materials

The House will be constructed of solid log from a log home company. The diameter of the exterior walls will be at least 10inch in diameter. All decking will comply with the current fire resistant construction materials with 3/4 "gravel provided underneath. The roof will be metal pro panel. There will be no vented roof or soffit and gutters will be provided with screening to minimize debris gathering inside.
The majority of the land surrounding the home site will be natural rock and imported gravel for around the house perimeter and drive way materials.

The garage will be constructed of 2x6 wood framing. The exterior will have a four foot wanes coat of masonry materials with the upper façade board and batten siding. This building will also have a metal roof.

The plow shed will be a metal building with a gravel floor.

The house will be served with propane gas. The tank is located at least 15 feet from the house and 50 feet from the cistern. The tank will be along the drive protected from possible car or truck interference. It will be at the same elevation as the house with the line buried at least 18" below grade. The area around the tank will be free from vegetation with the tank resting on a concrete pad surrounded by gravel on top of weed barrier.

There is existing power, well, and septic. Power, well and septic will be trenched up the to the house site, roughly 400 feet to the east.

Defensible space and Forest Management

The build site and zone one will be cleared of all trees and bushes. There is very little ground cover and none will be introduced. Zone two will include the remaining forested area to the west and portions of the area to the south and north.

All remaining forest will be managed in accordance with Boulder County Wildfire Mitigation requirements and follow the Colorado State Forest Services Guidelines, indicating the three defensible space Zones to be created around the structure on site.

Zone one was increased to a 30' perimeter around the home site. This zone has no living trees; any remaining burnt trees will be cut, bucked, and stored in Zone Two. All limbs from the cutting will be chipped and dispersed. On the western perimeter of this zone there is a natural rock outcropping that will be met by either a hard scape off the house or a composite deck. Under the deck there will be ¾ crushed rock at least two inches deep on top of a weed barrier, two feet beyond the drip zone of the deck.
The remaining perimeter of the home will have at minimum three feet of ¾ crushed rock over weed barrier. Walk ways (hardscape) or driveway excluded.

All woody debris or highly flammable vegetation will be mitigated and any new vegetation will only include fire wise plants. There is no intent to introduce any significant landscape planting or trees.

Zone two extends to 75 feet from the home in all directions. Burnt trees will be cut down in most cases, wood will be bucked, and stacked. All limbs will be chipped and dispersed. Remaining trees will be thinned and all latter fuel removed per forest service guidelines.

Zone Three Management zone extends to the property boundaries. The space tree stands and natural vegetation will be allowed to grow as long as the trees are healthy. Sickly or diseased trees will be cut, bucked and slash dispersed. Efforts will be made to remove any invasive plant species from the property.

Driveway Access For Emergency Vehicles

The property is accessed through original access point directly off the peak to peak and traveling up an existing road traveling north up to a saddle consisting of open grass land and aspen groves. At this location is where emergency vehicles will have ample room to pull out and pass if needed. A new road cut will be made from this point looping back to the south and west.

Emergency Water Supply for Fire Fighters

The property is located in the Ward Fire district. We will comply with the requirements of the Ward fire department as to either a cistern or donation.

Maintenance

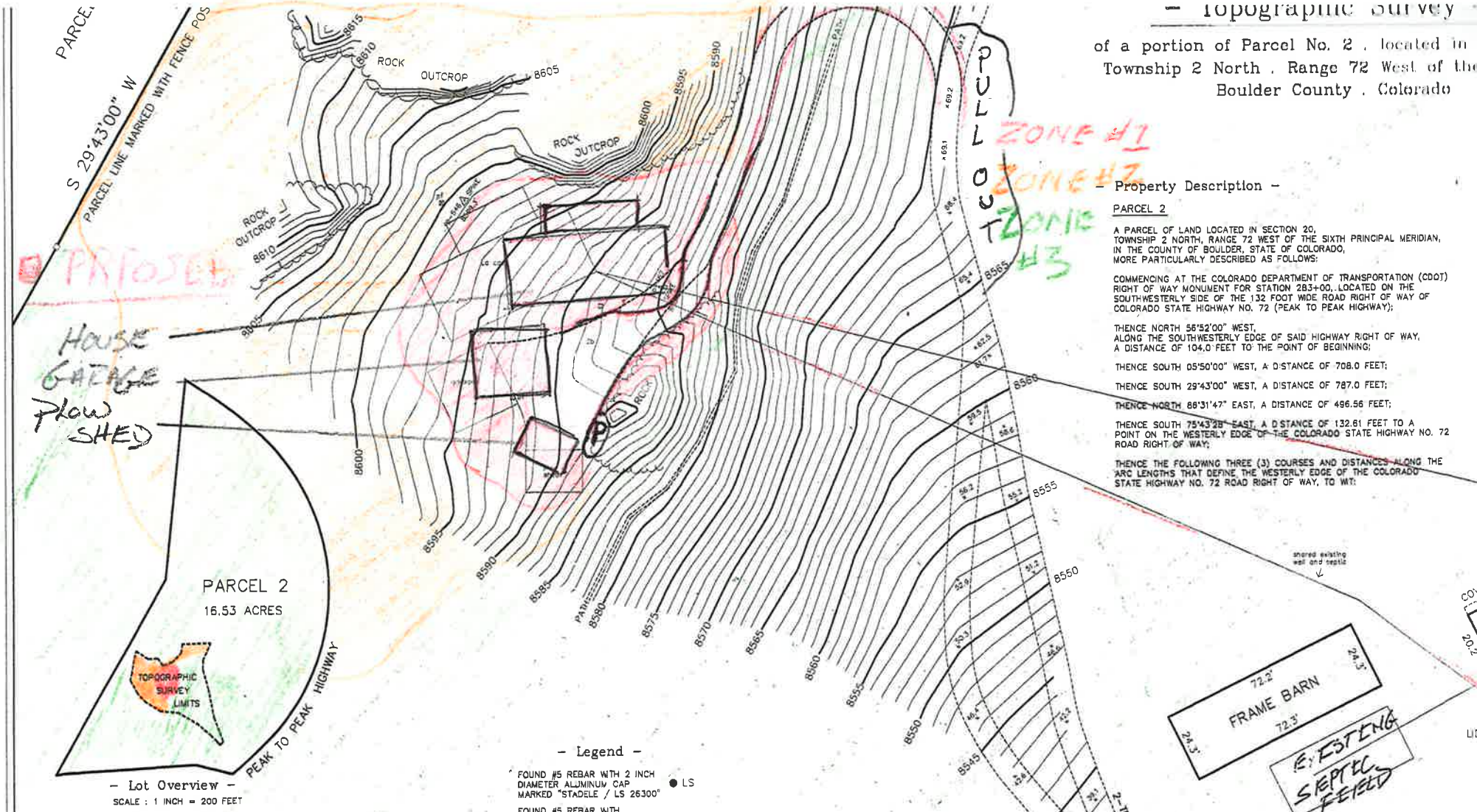
The maintenance should include:
-Check defensible space yearly

-Keep main fire wood pile at least 30 feet away. There will be a designated place for this
-Mow grasses with 30' of the residence
-Keep aware of current fire danger
-Clean debris from roof and gutter twice a year
-Check screens on roof vents, maintain spark arrestors
-Get rid of unnecessary accumulation of debris and trash from yards
-Have 50' of garden hose with nozzle ready
-Have green and white address marker at end of drive and clearly visible
-Don't store combustible next to the house
-Practice fire drills
-Have an alternative walk out escape route to Sunshine canyon

Prepared by
John C. Matthews
MGC, LLC

– Topographic Survey

of a portion of Parcel No. 2 , located in
Township 2 North , Range 72 West of the
Boulder County , Colorado



– Property Description –

PARCEL 2

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) RIGHT OF WAY MONUMENT FOR STATION 283+00, LOCATED ON THE SOUTHWESTERLY SIDE OF THE 132 FOOT WIDE ROAD RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 72 (PEAK TO PEAK HIGHWAY);

THENCE NORTH 56°52'00" WEST, ALONG THE SOUTHWESTERLY EDGE OF SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF 104.0 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 05°50'00" WEST, A DISTANCE OF 708.0 FEET;

THENCE SOUTH 29°43'00" WEST, A DISTANCE OF 787.0 FEET;

THENCE NORTH 86°31'47" EAST, A DISTANCE OF 496.56 FEET;

THENCE SOUTH 75°43'28" EAST, A DISTANCE OF 132.61 FEET TO A POINT ON THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE ARC LENGTHS THAT DEFINE THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY, TO WIT:

– Lot Overview –

SCALE : 1 INCH = 200 FEET

– Legend –

- FOUND #5 REBAR WITH 2 INCH DIAMETER ALUMINUM CAP MARKED "STADELE / LS 26300" ● LS
- FOUND #5 REBAR WITH ALUMINUM CAP MARKED "RMCS LS 25667" ● W
- CONIFEROUS TREE WITH . . TRUNK DIAMETER SHOWN 15"
- 2 BOLE / TRUNK . . 2b
- SPOT SHOT ELEVATION . . × 55.2 .
- U-SHAPED FENCE POST . . up ⊠
- PIN FLAG . . pf ⊠
- SURVEY CONTROL POINT . . cp
- OVERHEAD UTILITY LINES . . ol
- CENTERLINE . . ℄
- OUTHOUSE . . oh
- CDOT RIGHT OF WAY STATION NUMBER . . STA

– Notes –

1) FIDELITY NATIONAL TITLE COMPANY FILE NUMBER 515-F0506412-170-LLO WAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD.
2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3) BENCHMARK – ALL ELEVATIONS ARE BASED UPON NGS BENCHMARK DESIGNATION "U 327" – A 3 INCH DIAMETER BENCHMARK DISK SET IN A BOULDER. ELEVATION = 8528.25 FEET, NAVD88 DATUM.
4) SPECIFIC TREES IN THE BUILDING AREA ARE SHOWN FOR CLARITY.
5) CONTOURS SHOWN IN ROCK OUTCROPS ARE APPROXIMATE ONLY.

Surveyor's Statement

I, LEE STADELE, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT A TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY AS SHOWN HEREON WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING DURING MAY 2015; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Flagstaff Surveying Inc.

TABLE MESA SHOPPING CENTER
637 SOUTH BROADWAY , SUITE C
BOULDER , COLORADO , 80305
303.499.9737
17161t-1.dwg , 17 May 2015
SHEET 1 OF 1

LEE STADELE
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 26300

N 86°31'47" E 496.56'

Boulder County Land Use Department

SPR-15-0115: Matthews

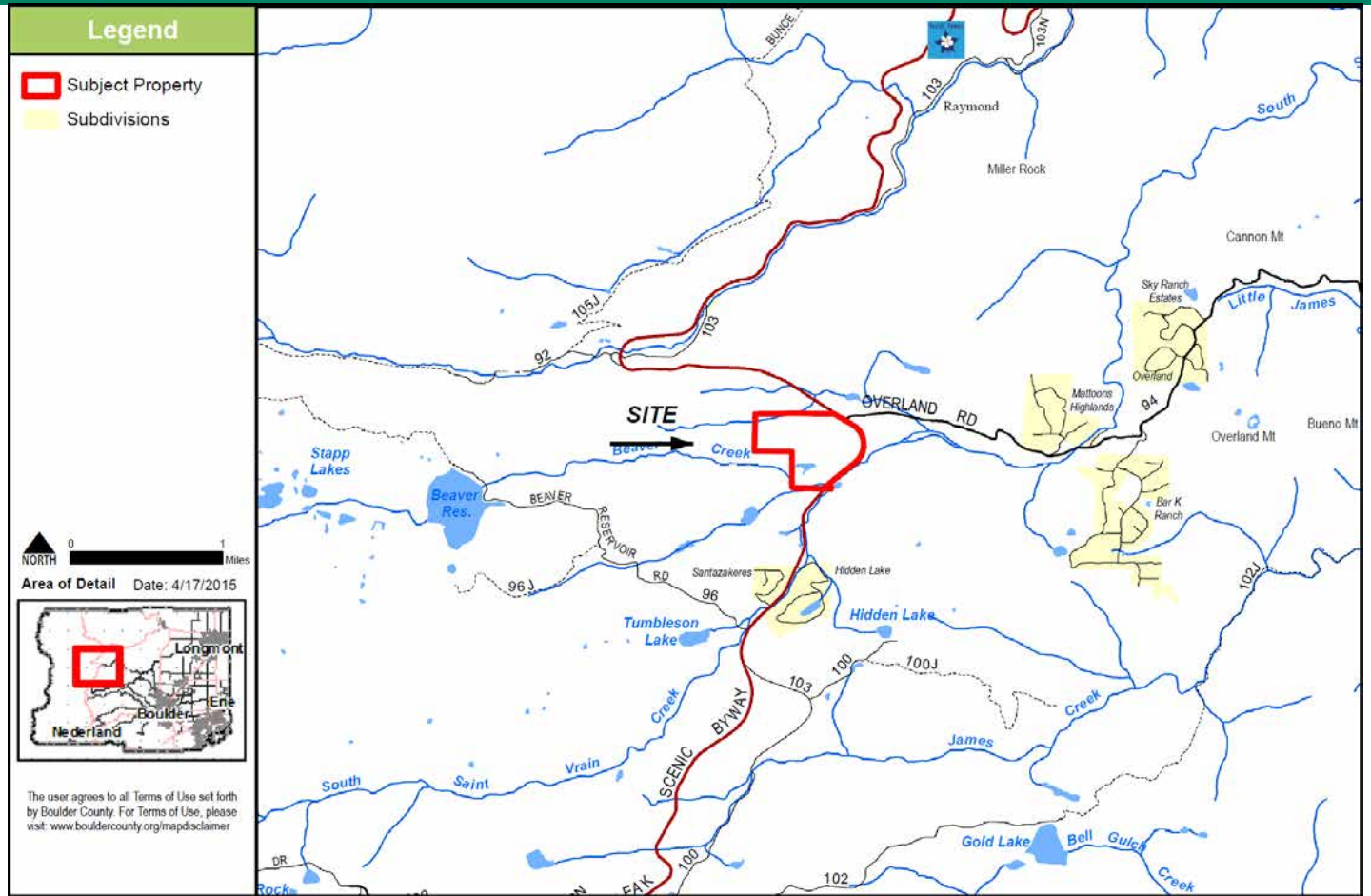
48013 Peak to Peak Hwy

HPAB November 5, 2015

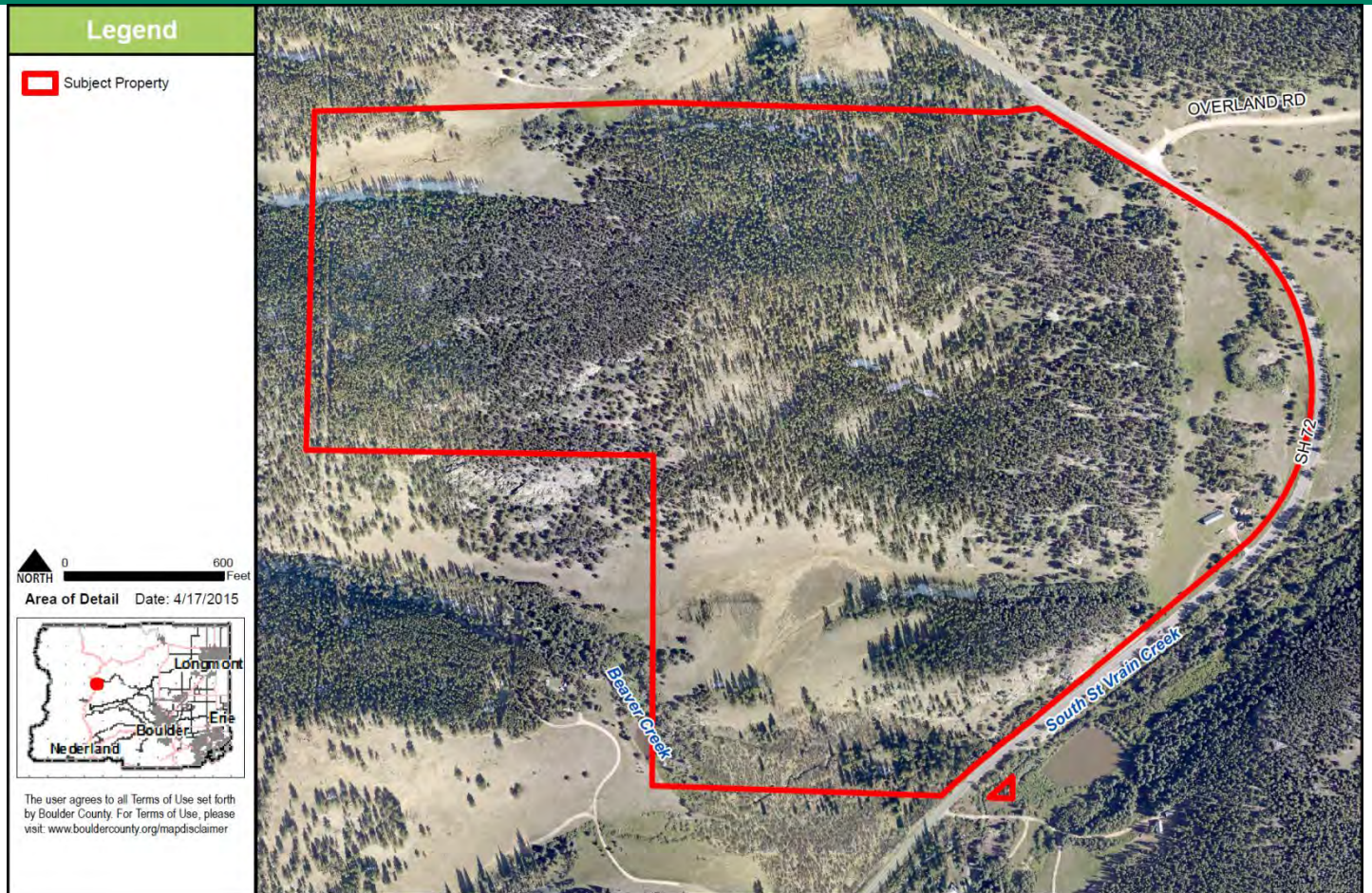
Project Overview

Applicant/ Owner	
Zoning	
Parcel Size	
Platted or BLOT	
Existing	
Proposal	
PSM	
Total Resulting Size	
Site Disturbance	
Proposed Max Height	
Proposed Materials	
Proposed Colors	

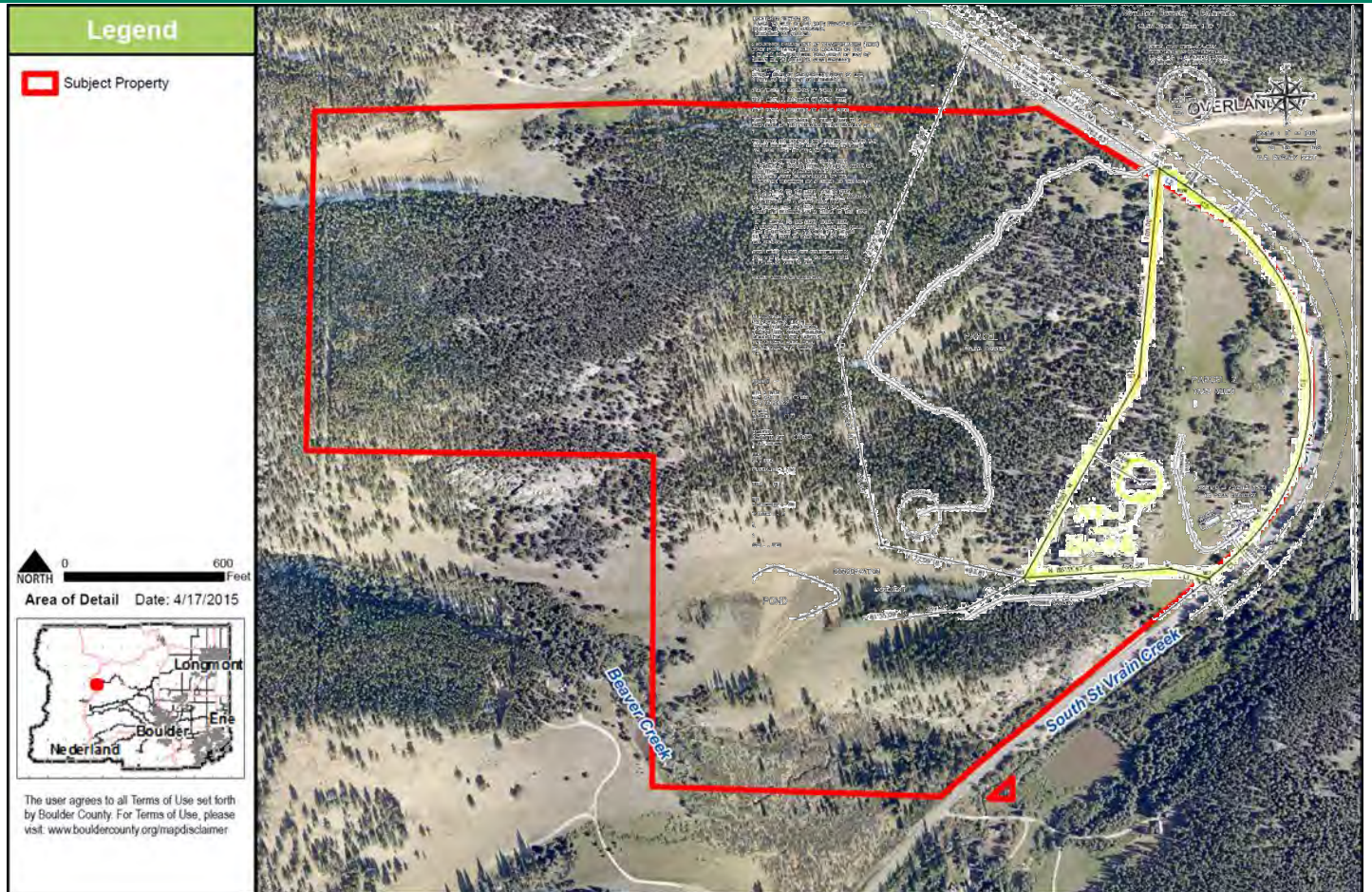
Vicinity Map



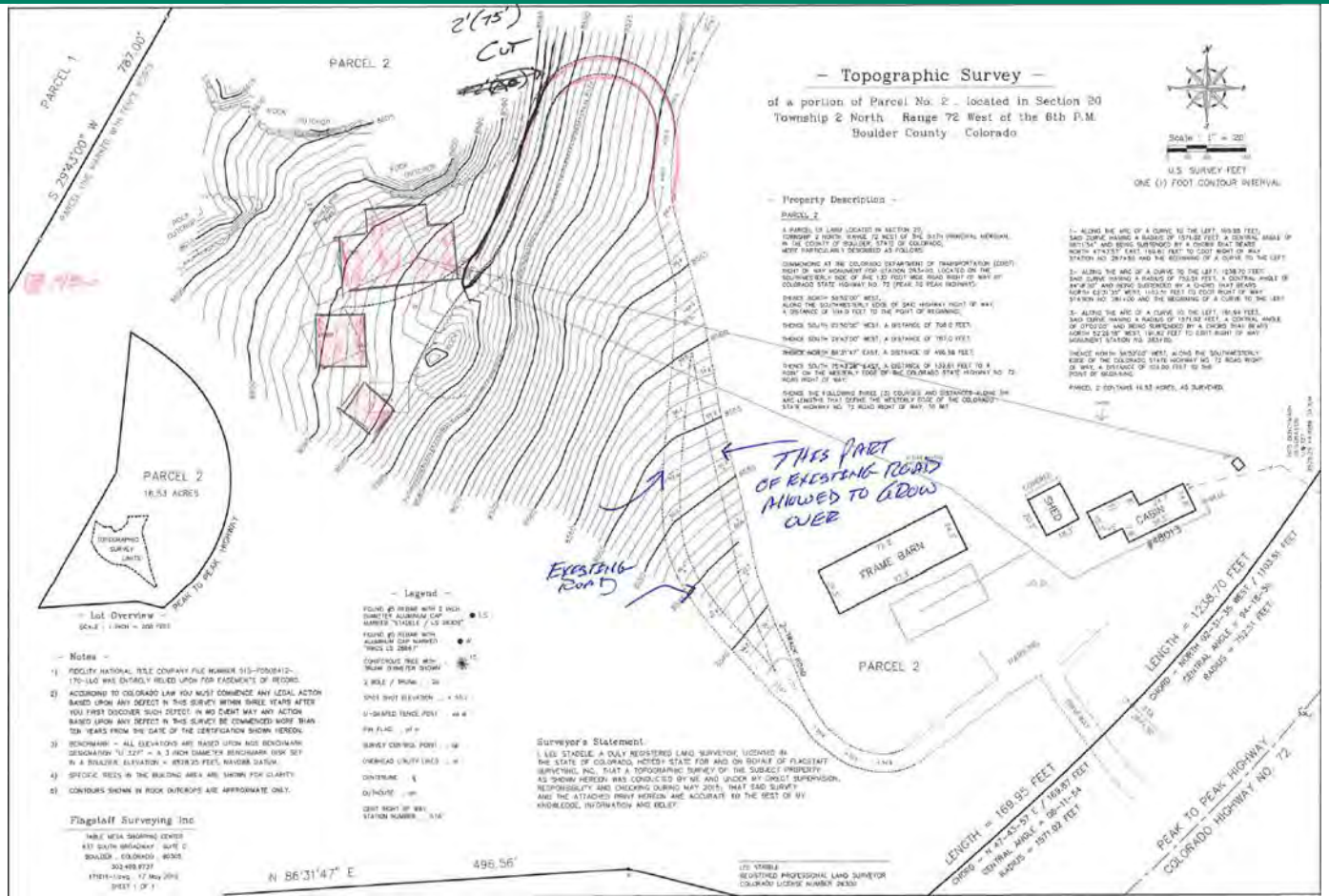
Aerial


Legend
Subject Property
NORTH
0
600
Feet
Area of Detail
Date: 4/17/2015
Longmont
Boulder
Erie
Nederland
The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer
OVERLAND RD
SH 72
Beaver Creek
South St Vrain Creek

Aerial + Proposal



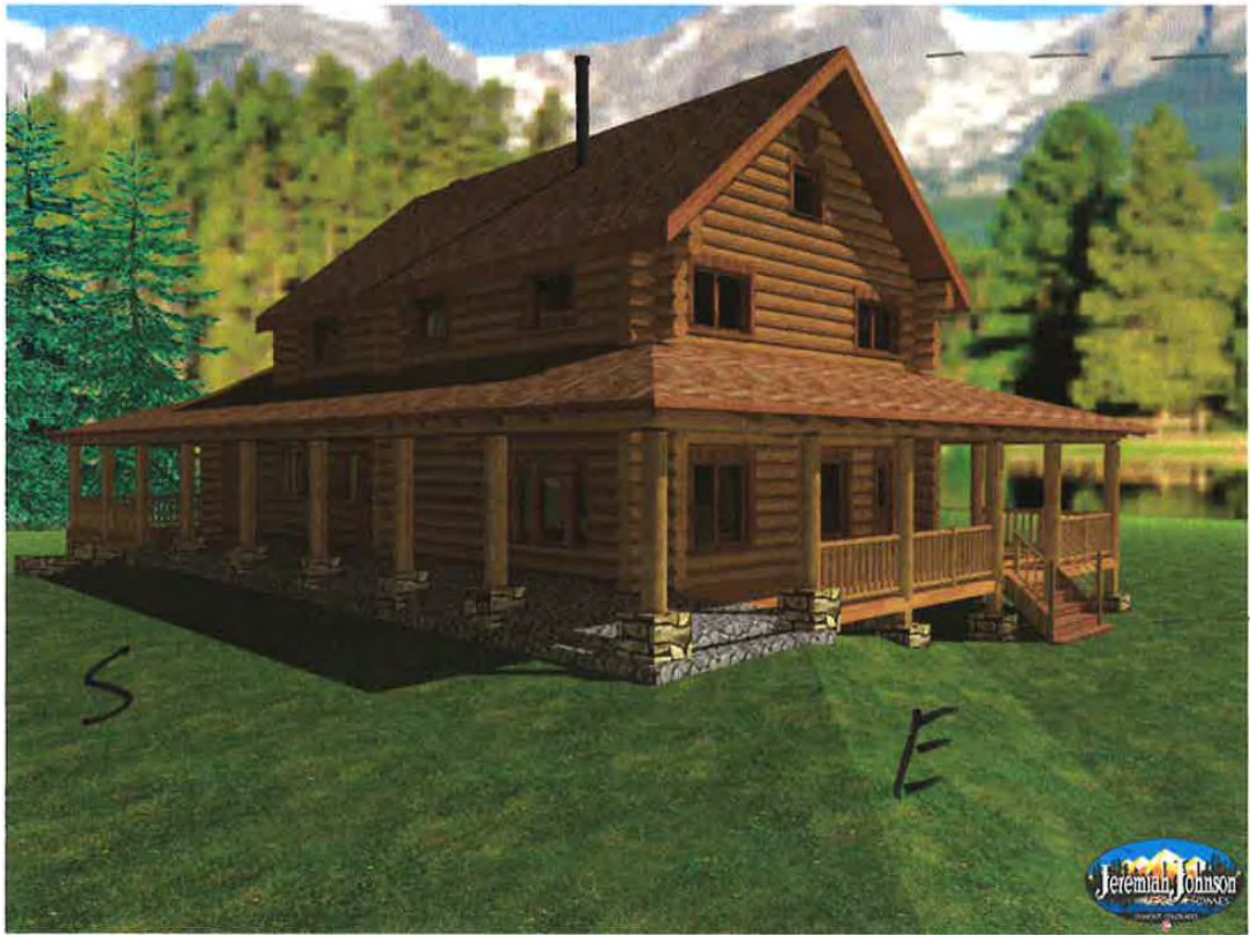
Site Plan



PARCEL 1
787.00'
S 29°43'00" W
PARCEL 2
2'(75') CUT
– Topographic Survey –
of a portion of Parcel No. 2 , located in Section 20
Township 2 North Range 72 West of the 6th P.M.
Boulder County Colorado
Scale 1" = 20'
U.S. SURVEY FEET
ONE (1) FOOT CONTOUR INTERVAL
– Property Description –
PARCEL 2
PARCEL 2
16.53 ACRES
TOPOGRAPHIC SURVEY LIMITS
PEAK TO PEAK HIGHWAY
– Lot Overview –
THIS PART OF EXISTING ROAD ALLOWED TO GROW OVER
EXISTING ROAD
FRAME BARN
SHED
CABIN
PARCEL 2
– Legend –
– Notes –
Surveyor's Statement
Flagstaff Surveying Inc
N 86°31'47" E
496.56'
LENGTH = 1238.70 FEET
LENGTH = 169.95 FEET
PEAK TO PEAK HIGHWAY
COLORADO HIGHWAY NO. 72

Southeast Elevation

This is the elevation that will face the historic site and the Peak to Peak Highway.



View Northwest

Approximate location of proposed residence. Residence & accessory structures will be screened by existing vegetation.

View West

View East

The proposal allows for 30’ of defensible space before the stand of trees.

03444190 05/07/2015 11:30 AM
RF: $0.00 DF: $0.00 Page: 1 of 5
Electronically recorded in Boulder County Colorado. Recorded as received.

AMENDMENT TO DEED OF CONSERVATION EASEMENT IN GROSS

This Amendment to Deed of Conservation Easement in Gross (the "Amendment") is entered into this 30th day of April, 2015, by and between the **William Welch Colorado Partnership**, a Colorado limited partnership ("Grantor") and the **County of Boulder**, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306 ("Grantee").

RECITALS

A. Grantor is the sole owner of approximately 327 acres of agricultural land in Boulder County, Colorado, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

B. The Property is encumbered by that certain Deed of Conservation Easement in Gross dated the 10th day of October, 2001, and recorded on October 16, 2001, at Reception Number 2208132 (the "Original Conservation Easement") in the office of the Clerk and Recorder of Boulder County, Colorado.

C. Grantor and Grantee desire to amend the Original Conservation Easement to amend the legal description of the Property to show that a separate parcel has been legally-subdivided and created.

D. Grantor and Grantee have determined that this Amendment is consistent with the conservation purposes of the Original Conservation Easement.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, but subject to the terms and conditions more fully set forth below, and pursuant to the laws of the State of Colorado, Grantor and Grantee hereby agree as follows:

1. The Original Conservation Easement is hereby amended to recognize that the homestead parcel described in Paragraph 5(E)(4)(a) of the Original Conservation Easement (the "Homestead Parcel") has been legally divided from the remainder of the Property and created as a separate legal parcel. The Homestead Parcel has been identified as Parcel 2 on that certain survey performed by Lee Stadele of Flagstaff Surveying, Inc. dated April 2, 2015, and recorded on LS-15-0144 April 29, 2015, in the official survey records of Boulder County (the "Survey"). The Homestead Parcel shall remain subject to the Original Conservation Easement, as amended.

2. In addition, as required in Paragraph 6(A)(2) of the Original Conservation Easement, Grantee hereby grants its approval of the location of the new single-family dwelling that is permitted on the Homestead Parcel and access route thereto, as both are shown on the Survey. Said approval is given by Grantee only in its proprietary role as holder of the Original

Conservation Easement, and all approvals required by Boulder County's land use regulations must still be met before any new single-family dwelling and access route to the dwelling can be constructed on the Homestead Parcel. In addition, said approval is granted for the Homestead Parcel only and is not given for Parcels 1 and 3 shown on the Survey.

2. The remainder of the Original Conservation Easement is hereby ratified and confirmed, and except as otherwise amended herein, the Original Conservation Easement shall remain in full force and effect.

3. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and such counterparts shall together constitute one and the same document.

IN WITNESS, WHEREOF, the parties have caused this instrument to be duly executed this 30th day of April, 2015.

GRANTOR:

William Welch Partnership, a Colorado limited partnership

James H. Welch, a/k/a Jim Welch, Partner

State of Colorado
County of Boulder

The foregoing Amendment to Deed of Conservation Easement in Gross was acknowledged before me this 30th day of April, 2015 by James H. Welch, a/k/a Jim Welch, as Partner of The William Welch Partnership, a Colorado limited partnership.

(Notary Official Signature)

(Commission Expiration)

NOTARY SEAL

JANE STODDARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964008571
My Commission Expires Sept. 11, 2017

The William Welch Colorado Partnership, a Colorado limited partnership

By: William P. Welch, Partner

STATE OF ~~COLORADO~~ VIRGINIA
COUNTY OF ~~Boulder~~ ARLINGTON }ss:

The foregoing instrument was acknowledged before me this 2nd day of MAY, 2015 by William P. Welch, Partner of **The William Welch Colorado Partnership, a Colorado limited partnership**

Notary Public

Witness my hand and official seal.
My Commission expires:

RAYMOND KWOK-HUNG LAU
NOTARY PUBLIC
REGISTRATION # 297716
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2017

The William Welch Colorado Partnership, a Colorado limited partnership

By: H. Gilbert Welch, Partner

STATE OF ~~COLORADO~~ VERMONT
COUNTY OF ~~Boulder~~ ORANGE }ss:

The foregoing instrument was acknowledged before me this 5th day of MAY, 2015 by H. Gilbert Welch, Partner of **The William Welch Colorado Partnership, a Colorado limited partnership**

Notary Public

Witness my hand and official seal.
My Commission expires: 2-10-19

NOTARY PUBLIC

GRANTEE:

COUNTY OF BOULDER, a body corporate and politic

By: _____
Deb Gardner, Chair

By: _____
Elise Jones, Vice-Chair

By: Excused
Cindy Domenico, Commissioner

State of Colorado
County of Boulder

The foregoing Amendment to Deed of Conservation Easement in Gross was acknowledged before me this 23 day of April, 2015, by Deb Gardner, Chair, and Elise Jones, Vice-Chair, ~~and Cindy Domenico, Commissioner~~, of the Board of County Commissioners of Boulder County, Colorado.

Cecilia G. Lacey
(Notary Official Signature)

06/11/17
(Commission Expiration)

CECILIA G. LACEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20014023591
MY COMMISSION EXPIRES 06/11/2017

EXHIBIT A

Legal Description

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) RIGHT OF WAY MONUMENT FOR STATION 283+00, LOCATED ON THE SOUTHWESTERLY SIDE OF THE 132 FOOT WIDE ROAD RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 72 (PEAK TO PEAK HIGHWAY);

THENCE NORTH 56°52'00" WEST, ALONG THE SOUTHWESTERLY EDGE OF SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF 104.0 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 05°50'00" WEST, A DISTANCE OF 708.0 FEET;

THENCE SOUTH 29°43'00" WEST, A DISTANCE OF 787.0 FEET;

THENCE NORTH 86°31'47" EAST, A DISTANCE OF 496.56 FEET;

THENCE SOUTH 75°43'28" EAST, A DISTANCE OF 132.61 FEET TO A POINT ON THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE ARC LENGTHS THAT DEFINE THE WESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY, TO WIT:

1– ALONG THE ARC OF A CURVE TO THE LEFT, 169.95 FEET, SAID CURVE HAVING A RADIUS OF 1571.02 FEET, A CENTRAL ANGLE OF 06°11'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 47°43'57" EAST, 169.87 FEET TO CDOT RIGHT OF WAY STATION NO. 267+50 AND THE BEGINNING OF A CURVE TO THE LEFT;

2– ALONG THE ARC OF A CURVE TO THE LEFT, 1238.70 FEET, SAID CURVE HAVING A RADIUS OF 752.51 FEET, A CENTRAL ANGLE OF 94°18'50" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°31'35" WEST, 1103.51 FEET TO CDOT RIGHT OF WAY STATION NO. 281+00 AND THE BEGINNING OF A CURVE TO THE LEFT;

3– ALONG THE ARC OF A CURVE TO THE LEFT, 191.94 FEET, SAID CURVE HAVING A RADIUS OF 1571.02 FEET, A CENTRAL ANGLE OF 07°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 52°26'18" WEST, 191.82 FEET TO CDOT RIGHT OF WAY MONUMENT STATION NO. 283+00;

THENCE NORTH 56°52'00" WEST, ALONG THE SOUTHWESTERLY EDGE OF THE COLORADO STATE HIGHWAY NO. 72 ROAD RIGHT OF WAY, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

Monteau Geer Homestead Complex

Location: 48013 Peak to Peak Highway

Docket Number: HP-99-05

County Resolution: 99-82

Recorder's Note: 8-13-99
Portion of recorded document may not reproduce legibly.

Recorder's Note: 8-13-99
Portion of document is a photocopy.

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Boulder County Clerk, CO RESOLUTION R 0.00 D 0.00

RESOLUTION 99-82

A RESOLUTION CONDITIONALLY APPROVING DOCKET #HP-99-05: DESIGNATION OF THE MONTEAU/GEER HOMESTEAD COMPLEX (WELCH PROPERTY) IN UNINCORPORATED BOULDER COUNTY AS AN HISTORIC LANDMARK UNDER THE BOULDER COUNTY HISTORIC PRESERVATION REGULATIONS.

WHEREAS, § 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, the William Welch Colorado Partnership (subject landowner) has applied to the County for designation of the Monteau/Geer Homestead Complex, which is located at 48013 Peak-to-Peak Highway in unincorporated Boulder County ("the Proposed Designation"), all as further described in the memorandum and written recommendation of the County Parks Department staff dated May 27, 1999, with its attachments ("the Staff Recommendation"), including the "Boulder County Historic Landmark Nomination Form" for the Proposed Designation attached to and incorporated into this Resolution as Exhibit A; and

WHEREAS, the Proposed Designation encompasses a property 0.9 acre in size including four contributing resources: the ranch house, privy, carriage house, and three-bay barn, all as further specified in the Staff Recommendation; and

WHEREAS, at a duly noticed public hearing on May 6, 1999, 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

24/24

County's Historic Preservation Regulations, and recommended to the Board that the Proposed Designation be approved as a County historic landmark; and

WHEREAS, on May 27, 1999, the Board held a duly-noticed public hearing on the Proposed Designation, at which time the Board considered the recommendation of HPAB, and also considered the documents and testimony as reflected on the official record presented 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 Parks Department staff, and as set forth in Exhibit A hereto, and, therefore, finds that the Monteau/Geer Homestead Complex as described in Exhibit A 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 is hereby approved, as set forth in the findings of this Resolution, above and in Exhibit A attached hereto, and specifically subject to the following conditions:

1. Alteration of any exterior feature of the landmark will require review and approval of a Certificate of Appropriateness by the County under its Historic Preservation Regulations.

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 Danish, seconded by Commissioner Mendez, and passed by a 3-0 vote of the Board.

ADOPTED on this 10th day of June, 1999, nunc pro tunc the 27th day of May, 1999.

BOARD OF COUNTY COMMISSIONERS OF BOULDER COUNTY:

SEAL OF BOULDER COUNTY, COLORADO

Ronald K. Stewart

Ronald K. Stewart, Chair

(EXCUSED)

Jana L. Mendez, Vice Chair

Paul D. Danish

Paul D. Danish, Commissioner

ATTEST:

Susan M. Ashcraft

Clerk to the Board

Boulder County
Annex Building
PO Box 471 - Bc
(303) 441-3930 / Fax (303) 441-4856

Boulder County Clerk, CO RESOLUTION R 0.00 D 0.00
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HP-99-05
Docket Number

Boulder County Historic Landmark - Nomination Form

1. Name of Property

Historic Name: Monteau/Geer Homestead
Other Names: Monteau Homestead, Geer Homestead, Mead Ranch, Johnson Ranch, Roberts Ranch, Welch Ranch
Historical Narrative (Continuation Sheet) ☒

2. Location

Address: 1/4 mile south of the Jamestown (Overland) Road intersection with the Peak to Peak Scenic Byway or State Highway 72
Continuation Sheet (For Multiple Properties) ☐

3. Classification

Property Ownership: Public ☐ Private ☒ Other ☐

Category of Property: Structure ☐ Site ☒ District ☐

Number of Resources Within Property: Contributing 4 Non-Contributing 1

Continuation Sheet ☒

4. Function or Use

Historic Functions:	Current Functions:
Domestic/Single-FamilyDwelling, Agricultural/Subsistence	Occupied/Residential Vacant/Notin Use

Continuation Sheet ☐

5. Description

Continuation Sheet ☒

6. Statement of Significance

Boulder County Criteria for Designation:
Eligibleunder Criteria 1, 3 and 4

Areas of Significance:	Period of Significance:
Agriculture	1892-1962
Significant Dates:	**Significant Persons:**
See attachments	See attachments

Statement of Significance (Continuation Sheet) ☑

EXHIBIT
A
(16 pages)

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7. Bibliographical References

Continuation Sheet ☒

8. Geographical Data

Legal Description of Property:
Located in the NW 1/4, SE 1/4, SE 1/4, Section 20, T2N, R72W, 6th Principal Meridian

Boundary Description:
See Attachment

Boundary Justification:
See attachment.

Continuation Sheet ☐

9. Property Owner(s)

Name(s): William Welch Colorado Partnership c/o Jim Welch

Address(es): 318 Whedbee Street
Ft. Collins, CO 80524

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

Rebecca Waugh, Historic Boulder, Inc.
646 Pearl Street
Boulder, CO 80302

Carl McWilliams
Cultural Resource Historians
1607 Dogwood Ct
Ft. Collins, CO 80525

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.

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Boulder County Clerk, CO RESOLUTION R 0.00 D 0.00

Historical Narrative

The Monteau/Geer Homestead, located on the Peak-to-Peak "Scenic Byway" (State Highway 72), 1/4 mile south of the Jamestown Road, is one of few complete homesteads still standing in the high country of Boulder County. It is a testimony to the hard work and skill of the early settlers who came from the plains at the end of the nineteenth century to make a new life. It was a hard life, but they persisted despite bitter cold winters and short growing seasons. We are fortunate today to still have the 1896 ranch house with its privy, the carriage house with its handsome doors of diagonal planks, and the 72 foot long barn. Tourists along the Peak-to-Peak often stop to photograph this mini outdoor museum.

Gregory George **MONTEAU**, a 59 year old bachelor and Frenchman from Canada, filed for a homestead claim, presumably in 1892, and began improving the site. Almost half of the acreage of the claim was across the dirt road and included approximately ½ mile of the South St. Vrain Creek, which provided essential water for livestock, crops and domestic purposes.

Improvements by Monteau included constructing a one room whole log cabin, with a rock foundation, probably in 1896. It is the north room of the two room homestead cabin. The log exterior was covered with vertical rough plank siding.

Records indicate that Monteau completed his required homestead improvements on April 24, 1897. The Homestead Patent was granted to George Monteau on July 3, 1897 and signed by President William McKinley. The 160 acre homestead site was comprised of the S 1/2 of NE 1/4; NW 1/4 of SE1/4; and the NE 1/4 of SW 1/4, Section 20, T2N, R72W.

* * *

Elmer Harmon **GEER** already had an option to buy the homestead when Monteau received title to the property. Geer had come to Boulder County as an infant from Denver with his parents, Solomon and Nancy Geer. Shortly after Elmer's birth in September of 1866, the family settled in an area that came to be known as Geer Canon (Canyon), north of Left Hand Creek and west of present State Highway 36 (the area is now part of Heil Ranch County Open Space). As a young adult, Elmer left the family home to enter the lumber business as a partner with his brother-in-law, William J. Tiffin. Together, they operated a sawmill for fifteen years at the confluence of the St. Vrain River and Left Hand Creek . After the dissolution of the partnership, Geer purchased the mountain ranch from Monteau on May 17, 1897. Monteau, however, continued to live on the ranch, providing important skills of carpentry and blacksmithing.

Elmer Geer, and his wife, Nida Smith Geer, and their four children needed more living space so a second room was added on the south side of the original homestead cabin in 1898. It is of frame construction. A door had to be cut in the south log wall of the Monteau original cabin to connect the two rooms. At the same time, the ceiling of the first room was insulated with town of Ward newspapers dated July 1898.

Between 1898 and 1910, it is believed Geer and Monteau built the other structures at the homestead, including the 72 foot by 24 foot barn, the carriage house with its attic space where visiting family slept in the summer, and presumably the summer kitchen and root cellar.

In the meantime Elmer Geer heard about the meat and vegetable shortage in the mining communities of Ward and Jamestown, so he began selling them beef and potatoes from his ranch.

In June 1898 the Colorado & Northwestern Railroad completed a narrow guage track from Boulder to Ward. Snow frequently blocked the route in winter, but the railroad made Ward a center of activity for miles around. It brought coal for steam-powered mining equipment and other supplies for the mining communities. This created a demand for "teamsters" to deliver the supplies beyond the railhead. Since Geer's ranch was located on an important freighting route, from Ward to Allens Park and Estes Park, he decided to go into the "drayline business" and brought in a cousin from Illinois, Lucius Geer, to work with him. A "dray" was defined as a "low strong cart without fixed sides, for carrying heavy loads". The connection with the "teamster" business and the location of the ranch along the Peak to Peak stage route may explain the very unusual presence of a carriage house/barn in this high altitude, rural location.

The Ward railroad soon became popular with tourists. The name,"Switzerland Trail of America" was coined through a contest to attract visitors to the new resorts along the Peak-to-Peak. When breathless tourists got off the train at the Ward depot, they boarded 16-passenger stagecoaches, tallyhos, and headed up the Peak-to-Peak, through the Monteau/Geer Homestead. The rapid development of gasoline powered cars and trucks cut deeply into the business of the C & N Railroad and hastened its demise in 1919.

The 1900 U.S. Census lists four adults and five children living in the homestead year round:

- Elmer Geer, 33 years old, "teamster"
- Nida Smith Geer, 28, wife
- Five Geer children, ages 11,10,5,3,and 1
- Lucius Geer, 23, "teamster" and boarder
- Gregory Monteau, 67, "blacksmith" and boarder

But accounts also show that Geer had asked Nida's brother and

his wife, Erle and Elizabeth **SMITH**, and their children to live with his family on the homestead in the summer months in order to run the farming and livestock operations. Thus, there were at least six adults and twelve children living in the homestead in the summer. No wonder they needed a special summer kitchen and a root cellar. In 1908 Erle and Elizabeth Smith's seventh child, Zora, was born on the ranch. According to a descendant of the Smith family, Zora was born with no one to help with the delivery.

* * *

George M. **MEAD**, a farmer from Hendley, Nebraska, purchased the ranch from Elmer Geer on August 9, 1910. That fall, Mead built an additional bedroom to the southwest side of the main cabin. He returned to Nebraska for the winter, but came back in April of 1911 with his oldest grandson, twenty-year-old Claude Johnson, to start farming. His wife, Malissa joined them in June, bringing with her their granddaughter Anna Johnson. Later in August, the Meade's daughter, Cora J. Johnson came out to Colorado by train with her other four children to spend the rest of the summer on the homestead. A 1911 photograph exists which depicts the ranch at this time, including the summer kitchen. The entire Johnson family slept upstairs over the carriage house. Cora's husband, Olaf Johnson, joined them for the last week of summer vacation before the family returned to Wilsonville, Nebraska to begin the new school year.

George and Malissa Mead lived on the ranch year round. And grandson Claude lived with them much of the time in the early years and was a great help. In August 1913, he brought his bride to the ranch. Every Saturday night the young couple would walk to neighbors, sometimes as far away as Ward, sometimes through deep snow, for dancing, cards, and partying. They left the ranch in the fall of 1915, although Claude returned to help out some years later when his grandfather had hernia surgery in Boulder.

Mead usually kept three milk cows through the winter, which he milked every morning and every night. He had to thresh the oats to feed the cattle every day, and he had to clean the stalls and put in fresh hay. He also had a team of mules which had to be fed and cared for. Water for livestock was carried from the South St. Vrain, while drinking water was brought from the spring north of the homestead. And of course, firewood had to be collected frequently for the stoves.

Every morning, Malissa would pour the fresh milk into large, flat pans to let the cream rise to the top. She would skim off the cream to make butter and then use the skim milk for cottage cheese. Mead would hitch up his mules to the wagon or sleigh to sell the butter and cheese in Ward or Jamestown.

When spring and summer finally came, various members of Mead's

extended family would arrive to help with the ranch. New calves had been born and together with their mothers were allowed to graze on the open range. At some point an irrigation ditch was dug by hand from Beaver Creek to bring water to the fields adjacent to the homestead. Oats and timothy grass were planted, harvested, and stored in the center of the barn for winter feeding. Fences were built around all irrigated fields to protect the crops from the cows.

Potatoes were an important staple, as they rarely would be nipped by a late frost. They were stored in a potato cellar in the hillside southwest of the barn. There was a good market for mountain potatoes because it was commonly believed that they were sweeter and of higher quality than those grown on the plains. Other fresh vegetables were grown later in the summer, in the short growing season one had at the 8550 foot altitude.

In the summer Mead maintained a regular delivery route. He would load up his wagon, hitch his team of mules, and off he would go. He had many customers in Ward, one of whom always bought a gallon of buttermilk. The Overland Hill route to Jamestown was very steep and difficult. He would keep his foot on the brake and call, "whoa, whoa, whoa" to the mules all the way down.

Occasionally, Mead had to go to Boulder to buy supplies. He would take extra butter and other produce to trade for some of the supplies he needed. He usually went down one day and came back the next, spending the night with acquaintances/friends on Kalmia Street. However, sometimes he had business which kept him in Boulder an extra day or two.

Malissa was a good old-fashioned cook and kept busy cooking for the extended family. She baked bread, pies, and cookies. And she had chickens, eggs, potatoes and dairy products. Food was kept cold in an ice-box on the back of the summer kitchen and in the adjacent root cellar.

In 1911, Mead purchased the Stoner Ranch (NE 1/4 of NW 1/4 and N 1/2 of NE 1/4, Section 20) which had been homesteaded by Milton C. Stoner in 1891. Five years later (in 1916), he purchased the Shewfelt Ranch, which had been homesteaded by Leonard Shewfelt (SW 1/4 of SW 1/4 of Section 17; the NW 1/4 of the NW 1/4 of Section 20; and the N 1/2 of NE 1/4 of Section 19). The patent was signed by President Theodore Roosevelt in 1907. Mead's granddaughter Pearl Johnson (#3 of Cora Johnson's nine children) had married Guy Lyons, and they lived in the Shewfelt cabin one year and grew potatoes during World War I.

George Mead worked very hard. According to his family, he worked himself to death. When he died January 6, 1924, there was no one in the family to keep the ranch going year round. His wife died four years later (3/19/28). Mead did not have a will, but he

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had only two children. They inherited the Colorado ranch and his Nebraska farm. Land records show that son William Ernest Mead conveyed his half interest in the Colorado ranch to his sister, Cora J. Johnson, on January 30, 1932, in exchange for her half interest in the Nebraska farm.

* * *

Cora **JOHNSON** loved the ranch, but her husband Olaf Johnson was a farmer in Nebraska and Minnesota. So in 1930 she leased the ranch to newlyweds Bud (Lewis E.) and Amy **CUSHMAN**. They kept a milk cow in the east pasture, and they sold milk, cream and cottage cheese. Bud also ran cattle on U.S. Forest permit land, and he had a string of 8-10 horses for a dude outfit that he ran in the summer. Bud and Amy stayed in the homestead from May to October, when they took the cattle and horses to their winter ranch in Hygiene. Amy reports they also had a "modern" crank telephone in the house and could ring the operator in Ward, who could connect them with Boulder.

In 1934 in the midst of the Depression Johnson's daughter, Pearl Johnson Lyons and her husband Guy, asked the Cushmans if they could stay in a room of the ranch house because, due to the drought, they had no funds and no place to stay. Bud and Amy Cushman, who had two small sons at this time, reluctantly agreed. But, by the end of the summer the Cushmans had enough of the cramped living conditions and moved to a nearby cabin. The Lyons apparently stayed on in the homestead, at least in summers, until 1942. Meanwhile, Amy Cushman, now aged 92, says that she never had a better friend than Pearl Lyons.

Bud Cushman's son, Harley and his wife Delores remain in the cattle business. Delores leases seasonal grazing rights on the Welch, Goodnow and other nearby ranches. The Cushman's still live on the family Hygiene ranch.

After Olaf Johnson retired from farming in Nebraska and Minnesota, the Johnson family moved to Boulder. He and Cora and some of their children used the ranch from time to time in the summer.

* * *

John S. and Maxine **ROBERTS** purchased the ranch from Cora Johnson on June 1, 1956.

* * *

In 1962, William and Katharine **WELCH** purchased the part of the Roberts ranch which is on the west side of the highway, including

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the Monteau/Geer homestead and the site of the Shewfelt homestead. Henry and Anne Goodnow purchased the ranch land on the east side of the highway, which included the land along the South St. Vrain and the site of the Stoner homestead.

Katharine Welch notes that the first summer they owned the ranch in 1962, some hippies came along and broke every pane of glass in the homestead. The windows had to be boarded up. Ward was a haven for hippies in the 1960's, so other individuals came along from time to time over the next few years, breaking into the cabin and leaving a mess behind. One time, they wanted firewood, so they cut up the rustic table and chairs, presumably made by Monteau, but were scared off before they had time to burn the pieces. Another time, they stole an ice box which was in the remains of the summer kitchen. And later, all the siding on the west side of the barn was stolen.

Finally, the Welch family decided they needed to have someone living in the cabin. Electricity and telephone lines were brought in first. A few years later in 1983, a small sunroom/entry and bathroom addition, with weathered barnwood exterior, was added to the south side of the cabin. A pump system for water from a surface well was installed, along with a septic tank and leach field in front of the barn. Finally in 1998, a 300 foot well was drilled on the north side of the cabin, so at last there is potable water.

* * *

On December 11, 1992, the William Welch Colorado Partnership presented Boulder County with a conservation easement on the Welch ranch, including the Monteau/Geer homestead, to preserve and protect in perpetuity the natural, ecological, wildlife habitat, open space, scenic, historic and aesthetic features and values of the land.

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DESCRIPTION

The Monteau/Geer Homestead is located on the west side of the Peak-To-Peak Highway (Colorado Highway 72), between Peaceful Valley and Ward, approximately ¼-mile south of the Jamestown Road. Situated in a mountain meadow at 8550 feet above sea level, and surrounded by pine and aspen forests, the ranch complex is comprised of a ranch house, a carriage barn, a large three-bay barn, a privy, and the ruins of a root cellar which was once attached to the ranch house via a summer kitchen.

All of the buildings were constructed between 1896 and 1910 during the ranch's formative period. Over the years, the buildings have been minimally altered from their original construction, and as such they display an overall high degree of historical integrity. The buildings' integrity of design, materials, and workmanship are very much intact, although some are in fair to deteriorated condition. Equally important, the ranch complex has retained its integrity of location, setting, feeling, and association. The buildings are in their original locations, and the surrounding high-altitude environmental landscape has changed little during the twentieth century.

The **Ranch House** (site plan item A) is a one story, side-gabled structure supported by a low stone foundation with concrete pargeting. Built circa 1896 as a one-room cabin, the building originally measured 37½-feet northwest to southeast, by 15-feet northeast to southwest. A second room was built to the south two years later. A shed-roofed bathroom addition, measuring 12½-feet northwest to southeast by 8-feet northeast to southwest, has been built onto the northwest (rear) elevation in 1983. More recently, in 1988, the cabin's meager living space was increased by a gabled addition built onto the original southwest elevation. In terms of their design, materials and massing, the additions are compatible with the cabin's original construction. The additions' vertical wood plank walls complement the original cabin's log walls, and the roof pitch is the same on both gable roofs.

The original cabin's walls (exposed on the northeast and northwest) are comprised of whole logs with V-notched corners. The logs have been covered with vertical wood planks, and board-and-batten, on the southeast elevation (facade), while the gabled addition to the southwest elevation features vertical wood plank walls. The original cabin is covered by a moderately-pitched side-gable roof, defining the structure's eave entrance, or English-plan, configuration. The original roof, along with the shed and gable roofs over the additions, are covered by grey rolled asphalt roofing material, over 1x wood decking and 2x wood rafters.

Original windows, located on the southeast and northeast elevations, are four-over-four double-hung sash, with painted red wood frames and surrounds. There are two small one-beside-one horizontal sliding windows, set in metal frames, located in the shed-roofed addition on the northwest elevation. The gabled addition to the southwest elevation features multiple, vertically oriented, fixed-pane windows.

The ranch house is unusual in that it was constructed with two primary entrances, located on the southeast elevation. Located under the cabin's eave, both of these entrances feature painted red wood-paneled doors. One entrance also has a painted red wood screen door. Another painted red wood-paneled door, with a brown metal storm door, enters the gabled addition at the southwest end of the southeast elevation.

The **Carriage House** (site plan item B) is a 1½-story rectangular structure, built into the partially excavated hillside southwest of the house. The building measures 18½-feet northwest to southeast, by 20-feet northeast to southwest. Constructed prior to 1910 by Elmer Geer or George Mead, the Carriage House was a multi-purpose structure used to house wagons, carriages, sleighs and farm implements, and to store a variety of goods. The loft, easily accessible from the hillside to the northwest, also served as a bunkhouse. The building is supported by wood timbers, set on the ground and on stone piers. There is a hard-packed earth floor in the northeast end, while there is a wood plank floor in the southwest end. The building's exterior walls are board-and-batten, over wood frame construction. The roof is a steeply-pitched front gable, with corrugated metal roofing material over plywood decking and 2x wood rafters with collar ties. The structure's only window is a square opening located in the upper gable end on the southeast elevation. Two sets of paired diagonal wood plank doors, side-hinged with metal strap hinges, are located on the southeast elevation. A set of paired board-and-batten hayloft doors, also side hinged with metal strap hinges, are located in the upper gable end on the northwest elevation.

The **Three-Bay Barn** (site plan item C) is located thirty-nine feet southwest of the Carriage House. This imposing structure measures 72-feet northeast to southwest by 24-feet northwest to southeast. The barn rests on

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DESCRIPTION, Continued

an uncoursed stone foundation, situated on the hillside which rises behind the building to the northwest. For this reason the structure may be classified architecturally as a "bank barn", so-called because it is built into the bank or hillside. The barn's stone foundation ranges from at grade along the northwest elevation, to 3½-feet high at the east corner.

The building's exterior walls are comprised of vertical wood planks nailed to wood frame construction. The roof is a steeply-pitched side-gable with wood shingles over 1x wood decking and 2x wood rafters. There are no collar ties, however, the rafters and exposed ceiling joists are comprised of full-dimension lumber. Three large rectangular openings are cut into the northwest facing roof slope. The barn's only window is a small rectangular opening located near the southwest end of the southeast elevation. The barn's entry doors are located on the southeast elevation. A set of large vertical wood plank doors, side hinged with distinctive hand-forged iron strap hinges, enter the barn's center bay. A single open doorway (door no longer extant) is located at the northeast end of the southeast elevation, and a small vertical wood plank door, side hinged with metal strap hinges, is located at the southwest end of the southeast elevation. A very large hayloft opening, in the upper gable end on the southwest elevation, was once covered by a bottom-hinged door.

The barn's interior is dominated by a large center bay threshing floor which measures 42-feet across by 24-feet deep, and is open to the rafters. Animal stalls in the structure's southwest end measure 15-feet by 24-feet, and are covered by a loft floor seven feet above the barn floor. Additional stalls in the northeast end also measure 15-feet by 24-feet, and are covered by a loft floor eight feet above the barn floor.

The **Privy** (site plan item D) is located thirty feet northeast of the ranch house. This small wood-frame structure is typical of privies or outhouses constructed throughout western Boulder County. The privy measures 4-feet, 4-inches by 5-feet, 4-inches, and is supported by wood timbers and stone piers. The building's walls are comprised of vertical wood planks. The roof is a low-pitched gable, with rough-cut 1x wood shingles over plywood decking. A single vertical wood plank door, side hinged with metal strap hinges, is located on the northwest elevation.

In addition to the ranch house, carriage house, three-bay barn, and privy, the ruins of a **Root Cellar** (site plan item E) are located northwest of the ranch house. This structure was originally connected to the ranch house by a summer kitchen, but is now so deteriorated that it must be considered a non-contributing resource. The structure's ruins measure thirteen feet square. Its vertical wood plank walls were once covered by a gable roof that is now entirely collapsed.

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STATEMENT OF SIGNIFICANCE

Boulder County Criteria for Designation:

The Monteau/Geer Homestead complex meets criteria (1) for its character, interest, or value as part of the development, heritage, or cultural characteristics for the County; criteria (3) for its association with persons significantly contributing to the local, county, and state history; and criteria (4) because it is the embodiment of the distinguishing characteristics of architectural styles valuable for the study of a period, type, method of construction, and the indigenous materials.

Areas of Significance:

AGRICULTURE

Period of Significance: 1892-1962

Significant Dates:

c. 1892 - Gregory George Monteau, presumably, files a homestead claim on the property and begins to make improvements, which includes a log ranch house.

1897 - Gregory George Monteau completes his homestead improvements on April 24, 1897 and receives a patent on the 160- acre parcel on July 3, 1897. Elmer Geer procures option to buy the ranch on May 17, 1897.

1898 - Elmer Geer builds a second room on the ranch house and begins construction of additional agricultural buildings on the homestead.

1910 - Elmer Geer sells the ranch to George M. Mead.

1911-1916 - George M. Mead consolidates the Geer ranch with the Stoner and Shewfelt homesteads.

1932 - Cora J. Johnson, George Mead's daughter, receives an additional half-interest in the ranch from her brother, William E. Mead, in exchange for her half-interest in other family holdings.

1956 - Cora J. Johnson sells the ranch to John S. and Maxine Roberts.

1962 - Katharine and William Welch and Anne and Henry Goodnow purchase the ranch. The Welch family purchases the land on the west side of the highway, which includes the Monteau/Geer Homestead complex and the site of Shewfelt Homestead.

1992 - The Welch family conveys a conservation easement on the ranch, including the homestead, to Boulder County.

Significant Persons:

Gregory George Monteau
Elmer H. and Nida Smith Geer
Erle and Elizabeth Smith

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George M. and Malissa Mead
Cora J. and Olaf Johnson
John S. and Maxine Roberts
Katharine and William Welch

Statement of Significance:

The Monteau/Geer Homestead Complex

The buildings on the Monteau/Geer homestead complex have changed little since their construction between 1896 and 1910. The agricultural buildings stand in their original context and possess a special character defined by their history, high-altitude environmental setting, architecture, economy, and traditions. They are among the few survivors that provide a visible link to a way of life that existed in the first half of the 20th Century in Boulder County. The buildings are particularly significant for their associations with the Monteau, Geer, Mead, and Johnson families and for their ability to illustrate a variety of styles, methods, and materials found in buildings typically associated with small agricultural operations during the early twentieth century in the Ward and Jamestown areas.

The structures have been added to the ranch complex to serve a human need, and their forms reflect their original functions. They are simple, ordinary workaday structures that were necessary for daily living. Making a living was the single most human activity on the ranch because of its potential to grow food and livestock and produce farm products.

The builders of the ranch complex were obviously motivated by function, not aesthetics, when they erected the buildings. Their distinctive building materials of wood and stone were derived directly from the local environment. The ordinary structures should be appreciated and understood in terms of their functions. They were not intended to be works of art. They were erected because the rancher/farmer needed them, not because they would beautify the landscape. They did the best they could do with what little they had, and the results were quite primitive, yet handsome.

Today the relict structures on the Monteau/Geer homestead are intriguing mementoes of times gone by. In 1992, the Welch family presented Boulder County Parks and Open Space Department with a conservation easement on the property. As a result, the century-old Monteau/Geer Homestead remains largely intact—a remarkable asset for Boulder County.

Historical photographs of the ranch, dated 1911, show that the summer kitchen addition (now missing) on the northwest side of the house was existing at the time. The carriage house and the large three-bay barn also existed at the time. A "potato cellar" (no longer extant) can be seen on the hillside some distance to the west of the homestead complex.

Monteau/Geer Ranch House

This unique one-story English-plan (or eave entrance) cabin, has served as the main ranch house to the Monteau/Geer Homestead for over a century. The oldest part of the ranch house consists of a single-pen (one room) log cabin, which was built by Gregory Monteau around 1896. Improvements and additions were made to the house in 1898 and 1910 by the Geer and Mead families to create a Western double-pen plan, with kitchen and root cellar additions to the rear.

Like the majority of the Eastern English-plan cabins, the Monteau/Geer ranch house exhibits an elongation in its front elevation, with eave walls 37.5 feet long. The structure is subdivided internally to form two pens that is serviced by two front entry doors. Long, Victorian-style windows face south to let

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sunlight and heat into the two rooms. The main cabin's rear elevations, historically, has had few windows or doors.

Although English-plan cabins were common in early Eastern architecture, the elongated plan was uncommon in the West. Further more, the Anglo-Western cabin style (front-gable entrance) was preferred by settlers because the English-plan's eave entrance suffered from snowdrift and meltwater problems. The absence of rear windows and rear doors probably reflect these same problems. Since the ranch house was outmoded, a small modern addition with bathroom and running water stands cheek by jowl with the historic structure. However, the earlier structure has influenced the subsequent addition in terms of placement and scale, and the new addition is secondary to the ranch house and appropriately set back from the original front facade.

Privy

Standard equipment on all farms and ranches, the privy was among the most important buildings on the ranch. The outdoor privy was also referred to as the outhouse, one-holer, or the toilet. The privy is located judiciously not too close to the ranch house, nor too far, and, after a heavy snowfall a path was quickly shoveled.

Carriage House (Wagon Shed)

Also known as a wagon shed, the carriage house was really a multi-purpose structure because of the additional need for storage and sleeping space. Numerous implements in addition to wagons and carriages were housed here. Since the Geer ranch had a resident blacksmith, Gregory George Monteau, a forge and anvil was likely situated in one corner of the wagon shed.

Probably built by Elmer Geer, the carriage house was built to accommodate a carriage, buggy, or sleigh on the west side and a freighting or delivery wagon on the east. Entry to this wagon shed is on two opposing levels due to sloping ground. It is built into a south-sloping hillside. As a result, the northern facade of the building is built close to the ground, allowing easy access to a half-story loft. The spacious loft was used for storage and additional sleeping space for summer workers or visiting relatives. Through the years, the loft area could have also been used for surplus straw or hay and a space for keeping smaller tools for making repairs. For practical purposes, the wagon shed was built as close to the barn as possible.

A gable roof, supported and strengthened by heavy, overhead beams, is a predominant feature in most unattached wagon sheds. Those attached to another building or barn usually have a shed roof. The frame wagon and storage shed has unpainted, vertical pine sheathing and large, side-hinged wagon doors, which are built with a diagonal board pattern. The four swinging doors, one set larger than the other, supported by long strap hinges are large enough to allow passage of a buggy and a freight wagon. A set of smaller hinged doors are located on the loft level on the back of the building. The one primitive opening on the barn's front facade allowed air and light to enter into the upper level from the gable end. Historically, on the more prosperous farms, the carriage house was an entirely separate building of more durable construction, located somewhere between the house and the barn. The Geer/Mead carriage house (wagon shed) was probably used as a garage for the farm truck, family automobile, or as an implement storage shed in later years.

Three-Bay Threshing Barn

The three-bay barn is the largest and the most imposing structure on Monteau/Geer Homestead. Many have glanced at this barn from Highway 72, but few have any sense of its role in the area's economy. The barn is a farm implement every bit as much as plows, hay stackers, and fences. The barn was built because the farmer needed a place to store crops and to shelter and feed his livestock. The barn's form reflects this function. An appreciation of this barn must begin with an understanding of its uses, the purpose it was designed to serve, and the reason why it was built.

The barn was, no doubt, the biggest single financial outlay that was made on this ranch. Few farmers/ranchers command the technical competence necessary to build a barn of this magnitude, but the ranch owner either possessed it or he sought out a master carpenter or barn builder to raise the frame.

The barn's builder specialized in straight gable roofs—the oldest roof form. Its form and design are unique to Boulder County, possibly due to its high altitude location, ethnic origins, and the owner's style of farming and livestock raising. Since the ranch land is no longer worked, an understanding of the past, of what farming or ranching used to be like could be helpful in understanding the open floor plan of the barn. For example, George Mead stacked his oats (a cereal grain) and hay in the center of his barn. At this elevation, the sheaves had to be stored under cover until they were threshed because the grain would rot or sprout if they were left out in the fields, and the workers needed protection from the elements.

The size and placement of the doors and roof openings in the Geer/Mead barn reveals how the barn was used. At the turn-of-the century, barns that opened on the gable end were usually hay barns; barns that opened on the side were, generally, threshing barns. In northwestern Europe, where the majority of the Boulder County pioneers' ancestors were descended, barns originated to shelter sheaves of grain and threshing floors. Not unlike the early barns of western Europe, the Geer/Mead barn is a simple rectangular structure, high as a two-story house, with double doors on its southern or long side. At harvest time the sheaves of hay or ripened grain (oats) would have been stacked in the center of the barn. In the early years, the double-doors would have been opened and the grain threshed with hand flails on the barn's floor. The skylights in the roof, located opposite the doors, were left open to create light and a draft to blow away the dust and chaff. In later years, the grain could have been threshed by machine.

Throughout the winter, farmhands would flail way on the threshing floor each day until they had produced enough grain and straw to feed and bed cattle in the stockyard. The hollow stems (straw) of, primarily, oat plants were used for bedding. After threshing removed their grain heads, it had limited nutritional value. The excess hay and grain needed for feed was stored in the ends of the barn in the smaller lofts, located above the stables and the milking/calving area.

In America, barn usage was expanded to include the housing of crops, livestock, machinery, or almost anything else one can think of. In this instance, animal areas were integrated into both ends of the barn, with stables for horses and mules on the east end and a milking and calving area on the west end. The hay was stored in the center of the barn or muscled up into the small lofts above the livestock areas with pitchforks. (A cow needed about two tons of loose hay, or roughly a ten-foot cube, to see it through the winter. Architecturally, the barn is perched on a fieldstone foundation that is cut into the slope of a south-facing hillside. Therefore, the barn is built close to the ground on the north side. As a result, the structure is protected from winter winds by the slope of the land. The barn's roof is sheathed with wood shingles. A hay track, that traverses the interior crown of the roof, provides a support for pulley attachments used to load hay into the barn through a large loft opening. The structure has few window openings, but the two small windows on the south side provided light to the animal areas. The barn is of wood frame construction and sided with planks applied vertically.

Vertical cladding was used on all of the ranch buildings to prevent snow and rainwater from collecting on top surfaces and, therefore, guarding against wood rot. Only the wall sections enclosing the animal areas were weatherproofed with a board-and-batten treatment. Otherwise, no attempt was made to make the walls weather tight. Since hay is very combustible, these cracks improved ventilation in the barn and encouraged small birds to enter and seek food. This helped to keep the harvest free of field mice and bugs.

The former stockyards located to the south of the barn was the fertilizer factory, although both Geer and Mead hoped to sell the fattened animals for profits, and did, the yards' principal contribution to the farm was the manure they produced, which was spread on the fields and gardens as fertilizer.

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Boundary Description:

The Monteau/Geer Homestead site is a rectangular parcel of land measuring approximately 220 feet northeast to southwest, by approximately 186 feet northwest to southeast. The site is bounded on the southeast by a barbed wire and woven wire fence which parallels the Peak-To-Peak Highway for a distance of approximately 220 feet, some 84 feet southeast of the ranch house's southeast elevation, and approximately 45-feet northwest of the highway. The site's southwestern boundary is defined by another barbed wire fence which intersects at a ninety degree angle with the first fence, at a point approximately 118 feet southeast of the south corner of the three-bay barn. From this point, the site's southwest boundary extends in a northwesterly direction approximately 186 feet to a point some 60 feet northwest of the three-bay barn's west corner. The property's northwest boundary is also defined by a barbed wire fence which lies parallel to the Peak-To-Peak Highway and to the fence forming the property's southeast boundary. This boundary also extends for a distance of approximately 220 feet. The site's northeast boundary is defined by a line, approximately 186 feet in length, which lies parallel to the site's southwest boundary, at a distance approximately 220 feet northeast of the southwest boundary.

Boundary Justification:

The site's boundaries are drawn to encompass the Monteau/Geer Homestead's four extant buildings, the root cellar ruins, and the land immediately southeast of the buildings extending to the property line which parallels the Peak-To-Peak Highway. The boundaries are also drawn to include a portion of the hillside behind (northwest of) the buildings. The area within these boundaries visually represents the core of the Monteau/Geer Homestead complex. A greater acreage of the ranch is protected by a conservation easement given in 1992.

Legal Description of Property:

The homestead is located in the NW 1/4, SE 1/4, Section 20, T2N, R72W, 6th Principal Meridian.

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Page: 20 of 22
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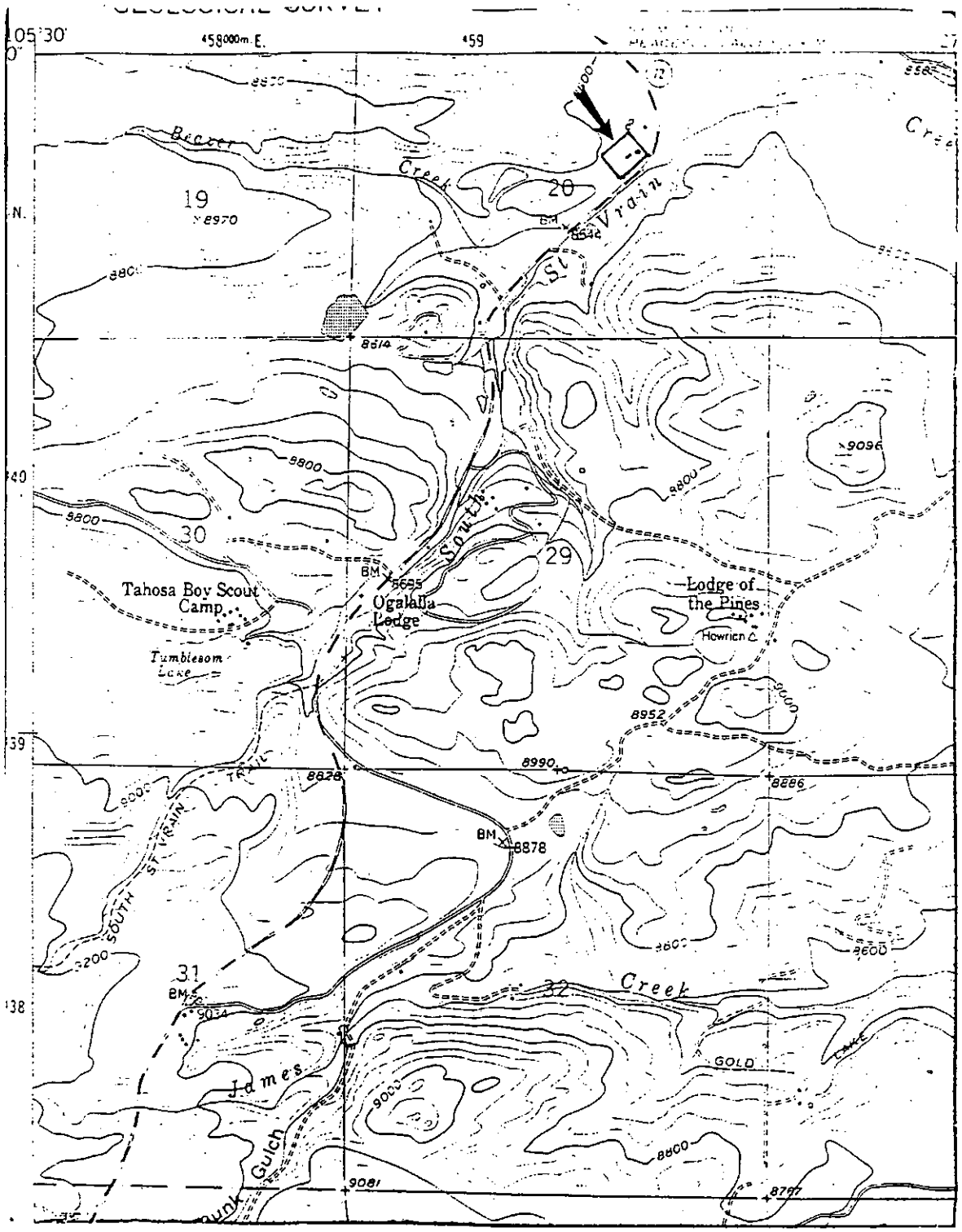
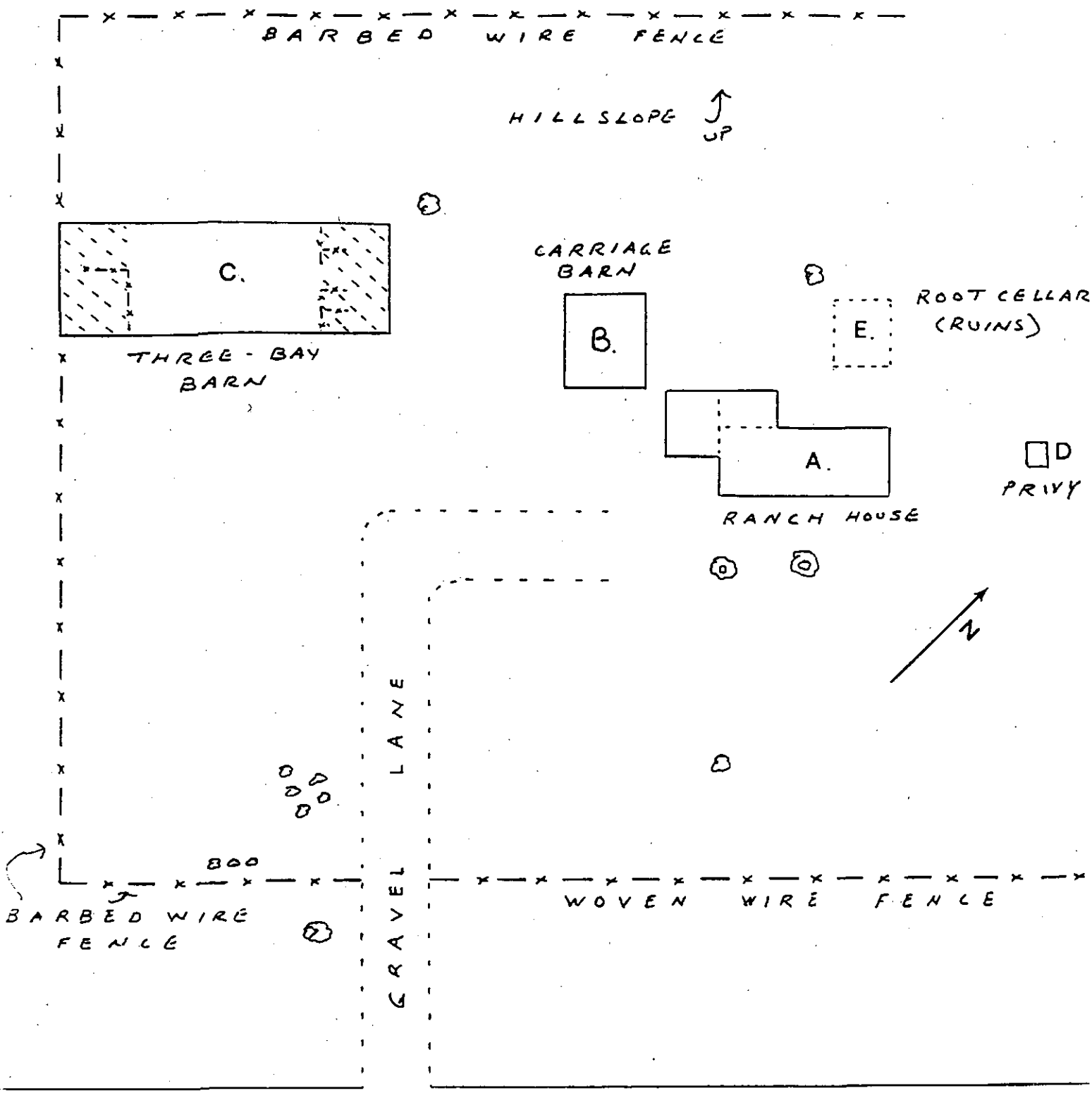
Boulder County Clerk, CO RESOLUTION R 0.00 D 0.00
BL765



LOCATION MAP (Copied from Gold Hill, Colorado USGS Quadrangle Map)

Monteau/Geer Homestead State Site Number: 5BL785



PEAK-TO-PEAK HIGHWAY

(STATE HIGHWAY 72)

SITE PLAN • • • APPROXIMATE SCALE: ⅛" = 7½'

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Monteau Patent

Entry No.	Date of Instrument	Date of Filing	P. M.	Book	Page	Consideration
4	July 3 1897	July 29 1897	1:50	100	102	

United States of America
By the President
William McKinley.
By F.M.McKean, Secretary
C.H.Brush, Recorder of the
General Land Office
(Land Office Seal)

-TO-

George Monteau

Patent

Grants in Boulder County, State of Colorado:-
S.½ of N.E.¼; N.W.¼ of S.E.¼,and N.E.½ of S.W.¼ of Sec. 20 T.2 N.R.72 W. containing 160 acres.
Pursuant to Act of Congress approved May 20,1862, "To secure Homestead to Actual Settlers on the Public Domain,and the Acts supplemental thereto.
Subject to any vested and accrued water rights for mining,agricultural,manufacturing or other purposes and the right to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs,laws and decisions of Courts,and also subject to the right of the proprietor of a vein or lode to mine and extract his ore therefrom

Entry No. | Date of Instrument | Date of Filing | M. | Book | Page | Consideration

should the same be found to penetrate or intersect the premises hereby granted,and there is reserved from the lands hereby granted a right of way for ditches or canals constructed by authority of the United States.

#01251210 12/22/92 11:54 AM REAL ESTATE RECORDS
F1787 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

201

DEED OF CONSERVATION EASEMENT IN GROSS

THIS GRANT DEED OF CONSERVATION EASEMENT IN GROSS is entered into as of this 11th day of December, 1992, by and between **THE WILLIAM WELCH COLORADO PARTNERSHIP,** a Colorado limited partnership, c/o Katharine S. Welch, 1140 Portland Place, #302, Boulder, Colorado 80304 (hereinafter "Grantor") and the **COUNTY OF BOULDER,** a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306 (hereinafter "Grantee").

WITNESSETH THAT:

WHEREAS, Grantor is the owner of certain real property in Boulder County, Colorado, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter "Grantor's Land"); and

WHEREAS, portions of Grantor's Land currently remain in a substantially natural state and have significant ecological, wildlife, open space, scenic, and aesthetic values; and

WHEREAS, Grantor's Land provides significant habitat for wildlife, including, but not limited to, late fall, winter, early spring, and summer grazing and calving areas for a major Boulder County elk herd; and

WHEREAS, Grantor's Land provides a critical corridor for elk migration and other wildlife from the high elevation National Forest lands to the west to National Forest Lands to the east; and

WHEREAS, Grantor's Land is designated as a critical wildlife habitat in the Environmental Resources Element of the Boulder County Comprehensive Plan (critical elk range and migration route); and

WHEREAS, Grantor's Land includes a portion of a willow carr which is recognized as a critical plant association in the Environmental Resources Element of the Boulder County Comprehensive Plan; and

WHEREAS, Grantor's Land contains a significant riparian habitat for birds, waterfowl, and other wildlife, including a significant Willow Carr habitat; and

WHEREAS, Grantor's Land has more than one mile of frontage on Colorado Highway 72, designated by the State as a Scenic Byway and known as the "Peak to Peak Highway" and affords the public scenic open space vistas; and

WHEREAS, Grantor's Land fronting the Peak to Peak Highway is designated as an open corridor in the Open Space Element in the Boulder County Comprehensive Plan; and

WHEREAS, Grantor's Land is contiguous to the Roosevelt National Forest and is in close proximity to the Indian Peaks Wilderness Area of the United States National Forest System and complements the natural habitat contained therein as well as the ecological, wildlife, scenic, open space, and aesthetic values associated with such area; and

WHEREAS, Goal B.6 of the Boulder County Comprehensive Plan states:

> Unique or critical environmental resources identified pursuant to Goals B.1, B.3, B.4, and B.5 shall be conserved and preserved in a manner which assures their protection from adverse impacts, with the private sector, non-county agencies and other governmental jurisdictions being encouraged to participate,
>
> and Policy 3.31.4 further states:
>
> The County shall encourage private owners to investigate and utilize the preservation programs offered by other governmental entities and private foundations.

WHEREAS, all of these natural elements, wildlife habitat, open space, and ecological and aesthetic values are of great importance to Grantor, Grantee, the public, and to the people of the State of Colorado, and are worthy of preservation; and

WHEREAS, Grantor desires and intends that the natural elements, wildlife habitat, open space, and the ecological and aesthetic values within and upon Grantor's Land be preserved and maintained by the continuation of patterns of land use on Grantor's Land as they have been conducted in harmony with the said natural elements, wildlife habitat, open space, and ecological and aesthetic features and values, including such uses as ranching, and limited residential use; and

WHEREAS, Grantor, as owner in fee of Grantor's Land, owns the affirmative rights to identify, preserve, and protect in perpetuity the ecosystems, natural features and processes, open space, history, and the great scenic and aesthetic value of Grantor's Land; and

WHEREAS, Grantor desires and intends to transfer such rights to Grantee; and

WHEREAS, the State of Colorado has recognized the importance of private efforts towards preservation of land predominantly in a natural, scenic, or open condition for wildlife habitat by the enactment of Section 38-30.5-101, et seq., Colorado Revised Statutes 1973, as amended; and

WHEREAS, Grantee is a political subdivision of the State of Colorado; and

WHEREAS, Grantee agrees, by acceptance of the grants herein, forever to honor and defend the intentions of Grantor stated herein to preserve and protect in perpetuity the natural, ecological, wildlife habitat, open space, scenic, and aesthetic values of Grantor's Land; and

WHEREAS, Grantor agrees to bear all costs of operation, upkeep, and maintenance of Grantor's Land, and to pay all taxes associated with Grantor's Land, and does hereby indemnify Grantee therefor, save and except any and all costs associated with the obligation of Grantee to honor and defend the intentions of Grantor as stated herein to preserve and protect in perpetuity the natural, ecological, wildlife habitat, open space, and aesthetic valves of Grantor's Land;

NOW, THEREFORE, in consideration of the mutual covenants contained herein based upon the Common Law, and further pursuant to Section 38-30.5-101, et seq., C.R.S. 1973, as amended, Grantor does hereby convey as of the date set forth above to the County of Boulder, a body corporate and politic of the State of Colorado, Grantee, with its legal address at P. O. Box 471, Boulder, Colorado 80306, a Conservation Easement consisting of the rights hereinafter enumerated, over and across that certain real property situated in Boulder County, Colorado, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

1. Purpose. It is the purpose of this Conservation Easement to preserve and protect in perpetuity the natural, ecological, wildlife habitat, open space, scenic, and aesthetic features and values of Grantor's Land. Specifically, and without limitation of the general purposes, it is the purpose hereof to preserve and protect the wetlands and riparian habitat, meadows, the healthy forest, and other native wildlife habitat, especially elk habitat, on or adjacent to Grantor's Land.

It is also the purpose of this Conservation Easement to permit the continuation of the limited ranching currently conducted on Grantor's Land, and limited residential uses, and any other uses which are consistent with this easement, as such uses have been, are presently, and may be in the future conducted in harmony with ecological, open space, and aesthetic features and values of Grantor's Land. Grantor agrees for itself and its successors and

assigns to use and employ appropriate and proper practices for the management of Grantor's Land. Grantee shall not be responsible for the management of Grantor's Land.

2. Reduction of Allowable Single Family Dwelling Units. Grantor recognizes that it is, as of the time of execution of this Deed of Conservation Easement in Gross, entitled to nine single family dwelling units on Grantor's Land. Three out of the nine single family dwelling units allowable at the time of execution of this Deed of Conservation Easement on the land are hereby relinquished in order to reduce impact on animals and vegetation. Nothing in this Deed of Conservation Easement shall be construed as guaranteeing the Grantor, its successor or assigns, the right to six single family dwelling units on Grantor's Land or as vesting such rights in Grantor. Under no circumstances, shall the Grantor be entitled to more than the six single family dwelling units described in this Deed of Conservation Easement.

3. Partial Scenic Easement. Except for the homestead, or its replacement as permitted by Paragraph 5(e)(4), and one new residence, residences shall be located so they are not visible from the Peak to Peak Highway because of the natural topography or because of a significant stand of natural vegetation.

4. Uses Prohibited by the Conservation Easement. The following uses and practices, though not an exhaustive recital of inconsistent uses and practices, are inconsistent with the purposes of this Conservation Easement and shall be prohibited upon or within Grantor's Land:

A. Any buildings on wetlands or open mountain meadows, except within 35-feet of the then-existing perimeter of such meadow, and except as permitted for the Lost Lake Site pursuant to paragraph 5(E)(2). In the event the County adopts wetlands regulations, all buildings, including those within the then-existing perimeter of such meadow, and the buildings described in paragraph 5(E)(2), shall be required to comply with such regulations.

B. The change, disturbance, alteration, or impairment of the natural, ecological, wildlife habitat, scenic and open space features and values within and upon Grantor's Land, except as otherwise provided herein.

C. The introduction of non-native plant species.

D. The development of the land for any residential, commercial or industrial uses, except as otherwise provided herein.

E. The construction, reconstruction, or replacement of any structures except as otherwise provided herein.

F. The division or subdivision of Grantor's Land except that Grantor's Land may be divided from time to time solely for the purpose of creating units of land suitable for the construction of the single family residences which are otherwise permitted in this instrument. Any transfer of all or any portion of Grantor's Land shall be subject to all of the terms of this Conservation Easement and the instrument of transfer shall contain an express provision to that effect.

G. The establishment or maintenance of any commercial feedlots. A commercial feedlot shall be defined for the purposes of this Conservation Easement as a permanently constructed confined area or facility , for purposes of engaging in the business of reception and feeding of livestock.

H. The exploration for or extraction of oil, gas, and any and all hydrocarbons, gravel, and other minerals and any manner of drilling or mining, including surface mining and the extraction of peat.

I. The commercial harvesting of timber, Christmas tree farming, and growing of commercial crops.

J. The construction of any new roadways without the consent of Grantee; provided, however, that Grantee shall be deemed to have consented to the construction of such roadways as are desirable for access to the additional residences which may be constructed under the terms, conditions, and limitations contained herein if the Grantor obtains all necessary permits from the County and any other government entities.

K. The construction, placing, or erection of any signs or billboards except those needed for the ranching or agricultural uses permitted herein, and except as provided in Section 5K.

L. Hunting for deer, elk, bear, or other wildlife except as otherwise provided herein.

M. The use of snowmobiles, snowcats, or other similar vehicles except for emergency vehicles.

N. The use of motorcycles, motorized bicycles or tri-cycles, or all-terrain vehicles.

O. The dumping of any refuse or garbage, except for compost heaps.

P. Trapping animals, except for certain animals which prove to be very destructive, such as pack rats.

Q. Building new ponds unless approved in writing by Grantee.

R. Roaming of dogs or other household pets, or chasing or harassing of deer, elk or other wildlife.

S. Overgrazing shall not be permitted.

T. Playing of electronic equipment out of doors, including, but not limited to, radios, televisions, and stereos, unless limited to 50 decibels or to earphones.

5. Consistent Uses. Grantor intends that this Conservation Easement shall confine the use of Grantor's Land to the limited ranching currently conducted and to limited residential use. The following uses and practices, though not an exhaustive recital of consistent uses and practices, are consistent with this Conservation Easement, and these practices are not to be precluded, prevented or limited by this Conservation Easement, as interpreted in the context of historical uses as above mentioned:

A. Grantor shall have the right to collect firewood for the heating of ranch and residential facilities located on Grantor's Land, and to cut trees and undertake other responsible timber management practices as necessary or, desirable to maintain open meadows and control insect infections and for the construction, repair and reconstruction of fences.

B. To maintain and repair existing fences, buildings, corrals, and other improvements on Grantor's Land. Additional fencing may be constructed and shall be designed and constructed in a manner that minimizes the adverse effect of the fencing on the native vegetation, wildlife, and habitat on Grantor's Land.

C. In the event of the destruction of any existing fence, building, corral, residence or other improvement on, or which may be constructed on Grantor's Land subject to the terms and conditions contained herein, to replace said improvement with another of similar function, capacity, location, and building materials, subject to the restrictions of Paragraph 6 below, and subject to then applicable Boulder County land use regulations.

D. To maintain the water resources on Grantor's Land necessary for the ranching, and domestic purposes conducted thereon pursuant to the terms hereto.

E. As described in Paragraph 2, above, a maximum of six single-family dwelling units are permitted on Grantor's Land (and associated non-residential outbuildings).

(1) Grantor may elect to reduce the maximum number of single-family dwelling units by the amendment of this paragraph 5(E). if Grantor so elects, Grantee shall reasonably cooperate in executing such an amendment.

(2) One of the residential sites retained by Grantor may be located in the NE1/4 of the SW1/4 of Section 20 on top of the moraine southeast of Lost Lake (the "Lost Lake Site"). See attached Exhibit B for the location of this development site. Access to the Lost Lake Site shall begin at the Peak to Peak Highway, shall follow the existing road located adjacent to the homestead, and shall follow that road to the diagonal cut (made years ago for telephone wires) as shown on Exhibit B, leading to the development site.

(3) Grantor and Grantee acknowledge that there is an existing single family unit located on Grantor's Land in the NW1/4 of the NW1/4 of Section 20 and that said unit constitutes one of the six dwelling units permitted on Grantor's Land. The location and access for said unit is as shown on Exhibit B, and no further approval by Grantee for the existing structure is required pursuant to Paragraph 5.

(4) Grantor and Grantee acknowledge that the original homestead cabin, barn and shed (the "homestead") are located in the NW1/4 of the SE1/4 of Section 20.

(a) The homestead shall constitute one of the six dwelling units permitted on Grantor's Land.

(b) Any reconstruction of, addition to, or replacement of the homestead shall be subject to the building restrictions contained in Paragraph 6, to all other restrictions contained herein, and to all restrictions contained in the then current Boulder County Land Use Regulations. Grantor shall not relocate homestead without the consent of Grantee.

(5) Grantor shall obtain the consent of Grantee to the location of the remaining single family dwelling units, (i.e. those units whose location is not

identified in paragraph 5(E)(2),(3),and (4) hereof) which consent shall not be unreasonably withheld.

F. To graze a limited number of cattle in a manner that maintains the existing native vegetation. The total number of animals permitted on Grantor's Land, or any portion thereof, shall never be greater than a number which will be consistent with the preservation of the land and the protection of the wildlife habitat. The quality of the range shall be protected at all times and no overgrazing shall be permitted.

G. Household pets will be allowed on the property, but no such animals, including dogs, will be allowed to roam and harass elk, deer, or other wildlife.

H. To keep small home gardens.

I. To maintain and use presently existing roads and trails. Automobiles and four-wheel drive vehicles will be restricted to existing roadways, except as may be necessary for proper land management and maintenance.

J. To allow picnicking, tent, small camper or 12-foot trailer, or camping of limited invited guests provided that such activities are otherwise consistent with the terms of this Conservation Easement.

K. To post small No Trespassing and No Hunting signs on the fence by roads and on perimeter fences. To maintain an entrance sign and to erect a sign identifying Grantor's Land as a wildlife conservation area which is not open to the public. To maintain a "for sale" sign, if necessary. To restrict or prohibit access on or across Grantor's Land, and to eject trespassers and/or prosecute trespassers or poachers.

L. To maintain ranching, provided that such activities are otherwise consistent with the terms of this Conservation Easement.

6. Building Restrictions.

A. The following restrictions shall apply to any new single-family dwelling and to all existing residences and any replacements thereof or additions thereto.

(1) Grantor shall be required to select the development sites in the following manner:

(a) All the development sites shall be subject to the reasonable approval of Grantee pursuant to the standards set forth in this Paragraph 6.

(b) No development site shall be located in wetlands or a meadow except (1) as identified in Exhibit B to this Agreement, and (2) except a site may be located along the then-existing perimeter of the meadows, where the grass and trees meet; provided the locations specified in (b)(1) and (b)(2) of this subparagraph do not violate any federal, state or local wetlands regulations.

(c) No development site shall materially impact a wildlife migration corridor.

(d) Each development site shall be of a reasonable size, sufficient to reasonably locate the location of a potential dwelling unit for Grantee, while still allowing some flexibility for Grantor in the exact location of the dwelling unit.

(2) The location and access route to any new single-family dwelling must be approved by Grantee and documented by the execution by all parties of an amendment to this Conservation Easement. Until such amendment is recorded, no development or construction may be commenced. Such approval shall not be unreasonably withheld if the proposed access is consistent with the following:

(a) Where at all feasible, access to any dwelling unit shall be over existing roads.

(b) New roads, if required, shall be constructed from the Peak to Peak Highway to the new residences using the most feasible routes which are not visually obtrusive and which are otherwise consistent with the terms of this Conservation Easement.

(3) Each new residence shall be a mountain cabin or a detached single-family home.

(4) Each new residence and all existing residences (including any replacements thereof or additions thereto) shall not exceed 3,000 square feet and shall not exceed two stories in height plus basement. In addition, the homestead, and any reconstruction of, addition to, or replacement of the homestead, and the one new residence which may be visible from the Peak to Peak Highway (the "Visible Units") shall be designed and located to minimize the visual impact from the Peak to Peak Highway, including without limitation, selection of the color and type of construction materials to

blend with the surrounding area and a maximum height of 35 feet. The location and design of the units must be approved by the Grantee.

(5) Each residence may include associated outbuildings not to exceed two garages, and two sheds. Each residence and associated outbuildings shall be located within a building envelope not to exceed one acre in size within each development site.

(6) All residences and associated outbuildings shall have fireproof roofing of a non-reflective earth tone color.

7. Public Access. Nothing contained herein shall be construed as affording the public access to any portion of the land subject to this Conservation Easement. Nothing in this Deed of Conservation Easement shall be construed to preclude Grantor's right to grant limited public access to third parties across its land, provided that such access is allowed in a reasonable wanner that does not result in degradation of the property and/or disturbance of the wetlands, elk habitat, or other plant and wildlife communities.

8. Changed Condition; Condemnation.

A. Grantee agrees that if an unexpected change in the conditions of or surrounding Grantor's Land makes impossible or impractical continued use of Grantor's Land for the conservation purposes described herein, and the restrictions are extinguished by judicial proceeding, then, upon the subsequent sale, exchange, or condemnation of Grantor's Land, Grantee will apply any proceeds received from such sale, exchange, or taking in a manner consistent with this easement or for the protection of a "relatively natural habitat of fish, wildlife, or plants or similar ecosystem," as that phrase is used in 26 U.S.C. §170(L)(4)(a)(ii).

B. Grantor agrees that this donation of perpetual conservation easement gives rise to a property right, immediately vested in Grantee, with a fair market value that is at least equal to the proportionate value that the Conservation Easement, at this date, bears to the value of all of Grantor's Land at this date. The proportionate value of Grantee's property rights shall remain constant. Accordingly, if there is a judicial extinguishment of the restrictions of this Conservation Easement and a sale, exchange or condemnation, as set forth above, Grantee shall be entitled to a portion of the proceeds at least equal to the proportionate value of the Conservation Easement.

9. Burden Upon Grantor's Land; Reserved Rights. The Conservation Easement herein granted shall be a burden upon and shall run with Grantor's Land in Perpetuity and shall bind Grantor, its heirs, successors, and assigns forever. All rights not conveyed to Grantee by this instrument are reserved to Grantor.

10. Easement Documentation. In this regard, Grantee acknowledges by its acceptance of this Deed of Conservation Easement that as of the date of this Deed of Conservation Easement, Grantor's historical and present use of the property subject to the easement is consistent with the purposes of this Conservation Easement as set forth in the preceding paragraph. The parties hereto acknowledge that by mutual agreement the collection of baseline data has been completed by a competent naturalist, which data is contained in report dated December 31, 1992, and entitled Natural and Cultural Resource Inventory, Welch Ranch, Boulder County, Colorado. Grantor and Grantee, by their signatures to this instrument, acknowledge that the foregoing report is an accurate representation of Grantor's Land at the date of this instrument. The parties acknowledge that such collection of baseline data is designed to assist in establishing the aforementioned condition of the property subject to this easement and as a basis for monitoring said property to determine Grantor's compliance with this easement. The parties acknowledge and agree that in the event a controversy arises with respect to the nature and extent of Grantor's historical and present use and physical condition of the property subject to this Conservation Easement, the parties shall not be foreclosed from utilizing all other relevant or material documents, surveys, reports, and other evidence to assist in the resolution of the controversy.

11. Grantee's Affirmative Rights. To accomplish the purposes of this Conservation Easement, the affirmative rights conveyed to Grantee by this Conservation Easement are the following:

A. To enforce the terms and provisions of this Conservation Easement for the preservation and protection in perpetuity of the natural, ecological, wildlife habitat, open space, scenic, and aesthetic features and values, and the natural flora and fauna on Grantor's Land.

B. To enter upon Grantor's Land to enforce the rights herein granted and to observe, and to allow and encourage others to observe and study, and make scientific observations of its natural elements and ecosystems, with the prior consent of Grantor, its successors and assigns, sought and obtained for each visit, which consent shall not be unreasonably withheld, and in a manner that will not unreasonably interfere with the use being made of Grantor's Land,

consistent with this Conservation Easement, at the time of such entry.

C. To erect and maintain 3" by 10" boundary signs at reasonable intervals on the boundary fence, which signs shall identify Grantor's Land as private property, subject to a conservation easement, with certain prohibited uses.

12. Remedies. Grantor further intends that should any prohibited activity be undertaken on Grantor's Land, Grantee shall have the right to seek damages, a temporary or permanent injunction or other equitable relief with respect to such activity, and to cause the restoration of that portion of Grantor's Land affected by such activity to the condition that existed prior to the undertaking of such prohibited activity. Before taking any such action, Grantee shall notify Grantor of any violation of this Conservation Easement and Grantor shall have a period of 60 days from such notice to propose a cure for such violation, except where the violation will cause immediate, irreparable damage to Grantor's Land. If Grantee approves such proposed cure, Grantor shall diligently proceed to implement such cure. In the event legal action is taken, the cost of such restoration and Grantee's costs of suit, including attorneys' fees, shall be borne by Grantor, its successors or assigns against whom a judgment is entered or, in the event that Grantee secures redress without a completed judicial proceeding, by Grantor, its successors or assigns who are otherwise determined to be responsible for the unauthorized activity. with this Conservation Easement. Any failure to so act by Grantee shall not be deemed to be a waiver of the right to enforce any term of this Easement in the future. Nothing contained herein shall be construed to preclude Grantor from exhausting its legal remedies in determining whether the proposed activity to which Grantee has objected is inconsistent with this Conservation Easement.

13. Costs and Assessments. Grantor agrees to bear all costs of operation, upkeep, and maintenance of Grantor's Land, and to pay all taxes associated with Grantor's Land and this Conservation Easement, and does hereby indemnify Grantee therefrom.

14. Assignment. Grantee may assign its interest in this Conservation Easement to any organization upon 60 days' prior written notice to Grantor provided that: (1) Grantee shall require, as a condition of such transfer, that the conservation purposes of this easement shall continue to be carried out; and (2) any assignment shall be made only to an organization which - has the ability, interest, and resources, in Grantee's judgment, to carry out those purposes and is qualified at the time as a "qualified organization" within the provisions of Section 170(h)

of the Internal Revenue Code of 1954, as amended, or its successor, and which was created at least two years prior to the assignment of this Conservation Easement.

15. Amendment. It is recognized by Grantor and Grantee that conditions will change in future years and that it may be necessary or desirable to change some of the permitted or prohibited uses of Grantor's Land described herein. Accordingly, Grantor and Grantee may together amend this Conservation Easement without prior notice to any other party, provided that no amendment shall be allowed that will affect the qualification of this Conservation Easement under Section 170(h) of the Internal Revenue Code of 1954, as amended, and no amendment shall affect the perpetual duration of this Conservation Easement. To be effective, any amendment shall be signed by Grantor and Grantee or their respective heirs, successors, or assigns and shall be recorded in the real estate records of Boulder County, Colorado.

16. Enforcement. Grantee agrees, by acceptance of the grants herein, to forever honor and defend the intentions of Grantor herein stated to preserve and protect in perpetuity the natural, ecological, wildlife, historic, open space, and scenic values of Grantor's Land. Grantor acknowledges that, as to the prohibited uses referred to in subparagraphs L, M, N, O, P, R, and T of Paragraph 4, only constant monitoring of Grantor's Land by Grantee could ensure that no prohibited use ever occurs, and that such uninterrupted and constant monitoring by Grantee is neither contemplated nor required by this Easement. Grantor shall assist in the enforcement of these prohibited uses by the monitoring of Grantor's Land and reporting of any violations of the prohibited uses to Grantee. However, nothing herein should be construed as a lack of commitment on the part of Grantee to protect the conservation purposes or as a lack of resources to enforce the restrictions herein when violations of such restrictions are found to have occurred.

17. Enforcement/No Waivers. Enforcement of the terms of this easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its right under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

18. Notice. Grantor agrees to notify Grantee, in writing, prior to exercising any of the rights reserved hereunder which may have an adverse impact on the conservation purposes of this instrument. Any notice required or permitted to be given

hereunder shall be in writing and shall be deemed properly given upon receipt when sent via United States certified mail, return receipt requested, addressed to Grantor and Grantee as set forth above, or to such other address as to which a notice has been sent in accordance with this paragraph. If any other party desires to receive notices given under this instrument, such party shall send a notice to all other parties pursuant to this paragraph.

19. Successors and Assigns. The term "Grantor" wherever used herein, and any pronouns used in place thereof, shall mean and include the above-named Grantor or any of the individuals the term "Grantee" shall mean the above-named Grantee, and any pronouns used in place thereof, and its successors and assigns. In the event of a transfer of any of Grantor's interest in Grantor's Land, Grantee shall be provided with a copy of the instrument of transfer.

20. Invalidity. If any provision of this Deed of Conservation Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Deed of Conservation Easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

21. Titles. The paragraph titles contained in this instrument are for ease of reference only and are not intended to limit or alter the meaning of the provisions of this instrument.

22. Counterparts. This instrument may be executed in several counterparts, all of which when taken together shall constitute this instrument, notwithstanding that all parties have not signed the same counterpart.

23. Transfer of Property. The Grantor agrees that reference to this Deed of Conservation Easement will be made in any subsequent deed, or other legal instrument, by means of which Grantor conveys any interest in the Property (including a leasehold interest) and that Grantor will attach a copy of this Deed of Conservation Easement thereto.

TO HAVE AND TO HOLD the said Conservation Easement unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this Deed of Conservation Easement in Gross this 11th day of December, 1992.

THE WILLIAM WELCH COLORADO PARTNERSHIP
a Colorado limited partnership

By: Katharine S Welch
Katharine S. Welch
General Partner

By: William P Welch
William P. Welch
Limited Partner

By: James W Welch
James W. Welch
Limited Partner

By: H. Gilbert Welch
H. Gilbert Welch
Limited Partner

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY

By: Ronald K Stewart
Ronald K. Stewart, Chair

By: Homer Page
Homer Page

By: Sandy Hume
Sandy Hume

20-16

COUNTY OF BOULDER)
) ss.
STATE OF COLORADO)

Subscribed and sworn to before me this 11th day of December, 1992, by Katharine S. Welch, General Partner of the William Welch Colorado Partnership, a Colorado limited partnership.

(S E A L)

Notary Public

My Commission Expires: 8-5-96

COUNTY OF ~~BOULDER~~ District of Columbia)
) ss.
STATE OF ~~COLORADO~~ District of Columbia)

Subscribed and sworn to before me this 8th day of December, 1992, by William P. Welch, Limited Partner of the William Welch Colorado Partnership, a Colorado limited partnership.

(S E A L)

Notary Public

My Commission Expires: My Commission Expires May 31, 1997

20-17

COUNTY OF BOULDER)
) ss.
STATE OF COLORADO)

Subscribed and sworn to before me this 9TH day of DECEMBER, 1992, by James W. Welch, Limited Partner of the William Welch Colorado Partnership, a Colorado limited partnership.

(S E A L)

Notary Public

My Commission Expires: My Commission Expires August 7, 1996

COUNTY OF ~~BOULDER~~ Windsor)
) ss.
STATE OF ~~COLORADO~~ Vermont)

Subscribed and sworn to before me this 7th day of December, 1992, by H. Gilbert Welch, Limited Partner of the William Welch Colorado Partnership, a Colorado limited partnership.

(S E A L)

Notary Public

My Commission Expires: 7/10/95

COUNTY OF BOULDER)
) ss.
STATE OF COLORADO)

Subscribed and sworn to before me this 17th day of December, 1992, by Ronald K. Stewart, Chair, Homer Page and Sandy Hume, Commissioners of Boulder County.

(S E A L)

SUSAN K. ASHCRAFT NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10-17-93

20-19

EXHIBIT A
TO DEED OF CONSERVATION EASEMENT
BY AND BETWEEN
THE WILLIAM WELCH COLORADO PARTNERSHIP
AND
BOULDER COUNTY

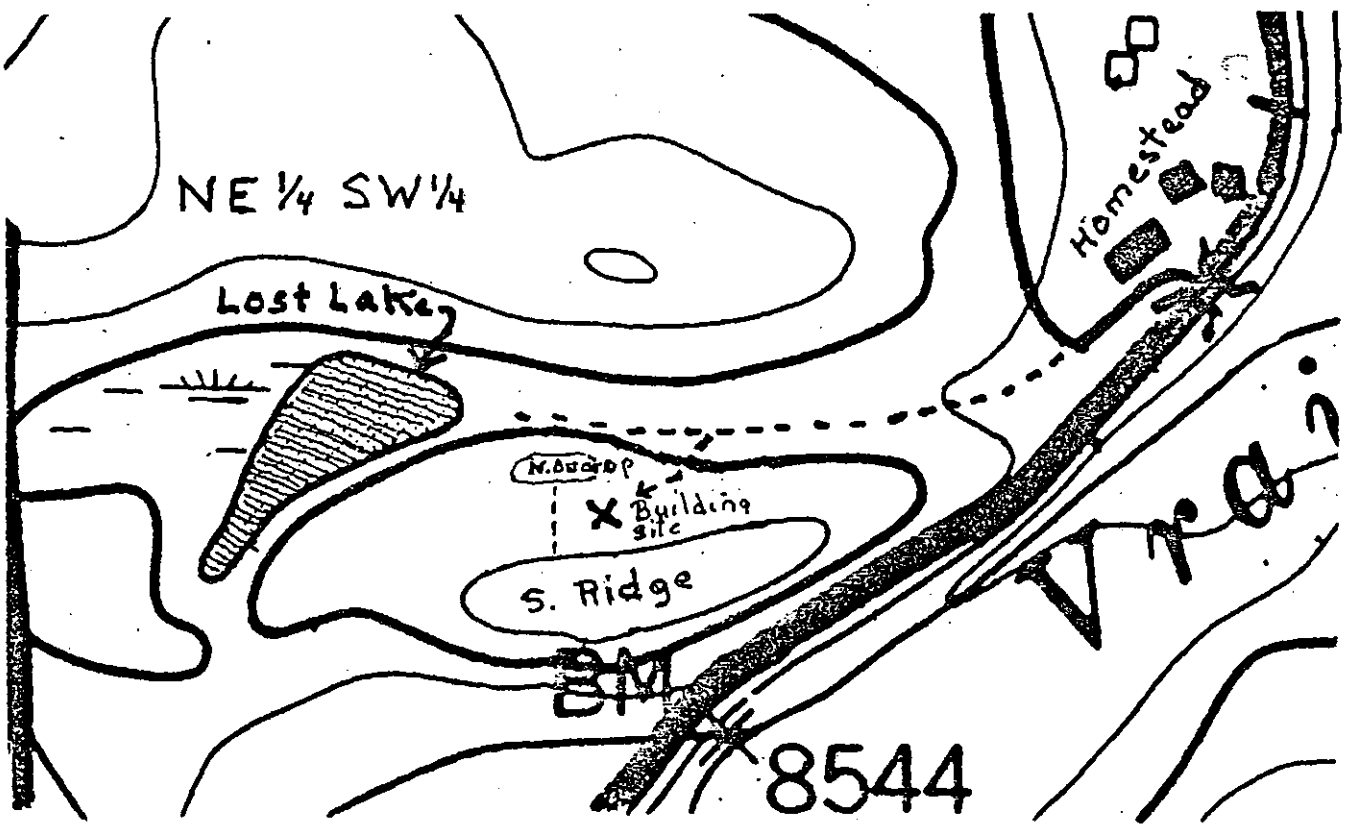
That part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 2 North, Range 72 West of the 6th P. M. lying Southwesterly of State Highway No. 160, also known as the Peak to Peak Highway, as described in Deed recorded in Book 1103 at page 391 of the Boulder County records;
AND
The North Half of the Northeast Quarter of Section 19, Township 2 North, Range 72 West of the 6th P. M.;
AND
The Southeast Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 72 West of the 6th P. M.;
AND
That part of the North Half of the Northwest Quarter of Section 20, Township 2 North, Range 72 West of the 6th P. M. lying Southwesterly of said State Highway No. 160, as referenced hereinabove;
AND
That part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 72 West of the 6th P. M. lying Southwesterly of said State Highway No. 160, as referenced hereinabove;
AND
That part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 72 West of the 6th P. M. lying West of said State Highway No. 160, as referenced hereinabove;
AND
The Northeast Quarter of the Southwest Quarter of Section 20, Township 2 North, Range 72 West of the 6th P. M. lying Westerly of State Highway No. 160, as referenced hereinabove;
AND
That part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 72 West of the 6th P. M. lying Northwesterly of said State Highway No. 160, as referenced hereinabove;
AND
Government Lot 1 in the Southeast Quarter of the Northwest Quarter of Section 20, Township 2 North, Range 72 West of the 6th P. M.
ALL IN THE COUNTY OF BOULDER,
STATE OF COLORADO.

20-20

EXHIBIT B
TO DEED OF CONSERVATION EASEMENT

It is the intention of the easement donors to preserve the area around Lost Lake in its natural state for both wild animals & birds, and for all the owners of the ranch to enjoy its beauty and its wildflowers (columbine, paint brush, and lupine, etc.). Thus any building, including deck, is limited to the flat area on the morraine between the high ridge to the south and the small outcrop to the north (west end of which is approximately 48 ft east of a N-S line running through the east end of the lake), and it must be located east of a North South line running 12 feet east of the west end of this outcrop.

This building site has been delilberately limited in order to protect the area aound Lost Lake from sight of any structure or sounds from its inhabitants. Furthermore no trails are to be built down the bank to the lake. Access to the lake is limited to walking east down the driveway or walking west on the morraine.



Historic Boulder Happenings

County Watch: The Monteau / Geer Homestead

Nestled in the rolling terrain along the Peak-to-Peak Scenic Byway, one-quarter mile south of the Jamestown (Overland) Road intersection, a tiny farmstead left over from the 19th century refuses to vanish. It is the Monteau / Geer Homestead and Boulder County's newest Historic Landmark.

In the early years, the Monteau, Geer, and Mead families left behind a rich legacy of rural architecture on the property. The site was originally a part of a 160-acre U.S. Homestead Patent granted to Gregory George Monteau on July 3, 1897. Records show that Monteau completed his homestead improvements on April 24, 1897. The improvements included a c. 1896 English-Plan (eave entrance) log cabin.

The Monteau / Geer Homestead in c. 1911. Photo courtesy of Katharine S. Welch.

Elmer Harmon Geer already had an option to buy the ranch when Monteau received title to the property. Geer had come to Boulder County as an infant from Denver with his parents, Solomon and Nancy Geer. Shortly after Elmer's birth in September of 1866, the family settled in an area that came to be called Geer Cañon (Canyon), north of Left Hand Creek. As a young adult, Elmer left the family home to enter the lumber business, going into partnership with his brother-in-law, William J. Tiffen. At the dissolution of the partnership, Geer purchased the mountain ranch from Gregory George Monteau on May 17, 1897. However, Monteau continued to live on the ranch as a boarder.

Using their connections to the lumber industry, Elmer Geer and his wife, Nida Smith Geer, first expanded the original ranch house to a double-pen cabin. Then Geer, presumably, added all of the other structures to the property. These included a carriage house (wagon shed) and a large 72' x 24' three-bay threshing barn.

Elmer Geer heard about the meat and vegetable shortage in the Ward and Jamestown areas and began supplying the mining camps with beef and choice potatoes from his ranch. However, since his property was located directly on an important stage and freighting route between Ward, to the south, and Allenspark and Estes Park, to the north, he decided that a drayline (freighting) business could add to his profits. He brought in Lucious Geer, a relative from Illinois, to work with him as a "teamster" year-round. In addition, he asked his brother- and sister-in-law, Erle and Elizabeth Smith, to live with his family on the ranch during the summer months and run the farming and livestock operations. As a matter of record, the 1900 U.S. Census Records list the occupations of Elmer and Lucious Geer as "teamsters" and boarder Gregory George Monteau as a "blacksmith." This may explain the very unusual presence of a carriage house (wagon shed) in this high-altitude rural location.

On August 9, 1910, Geer sold the ranch to George M. Mead, a farmer from Iowa and Nebraska. That summer Mead added an additional bedroom, a kitchen, and a root cellar to the ranch house.

George and Malissa Mead and their family lived on the ranch year-round, raising cattle, producing milk, and making butter, cream, buttermilk, and cottage cheese,

Historic Boulder Happenings

which George peddled to Ward and Jamestown residents and along the roadside. On certain days, he maintained a delivery route. He would load up his wagon and hitch up his team of mules, and off he would go. According to his granddaughters, Esther Johnson Hyovalti and Pearl Johnson Lyons, there was a steady customer in Ward who bought one gallon of buttermilk from Mead at a time. Since the Overland Hill to Jamestown was very steep, Mead would keep his foot on the wagon brake and call all the way down "who, who, whoa" to the mules.

Ranching and farming year-round at an elevation of 8,550 feet was no easy task, and Mead relied heavily on family members to share in the backbreaking work. He planted timothy grass and oats, which he harvested along with natural grasses. He irrigated his fields and fenced out his cattle, so he could harvest a good crop of hay. The hay and oats were stacked in the middle of the large threshing barn, floor to ceiling. The cattle grazed on the open range in the summer, often grazing along the roadways and back in the higher rangeland.

Mead also kept a garden. He grew bushels of potatoes and stored them in a potato cellar on the hillside west of the barn. He sold lots of potatoes because mountain potatoes were thought to be sweeter and better than those grown on the plains. Mead grew other vegetables as well. He worked hard. In fact, according to his family, he worked himself to death.

After George and Malissa Meads' deaths, their son William Ernest Mead inherited the property. He leased the ranch to Bud and Amy Cushman in 1930. The Cushmans not only kept cows and chickens but horses for pack trips. Land records show that William Mead conveyed half interest in the ranch to his sister Cora J. Johnson on January 30, 1932, in exchange for half interest in the family's Nebraska farm.

SCFD

Boulder County Cultural Council Tier III, SCFD

Later, after Cora Johnson's husband, Olaf, retired from farming in Nebraska and Minnesota, the Johnsons used the ranch in the summertime. They lived in Boulder the remaining months of the year.

The Monteau / Geer Homestead remained in the Mead / Johnson family for forty-six years. Cora Johnson sold the ranch to John S. and Maxine Roberts on June 1, 1956. They, in turn, sold the ranch in two portions to William and Katharine S. Welch and Henry and Anne D. Goodnow in 1962. The Welches purchased the property on the west side of the highway, which included the original Monteau / Geer Homestead complex. Subsequently, the William Welch Colorado Partnership presented Boulder County Parks and Open Space Department with a conservation easement on their property on December 11, 1992. The buildings, however, are still privately owned, and the century-old ranch house is still occupied today by a tenant.

Historic Boulder worked with Katharine Welch, Rich Koopman, and Carl McWilliams to prepare the Historic Landmark Nomination Form for the property.

Rebecca Waugh, County Preservationist

The
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