



# Land Use

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

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, May 4, 2017 – 6:00 p.m.**  
Commissioners Hearing Room  
Third Floor of the Boulder County Courthouse

### **AGENDA**

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmark:
  - a. **Docket HP-17-0002: Kolb Farm**  
Request: Boulder County Historic Landmark Designation  
Location: 7715 Arapahoe Road, in Section 25, T1N, R70 in the 6<sup>th</sup> Principal Meridian.  
Zoning: Rural Residential (RR)  
Owner: Boulder Municipal Property Authority  
Applicant: City of Boulder, Open Space and Mountain Parks
5. Referral:
  - a. **Docket SU-17-TBD: Butte Blacksmith LLC Special Use Review**  
Request: Consider landmark eligibility and demolition of the blacksmith shop  
Location: 6095 Valmont Road, in Section 22, T1N, R70.  
Zoning: General Industrial (GI) Zoning  
Owner: Butte Blacksmith LLC  
Agent: Rosi Dennett
6. Other Business:
  - a. National Register Nomination review of the Longhurst Lodge-McCarty Cabin
  - b. Election of Officers



# Land Use

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

## BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

### MINUTES February 9, 2017 6:00 PM Hearing Room, Third Floor, County Courthouse, Boulder

*Draft Draft Draft Draft Draft Draft Draft*

On Thursday, February 9, 2017, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:02 p.m. and adjourning at 7:05 p.m.

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

Board Members Excused: Jason Emery and George Schusler

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

Interested Others: 5

### 1. CITIZEN PARTICIPATION

None.

### 2. MINUTES

Approval of the December 1, 2016 Historic Preservation Advisory Board Minutes:

**MOTION:** Chuck Gray MOVED to approve the December 1, 2016 minutes as submitted.

**SECOND:** Marissa Ferreira

**VOTE:** Motion PASSED unanimously

### 3. LANDMARK

#### a. Docket HP-17-0001: Delisting of Salina Store

Request:	Boulder County Rescission of a Landmark Designation
Location:	411 Gold Run Road, in Section 18, T1N, R71 in the 6th Principal Meridian.
Zoning:	Forestry (F) Zoning District
Owner:	Boulder County
Applicant:	Boulder County

Staff member, Denise Grimm, gave the staff presentation. An application for rescission of a landmark designation of the building has been submitted by the County as the new owner. The property was damaged in the 2013 flood and is part of the federal buyout program which transfers ownership to the local jurisdiction but requires removal of all structures from the site.

“Boulder County experienced a rain event of historic proportions beginning on September 9, 2013, that dropped a record-breaking 17+ inches of precipitation over a widespread area in just a few days. The unrelenting rain triggered flash floods and landslides in the County’s mountain drainages, resulted in massive flooding with associated slides and debris flows throughout the foothills and plains, so overloaded water channels that many substantially changed course, and excessively saturated soils on properties that were not overrun by floodwaters. This extraordinary weather event (“2013 Extreme Rain and Flood Event”) led to President Barack Obama declaring the County a federal major disaster area, and prompted emergency disaster declarations at the state and local levels. The 2013 Extreme Rain and Flood Event caused loss of life, catastrophic property damage, and the substantial destruction of key infrastructure including major roads, sewer systems, and trails and park lands....” (Boulder County Land Use Code Art. 19-300).

The historically designated property at 411 Gold Run was one of many properties in Boulder County affected by this event which led to the above mentioned disaster declaration. It was determined that this property, while outside of any regulated floodplain (due to the Gold Run area never being mapped), did lie within a high hazard area. Damages to the main structure on the property were assessed by local officials according to FEMA substantial damage estimate criteria to be 62.9% of the structure’s 2013 value. Given the high hazard location and the amount of damages, the property owner voluntarily applied to have the property purchased by the Boulder County Buyout Program. This program was specifically set up as a hazard mitigation response to the 2013 event to build resilience and protect the health, safety, and welfare of property owners and their surrounding communities when recovering from this event and in anticipation of other future events.

Since the structure on 411 Gold Run was not in a regulatory floodplain this specific Buyout application request did not qualify for funding under the Hazard Mitigation Grant Program (HMGP) set up by the Federal Emergency Management Association (FEMA). It was instead covered by the Community Development Block Grant for Disaster Relief (CDBG-DR), a State program setup by the Colorado Department of Local Affairs (DOLA) with Housing and Urban Development (HUD) funds to mirror the HMGP program and cover unmet needs. The purchase of the subject property was approved by a funding panel for County Buyout with CDBG-DR funds, and purchased on 8/18/2016.

Once a property is purchase it is then required that all structures be removed from any property purchased under the Buyout Program. The property is also required to be deed-restricted in perpetuity so that no future structural development on the property is allowed. Once all deconstruction activities

are completed, each property shall be converted to open space uses to restore and/or conserve its natural drainage or floodplain functions.

In order to move 411 Gold Run forward to the deconstruction phase of the Buyout program and ensure compliance with all Federal, State, and Local regulations it's requested that the Boulder County Historic Preservation Advisory Board (HPAB) removes the structure from the historic preservation list.

Staff explored options to avoid demolition including meeting with Historic Boulder to discuss a partnership but after investigating the costs it was determined to cost prohibitive. Also, Peter Brady (a local builder, Salina resident and HPAB member for many years) investigated the structure and found there to be a greater lack of integrity that originally thought. We are working to salvage the materials found to have historic value.

Because the project involves federal funds, the environmental review process conducted found that there was an adverse effect to a historic structure but the SHPO (State Historic Preservation Office) approved of the demolition of the structure requiring only that an interpretational sign be erected on the site as mitigation for the loss. The County and Land Use staff have entered into an Agreement with the federal agencies and the SHPO to be responsible to the signage. We will work with HPAB, Parks and Open Space Staff and the community to design and create the sign once the site has been cleared.

#### RECOMMENDATION

Staff recommends that the HPAB approve and recommend that the BOCC approve Docket HP-17-0001: Delisting of Salina Store.

#### OPEN PUBLIC COMMENT

- Peter Brady, 950 Salina Mountain Road

#### CLOSE PUBLIC COMMENT

**MOTION:**      **Chuck Gray MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-17-0001: Delisting of Salina Store**

**SECOND:**      **Stan Nilson**

**VOTE:**          **Motion PASSED unanimously**

## 4. CERTIFICATE OF APPROPRIATENESS

### a. Docket CA-17-0002: Hansen Cabin – window and door replacements and partial demo

Request:          Certificate of Appropriateness for window and door replacements and deconstruction of rear lean-to addition  
Location:        16 Washington Street, Allenspark  
Zoning:          Mountain Institutional (MI) Zoning  
Owner:          Allenspark Community Church



Staff member, Denise Grimm, gave the staff presentation. The Hansen Cabin was landmarked in 2015. The cabin was built in 1921 in an eclectic style and was built with fire-hardened logs from an 1894 forest fire and is believed to be one of three in Allenspark built from such logs.

The owners of the cabin, Allenspark Community Church, have submitted for two building permits – one to remove the lean-to addition on the rear of the cabin and one to re-install windows and French doors into existing openings. The addition on the rear of the cabin dates to the 1960s and the applicant notes, “This lean-to addition detracts from the quaint historical appearance of the original cabin. Furthermore, the sloped roof is prone to leaks, and the entire lean-to is difficult to keep rodent free.” Several years ago the windows and the French doors were removed from the cabin and the openings have been boarded up ever since. The proposal is to re-install “new wood-frame double-pane windows and a French door approximating as closely as possible the appearance of the original windows and door, including true divided panes with wood dividers.”

### **CRITERIA FOR APPROVAL OF ALTERATIONS REQUESTED UNDER A CA**

In considering the application for a CA, HPAB uses the following criteria:

- 1) The proposed alterations do not destroy or substantially impair the historic significance of the structure, site, or district.*
- 2) Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.*
- 3) The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.*

### **RECOMMENDATION**

Staff finds that the proposals to remove the lean-to addition and to re-install windows and the French doors are appropriate and do meet the criteria for a Certificate of Appropriateness. The cabin will not only be more historically accurate with both proposals but the cabin will also once again be usable with the re-installation of windows. In addition, the French doors were an integral part of the cabin’s eclectic style and are an important historic feature for the cabin.

Al Johnson, the representative for the owner, was available to answer questions.

### **OPEN PUBLIC COMMENT**

None.

### **CLOSE PUBLIC COMMENT**

**MOTION:**      **Rosslyn Scamehorn MOVED that HPAB APPROVE Docket CA-17-0002: Hansen Cabin – window and door replacements and partial demo**

**SECOND:**     **Marissa Ferreira**

**VOTE:**        **Motion PASSED unanimously**

## 5. GRANTS

### a. Docket HPG-17-0003: Hansen Cabin – window and door replacements and partial demo

Request: Historic Preservation Grant request for window and door replacements, deconstruction of rear lean-to addition, apply preservative to logs  
Location: 16 Washington Street, Allenspark  
Zoning: Mountain Institutional (MI) Zoning  
Owner: Allenspark Community Church

Staff member, Denise Grimm, gave the staff presentation. The Hansen Cabin was landmarked in 2015. The grant request is for \$9999.25 for window and door replacements, the deconstruction of the rear lean-to addition, and the application of a preservative to the logs. Local wood expert, Ron Anthony, was asked for feedback on the use of a preservative on fire-hardened logs and he wrote, “Use of fire-killed trees does not provide the wood with any preservative benefit that would protect the logs from decay or insect attack. I suspect the owner is probably correct that there is decay in some of the logs. There may be evidence of decayed wood on the exterior face of some of the logs; the decayed wood can be removed and a surface preservative can be applied, although it is not very effective over time. The use of borate rods inserted into the logs that have minor decay will extend the service life of the logs, particularly if the rods are replaced approximately on a 5-year cycle.”

### RECOMMENDATION

Staff supports the window and door replacements, and the deconstruction of the addition, but would like to discuss the use of a wood preservative.

Al Johnson, the representative for the owner, was available to answer questions.

### OPEN PUBLIC COMMENT

None.

### CLOSE PUBLIC COMMENT

**MOTION:** Ilona Dotterer MOVED that HPAB APPROVE and recommend that the Board of County Commissioners APPROVE HPG-17-0003: Hansen Cabin – window and door replacements and partial demo with the removal of the log cleaning and treating which makes the grant request for \$7744.63

**SECOND:** Rosslyn Scamehorn

**VOTE:** Motion PASSED unanimously

**b. Docket HPG-17-0002: Chaussard Barn renovations**

Request: Historic Preservation Grant request  
Location: 7507 Dyer Road  
Zoning: Rural Residential (RR) Zoning  
Owner: Justin and Emily Vigmostad

Staff member, Denise Grimm, gave the staff presentation. The Chaussard Barn was landmarked in 2016. The grant request is for \$10,000.00 to “reinforce existing structure where needed through the use of structural beams under existing joists, lateral bracing along interior walls, patch existing roof as needed where existing holes and leaks are present; re-attach existing board and batten siding that is in acceptable condition; replace necessary board and batten siding with materials salvaged from deconstruction of non-historic additions; replace the 3 barn doors on the south side of the building; the new barn doors will be made using salvaged materials from the existing barn doors, in addition to materials salvaged from the deconstruction of the two additions.”

**RECOMMENDATION**

Staff supports the grant request.

Justin Vigmostad was available to answer questions.

**OPEN PUBLIC COMMENT**

None.

**CLOSE PUBLIC COMMENT**

**MOTION:** Marissa Ferreira **MOVED** that HPAB **APPROVE** and recommend that the Board of County Commissioners **APPROVE** Docket HPG-17-0002: Chaussard Barn renovations

**SECOND:** Stan Nilson

**VOTE:** Motion **PASSED** unanimously

**6. OTHER BUSINESS**

a. Staff member, Jessica Fasick, informed the board that Stan Nilson was reappointed to the board.

**7. ADJOURNED**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:05 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.***



# Land Use

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

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, May 4, 2017 – 6:00 p.m.**

Third Floor Hearing Room  
Boulder County Courthouse

**STAFF PLANNER:** Denise Grimm

### **Docket HP-17-0002: Kolb Farm**

Request: Boulder County Historic Landmark Designation  
Location: 7715 Arapahoe Road, in Section 25, T1N, R70 in the 6<sup>th</sup> Principal Meridian.  
Zoning: Rural Residential (RR) Zoning District  
Owner: Boulder Municipal Property Authority  
Applicant: City of Boulder, Open Space and Mountain Parks

### **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 farm has been submitted by the owner, the City of Boulder. The landmark application is for an irregularly-shaped site within the 38.78 acre parcel designated to encompass the extant buildings associated with the core of the Kolb Farm. The proposed landmark site includes 13 contributing resources and 3 non-contributing resources.

The contributing resources include the following:

1. Main residence
2. Garage
3. Unidentified building
4. Storage shed
5. Unidentified building
6. Poultry house (brooder house)
7. WPA-built privy
8. Grain bin
9. Granary
10. Poultry house
11. Silo

12. Dairy barn
13. Western 2 bays of the loafing shed

The non-contributing resources include the following:

1. Machine shed
2. Loading chute and corral
3. Eastern bay of the loafing shed

The Kolb Farm was purchased by Josef and Hattie (Eberharter) Kolb in 1909 and they built the 1 and a ½ story Craftsman-style bungalow in 1910. The other structures have varying ages from 1920 to possibly the early 1960s. Early aerial photographs and a 1949 Assessor's card photo show a large building south of the dairy barn which was likely the main barn but was removed by 1971. The Kolb Farm is described in the application as a "traditional diversified operation" where they kept animals such as cows, chickens, pigs and draft horses and grew sugar beets and corn. Josef and Hattie had five sons – John, Joseph, Albert, Edward and Frederick – and the family retained ownership of the farmstead until 2008 when their descendants sold it to the City of Boulder.

After sitting vacant since 2007, the City of Boulder is intending on using the property as an agricultural tenant's farm. They are also proposing to remove the non-contributing resources from the farm including the eastern bay of the loafing shed.

## **SIGNIFICANCE**

The Kolb Farm qualifies for landmark status 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 Kolb Farm is significant for its associations with early to mid-twentieth century farming practices in Boulder County; the site conveys its importance through the application of scientific agriculture and progressive era techniques that governed the construction and use of vernacular buildings.

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

The Kolb Farm residence is significant as an early Boulder County example of a Craftsman-style bungalow; the farm complex is significant as an example of vernacular farm building construction.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-17-0002: Kolb Farm** under Criteria 1 and 4 and subject to the following conditions:






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

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



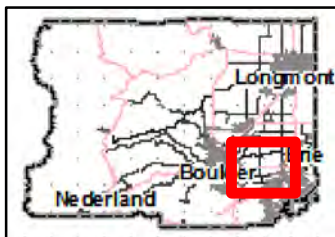


**Legend**

-  Subject Property
-  Intermittent Stream
-  Perennial Stream
-  Municipalities
-  Subdivisions

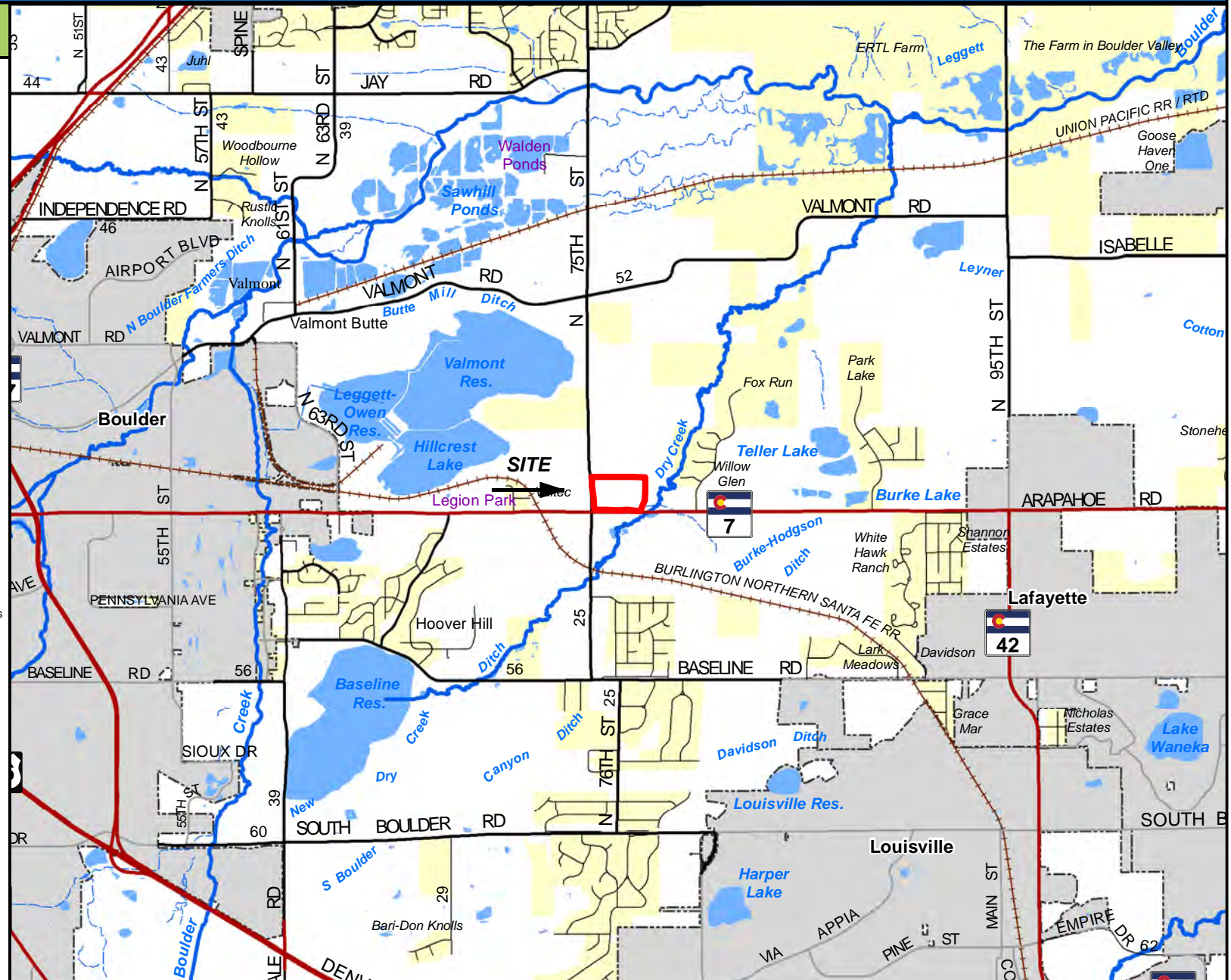


Area of Detail Date: 4/18/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)


cleroux



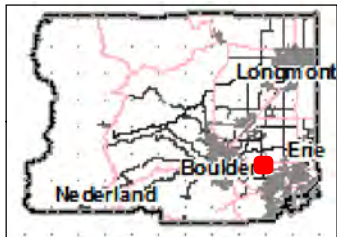




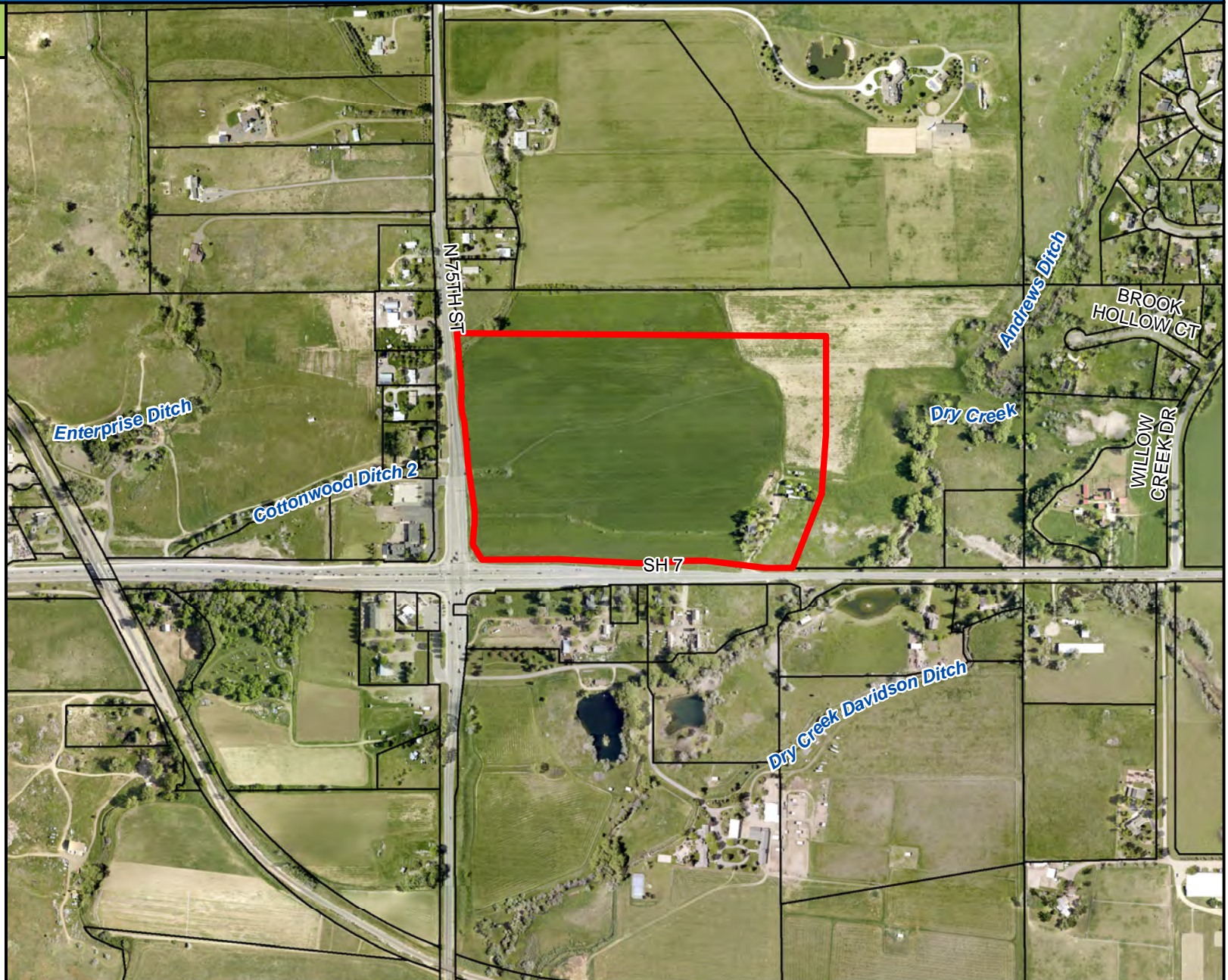
**Legend**

 Subject Property

 0 800  
ft  
Area of Detail Date: 4/18/2017




The user agrees to all Terms of Use set forth  
by Boulder County. For Terms of Use, please  
visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)  
cleroux



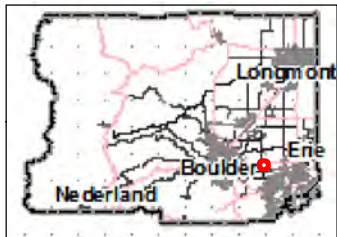




## Legend

 Subject Property

 0 260  
ft  
Area of Detail Date: 4/18/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)  
cleroux



**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](mailto:planner@bouldercounty.org) •  
<http://www.bouldercounty.org/lu/>

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

Intake Stamp

## Historic Landmark Nomination Form

### Name of Property

Historic Name	Kolb Farm
Other Names	Hunter-Kolb, Kolb Brothers
Historical Narrative	See Continuation Sheet

### Location of Property

Address(s) 7715 Arapahoe Road		
City Boulder	State Colorado	Zip Code 80303

### Classification

**Property Ownership:**

☒ Public    ☐ Private    ☐ Other

**Category of Property:**

☐ Structure    ☒ Site    ☐ District

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

12	Contributing Resources	3	Non-contributing Resources
----	------------------------	---	----------------------------

Narrative Describing Classification of Resources	See Continuation Sheets and Table 1 (Attached)

### Function or Use

Historic Functions	Domestic: Single Dwelling; Agriculture/Subsistence: Storage; Agriculture/Subsistence: Animal Facility;
	Agriculture/Subsistence: Agricultural Outbuilding
Current Functions:	Vacant/Unused

## Resource Description

Narrative Describing Resource	See Continuation Sheet

## 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 Coninuation Sheet
Period of Significance	1910-1965
Significant Dates	1910, Construction of residence
Significant Persons	N/A

## Bibliographical References

See Continuation Sheet




## Geographical Data

<b>Legal Description of Property</b> The south half of the southeast quarter section of Section 25 in Township 1 North, Range 70 West of the 6th Prime Meridian	
<b>Boundary Description</b> The boundary for the proposed landmark consists of an irregularly shaped area designed to encompass the extant buildings associated with the core of the Kolb Farm.	
<b>Boundary Justification</b> The landmark boundary was established based on the extent of above-ground features associated with the core of the Kolb farm property. This boundary was selected to encompass all significant historic-age buildings and structures associated with the farm.	

## Property Owner(s) Information

<b>Name</b> City of Boulder (Managed by Department of Open Space and Mountain Parks [Julie Johnson, Cultural Resource Program Coordinator])		
<b>City</b> Boulder	<b>Email Address</b> johnsonj@bouldercolorado.gov	
<b>State</b> Colorado	<b>Zip Code</b> 80303	<b>Phone Number</b> 720-564-2012
<b>Signature</b>		

## Preparer of Form Information

<b>Name</b> Christian Driver		
<b>City</b> Denver	<b>Email Address</b> Driverc@bouldercolorado.gov	
<b>State</b> Colorado	<b>Zip Code</b> 80231	<b>Phone Number</b> 720-564-2050
<b>Signature</b> 		

## Photos, Maps, and Site Plan

See Attached

## For Office Use Only

<b>Docket Number</b>	<b>Parcel Number</b>
<b>Assessor ID</b>	<b>Application Date</b>

**Table 1: Kolb Farm Contributing and Noncontributing Resources**

<b>Contributing Resource</b>	<b>Non-Contributing Resources</b>
BL1-Main residence BL2-Garage BL3-Unidentified building BL4-Storage shed BL5-Unidintified Building BL6-Poultry house (Brooder House) ST1-Privy ST2-Grain bin BL7-Granary BL8-Poultry House ST3-Silo BL10-Dairy Barn	BL9-Machine shed ST4-Loading chute and corral BL11-Loafing shed*

\*Only part of the loafing shed (the easternmost bay) is non-contributing.

### **Continuation Sheet: Historical Narrative**

The property on which the Kolb Farm is located was patented by Charles F. Pease in 1866, who paid the government outright for 160 acres in the southeast quarter of Section 25, Township 1 North, Range 70 West (BLM 2017 [1866]: Accession COCOAA 039116). According to a tax assessment form reviewed for a 2014 Historic Structure Assessment (CPR 2014), Pease claimed the property for income purposes, and it is unlikely that he lived there (Center of Preservation Research [CPR] 2014:9). Josef and Hattie Kolb purchased the property from Clarence H. Pease in 1909 (Boulder County Clerk and Recorder 2017 [1909]: Reception Number 90076676).

Josef Kolb was an Austrian immigrant who settled in Boulder in 1901 and married Hattie Eberharter in 1906 (CPR 2014). According to an oral history conducted for the Maria Roger Oral History Program, the Kolbs resided at the Boyle Homestead/Woodley farm (Boulder County Historic Landmark HP-05-06) at 7957 Arapahoe Road where their sons John (1907) and Joseph (1909) were born. The family was reportedly saving money to build a house at the property in Section 25, which they did at 7715 Arapahoe Road in 1910 (McWilliams 1994; Woodley 2008). After moving into the house, Josef and Hattie had three more sons; Albert born in 1912; Edward, Born in 1919, and Frederick, born in 1920 (McWilliams 1994; Woodley 2008). According to the 1940 census, all the boys except Joseph were living on the farm at that time. The census also provides evidence that some of the boys were working on the farm. John's occupation was listed as "cheesemaker", and his brothers Albert and Fred were listed as "farm Laborers" (CPR 2014:9). John, Albert, and Fred were residing on the property when their father died in 1965 and Hattie Kolb lived on the farm until her death in 1972. John and Edward appear to have been the members of the family who occupied the farm the longest. John at the property until his nineties when he relocated to an assisted living facility (he died in 2003), and Edward lived on the farm until his death in 2007 (CPR 2014; Woodley 2008).

In 1941, Edward Kolb married Eileen Delille and moved to Fort Collins. Edward and Eileen were issued a joint tenancy deed for the property at 7715 Arapahoe Road in 1963. After the death of Hattie Kolb, John, Edward, and Fred took over joint ownership of the property. After Edward's death in 2007, Jan (Kolb) and her husband Jeffery Hunter inherited the property which they sold to the City of Boulder in 2008 (CPR 2014:10).

Throughout its use as an agricultural property, the Kolb Farm appears to have been a traditional diversified operation. The Kolbs reportedly grew sugar beets and corn, and kept animals such as pigs, cows, and even Percherons (Photographs taken at the Kolb Farm, 1937, BHS 214-1-40 PHOTO, Boulder historical Society Collection Carnegie Branch Library for Local History, Boulder, Colorado; Woodley 2008). The silo (B4), granary (B13), and grain bin (B4) provide evidence of extensive crop and feed storage (Granger and Kelly 2005; Wolfenbarger 2006). Storage of feed would have been necessary to support the dairy operation documented by the presence of the dairy barn (B9) and John's listing as a "cheesemaker" in the 1940 census (CPR 2014:9).

According to an oral history conducted with John Kolb for the Boulder County Historic Sites Survey, aside from the house, all the buildings on the property were built in the 1920s (McWilliams 1994). Based on diagnostic features recorded for the current project and a recurrence of particular diagnostic features across the site, construction dates in the 1920s seem reasonable for most buildings, although two buildings at the site were likely constructed after the 1920s. The WPA outhouse would have been installed during the partnership between the Colorado State Health Department and the WPA between

1935 and 1943, and aerial images provide evidence that a shed (b6) was constructed between 1948 and 1963 (History Colorado 2012; USGS 2017).



### **Continuation Sheet: Resource Description Narrative**

The Hunter Kolb Farm is an agricultural property located at 7715 Arapahoe Road, northeast of the intersection of Arapahoe Road and North 75th Street in Boulder County, Colorado within the Great Plains physiographic province (Fenneman 1931). The farm is an approximately 75-acre parcel situated approximately five miles east of downtown Boulder, Colorado. The property is located in a rural area surrounded mostly by agricultural operations and private residences in the immediate vicinity. Aspects are open to the north but are constrained to the south, east, and west by vegetation and topography. The Rocky Mountains foothills and the Indian Peaks are visible in the distance to the west.

The site consists of a farmstead core made up of agricultural buildings and structures surrounded by agricultural fields in the south half of the southwest quarter of Section 25, Township (T) 1 North, Range 70 West (Boulder County Assessor's Office 2017; USGS 1979). Overall, the property slopes gently down to the east and southeast towards a low-lying area adjacent to Dry Creek. Vegetation at the property consists of grasses, Russian olive, and cottonwood trees mostly distributed around the farmstead core and the low area adjacent to Dry Creek. Some of the vegetation near the core consists of cottonwood trees intentionally planted on the northern and western edges of the main residence as a windbreak. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), three soil complexes are present on the property including Ascalon sandy loam and two types of Ascalon-Otero soils (NRCS 2013).

Suburban development in the area is relatively sparse and the landscape has largely retained a rural character. At the intersection to the west of the property are a church and a small commercial development consisting of a gas station, a restaurant, and a small low-rise commercial building that houses several businesses. Further suburban development in the area includes low-rise commercial buildings and densely constructed residential neighborhoods located to the northeast, south, and west. Suburban development is largely screened from the property by intervening vegetation and topographic features.

The City of Boulder purchased the Kolb Farm in 2008 and turned management of the farm over to the Department of Open Space and Mountain Parks (OSMP). The property is currently uninhabited; however, OSMP currently has lease agreements with two individuals who utilize portions of the farm. The agricultural fields to the north and west of the farmstead core are under hay production, and a beekeeper maintains several beehives on the property in addition to using the dairy barn (BL10) for equipment storage. A collection of large plastic irrigation pipes is also being stored on the property north of the barn.

The farmstead is located near the center of the parcel at the edge of a terrace above Dry Creek. The entrance to the property is on the north side of Arapahoe Road and consists of a north-south oriented main drive that passes through the core and enters a field to the north. The farmstead core consists of 15 agricultural buildings in two groupings designated as the northeast and southwest clusters. The southwest cluster consists of the main residence (BL1), a garage (BL2), and a small outbuilding (BL3) surrounded by a windbreak and situated on the western side of the main drive. The northeastern cluster is interspersed with sparse trees and consists of a shed (BL4), a building of an indeterminate type currently used as a shed (BL5), a brooding house (BL6), a privy (ST1), a grain bin (ST2), a granary (BL7), a poultry house (BL8), a machine shed (BL9), a silo (ST3), a dairy barn (BL10), a loafing shed (BL11), and a cattle chute and corral (ST4). The northeastern cluster is positioned on the eastern side of the main drive from which a narrow dirt track extends to the east and bisects the northeastern building cluster.

In 1994, The Kolb Farm was included in the Boulder County Historic Sites Survey by Carl McWilliams of Tatanka Historical Associates Inc. (McWilliams 1994). The survey focused on mapping the buildings at the site and included a short oral history from which estimated dates of construction for each evaluated building could be extrapolated. At the site, the survey mapped 12 of the 15 extant buildings and structures, excluding the cattle chute and corral (ST4), a small unidentified outbuilding (BL3), and the poultry house (BL8) (McWilliams 1994). Of the 12 buildings and structures mapped during the 1994 survey, architectural inventory forms were completed for 10, excluding the silo (ST3) and the metal grain bin (ST2) (McWilliams 1994).

In 2014, staff from the University of Colorado Denver College of Architecture Planning Center of Preservation Research (CPR) prepared a Historic Structure Assessment and Preservation Plan (HSA) for the residence to address condition issues associated with the building but did not evaluate the other buildings on the property (Center of Preservation Research [CPR] 2014).

The following descriptions of the buildings and structures at the property include information sourced from the 1994 and 2014 projects, in addition to field observations made by OSMP Cultural Resources staff between February 28 and March 3, 2017. The 2017 fieldwork confirmed the veracity of previous recordings, updated condition assessments of the previously recorded features, and recorded additional extant buildings and structures not addressed by the 1994 and 2014 projects.

## **Southwestern Building Cluster**

### **BL1**

BL1 is a simple one and a half story rectangular-plan Craftsman style house located at the southern edge of the proposed site boundary (CPR 2014). The building is set on a concrete foundation that forms a full basement, access to the basement is provided via the house interior, and a cellar entrance set into the ground on the eastern elevation. The first floor of the building consists of brick masonry and the upper story is clad in stucco over wood framing.

A full-width single story porch under an extended roofline is positioned on the southern facing façade. The porch has low brick half walls with stone caps supporting square wooden columns that extend up to the roof. The main entrance is centered on the façade and is accessed from the porch. A secondary entrance is positioned on the eastern elevation near the northeast corner of the building.

Double hung windows are positioned on all sides of the house, most of which are covered with storm windows. On the first floor, the windows are set into flat structural openings with plain molding. A single bay window capped with a hipped roof is set on the first floor of the eastern elevation. The windows on the second level consist of narrow simple openings underneath the gable ends with the exception of a single overhanging gabled roof dormer centered above the porch.

A side gabled roof with a medium pitch caps the entire building. The roof has projecting eaves with exposed rafters and boxed cornices supported by triangular knee braces for the raking trim. The entire roof is clad with asphalt composite shingles, and two brick chimneys are positioned on the western elevation and extend above the roofline.

The building is a Craftsman bungalow style house of the side-gabled subtype. Craftsman style homes were primarily built in the United States between 1905 and 1930 (McAlester 2013:567). Typical features associated with the Craftsman style include low-pitched gabled roofs, exposed rafters, decorative braces, and porches with columns (McAlester 2013:567). Four principal subtypes of Craftsman houses are recognized based on roof-type, and the side-gabled variation is typically found in the northeastern and midwestern United States (McAlester 2013:567).

In 2014 the Center of Preservation Research (CPR) at the University of Colorado Denver was engaged by OSMP to conduct a Historic Structure Assessment and Preservation Plan (HSA) for the main residence at the Kolb Farm which had been vacant since at least 2007 (CPR 2014). The HSA document identified a number of issues which were classified based on their relative urgency as Critical Deficiencies, Serious deficiencies, Minor Deficiencies, Routine Maintenance,

and Discretionary Work. The HSA identified 76 issues of varying urgency (CRP 2014:46-51). Due to the nature of the recommendations, work at the main residence was classified as rehabilitation and all proposed repairs were recommended to adhere to the Secretary of Interior's Standards for Rehabilitation to maintain the historic integrity of the house (National Park Service [NPS] 2017; CRP 2014:44-45)

After submission of the HSA, OSMP selected several of the most acute issues identified by the document and engaged contractors to make repairs in late 2014. Critical deficiencies addressed included the need for a supporting pier underneath the southeast corner of the front porch, the replacement of the concrete slab porch and stairs, repairs to a crack in the foundation, window repairs, and the installation of gutter guards, downspouts and splash blocks. Serious deficiencies addressed included repairs to a large crack in the stucco on the eastern elevation and installation of new storm windows (CPR 2014:46-50).

During the replacement of the concrete slab porch, it was necessary to remove the half wall on the eastern edge of the porch in order to pour the new concrete. The half wall and stone sill were carefully deconstructed and after the new concrete slab was installed the half wall was rebuilt reusing the original bricks and sill to maintain the historic appearance of the porch. The reconstruction of the half wall and all other repairs were conducted in compliance with the Secretary of Interior's Standards for Rehabilitation to maintain the historic integrity of the building (NPS 2017)

Overall, the building is currently in good condition. White trim around windows, doors, and at the eaves are weathered and some of the exterior brick on the first floor is stained. The building retains integrity and is a good example of Craftsman style rural residential architecture. The interior of the house was not evaluated for the current project and a more detailed description of the building interior can be found in the 2014 Historic Structure Assessment (CPR 2014).

## **BL2**

BL2 is an east-west oriented rectangular-plan garage measuring approximately 12 by 20 feet located on the northeastern edge of the proposed site boundary. A low concrete perimeter wall forms the foundation and the walls of the building consist of horizontal siding painted beige. The exterior corners of the building are clad with vertical planks that form corner posts. The northern and southern elevations each include a centered four-light double hung window and a second opening covered by a plank hatch is situated on the northern elevation to the west of the window. The main entrance consists of two double doors centered on the eastern elevation; a second entrance consisting of a narrow vertical plank doorway is positioned slightly off-center on the western elevation. A front gabled roof with exposed rafters and clad in tan asphalt composite

shingles caps the entire building. A fascia board covers the rafter ends on the southern elevation. Ceramic insulators and the remains of electrical wiring are attached to an exposed rafter near at the western gable end, and two spotlights are positioned above both the primary and secondary entrances. The building interior has an earth floor and is subdivided by a north-south oriented interior wall.

According to the 1994 recording of the property, the garage was built in 1925 (McWilliams 1994). A 1927 bill of sale for an automobile purchased by Josef Kolb from Donnelly Motor Company in Boulder may suggest that the garage was built after 1925; however, it is possible that the garage was built either before or after the purchase of the automobile (Boulder County Clerk and Recorder [1927]: Reception Number 90240275). The garage is similar in form and constituent materials to several other buildings on the property including an adjacent unidentified building (BL3) and two buildings in the northeastern Cluster (BL5 and BL7). These similarities suggest that all four buildings were constructed at the same time. Similar origination dates are also suggested by the 1994 oral history, which assigned an approximate construction date of 1920 to the two buildings in the northeastern cluster.

The building is in overall good condition. The paint on the exterior is moderately weathered, and the center of the gabled roof is sagging. Despite some minor condition issues, the building retains integrity and is a good example of an early garage.

### **BL3**

BL3 is a small, unidentified square plan building that measures approximately five by seven feet and is located near the northwest corner of the proposed site boundary. A low concrete perimeter wall forms the foundation and the walls of the building consist of horizontal siding painted beige. The exterior corners of the building are clad with vertical planks that form corner posts. The northern and southern elevations each include a centered four-light sliding window, and the northern window is covered with wire mesh. The main entrance consists of a narrow paneled door centered on the eastern elevation and a steel clothesline post is positioned against the eastern edge of the doorframe. A front gabled roof with exposed rafters and clad in a mix of wood shake, asphalt composite shingles, and corrugated metal roofing panels caps the building.

The interior of the building has an earth floor that is subdivided by a full width low concrete wall that forms a rectangular basin in the floor positioned against the rear wall. The southwest corner of the building interior also includes a small corner shelf, set approximately 34 inches above the floor.

BL3 is one of several buildings and structures on the property not evaluated during the 1994 inventory. Due to the presence of vegetation associated with the windbreak around the southwestern building cluster, the building is not visible in aerial images. During inspection of the building interior, a stamped mark was observed reading “CLEAR FIR LUMBER / C / TACOMA, WA”. The stamp is a reference to the Clear Fir Lumber Company, a large Tacoma, Washington lumber firm that produced lumber stock and doors between 1916 and 1934 (House 2012:13). The “C” marking on the board indicates that the wood used for the building is select C-grade Douglas Fir. Select grade lumber is often used for finishing work due to the low amount of visible imperfections relative to other lumber grades and its use as siding is therefore appropriate (AltruFir 2011).

BL3 is similar in form and constituent materials to several other buildings on the property including an adjacent garage (BL2) and two buildings in the northeastern Cluster (BL5 and BL7). These similarities suggest that all four buildings were constructed at the same time. Similar origination dates are also suggested by the 1994 oral history, which assigned an approximate construction date of 1920 to the two buildings in the northeastern cluster and a construction date of 1925 to the garage.

BL3 is in overall good condition. The beige paint on the exterior is weathered and portions of the roof have been repaired with materials other than the original wood shake. Despite these condition issues the building retains integrity and contributes to the historic significance of the site overall.

## Northeastern Building Cluster

### BL4

BL4 is a small rectangular-plan storage shed measuring approximately 13 by 12 feet, positioned on the western elevation of BL5. The building has a dirt floor and five vertical posts made of scrap lumber and salvaged transmission poles form the frame. Due to its position on the western elevation of BL5 and a full-width south-facing opening, the shed only has two walls positioned on its northern and western elevations. The northern wall of the building consists of vertical milled lumber planks, and the western wall consists of a series of salvaged metal signs attached to the building frame with the use of wire nails, lumber bracing, and metal connector plates. The vertical posts support a side gabled roof with exposed rafters and corrugated metal roofing panels.

According to an interview conducted with John Kolb in 1994, the building was constructed circa 1920, however, diagnostic elements and aerial images indicate a different date of construction. The graphics and lettering on the metal signs is visible on the building interior. The signs represent a variety of local and national businesses and commercial products including a former Boulder area motel known as the El Rancho Hansen Motel (Pettem 2015:21-22), Airtemp heating and air conditioning (Airtemp 2013), Squirt soda, McQuay Norris Manufacturing Company piston rings and Perry 72 gasoline. The Squirt soda sign includes a copyright date of 1953, and the other signs represent companies and products operating and/or available between the 1950s and early 1960s. Based on aerial imagery, BL5 was located at its present site by 1948, and BL4 was constructed on the western elevation between 1948 and 1963 (USGS 2017).

Overall BL4 is in fair to moderate condition. Currently, a variety of materials including metal drums, irrigation siphon tubes, irrigation pipes, vehicle components, and trash are stored within building. A collection of trash and abandoned agricultural equipment rests against the western elevation. The northern wall is in poor condition, however, the western wall, roof, and vertical supports are all in relatively good condition. Despite the damage to the building, BL4 retains integrity, is a good example of a vernacular farm building, and contributes to the historic significance of the site overall.

### BL5

BL5 is a single story rectangular-plan building measuring approximately 12 by 22 feet located at the northern edge of the proposed landmark boundary. The building has no permanent foundation and rests on piers consisting of cinderblock and scrap lumber. The exterior of the building is clad in horizontal wood siding attached to an interior frame with wire nails and the

exterior corners of the building are clad with vertical planks that form corner posts. The building exterior includes the remnants of badly weathered white paint, and the main entrance is located on the southern elevation consisting of a single wood paneled entry door with a metal lock plate and handle positioned near the southwest corner. The southern elevation also includes a four-light hopper window positioned near the southeast corner. On the north elevation are two additional window frames without glazing and a third window covered with large-gauge wire mesh is located on the western elevation. A moderately pitched side-gabled roof with exposed two by two inch rafter ends and clad in green and tan asphalt composite shingles caps the entire building.

The building interior consists of two bays divided by a north-south oriented interior wall made of horizontal planks. A doorway near the southern end of the interior wall passage between the eastern and western bays. Two roughly cut square hatches are positioned underneath the eastern gable end and in the roof near the western gable end. The material removed to form the hatches were attached to fragments of scrap lumber and the pieces were replaced to serve as hatch covers. The hatches are similar in size, configuration, and position to hatches observed on a building to the south identified as a granary (BL7, and it is possible that BL5 was also used to store agricultural products (Granger and Kelly 2005:6.236).

Based on an interview with John Kolb conducted during the 1994 project, both BL5 and BL7 were moved to their present sites from another unspecified location on the Kolb Farm and both were estimated to have been originally constructed circa 1920 (McWilliams 1994). Similarities between BL5 and several other buildings on the property (BL2, BL7, and BL3) in terms of materials and construction methods suggest that both buildings are contemporaneous and/or constructed by the same builder, most likely in the 1920s. Based on aerial imagery, BL5 was in its present location by 1948; however, a storage shed (BL4) was constructed against the western elevation between 1948 and 1963 (USGS 2017).

BL5 is in overall fair condition. The building is well constructed; however, the structure leans noticeably to the east. Damage includes holes, degrading roofing material, and weathering on all elevations and the building interior. At the time of the 1994 evaluation, the window frames on the western elevation also included four-light hopper windows; however, these windows currently lack glazing (McWilliams 1994). Pictures from the 1994 recording also indicate that much of the white paint on the siding recorded in 1994 has since degraded (McWilliams 1994). Despite the damage to the building BL5 retains integrity, is a good example of a vernacular farm building, and contributes to the historic significance of the site overall.



## **BL6**

BL6 is a two-bay rectangular plan poultry house measuring approximately 8 by 22 feet, situated north of the silo near the center of the site. The building is oriented east-west and is set on a roughly poured concrete slab foundation that also serves as the floor. The walls of the building consist of horizontal dimensional lumber planks attached to the building frame with wire nails and clad in green rolled asphalt composite siding. The main entrance is positioned on the southern elevation near the southwest corner and a smaller secondary entrance is located on the western elevation which lacks rolled asphalt siding. Two horizontally centered rectangular window frames are located to the left of the main entrance on the southern elevation, and a wood framed six-light window covered in medium-gauge wire mesh is located on the eastern elevation. A corrugated metal shed roof with exposed two by 4 inch rafter ends caps the building. Two circular stovepipe holes in the roof above both bays likely indicate the presence of one or more stoves when the building was in use. Three ceramic insulators with the remnants of electrical wiring are visible attached to exposed rafter ends on the southern elevation.

A north-south oriented interior wall with a centrally positioned plank doorway subdivides the poultry house into two bays, the eastern of which likely represents an addition. Within the eastern bay, the interior wall is clad in the same green rolled asphalt composite material observed on the building interior, and the concrete floor is set approximately two to three inches below the floor of the western bay; demonstrating that the eastern bay was constructed at a later date. Repairs to the building are evident on the northern elevation in the form of two large metal signs attached with the use of wire nails. Based on the visible graphical elements, one of the signs is associated with the Farmers Insurance Group Company and was initially registered with the United States Patent and Trademark office in 1970, therefore, it is likely that the signs were installed after 1970 (Trademarks.Justia.com 2017). Both signs indicate that salvaged materials was used to repair the building.

Based on the lack of built-in equipment such as nesting boxes and the inclusion of characteristic elements such as multiple bays, concrete floors, stovepipe holes, electrical hookups, and a south facing aspect, the building is likely a brooding house constructed for the raising of young chickens (Granger and Kelly 2005:6.33). Poultry houses of various types are common features of historic-age farms in Boulder County and were included on many of the earliest homesteads established in the latter half of the nineteenth century (Wolfenbarger 2008:10). Formal brooding houses such as BL6 include a number of characteristic elements that were widely disseminated by proponents of progressive era agricultural practices in the early twentieth century (Granger and Kelly 2005). Early progressive texts also advocated for the use of salvaged and scrap materials such as scrap lumber for the construction of simple poultry houses (Fiske 1902:6). The building is depicted in a 1948 aerial image and is reported to have been constructed circa 1920 (McWilliams 1994; USGS 2017).

The building is in fair condition. The shed roof over the western bay is sagging, and portions of the green asphalt composite siding are heavily degraded on the southern elevation, and entirely lacking on the western elevation. Numerous small holes, some of which are covered with mesh, were observed in various locations, and the entrance on the western elevation is partially blocked with a corrugated metal panel. Despite the damage to the building the poultry house retains integrity, and contributes to the historic significance of the site overall.

## **ST1**

ST1 is a small square-plan privy measuring approximately 4 by 4 feet located adjacent to the eastern elevation of BL6, near the center of the site. The privy foundation consists of several unmortared cement blocks set on edge to form a square vault on top of which the poured concrete privy floor is set without the use of mortar. The floor of the privy consists of a square slab of concrete with a small raised square dais set at a 45-degree angle and positioned in the northwestern corner of the structure. Along the edges of the concrete floor are several vertically protruding attachment points consisting of flat metal stock to which the walls of the structure are attached with the use of metal bolts. The walls consist of horizontal siding attached to an interior frame with wire nails and the exterior corners of the building are clad with vertical planks that form corner posts. An off-center doorway with a vertical plank door reinforced with diagonal braces is positioned at the southeast corner of the south elevation. A moderately pitched shed roof edged with 6-inch fascia board and covered with a wood shake shingles. Based on the remnants of weathered paint, the entire privy was once painted bright green.

Inside the privy, on top of the raised square dais is a wooden cap that includes a seat, seat cover with latch, and a wooden vertical vent stack. The vent stack projects approximately 25 inches from the top of the dais where it enters the base of a horizontal "T" vent that extends to the eastern and northern walls. Two small outlets on the exterior northern and western elevations are covered with metal mesh and serve as vents. On the floor of the structure in front of the dais is a stamp in the concrete that reads "IDEAL PORTLAND / CEMENT / LAID BY / W.P.A.".

The building is a sanitary privy, a standardized structure based on a 1933 Civil Works Administration (CWA) design meant to improve the sanitary conditions of rural communities (History Colorado 2012). The Works Progress Administration (WPA) adopted the CWA design and made several changes, including setting the dais at 45 degrees, changing the dais shape from an oval to a square, adding a wooden seat, and integrating a separate screened ventilation shaft to keep flies out of the vault (History Colorado 2012; Sewerhistory.org ). The WPA program operated in Colorado with a partnership between the WPA and the Colorado State health

department. Over the course of the program, approximately 32,000 privies were installed at a variety of locations across the state (History Colorado 2012).

Overall, the privy is in good condition. The paint on the exterior is badly weathered and much of the fascia and many of the wood shake shingles are missing, exposing the underlying horizontal plank sheathing. Despite damage to the privy, the building is high quality example of a standardized sanitary privy that was part of the New Deal Legacy on Colorado's Eastern Plains (Wolfenbarger 2005). The privy retains integrity and contributes to the historic significance of the site overall.

## **ST2**

ST2 is a cylindrical galvanized steel grain bin with a diameter of approximately 11 feet located near the western edge of the proposed site boundary. The structure is set on a circular concrete foundation and is situated on the southern edge of an east-west oriented dirt road that passes through the northeastern building cluster. A small granary (BL7) is positioned immediately to the east of the grain bin. Both structures are associated with crop storage and their hatches are oriented facing the road to facilitate loading.

The walls of the grain bin are comprised of vertical corrugated steel panels with flanged edges joined together with the use of rivets, machine bolts, and square nuts. The entrance to the bin faces west and consists of a narrow sheet metal door hung on exterior hinges. On the north edge of the structure below the eaves is a rectangular hatch with a sliding panel. The roof consists of a series of triangular panels joined together with square box joints and capped in the center by a conical hood.

The structure interior is almost completely open except for a tube extending from the floor of the structure up to the hood. The tube is perforated by a regular pattern of slits that carries air from the hood into the structure in order to ventilate stored grain (Kiowa County Press, 28 July 1922). The structure is currently used for the storage of scrap metal.

Two diagnostic markings were observed during recording of the structure. One mark consists of embossing on the door that reads "COLUMBIAN STEEL TANK CO / KANSAS CITY MO / MANUFACTURED / TANKS FOR THE WORLD", and the second mark consists of stenciling on the interior reading "MC ALEISTER.LBR.CO. / BOULDER COLO." The Columbian Steel Tank Company was founded in 1893, and is currently still in business (CST Industries 2017). According to the transcript of a 1960 trademark case, the Columbian Steel Tank Company introduced the trademark "Tanks for the World" in 1915, which is still in use today (CST Industries 2017; Law.Justia.com 2017). The interior stenciled marking appears to be a misspelled reference to the McAllister Lumber and Supply Company, which was a lumber, hardware,

mining supply, and retail outlet based in Boulder, Longmont, and Lafayette. The company was established in 1878 and operated until 1927 when the Boise Payette Lumber Company purchased it. According to a newspaper article announcing the sale, the McAllister Company was allowed to continue operating its hardware business in Boulder, however, advertising for the company in Colorado appears to have ended after 1927 (Colorado State Library 2017; The Daily Times 17 November 1927:1). Based on the above information, the grain bin was likely installed at the Kolb Farm between 1915 and 1927.

ST2 is in overall good condition. The structure is dented in several places and the door has difficulty closing, however, the galvanized surfaces are in good condition and there is little rust. Despite some minor condition issues, the structure retains integrity and is a good example of an early twentieth century grain bin.

## **BL7**

BL7 is a square-plan granary that measures approximately 12 by 12 feet located near the western edge of the proposed site boundary. The building rests on cinderblock piers and is situated on the southern edge of an east-west oriented dirt road that passes through the northeastern building cluster. A metal grain bin (ST2) is positioned immediately to the west of the granary. Both structures are associated with crop storage and their hatches are oriented facing the road to facilitate loading.

The exterior of the building is clad in horizontal wood siding that still has the remnants of badly weathered white paint. The siding is attached to the interior building frame with the use of wire nails and the exterior corners of the building are clad with vertical planks that form corner posts. The main entrance is located on the northern elevation and consists of a slightly off-center wood framed doorway flanked by two square hatches positioned underneath the eaves. A third hatch is located on the eastern elevation underneath the gable end. The roof consists of a moderately pitched side-gable with exposed two by four inch rafter ends and corrugated metal roofing panels.

Interior walls consisting of horizontal siding nailed to vertical stud framing subdivide the building. The walls terminate at a height even with the bottom of the eaves, creating an open space between the tops of the walls and the underside of the gabled roof. The walls create a narrow central aisle extending south from the main entrance to the opposite wall which provides access to three grain bins, one of which is located on the western side of the aisle, and two others which are positioned on the eastern side. Narrow doorways provide access to the grain bins, and planks nailed over the bottom of the openings serve as tall thresholds that prevent stored grain from spilling into the corridor.

During inspection of the building interior, several stamped marks were observed reading “CLEAR FIR LUMBER / D / TACOMA, WA”. The stamp is a reference to the Clear Fir Lumber Company, a large Tacoma, Washington lumber firm that produced lumber stock and doors between 1916 and 1934 (House 2012:13). The “D” marking on the board indicates that the wood used for the building is select D-grade Douglas Fir. Select grade lumber is often used for finishing work due to the low amount of visible imperfections relative to other lumber grades and is appropriate for use as siding. D-grade Douglas fir is the lowest quality of the select grades (AltruFir 2011).

Overall, the granary is in fair to good condition. The building is badly weathered and leans slightly to the west. The main entrance is missing the door, and only one of the hatch openings has retained its wood cover. Despite the damage to the building BL7 retains integrity, is a good example of a granary, and contributes to the historic significance of the site overall.

## **BL8**

BL8 is a partial roughly square-plan poultry house that measures approximately 10 by 12 feet located near the center of the site. The building is set on a roughly poured concrete slab foundation and is completely open on its eastern elevation with the façade facing south. The building façade faces south. The extant walls are approximately one foot thick and consist of poured-in-place coarse aggregate concrete that includes gravels, cobbles, and large fragments of local Laramie and Lyons sandstones. The southern elevation includes a main entrance that is at the southeast corner flanked on its western edge by a large wood-framed window, the top of which is level with the lintel of the main entrance. The main entrance consists of a narrow plank door with beveled horizontal bracing and a simple latch, and the window opening is covered with chicken wire and a piece of a metal sign that reads “...ORS / TRIUMPH / ...EER” visible on the building interior. The window and entrance are capped with horizontal wood plank siding that extends to meet the bottom edge of a shed roof. The roof has exposed two by four inch rafter ends and corrugated metal panels installed on top of green rolled asphalt composite shingles.

Based on the inclusion of characteristic elements such as concrete floors, a southern facing aspect, and the chicken wire screen over the window, the building is likely a poultry house (Granger and Kelly 2005:6.365-6.373). Poultry houses of various types are common features of historic-age farms in Boulder County and were included on many of the earliest homesteads established in the latter half of the nineteenth century (Wolfenbarger 2008:10). Formal poultry houses such as BL8 include a number of characteristic elements that were widely disseminated by proponents of progressive era agricultural practices in the early twentieth century (Granger and Kelly 2005:6.365-6.373 ). Early progressive texts also advocated for the use of materials

such as scrap lumber or salvaged materials for the construction of simple poultry houses (Fiske 1902:6).

The poultry house is one of several buildings and structures on the property not evaluated during the 1994 inventory. The building is depicted on a 1948 aerial image. However, its concrete construction is similar to that of the dairy barn (BL10) and loafing shed (BL11) that are both reported to have been constructed circa 1920 (McWilliams 1994; USGS 2017). It is likely that the construction of BL8 is contemporaneous with that of the barn and loafing shed.

Overall, the poultry house is in fair to poor condition. The building lacks an eastern wall in addition to damage that would indicate the removal of a concrete wall on that elevation. It is possible that the eastern elevation or a second bay constructed entirely of wood was removed at an indeterminate time. Aerial images indicate that there may have been a continuous roof between the poultry house and the adjacent machine shed by at least 1948 (USGS 2017). In such a configuration it is possible that the poultry house was subdivided underneath such a roof with the use of an interior wall.

The roof of the building is sagging, and fragments of concrete are missing from various locations including on the western elevation. Despite extensive damage, the building retains sufficient integrity to convey its significance as an early twentieth century vernacular poultry house and the building contributes to the historic significance of the site overall.

## **BL9**

BL9 is a mostly collapsed irregular plan machine shed that is located near the eastern edge of the proposed site boundary. The building has no foundation and is supported several vertical posts made of scrap wood, lumber, and transmission pole segments.

The building was likely constructed in multiple phases. The eastern portion consists a two-bay structure with the remains of double doors on the eastern-facing façade. A low-pitched front-gabled corrugated metal roof with exposed two by four inch rafter ends caps the eastern portion. Based on a 1994 photograph and a scattering of metal fasteners and machine parts observed at the time of recording scattered on the dirt floor, the building likely served as a garage or machine shop (McWilliams 1994). One to two additional structures covered by a shed roof were built onto the western elevation of the gabled building by 1948 (USGS 2017). The addition also include vertical posts consisting of scrap wood, lumber, and transmission poles that support a shed roof that extends west from the gabled portion of the building

Several features associated with the addition indicate the use of salvaged materials. At the southern edge, a hand-hewn beam that includes a number of large square machine-cut nails supports the shed roof. The northern wall consists of vertical wood planks and salvaged material

including a sign that reads “HARMONY / SUPPER CLUB / DANCING NIGHTLY”, and a piece of an electric water heater manufactured by A.J. Lindeman & Hoverson Company.

Square machine-cut nails were commonly used in buildings until the 1850s (Nelson 1968). The A.J. Lindeman & Hoverson Company manufactured kitchen items, stoves, and water heaters between 1890 and 1958, however, based on the label, the water heater itself was likely manufactured in the midcentury period (Granacki and Kenny 2008). The Harmony Supper Club was a restaurant in North Boulder in operation until at least 1965 (Greeley Daily Tribune, 8 February 1965; Servingboulderlist.com 2017). Based on the dates for these components the beam was salvaged and installed prior to 1948, and the sign and water heater likely represent a repair of the existing structure that post-dates 1965.

The Building is in overall poor condition. Several of the vertical posts are displaced and much of the roof is sagging. The walls of the structure are severely degraded, and the building is in imminent danger of collapsing all together. The building does not retain integrity and does not contribute to the historic significance of the site overall.

### **ST3**

ST3 is a vertical silo located at the center of the farmstead core. The silo consists of an approximately 30 foot tall cylindrical structure with a diameter of 12 feet constructed primarily of fired clay tile blocks. The fired clay blocks that form the structure have grooves along their edges that fit together with adjacent blocks. The blocks are joined with a coarse aggregate mortar that includes steel wire reinforcing. On the eastern face of the silo is a narrow unloading chute that extends from the ground surface to the top of the structure. At the base of the chute is a pile of detached galvanized metal unloading doors. A galvanized metal cover encloses most of the chute and a series of cold twisted iron bars span the opening and form a ladder used to access the silo.

The 1994 recording did not address the silo, and therefore, did not provide a possible date of construction. An aerial photograph of the area shows the silo in its current location in 1937 (OSMP 2012). Tile silos were most popular in the United States between the 1920s and 1950, initially as a more durable and fireproof alternative to wood. Tile silos were weatherproof, did not need yearly adjustments, and were generally taller than wooden structures (Beedle 2001:9-10; Berg 2010:42-43; Noble and Cleek 1995:161). Concrete eventually eclipsed tile as a construction material due to several factors including its lower relative cost (Berg 2010:42). Based on the available evidence, the silo was likely constructed between 1920 and 1937.

Two cast-iron components stamped with the text “CHAMPION SILO” were observed on the ground adjacent to the structure. The Champion Silo brand was manufactured by the Western Silo Company of Des Moines, Iowa which was active between the first decade of the twentieth

century and at least 1932 (Casetext.com 2017; Gregory County News 8 May 1913:8). The cast iron components appear to be the rungs of a proprietary latch ladder developed by the company and reportedly patented, although no such patent was located (Gregory County News 1913:8; Patents.google.com 2017). The Western Silo Company appears only to have made wooden stave silos and the artifact likely indicates the existence of such a structure replaced by the tile silo prior to 1937.

The silo is in overall good condition. A few blocks have medium to large sized cracks and the mortar appears to be in good condition. Although the silo has no roof, roofs were known not to be necessary for protecting silage and many silos were constructed without them, especially in Boulder County (Berg 2010; Wolfenbarger 2008:62). Despite minor damage to the structure, the silo serves as the visual anchor for the site, retains integrity, and contributes to the historic significance of the site overall.

## **BL10**

BL10 is a rectangular plan freestall dairy barn measuring approximately 16 by 48 feet located near the center of the site. The building rests on a concrete slab foundation and the walls are approximately six inches thick, consisting of roughly poured concrete. The main entrance is a narrow vertical plank doorway positioned at the northwest corner of the western elevation, and a secondary entrance consisting of a sliding door with a concrete ramp foundation is located at the southeastern corner of the southern elevation. The southern elevation also includes a row of four six-light hopper windows and six additional windows of the same type are positioned on the northern elevation. A sliding window is located to the south of the main entrance on the western elevation. A front-gabled roof with corrugated metal panels and exposed two by four inch rafter ends caps the entire building. Horizontal wood siding is located at the gable ends above the concrete wall. Near the center of the western elevation is a vertical wooden post that includes the remains of electrical wire attached to wooden purlin that extends west from the top of the gable end.

Characteristic of a freestall barn, the building interior is mostly open except for the southwest corner where a small room was subdivided with the use of cinderblock walls. A concrete feeding trough measuring 27 inches wide by 22 inches tall and a flush lane measuring 10 inches wide extends west from the eastern wall. The feeding trough is situated in the northern half of the barn and is set into the concrete floor. Wooden plank stanchions rise from the southern edge of the trough and are nailed to a series of narrow planks that extend the length of the building just below the exposed joists of the roof truss. The flush lane is situated in the southern half of the building and consists of a squared channel in the floor. The building is currently used to store tools and equipment associated with a beekeeping operation .

According to the 1994 recording, the dairy barn was constructed circa 1920 (McWilliams 1994). Aerial images taken between 1948 and 1963 indicate that a much larger building was formerly



located to the south of BL10. The images depict a tall, roughly square building with a peaked roof that likely represents the main barn for the property. However, that building was removed between 1963 and 1971 (USGS 2017).

The building is in overall good condition. Wooden elements including the doors and window frames are badly weathered, however, the walls and roof of the structure are well kept and are in very good condition. BL10 retains integrity, is a good example of a vernacular dairy barn, and contributes to the historic significance of the site overall.

## **BL11**

BL11 is an east-west oriented rectangular plan loafing shed with three bays located near the southeastern edge of the proposed site boundary. The loafing shed is built onto the rear of the dairy barn (BL10) and extends to the east; measuring approximately 16 by 75 feet. The loafing shed is situated on a moderate angle slope that breaks near the eastern elevation of the dairy barn, and each bay is set slightly lower than its neighbor to the west, creating a stepped roof profile. All three bays are open to the south.

The northern elevation of the two eastern bays consists of a coarse aggregate concrete wall that extends approximately 60 feet east from the northeastern corner of BL10. The wall includes 5 wood framed window openings set into the concrete. One window on the northern elevation includes the remains of a hinged plank shutter. The middle bay includes a concrete trough approximately 30 inches wide and 23 inches tall extending south from the northern concrete wall. The two eastern bays are capped with double pitched side-gabled corrugated metal roofs, the southern edge of which are supported by vertical wood posts set in concrete footings with simple plank knee braces at the tops.

The third bay furthest to the east is constructed entirely of wood and consists of vertical plank walls supported by wood posts and capped with a corrugated metal shed roof. The northern elevation of the third bay also includes window openings which retain an extant plank shutter. Two fence lines consisting of scrap wood posts and rails extend from the edges of the structure opening that form a small corral in front of the third bay (ST4).

According to the 1994 recording, the loafing shed was constructed circa 1920 and aerial images establish that all three bays were present by 1948. The building configuration remained the same between 1948 and the present day (McWilliams 1994; USGS 2017). Several structural members used as posts and beams exhibit characteristics of hand hewing and likely represent salvaged material from other older buildings that were used to construct the loafing shed.

The loafing shed is in overall fair to poor condition. The roofs above the two western bays are sagging, and some of the corrugated metal roofing panels are warped and displaced due to high winds. The easternmost bay is in very poor condition; the roof is missing several metal panels and the plank underlay is heavily deteriorated. The entire third bay is leaning heavily to the east.

Despite damage to the structure, the loafing shed retains integrity overall, is a good example of a vernacular farm building, and contributes to the historic significance of the site.

#### **ST4**

ST4 is a stock loading chute and corral located at the southern edge of the northeastern building cluster. The chute consists of vertical wood posts around an earth and rubble ramp, and a post and rail fence segment that extends to the east. The outlet of the chute is oriented facing west and is parallel with the western elevation of the dairy barn (BL10). The base of the ramp is a mound of earth and rubble that is held in place by a wooden superstructure consisting of two vertical wood posts approximately 10 feet tall positioned at the corners of the outlet. The posts are joined with two large planks nailed across the bottom to form the ramp threshold. A wooden bird house is installed near the top of one of the vertical posts.

Several diagonal planks extend east from the vertical posts, the southernmost of which is attached to a post and rail fence fenceline. The fenceline extends to the south and east, creating a fenced corral to the south of the dairy barn (BL10) and loafing shed (BL11). Portions of the fenceline include salvaged commercial signs and scrap metal integrated into the structure.

ST4 is one of several buildings and structures on the property not evaluated during the 1994 inventory. The stock loading chute and the corral are located within or adjacent to the footprint of a large building (likely a barn) on the property that was removed between 1963 and 1971 (USGS 2017). The eastern portion of the corral is depicted in aerial images between 1937 and the present, however, the portion that includes the cattle chute is not visible until 1976, after the large building to the south of the dairy barn is removed (OSMP2012; USGS 2017). It is possible that the chute was integrated with the former building and was not visible from the air; however, the use of salvaged commercial signs as part of the fenceline suggests a post 1965 date for the installation or repair of the chute.

The stock loading chute is in very poor condition. The wooden superstructure is highly deteriorated and had degraded to the point that the earth and rubble that form the ramp is spilling onto the adjacent ground surface. The fenceline to the east of the ramp is also highly degraded. Sections of the fenceline are currently laying on the ground or have been removed altogether. The stock loading chute and corral do not retain integrity and does not support the historic significance of the site overall.

### **Narrative Describing Classification of Resources**

The Kolb Farm consists of 15 total buildings and structures divided into two distinct clusters (northeast and southwest). Of these 15 features, 12 are in moderate to good condition and contribute the overall significance of the Kolb Farm as an early to mid twentieth century agricultural complex. Within the northeastern cluster, two buildings (BL9 and ST4) and a portion of a third building (BL11) lack integrity and do not contribute to the overall significance of the site. OSMP proposes to remove all buildings or portions of buildings that are considered non-contributing.

BL9 is a machine shed located immediately north of the loafing shed (BL11). Based on photographs and materials observed during recording of the structure, the building most likely served as a machine shed for the storage and maintenance of farm equipment. Due to damage to the historic fabric, the building lacks integrity of design workmanship, feeling, and association. Much of the building is constructed from scrap lumber and other salvaged materials that are so deteriorated that the parts of the building have already collapsed. Character defining features such as the doors formerly on the eastern elevation and the gabled roof are no-longer particularly discernable and the building does not convey its significance as a machine shed.

BL11 is the loafing shed located off the eastern elevation of the cattle barn (BL10). The building consists of three bays, two of which are in good condition, while a third (the easternmost) is in poor condition. The third bay is distinct in form and materials as it lacks the rear concrete wall that is present in the two bays to the west and is constructed mostly of scrap lumber. The bay is so deteriorated that the entire structure leans to the east and is in danger of collapsing and a tree is currently growing within the building footprint. Due to extensive damage, the easternmost bay lacks integrity of design, feeling, and association and the bay no longer conveys its significance as an integral building of the agricultural complex. The condition of the easternmost bay also negatively impacts the integrity of the other portions of the building that are in better condition, and its removal actually has the potential to enhance the historic significance of the loafing shed overall.

ST4 is a cattle chute and corral located south of the dairy barn (BL10). The structure consists of wood posts, milled lumber, and an earth and rubble ramp that are heavily deteriorated. The damage is so extensive that the structure lacks integrity of design, workmanship, feeling, and association. The chute and corral are in danger of completely collapsing and does not adequately convey its significance as an integral feature of an early to mid-twentieth century farm complex.

## **Continuation Sheet: Statement of Significance**

### **Boulder County Criteria for Landmark Designation**

The Hunter-Kolb Farm meets two of the criteria for landmark designation under Boulder County Historic Preservation Regulations (Section 1-501):

- (1) The Character, interest, or value of the proposed landmark is important as part of the development, heritage, or cultural characteristics of the County.
- (4) The Proposed Landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or the use of indigenous materials.

### **Narrative**

The Kolb Farm is important for its associations with early to mid-twentieth century farming practices in Boulder County. The site conveys its importance through the application of scientific agriculture and progressive era techniques that governed the construction and use of vernacular buildings.

The arrangement of buildings and structures at the Kolb Farm may indicate a design aligned with the principles of scientific and progressive agriculture. Scientific agriculture got its start in the mid nineteenth century as the orientation of agriculture shifted from family subsistence to supplying regional and national markets (Albert R. Mann Library 2017; Gwinn 1993; Johnston 2014). Between the 1840s and the early 1920s, numerous books, journals, and periodicals were produced that focused on improving the material and social conditions of rural life (Albert R. Mann Library 2017; Granger and Kelly 2005:13.6-13.7; Johnston 2014; Roth 2002). Scientific agricultural literature was especially concerned with issues of modernization, efficiency, improved crops, farm layout, and building design (Beaudry 2001:130; Johnston 2014). During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, this literature was integrated into the Progressive Era Country Life Movement also known as the “Progressive Farming Movement” (Granger and Kelly 2005:13.6-13.7; Roth 2002; Smith and Boyle 2012). Although not all the goals of rural and progressive reformers were realized, scientifically oriented agricultural techniques had a substantial impact on American agriculture and formed the basis for the modern industrialized and market-oriented system that we recognize today (Gwinn 1993:4-5).

Indications of scientific and progressive ideologies are apparent at the Kolb Farm in several ways. In terms of farm layout, important agricultural buildings such as the dairy barn (B9) and silo (B4) are centrally located relatively close to the main residence which reflects the emphasis on the incorporation of living and working space espoused by progressive authors (Smith and Boyle 2012:46–47). Additionally, the physical separation between the southwestern and northeastern building cluster may reflect progressive aesthetic concerns about separating or screening the main residence from work areas (Seymour 1919:320).

Separation between work and residential areas may also be related to concerns about odors. Progressive authors often advocated for the placement of barns and other buildings in areas where the prevailing winds would not push unpleasant odors towards the residence (Sanders Publishing Co 1905:11-12). According to data relating to prevailing wind direction from the Western Regional

Climate Center sampled between 1992 and 2002, winds in Boulder County tend to originate from the north and west (Western Regional Climate Center 2017). Most agricultural buildings at the Kolb Farm are located to the northeast of the residence and prevailing winds are unlikely to blow unpleasant odors towards the residential area.

Further indications of progressive layout design are observable in the positioning of particular buildings. The silo (B4) is located next to the dairy barn and both the grain bin (B1) and granary (B13) are positioned at the southern edge of a small road with their hatches facing north. The layout of these buildings facilitates loading of grain into both structures and aligns with progressive suggestions to position related buildings together in easily accessible locations (Adams 1990:94; Seymour 1919:310).

Building design also indicates progressive thought. The facades of the poultry houses (B7 and B12) face south, and both buildings have concrete floors and shed roofs, all of which are design aspects frequently called for in progressive literature (Granger and Kelly 2005:6.368; Platt 1992:53; Seymour 1919:418-419; Wolfenbarger 2008:47, 57-58). Additionally, specialized poultry house construction is apparent as B12 has cutouts in the roof for stovepipes, which likely indicates that the building was used as a brooding house (Granger and Kelly 2005:6.33).

Based on an interview with John Kolb conducted for the Boulder Historic Sites Survey and diagnostic elements recorded for the current project, the period of significance for the Kolb Farm is 1910 to the mid 1960s. This period of significance extends from the construction of the main residence in 1910 to the mid 1960s when it appears that the last substantial modifications and repairs were made to buildings at the site (McWilliams 1994).

Overall, the Kolb Farm is representative of two periods identified by the Agricultural Resources of Boulder County historic context (Wolfenbarger 2008). The house was constructed in 1910 during the Settlement and Early Agriculture Period (1897-1919) and the other buildings were constructed either at the end of that period or during the Retrenching and New Directions Period (1920-1967). Within the Boulder Valley, the earlier Early Agriculture Period is characterized by increased specialization, more permanent and specialized buildings, a widespread adoption of mechanized equipment, the inception of truck farming, and the introduction of improved cash crops such as hard winter wheat and sugar beets (Wolfenbarger 2008:19-23). During this period agriculture prospered in Boulder County as both crop yields and values greatly increased (Wolfenbarger 2008:24).

During the Retrenching and New Directions Period (1920-1967) Boulder County farmers were buffeted by economic instability. Low post World War I commodity prices in the 1920s were followed almost immediately by the Great Depression and a long drought which kept both agricultural production and prices low (Wolfenbarger 2008:27-29). New Deal programs and the Outbreak of World War II shored up prices, and after the end of the war agriculture stabilized although Boulder County was still subject to impacts from occasional drought (Wolfenbarger 2008:29-34). Boulder Valley farms during this period were characterized by a large increase in the prevalence of prefabricated buildings, the development of recreational opportunities on agricultural properties, and a loss of farmland to residential development (Wolfenbarger 2008:35-36).

The built environment of the Kolb Farm is indicative of both the periods identified in the Agricultural Resources of Boulder County historic context (Wolfenbarger 2008). Most of the buildings on the property were constructed circa 1920, and likely reflect the increased economic prosperity generally enjoyed by Boulder County farmers during the Early Agriculture Period.

Aside from the construction of the outhouse (B10), a shed (B6), and the removal of what was likely the main barn, the layout of Kolb Farm has remained fairly constant, perhaps reflective of economic instability during the early portion of the Retrenching and New Directions Period. Further evidence for economic stress is provided by the repairs to various buildings made using scrap lumber and salvaged materials, which were was likely more feasible than new building construction.

## Continuation Sheet: References Cited

Adams, William Hampton

- 1990 Landscape Archaeology, Landscape History, and the American Farmstead. In *Historical Archaeology on Southern Plantations and Farms*, pp. 92–101. Society for Historical Archaeology. Available online at <http://www.jstor.org/stable/25616053>. Accessed September 3, 2014.

*Airtemp HVAC*

- 2013 *About Us*. Electronic Document, <http://www.airtemphvac.net/about-us/>. Accessed March 3, 2017.

*Albert R. Mann Library*

- 2017 *Background of this Collection*, Electronic Document, <http://chla.library.cornell.edu/c/chla/about.html>, Accessed March 16, 2017.

*Altrufir*

- 2011 *How Douglas Fir Makes the Grade*. Electronic Document, <http://www.dougfirflooring.com/blog/how-douglas-fir-makes-the-grade/>, Accessed March 7, 2017.

*Beedle, Peggy Lee*

- 2001 *Giving Old Barns New Life: Silos: An Agricultural Success Story*. Electronic Document, <https://learningstore.uwex.edu/Giving-Old-Barns-New-Life-Silos-An-Agricultural-Success-Story-P190.aspx>, Accessed March 7, 2017.

*Beaudry, Mary C.*

- 2001 Trying to Think Progressively About 19th-Century Farms, in *Northeast Historical Archaeology* 31(1):129-142. Electronic document, <http://digitalcommons.buffalostate.edu/cgi/viewcontent.cgi?article=1120&context=neha>, Accessed March 16, 2017.

*Berg, Loran*

- 2011 The Farmers' Tower: The Development of the Tower Silo. *Historia* 20:38-55. Electronic Document, <http://www.eiu.edu/historia/2011Berg.pdf>, Accessed March 7, 2017.

Boulder County Assessor's Office

- 2017 electronic database, <http://maps.bouldercounty.org/boco/PropertyViewer>, Accessed March 23, 2017.

Boulder County Clerk and Recorder

- 2016 Public Records Search. Electronic database, <http://www.bouldercounty.org/records/public/pages/recordssearch.aspx>, March 23, 2017.

Bureau of Land Management (BLM)

- 2017 Land Patent Database, Electronic Database, <http://www.glorerecords.blm.gov/PatentSearch>. Accessed March 14, 2017.

*Casetext.com*

2017 Leora Arne, Appellee, V. Western Silo Company Et Al., Appellants. Leora Arne, Appellant, V. James Manufacturing Company Et Al., Appellees (Iowa 1932). Electronic document, <https://casetext.com/case/arne-v-western-silo-co>, Accessed March 7, 2017.

City of Boulder Department of Open Space and Mountain Parks (OSMP)

2012 Digitized and georeferenced 1937 aerial image. On file with the City of Boulder Open Space and Mountain Parks Administrative Office, Boulder, Colorado.

*Colorado State Library*

2017 *Colorado Historic Newspapers Collection*. Electronic database, <https://www.coloradohistoricnewspapers.org/>, Accessed March 20, 2017.

*CST Industries*

2017 *History, Electronic Document*, <https://www.cstindustries.com/history/>, Accessed March 14, 2017.

*Fenneman, Nevin Melancthon*

1931 *Physiography of Western United States*. McGraw-Hill, New York, NY.

Fiske, George B.

1902 *Poultry Architecture: A Practical Guide for Construction of Poultry Houses, Coops and Yards*. One Hundred Illustrations. Oranage Judd Company, New York, NY.

*Granacki, Victoria, and Jennifer Kenny*

2008 Lindemann & Hoverson Co. Showroom & Warehouse Building 2620 W. Washington Blvd. Commission on Historic Landmarks, Chicago, Illinois. Electronic document, [https://www.cityofchicago.org/content/dam/city/depts/zlup/Historic\\_Preservation/Publications/Lindemann\\_and\\_Hoverson\\_Co\\_Showrm.pdf](https://www.cityofchicago.org/content/dam/city/depts/zlup/Historic_Preservation/Publications/Lindemann_and_Hoverson_Co_Showrm.pdf), Accessed March 9, 2017.

Granger, Susan and Scott Kelly

2005 *Historic Context Study of Minnesota Farms, 1820-1960, Vols 1-3*. Prepared for the Minnesota Department of Transportation. Electronic Document, <http://www.dot.state.mn.us/culturalresources/farmsteads.html>, Accessed March 14, 2017

*Greeley Daily Tribune*

1965 Singles event listing for the Harmony Supper Club. 8 February 1965. Electronic document, <https://www.newspapers.com/newspage/24950113/>, Accessed March 9, 2017.

*Gregory County News*

1913 Advertisement placed by the Westerns Silo Company in *A Rosebud Review: Supplement to the Gregory County News* "Let's Make Dakota Farm Lands Pay You Bigger Profits". 8 May. Dallas, South Dakota.

Gwinn, Nancy E.

1993 *A National Preservation Program for Agricultural Literature*. Electronic Document, <http://www.usain.org/Preservation/preservation.pdf>, Accessed March 16, 2017.



History Colorado

- 2012 WPA Privy (1935-1943). Electronic Document,  
<http://www.historycolorado.org/content/wpa-privy-1935-1943>. Accessed March 6, 2017.

House, Ken

- 2012 Ella & John Snyder House, Tacoma Register of Historic Places Nomination Form, Tacoma Landmarks Preservation Commission, Tacoma, Washington. Electronic document,  
<http://www.tacomaculture.org/historic/resource/Nomination%20Docs/612%20N%204th,%20%20Snyder,%20Ella%20and%20John%20House.pdf>, Accessed March 7, 2017.

Johnston, Jesse

- 2014 Agricultural Literature and Rural Life. Electronic Document,  
<https://www.neh.gov/divisions/preservation/featured-project/agricultural-literature-and-rural-life>, Accessed March 16, 2017.

Kiowa County Press

- 1922 Advertisement placed by Burton Smith of Eads, Colorado marketing the Columbian Metal Grain Bin. 28 July. Eads, Colorado. Electronic Document,  
<https://www.coloradohistoricnewspapers.org/cgi-bin/colorado?a=d&d=KCP19220728.2.120.1&srpos=33&e=-----en-20--21--txt-txIN-columbian+grain+bin-----0-#>, Accessed March 14, 2017.

Law.Justia.com

- 2017 Columbian Steel Tank Company v. Union Tank and Supply Company (butler Manufacturing Company, Assignee, Substituted), 277 F.2d 192 (C.C.P.A. 1960). Electronic document, <http://law.justia.com/cases/federal/appellate-courts/F2/277/192/235546/>, Accessed March 20, 2017.

McWilliams, Carl

- 1994 5BL5462 Site Form. On file at the Colorado Office of Archaeology and Historic Preservation.

National Park Service (NPS)

- 2017 Rehabilitation Standards and Guidelines. Electronic Document,  
<https://www.nps.gov/tps/standards/rehabilitation.htm>. Accessed March 20, 2017.

Nelson, Lee H.

- 1968 Technical Leaflet: Nail Chronology: As an Aid to Dating Old Buildings. Electronic Document, <http://resource.aaslh.org/view/nail-chronology-as-an-aid-to-dating-old-buildings/>, Accessed March 20, 2017

Noble, Allen G. and Richard K. Cleek

- 1995 The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures. Rutgers University Press, New Brunswick, New Jersey.

Patents.google.com

2017 Patent database, Electronic database, <https://patents.google.com/>, Accessed March 20, 2017.

Pettem, Silvia

2015 Boulder's Wastewater Past and Present. Electronic Document, <https://bouldercolorado.gov/water/wastewater-treatment>, Accessed March 20, 2017.

Roth, Dennis, Anne B. W. Effland, and Douglas E. Bowers (editors)

2002 The Country Life Movement in *Federal Rural Development Policy in the Twentieth Century*. United States Department of Agriculture Economic Research Service, Washington, DC.

Seymour, Edward Loomis Davenport (editor)

1919 *Farm Knowledge: A Complete Manual of Successful Farming Written by Recognized Authorities in All Parts Of The Country; Based on Sound Principles and the Actual Experience of Real Farmers--"The Farmer's Own Cyclopedia"*. Doubleday, Garden City, New York.

Servingboulderlist.com

2017 Menu of Restaurants. Electronic document, <http://www.servingboulderlist.com/menu>, Accessed March 9, 2017.

Sewerhistory.org

2017 Outhouses: Government programs promoting use of outhouses. Electronic Document, <http://www.sewerhistory.org/photosgraphics/outhouses/>, Accessed March 6, 2017.

Smith, Mark, and James Boyle

2012 Analyzing Farm Layout and Farmstead Architecture. *Northeast Historical Archaeology*, 32(1), Article 5. Electronic document, <http://digitalcommons.buffalostate.edu/neha/vol32/iss1/5>. Accessed March 16, 2017.

Trademarks.Justia.com

2017 Farmers Insurance Group Symbol of Superior Service - Trademark Details. Electronic document, <https://trademarks.justia.com/723/68/farmers-insurance-group-symbol-of-superior-72368235.html>, Accessed March 20, 2017.

The Daily Times

1927 "McAllister Lumber Company Bought by the Boise-Payette". 17 November:1. Longmont, Colorado. Electronic Document, <https://www.coloradohistoricnewspapers.org/cgi-bin/colorado?a=d&d=TDT19271117-01.2.10&srpos=1&e=-----en-20--1--txt-txIN-mcallister+lumber+-----0-%2cBoulder>, Accessed March 20, 2016.

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS)

2013 Web Soil Survey Geographic (SSURGO) Database for Boulder County, Colorado, Southern Part. <http://websoilsurvey.nrcs.usda.gov/>. Accessed March 3, 2017.

United States Geological Survey (USGS)

1979 Niwot, Colorado. Topographic map, 1:24,000. United States.

2017 Earth Explorer, Electronic database, <http://earthexplorer.usgs.gov/>, Accessed March 20, 2017.

University of Colorado Denver College of Architecture Planning Center of Preservation Research (CPR)

2014 Hunter/Kolb Farm House: 7715 Arapahoe Road, Boulder, Colorado, 80303 Historic Structure Assessment and Preservation Plan. Manuscript on file with the City of Boulder Open Space and Mountain Parks Administrative Office, Boulder, Colorado.

Western Regional Climate Center

2017 Prevailing wind Direction Data. Available online at <http://www.wrcc.dri.edu/climatedata/tables/>. Accessed March 16, 2017.

Wolfenbarger, Deon

2005 New Deal Resources on Colorado's Eastern Plains, National Register of Historic Places Multiple Property Documentation Form. Electronic Document, <http://www.historycolorado.org/content/new-deal-resources-colorados-eastern-plains>, Accessed March 6, 2017.

2008 Agricultural Resources of Boulder County, National Register of Historic Places Multiple Property Documentation Form. Electronic Document, <http://www.historycolorado.org/content/agricultural-resources-boulder-county>, Accessed March 20, 2017.

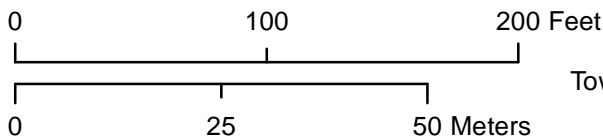
# Kolb Farm Sketch Map



4429380

**Legend**

- Landmark Boundary
- Cluster Boundary
- Buildings & Structures



UTM Zone 13T, NAD1983  
1:917  
Sixth Prime Meridian  
Township 1S, Range 70W,  
Section 25

Niwot 7.5' Quadrangle (1979)



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo DSC\_5282: BL1, Main Residence, Facing North-Northwest.



Photo DSC\_5288: BL2, Garage, Facing Northwest.



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo IMG\_20170323\_143427: BL3, Unknown Building, Facing Northwest.



Photo IMG\_20170323\_143602: BL4, Shed, Facing Northeast.



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo IMG\_20170323\_143617: BL5, Shed, Facing Northwest.



Photo IMG\_20170323\_143801: BL6, Shed, Facing Northeast.



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo IMG\_20170323\_143541: ST1, Privy, Facing North-Northwest.



Photo DSC\_5386: ST2, Grain bin, Facing East-Southeast.



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo DSC\_5301: BL7, Granary, Facing Southwest.



Photo DSC\_5339: BL8, Poultry House, Facing North.



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo DSC\_5352: BL9, Machine shed, Facing West.



Photo DSC\_5312: ST3, Silo, Facing East.



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo IMG\_20170323\_143723: BL10, Dairy Barn, Facing Northwest.



Photo DSC\_5424: BL11, Loafing Shed, Facing North.



Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo IMG\_20170323\_143503: ST4, Loading Chute and Corral, Facing Northeast.



Photo DSC\_5899: Overview of Kolb Farm, Facing Northwest.

Kolb Farm, Boulder County, Colorado

**Photo Page**



Photo DSC\_5900: Overview of Kolb Farm, Facing Southeast.

# 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: 5BL5462

Temporary Site Number: 35915

## IDENTIFICATION

Resource Name: Kolb Farm

Address: 7715 Arapahoe Road  
Boulder, CO

Location/Access: This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street.

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: Edward, Fred, and John Kolb

Boundary Description and Justification:

This property is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings

Acreage: these buildings are associated with an 80 acre parcel

## ATTACHMENTS

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

## LOCATION

---

County: Boulder

USGS Quad: Niwot, Colorado 1967 photorevised 1979, 7.5 Minute

Other Maps: N/A

Legal Location: SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 25, Township 1 North, Range 70 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 485280      Northing 4429270

## ELIGIBILITY ASSESSMENT

---

National Register / Local Landmark

Does not meet any of the below National Register Criteria

N/A	N/A	Qualifies under Criteria Considerations A-G
xx	xx	Criterion A. (Associated with events that have made a significant contribution to the broad pattern of our history)
		Criterion B. (Associated with the lives of persons significant in our past)
xx	xx	Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction)
N/A	N/A	Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory)

Level of National Register Significance: Local

Condition: good

Additional Comments:

very good integrity

Eligibility Recommendation: eligible

## STATEMENT OF SIGNIFICANCE

---

Comprised of an 80 acre parcel, the south half of the southeast quarter of section 25, Township 1 North, Range 70 West was patented by Charles F. Pease in November 1865. This land subsequently passed in and out of several hands before it was acquired by the Kolb family shortly after the turn-of-the-century. Joseph Kolb was a German immigrant, while some years earlier his future wife Hattie had been born on ship on a voyage to the United States from Europe. Joseph and Hattie Kolb built a log cabin near the northeast corner of the 80 acre parcel, before building the current farmhouse in 1910. Here the Kolbs raised a family of five sons, including John, Fred, and Edward Kolb. John, the oldest son, was born in the log cabin in 1907. He continues to live on the property as he has his entire life. A life-long bachelor, Mr. Kolb is now retired, but worked as a maintenance man at the University of Colorado for twenty-five years. According to Mr. Kolb all of the other extant buildings on the farm were built during the 1920s.

### *Evaluation*

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: encroaching development along Arapahoe Road from Boulder to the west,  
and from Louisville to the southeast

Local Landmark Designation: No

Preservation Easement: No

## MANAGEMENT AND ADMINISTRATIVE DATA

---

References: Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

Photographs: Roll(s): CM-18 Frames: 8-17

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams

Date: 5 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



N

CHICKEN COOP

(I)



PRIVY



(J)

GRANARY

(K)



(F)

OUTBUILDING

OUTBUILDING

(E)

(L)

(SILO)

BARN

LOAFING SHED

(C)

(D)

(B)

GARAGE

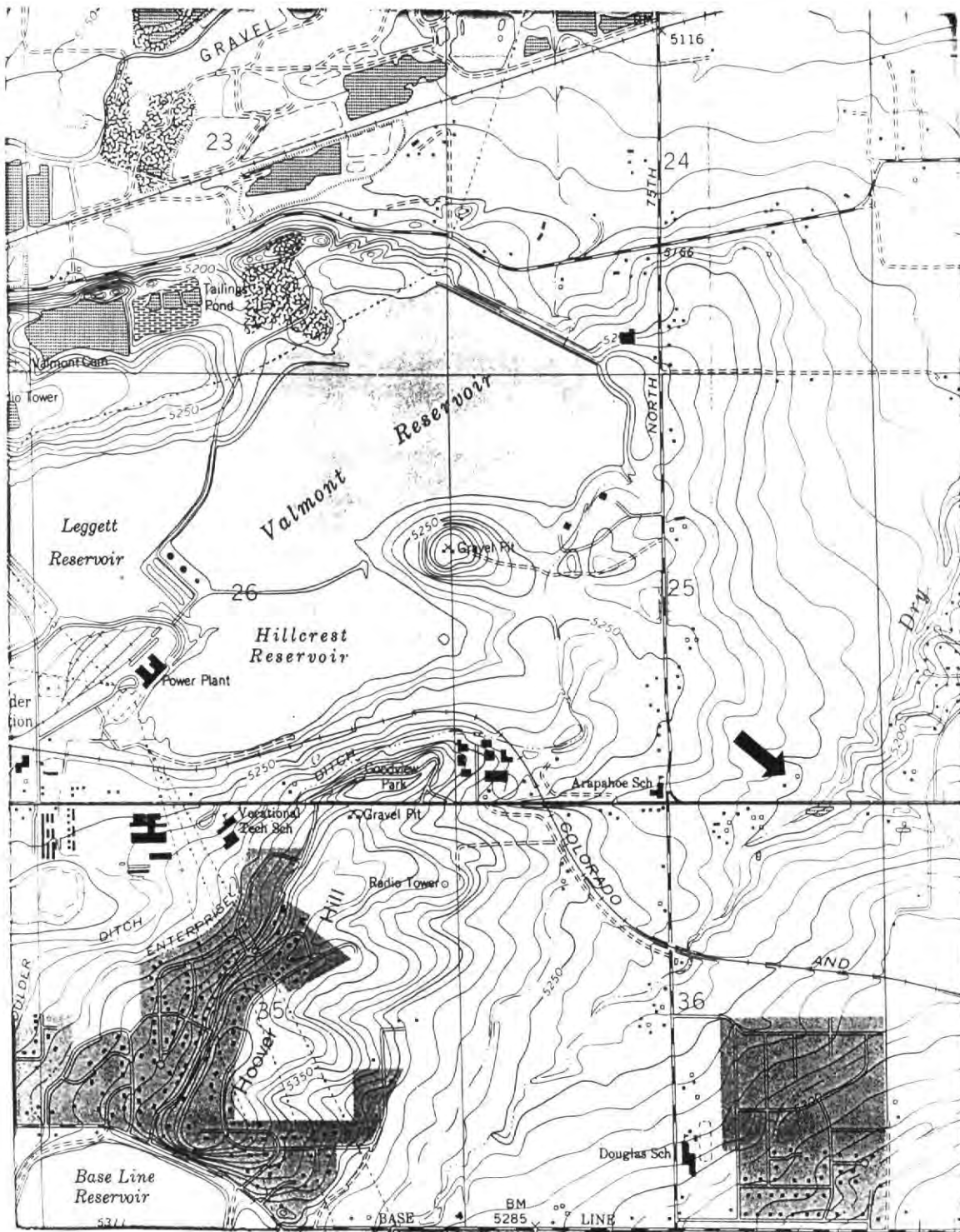
HOUSE

(A)

~180' TO ARAPAHOE ROAD

SITE PLAN

NOT TO SCALE



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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: Kolb Farmhouse

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 8-9      Photographer: Carl McWilliams

### FUNCTION

Current Use: residence

Original Use: residence

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: 1910

Based On: Boulder County Assessor's records; interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

Orientation: south

Dimensions: 44' N-S by 28' E-W

Stories:  $1\frac{1}{2}$

Plan: rectangular

Foundation: poured concrete; 4-light hopper basement windows with exterior wood screens

Walls: red brick laid in common bond, with headers laid every ninth course; beige colored stucco in the upper gable ends; a wide painted white wood belt course above the first story windows separates the upper half story from the main first story

Roof: low-pitched gable with grey asphalt shingles and exposed 2" by 4" rafter ends; painted white decorative purlins and ridge pole, with knee braces in the upper gable ends on the east and west elevations; large gable dormer, with paired 8-light fixed-pane or hopper windows, located on the south elevation

Chimneys: two tall red brick chimneys, with corbelled tops, located on the interior of the north and south elevations

Windows: **north elevation:** two 1/1 and two 2/2 double-hung windows, with painted white wood frames and stone lug sills; **east elevation:** one set of paired single-light fixed-pane or hopper windows, three 2/2 double-hung windows, and one hip-roofed canted bay with three 1/1 double-hung windows, all with painted white wood frames and stone lug sills; on the upper half story, there are two 1/1 double-hung windows and two narrow single-light casement windows, with painted white wood frames; **south elevation:** two large 1/1 double-hung windows, with painted white wood frames and stone lug sills, located on the south elevation; **west elevation:** four 1/1 double-hung windows with painted white wood frames and stone lug sills, located on the first story; one 1/1 double-hung window, and two single light casements, located in the upper half-story

Doors: stained brown wood-paneled entry door, with a painted white wood screen door, located on the south elevation; single painted green wood-paneled entry door, with a silver metal storm door, on the east elevation

State Site Number: 5BL5462  
Temporary Site Number: 35915

**Porches:** 4-step poured concrete porch, recessed under the main roof's side gable, extends the south elevation; red brick half-walls with stone capping and painted white squared post piers provide support; 5-step poured concrete porch, with a silver pipe railing, on the east elevation (no hood)

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

garage, concrete barn, loafing shed, chicken coop, privy, metal granary, silo, two sheds, and two agricultural outbuildings

**ELIGIBILITY ASSESSMENT**

---

**National Register Eligibility Recommendation**

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

**Local Landmark Eligibility**

Eligible ☒ Not Eligible ☐ Need Data ☐

**Statement of Significance / NRHP Justification**

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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

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

Archeological Potential: Yes ☐ No ☐ Not Evaluated ☒

Recorder(s): Carl McWilliams

Date: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: B

Building/Structure Name: Kolb Garage

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 10      Photographer: Carl McWilliams

### FUNCTION

Current Use: garage

Original Use: garage

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: 1925

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.



## ARCHITECTURAL DESCRIPTION

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

**Orientation:** east

**Dimensions:** 12' N-S by 20' E-W

**Stories:** one

**Plan:** rectangular

**Foundation:** poured concrete perimeter walls; earth floor

**Walls:** painted beige horizontal weatherboard siding on wood frame construction; painted white 1" by 4" corner posts

**Roof:** moderately-pitched gable with grey asphalt shingles and exposed 2" by 2" rafter ends

**Chimneys:** none

**Windows:** two 4-light hopper windows, with painted white wood frames (one each on the north and south elevations)

**Doors:** paired, side-hinged, vertical plank entry doors, located on the east elevation; single vertical wood plank entry door, side hinged with metal strap hinges, located on the east elevation

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

house, concrete barn, loafing shed, chicken coop, privy, metal granary, silo, two sheds, and two agricultural outbuildings

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: SBL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: C

Building/Structure Name: Kolb Barn

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 11      Photographer: Carl McWilliams

### FUNCTION

Current Use: Vacant / Not in Use

Original Use: Barn

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1920

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## ARCHITECTURAL DESCRIPTION

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

**Orientation:** west

**Dimensions:** 16' N-S by 48' E-W

**Stories:** one

**Plan:** rectangular

**Foundation:** poured concrete floor

**Walls:** roughed formed concrete, mixed by hand by the Kolb family circa 1920

**Roof:** moderately-pitched gable with corrugated metal roofing and exposed 2" by 4" rafter ends

**Chimneys:** none

**Windows:** six 4-light hopper windows on the north elevation; four 4-light hopper windows, located on the south elevation

**Doors:** three single vertical wood plank entry doors (two located on the south elevation, one located on the west elevation)

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

house, garage, loafing shed, chicken coop, privy, metal granary, silo, two sheds, and two agricultural outbuildings

**ELIGIBILITY ASSESSMENT**

---

**National Register Eligibility Recommendation**

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

**Local Landmark Eligibility**

Eligible ☒ Not Eligible ☐ Need Data ☐

**Statement of Significance / NRHP Justification**

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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

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

Archeological Potential: Yes ☐ No ☐ Not Evaluated ☒

Recorder(s): Carl McWilliams

Date: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: D

Building/Structure Name: Kolb Loafing Shed

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 12      Photographer: Carl McWilliams

### FUNCTION

Current Use: Vacant / Not in Use

Original Use: loafing shed

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1920

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

Orientation: south

Dimensions: 16' N-S by 75' E-W

Stories: one

Plan: rectangular

Foundation: earth floor

Walls: vertical wood plank exterior walls nailed to vertical round log posts

Roof: saltbox and shed roofs with corrugated metal roofing material over wood planks

Chimneys: none

Windows: none

Doors: five open bays, separated by round log posts, located on the south elevation

Porches: none

Interior: not surveyed

Additions: none (this loafing shed abuts the concrete barn to the west)

### Associated Buildings, Features or Objects:

house, garage, concrete barn, chicken coop, privy, metal granary, silo, two sheds, and two agricultural outbuildings

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: 5 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



# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: E

Building/Structure Name: Kolb Outbuilding

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 13      Photographer: Carl McWilliams

### FUNCTION

Current Use: Equipment Storage

Original Use: Equipment Storage

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1920

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

Orientation: east

Dimensions: ~ 30' N-S by ~ 36' E-W

Stories: one

Plan: rectangular

Foundation: earth floor

Walls: unpainted vertical wood plank exterior walls

Roof: low-pitched gable with corrugated metal roofing and exposed 2" by 4" rafter ends

Chimneys: none

Windows: none

Doors: two open bays on the east elevation, separated by a vertical wood post support

Porches: none

Interior: not surveyed

Additions: none

### Associated Buildings, Features or Objects:

house, garage, concrete barn, loafing shed, chicken coop, privy, metal granary, silo, two sheds, and one other agricultural outbuilding (also at the southwest corner of this building are the remnants of a 12' by 10' concrete building with a shed roof.)

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: F

Building/Structure Name: Kolb Outbuilding

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 14      Photographer: Carl McWilliams

### FUNCTION

Current Use: Vacant / Not in Use

Original Use: agricultural outbuilding

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1920

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? yes      Date: unknown (moved from nearby location on Kolb Farm)

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

Orientation: north

Dimensions: 12' N-S by 12' E-W

Stories: one

Plan: square

Foundation: cinder block piers

Walls: badly weathered, painted white horizontal weatherboard siding; painted white 1" by 4" corner posts

Roof: moderately-pitched gable with corrugated metal roofing and exposed 2" by 4" rafter ends

Chimneys: none

Windows: two squared window openings - one on the north elevation, and one in the upper gable end on the east elevation

Doors: one single vertical wood plank entry door, on the north elevation

Porches: none

Interior: not surveyed

Additions: none

### Associated Buildings, Features or Objects:

house, garage, concrete barn, loafing shed, chicken coop, privy, metal granary, silo, two sheds, and one other agricultural outbuilding

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: G

Building/Structure Name: Kolb Shed

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 15      Photographer: Carl McWilliams

### FUNCTION

Current Use: Vacant / Not in Use

Original Use: storage shed

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1920

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? yes      Date: unknown (moved from nearby location on Kolb Farm)

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

Orientation: south

Dimensions: 12' N-S by 22' E-W

Stories: one

Plan: rectangular

Foundation: cinder block piers

Walls: badly weathered, painted white horizontal weatherboard siding; painted white 1" by 6" corner posts

Roof: moderately-pitched gable with brown asphalt shingles and exposed 2 by 2" rafter ends

Chimneys: none

Windows: four 4-light hopper windows with painted white wood frames (two on the north elevation, and one each on the east and west elevations)

Doors: single painted white wood-paneled entry door, located on the south elevation

Porches: none

Interior: not surveyed

Additions: none

### Associated Buildings, Features or Objects:

house, garage, concrete barn, loafing shed, chicken coop, privy, metal granary, silo, another shed immediately to the west, and two agricultural outbuildings



## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: H

Building/Structure Name: Kolb Shed

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 15      Photographer: Carl McWilliams

### FUNCTION

Current Use: equipment storage

Original Use: equipment storage

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1920

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## **ARCHITECTURAL DESCRIPTION**

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

**Orientation:** south

**Dimensions:** 12' N-S by 12' E-W

**Stories:** one

**Plan:** square

**Foundation:** earth floor

**Walls:** unpainted vertical wood plank exterior walls

**Roof:** moderately-pitched gable with corrugated metal roofing material and exposed 2" by 4" rafter ends

**Chimneys:** none

**Windows:** none

**Doors:** large open bay extends the full length of the south elevation

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

garage, concrete barn, loafing shed, chicken coop, privy, metal granary, silo, one other shed immediately to the east, and two agricultural outbuildings

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: I

Building/Structure Name: Kolb Chicken Coop

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 16      Photographer: Carl McWilliams

### FUNCTION

Current Use: Vacant / Not in Use

Original Use: Chicken Coop

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1920

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.

## ARCHITECTURAL DESCRIPTION

---

**Complex/Structure/Building Type:** building

**Architectural Style:** vernacular

**Landscape/Setting:** This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

**Orientation:** south

**Dimensions:** 8' N-S by 22' E-W

**Stories:** one

**Plan:** rectangular

**Foundation:** poured concrete floor

**Walls:** horizontal wood plank walls, covered with rolled green asphalt

**Roof:** shed roof with corrugated metal roofing over wood planks, and exposed 2" by 4" rafter ends

**Chimneys:** none

**Windows:** rectangular window openings on the south and east elevations are covered with chicken wire

**Doors:** two vertical wood plank entry doors, located on the south elevation

**Porches:** none

**Interior:** not surveyed

**Additions:** none

**Associated Buildings, Features or Objects:**

house, garage, concrete barn, loafing shed, privy, metal granary, silo, two sheds, and two agricultural outbuildings

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible xx      Not Eligible      Need Data

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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: 5 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

# BOULDER COUNTY HISTORIC SITES SURVEY

## HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5462

Temporary Site Number: 35915

### IDENTIFICATION

Map ID Number/Feature Number of Code: J

Building/Structure Name: Kolb Privy

Complex/Site Name: Kolb Farm

Roll: CM-18      Frames: 16      Photographer: Carl McWilliams

### FUNCTION

Current Use: privy

Original Use: privy

Intermediate Use(s): N/A

### ARCHITECTURAL HISTORY

Architect: N/A

Builder: Joseph, John, Fred, and Edward Kolb

Date of Construction: c1936

Based On: Interview with John Kolb

Additions/Modifications: Minor: xx      Moderate:      Major:

Moved? no      Date: N/A

#### Specific References to the Structure/Building

Archived Assessor's Records, on file at the Carnegie Library, Boulder, CO.

Boulder County Treasurer's Ledger 39, on file at the Carnegie Library, Boulder, CO.

Kolb, John. Interview conducted by Carl McWilliams, 5 November 1994.



## ARCHITECTURAL DESCRIPTION

---

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the north side of Arapahoe Road, approximately  $\frac{1}{4}$ -mile east of North 75th Street. It is comprised of a house, a garage, a barn, a loafing shed, a chicken coop, a metal granary, a privy, and four other agricultural outbuildings. The buildings lie on a gentle hillslope north of Arapahoe Road that rises to the north. A planted grass lawn and several large elm and fir trees surround the house.

Orientation: south

Dimensions: 4' N-S by 4' E-W

Stories: one

Plan: square

Foundation: poured concrete in excellent condition, with the inscription "**IDEAL PORTLAND / CEMENT / LAID BY / W.P.A.**"

Walls: weathered painted green horizontal weatherboard siding with 1" by 4" corner posts

Roof: shed roof with wood shingles and exposed 2" by 4" rafter ends

Chimneys: none

Windows: none

Doors: one vertical wood plank door, with interior cross bracing, located on the south elevation

Porches: none

Interior: not surveyed

Additions: none

### Associated Buildings, Features or Objects:

house, garage, concrete barn, loafing shed, chicken coop, metal granary, silo, two sheds, and two agricultural outbuildings

## ELIGIBILITY ASSESSMENT

---

### National Register Eligibility Recommendation

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

### Local Landmark Eligibility

Eligible ☒ Not Eligible ☐ Need Data ☐

### Statement of Significance / NRHP Justification

Associated with the same family throughout their history, the Kolb Farm buildings are significant under National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for their association with the development of agriculture in southeastern Boulder County. Comprised of a large house, a rough-formed concrete barn, a garage, chicken coop, privy, and other outbuildings, the property ranks among the county's most intact farm complexes, and has also retained much of its historic integrity. Relative to National Register of Historic Places Criterion C, and Boulder County Criterion 1-501-A-(4), the Kolb farmhouse is significant for its bungalow style, executed in brick with craftsman detailing. Its 1910 construction date also makes it among the region's earliest bungalow style homes. Other buildings on the farm, particularly the concrete barn, are also good representative examples of vernacular farm building construction.

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

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

Archeological Potential: Yes ☐ No ☐ Not Evaluated ☒

Recorder(s): Carl McWilliams

Date: 5 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



**Print File**  
ARCHIVAL PRESERVERS

P.O. BOX 607438 • ORLANDO, FL 32860 • (407) 886-3100

INSERT EMULSION SIDE DOWN

STYLE NO. 45-4B

DATE:

ASSIGNMENT:

FILE NO:

5BL5462

Kolb Farm House  
7715 Arapahoe Road  
5 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 North  
Roll CM-18  
Frame 8

5BL5462

Kolb Farm Garage  
7715 Arapahoe Road  
5 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 NW  
Roll CM-18  
Frame 10

5BL5462

Kolb Farm House  
7715 Arapahoe Road  
5 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 SW  
Roll CM-18  
Frame 9

5BL5462

Kolb Farm Barn  
7715 Arapahoe Road  
5 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 SE  
Roll CM-18  
Frame 11

Print File  
ARCHIVAL PRESERVERS

P.O. BOX 607638 • ORLANDO, FL 32860 • (407) 886-3100

DATE:

ASSIGNMENT:

INSERT EMULSION SIDE DOWN

STYLE NO. 45-4B

FILE NO.:





5BL5462

Kolb Farm Loading Shed  
7715 Arapahoe Road  
5 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 NW  
Roll CM-18  
Frame 12

5BL5462

Kolb Farm Outbuilding  
7715 Arapahoe Road  
5 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 SW  
Roll CM-18  
Frame 14

5BL5462

Kolb Farm Outbuilding  
7715 Arapahoe Road  
5 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 NW  
Roll CM-18  
Frame 13

5BL5462

Kolb Farm Sheds  
7715 Arapahoe Road  
5 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 NW  
Roll CM-18  
Frame 15

WINDMILL WATERWAYS  
Boulder, CO

DATE:

ASSIGNMENT:

P.O. BOX 603798 • OMAHA, NE 68160 • (402) 896-2100

INTELL EMULATION SIDE DOWN

DATE NOV 42-98

FILE NO:

Print File  
ARCHIVAL PRESERVERS

P.O. BOX 607638 · ORLANDO, FL 32860 · (407) 886-3106

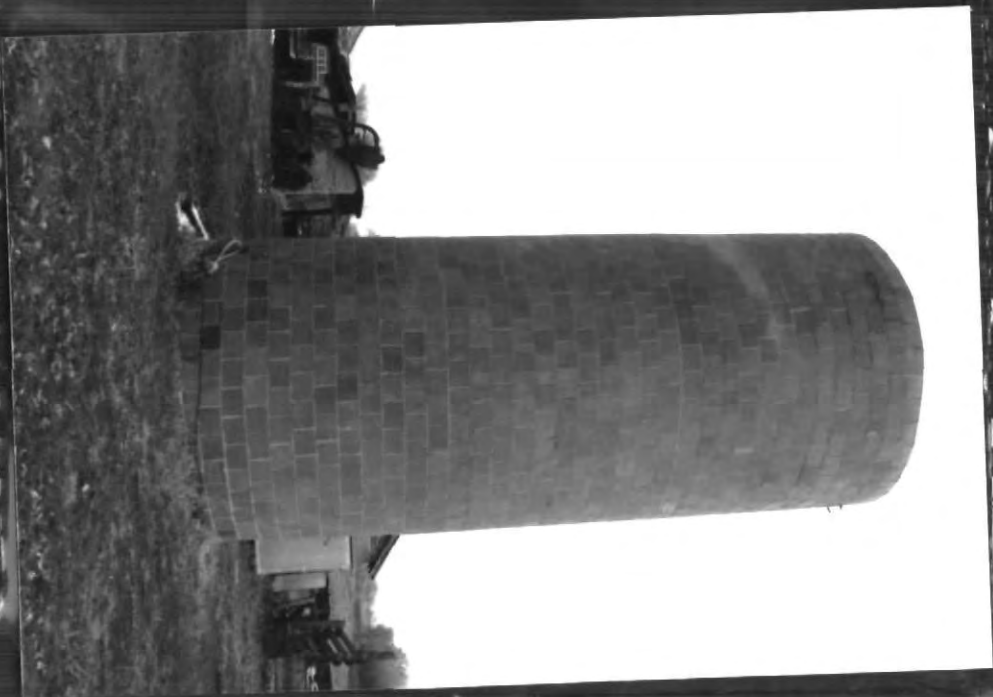
INSERT EMULSION SIDE DOWN

STYLE NO. 45-4B

DATE:

ASSIGNMENT:

FILE NO:



UNIVERSITY MICROFILMS  
SERIALS  
BRIEF  
LIT.

DATE:

ASSIGNMENT:

P.O. BOX 601378 - ORLANDO, FL 32860 - (407) 888-2100

INSERT EMULATION SIDE DOWN

DATE NO. 42-4B

DATE NO.:

5BL5462

Kolb Farm Chicken Coop and Privy

7715 Arapahoe Road

5 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 Nw

Roll CM-18

Frame 16

5BL5462

Kolb Farm Silo

7715 Arapahoe Road

5 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 East

Roll CM-18

Frame 17



1949 Assessor's card photos

Rear of house, garage and unidentified building



Poultry (brooder) house, silo, dairy barn and missing barn





1937, Kolb brothers





1937, Kolb pigs



1940, Fred Kolb in 4H



1963 aerial of farm complex with building now gone





# Land Use

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

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, May 4, 2017 6:00 p.m.**

Third Floor Hearing Room  
Boulder County Courthouse

**STAFF PLANNER:** Denise Grimm

### **Docket SU-17-TBD: Butte Blacksmith LLC Special Use Review**

Request: Consider landmark eligibility and demolition of the blacksmith shop  
Location: 6095 Valmont Road, in Section 22, T1N, R70.  
Zoning: General Industrial (GI) Zoning  
Owner: Butte Blacksmith LLC  
Agent: Rosi Dennett

### **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. First a determination should be made related to the eligibility of the property and then to review the proposed development in terms of its effect on the eligible resources.

### **BACKGROUND**

In 2014 the Land Use Department received an application for a Special Use and Site Specific Development Plan for multiple principal uses which generate over 150 average daily trips including a Vehicle Sales Lot, a Vehicle Service Center, a General Industrial (outdoor storage and recycling of junk vehicles), and a Single Family Dwelling. The process was not completed at that time and since that time they have worked on addressing issues raised by various referral bodies and are preparing a revised application.

They are asking for HPAB feedback before the formal submittal. They hired John Feinberg with The Collaborative, Inc. to assess the historic structure. That report is attached. A subcommittee of HPAB visited the site and reviewed the information from the report with Mr. Feinberg.

The owner is now requesting to be able to demolish this structure as part of the redevelopment plan.

The historic Valmont Blacksmith Shop is situated on the parcel and alterations to it are included in the proposal. An historic site survey was completed on the Valmont Blacksmith Shop in 1981. The survey lists a construction date of the 1870s and notes, "The structure is the only commercial

establishment at the once thriving community of Valmont to still retain its integrity as an historic site.” County Assessor records date the structure to 1900 but county construction dates are not always correct. The historic shop has been modified over the years, most significantly by an addition to the west. The façade of the blacksmith shop has also been altered with the loss of the historic bay door and windows on the right, the addition of a single door and a small window, as well as different siding. However, despite the additions and reconfiguration of doors and windows, the original form of the blacksmith shop is still evident and includes an historic window on the left side of the façade.

## **SIGNIFICANCE**

The property qualifies for landmark designation under Criterion 1.

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

The property is significant for its association with the early development of Valmont.

## **DISCUSSION**

The proposal radically changes the site and the structure. While the zoning of the property is General Industrial, the neighborhood has maintained a sense of rural character and has not been developed to the level of intensity of similar properties in the city. The level of paving and development including a very large two story structure is over intensive for the site.

Numerous residents of the area have raised concerns regarding compatibility with the neighborhood and over intensive use of the site. Included in the packets are letters received thus far.

## **RECOMMENDATION**

Staff recommends that the HPAB find the historic blacksmith building at 6095 Valmont to be eligible for landmark status. However, given the poor condition documented in the report provided from John Feinberg and seen in our recent site visit, a requirement to preserve the building should be a suggestion only and not a requirement. Concerns about neighborhood character remain and should be considered by the staff and review boards.



## MEMORANDUM

TO: Denise Grimm, County Land Use

FROM: Rosi Dennett , Planning Consultant, for Gary & Debbie Chambers, Applicants

DATE: 4/18/17

RE: Butte Blacksmith Special Use Application Update

In 2015, we submitted an application for approval of a Special Use to allow for multiple principal uses (Subaru automobile repair, recycling and sales of used Subaru's, parts storage and sales, and housing for the owners) that collectively generate more than 200 Average Daily Trips as required in the General Industrial zoning district. The subject property is located at 6095 Valmont Road on the northwest corner of Valmont Road and North 61<sup>st</sup> Street.

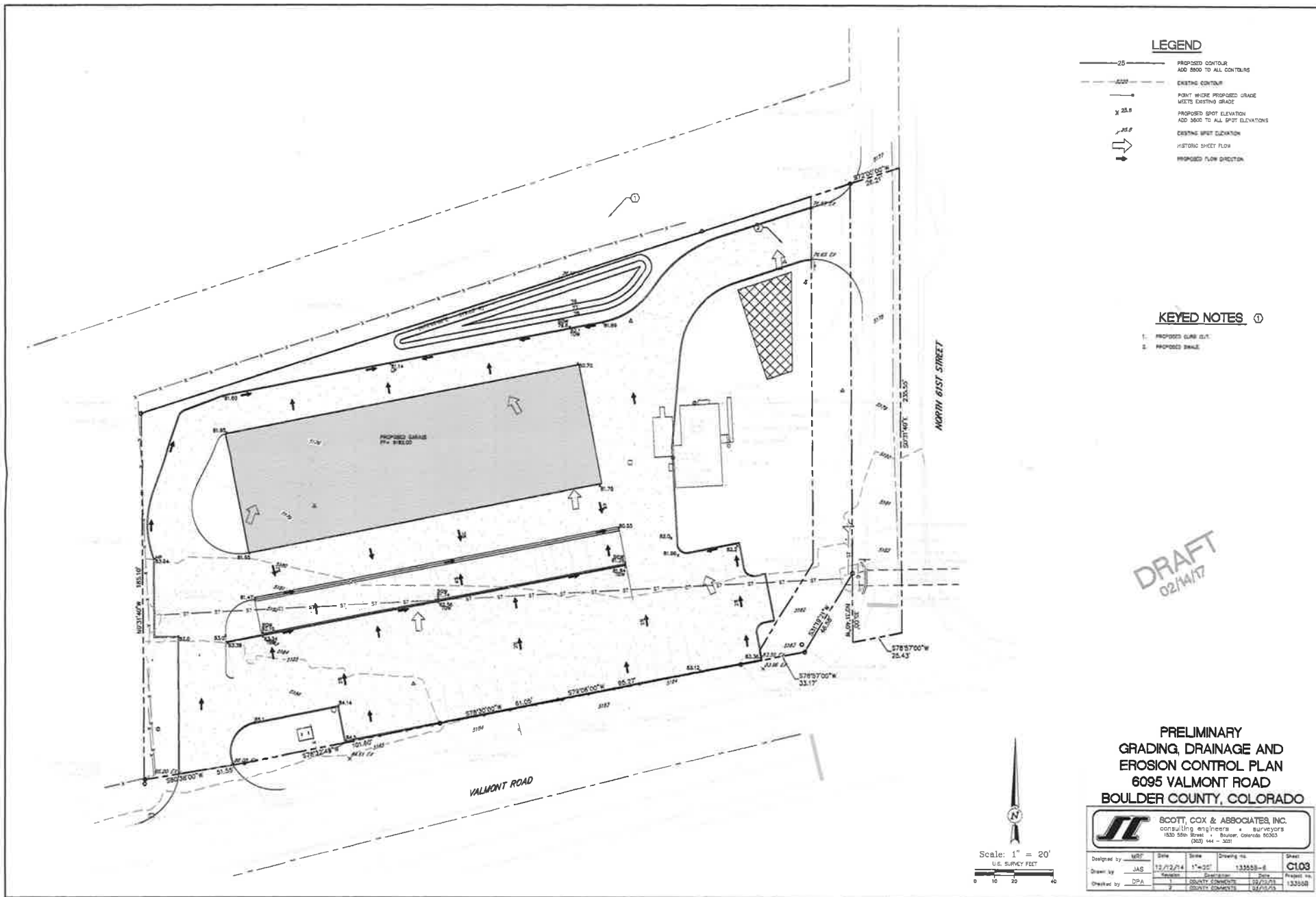
The property consists of approximately 1.7 acres and has a long history of car sales, auto recycling, auto repair, new and used auto parts sales and residential uses. The existing single-story shop of approximately 2,280 square feet is located in the southwest corner of the property and was built in the early 1900s and used as a blacksmith shop. With advent of the automobiles, the blacksmith shop became Valmont Garage and several wood-frame/metal additions have been constructed over the years. The automotive repair shop was operated by James Stengel and is documented in a 1949 tax record. In 1971, Charles Christman moved his auto wrecking yard from 30<sup>th</sup> and Pearl Streets in Boulder to this location, and it was called DC Auto Parts and Sales.

The special use application was placed on hold to give us an opportunity to address the referral responses received in the referral process. Specifically, we have been working with County Transportation regarding access, land dedication and traffic generation. We believe we have resolved all of their previously-stated concerns and will be submitting a revised site plan and updated traffic study to the County. Likewise, to address your referral response regarding the historical significance of the blacksmith shop, an historical preservationist, John Feinberg of Collaborative Inc., was hired to evaluate the building for historic integrity, existing condition and estimation of rehabilitation costs. His report, dated March 6, 2017, was submitted to you for your review. In addition, we met with you and three HPAB members on site on April 13, 2017 to review John's findings.

While the original proposal was to remodel the building to be used as a sales office for the Subaru recycling and sales operation, John's analysis determined preservation of the structure was not feasible. He concluded that, "Given the building was originally constructed with a significantly undersized (absent) structural design, that additional construction is of equally poor practice (the slab by example), the additions tacked on being of even worse construction methods and materials, the extensive loss of original material (windows for example), and the critical advanced state of deterioration, the building cannot be reasonably repaired from either an economic perspective or from an historic integrity perspective."

Therefore, we will be submitting an amended site plan to the County that shows the removal of the structure. We propose to have an archaeologist available for on-site monitoring of the demolition . In addition, we propose to erect an historical monument sign on the property in recognition of the historical blacksmith shop. The removal of the structure also allows for the relocation of the Valmont Road access to the western boundary of the property. This relocation is supported by County Transportation, because it places the driveway as far away from the intersection of Valmont and 61st Street as possible.

We look forward to presenting this updated information to HPAB at the next regularly scheduled board meeting and appreciate any feedback you and the HPAB members can provide. Thank you for your assistance.



MEASURED BY Hayes DATE 10/28/99 CLASSIFIED BY \_\_\_\_\_ DATE \_\_\_\_\_ CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_





Butte Blacksmith Building  
6095 Valmont Road  
Boulder, CO



Valmont Road, 1920. Polzin's blacksmithy, left. "Lucky Strike" ad on the east side of smithy.  
Paul Hummel's steam engine and "Red" and threshing machine at right.  
For more information, see p. 150 of Boulder in Perspective.

Prepared by

The Collaborative Inc.  
2080 Pearl Street  
Boulder, CO 80302  
303.442.3601

March 6, 2017



## Introduction

This report evaluates three factors relative to the property at 6095 Valmont Road in Boulder, Colorado (also known as the Butte Blacksmith Building): historic integrity, existing condition, and estimation of rehabilitation costs.

**Site Visits:** John Feinberg of the Collaborative inc has made several site visits to the subject property in the summer of 2016 and the winter of 2017. During these site visits he has evaluated the conditions of the building materials and systems, taken material samples for laboratory analysis, and taken measurements of the building and select elements.

**Review of Written Materials:** John Feinberg has reviewed the communications by and between the Boulder County representatives and Gary and Debbie Chambers, Owners and representative of Butte Blacksmith LLC, dating from 2015 onward.

The three early photographs reviewed were from: 1949, frontal view, as part of the appraisal card apparently from the Assessor's office; 1920, middle distance, taken from the southeast and an elevated position; 1920, a second longer distance view, taken from the Butte; and an undated middle distance view taken from an elevated position from the southeast with horses, horse drawn wagons, tractor (steam propelled likely), automobiles, and truck.

The character defining features evident in these photographs are:

1. simple gable roofed structure with ridge aligned north south, 12:12 pitch
2. rectangular plan with the gable end short elevations at north and south
3. roofing, wood shingles apparently by texture in photos.
4. Siding, lap siding
5. entry door on south gable end, oversized, overhead "barn door" style rail hardware
6. windows, vary, predominant configuration is six light
7. exterior appurtenances, rooftop ventilator centrally located at the ridge area, later photographs show vent stack in southwest quadrant.
8. one story height

## Description

Photographs of the building and its condition are provided in the Photographs Appendix.

The interior has dimensional lumber stud frame wall construction, and very light dimensional lumber roof structure, with lightweight supports installed to forego structural collapse. The floor is concrete slab. A north elevation door is present. There are numerous additions to the original building including:

1. An east addition containing a sink and toilet.
2. A west addition extending to a distance of more (2X) than the length of the south elevation of the gabled building.
3. A cut through of the west wall for access into the west addition
4. In-fill of the oversized entry of the south.

Current Status of the Exterior Character Defining Features as seen in the Historic Photographs

1. simple gable roofed structure with ridge aligned north south, 12:12 pitch. **Still there, somewhat compromised by the addition's roofs.**
2. rectangular plan with the gable end short elevations at north and south. **Multiple additions obscure the original form from ground level.**
3. roofing, wood shingles apparently by texture in photos. **Overlain by asphalt shingles.**

4. Siding, lap siding. **Partial, some elevations no longer visible, west is all addition, east is partially gone at that addition, south has been overlaid with modern siding.**
5. entry door on south gable end, oversized, overhead “barn door” style rail hardware. **In-filled with a new small door.**
6. windows, vary, predominant configuration is six light. exterior appurtenances, rooftop ventilator centrally located at the ridge area, later photographs show vent stack in southwest quadrant. **Present.**
7. one story height. **Still present.**

The above designated alterations have affected the character defining features in turn negatively effecting integrity.

## Condition

The ratings of overall condition follow the definitions used by the State Historic Fund (SHF) and designated for use in Historic Structure Assessments HSAs).

The following terms describe the condition of each element, feature, or space: Good Condition, Fair Condition, and Poor Condition.

Criteria/guidelines for each are as follows:

- **GOOD CONDITION:** An element, feature, or space is evaluated in good condition when it meets the following criteria:
  1. It is intact, structurally sound, and performing its intended purpose.
  2. There are few or no cosmetic imperfections.
  3. It needs no repair and only minor or routine maintenance. Please note: Elements, features, or spaces that are in good condition do not need lengthy narratives; state that they were examined and found to be in good condition, and why you have made that determination.
- **FAIR CONDITION:** An element, feature, or space is evaluated in fair condition when one or more the following are evident:
  1. There are early signs of wear, failure, or deterioration, although the feature or element is generally structurally sound and performing its intended purpose.
  2. There is failure of a sub-component of the feature or element.
  3. Replacement of up to 25% of the feature or element is required.
  4. Replacement of a defective sub-component of the feature or element is required. Please note: When an element, feature, or space is in fair condition, it is important to provide a comprehensive discussion of this evaluation; do not simply state that the condition is “fair” without explaining that evaluation. Also, please avoid using generic descriptors such as “weathered” or “damaged” without a more specific explanation (e.g. how/why is it weathered/damaged).
- **POOR CONDITION:** An element, feature, or space is evaluated in poor condition when the following is evident:
  1. It is no longer performing its intended purpose.
  2. It is missing.
  3. It shows signs of imminent failure or breakdown.
  4. Deterioration/damage affects more than 25% of the feature/element and cannot be adjusted or repaired.
  5. It requires major repair or replacement.

1. Foundations: Poor. While no excavation was completed next to the foundations, foundation failures were evident. By example, the east foundation wall is topped by a wood frame wall significantly out of plumb, indicative of both overturn and settlement of the foundation. Where the foundation is partially visible above grade—the north half of the east elevation and the north elevation—it is in poor condition.
2. Wall structure: Poor. The original design of the wall lacks the accepted configuration relative to stud spacing, sill plate, and top plate. The exterior face of the studs is covered by lapped weatherboards, poorly fastened, and is without sheathing. The interior face has no sheathing. Lateral movement of studs is poorly constrained. The sill plates and bottoms of many studs are deteriorated, primarily due to moisture uptake and being buried in the concrete slab.
3. Roof structure: Poor. The original design of the roof structure lacks the strength to meet current codes, and has been crushed in the past as evidenced by the numerous broken members and later installation of supports. The supports were an expedient temporary measure but do not really provide any real solution to the considerably undersized roof structure; spacing, size, connections, and too few members. The view of the exterior roof plane shows significant sag. The roof structure is in failure mode.
4. Floor slab: Poor. Heaving in spots, cracks, and cold joint issues (many different pours).
5. Roofing: Poor. No service life remaining; extensive deterioration.
6. Windows: Fair. Comprehensive repairs include loose corner joints, broken glazing, deteriorated window putty and significant paint loss. Vast majority not original.
7. Doors: North door is poor.
8. Siding: Mix of good (south) and poor. Poor rating is due to edge loss, cracks, loss of connectors, and significant paint loss. Good rating is due to the siding being new modern replacements, however not matching the original.

## Paint Analysis

Paint samples were sourced from various exterior elements with some remaining paint, selecting the areas having the most paint thickness and the least UV exposure as possible. In total ten samples were taken from elements such as siding, casings, windows, and door.

The predominant earliest color was white, appearing as such in 7 of the 10 samples. Four of the six samples had four or more layers, and most of these were from the front or south elevation, indicative of it being “dressed up” for public view. Whereas the rear elevations were predominantly white and then blue for siding and red for door casing. The building has these select areas of splashy colors as seen in the Summary Chart—aquamarine, blue, lavender—which do not provide any rational basis. If the building had advertisements painted on the side (Lucky Strike was referenced in an historic photograph caption), then maybe some left over paint was used. The splashy paint colors were generally not period of construction, it is likely the building was not painted until the last half of the 20th century, or the materials were changed out.

Sample #	Location	Bottom (1st)	2nd	3rd	Comments	Total
1	South elev, Door Casing	White N9.590%R	Gray N6.5/36.2%R	Lavender 5F7/4	Top layer is rust brown	4
2	South elev, Window Casing	White	Gray N6.5/36.2%R	Lavender 5F7/4	Top layer is red brown leaked down to 1st	4
3	SW Corner board	White	Aqua-Marine 5B7/4	White	10P6/8	5
4	N, Door Casing	White	Red 5R4/9			2
5	E, Siding	White	Blue 7.5B7/6	Butterscotch 7.5YR7/4		3
6	W, Window Sill	Red 7.5R4/16	White	Rust brown		3
7	E, Window Sash	Gray N6.5/36.2%R	White			2
8	N, Siding	Gray N6.5/36.2%R	White			2
9	W, Siding inside Addition	White	Blue 7.5B7/6			2
10	W, Siding inside Addition	White to cream	Gray N6.5/36.2%R	Butterscotch 7.5YR7/4	Lots of layers of white mix	5?

## Major Issues

There are several aspects to this project that differ from a typical project. The existing building is not repairable. To effectuate "repairs" will require a virtual reconstruction of the entire building and a further significant loss of historic material. The resultant "repaired" building will resemble the Blacksmith Building, but it will be a replica. Also, such construction program is not economically feasible.

The foundation, such as it is, cannot be considered to be capable of supporting even this light building. To put a new foundation under the building would require lifting the building. It does not possess enough structural strength to allow lifting. Second the wall plates are buried in and under a concrete slab, so the walls would have to be cut apart in order to be lifted. The roof structure is typically a major component with key value in holding the tops of the walls together to make a cohesive unit. The walls are not being held together by the roof structures as the roof structure is undersized, has many fractured elements (fractures due to being overstressed), and is disconnected from large portions of the east wall because the roof has partially collapsed pushing the wall out beyond the ends of the rafter ends at the wall's top plate.

## PROCESS

The redevelopment of this building for any use would require the following process: documentation, extensive temporary structural strengthening, removal of fabric to allow lifting, removal of all additions, cutting the walls at just above floor slab level, removal of lower weatherboards, lifting and moving the building to a separate location, demolition of foundation remnants, construction of new foundation, doubling the amount of wall studs, replacing broken and rotted walls studs (35%), installing new wall sheathing, removal of all weatherboards, replacing salvageable boards (90% unsalvageable) installing new weatherboards to match, installing a completely new roof structural system of 2x10" rafters two foot on center with new ceiling joists and collar ties of same 2x10" dimension, removal of all sheathing and replacement with structural sheathing (3/4" plywood recommended), and installation of new roofing as the removal of the deteriorated existing roofing would occur as part of the new roof structure installation. The new roofing would be required to be fire resistant.

## COST ESTIMATE: Shell Only

The estimate of the cost of this work is between \$185 to \$240 per square foot or an overall cost for 1,500 square feet of \$277,500 to \$360,000.

## COST ESTIMATE: Interior

If the building is to be re-used for anything other than storage, the remaining improvements would then required to be installed: flooring, insulation, drywall or equivalent (walls and ceiling), and systems as required HVAC, electrical, piping/mechanical, etc. With a basic level of finish, this should cost between \$80 and \$95 per square foot or \$120,000 to \$142,500.

## CONCLUSION

Given that the building was originally constructed with a significantly undersized (absent) structural design, that additional construction is of equally poor practice (the slab by example), the additions tacked on being of even worse construction methods and materials, the extensive loss of original material (windows for example), and the critical advanced state of deterioration, the building cannot be reasonably repaired from either an economic perspective or from an historic integrity perspective.

The alternative of comprehensive documentation with measured drawings and ultrahigh quality (HABS/HAER level) photography is a classic method to develop a record of a building prior to its removal. This alternative is recommended for consideration.



# Photo Appendix

Photo No	Caption
2354	Roof plane from SW – note deep dip
2355	Existing south elevation
2356	Roof plane from SE – note deep dip
2357	East elevation, south portion
2358	East elevation, north portion
2359	Roof plane from NE
2360	North elevation
2361	North elevation, concrete foundation infill. Note bottom wall plate buried under concrete slab
2362	North elevation, window is not original (typical) smaller than opening
2363	Interior, east wall, the support is plumb, the adjacent wall is not
2365	Roof structure, widely spaced 2 X 4 rafters
2366	Continued south to north
2367	Continued south to north
2368	Continued south to north
2369	Wall gaps indicated by light
2370	Roof structure
2371	Roof structure
2372	Roof structure
2373	Roof structure
2374	Roof structure
2375	Bottom of studs, buried in slab, stained by water uptake
2376	Broken stud
2379	Broken rafter
2380	Broken roof sheathing (typical)
2382	Broken and rotted roof sheathing
2383	South elevation, new infill wall
2384	Light indicates significant gaps in the wall
2385	Typical sash and missing glazing compound issues
2386	Roofing: deteriorated asphalt shingles over wood shingles
2389	Rotted roof member at east wall, adjacent member does not bear on wall
2391	Floor slab to wall connection, note movement and concrete poured around studs
2392	Floor slab cracks
2393	Floor slab cracks
2394	Rotted wood sheathing
2396	Broken collar tie, disconnected



DSC02354.JPG



DSC02355.JPG



DSC02356.JPG



DSC02357.JPG



DSC02358.JPG



DSC02359.JPG



DSC02360.JPG

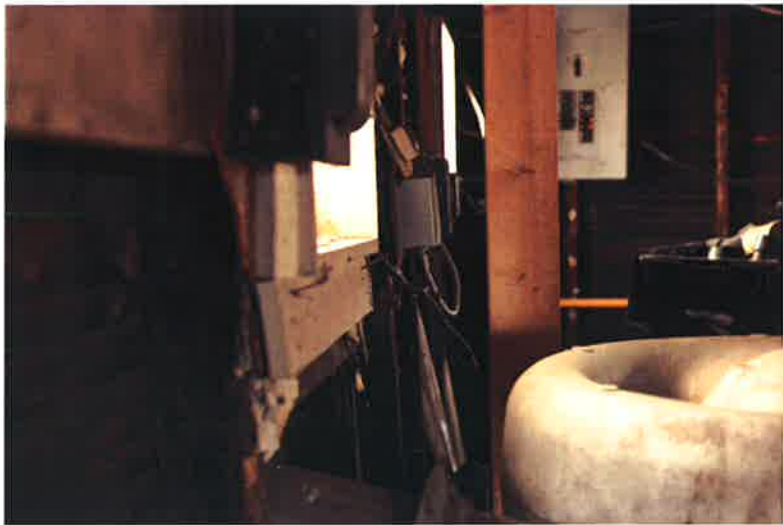


DSC02361.JPG





DSC02362.JPG



DSC02363.JPG



DSC02365.JPG



DSC02366.JPG



DSC02367.JPG



DSC02368.JPG



DSC02369.JPG



DSC02370.JPG





DSC02371.JPG



DSC02372.JPG



DSC02373.JPG



DSC02374.JPG



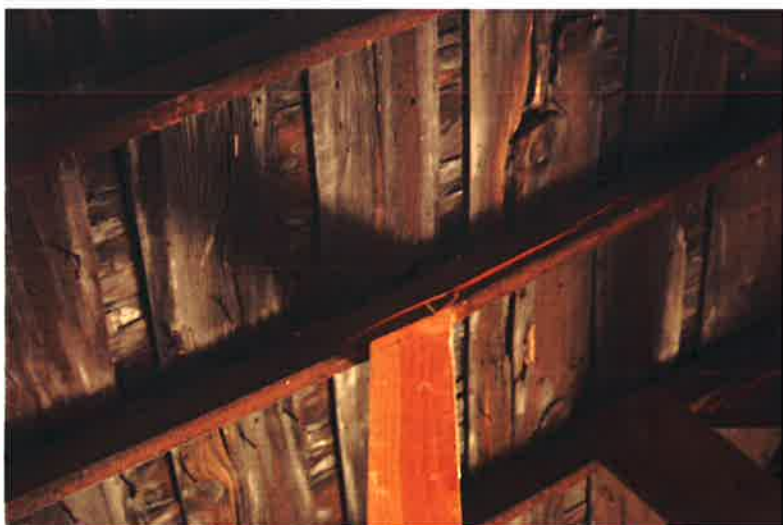
DSC02375.JPG



DSC02376.JPG



DSC02379.JPG



DSC02380.JPG





DSC02382.JPG



DSC02383.JPG



DSC02384.JPG



DSC02385.JPG



DSC02386.JPG



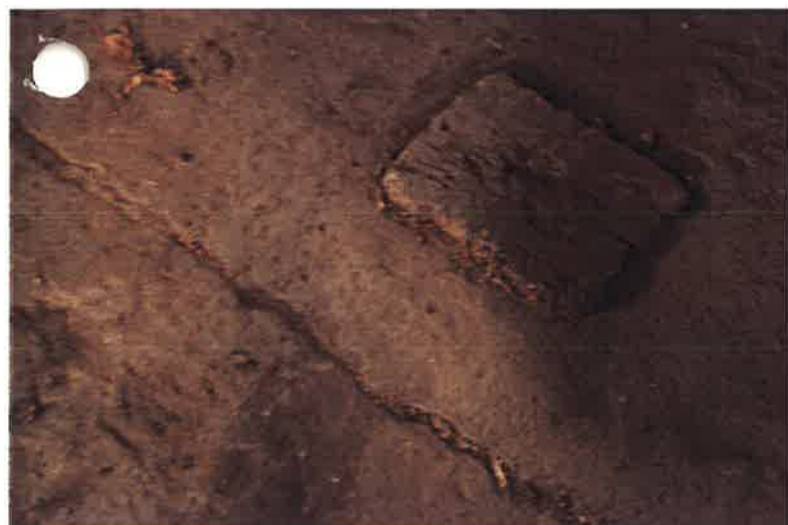
DSC02389.JPG



DSC02391.JPG



DSC02392.JPG



DSC02393.JPG



DSC02394.JPG



DSC02396.JPG



# Land Use

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

## HISTORIC PRESERVATION ADVISORY BOARD

**AGENDA ITEM**  
**Thursday, May 4, 2017 – 6:00 p.m.**  
**Third Floor Hearing Room**  
**Boulder County Courthouse**

**STAFF:** Denise Grimm

### **National Register of Historic Places nomination of the Longhurst Lodge-McCarty Cabin**

Request: State OAHP requests HPAB review and comment on this application  
Location: Parcel # 119735000075, off Colorado Highway 7, Allenspark vicinity

### **PURPOSE**

The role of the Historic Preservation Advisory Board (HPAB) is to review and comment on the National Register Application. These comments will be considered by the State OAHP in their review of the proposal.

### **BACKGROUND**

As a Certified Local Government (CLG), Boulder County has the opportunity to participate in the National Register process. The State Office of Archaeology and Historic Preservation (OAHP) sends us copies of any applications within our jurisdiction to review. Attached are the documents for the nomination of the Longhurst Lodge-McCarty Cabin. The cabin was donated to HistoriCorps in 2016.

### **RECOMMENDATION**

We recommend that HPAB respond to the state in support of the nomination recommending that the property meets criteria A, C and D.

- A) Property is associated with events that have made a significant contribution to the broad patterns of our history.
- C) Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D) Property has yielded, or is likely to yield, information important in prehistory or history.



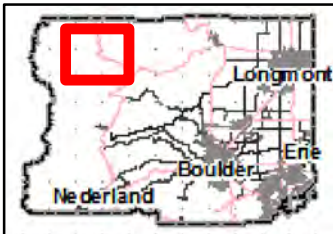


## Legend

- Subject Property
- Intermittent Stream
- Perennial Stream
- Subdivisions

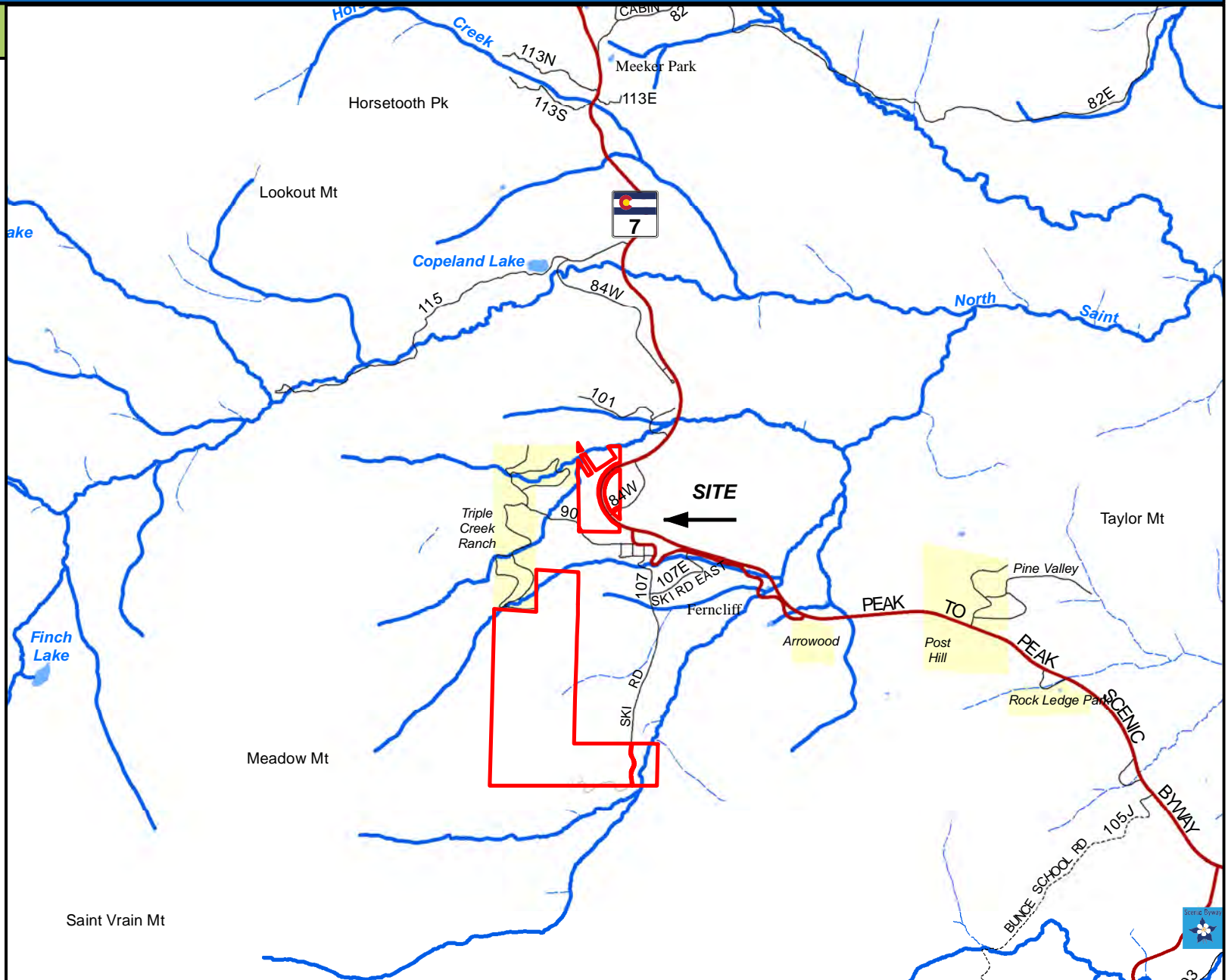
NORTH  
0 1 Miles

Area of Detail Date: 4/24/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)

cleroux



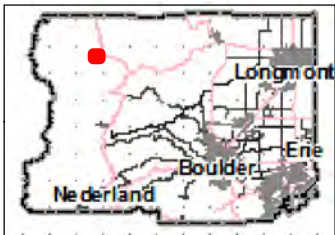




**Legend**

 Subject Property

 0 600  
ft  
Area of Detail Date: 4/24/2017



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)  
cleroux





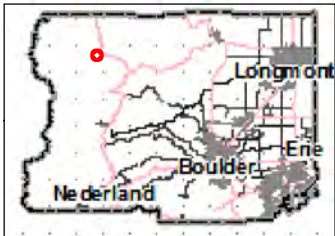


**Legend**

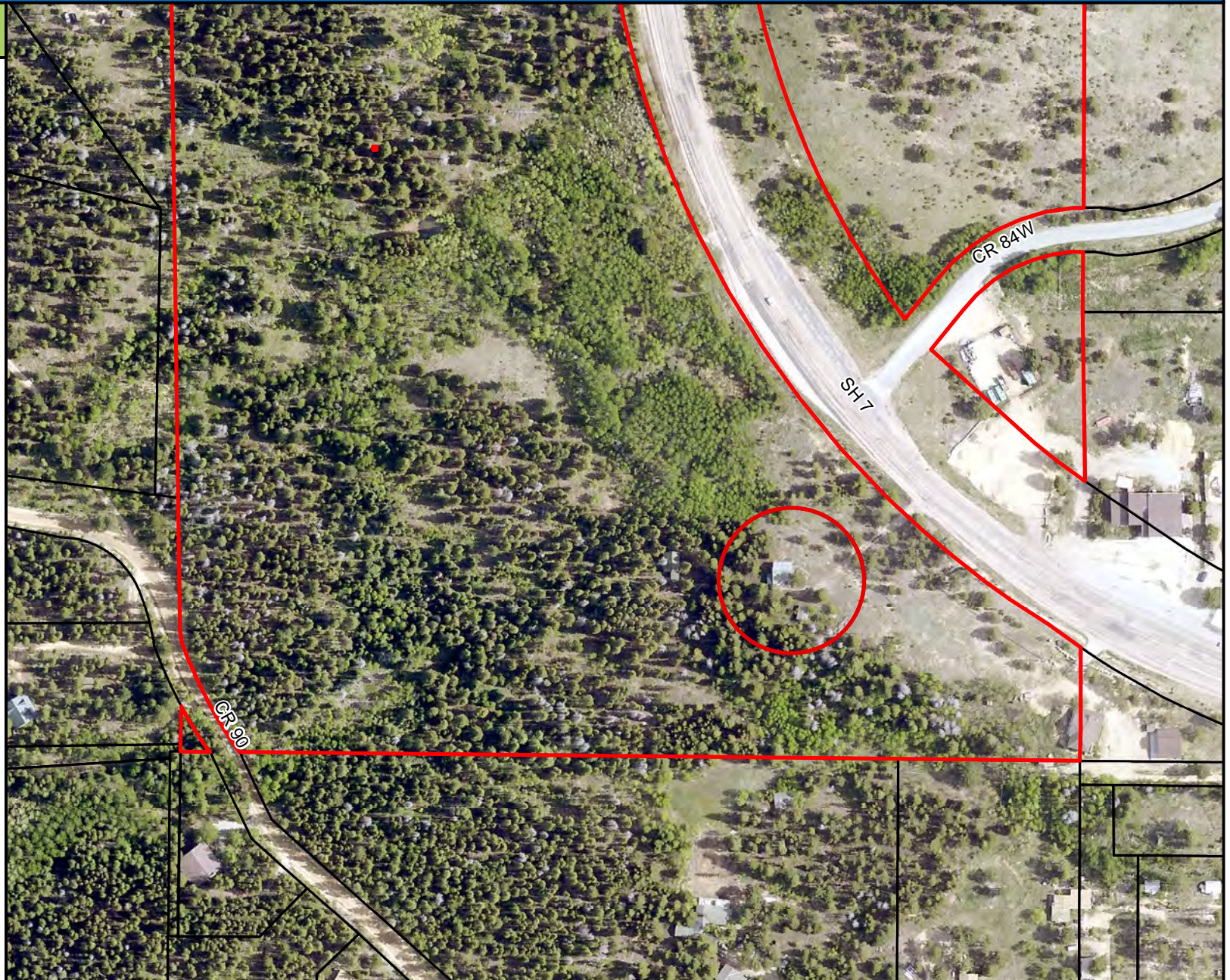
 Subject Property

 0 250  
ft

Area of Detail Date: 4/24/2017



The user agrees to all Terms of Use set forth  
by Boulder County. For Terms of Use, please  
visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)  
cleroux







March 15, 2017

Denise Grimm  
Historic Preservation Advisory Board  
Boulder County Land Use Dept.  
PO Box 471  
Boulder, CO 80306

**Re: National Register of Historic Places nomination of the Longhurst Cabin-McCarty Cabin, Off  
Colorado Highway 7, Allenspark vicinity (5BL.12884)**

Dear Ms. Grimm:

In accordance with Colorado's Certified Local Government guidelines, nominations to the National Register of Historic Places must be presented to the local landmark preservation commission and the chief elected official of the applicable Certified Local Government for review and comment. The above referenced property will be considered for National and State Register listing at the next Colorado Historic Preservation Review Board meeting on May 19, 2017.

As a Certified Local Government, you have the opportunity to participate in this action. A copy of the draft nomination for this district is enclosed. Following your review, a letter outlining the support or objection of both your community's chief elected official and the Historic Preservation Advisory Board should be forwarded to this office prior to May 19, 2017. The enclosed CLG Report Form may be used in place of a formal letter. The report form is also available on our website at [historycolorado.org/oahp](http://historycolorado.org/oahp). Please see the enclosed instructions for additional information.

We invite you to attend the State Review Board meeting on May 19, 2017, which will be held at the History Colorado Center, Colorado Room/Auditorium, at 1200 Broadway in Denver. The National Register meeting will begin at 10:00 a.m. during which public comments are welcome concerning the eligibility of nominated properties. We hope that you can come. A final agenda for the Review Board meeting will be available the Monday before the meeting date.

If you plan to attend the meeting, please contact our office so that we may note your attendance in the agenda. Should you have any questions about this nomination before the Review Board meeting, please contact Heather Peterson, National and State Register Historian, at [heather.peterson@state.co.us](mailto:heather.peterson@state.co.us) or 303-866-4684.

Sincerely,

Holly Norton  
State Archaeologist  
Deputy State Historic Preservation Officer

Enclosures: CLG Nomination Instructions  
CLG Report Form  
Draft Nomination Form  
Tentative Agenda

**RECEIVED**

**MAR 17 2017**

**Boulder County  
Land Use Department**

**CERTIFIED LOCAL GOVERNMENT  
PARTICIPATION IN THE  
NATIONAL REGISTER OF HISTORIC PLACES NOMINATION PROCESS**

The Certified Local Government program establishes a partnership between the State Historic Preservation Officer (SHPO) and Certified Local Governments (CLG) as nominating authorities for Colorado's National Register program. It does not delegate to CLGs the sole authority to nominate properties directly to the Register. The following procedures make clear the shared role of CLGs and the SHPO in the nomination process:

1. Nominations of Colorado properties to the National Register of Historic Places shall be made directly to the SHPO. Nominations may be made by any parties, including CLGs.
2. Upon receipt of an adequately documented nomination of a property within the jurisdiction of a CLG, the SHPO shall notify the owner, the chief elected official, and the local Historic Preservation Commission of the proposed nomination and shall transmit the nomination to the commission for comment.
3. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.
4. Within sixty (60) days of receipt of the nomination from the SHPO, the chief elected official shall transmit the report of the commission and his or her recommendation to the SHPO. The report should concentrate on the property's eligibility under the National Register criteria of eligibility.
  - a. In the event that the Historic Preservation Commission and the chief elected official agree that the proposed nomination meets the criteria for listing the property in the National Register, the SHPO will transmit the proposed nomination and the CLG's comments to the Colorado Historic Preservation Review Board for consideration. The Review Board is an independent advisory board appointed by the Governor and SHPO that evaluates and recommends sites for nomination to the National Register.
  - b. In the event the Historic Preservation Commission and the chief elected official disagree that the proposed nomination meets the criteria for listing in the National Register, both opinions shall be forwarded to the SHPO, who will transmit the proposed nomination and the CLG's comments to the Review Board for consideration.
  - c. In the event the Historic Preservation Commission and the chief local elected official agree that the proposed nomination does not meet the criteria for listing in the National Register, the CLG shall inform the owner of the property and the applicant of its recommendation and shall inform them that within thirty (30) days an appeal of the recommendation may be made by letter directly to the SHPO. The Historic Preservation Commission shall forward the CLG's recommendations and the nomination to the SHPO, who will take no further action unless within thirty (30) days of the receipt of such recommendations by the SHPO, an appeal is filed by any person with the SHPO. If such an appeal is filed, the SHPO shall transmit the nomination and CLG's recommendations to the Review Board for consideration.
5. If no report is received by the SHPO from the chief elected official within the allotted sixty (60) days, the state shall make the nomination pursuant to section 101(a) of the National Historic Preservation Act, as amended. Failure of the CLG to submit reports on proposed nominations within its jurisdiction will be considered by the SHPO in its review of the CLG.

6. Appeals of the SHPO's decisions may be made directly to the Keeper of the National Register in accordance with federal regulations (36CFR60).

7. For proposed nominations of historic districts to the National Register of Historic Places, the CLG shall assist the SHPO in:

- a. Assisting the preparer of the form in verifying the names and addresses of the owners of properties within the proposed districts, if necessary.
- b. Providing for public information meetings at times and places agreeable to the SHPO and CLG.

8. The SHPO will notify the CLG, the owner, and the applicant when a property within the CLG's jurisdiction is listed in the National Register.

9. The Historic Preservation Commission shall be responsible for providing oversight and monitoring of historic properties and historic districts listed in the National Register of Historic Places. The commission is responsible to recommend in writing to the SHPO removal from the National Register of any property or district which has lost its integrity because of the demolition or alteration of structures.

**NOTE:** This section addresses only properly completed National Register nomination forms which have been prepared in accordance with the Secretary of the Interior's Standards for Registration and Guidelines for Registration (Federal Register, v.48, no. 190, September 29, 1983, pp. 44726-44728) and the National Park Service's National Register Bulletin *How to Complete National Register Registration Forms*.





OFFICE of  
ARCHAEOLOGY  
and HISTORIC  
PRESERVATION

**NOTICE OF PUBLIC MEETINGS**  
**COLORADO HISTORIC PRESERVATION**  
**REVIEW BOARD**  
**And**  
**COLORADO STATE REGISTER REVIEW BOARD**  
**Friday, May 19, 2017**



***Location:***

History Colorado Center – Colorado Room/Auditorium, First Floor  
1200 Broadway, Denver, Colorado

**TENTATIVE AGENDA**

10:00      **COLORADO HISTORIC PRESERVATION REVIEW BOARD CALL TO ORDER**  
                 Steve Turner, State Historic Preservation Officer

**APPROVAL OF MINUTES** for January 20, 2017 meeting

10:10      **NATIONAL REGISTER NOMINATION REVIEW**  
                 Explanation of program and procedures  
                 Public review and discussion

**NATIONAL REGISTER NOMINATIONS**

**First Unitarian Church (CLG)**  
1400 Lafayette St., Denver (5DV.16713)

**Boulder University Hill Commercial District (CLG)**  
1087 to 1213 13<sup>th</sup> St., 1111 to 1135 Broadway, 1220 to 1301 Pennsylvania Ave., and  
1307 to 1321 College Avenue, Boulder (5BL.13302)

**Downtown Longmont Historic District (CLG)**  
Roughly bounded by Main, Coffman, and Kimbark streets between 3<sup>rd</sup> and 5<sup>th</sup> avenues,  
Longmont (5BL.536)

**Truscott Elementary School (CLG)**  
211 W. 6<sup>th</sup> St., Loveland (5LR.14110)

**Longhurst Lodge - McCarty Cabin (CLG)**  
Off Highway 7, Allenspark vicinity (5BL.12884)

**Florence Historic District (CLG)**  
Roughly includes 100 blocks of E. Main Street and W. Main Street, 200-218 W. Main Street,  
100 block of W. Front Street, and adjacent properties on N. Santa Fe. Avenue, N. Pikes Peak  
Avenue, and 100 Railroad St. (5FN.523)

**Ute-Ulay Mine and Mill Complex**  
Hinsdale County Road 20, three miles east of Lake City (5HN.77)

**\*\* ADJOURNMENT OF COLORADO STATE HISTORIC PRESERVATION REVIEW BOARD**

\*\*\*\*\*

**LUNCH FOR REVIEW BOARD MEMBERS (APPROXIMATELY 20 MINUTES)**

**\*\***

**STATE REGISTER REVIEW BOARD CALL TO ORDER**

Steve Turner, Executive Director, History Colorado/Colorado Historical Society

**APPROVAL OF MINUTES**

Approval of meeting minutes for January 20, 2017 meeting

**First Creek Ski Cabin**

Near Highway 40, Winter Park vicinity (5GA.2407)

**Lon and Tillie Filoon House**

304 South 3<sup>rd</sup> Street, Lamar (5PW.457)

**2:00\*\***

**ADJOURNMENT OF STATE REVIEW BOARD**

\*\*Time is dependent on the length required for board review of each nomination.

**Copies of the nominations to be reviewed may be examined at:**

Office of Archaeology and Historic Preservation, National Register and State Register Offices,  
History Colorado Center, 1200 Broadway, Denver, CO 80203; please call 303-866-3392

**NOMINATION SUBMISSION DATES AND REVIEW BOARD MEETING DATES –  
MEETINGS TYPICALLY HELD IN DENVER**

<u>SUBMISSION DEADLINES<sup>Ⓞ</sup></u>	<u>BOARD MEETINGS</u>	<u>SUBMISSION DEADLINES<sup>Ⓞ</sup></u>	<u>BOARD MEETINGS</u>
June 2, 2017	September 15, 2017	February 2, 2018	May 17, 2018
October 2, 2017	January 19, 2018	June 1, 2018	September 20, 2018

<sup>Ⓞ</sup>Official nomination submissions must include all required materials including the nomination form, maps and photographs. Only complete and adequately documented nominations will be forwarded to the Review Board. Draft nominations may be submitted at any time.

*A Preservation Program of*



**HISTORY** *Colorado*

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Longhurst Lodge

Other names/site number: Long Cabin; McCarty Cabin; Prentkowski Cabin / 5BL.12884

Name of related multiple property listing: N/A

Enter "N/A" if property is not part of a multiple property listing

### 2. Location

Street & number: Colorado Highway 7 & County Rd 82

City or town: Allenspark State: CO County: Boulder

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets      does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

     national      statewide X local

Applicable National Register Criteria:

X A

     B

X C

X D

**CLG Draft**

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date     

State or Federal agency/bureau or Tribal Government

In my opinion, the property      meets      does not meet the National Register criteria.

Signature of commenting official:      Date     

Title :      State or Federal agency/bureau  
or Tribal Government

Longhurst Lodge  
Name of Property

Boulder County, CO

---

#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

---

Signature of the Keeper

Date of Action

---

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☒

##### Category of Property

(Check only one box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐





Longhurst Lodge  
Name of Property

Boulder County, CO

### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### **Summary Paragraph**

The Longhurst Lodge (formerly known as the Long cabin when it was built, and more recently, the McCarty cabin) is a log cabin set back in the trees of the Roosevelt National Forest, approximately 200' southwest of Colorado Highway 7 in Allenspark, Colorado. The property includes the cabin, a stone spring house, a rustic looking garage, a two-seater outhouse, a covered "government well" (cistern), and a second cistern closer to the cabin. All five of these features are arrayed behind (south of) the cabin. The one and a half story, peeled log cabin has a modified square floorplan, and features a stacked native stone foundation, fireplace and chimney, and front porch. The porch has a commanding view of the mountain peaks to the north and northeast. The cabin is in very good condition and the property as a whole visually retains a historic appearance. Despite its proximity to the highway, the cabin has a secluded feel, with a natural allure that made this location appealing for construction.

Mary Emolyn Long (McCarty) and husband Warren Earl Long, the original owners of the cabin, were issued their first special use permit by the U.S. Forest Service in 1921 and commenced building their summer cabin in 1922. The cabin was built during the Forest Service's recreational residence program (1897-1968) that had its peak between 1915 and 1940. The descendants of the Longs maintained and renewed the special use permits for 95 years and the beloved cabin was used by five generations for almost a century until it was donated to HistoriCorps in 2016.

### **Narrative Description**

#### **Contributing Resources**

**Cabin, 1922, Building, (Feature A, Photos 1-22):** The cabin is surrounded by lodgepole pine on three sides (east, south, and west). The one and a half story cabin's footprint is a modified square, with a large, open living room downstairs and a sleeping loft upstairs; a narrow rectangular room serves as the kitchen on the south-facing side and there is a similar narrow addition on the western façade at the southwest corner. The special use permit states that the cabin is just over 24' square, but in reality it is closer to 24' x 35'. The foundation for the original square portion of the footprint is several courses (or less) of dry stacked, local rocks, however the kitchen and addition on the southwest portion of the cabin rest on round, stump-like wood posts. The cabin walls are constructed of peeled logs with concrete mortar. Modified dovetail notching is only visible for the logs that form the roof of the front porch; the rest of the house features post-and-plank construction. The roofline is irregular; a side gabled roof covers the square portion of the cabin and has a moderate pitch. The kitchen and addition feature shed roofs. The western addition roofline does not meet with the original roofline; the southern

Longhurst Lodge

Name of Property

Boulder County, CO

addition's roof does. The rafter tails are visible at the south side's roofline, and the roofing material is steel sheeting.

The front (north façade) features a front porch incorporated under the cabin roof with exposed rafter tails. The porch spans the length of the cabin and is two concrete steps higher than the surrounding terrain (approximately 18" higher). The concrete stairs to the porch are on the east side. The porch has waist high stacked, uncut stone walls with concrete mortar; these enclose the porch on the west and north sides and were added in 1943.<sup>1</sup> Upright posts are spaced across the tops of the rock walls and support the end of the roof. The porch takes up a full one-third of the cabin's original square footprint.

The front door is centered on the north façade under the covered porch (Photo 4). There is an interior, plain vertical wood plank door and a wood six-lite exterior door. Like the other doors in the cabin, both are original. There two fixed, plate glass windows, one on each side of the door; these are the only windows in the cabin that are not original, but were installed in the late 1940s. The one left of the door is square, the one on the right is rectangular. They are protected by exterior wood shutters painted the same dark green as the front exterior door.

There is large exterior, stacked stone chimney with concrete mortar centered on the east gable wall (Photos 5-7). There are two small, square, four-lite, fixed windows, one on each side of the chimney on the first story. There is an upstairs window in the sleeping loft, centered under the gable peak. The second floor window is a vertical slider with a wood square frame with two six-lite windows.

The southern façade is unique in that the small rectangular room there (the kitchen) *looks* like an addition, when in reality it was the first room of the cabin to be built (Photos 7-8). The room is situated in the center of the south wall of the main portion of the cabin--in essence, a rectangle attached to a larger square (the main cabin). When Mary and Earl started building the cabin in 1922 they spent the summer living in a tent on the property (Figure 3). Not wanting to live in such primitive conditions the second summer of construction, they built the kitchen first—it was smaller than the main part of the cabin, and was single story, so it was quicker to build the room before building the cabin. In 1923 they lived and slept in the kitchen. A 1925 photograph (Figure 4) confirms that the kitchen was actually part of (and slightly predates) the original cabin. The south facing kitchen features a single window in its east façade. The type is unknown since it was shuttered during the site visit. The south façade has a doorway that leads from the kitchen to the outside. There is a simple wood and screen exterior door, and a plain, wood vertical plank interior door. Three concrete and stone half-circle stairs lead from the kitchen, down into the backyard area.

The western façade has been altered since the cabin was built. In 1942, the addition was added against the southern two-thirds of the original west wall meeting with the kitchen at the southwest corner of the cabin so that the two one-story rooms form an "L" shape (see the cabin plan that follows this narrative and Photos 8-9). The western addition, a former screened in

<sup>1</sup> John McCarty. Personal interview with Michelle Slaughter, January 12, 2017. Transcript on file with preparer.

Longhurst Lodge

Boulder County, CO

Name of Property

porch and bathroom, is now a fully enclosed small, narrow, north-south oriented room which is entered from the kitchen or the back yard; the small bathroom is on the north end. Unlike the main portion of the cabin but like the kitchen, the western addition sits on wood posts, rather than on a stacked stone foundation. The west addition has an exterior door in the south wall (at the southwest corner of the cabin) with a screen door outside a simple wood vertical panel door. Identical to the door that leads out of the kitchen to the yard, there are three half-circle concrete and stone stairs outside the door. Although the two exterior doors are in the south façade, they are, as noted, in two different rooms. There is a rectangular fixed window to the right (east) of the door. On the west façade of the addition there are two large fixed windows with four panes separated by muntins. Originally these were screened openings. On the north façade of the western addition (in the bathroom) there is another window, but the type is unknown since it was covered by exterior wood shutters during the site visit. A metal fuel tank sits on a wood platform below this window. The roof on the addition was replaced in 2010 and is made of steel sheeting like the rest of the cabin's roof, but this small portion of the roof is green. Rafter tails are exposed under the shed roof.

The remaining portion of the west façade is the original cabin. On the first floor there is a rectangular window that is fixed plate glass, and which is protected by exterior wooden shutters that are painted green like the ones on the north façade. Like the eastern façade, there is an identical second-story window centered under the pitch of the roof. It is a square, wood frame, six-lite vertical slider.

### *Interior*

The interior of the cabin has two living spaces, upstairs and downstairs (Photos 10-17). All of the interior walls are exposed logs. The ceiling is made of wood planks with log support beams (Photos 10 and 12) and the floor is wood (tongue-and-groove). The downstairs of the main portion of the cabin is a single open room with a closet under the stairs in the southwest corner (Photos 10-13). There is a massive stone fireplace on the eastern wall of the living room, flanked by two small, square, fixed windows. The tiered fireplace mantle is also stone. The L-shaped wood plank staircase is built along the south and western walls, and the handrail and balustrade at the top of the stairs are thick tree branches.

To the left of the stairs is the doorway to the kitchen (Photos 15-16). The door is constructed of plain, vertical wood planks. As mentioned above, there is a door in the south wall of the kitchen that leads outside. The Peninsular wood-burning cook stove (purchased used during World War II), the kitchen cabinets, the water tank, and the small kitchen sink were installed during the summer of 1942. Linoleum flooring was installed in the kitchen before Mary's grandson, John McCarty's, first visit in 1942, leaving the original tongue-and-groove flooring intact, according to Mr. McCarty.<sup>2</sup> There is a set of French doors in the west wall of the kitchen that lead to the western addition (Photo 16). The small western room, the former screened in porch, receives an abundance of natural light since the south and west walls are mostly windows. There is an exterior door in the southern wall, in the southwest corner. At the north end of the addition,

---

<sup>2</sup> John McCarty interview, January 12, 2017.

Longhurst Lodge  
Name of Property

Boulder County, CO

there is a very small bathroom (Photo 17) that was added in 1942, which has a tiny sink, toilet, and standup shower purchased from the Montgomery Ward catalogue.<sup>3</sup> The bathroom and the rest of the west addition both have tongue-and-groove wood floors.

The upstairs sleeping loft is reached by wood plank stairs and may have initially been one large room under the pitched roofline (Photo 14). At some point, prior to Mr. McCarty's 1942 visit, the single room was divided into two small bedrooms with a doorway, but no door, between the two rooms. It is not known if this was done when the cabin was built or at some later time in the twenty years that followed. The dividing wall is exposed wood frame and sheetrock. The sloped wood plank ceiling has exposed rafters and the floor is wood.

The cabin does have electricity, which was installed in 1950. The cabin does not have its own water source, and instead has been reliant on water piped in from a neighboring cabin's water system.

Behind the cabin to the southwest, south, and southeast are five associated outbuildings and related structures.

**Spring House ("Laundry Room"), 1943, Building, (Feature B, Photo 18):** There is small stone spring house to the southwest of the cabin. The north-south oriented building was the last to be built on the property and was constructed in 1943 by an Allenspark stone mason, Omar Boyle, utilizing stones found on the land. It is 8' x 7'-8" and is made of crudely stacked stones with concrete mortar and a similar low, stone landscape wall extends to the east from the northeast corner of the building. The doorway to the building is in the north wall; it has two doors, the inner door is of plain vertical wood planks, the outer is a wood and screen door. There is a round vent hole high in the western wall. Inside the building, built into the floor against the south wall, is a roughly 6"-deep concrete trough that spans the width of the wall. When the spring house was built, blocks of ice were used to cool the room, but the intention was that ultimately cold water would continuously circulate through the trough and prevent perishable foods and beverages from spoiling. It was eventually piped for this purpose, but the spring house never worked in the intended fashion so that use was abandoned and the small building was used for storage. At the time this nomination was written, an antique hand-cranked tub-style washing machine was also in the building, so the stone room has come to be known as the laundry room, although it was never used as one.<sup>4</sup>

**Cistern, 1930s, Structure (Feature F, Photo 22):** Due south of the cabin is a subsurface cistern that is covered by a heavy, square, wood plank door that is flush with the ground. The cistern was dug in the 1930s by friends of John McCarty's cousin, Kermit Carr. They were told they could stay at the cabin temporarily, but then became squatters. It was during this time that they decided they needed a cistern since there was no running water at the cabin. They hand dug and used dynamite to excavate a big enough hole, and then lined it with concrete. This feature was never used as a cistern, and is easily missed—the wood cover is totally concealed by dirt and pine duff.

<sup>3</sup> John McCarty interview, January 12, 2017.

<sup>4</sup> John McCarty interview, January 12, 2017.

Longhurst Lodge

Name of Property

Boulder County, CO

**Outhouse, ca. 1922, Building** (Feature D on the map, Photo 20): Slightly south of the cistern, is a now defunct outhouse. The small (4'-4" square) wood frame and vertical plank building has two seats. The very basic vertical plank door is in the east wall, and the shed roof slopes to the west. The outhouse is original to the property and was likely constructed when the cabin was built in the early 1920s, but it has been out of use since the bathroom was added to the house in 1942.

**Garage, 1943, Building** (Feature C, Photo 19): Southeast of the cabin is the garage, which measures 14'-4" x 20'-4". The garage is a pole building with a wood frame and walls of unpeeled vertical logs that have been cut lengthwise down the center making them half as thick (or less) than whole logs. The roughhewn façade mimics the outhouse and the cabin in appearance. The low-pitched, front-gabled roof has exposed rafter tails under the eaves on the east and west sides. There are two six-lite windows, one each in the center of the east and west walls. It is not known if they open or not. The doorway, which is large enough for a car to drive through, is in the north wall and features two hinged doors that swing outward from the sides.

This is not the original garage, although it is the original location and was built during the period of significance. The original garage was poorly constructed and did not have doors, nor was it walled. In 1943, after a family of robins abandoned a nest in the old garage, John McCarty tore it down for his grandmother, Mary, and they had built the existing enclosed garage. The roof was tarpaper and had to be replaced regularly. In 2010 the roof was completely rebuilt and clad with asphalt shingles and the garage walls were braced.

**The "Government Well" (Cistern), late 1930s, Structure** (Feature E, Photo 21): There is a cistern/well to the southeast of the garage. The visible portion is flush with the ground and measures approximately 5' x 6'. The concrete square collar is over a circular opening, and both are capped (like the other cistern) with a wood frame and plank cover. In the cabin's Rules and Regulations book, Mary referred to it as the "Govt. Well" and said the well was 20' deep, and had 12' of water in it; the entry was dated 8-28-44<sup>5</sup>. This is the first mention of the well/cistern, and John McCarty said it was already there when he first visited in 1942, so he suspects that it was dug in the late 1930s. No one can recall why Mary referred to it as the government well, or what the name means. Despite the fact that Mary noted water in the well/cistern in 1944, and a Forest Service employee also did when the cabin was recorded in 2014, John McCarty said that when it was built they were unable reach groundwater, so the structure was never actually used for its intended purpose.<sup>6</sup>

**Other features:** The only other associated features at the cabin site are a dirt driveway that leads southwest to the cabin from the highway and circles part of the way around the front of the cabin (north side) and around the cabin to the back (south side); low, dry stacked stone alignments that delineate the path to the front porch from the driveway and along the driveway near the kitchen's back door (Photos 5 and 7); and a galvanized steel water pipe that lays on the ground behind and southwest of the cabin and carries water from a neighbor's water supply to the southwest corner

<sup>5</sup> Longhurst Lodge Rules and Regulations book, various dates: 6.

<sup>6</sup> John McCarty interview, January 12, 2017.



Longhurst Lodge  
Name of Property

Boulder County, CO

of the Longhurst Lodge. The landscaping around the cabin is minimal. No non-native plants were introduced and the area surrounding the cabin has essentially been left wild. The only landscaping features are the low stone walls and paths mentioned above.

### **Alterations**

Minimal alterations have occurred at the cabin over the years, but naturally there has been some updating since the 1920s. Today the cabin has electricity, which it did not have originally. It was installed in 1950. The cabin has never had its own well or city water, but does now have a part-time water source. Water is piped in from a neighboring cabin's water system; this system was installed in the summer of 1942, and is only turned on in the summer months.

The northern façade of the cabin has two windows that were converted to plate glass in the late 1940s, and also on the north façade, stone entry stairs to the cabin (at the east end of the porch) and the stone walls that now enclose the porch on two sides, were added in 1943.

The Peninsular wood-burning cook stove, the kitchen cabinets, the water tank, and the small kitchen sink were installed during the summer of 1942. Linoleum flooring was installed in the kitchen before 1942, but the original tongue-and-groove flooring is intact under the linoleum.

The western façade has experienced the most alteration since the cabin was built and features the only addition to the cabin. In 1942, the addition was constructed at the southwest corner of the cabin. As mentioned previously, the western addition--a former screened in porch and bathroom--is now a fully enclosed, narrow, north-south oriented room which is entered from the kitchen or the backyard; the small bathroom is on the north end. The west addition was constructed by a local Allenspark resident, Chick Jensen, for \$500.<sup>7</sup> It is a sympathetic addition, resembling the original cabin. Since the addition was initially a porch built for enjoying the sunsets, the windows on the south façade to the right (east) of the exterior door and on the west façade of the addition were originally screened openings, but the windows were added sometime after 1947, the last time John McCarty visited as a child, but before 1969, when he returned as an adult. John McCarty's daughter Kathy believes the screened porch was converted and the windows added around 1950. The roof on the addition was replaced in 2010 and is made of steel sheeting like the rest of the cabin's roof, but this portion of the roof is green.

The garage that exists today (Feature C) was rebuilt in the location of the poorly constructed original garage, and was built 1943, during the period of significance. The style and façade of the current garage mimics that of the cabin and outhouse, and compliments the setting in general. The tarpaper roof was rebuilt in 2010 and clad with asphalt shingles and the garage walls were braced. Finally, also in 1943, Mary hired someone to build the stone Spring House (Feature B).

### **Integrity**

The Longhurst Lodge unquestionably retains all seven aspects of historical integrity: location, setting, design, materials, workmanship, feeling, and association, and still visually communicates

<sup>7</sup> John McCarty interview, January 12, 2017; Towny Anderson (HistoriCorps) notes, September 8, 2016.

Longhurst Lodge

Boulder County, CO

Name of Property

the period of historical significance. Despite expected modifications (i.e., electricity, running water, an addition to accommodate growing families and guests) it is an exceptional example of a recreation residence and remains in excellent condition.

### **Location**

The Longhurst Lodge remains in its original location, in the trees just south of Colorado Highway 7.

### **Setting**

Allenspark, where the cabin is located, is a small community that has not grown dramatically in the past 90+ years, so the setting of the cabin is very similar to when it was constructed, despite the more recent addition of the fire station on the opposite side of Colorado Highway 7. The fact that the cabin is set back from the road and is surrounded by trees makes it feel almost as remote now as it did in the 1920s.

### **Design**

The Forest Service had specific architectural and landscape guidelines for recreation residences, which were adhered to during the construction of the Longhurst Lodge. Visually it is little altered since it was built, and retains integrity of architecture.

### **Materials**

The cabin maintains high integrity of materials. Original building construction as well as additions have generally employed stone and logs, which were used within the period of significance and promoted by the Forest Service during the recreation residence era.

### **Workmanship**

As the 2014 Management Data Form states, "The natural materials and quality and ingenuity of design shows a level of care and skill involved in the construction that is more than just consistent with the expectations of the period of significance, it excels at its demonstration of the builder's skill and forethought. The cabin demonstrates the sense of hand-crafted quality desired in the recreational residence program by the Rangers of the time."<sup>8</sup>

### **Feeling**

The Longhurst Lodge maintains to a high degree the feeling of perceived remoteness and a back-to-nature charm.

### **Association**

Because there have been minimal changes on the property over the years, today the cabin easily conveys a sense of association with the period almost 100 years ago when families built their cabins in the woods, enjoying the natural resources that the forests had to offer.

---

<sup>8</sup> Alford 2014:3.

Longhurst Lodge  
Name of Property

Boulder County, CO

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☒ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Longhurst Lodge

Name of Property

Boulder County, CO

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Entertainment/ Recreation

Politics/Government

Historic Archaeology, non-aboriginal

**Period of Significance**

1922-1967

**Significant Dates**

1922, 1942-1943

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

Euro-American

**Architect/Builder**

W.E. and Mary Long

Longhurst Lodge  
Name of Property

Boulder County, CO

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Longhurst Lodge is locally significant under **Criterion A** for the areas of *politics/government* and *entertainment/recreation* as an excellent example of the United States Forest Service Recreation Residence program. The 1922 cabin was constructed during the post-Term Occupancy Act phase of the program. The cabin was one of only nine isolated cabins defined as a Recreation Residences remaining in Boulder County as of 2012.

Additionally the Longhurst Lodge is locally significant under **Criterion C** for architecture as a good example of Rustic style architecture as applied to a Recreation Residence. It is an unusual example of an early Recreation Residence in that it is one and one half stories rather than the typical one story.

Finally, the Longhurst Lodge is locally significant under **Criterion D** due to the potential for buried non-aboriginal historic archaeology that could yield information important to history. Historical archaeological features that may include obscured artifacts include two cisterns.

The Longhurst Lodge has retained all seven aspects of historical integrity: location, design, setting, materials, workmanship, feeling, and association. The period of significance begins in 1922, the year construction began on the cabin, and ends in 1967, fifty years in the past, keeping with National Register guidelines.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**Criterion A - *Politics/Government and Entertainment/Recreation***

The Longhurst Lodge is a privately-owned cabin built within the Roosevelt National Forest under the parameters of the Forest Service's recreation residence movement that was at its peak in the first half of the twentieth century. The cabin was originally part of the Allenspark Summer Home Group, of which this cabin and the abandoned Martin cabin next door to the west, are the only remaining cabins. The Martin cabin has fallen into an extreme state of disrepair, while the Longhurst Lodge is fully intact and well maintained. There were over 19,000 summer cabins in 116 National Forests across the United States while the program was in operation; most were in the western U.S.<sup>9</sup> The program ended in the 1960s and the number of cabins has been in steady decline as the leases run out and the Forest Service removes the cabins and reclaims the land. There were only 14,285 summer homes remaining in 2006 across the country and in the Roosevelt National Forest in Boulder County there were only nine left as of 2012.<sup>10</sup> Furthermore, in 2012 the Longhurst Lodge was one of only three such cabins left in Boulder County that were built in the Arapahoe and Roosevelt National Forests during the 1920s.

<sup>9</sup> Shellenbarger, Melanie. *High Country Summers: The Early Second Homes of Colorado, 1880-1940*. The University of Arizona Press, Tucson. 2012: 102.

<sup>10</sup> Shellenbarger 2012:102, 113.



Longhurst Lodge  
Name of Property

Boulder County, CO

The areas of significance for recreation residences are *Politics/Government* (the cabin's direct association with the Forest Service) and *Entertainment/Recreation* (epitomized by the recreational summer use of the cabin). The Longhurst Lodge meets Criterion A for its connection with the U. S. Forest Service's recreational residence program that grew out of the Organic Administration Act of 1897 and the Mineral Springs Leasing Act of 1899. Not all recreation residences can be considered eligible under Criterion A, since one of the defining factors is that the building must have been built during the significant period of the program. This was between 1915 (with the passage of the Occupancy Permits Act) through 1940.<sup>11</sup> The cabin was built at the height of this period between 1922 and 1924.

The cabin's area of significance under *Entertainment/Recreation* is for its association with seasonal visitors who returned to the cabin each summer for recreation and enjoyment—usually for the duration of the summer—for almost 100 years. The same family, and friends of the family, enjoyed the summer home year after year, and the cabin's guest book (which spans 80 years) describes the outdoor activities that they engaged in and that the Forest Service extolled: fishing, hiking, horseback riding, and long hours spent on the front porch enjoying the views of the mountains and the antics of the hummingbirds. A guest book entry from July 23, 1953 by Doris and Harold Lewis, sums up the general sentiment people had when staying at the cabin, "This lovely place, the magnificent mountains, the wild mountain flowers, the rustic beauty all around fill our hearts with joy . . . our hope is now that our children and grandchildren can see and enjoy it someday."<sup>12</sup>

### **Criterion C - Architecture**

The Longhurst Lodge is an excellent example of the faithful execution of Rustic style architecture, which was an important aspect of the Forest Service's recreation residence movement.

Character-defining features of the Rustic style found on the cabin include log construction, gabled roof, multi-pane windows, stone chimney and other stone features, and a front porch. These features, as well as the arrangement of the property and the landscaping found at the Longhurst Lodge property, aligns with the Forest Service guidelines for recreational private cabins within the forests. The layout of the property includes a dirt driveway that leads from the highway southwest to the cabin and then circles part of the way around the front of the cabin and then around to the back of the cabin. Landscape features include low, dry stacked stone alignments delineating the path from the driveway to the front porch and along the driveway near the kitchen's back door. The Forest Service had very specific architectural and landscape guidelines for recreation residences, and the builders of the Longhurst Lodge faithfully adhered

<sup>11</sup> Clapper, Jamie, Sheila McCarthy, Elicia Ratajczyk, Terri Liestman, Matthew Miller, Jeff Overturn, Anthony King, Doug Stephens, Miles Friend, Dave Spildie, John Hamilton, Linda Lux, Judy Rose, Dana Supernowicz, Mike McIntyre, Jon Brady, Jan Cutts, and Joan Brandoff-Kerr. *Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests, Colorado*. On file at the History Colorado, Office of Archaeology and Historic Preservation. 2008:17

<sup>12</sup> Longhurst Lodge guestbook 1945-2016: no page numbers.

Longhurst Lodge

Boulder County, CO

Name of Property

to these guidelines. According to the guidelines, the recreation residences should incorporate the following:

- “A perimeter post and beam foundation
- Log or other indigenous materials used in construction
- Spaces unobtrusively linking the structure with the outdoors (i.e. porches /decks)
- Externally placed chimneys constructed of native stone, or centrally placed metal chimneys if not visually dominant
- Gabled roof forms (front and side) with moderate slopes
- [Be] 1 or 1 ½ stories high [As an aside: of the vacation homes built between 1915 and 1940, as few as one-third were 1 ½ stories, like the Longhurst Lodge]<sup>13</sup>
- Wood multi-lite windows; fenestration types such as double-hung, casement, slider, fixed, and hopper, if constructed of natural materials
- Rustic panel or plank doors
- Muted trim colors (natural stain, brown, red, green)
- Outbuildings appropriate in scale and constructed of materials compatible with the core cabin structure
- Cabins . . . arranged in a manner that followed the topography of the site and provided views of the surrounding landscape
- Landscape features such as paths and site stairs, retaining walls, benches, fire pits and barbeques . . . kept to a minimum, and usually made from local stone or logs
- . . . no apparent exotic plantings and many varieties of indigenous plants
- Lot landscapes [using] natural materials to form simple landscaped areas containing native trees and ground cover”<sup>14</sup>

#### **Criterion D – *Non-Aboriginal Historic Archaeology***

The property is significant due to the possibility of buried historic, non-aboriginal archaeological materials that may have the potential to yield information important to history. While privy holes are known to commonly be filled with trash once an outhouse is no longer in use, according to the McCarty/Prentkowski family who donated the cabin, no trash was ever dumped into the double privy holes at the site. However, there are two abandoned cisterns on site (Features E and F), and John McCarty recalled that at some point, junk was dumped into Feature E, the cistern east of the garage, although he cannot recall specifically what the contents might be. Therefore Feature E has excellent potential to yield historic archaeological information due to deposits that could contribute to the understanding of the historic inhabitants and visitors. These artifacts may have associative value in connection with an important broad historical pattern: that of seasonal recreation residence visitors and entertainment/recreation.<sup>15</sup> It should be noted,

<sup>13</sup> Paul Alford, USDA Forest Service archaeologist, McCarty Cabin survey form (5BL.12884), 2, July 2014, on file with the Office of Archaeology and Historic Preservation, Denver, CO: page 3.

<sup>14</sup> Clapper et al. 2008:58-59.

<sup>15</sup> Alford 2014; Michelle Slaughter, historical archaeologist and principal investigator, site visit to Longhurst Lodge on 23 November 2016.

Longhurst Lodge  
Name of Property

Boulder County, CO

however, that the cistern contained water when the site was originally recorded in 2014, and may continue to, which would make it difficult to determine the presence of artifacts.

### Historic Context

The natural beauty of Colorado's mountains has drawn out-of-state tourists for well over 100 years. "Tourism, a quintessential modern activity, has been part of the landscape" for almost as long as Colorado has been a state.<sup>16</sup> The Georgetown newspaper, the *Colorado Miner*, declared that Colorado's burgeoning tourist industry brought at least a million dollars in revenue to the state in 1872, as visitors poured into the state to appreciate Colorado's wild beauty and outdoor activities. Vacationers initially came by wagon, then by train, and with the advent of the automobile, tourism expanded exponentially. The Forest Service, established in 1905, initially began not as an agency to manage America's forests for public recreational use and enjoyment, but to preserve natural resources and manage them for economic benefit. Interestingly, and possibly out of a sense of competition with the National Park Service, the Forest Service almost immediately started encouraging citizens to build modest "recreation residences" within the forests, transforming temporary tourists into part-time residents.<sup>17</sup> Special use permits issued by the Forest Service meant that the private summer homes were built on land that was publicly owned, and managed by the Forest Service.<sup>18</sup> The forests west of and adjacent to the Colorado Front Range were ideal for these homes.

While the recreational residence program spanned just over 70 years and started at the very end of the nineteenth century, the heyday of the program was between 1915 and 1940. Before the Forest Service existed, but when the Federal government was already managing America's forests, the Organic Administration Act of 1897 and the Mineral Springs Leasing Act of 1899 created regulations for how the land within the forests could be used, and set up a permitting system for special, approved usage within the forests. In 1905, once the Forest Service was established, rules were put in place for permitting summer homes and not only enabled people to build summer cabins on Forest Service land, but encouraged the practice. The Term Occupancy Act of 1915 expanded upon the previous acts, and provided concrete terms and stability for home owners, and thus led to an era known as one of rapid development and aggressive promotion. Recreation residences were considered to be much like any other forest amenity like hiking, camping, fishing, and hunting and allowed people of modest means to have their own piece of the great outdoors.<sup>19</sup> The Forest Service saw this as collaboration between themselves and the public, encouraging stewardship of the forests in exchange for the opportunity to live within them for part of each year. The Forest Service also saw it as a financially viable opportunity since the program generated a discreet source of revenue for the organization.

Would-be summer homeowners were subject to the whims of their local forester in regards to where they could build within the forest, approval for the design of the cabin, and the terms of

<sup>16</sup> Helphand, Kenneth I. *Colorado: Visions of an American Landscape*. Roberts Rinehart Publishers, Niwot, CO. 1991: 55

<sup>17</sup> Shellenbarger 2012: 20, 32, 102.

<sup>18</sup> Clapper et al. 2008:3.

<sup>19</sup> Shellenbarger 2012: 101, 105-106.

Longhurst Lodge  
Name of Property

Boulder County, CO

the special use permit and lease. Residents of these summer homes had “no right or claim against the United States, either to land or to compensation for any improvements upon it, beyond the privileges conferred in the permit.”<sup>20</sup> In fact, the owners were obliged to not only pay the permit fees, they were also required to pay the entire cost of construction, obtain the construction materials, and carry out the construction themselves or hire someone to else to do it. Even so, the relatively modest permit fees made the opportunity for vacation home ownership attainable to a great number of middle class families and construction materials tended to be abundant in the forests; if the local supply of trees was plentiful where a person wanted to build, logs were free for use, as were stones for foundations, paths, walls, and chimneys.

Like the Longhurst Lodge, recreation residences generally only had a kitchen and living area, one or two bedrooms, and an outhouse.<sup>21</sup> The architectural style is characteristically Rustic, typified by placement in a natural setting and its construction of logs and stones.<sup>22</sup> Other characteristics of the Rustic style that the Longhurst Lodge feature are stone foundations and chimneys, overhanging roofs, and small-paned windows. More often than not, Rustic style buildings are summer homes, hunting lodges, dude ranches, or other types of outdoor tourism related buildings.

Warren “Earl” Long and Mary Emolyn Long (McCarty), former residents of Michigan, spent their summers vacationing all over the United States, in a search of their future retirement home location. After a number of years they settled on Colorado, and set about building their summer home and future retirement cabin in the woods. They secured a special use permit from the Forest Service in 1921 and found the perfect location for their cabin in the Roosevelt National Forest just outside Allenspark.<sup>23</sup> They started construction of their cabin the summer of 1922 (Figures 1-2), living in a tent all summer while they worked (Figure 3). The couple did most, if not all, of the work themselves, including collecting downed trees from nearby Jackstraw Mountain that they drug one by one back to the cabin site with the assistance of horses. After laying out the plan of the cabin, they built the kitchen first (the room that appears to be an addition on the south façade) so that they could live in it—rather than a tent--the following year. The cabin was completed in 1924 (Figure 4).

Earl never had the opportunity to retire at the Longhurst Lodge since he passed away in 1931 (Mary eventually remarried and took the last name McCarty). Even after Earls’ death, Mary visited regularly, and in the summers of the 1940s, took her grandson, John McCarty, with her to keep her company. The 1940s were productive years. In 1942, a sink and drain board, wood burning cook stove, water tank, and kitchen cabinets were installed in the kitchen, and a local handyman built an addition to the west façade of the cabin that served as a screened porch and had a small bathroom with running water. That year they also installed French doors between

<sup>20</sup> *The Use of the National Forest Reserves: Regulations and Instructions*. U.S. Department of Agriculture, Washington, D.C. 1905:49-50.

<sup>21</sup> Ibid: 13, 101-102.

<sup>22</sup> Pearce, Sarah J., Merrill Wilson, Thaddeus Gearhart, Chris Geddes, Lyle Hansen, Dale Heckendorn, and Holly Wilson. *A Guide to Colorado’s Historic Architecture and Engineering*. State Historical Society of Colorado, Denver. 2003 (Rev):52-53.

<sup>23</sup> John McCarty interview, January 12, 2017.

Longhurst Lodge

Boulder County, CO

Name of Property

the kitchen and adjacent addition. In 1943, Mary hired someone to build the stone Spring House ("built in 6 days," according the cabin's Rules and Regulations book), all the stone entry stairs into the cabin, and the stone walls along the front porch (north façade).<sup>24</sup> The same year, they razed the original ramshackle garage and built a new one.<sup>25</sup> John removed the old mortar chinking and completely re-chinked the cabin in the 1940s, as well. In 1948 the cabin was electrified and a notation from Mary in the cabin Rules and Regulations book mentions that "oil lamps [were] discarded after 26 years."<sup>26</sup>

The cabin was used almost every summer after that by the family and extended family. A guest book that is filled with reminiscences and diary-like entries from a variety of friends and family members (both adults and children), spanned the 1940s through 2016. At the end of his August 1945 visit to the cabin, Mary's nephew, Kermit Carr, wrote in the guestbook, "It will be nice to think about [the cabin] after I've gone to the south Pacific. . . . We'll see you after the war."<sup>27</sup>

The guest book indicates that visitation waned between 1949 and 1953 and again between 1958 and 1965, but visitors never stopped coming altogether. As Mary aged, her vision diminished so she was unable to drive herself to the cabin any longer and instead relied on friends and relatives to take her there. The guest book reflects this and new names appear there in the late 40s and 1950s. During a stay with Mary in July 1953, niece Doris (Lewis) and her husband Harold, waxed poetic about the "magnificent mountains, the wild mt [sic] flowers, [and] the rustic beauty all around" that filled their "hearts with joy." Mary moved to Salt Lake City in the 1950s and various members of the Nash family—friends of Mary—drove her to the cabin and stayed with her. Janice Nash reminisced about the wonderful time she had there in July 1955 with her mother (Dorothy Nash), Mary, Mary's nephew Lucius and his wife Hazel, and Sam and Claire Scoville. The group had an seemingly idyllic visit and went to Estes Park, the top of the Divide, Crystal Springs, the Fawnbrook Inn where they had trout dinner, they explored an abandoned gold mine, and "took off their shoes and tried the stream" which was "tooooo cold!"<sup>28</sup> During these shared visits, Mary still wrote in the guest book herself. The summer of 1958 there were nine friends and family members at the cabin from Salt Lake City, Detroit, and Newark, and Mary spoke of them and their exploits in Estes and Rocky Mountain National Park, referring to the park as her second home.<sup>29</sup>

Mary passed away in 1960 and she left the cabin to grandson John McCarty, and he started taking his family there in the late 1960s. His daughter, Kathy Prentkowski, did the same with her family, and when John Carty donated the cabin in 2016, three generations wrote their fond farewells in the guest book.

Overall, the property has been well maintained through the years and has been in use most summers since it was originally constructed in the 1920s. There is little obvious deterioration, so

<sup>24</sup> Longhurst Lodge Rules and Regulations book, various dates: 13.

<sup>25</sup> John McCarty interview, January 12, 2017; Longhurst Lodge Rules and Regulations book:12-13.

<sup>26</sup> Longhurst Lodge Rules and Regulations book, various dates:13.

<sup>27</sup> Longhurst Lodge guestbook 1945-2016: no page numbers.

<sup>28</sup> Longhurst Lodge guestbook 1945-2016: no page numbers.

<sup>29</sup> Longhurst Lodge guestbook 1945-2016: no page numbers.

Longhurst Lodge

Boulder County, CO

Name of Property

it does not diminish the historic integrity of the property and the alterations have been few and have minimally impact the visual integrity. Furthermore, the cabin and associated features are still nestled in the pine trees, just as they were almost 100 years ago, giving the property the same sort of feeling that made the location an attractive one on which to build so long ago. Additionally, the forested environment gives a sense of solitude and peaceful isolation, despite the cabin's proximity to Colorado Highway 7.



Longhurst Lodge  
Name of Property

Boulder County, CO

---

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Alford, Paul

- 2014 Colorado Cultural Resource Survey Management Data Form; Historical Archaeology Component Form; and Architectural Inventory Form for the McCarty Cabin (5BL.12884). On file at the History Colorado, Office of Archaeology and Historic Preservation.

Clapper, Jamie, Sheila McCarthy, Elicia Ratajczyk, Terri Liestman, Matthew Miller, Jeff Overturn, Anthony King, Doug Stephens, Miles Friend, Dave Spildie, John Hamilton, Linda Lux, Judy Rose, Dana Supernowicz, Mike McIntyre, Jon Brady, Jan Cutts, and Joan Brandoff-Kerr.

- 2008 *Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests, Colorado*. On file at the History Colorado, Office of Archaeology and Historic Preservation.

Helphand, Kenneth I.

- 1991 *Colorado: Visions of an American Landscape*. Roberts Rinehart Publishers, Niwot, CO.

McAlester, Virginia and Lee

- 1984 *A Field Guide to American Houses*. Alfred A. Knopf, Inc., N.Y.

McCarty, John .

- 2017 Personal interview with Michelle Slaughter, January 12, 2017. Transcript on file with preparer.

Multiple authors

- 1930s through the 1950s *The Longhurst Lodge Rules and Regulations* book.

Multiple authors

- 1945 through 2016 *The Longhurst Lodge Guest Book*.

Pearce, Sarah J., Merrill Wilson, Thaddeus Gearhart, Chris Geddes, Lyle Hansen, Dale Heckendorn, and Holly Wilson.

- 2003 (Rev.) *A Guide to Colorado's Historic Architecture and Engineering*. State Historical Society of Colorado, Denver.

Shellenbarger, Melanie

- 2012 *High Country Summers: The Early Second Homes of Colorado, 1880-1940*. The University of Arizona Press, Tucson.

Longhurst Lodge  
Name of Property

Boulder County, CO

U.S. Department of Agriculture

1905 *The Use of the National Forest Reserves: Regulations and Instructions.* U.S. Department of Agriculture, Washington, D.C.

U.S. Department of the Interior, National Park Service

1997 (Rev.) *Guidelines for Completing National Register of Historic Places Forms, Part A: How to Complete the National Registration Form.* U.S. Department of the Interior, National Park Service, Washington DC.

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 5BL.12884

**10. Geographical Data**

**Acreage of Property** .75

Use either the UTM system or latitude/longitude coordinates

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

Longhurst Lodge  
Name of Property

Boulder County, CO

1. Zone: 13                      Easting: 454925                      Northing: 4449710  
2. Zone:                      Easting:                      Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

The .75 acre parcel is located just outside the town of Allenspark, roughly 200 feet southwest of State Highway 7, just southeast of the County Road 82/Colorado Highway 7 intersection, in the Roosevelt National Forest, Section 26, T. 3N, R. 73W. The property is bounded by Colorado Highway 7 to the northeast (and is fenced along the highway), and is unfenced and bounded by the National Forest on all other sides.

**Boundary Justification** (Explain why the boundaries were selected.)

Colorado Highway 7 has always bordered the site to the north. Formerly there was a ranger station immediately to the east but it has since been torn down. There is still an abandoned Allenspark Summer Home Group cabin to the west (the Martin Cabin). Historically, these buildings would have delineated the east and west boundaries. The southern boundary is nebulous since it is open forest.

---

**11. Form Prepared By**

name/title: Michelle Slaughter / Historical Archaeologist & PI (for property owner)  
organization: Metcalf Archaeological Consultants  
street & number: 651 Corporate Circle, Ste. 200  
city or town: Golden state: CO zip code: 80401  
e-mail mslaughter@metcalfarchaeology.com  
telephone: 303-425-4507  
date: January 31, 2017

---

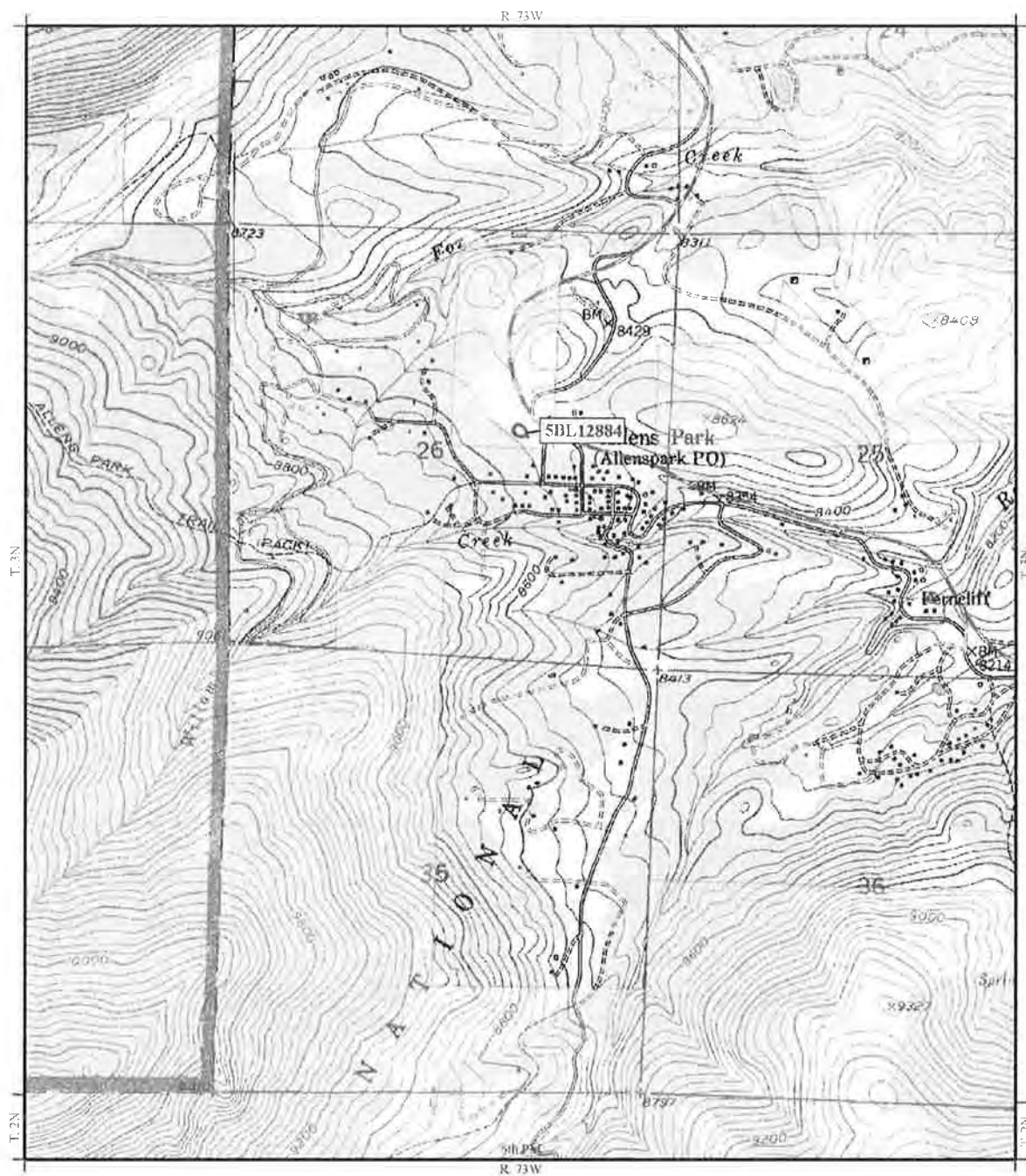
**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Longhurst Lodge  
Name of Property

Boulder County, CO



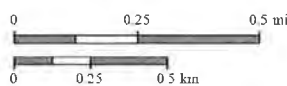
HistoriCorps  
McCarty Cabin (5BL12884)  
NRIIP Nomination  
Boulder County, CO

Metcalf Archaeological  
Consultants, Inc.  
Boulder County, CO

7.5' Quad Overview



1:24000



NAD 1983 UTM Zone 13N

Site Boundary

Eligible Resource

Surface Ownership

National Park Service

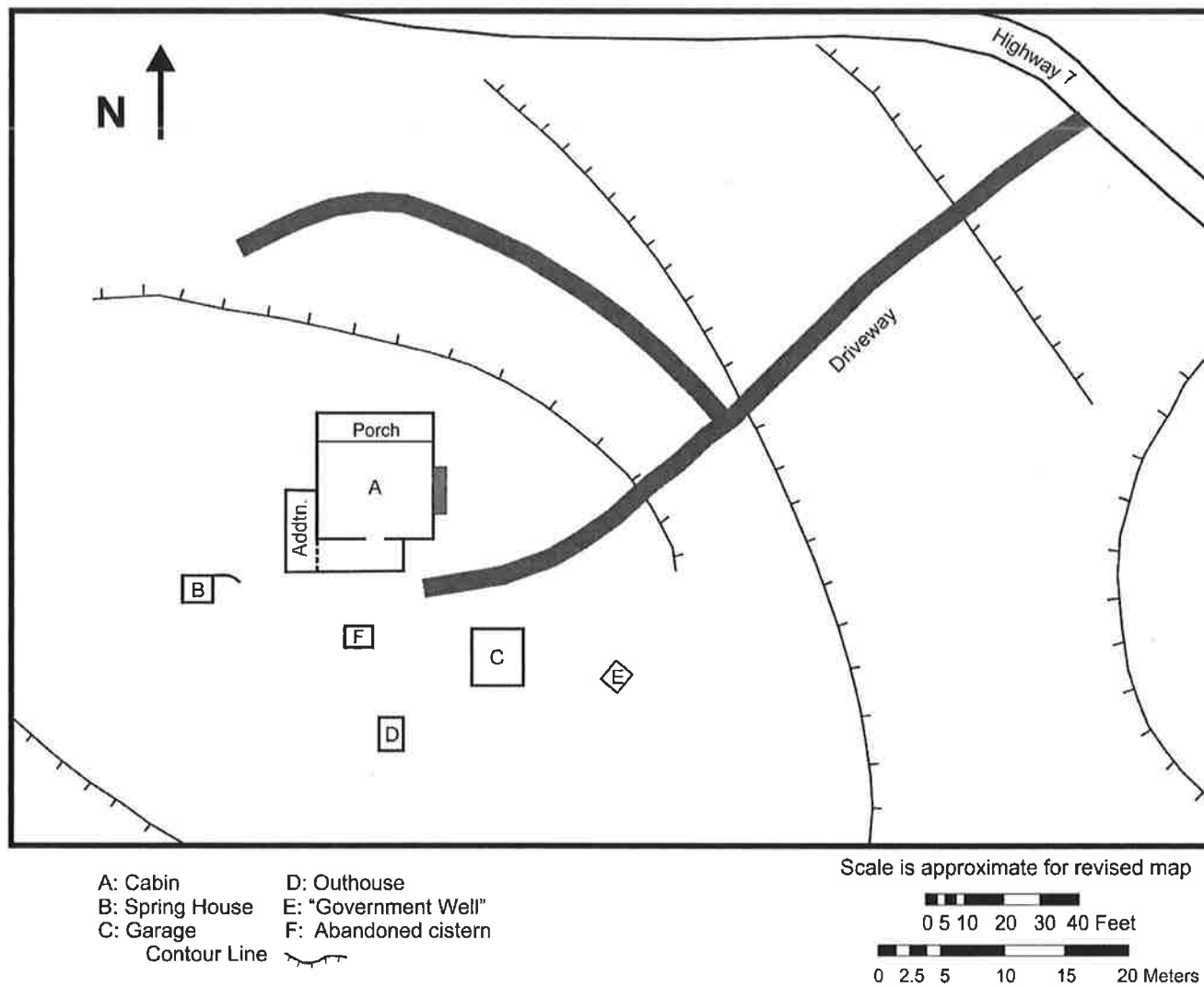
Private Land

US Forest Service

Longhurst Lodge  
Name of Property

Boulder County, CO

### Longhurst Lodge (5BL.12884)

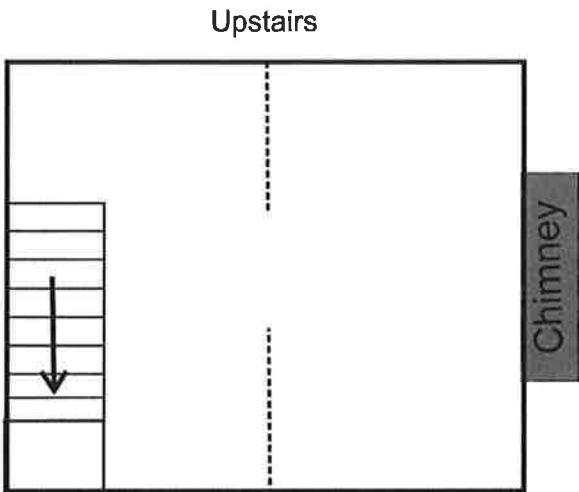
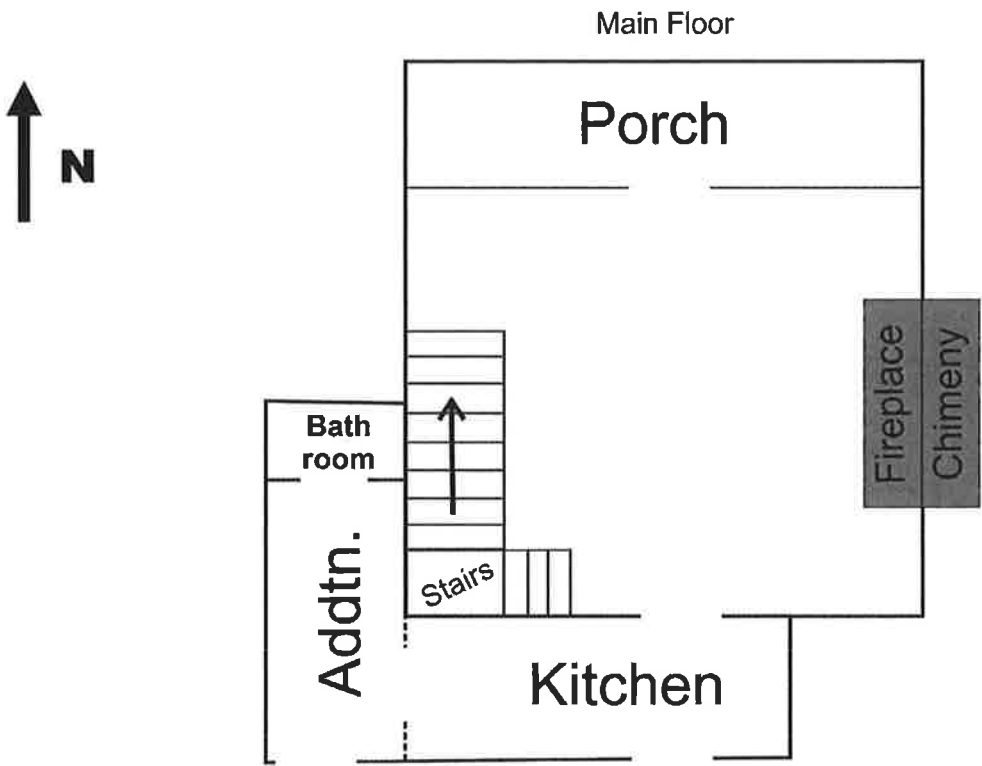


Originally recorded by Paul Alford (USDA Forest Service), 7/2/14  
Map revised by Michelle Slaughter (Metcalf Archaeological Consultants), 1/5/17

Longhurst Lodge  
Name of Property

Boulder County, CO

Longhurst Lodge Floorplan



(Not to scale)



Longhurst Lodge  
Name of Property

Boulder County, CO

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

**Name of Property:** Longhurst Lodge

**City or Vicinity:** Allenspark

**County:** Boulder

**State:** CO

**Photographers:** Michelle Slaughter / Towny Anderson / Brianna McCormick

**Date Photographed:** May 12, 2016 / November 23, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

### Historic Photos

Figure 1 Mary Emolyn Long McCarty in 1924 during construction of the cabin. View is to the NW, with Mary standing on what would become the front porch.

Figure 2 Warren Earl Long building the cabin in 1924. View is to the NW.

Figure 3 Camping out during the construction of the cabin.

Figure 4 East façade of the completed cabin in 1925. View is to the west.

### Views of the cabin and setting

1 of 22 View of the cabin site from the end of the driveway near Highway 7. View is to the SW.

2 of 22 View of the front of the cabin. View is to the SW.

3 of 22 View of the cabin and garage (on left). View is to the west.

### Exterior of the cabin

4 of 22 The front (north) façade. View to the south.

5 of 22 The eastern façade of the cabin. Stone paths that lead from the parking area to the front porch and back door are visible in the foreground. View is to the west.

6 of 22 Detail view of the stone chimney on the eastern façade of the cabin. View is to the west.

7 of 22 The eastern and southern façade. View is to the NW.

8 of 22 The southern façade and partial view of the western addition. View is to the NE.

9 of 22 The western façade (and west addition). View is to the ENE.

Longhurst Lodge

Name of Property

Boulder County, CO

**Interior of the cabin**

10 of 22 The NE corner of the living room. The wood panel front door is on the left and the stone fireplace is on the right. View is to the NE.

11 of 22 The SE corner of the living room. The stone fireplace is on the left on the kitchen door is on the far right. View is to the ESE.

12 of 22 The SW corner of the living room and the stairs to the sleeping loft. The kitchen door is on the left. View is to the SW.

13 of 22 The NW corner of the living room. View is to the NW.

14 of 22 The upstairs sleeping loft, looking from the east room to the west room, towards the stairs. View is to the WSW.

15 of 22 The kitchen with the stove in the SE corner near the back door. View is to the SE.

16 of 22 In the kitchen looking into the western addition (a former screened in porch). View is to the WNW.

17 of 22 The small bathroom at the north end of the west addition. View is to the NNW.

**Other features**

18 of 22 View of the stone spring house (Feature B). View is to the SW.

19 of 22 The garage (Feature C). View is to the SE.

20 of 22 The outhouse (Feature D). View is to the NW.

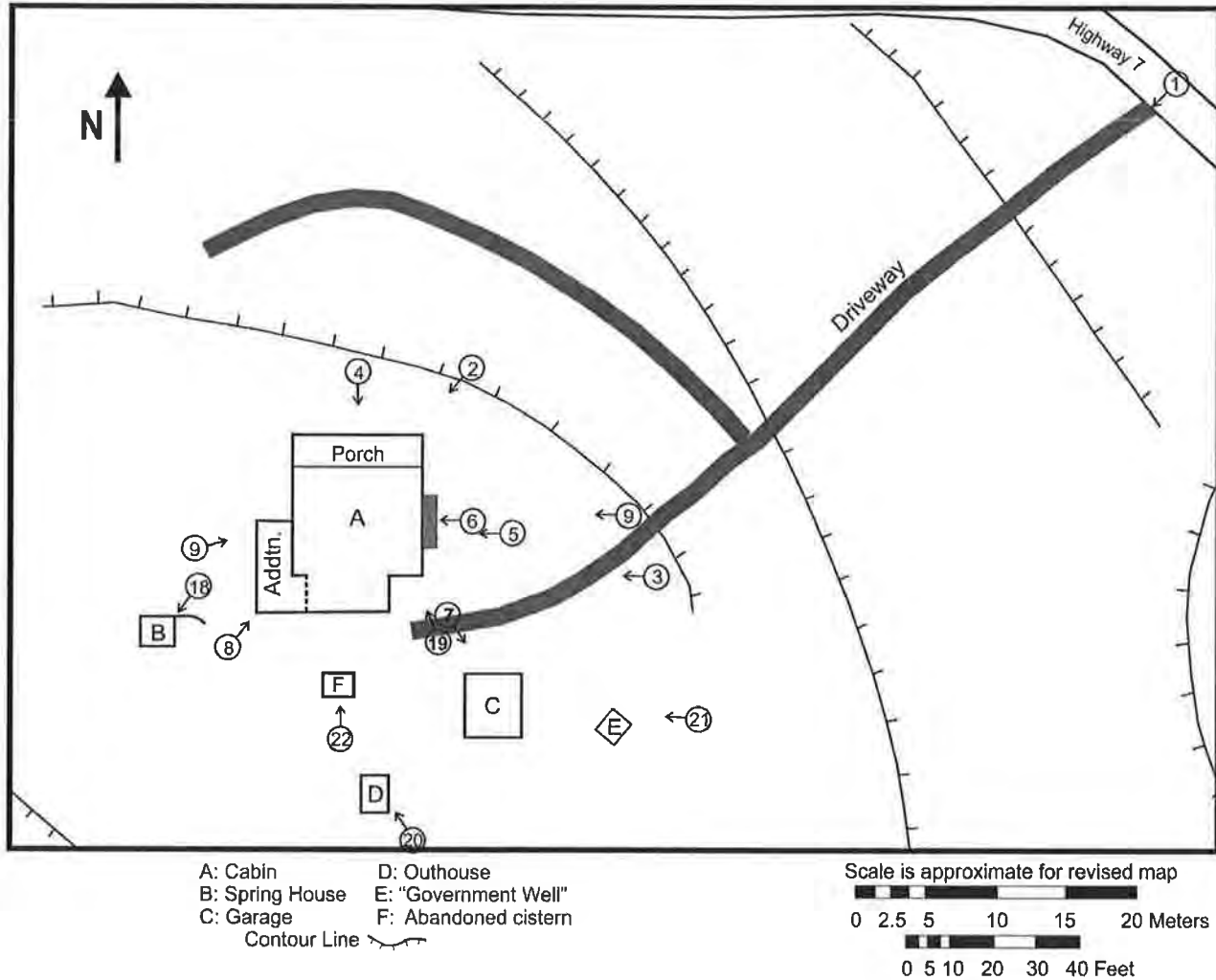
21 of 22 The covered "government well" (Feature E) with the garage in the background. View is to the WSW.

22 of 22 The covered cistern (Feature F) behind the cabin. View is to the north.

Longhurst Lodge  
Name of Property

Boulder County, CO

### Longhurst Lodge Photo Locations



Longhurst Lodge  
Name of Property

Boulder County, CO

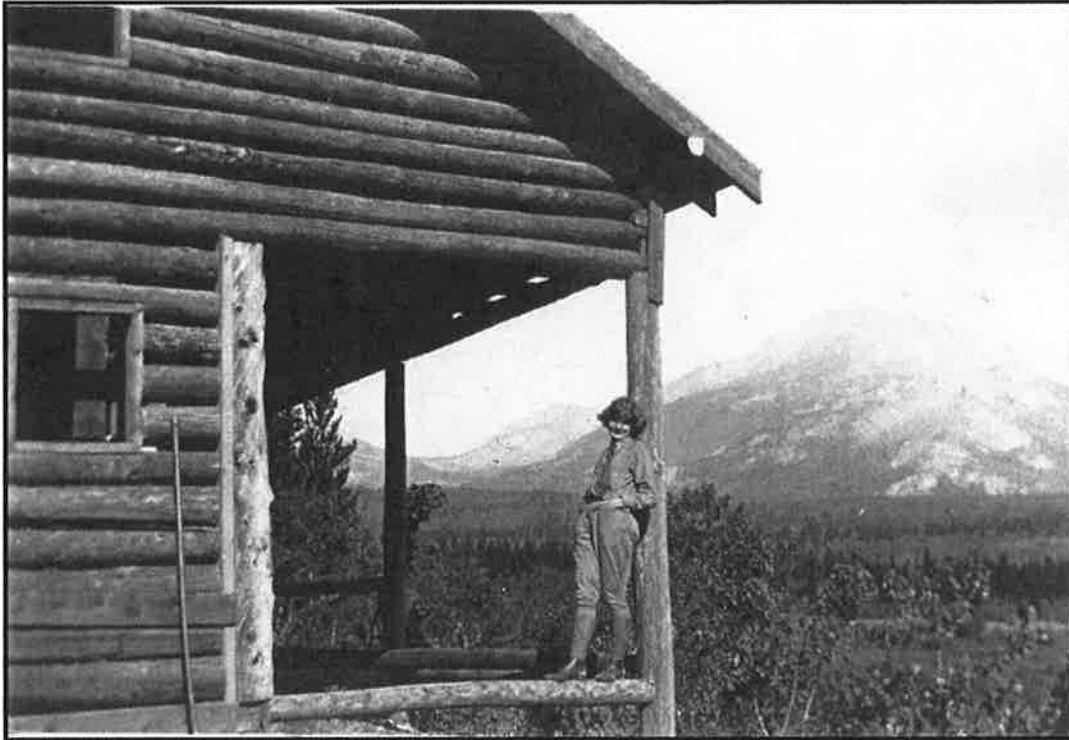


Figure 1



Figure 2

Longhurst Lodge  
Name of Property

Boulder County, CO

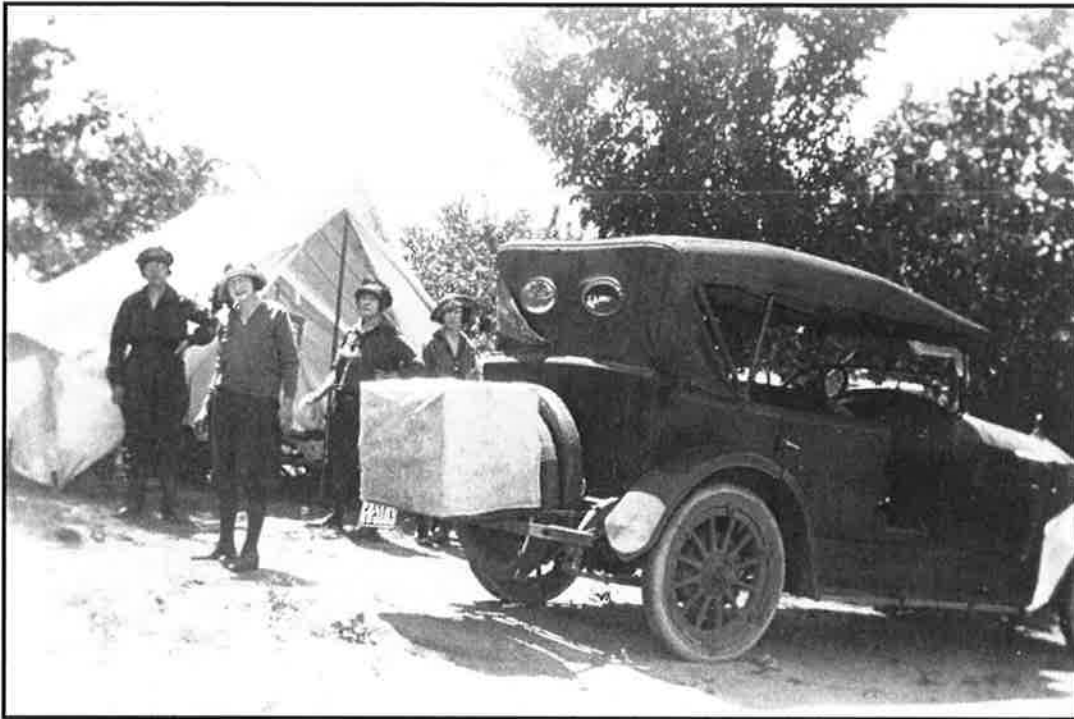


Figure 3



Figure 4

Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 1



Photo 2



Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 3



Photo 4

Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 5



Photo 6

Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 7



Photo 8

Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 9



Photo 10

Longhurst Lodge  
Name of Property

Boulder County, CO

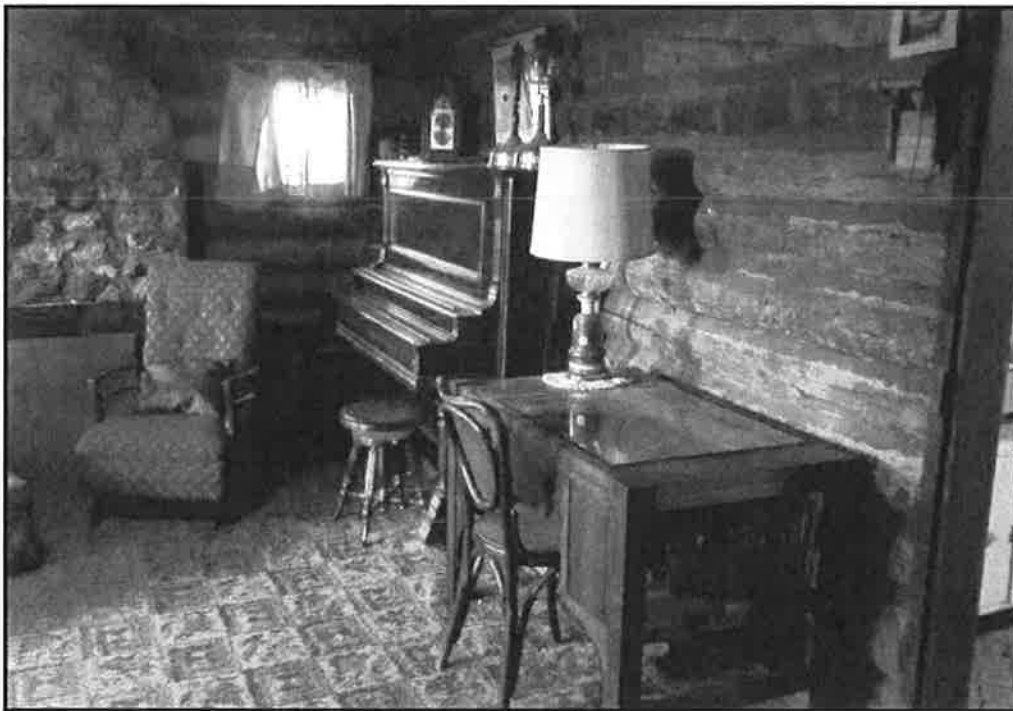


Photo 11



Photo 12



Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 13



Photo 14



Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 15



Photo 16

Longhurst Lodge  
Name of Property

Boulder County, CO

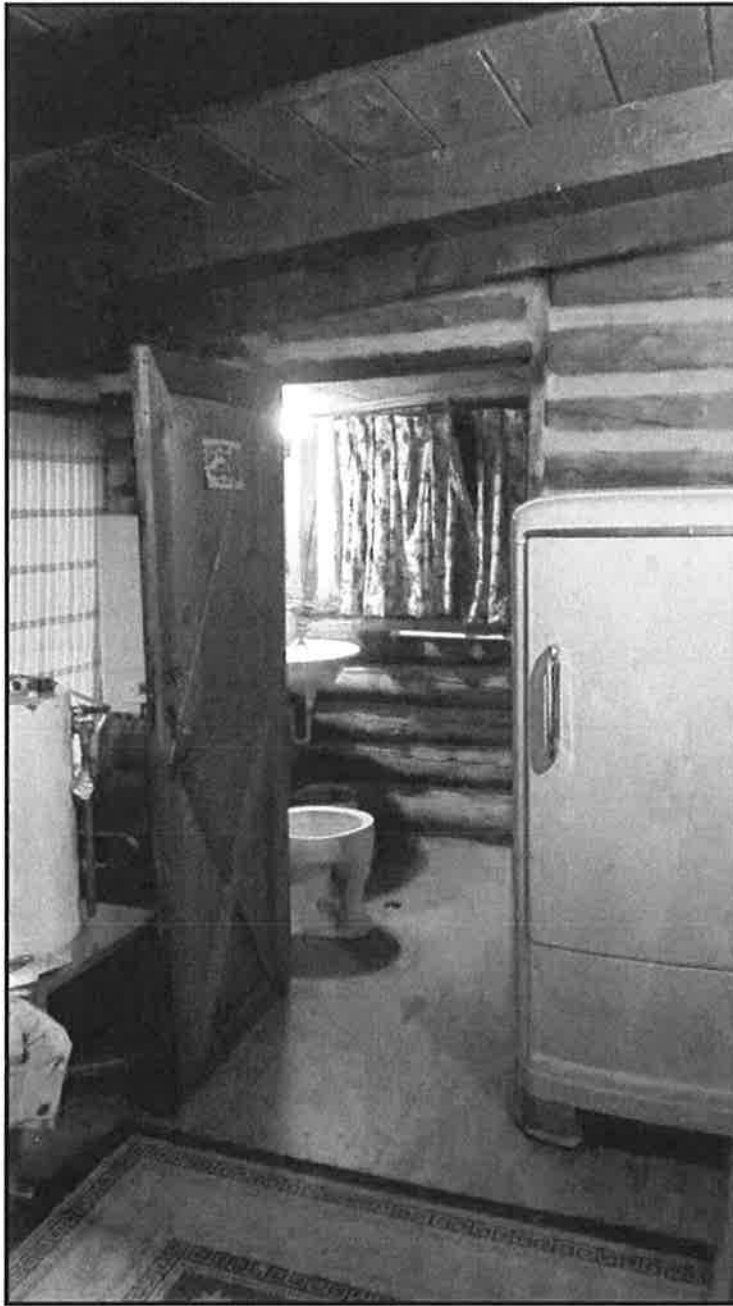


Photo 17

Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 18



Photo 19

Longhurst Lodge

Name of Property

Boulder County, CO

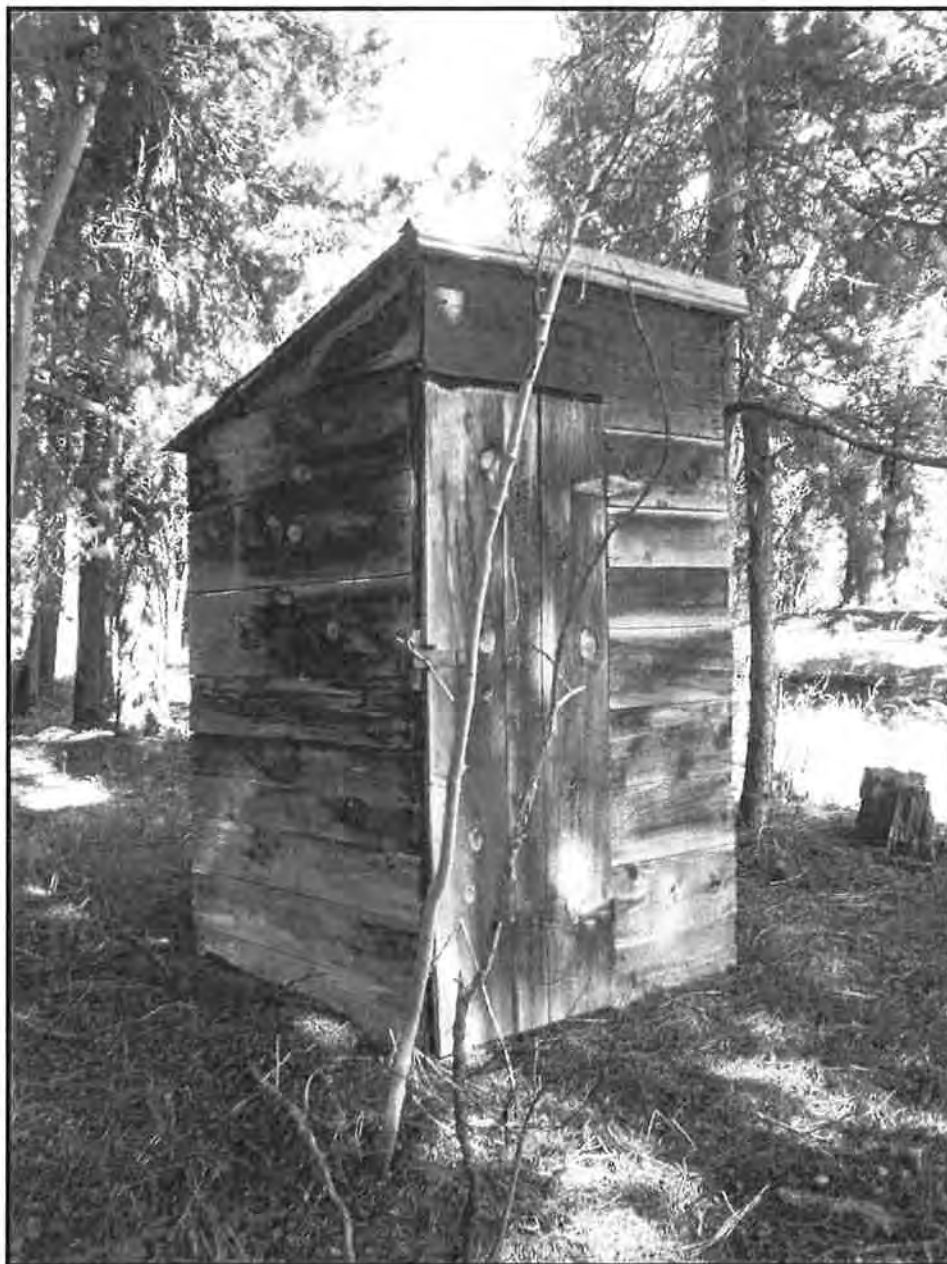


Photo 20

Longhurst Lodge  
Name of Property

Boulder County, CO



Photo 21



Photo 22