



# Community Planning & Permitting

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

## MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

THURSDAY, JULY 2, 2020 AT 6:00 P.M.

**PLEASE NOTE:** Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Historic Preservation Advisory Board webpage in advance of the hearing ([www.boco.org/HPAB](http://www.boco.org/HPAB)).

This agenda is subject to change. Please call ahead or check the Historic Preservation Advisory Board webpage to confirm an item of interest (303-441- 3930 / [www.boco.org/HPAB](http://www.boco.org/HPAB)). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

Information regarding how to participate in this virtual meeting will be available on the Historic Preservation Advisory Board webpage in advance of the hearing (approximately June 25th) at [www.boco.org/HPAB](http://www.boco.org/HPAB). There will be opportunity to provide public comment remotely on the subject dockets during the respective virtual Public Hearing portions for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to [historic@bouldercounty.org](mailto:historic@bouldercounty.org). Please include the docket number of the subject item in your communication. Call 303-441-3930 or email [historic@bouldercounty.org](mailto:historic@bouldercounty.org) for more information.

Notice is hereby given that a Public Hearing will be held by the Boulder County Historic Preservation Advisory Board (HPAB) at 6:00 pm to consider the following agenda:

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmarks:
  - a. **Docket HP-20-0001: Springdale**  
Request: Boulder County Historic Landmark Designation  
Location: 1029 James Canyon Drive, in Section 29, Township 2N, Range 71W of the 6th Principal Meridian.  
Zoning: Forestry (F) Zoning District  
Owner/  
Applicant: Eric Harms
  - b. **Docket HP-20-0002: McNeil-Mayhoffer House**  
Request: Boulder County Historic Landmark Designation of the house and site area  
Location: 10064 Empire Drive, in Section 9, Township 1S, Range 69W of the 6<sup>th</sup> Principal Meridian.  
Zoning: Agricultural (A) Zoning District  
Owner/  
Applicants: Kristen and Jay Schultz
  - c. **Docket HP-20-0003: Marshall Farmhouse**

Request: Boulder County Historic Landmark Designation  
Location: 1498 Marshall Road, in Section 16, Township 1S, Range 70W  
of the 6th Principal Meridian.  
Zoning: Rural Residential (RR) Zoning District  
Owner/  
Applicant: McCay Estates LLC

5. Other Business
  - a. Introductions
  - b. Election of Officers



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## BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

### MINUTES March 5, 2020 6:00 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

**DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT**

On Thursday, March 5, 2020 the Boulder County Historic Preservation Advisory Board held a subcommittee meeting\*, convening at 6:00pm and adjourning at 6:40pm.

Board Members Present: Mark Gerwing, Margo Leach, Caitlin McKenna, Stan Nilson, and Larry Powers

Board Members Excused: Jason Emery, Marissa Ferreira, Chuck Gray, and Rosslyn Scamehorn

Staff Present: Denise Grimm and Jessica Fasick, Community Planning & Permitting

Interested Others: 1

\*There was no quorum at the beginning of the meeting as HPAB member, Margo Leach, came in at about 6:25pm.

## 1. CITIZEN PARTICIPATION

None.

## 2. APPROVAL OF MINUTES

As there was not a quorum at this time, the approval of minutes was postponed until the next meeting.

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

None.

### **4. PRESENTATION**

Presentation on the Secretary of the Interior Standards for Rehabilitation by Erica Duvic, Preservation Planner with History Colorado.

### **5. OTHER BUSINESS**

- Member introductions were postponed until the next full-board meeting since only five members were present.
- Staff announced that the Election of Officers would happen at the next full-board meeting.
- Historic Preservation Month Awards Night was discussed, and the board was asked to think about whether one of them would consider presenting this year's certificates.

### **6. ADJOURNED**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:40pm.

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





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## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, July 2, 2020 – 6:00 p.m.**

Due to COVID-19, Public Hearing to be Held Virtually

### PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

### STAFF RECOMMENDATION RE:

#### **Docket HP-20-0001: Springdale**

Request: Boulder County Historic Landmark Designation  
Location: 1029 James Canyon Drive, in Section 29, Township 2N, Range  
71W of the 6th Principal Meridian.  
Zoning: Forestry (F) Zoning District  
Owner/  
Applicant: Eric Harms

### PURPOSE

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

### BACKGROUND

An application for landmark designation of part of the former settlement of Springdale has been submitted by the owner, Eric Harms. The request is to designate all of the newly reconfigured parcel at 1029 James Canyon Drive and includes the springhouse, a barn, the bathrooms, numerous mineshafts, and stone foundations.

The area of Springdale began as a mining camp in 1874 when precious telluride ores were discovered in the hillsides of the area. At its height, Springdale was a community of about 300 people with many small cabins, a local assayer, a postmaster, a general store, and a saloon constructed along the James Creek. The name “Springdale” was in reference to the few area mineral springs rich in sulphur, radon, and iron. As Springdale’s mining economy began to decline, the area transitioned to be promoted as a summer resort with “healing waters,” and in 1875 the Seltzer House hotel was opened, making it one of the earliest spa resorts in Colorado. The hotel included at least ten small family cottages, a bath house, a bowling alley, and bottling plant. Most of Springdale’s buildings were wiped out during the 1894 flood and the Seltzer House hotel burned down in 1903 – two events which primarily account for the town’s decline.

In 1919-1920, a state-wide analysis on mineral springs was conducted by the U.S. Geological Survey. They found that the Springdale waters were the “most highly radioactive in the state.” This eventually prompted the name change to “Curie Springs,” in honor of Madame Marie Curie, the discoverer of radium. Al and Beatrice Freel purchased the property in 1946 after two decades of finding relief to Beatrice’s arthritis from drinking the spring water. The Freels operated the business until Mr. Freel passed in 1966.

The 2013 Flood Event destroyed the Freels’ house, a bottling house and an open pavilion.

On February 19, 2020, a subcommittee of the HPAB found the remaining historic resources and the site of Springdale, to be eligible for landmark status under Criterion 1. They then reviewed docket SE-20-0001: Harms Boundary Line Adjustment to adjust the boundaries between 1029 James Canyon Drive and 1126 James Canyon Drive. The subcommittee unanimously gave their support for the proposal with the condition that the historic resources at 1029 James Canyon Drive be landmarked with Boulder County.

## **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 site is significant for its association with the former settlement of Springdale, a mining camp-turned-recreational town along the James Creek.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-20-0001: Springdale** under Criterion 1 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site 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 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.)




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Vicinity

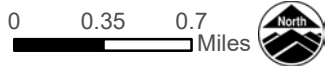
1029 JAMES CANYON DR

 Subject Parcel

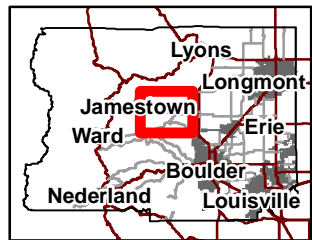
 Municipalities

## Subdivisions

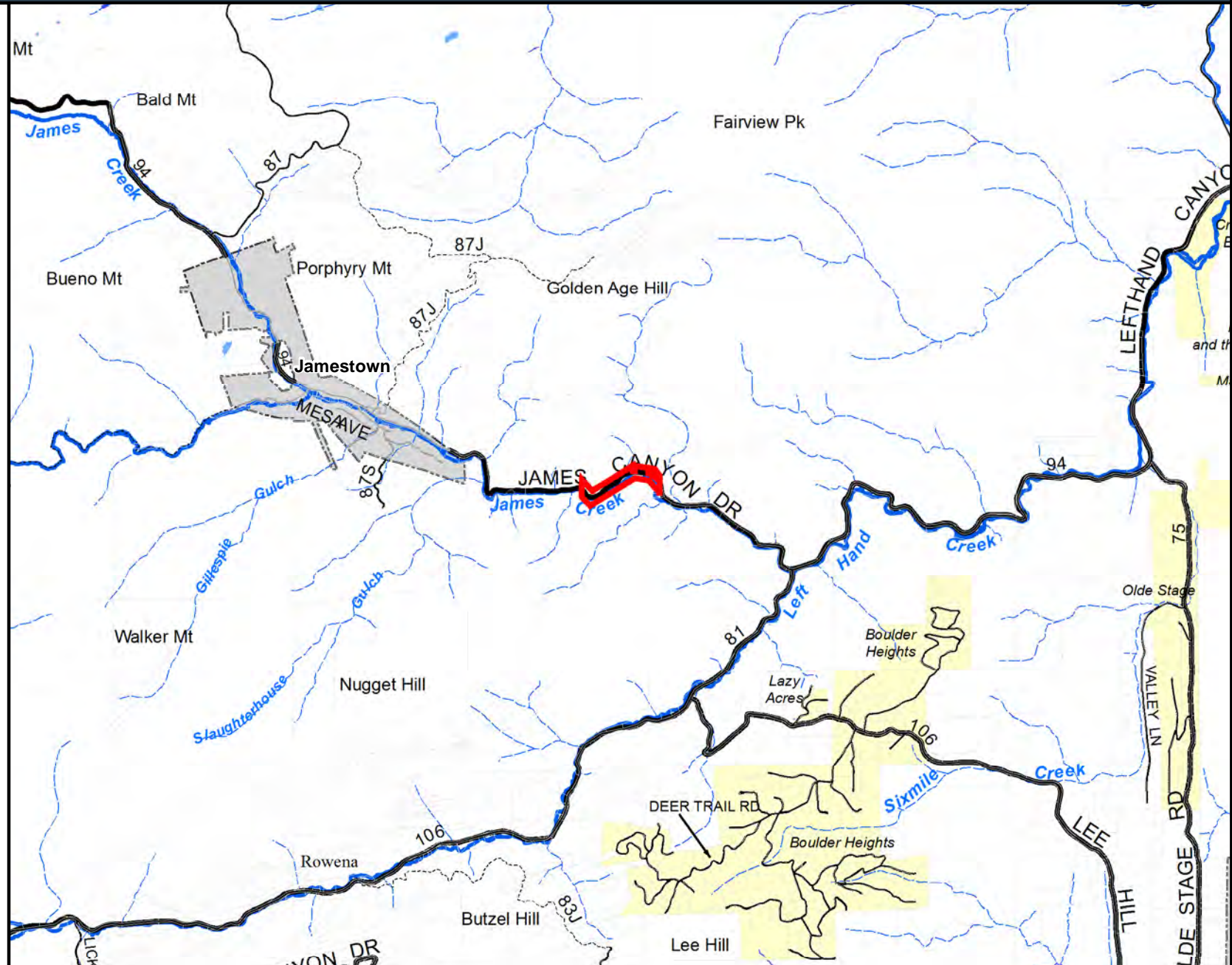
 Subdivisions



Area of Detail Date: 3/2/2020



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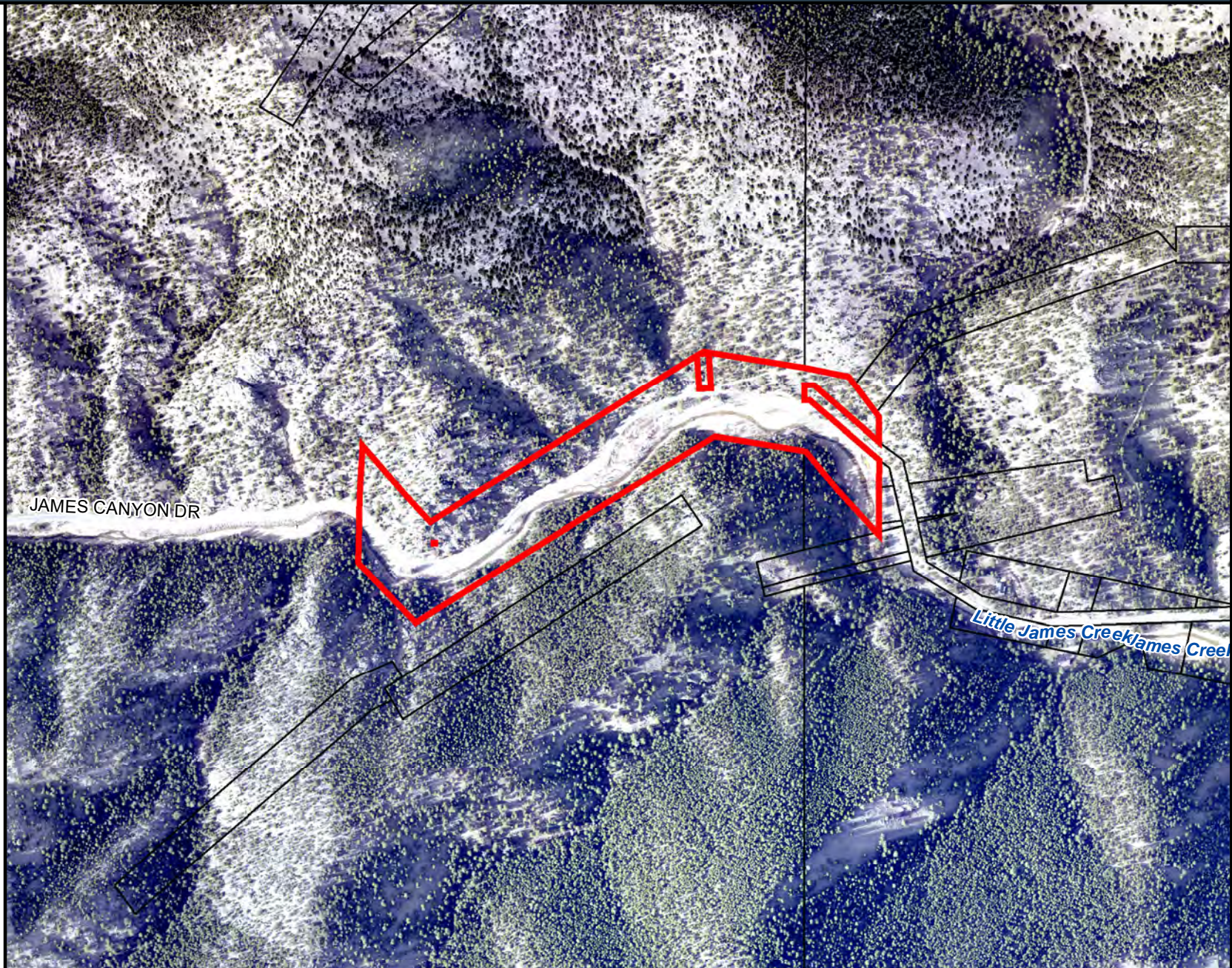
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Aerial

1029 JAMES CANYON DR

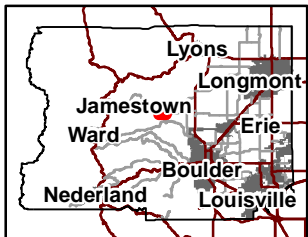
 Subject Parcel



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Area of Detail Date: 3/2/2020



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Aerial

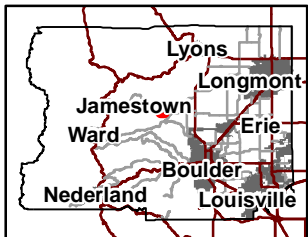
1029 JAMES CANYON DR

 Subject Parcel

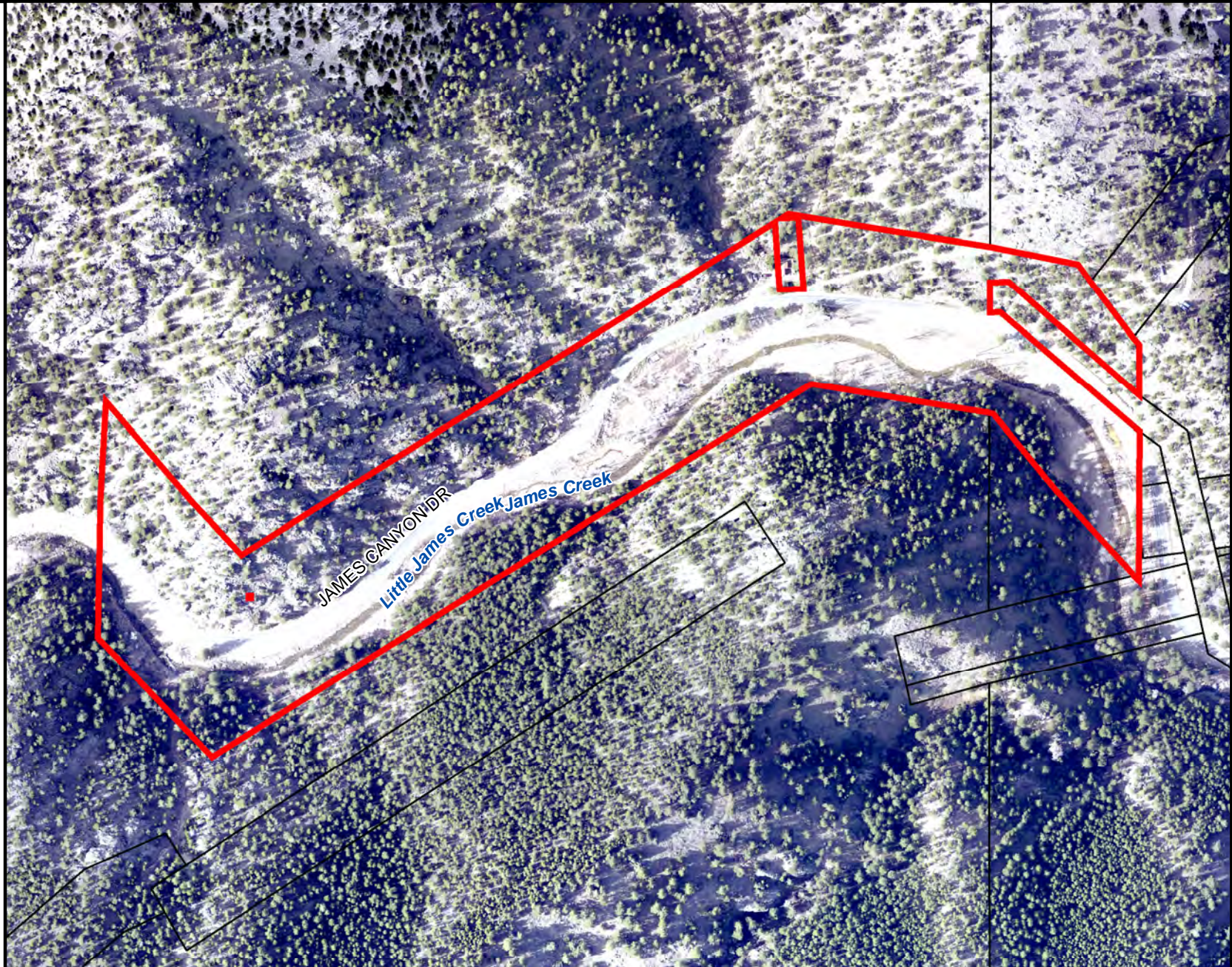
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Area of Detail Date: 3/2/2020



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

## BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

### 1. Name of Property

**Historic Name:** Springdale (Townsite)

**Other Names:** Marie Curie Radium Springs

**Historical Narrative:** See attached Architectural Inventory Form

### 2. Location

**Address(s):** 1029 James Canyon Drive; Boulder, CO 80302

### 3. Classification

**Property Ownership:**      \_\_\_\_Public      X   Private    \_\_\_\_Other

**Category of Property:**      \_\_\_\_Structure   X   Site      \_\_\_\_District

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

  3   Contributing Resources        0   Non-contributing Resources

**Narrative Describing Classification of Resources:**

I have listed 3 structures (springhouse, barn, and bathrooms) as contributing resources. The property also contains numerous mineshafts, dilapidated machinery for the nearby Ellen Lode, stone foundations for buildings, and some sections of stone wall that once flanked the road through the town.

See attached Architectural Inventory Form for more information.

## 4. Function or Use

- **Historic Functions:**
  - Domestic:
    - Single Dwelling
    - Secondary Structure
    - Hotel Institutional (Seltzer House Hotel)
    - Village Site
  - Commerce & Trade:
    - Specialty Store
    - Restaurant (Seltzer House Hotel)
  - Government:
    - Post Office (Springdale)
  - Recreation & Culture:
    - Music Facility (Seltzer House dancehall)
    - Sports Facility (Springdale bowling alley)
    - Outdoor Recreation
  - Agriculture/Subsistence:
    - Agricultural Outbuilding
  - Industry/Processing/Extraction:
    - Manufacturing Facility Extractive (mining)
    - Facility (mining)
    - Processing site (mining)
  - Health Care:
    - Resort
  - Landscape:
    - Forest
    - Natural Feature (James Creek)
    - Street Furniture/Object (roadside stone walls)

### **Current Functions:**

- Domestic:
  - Secondary Structure
- Agriculture/Subsistence:
  - Agricultural Outbuilding
- Landscape:
  - Forest
  - Unoccupied Land
  - Natural Feature (James Creek)
  - Street Furniture/Object (roadside stone walls)
  - Conservation Area

## 5. Description

**Narrative Describing Resource:** See attached Architectural Inventory Form

## 6. Statement of Significance

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

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

**Areas of Significance:** Entertainment/Recreation; Social History

**Period of Significance:** 1870s-1960s

**Significant Dates:** 1894 (flood), 1903 (fire that destroyed Seltzer House Hotel), 2013 (flood that destroyed Freel home and several outbuildings). See attached Architectural Inventory Form for additional dates and more information.

**Significant Persons:** Frederick L. Higbee, C. Edgar Smith, Frederick Ayer, Dr. William P. Harlow, Al & Beatrice Freel

## 7. Bibliographical References

See attached Architectural Inventory Form



## 8. Geographical Data

### Legal Description of Property:

**(NOTE: the following area is likely to change via Subdivision Exemption SE-20-0001: Harms Boundary Line Adjustment)**

The Higbee Placer Mining Claim, Survey No. 78, Central Mining District in Sections 28 and 29, Township 2 North, Range 71 West of the 6<sup>th</sup> P.M., except portion described as follows:

Beginning at corner No. 4 of said Higbee Placer, thence South 57°45" West 15.65 feet to the True Point of Beginning; Thence South 57°45" West, 17.35 feet; Thence South 4° East, 141 feet; Thence North 89° East, 50 feet; Thence North 4° West, 150 feet; Thence South 89° West, 35.17 feet to the True Place of Beginning, County of Boulder, State of Colorado.

**Boundary Description:** See above.

**Boundary Justification:** This is the legal description of property, used in current deeds and surveys (at time of writing, but likely to change via SE-20-0001)

## 9. Property Owner(s)

**Name:** Eric O. Harms, Trustee of that certain Declaration of Trust dated June 14, 2007

**Signature:**



**Address:** 1126 James Canyon Dr.  
Boulder, CO 80302

**Date:** 03.01.2020

**Phone:** 949.933.2140

**Email:** EricOHarms@gmail.com

## 10. Form Prepared By:

**Name:** Eric Harms

## 11. Photos, Maps, and Site Plan

See attached Architectural Inventory Form

**For Office Use Only**

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- \_\_\_\_\_ Determined Eligible- NR  
\_\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_\_ Determined Eligible- SR  
\_\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_\_ Need Data  
\_\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_\_ Noncontributing to eligible NR District

**I. IDENTIFICATION**

1. Resource number: **5BL.14031**
2. Temporary resource number:
3. County: **Boulder**
4. City: **Unincorporated**
5. Historic building names: **Curie Springs**
6. Current building name: **Curie Springs**
7. Building address: **1029 James Canyon Drive, Unincorporated Boulder County, CO 80302**
8. Owner name and address:  
**Eric O. Harms Trust**  
**1126 James Canyon Drive**  
**Boulder, CO 80302**

**II. GEOGRAPHIC INFORMATION**

9. P.M. 6th Township 2N Range 71W  
\_\_\_\_\_ E \_\_\_\_\_ ½ of Section 29 and W ½ of section 28
10. UTM reference:  
Zone 13; 469362.42mE 4439902.37mN
11. USGS quad name: Boulder  
Year: 2016 Map scale: 7.5' X 15' \_\_\_\_\_ Attach photo copy of appropriate map section.
12. Lot(s): n/a Block: n/a  
Addition: n/a Year of Addition: n/a
13. Boundary Description and Justification:  
  
**The site property is approximately 20 acres in size and contains a springhouse, a barn, and bathroom facility. Its legal description is: HIGBEE PL LESS PT CENTRAL 20 ACS M/L PER DEED 10617518/31/90 BCR END.**

**III. Architectural Description**

14. Building plan (footprint, shape): **Rectangular Plan (Springhouse, Barn, Bathrooms)**
15. Dimensions in feet: n/a
16. Number of stories: n/a

17. Primary external wall material(s): **Stone (Springhouse); Concrete (Springhouse, Bathrooms); Wood (Barn)**
18. Roof configuration: **Barrel Roof (Springhouse); Shed Roof (Springhouse, Bathrooms); Gable Roof (Barn)**
19. Primary external roof material: **Metal Roof**
20. Special features: **none**
21. General architectural description:

**Springhouse:**

The springhouse is located closely along the south side of James Canyon Drive. The structure is a small, rectangular building with no foundation, stone siding, and a metal roof. The west half of the structure has a barrel roof with asphalt shingle siding on the upper half of the south wall and native stone for the siding. The east half of the structure has a shed style roof with cinder block siding. The entry is located on the south elevation (door is missing), along with two window openings to the right of the entrance.

**Barn**

Sitting to the south of the springhouse, the single-unit barn is a wood structure with a pole-frame design. The barn faces east, has a gable roof, asphalt roll roofing, and appears to have no foundation. The barn has two levels, and the second level is visually noticeable on the exterior by an outward tilt in the board-and-batten siding. The entrance is marked on the east elevation by a single opening. A side-hinged door was likely hung here at one time, but no longer exists. Above is a small side-hinged hay loft door, which helps to suggest what the original door that hung below might've looked like. To the right of the entrance is a 4-light wood frame awning window (hinged at top). The north and south elevations both have a 6-light wood frame awning window. The west elevation has two side-by-side 4-light wood frame windows centered on the gable front. All windows are painted green, but nearly all glass panes are broken or missing.

**Bathroom Facility**

The bathrooms sit to the east of the springhouse. The bathrooms are a rectangular cinder block structure with a shed-style roof, metal roofing, and overhanging eaves. The bathrooms consist of two rooms with a door on the east elevation and door on the west elevation. Both entrances are hung with a standard stile-and-rail door, presumably original to the structure. There are two wood-frame hopper style windows on the south elevation.

22. Architectural style/building type: **No Style**
23. Landscaping or special setting features:

**The structures sit along the south side of James Canyon Drive in the former settlement of Springdale, about two miles east of Jamestown. The structures sit in a mostly open area near**

**James Creek with several trees surrounding the buildings. James Canyon Drive runs east-west through the property just to the north of the buildings. James Creek flows generally east-west through the property to the south of the buildings.**

24. Associated buildings, features, or objects:

**The tunnel and compressor for the Ellen mine sits on the property towards the southwest corner.**

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Actual: **1949 (springhouse)** Estimate: **c. 1940 or earlier (Barn); c. 1950 (Bathrooms)**

Source of information: **Boulder County Tax Assessor Records**

26. Architect: none

Source of information:

27. Builder/Contractor: none

Source of information:

28. Original owner: **Al Freel (Springhouse and Bathrooms), possibly Dr. William P. Harlow (Barn)**

Source of information:

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

**The original Seltzer House hotel was built on the property to the west of the springhouse and barn in 1875 but burned in 1903. Remains of the hotel's stone foundation can still be seen. The several buildings associated with the hotel (bowling alley, cottages, stable, etc.) were situated nearby, but all were destroyed either by the 1894 flood or the 1903 fire. Towards the southwest corner of the property is a dynamite tunnel and air compressor that were part of the Ellen mine operation. A wood-frame "mine shack" that probably dated to the 1910s or earlier originally sheltered the compressor and possibly additional machinery. The shack was still around in 1965 but is no longer in existence, leaving the compressor exposed to the elements.**

**The construction date for the barn is more difficult to date. Due to the difference in the barn's architectural style and materials as compared to the 1949 Freel buildings, it might've been on the property prior to the Freel's ownership. The barn's style is untraditional, and the small entrance suggests that its use was probably for small livestock. The barn's wood-frame awning windows help to suggest a pre-WWII construction date. The barn's method of construction, which is like a pole-barn but much smaller in size, suggests that the barn was probably an economic and quick solution for needed shelter.**

**In 1949, a mid-century style home was added to the property by Al and Beatrice Freel. The structure had a shed-style roof, a concrete foundation, and a mix of stone and cinderblock siding. The Freels also had an open pavilion and a bottling house, which was similar in style to their residence. All three of these structures were destroyed in the 2013 flood. The**

**springhouse, which was similar in style to the bottling house and Freel residence (the use of stone, cinder block, and asphalt shingle siding is the same) was also built in 1949 and still exists on the property. The cinder block bathrooms were also built near the same time as the other buildings, c. 1950.**

30. Original location   **X**   Moved        Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Residential, Commercial**

32. Intermediate use(s): **Residential**

33. Current use(s): **Vacant**

34. Site type(s): **Health Resort**

35. Historical background:

**The area of Springdale began as a mining camp in 1874 when precious telluride ores were discovered in the hillsides of the area. A year prior, Frank L. Higbee laid claim to the Higbee Placer along James Creek. At its height, Springdale was a community of about 300 people with many small cabins constructed along the creek. Springdale had a local assayer, postmaster, general store, and saloon. C. Edgar Smith is credited with contriving the name “Springdale” for the area, in reference to the few mineral springs rich in sulphur, radon, and iron. As Springdale’s mining economy began to decline, Smith made some improvements to the area and began to promote the area as a summer resort with “healing waters.” In 1875 the Seltzer House hotel was opened, making it one of the earliest spa resorts in Colorado. The Hotel included at least ten small family cottages, a bath house, a bowling alley, and bottling plant. The hotel was owned by Frederick Ayer, a successful Massachusetts businessman mostly famous for his work in patent medicine with his brother, Dr. James Cook Ayer.**

**Most of Springdale’s buildings were wiped out during the 1894 flood and the Seltzer House hotel burned down in 1903 – two events which primarily account for the town’s decline. The post office closed in 1911 and the area was mostly forgotten until the property was purchased in 1915 by Dr. William P. Harlow who was familiar with the springs on the property. In 1919-1920, a state-wide analysis on mineral springs was conducted by the U.S. Geological Survey. They found that the Springdale waters were the “most highly radioactive in the state.” This eventually prompted the name change to “Curie Springs,” in honor of Madame Marie Curie, the discoverer of radium.**

**Dr. Harlow was the first commander of Denver’s Fitzsimmons Army Hospital (now a part of the Anschutz Medical Campus). Harlow apparently meant to build upon the property and pipe the water to Boulder, but never did. He died in 1924, and nearly twenty years later the Harlow estate sold the property to Al and Beatrice Freel. The Freels first came to the area from Florida**

in 1924 to test the healing waters' effect on Beatrice's arthritis. Beatrice found relief after drinking the waters, and the couple was able to purchase the property after Al's retirement in 1946. Within a few years, the couple had a new house built on the property and a springhouse and open pavilion. The Freels bottled and sold the rich mineral water and advertised for people to visit the springs where they could "drink its cool, effervescent and agreeable water, and hear the released energy vibrations...and see the shape of the vibrations of health in energy waves." The Freels charged \$2.00 for a 1-hour visit.

Jamestown resident Jack Dayhoff, who was employed by the Freels in the 1940s as a teenager, recalled that the springhouse was built over a 3-ft diameter well that had a copper pipe and spout for filling up jugs of water. As a kid, Jack would often walk down to the springs to fill up some bottles of water. He'd fill a bottle, put the lid on it, then start walking back, but before he even got back to Jamestown, the lids would always explode off the tops of the bottles.

When he worked for Al Freel, Jack recalled benches installed inside the springhouse so it that it could be used as a sauna where visitors could sit and breathe in the vapors from the springs. Freel had the springhouse hooked up to electricity to power a pump and humidifier. Jack also remembered that there used to be a large pond in the area, but when the highway was expanded, the new construction covered the spring, causing the pond to dry up.

By 1965 Freel was shipping 200 gallons of spring water a month to his customers. He recommended that "six to eight glasses be consumed on a daily basis," claiming that "continuous experience and research over the years have proven the efficacy of these rare virgin waters in the treatment of many ailments... nowhere in the world will you find more beneficial waters than those which come from great depths and flow from these magmatic springs."

Al Freel was born in 1886 in New York. As a civil engineer, Al first came out to Denver in 1908 to work on the second location of the Barker Dam in Nederland. He also worked on the location of the Moffat railroad and on other projects in San Miguel and Routt counties. In 1912, he settled in Beaumont, Texas where he worked as an exploration engineer and oil finder, locating oil fields in Texas, Florida, and Colorado. He married Beatrice Hope in Fort Stockton, Texas, in 1910. They had one son, Jerome, that lived in Houston. The business was discontinued after Al Freel's death in 1966. Beatrice lived in their mountain home until her death in 1977.

In 2014, the property was purchased by Eric Harms. They live in the house at 1129 James Canyon Drive, the only house left of the original Springdale community.

36. Sources of information:

Ancestry.com searches.

Boulder County Assessor Records (online).

Boulder County Clerk & Recorder Records (online).

"Boulder Flood of 1894." *Colorado Encyclopedia*.

<https://coloradoencyclopedia.org/article/boulder-flood-1894>

Brown, Robert. *Colorado Ghost Towns: Past and Present*. Caxton Press, 2002.

<https://books.google.com>

Bower, Carolyn. "The Water At Curie Springs." *Daily Camera* (Boulder, CO) Apr 4, 1965.

Boulder Carnegie Library for Local History.

"Curie Spring Northwest Of Boulder Serving Increasing Number Of Persons." *Daily Camera*

(Boulder, CO) Aug 13, 1953. Boulder Carnegie Library for Local History.

Dayhoff, Jack. Phone interview. March 21, 2019.

Fosset, Frank. *Colorado, Its Gold and silver Mines*. C.G. Crawford, 1880.

<https://books.google.com>

"Freel Has No Definite Program For Springdale." *Daily Camera* (Boulder, CO) no date. Boulder Carnegie Library for Local History.

"From the Archives: William Page Harlow." University Libraries, *University of Colorado*

Boulder, May 7, 2018. <https://www.colorado.edu/libraries/2018/05/07/archives-william-page-harlow>

"Mr. and Mrs. Freel Return To their Mountain Cabin At Springdale, Colo. *Daily Camera*

(Boulder, CO) Jun 2, 1950. Boulder Carnegie Library for Local History.

Pettem, Silvia. "Boulder County History: Little left of former spa community near Jamestown."

*Daily Camera* (Boulder, CO) Oct 22, 2017. [www.dailycamera.com](http://www.dailycamera.com)

"Radioactive Springs In County Excite Interest Of Atomic And Other Scientists." *Daily*

*Camera* (Boulder, CO) Aug 24, 1948. Boulder Carnegie Library for Local History.

"Springdale Owners To Build Modern Cabin On Location." *Daily Camera* (Boulder, CO) Jul 19,

1949. Boulder Carnegie Library for Local History.

"Springdale Being Rehabilitated By The A.E. Freels." *Daily Camera* (Boulder, CO) Oct 20,

1949. Boulder Carnegie Library for Local History.

"Springdale." *Daily Camera Focus Magazine* (Boulder, CO) Jan 24, 1965. Boulder Carnegie

Library for Local History.

"Visit Curie Springs." *Daily Camera* (Boulder, CO) Aug 6, 1959. Boulder Carnegie Library for Local History.

## VI. SIGNIFICANCE

37. Local landmark designation: Yes \_\_\_\_ No X Date of designation: \_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

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

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

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

- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction, or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- ☒ 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ 2. The proposed landmark as a location of a significant local, county, state, or national event;
- ☐ 3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☐ 4. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☐ 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
- ☐ 6. The proposed landmark's archaeological significance;
- ☐ 7. The proposed landmark as an example of either architectural or structural innovation; and
- ☐ 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ Does not meet any of the above Boulder County landmark criteria.

39. Area(s) of significance: **Entertainment/Recreation; Social History**

40. Period of significance: **c. 1949-1960**

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance:

**The property at 1029 James Canyon Drive is historically significant for its association with Curie Springs, a bottling business and health resort operated by Al and Beatrice Freil. The couple purchased the property in 1946 and successfully bottled and sold the radioactive water for nearly 20 years, claiming that the radioactive properties found in the water would**



cure many different ailments. Although the Freel's bottling house, pavilion, and residence were lost in the 2013 flood, the springhouse remains and can still be considered significant for its association with the bottling business. The springhouse also represents over a century's worth of time devoted to the marketing and commercialization of the mineral springs. The property originally housed the Seltzer House hotel, which was then at the heart of the Springdale community and one of the earliest health resorts in Colorado.

While not eligible for the National Register or State Register, the property should be considered eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Due to deterioration and damage caused by the 2013 flood, the springhouse has lost a degree of its design, materials, and workmanship, but still retains a high degree of location, setting, feeling. The barn and bathroom facility, both of which are nearly fully intact, help to improve association, location, and setting, since both structures were present during the Freel's ownership.

#### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible \_\_\_\_ Not Eligible X Need Data \_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_ No X

Discuss: **This inventory was conducted as a single as-needed survey.**

If there is National Register district potential, is this building: Contributing n/a Noncontributing n/a

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

#### VIII. RECORDING INFORMATION

47. Photograph numbers: **1029 James Canyon (1).jpg to 1029 James Canyon (10).jpg**

Negatives filed at: n/a

48. Report title: **n/a**

49. Date(s): **March 15, 2019**

50. Recorder(s): **Angela Gaudette**

51. Organization: **Boulder County Land Use**

52. Address: **2045 13<sup>th</sup> Street, Boulder, CO 80302**

53. Phone number(s): **720-564-2880**

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

Sketch Map

Address: 1029 James Canyon Drive  
Site Number: 5BL.14031









## Photographs

Springhouse – South elevation



Springhouse – South and west elevations





Springhouse – South and east elevations



Barn – East and north elevations





Barn – East and south elevations



Barn – North elevation





Barn – West elevation



Bathrooms – East elevation





Bathrooms – West and south elevations



View of Ellen mine entrance (right) and air compressor (left)





### Additional Photographs

Photo of springhouse from Eric Harms prior to 2013 flood.



Photo of springhouse, 1965. Boulder Carnegie Library for Local History.



## Visitor Praises Springdale Waters For Relieving His Arthritic Pains

A strong testimonial to the curative effects of the water from the Curie Spring at Springdale on the Jamestown road has been expressed by a Boulder visitor from the famed spa city of Saratoga Springs, N. Y.

The man, Harold Richardson, 80, suffers from arthritis and for many years has made annual trips to Bad Gastein, Austria, to receive relief from treatments of the radio-active waters of that European health center. Saratoga Springs, he points out, is a famous watering place, also, but it has no radio-active waters.

Unable to make the junket to Austria this year, Richardson said that he had heard of the Springdale waters and wrote here for a chemical analysis of their properties. He sent this report to his physician in Bad Gastein and that gentleman replied that the Boulder county waters were just as good in every respect — especially radio-activity — as the Bad Gastein waters.

### Both Highly Radio-Active

Springdale is recognized as the source of some of the highest radio-active waters in the United States, if not the highest—just as Bad Gastein's water is recognized as the most radio-active in Europe.

Richardson and his wife immediately came to Boulder. Within ten days, Richardson states, he received the same relief just drinking three pints a day of water from the local springs as he did a little over a year ago taking the full 21-day drinking and bathing treatment at Bad Gastein.

Feeling that the people of the Boulder area are not fully appreciative or acquainted with the Springdale water, Richardson felt that they would like to hear his story. No one who does not suffer from arthritis can fully understand the great joy of the discovery of this new source of greater relief he has found, he said.

In view of the growing publicity given to uranium mines in which radon gases have been credited with near-miracle cures of arthritis and similar maladies, Richardson points out that the water will enter the system just as fast or faster by drinking it than by breathing it or bathing in it. And, he adds, that fast relief alone is worth the trip across the United States.

### Waters Long-Known

He is leaving Boulder soon for New York City and state where he is planning to spread the word about the Boulder waters. He is also going to take some with him to see if they can be used for further relief later.

Springdale water has been recognized as a source of cure or at least relief for many diseases for many years. The springs are currently owned by Mr. and Mrs. A. E. Freel who were benefited by taking them in 1924. The waters themselves have been used since 1870. The Freels have been developing the four springs in the area —15 miles from Boulder—for several years. In the 1870's, a health resort complete with a hotel and recreation facilities was built in the area, but these were later destroyed by fire.



Springdale  
c. 1899



Seltzer House  
c. 1899

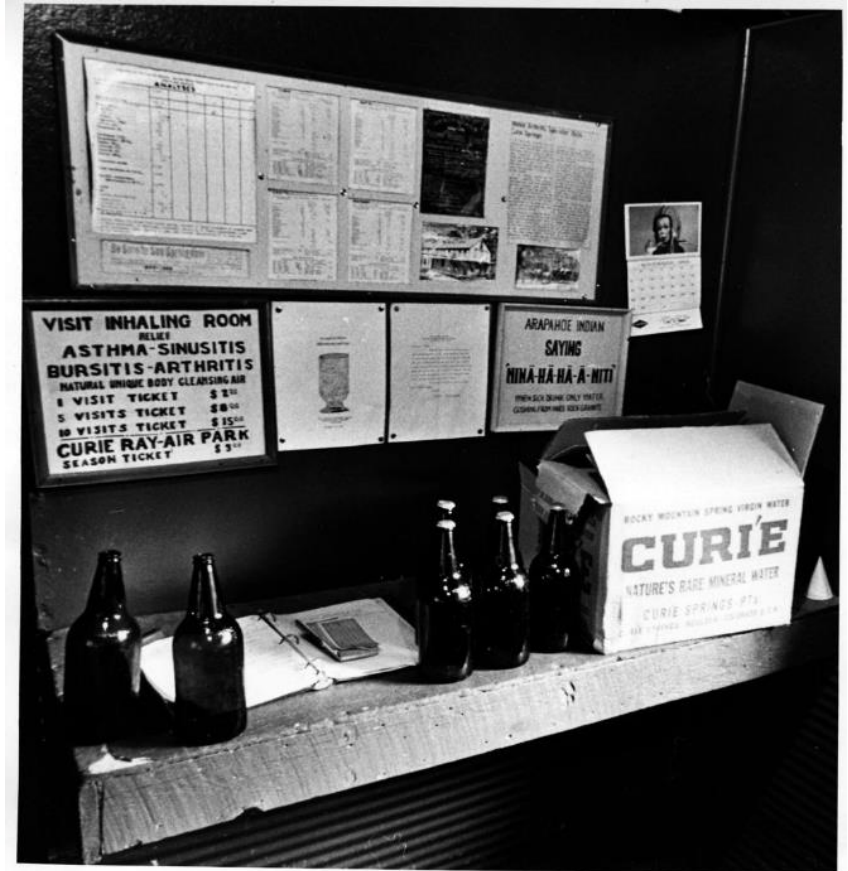




CU physics professor  
With Geiger Counter  
at Springdale  
c. 1952



Al Freel &  
Bottles of  
Curie water  
1965



Undated label

**SPRINGDALE**  
**SELTZER**  
**Natural Mineral Water.**  
BOULDER COUNTY, COLO.

**EFFERVESCENT & AGREEABLE.**

**A Specific for Rheumatism, Kidney Troubles,  
Dyspepsia, General Debility, Indigestion.**

*Sure Cure for Headaches, either Nervous or Biliary,  
and especially for derangements caused by excessive use  
of Tobacco or Alcoholic Stimulants.*

Recommended by the Best Physicians.

**ANALYSIS.**  
Contents per Imperial Gallon (10 pounds weight).

	GRAINS
Sulphate of Soda, - - - -	129.12
Carbonate of Lime—Bi-carbonate in the water -	52.
Chloride of Sodium, - - - -	5.96
Iodide and Bromide of Sodium - - - -	1.56
Bi-carbonate of Soda - - - -	6.56
Bi-carbonate of Iron - - - -	4.80
Bi-carbonate of Magnesia - - - -	.80
Silicate of Soda in the water - - - -	4.80
Weight of contents of one gallon - - -	205.60

All orders should be addressed to the  
**SELTZER MINERAL SPRINGS CO.,**  
**SPRINGDALE, BOULDER CO., COLO.**

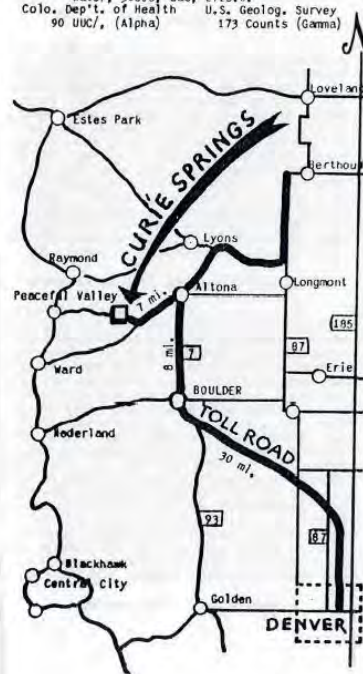


Undated brochure

## Hi-Way to Health **CURIE SPRINGS** *EASY TO REACH*

These spring waters with gases are the highest  
in radon in America.

RADIOACTIVITY  
Temperature, °C, 14.5. Temperature, °F, 58.1.  
Curie's Ra Emission per liter x 10  
Water, 305.5; Gas, 2725.0.  
Colo. Dep't. of Health U.S. Geolog. Survey  
90 UUC/, (Alpha) 173 Counts (Gamma)



TO HELP REGAIN THE  
MOST PRECIOUS OF  
ALL POSSESSIONS.

# *Health!*

from

- ARTHRITIS
- BURSITIS
- ASTHMA
- SINUSITIS

TRY: INHALING, DRINKING

*Natural  
Radon  
WATER, GAS*

at... **CURIE  
RADON SPRINGS**

SPRINGDALE - BOULDER, COLORADO





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, July 2, 2020 – 6:00 p.m.**

Due to COVID-19, Public Hearing to be Held Virtually

### PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

### STAFF RECOMMENDATION RE:

#### **Docket HP-20-0002: McNeil-Mayhoffer House**

Request: Boulder County Historic Landmark Designation of the house and site area  
Location: 10064 Empire Drive, in Section 9, Township 1S, Range 69W of the 6<sup>th</sup> Principal Meridian.  
Zoning: Agricultural (A) Zoning District  
Owner/  
Applicants: Kristen and Jay Schultz

### PURPOSE

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

### BACKGROUND

An application for landmark designation of the house and a site area has been submitted by the owners, Kristen and Jay Schultz. The request is to designate the historic house and a 30' perimeter around house. A non-historic shed is within that perimeter and would be a non-contributing resource.

In 1865, David Kerr homesteaded the land just north of this property and then acquired this property in 1883 from the Union Pacific Railway Company. He lived just to the north on what has become known as the Kerr Mayhoffer Farm. In 1898, he deeded this land to his daughter Edith and her husband, Daniel McNeil. It is believed that they built the house around 1905, but soon after they moved to Boulder and rented out the house. Edith's sister, Leanna, married John Mayerhofer and they acquired the large family farm. The rental house was sold out of the family in the 1950s but was brought back into the family by Robert Mayhoffer (note spelling change) sometime after 1970 and was once again used as a rental house.

The house is a nice example of a small Queen Anne. The Queen Anne style was popular for residences from 1880 to around the turn of the century. The style decreased in popularity until about 1910 when it was replaced by Colonial Revival and Edwardian styles. Queen Anne characteristics on the house are the scalloped siding under the gables, turned porch supports and spindlework frieze, and cutaway bay window (although the window has been replaced).

## **SIGNIFICANCE**

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

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 development of agriculture in east Boulder County.

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

The house is significant as an example of a Queen Anne vernacular farmhouse constructed in the early 20<sup>th</sup> century.

## **RECOMMENDATION**

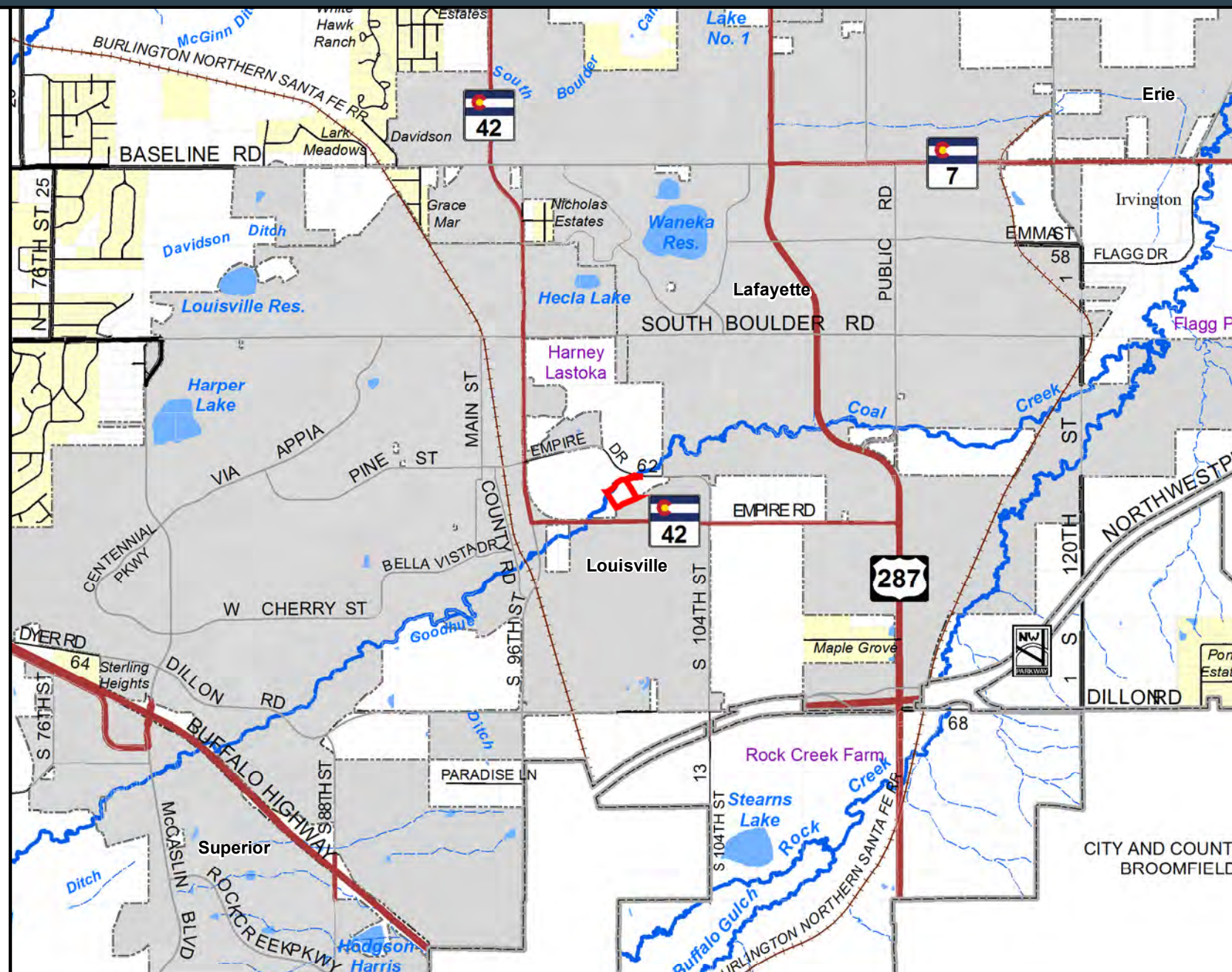
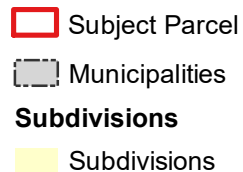
Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-20-0002: McNeil-Mayhoffer House** under Criteria 1 and 4 and subject to the following conditions:

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

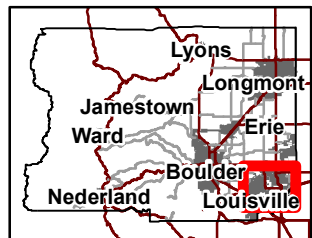


2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

**10064 EMPIRE DR**



Area of Detail Date: 2/6/2020



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# Community Planning & Permitting

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

Aerial

10064 EMPIRE DR

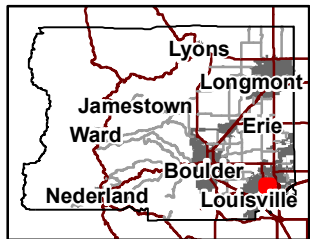
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 2/6/2020



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# Community Planning & Permitting

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Aerial

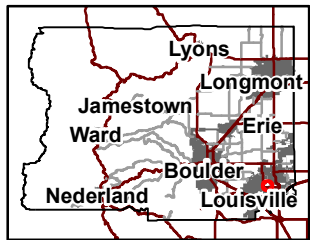
10064 EMPIRE DR

 Subject Parcel

0 0.015 0.03 Miles



Area of Detail Date: 2/6/2020



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## Boulder County Historic Landmark - Nomination Form

### 1. Name of Property

**Historic Name:** McNeil-Mayhoffer

**Other Names:** The Mayhoffer Rental House

**Historical Narrative (Continuation Sheet)** ☒

### 2. Location

**Address:** 10064 Empire Road, Unincorporated Boulder County, 80026

**Continuation Sheet (For Multiple Properties)** ☐

### 3. Classification

**Property Ownership:** Public ☐ Private ☒ Other ☐

**Category of Property:** Structure ☐ Site ☒ District ☐ House + 30' envelope

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

**Continuation Sheet** ☐

### 4. Function or Use

**Historic Functions:**

Domestic/Agricultural

**Current Functions:**

Domestic

**Continuation Sheet** ☐

### 5. Description

**Continuation Sheet** ☒

### 6. Statement of Significance

**Boulder County Criteria for Designation:** Applicable criteria 1 & 4:

1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county
4. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials.

**Areas of Significance:**

Agriculture / Architectural

**Significant Dates:**

Constructed c. 1905 and possible first home of Daniel and Edith McNeil. Rental for McNeils and later for Mayhoffers beginning possibly in 1910.

**Period of Significance:**

c. 1905

**Significant Persons:**

Mayhoffer + Kerr

**Statement of Significance (Continuation Sheet)** ☒

## 7. Bibliographical References

Continuation Sheet ☒

## 8. Geographical Data

### Legal Description of Property:

PT W 1/2 SW 1/4 SE 1/4 & PT E 1/2 SE 1/4 9-1S-69 SOUTH OF EMPIRE RD PER REC # 3612601 8/31/2017 & REC # 3612944 9/5/2017 AKA RENTAL HOUSE LOT CONSERVATION EASEMENT & LESS MINERALS PER REC # 3612772 9/1/2017 — AKA

**Boundary Description:** RENTAL HOUSE LOT TOTAL 8.66 ACS

Rental house plus 30' perimeter from house.

### Boundary Justification:

Contributing resources plus a buffer area for historical review.

Continuation Sheet ☐

## 9. Property Owner(s)

**Name(s):** Jay Schultz and Kristen Schultz

**Address(es):**

Continuation Sheet ☐

## 10. Form Prepared By (Name and Address)

## Directions for Attachments

### Continuation Sheets

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

### Maps

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

### Photos

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

**Continuation Sheet**  
**Section 1: Name of Property – Historical Narrative**

In 1865, David Kerr homesteaded land just to the north of the property. Over time, Kerr added to his land, acquiring the property upon which the house sits from the Union Pacific Railway Company in 1883. Born in Kentucky in 1833, David, his young wife Mary Ann and their son came to Colorado in 1861. By 1870, the Kerr family had built a homestead house and a boarding house which still exists on the homestead property and is commonly referred to as the Kerr Mayhoffer Farm. David and Mary Ann Kerr maintained beef and dairy cattle, grew barley, wheat, alfalfa, and sugar beets. In 1877, a coal seam was found under the Kerr's fields, and coal mining rights were leased to Louis Nawatny, after whom the town of Louisville is named.

In 1898, Kerr deeded a portion of his land to his daughter Edith and son-in-law Daniel McNeil. Edith and Daniel were married in 1899 in Boulder. Daniel was from Scotland and worked as a coal miner. It's unclear as to where Daniel and Edith first lived, but it's possible 10064 Empire Road was their earliest residence. By 1910, the McNeils were living in Boulder where Daniel worked as a coal miner inspector. The McNeils continued to own the property for a few more decades after they moved to Boulder, possibly beginning the house's use as a rental property. Edith's sister, Leanna, married John Henry Mayerhofer in Louisville in 1887 (their last name was changed to Mayhoffer during WW1). Leanna and John Henry Mayhoffer became the second generation to farm the Kerr homestead.

Edith's children (Elbert, Sadie, and Gracie) sold the property in 1954 to Roy S. and Elizabeth Walters. In 1970, Aquarius Development Co. acquired the property. Deed research became unclear after 1970. At some point, the property was re-acquired by Robert Mayhoffer, a descendant of the original Mayhoffer family. For the last number of years, the house has been used as a rental property.

In 2017, Boulder County Parks and Open Space purchased Mayhoffer farmland for \$8.26M, preserving nearly 200 acres of open land between Lafayette and Louisville. The family farm was preserved as residential lots in private ownership with conservation easements.



## **Continuation Sheet**

### **Section 5: Description**

The house sits near the eastern edge of the property facing a driveway that connects with Empire Road to the northwest of the house. The Quenn Anne vernacular residence has asymmetrical massing, a cross-gabled roof, bay window, spindle work detailing on the front porch, clapboard siding, and decorative fish scale shingles on the gable fronts. All original windows have been replaced with vinyl frame windows.

The east elevation features a centered gable with fish scale shingles on the gable front, a shuttered gable front window (or vent), and overhanging eaves. A group of three single-hung windows is situated below the gable front. The area surrounding the windows and the front porch area to the north of the gable are sided in horizontal clapboard. The front porch features spindle work detailing and Queen-Anne style spindle porch supports. There are two entrances, both hung with similar doors configured of 5 panels at the bottom with decorative carving, a 1/3 glass panel at top with a decorative shelf above and below. At the opposite end of the east elevation is a metal frame sliding window and a third (rear) entrance hung with a standard stile-and-rail door of 4 wood panels and a glass panel at top, and a transom window above the door. The exterior siding on this portion of the east elevation includes vertical siding and bead board.

The north elevation is primarily composed of a bay window hung with two single-hung vinyl frame windows and a large fixed window in the center. A gable is situated above the bay window and is sided with fish scale shingles and a gable front window and overhanging eaves. A portion of the siding to the right of the center bay window has detached exposing the lath and plaster interior wall.

The west elevation features a gable front with a pair of vinyl frame single hung windows centered below. There is an additional single-hung window to the left of the gable and two more windows of the same configuration but different in size to the right of the gable. The west elevation is sided with horizontal clapboard.

The south elevation features two different sized window openings, both with single hung vinyl frame windows.

**Continuation Sheet**  
**Section 6: Statement of Significance**

The house at 10064 Empire Road is historically significant for its association with the development of agriculture in the area and is associated with the historic Mayhoffer family. Architecturally, the property is a good example of a Queen Anne vernacular farmhouse executed in the early 20<sup>th</sup> century.

**Continuation Sheet**  
**Section 7: Bibliographical References**

Colorado Cultural Resource Survey (resource # 5BL.13888), which sites the following sources:

- Ancestry.com searches
- Boulder County Assessor Records (online)
- Boulder County Clerk & Recorder Records (online) Deeds 0077-0311, 0197-0531, 90537356, 90928916, 03612603, 03612603
- Findagrave.com searchers
- *History of Clear Creek and Boulder Valleys, Colorado: Containing a Brief History of the State of Colorado*. O.L. Baskin & Company, 1880
- Marden Maps ownership plat book of Boulder County, 1953. Boulder Carnegie Branch Library for Local History

# Mayhoffer Farm-Rental House Lot



Parks &  
Open Space

EMPIRE



2018 2016 Pictometry

0 250 500



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Map



**EXHIBIT 2**

Property Map



Temporary Resource Number:

# COLORADO CULTURAL RESOURCE SURVEY

Official eligibility determination  
(OAHP use only)

<input type="checkbox"/>	Determined Eligible- NR
<input type="checkbox"/>	Determined Not Eligible- NR
<input type="checkbox"/>	Determined Eligible- SR
<input type="checkbox"/>	Determined Not Eligible- SR
<input type="checkbox"/>	Need Data
<input type="checkbox"/>	Contributes to eligible NR Dis
<input type="checkbox"/>	Noncontributing to eligible NR

1. Resource number: **5BL.13888**
2. Temporary resource number:
3. County: **Boulder**
4. City: **Unincorporated**
5. Historic building name: **Unknown**
6. Current building name: **Mayhoffer Rental**
7. Building address: **10064 Empire Drive, Unincorporated Boulder County, 80026**
8. Owner name and address:  
**Robert Patrick Mayhoffer**  
**10164 Empire Road**  
**Lafayette CO 80026**

9. P.M. 6th Township 1S Range 69  
 1/4 of 1/4 of **SW** 1/4 of **SE** 1/4 of section **9**

10. UTM reference  
Zone **13: 489974.28 mE 4424982.71 mN**

11. USGS quad name: Lafayette  
 Year: **2016** Map scale: 7.5' X 15' Attach photo copy of appropriate map section.

12. Lot(s): n/a Block: n/a  
Addition: n/a Year of Addition: n/a

13. **Boundary Description and Justification:**  
**The property consists of one residence, a tuff shed, and remains of a barn. The property is 8.66 acres in size and located off Empire Drive east of Louisville. Its legal description:**

**PT W ½ SW ¼ SE ¼ & PT E ½ SE ¼ 9-1S-69 SOUTH OF EMPIRE DR PER REC # 3612601 8/31/2017 & REC # 3612944 9/5/2017 AKA RENTAL HOUSE LOT CONSERVATION EASEMENT & LESS MINERALS PER REC # 3612772 9/1/2017 – AKA RENTAL HOUSE LTO TOTAL 8.66 ACS END.**

14. Building plan (footprint, shape): **Irregular Plan**  
15. Dimensions in feet: Length **54** x Width **24**

Resource Number: 5BL 13888

Temporary Resource Number:

16. Number of stories: **1**

17. Primary external wall material(s): **Horizontal Siding, Shingle**

18. Roof configuration: **Cross Gabled Roof**

19. Primary external roof material: **Asphalt Roof**

20. Special features: **n/a**

21. General architectural description:

**The house sits near the eastern edge of the property facing a dirt driveway that connects with Empire Road to the northwest of the house. The Queen Anne vernacular residence has asymmetrical massing, a cross-gabled roof, bay window, spindle work detailing on the front porch, clapboard siding, and decorative fishscale shingles on the gable fronts. All original windows have been replaced with vinyl frame windows.**

**The east elevation features a centered gable with fish scale shingles on the gable front, a shuttered gable front window (or vent), and overhanging eaves. A group of three single-hung windows is situated below the gable front. The area surrounding the windows and the front porch area to the north of the gable are sided in horizontal clapboard. The front porch features spindlework detailing and Queen-Anne style spindle porch supports. There are two entrances, both hung with similar doors configured of 5 panels at the bottom with decorative carving, a 1/3 glass panel at top with a decorative shelf above and below. At the opposite end of the east elevation is a metal frame sliding window and a third (rear) entrance hung with a standard stile-and-rail door of 4 wood panels and a glass panel at top, and transom window above the door. The exterior siding on this portion of the east elevation includes vertical siding and bead board.**

**The north elevation is primarily composed of a bay window hung with two single-hung vinyl frame windows and a large fixed window in the center. A gable is situated above the bay window and is sided with fish scale shingles and a gable front window and overhanging eaves. A portion of the siding to the right of the center bay window has detached exposing the lath and plaster interior wall.**

**The west elevation features a gable front with a pair of vinyl frame single hung windows centered below. There is an additional single-hung window to the left of the gable and two more windows of the same configuration but different in size to the right of the gable. The west elevation is sided with horizontal clapboard.**

**The south elevation features two different sized window openings, both with single hung vinyl frame windows.**



22. Architectural style/building type: **Queen Anne (vernacular)**

23. Landscaping or special setting features:

**Located on Empire Road east of downtown Louisville, the Mayhoffer Rental property is comprised of a residence, a collapsed barn, and a Tuff shed. Coal Creek flows from the southwest to the northeast along the property's northern boundary and the Kerr Ditch No. 2 runs along the property's southern boundary. The surrounding agricultural landscape is generally open and flat.**

24. Associated buildings, features, or objects:

**The remains of a barn are located about 100 feet to the southeast of the house. A small portion of the wood framing and horizontal wood siding is still in place. Partial remains of an additional outbuilding sit to the west of the barn.**

**A modern shed sits just south of the house and septic tank is to the west of the house. A wood and barbed wire fence lines an area around the house on the north, west, and south sides.**

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **c. 1905**

Source of information: **Boulder County Real Estate Appraisal Card, 1949**

26. Architect: none

Source of information:

27. Builder/Contractor: none

Source of information:

28. Original owner: **Daniel and Edith McNeil**

Source of information: **Boulder County Deed Records**

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

**Tax Assessor information indicated the house was built between 1905-1915, but based on architectural observation, the house was probably built closer to 1905, if not a few years earlier. The Queen Anne style of architecture was popular for residences from 1880 until about 1900, a time when the expanding railroads helped make pre-cut architectural details available in the west. After 1900, the style decreased in popularity until about 1910 when it was replaced by Colonial Revival and Edwardian styles.**

**A wood frame barn about 37 x 31 feet in size that was located to the southeast of the house was probably built in the early 1900s. By the 1980 assessment, the barn was recorded as being in poor condition. There was also a small shed roof chicken coop and a small gable front tool shed or workshop located to the north of the old barn. The chicken coop and tool shed were removed at an unknown time.**

**At the time of the 1949 Tax Assessment the house had a screened-in porch that spanned the length of the south elevation. This porch was probably removed in the 1960s and at the same a portion of the east elevation was modified to have vertical clapboard siding and an aluminum frame window. Sometime after the 1960s the brick chimney near the center of the roof was removed and the gable front windows were closed with plywood. The northeast porch was screened-in at the time of the 1949 and c. 1960s assessment but was removed sometime after. Based on pictures, the house probably originally had single-pane sash windows, but all windows have been replaced with vinyl frame windows, mostly in-kind.**

**The foundation was originally composed of stone, but a combination of poured concrete and rigid foam was recently applied around the perimeter of the foundation. It is unclear as to how much of the stone foundation remains, or if it was all replaced.**

30. Original location   X   Moved        Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

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

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

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

34. Site type(s): **Residence**

35. Historical background:

**In 1865, David Kerr homesteaded land just to the north of the property. Over time, Kerr added to his land, acquiring the property upon which the house sits from Union Pacific Railway Company in 1883. Born in Kentucky in 1833, David, his young wife Mary Ann and their son came to Colorado in 1861. By 1870, the Kerr family had built a homestead house and a boarding house which still exists on the homestead property and is commonly referred to as the Kerr Mayhoffer Farm. David and Mary Ann Kerr maintained beef and dairy cattle and grew barley, wheat, alfalfa, and sugar beets. In 1877, a coal seam was found under the Kerr's fields, and coal mining rights were leased to Louis Nawatny, after whom the town of Louisville is named.**

**In 1898, Kerr deeded a portion of his land to his daughter Edith and son-in-law Daniel McNeil. Edith and Daniel were married 1899 in Boulder. Daniel was from Scotland, and worked as a coal miner. It is unclear as to where Daniel and Edith first lived, but it's possible the 10064 Empire Drive house was their earliest residence. By 1910, the McNeils were living in Boulder where Daniel worked as coal miner inspector. The McNeils continued to own the property for a few more decades after they moved to Boulder, possibly beginning the house's use as a rental property. Edith's sister, Leanna, married John Henry Mayerhofer in Louisville in 1887 (their last name was changed to Mayhoffer during World War I). Leanna and John Henry Mayhoffer became the second generation to farm the Kerr homestead.**

**Edith's children, Elbert, Sadie, and Gracie sold the property in 1954 to Roy S. and Elizabeth Walters. In 1970, Aquarius Development Co. acquired the property. Deed research became unclear after 1970. At some point, the property was re-acquired by Robert Mayhoffer, a descendant of the original Mayhoffer family. For the last number of years, the house has been used as a rental property.**

**In 2017, Boulder county Parks and Open Space purchased Mayhoffer farmland to the north of the 10064 Empire Dr. property for 8.26 Million, preserving nearly 200 acres of open land between Lafayette and Louisville. The family farm was preserved as residential lots in private ownership with conservation easements.**

36. Sources of information:

**Ancestry.com searches.**

**Boulder County Assessor Records (online).**

**Boulder County Real Estate Appraisal Card, 1949. Boulder Carnegie Branch Library for Local History.**

**Boulder County Clerk & Recorder Records (online). Deeds 0077-0311, 0197-0531, 90537356, 90928916, 03612603, 03612603.**

**Findagrave.com searches.**

***History of Clear Creek and Boulder Valleys, Colorado: Containing a Brief History of the State of Colorado.* O.L. Baskin & Company, 1880.**

**Marden Maps ownership plat book of Boulder County, 1953. Boulder Carnegie Branch Library for Local History.**

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes \_\_\_\_ No **X** Date of designation: \_\_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

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

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

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

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

\_\_\_\_ Qualifies under Criteria Considerations A through G (see Manual)

**X** Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:

\_\_\_\_ A. Associated with events that have made a significant contribution to history.

\_\_\_\_ B. Connected with persons significant in history.



Resource Number: SBL 13888

Temporary Resource Number:

- ☐ C. Has distinctive characteristics of a type, period, method of construction, or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- ☒ 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ 2. The proposed landmark as a location of a significant local, county, state, or national event;
- ☐ 3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ 4. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☐ 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
- ☐ 6. The proposed landmark's archaeological significance;
- ☐ 7. The proposed landmark as an example of either architectural or structural innovation; and
- ☐ 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ Does not meet any of the above Boulder County landmark criteria.

39. Area(s) of significance: **Agriculture**

40. Period of significance: **c.1905**

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance:

**The house at 10064 Empire Road should be considered eligible as a Boulder County Landmark under Criteria 1 and 4. It is historically significant for its association with the development of agriculture in the area and is associated with the historic Mayhoffer family. Architecturally, the property is a good example of a Queen Anne vernacular farmhouse constructed in the early 20<sup>th</sup> century.**

**The property does not possess sufficient significance to be considered individually eligible for listing on the National Register of Historic Places or on the Colorado State Register of Historic Properties.**

43. Assessment of historic physical integrity related to significance:

**While the partial modification on the east elevation slightly detracts from the workmanship and materials of the house, the overall structure still has a good degree of physical integrity in regard to location, site plan, and feeling, as the house retains much of its original Queen Anne ornamentation.**

Resource Number: SBL 13888

Temporary Resource Number:

**Although the house no longer has its original wood frame sash windows, the replacements were sensitive to the original window size openings and configurations. The absence of the original outbuildings and the growth and development of neighboring towns Lafayette and Louisville has impacted the farm's original setting and atmosphere, but there is enough undeveloped land still associated with the house to still be able to convey its significance as an example of early 1900s agricultural life in Boulder County.**

## **VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_ Not Eligible **X** Need Data \_\_\_\_

45. Is there National Register district potential? Yes **X** No

Discuss: **This inventory was conducted as a single as-needed survey.**

If there is National Register district potential, is this building: Contributing **X** Noncontributing \_\_\_\_

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

## **VIII. RECORDING INFORMATION**

47. Photograph numbers: **10064 Empire Drive (1).jpg to 10064 Empire Drive (10).jpg**

Negatives filed at: **n/a**

48. Report title: **n/a**

49. Date(s): **November 20, 2018**

50. Recorder(s): **Angela Gaudette**

51. Organization: **Boulder County Land Use**

52. Address: **2045 13<sup>th</sup> Street, Boulder, CO 80302**

53. Phone number(s): **303-441-3987**

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL 13888

Temporary Resource Number:

### Sketch Map

Address: 10064 Empire Drive

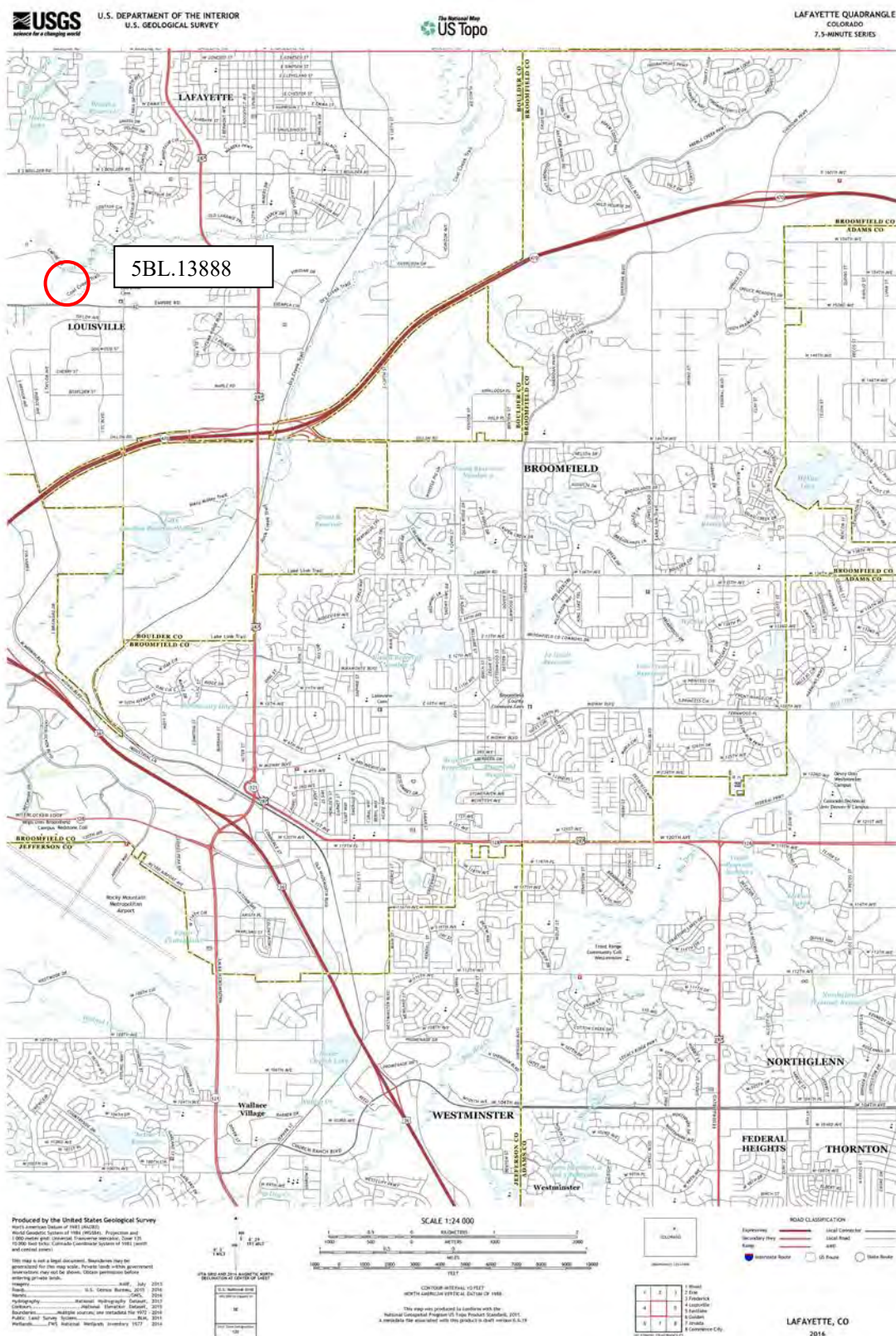
Site Number: 5BL.13888





Temporary Resource Number:

## USGS TOPO Map





Resource Number: 5BL 13888

Temporary Resource Number:

## Photographs

East Elevation



View of northeast corner



Resource Number: 5BL 13888  
Temporary Resource Number:  
East Elevation gable front detail



North elevation





Resource Number: 5BL 13888

Temporary Resource Number:

West Elevation



South Elevation



Resource Number: 5BL 13888

Temporary Resource Number:

Detail view of northwest corner door



View of Barn, looking west





Resource Number: 5BL 13888

Temporary Resource Number:

View looking south



View of Coal Creek, looking northwest





Resource Number: 5BL 13888

Temporary Resource Number:

### **Additional Photographs**

Photo of house at 10064 Empire Drive, *Boulder County Real Estate Appraisal Card*, c. 1949. Boulder Carnegie Library for Public History.



Photo of barn and outbuilding at 10064 Empire Drive, *Boulder County Real Estate Appraisal Card*, c. 1949. Boulder Carnegie Library for Public History.





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, July 2, 2020 – 6:00 p.m.**

Due to COVID-19, Public Hearing to be Held Virtually

### PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

### STAFF RECOMMENDATION RE:

#### **Docket HP-20-0003: Marshall Farmhouse**

Request: Boulder County Historic Landmark Designation  
Location: 1498 Marshall Road, in Section 16, Township 1S, Range 70W  
of the 6th Principal Meridian.  
Zoning: Rural Residential (RR) Zoning District  
Owner/  
Applicant: McCay Estates LLC

### PURPOSE

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

### BACKGROUND

An application for landmark designation of a site area has been submitted by the owners, McCay Estates LLC. The request is to landmark an irregularly-shaped site within the 36.94-acre parcel designated to encompass the buildings associated with the core of the historic farm with a 20' buffer. The proposed landmark site includes three contributing resources – the historic farmhouse, the springhouse and the milk house; and one non-contributing resource – the historic garage.

The area was homesteaded by Peter Powell in 1865, but, based on the National Folk style, the existing historic farmhouse wasn't built until the 1890s. The National Folk style was a popular trend in the late 1800s for efficient and affordable housing. Most National Folk houses were narrow, two-story houses with steep roof pitches with a front gable shape and simple detailing. This house is very modest in detailing with only the hip-capped return gables.

The property changed hands several times before and after the house was built and was owned by locally-prominent family names such as the DeBackers and the Dunns, although it's not clear who built the house. The house is separated from the other historic structures by the Marshallville Ditch which dates to 1865. The historic springhouse and milk house were stuccoed around 1958 by the

Eastes who owned the property for several decades and built a raised ranch house to the east of the farmhouse in 1960.

In February 2018, a subcommittee of the HPAB reviewed the historic resources and found the historic farm house, the springhouse and the milk house eligible for landmark status based on the photo documentation subject to an architectural inventory form being done on the property. An inventory form was completed in June 2018 and concurred but with the addition of the historic garage.

In May 2020, the new owners, McCay Estates LLC, were granted permission to deconstruct the 1960 house and a nonconforming residence and construct a new house and barn. With this approval came a condition to landmark the four structures included in this application.

## **SIGNIFICANCE**

The historic resources qualify for landmark designation under Criteria 1 and 4.

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 development of dairy agriculture in southeast Boulder County.

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

The house is significant as an example of a National Folk style farmhouse constructed in the late 19<sup>th</sup> century.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-20-0003: Marshall Farmhouse** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site 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 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.)





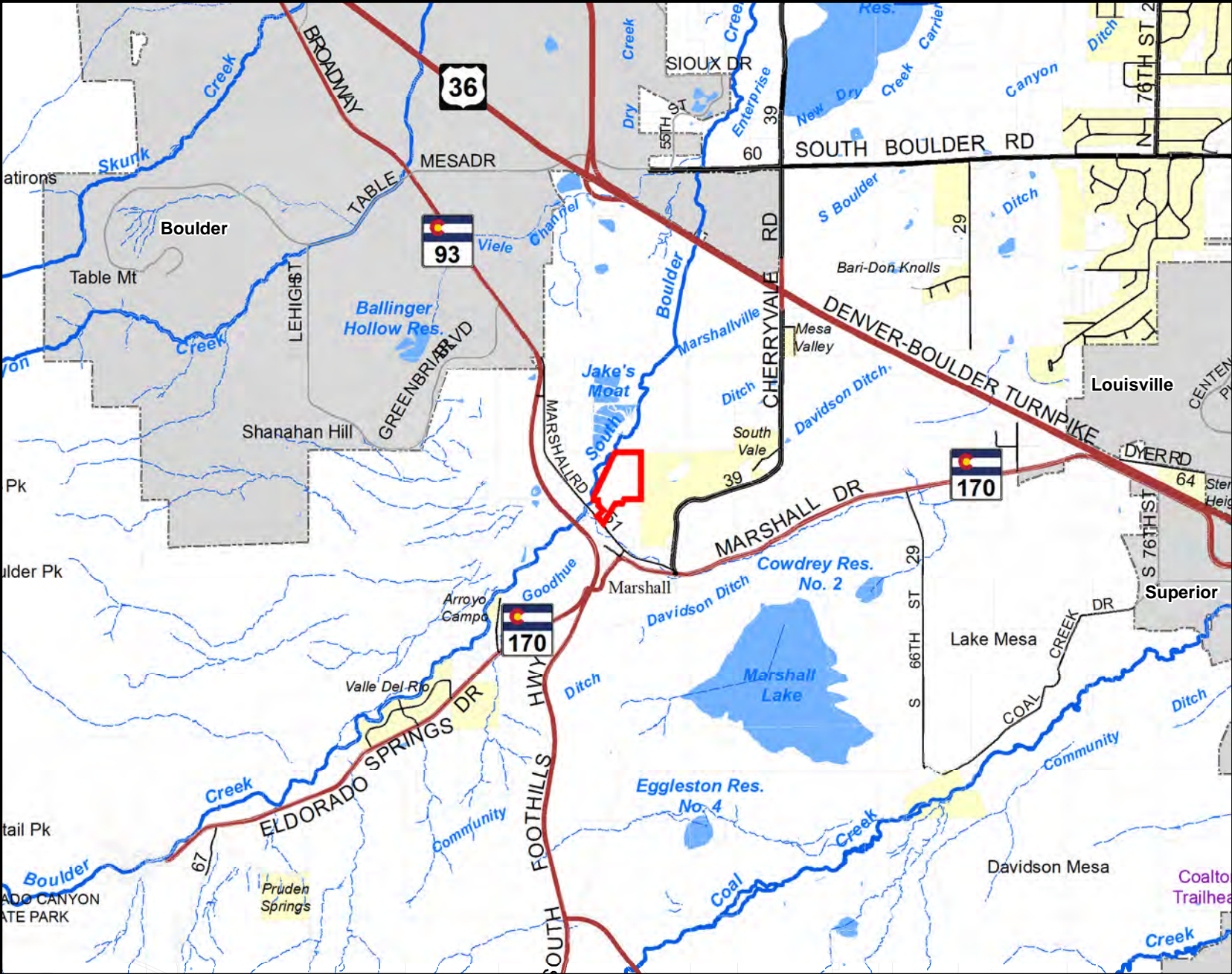
# Community Planning & Permitting

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

Vicinity

1498 MARSHALL RD

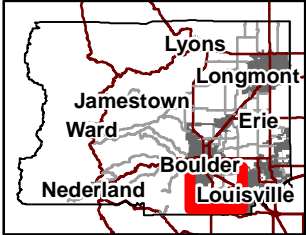
- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



0 0.35 0.7 Miles



Area of Detail Date: 6/4/2020



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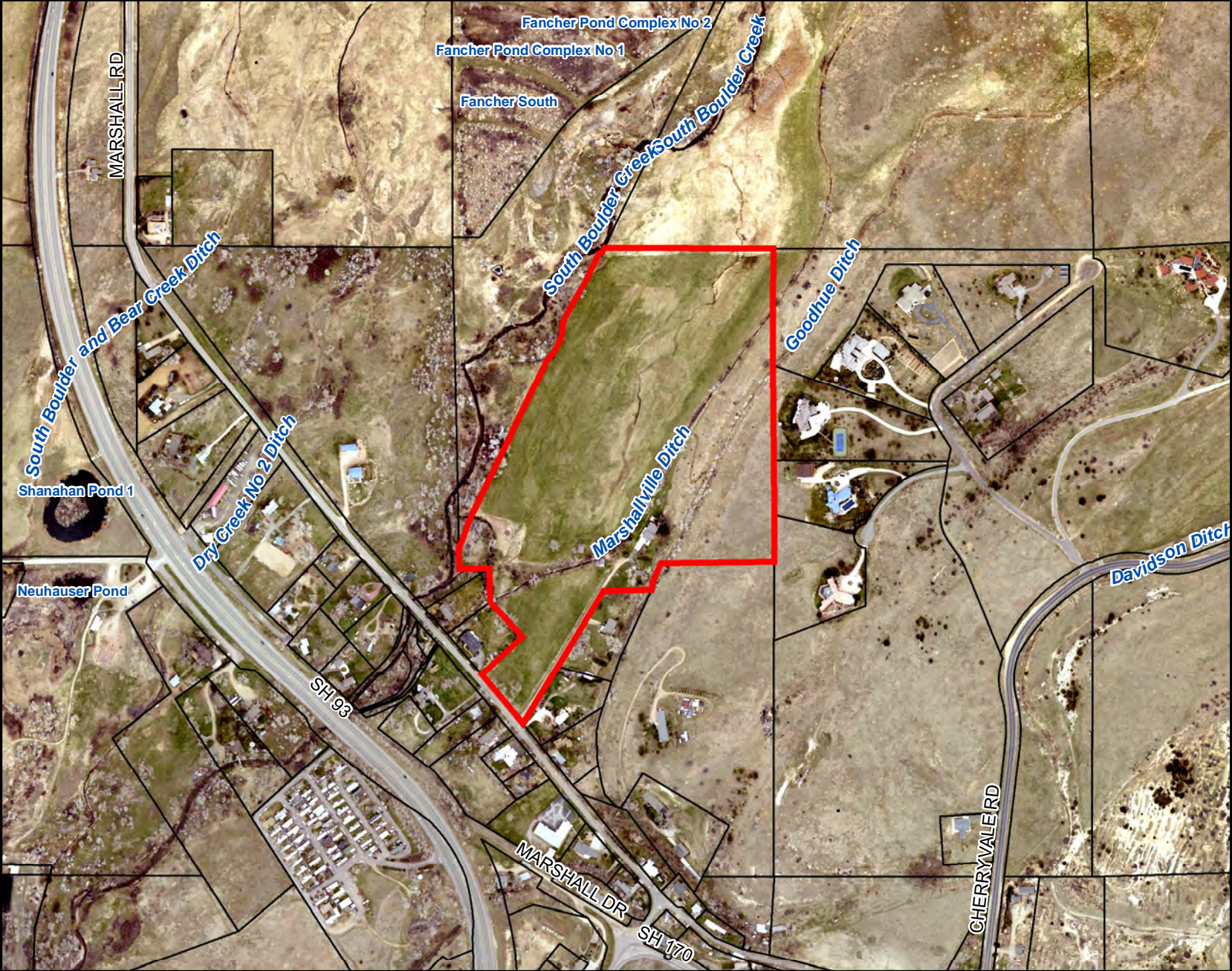
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Aerial

1498 MARSHALL RD

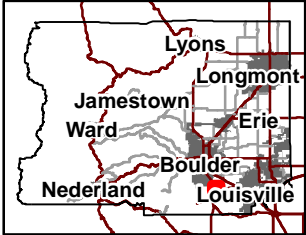
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 6/4/2020



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# Community Planning & Permitting

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

Aerial

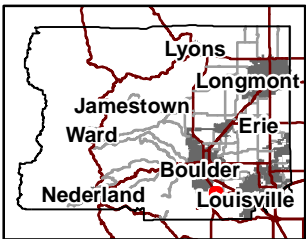
1498 MARSHALL RD

 Subject Parcel

0 0.025 0.05 Miles



Area of Detail Date: 6/4/2020



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Landmark area (four buildings with a 20' buffer)



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

## BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

### 1. Name of Property

Historic Name: none

Other Names: *New name: McCay Property*

Historical Narrative: See attached

### 2. Location

Address(s): 1498 Marshall Road, Boulder, Colorado 80305

### 3. Classification

Property Ownership: ☐ Public ☒ Private ☐ Other

Category of Property: ☐ Structure ☒ Site ☐ District

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

☒ Contributing Resources ☐ Non-contributing Resources

Farm House 1960/1990 Ranch house

Spring Shed 1930 stucco house

Milk House

Narrative Describing Classification of Resources:

See attached

### 4. Function or Use

Historic Functions: Agricultural

**Current Functions:** storage

## **5. Description**

**Narrative Describing Resource:** see attached

## **6. Statement of Significance**

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

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

**Areas of Significance:** Agricultural

**Period of Significance:** 1890-1930

**Significant Dates:** none

**Significant Persons:** none

## **7. Bibliographical References**

none



**8. Geographical Data****Legal Description of Property:**

P.M. 6th Township 1S Range 70  
        $\frac{1}{4}$  of  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 16

**Boundary Description:**

The property consists of three houses, a garage, and three outbuildings. It is located off Marshall Road.  
Its legal description:


TRACT 2306 TRACT 1435 A LESS TR 1435 AND TR 1436 LESS A-B & TR 1702 B 16-1S-70 TOTAL  
37.13 ACS M/L SPLIT SEE ID 111856 SEE ID 35995

**Boundary Justification:** *Remaining Portion of property*

**9. Property Owner(s)**

**Name:** McCay Estates, LLC

**Signature:**



**Address:** 5101 St Vrain Rd, Longmont, CO 80503

**Date:** 6-10-2020

**Phone:** 970-596-7055 and/or 970-596-7060

**10. Form Prepared By:**

**Name:** Rhonda McCay **Address:** 5101 St Vrain Rd, Longmont Co 80503 970-596-7055

**11. Photos, Maps, and Site Plan**

See attached.

**For Office Use Only**

**Docket Number:**

**Assessor ID:**

**Parcel Number:**

**Application Date:**

14. Building plan (footprint, shape): **Rectangular (Farmhouse, stucco house); irregular (raised ranch house)**
15. Dimensions in feet: Length n/a x Width n/a
16. Number of stories: **2 (farmhouse, stucco house); 3 (Raised ranch house)**
17. Primary external wall material(s): **wood, stucco**

Resource Number: 5BL.13830

Temporary Resource Number:

18. Roof configuration: **Front gable (farmhouse, garage); Side gable (stucco house); Front gable and hipped (Raised ranch house)**

19. Primary external roof material: **asphalt shingle**

20. Special features: n/a

21. General architectural description:

#### **Raised Ranch Style House**

The main residence on the property is a mid-century house built in the raised-ranch style. The house sits on a concrete foundation and is of wood frame construction with a hipped roof and front gable roof. The house sits on land sloped downwards to the west. The second story features vertical woodboard siding and the bottom story has brick veneer. The main entrance is at the southeast corner of the second story which is accessed by a set of stairs. The south elevation (façade) features two single-car garage doors on the bottom level and four windows on the top level, one of which has a bracketed overhang. The west elevation consists of two doors and four windows on the bottom level, eleven windows and two doors on the second level that access the wrap-around deck that extends the entire length of the west elevation. On the top (3<sup>rd</sup>) level of the west elevation are nine windows and a door that accesses a small deck. On the north elevation there are seven windows on the top story, two windows on the 2<sup>nd</sup> story, and 3 windows and a door on the bottom story. The 2<sup>nd</sup> story wrap-around deck extends to this side, and a set of exterior stairs are used to access the ground-level patio on the east side of the house. The east elevation has 11 windows on the second story (the second story is at ground level on the east side) and two doors.

#### **Stucco House**

Another house with an attached garage sits to the south of the raised-ranch house. The building is 1 ½ stories on a concrete foundation with a stucco exterior and side gable roof with coursed wood shingles on the gable fronts. The building sits on land sloped downwards to the west. The north elevation (façade) features an entrance near the northeast corner. To the right is a sliding window followed by three single hung windows. A garage door is located on lower part of the north elevation. The east elevation features a double hung window and a sliding window. On the south elevation are two single hung windows, a sliding window, and a door. On the west elevation are two single hung windows high up on the wall, and two small sliding windows near the bottom of the elevation.

#### **Farmhouse**

The farmhouse sits to the west of the raised-ranch house, across the Marshallville Ditch. It is a two-story gable-front building designed in the National Folk style with modest detailing. It has clapboard siding with coursed shingle gable fronts and sits on a brick foundation. An addition off the north elevation sits on a concrete foundation and has drop siding. The south elevation (façade) features the main entry and a single hung window on either side, with the window to the right slightly wider than the



window on the left. On the gable front is a pair of single hung windows surrounded by coursed shingles. On the west elevation are two single hung windows and a hipped dormer with a sliding window. A sliding window is located on the west elevation of the southern addition. On the south elevation, a band of 3-over-3 light fixed windows spans nearly the full length of the building to the 5-panel door that is located at the far right of the elevation. A single hung window is situated above on the gable front. On the east foundation there are two single hung windows and a 4-over-1 light window.

### Garage

A two-car garage borders the east side of the Marshallville ditch and faces east. It has frame walls, a concrete foundation, a gable front roof, clapboard siding, and a carport with a shed roof attached to the north side. On the east elevation is a sectional roll-up door. Two 3-over-2 light windows are on the north elevation. The carport, extending off the north elevation, is enclosed with metal siding on north and west sides and remains open to the east. No windows are on the west elevation, and two 3-over-2 light windows are on the south elevation. The roof overhang and rafters are visible on the south elevation.

22. Architectural style/building type: **No Style**

23. Landscaping or special setting features:

**Goodhue ditch runs through the property to the east of all the buildings. The Marshallville ditch runs through the property directly to the west of the garage, spring house, and milk house.**

24. Associated buildings, features, or objects:

**The milk house, built partly below grade, sits to the east of the Marshallville ditch and south of the raised ranch house. It is constructed of brick, has a hipped roof with asphalt shingles, and was clad in stucco c.1958. There is a picture window on the east elevation and a wood frame window with 3-over-3 lights on the west elevation. The entrance is on the south elevation, marked by a vertical wood plank door. Stone lintels and sills on the windows are partially obscured by the stucco, and the stone lintel above the entrance is fully visible. The milk house originally sat south of the old barn that was torn down in the early 1960s.**

**The spring house is also situated along the east side of the Marshallville ditch to the south of the milk house. It is a front gabled single-story structure with wood shingle roofing. It is constructed of masonry, possibly a concrete conglomerate, but was covered in stucco c. 1958. Although only the exterior was surveyed, there's possibly evidence on the inside of stone-lined channels or piping that allowed the spring water to run through the structure. Coursed wood shingles are on both gable ends. On the south elevation there is a recessed wood frame window. On the north elevation is the entrance,**

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**marked by a vertical wood plank door with a 3-over-3 light recessed window above. Large cracks in the structure can be seen on the west elevation.**

**Remains of a wood frame stable can be seen to the north of the raised ranch house. This was originally adjoined to the north side of the barn that was torn down in the 1960s.**

**A c. 1950s wood bridge crosses the Marshallville ditch to the north of the springhouse.**

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **c. 1890 (Farmhouse, spring house, milk house, stable); c. 1920 (garage); c. 1930 (stucco house), 1960 (raised ranch house)**

Source of information: **Boulder County Deed Records and Bureau of Land Management General Land Office Records**

26. Architect: none

Source of information:

27. Builder/Contractor: none

Source of information:

28. Original owner: **Possibly Margaret Dunn**

Source of information: **Boulder County Deed Records**

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

**The gable-front farmhouse was constructed c.1890. The enclosed porch off the north elevation was constructed c. 1920-1930. A well originally was located to the east of the farmhouse; remains of a foundation can still be seen. The 1949 Tax Assessor photo shows a small structure to the west of the farmhouse, possibly an outhouse.**

**The spring house and milk house may be near the same age as the farmhouse. Springhouses were a common farm outbuilding typically built near or on top of a running stream (in this case, the Marshallville Ditch), it provided a cool place to store goods and provide fresh water. A barn, c. 1890, used to be situated to the north next to the stable. The milk house sat nearby the barn, providing a cool place to store milk products. Partial remains of the barn foundation can still be seen. It was torn down around 1957 as it had severely deteriorated. The stables that adjoined the old barn to the north still remain, but are in poor condition.**

**The garage was constructed c. 1920. It originally had two sliding doors on the east elevation. The metal carport was added after 1988.**

**Around 1958, owner Jim East applied stucco to the milk house and spring house. He added a garage and additional bathroom to the stucco house, and applied stucco to the building (formerly exposed cinderblock) around 1958. The building was constructed c. 1930 with the main entrance on the west**

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**elevation. Jim East also constructed the wood bridge that crosses the Marshallville Ditch in the 1950s, possibly replacing an older footbridge.**

**The raised ranch house was constructed in 1960. In the early 2000s it was extensively remodeled; a second story with a hipped roof was added over the existing 1<sup>st</sup> floor, and deck space was added to the northwest side of the house and the building's redwood siding was painted over.**

30. Original location   X   Moved        Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

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

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

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

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

35. Historical background:

**The area was homesteaded by Peter Powell in 1865. Peter, a merchant and hotel-keeper, was born about 1812 in Ohio and arrived in Colorado in the mid-1860s. He received a patent for the land in 1865, but he sold the portion now known as 1498 Marshall Road plus about 100 acres to the north that same year to Michael Shanahan. In 1871, Michael Shanahan sold the property to Margaret Dunn, the wife of Patrick Dunn. Patrick and Margaret Dunn were early settlers of Marshall, arriving in the Boulder Valley in 1866. Margaret Dunn was also an early shareholder of the Marshallville Ditch. Margaret and Patrick's son, John Dunn, lived in the Doudy-Dunn-DeBacker house near Eldorado Springs. The property at 1498 Marshall Road was in Margaret's name, and after her death in 1887, the property passed to her son Richard M. Dunn, who then sold it to Frank DeBacker in 1896. Based on the farmhouse's National Folk design, it was likely constructed during the 1880s or 1890s. An 1896 article in the *Daily Camera* reported that "About three o'clock this morning flames were seen issuing from the vacant farm house, recently purchased by Frank De Baker from Richard Dunn...the house was burned to the ground..." It remains unclear, but the current farmhouse at 1498 Marshall Road could've been constructed around 1896 after an older farmhouse burned down. The National Folk style of the farmhouse was a popular trend in the late 1800s for efficient and affordable housing. Most National Folk houses were narrow, two-story houses with steep roof pitches with a front gable shape and simple detailing.**

**Ownership changed hands a few times during the 1890s and early 1900s. After the 1896 house fire, Frank DeBacker sold the property to Willis McDonald less than a year later. Willis McDonald then sold the property to William Hower, who owned the property from 1901-1906, then Frank Fehlman from 1907-1912. In 1904, Frank was appointed the postman for Marshall (then known as Gorham).**

**The next long-term owner was Bertha Childress, who owned it from 1918 to 1926, then John Earl from 1926-1929. After owning the farm for three years, the Earl family moved to 1428 Spruce St. in Boulder**



where, in 1933, John Earl was convicted of shooting his daughter's boyfriend, then was declared insane and sent to the Colorado State Hospital in Pueblo.

The next owner was John F. Epler from 1929 to 1938. John Epler and his wife Ida were married in 1900 in Elbert, Colorado. The couple farmed for a few years in Idaho then purchased the farm in Marshall. Around 1932 the Eplers moved to Lafayette where they continued dairy farming and probably rented the 1498 Marshall Road farm until selling it in 1938. During either Childress, Earl, or Epler's ownership the stucco house (originally cinder block) was likely constructed along with the garage, given its craftsman-era details. The stucco house might've originally served as a worker's quarters.

In 1956, the property was purchased by James M. & Amy East. The Easts and their two daughters first lived in the stucco house. Around 1958, Jim East added a bathroom and lower-level garage to the structure and stuccoed the house, as well as the milk house and the spring house. According to Jim's daughter, Barbara East, the local architect James Hunter was commissioned in 1959 to design the raised ranch house. The East family worked the land for many years, raising hay and keeping a few horses. Jim East is a descendant of Mary and George Fonda of the Fonda Drug store on Pearl Street in Boulder. Barbara East remembers a small pond that used to be in the meadow to the south of the farmhouse, and also mentioned reports of an old saloon that once existed on the property that was possibly connected to the Fonda family.

In 1991, the property was sold to Toby Carpenter and Kim Opler. In 2001, the raised ranch house was extensively remodeled. In 2017, it was purchased by McCay Estates, LLC.

36. Sources of information:

Boulder County Assessor Records (online).

Boulder County Clerk & Recorder Records (online). Deeds 000c-0370, 000O-0263, 0176-0508, 0183-377, 0249-0039, 90052782, 90074373, 90131818, 90130644, 90262470, 90347486, 90524864, 90584281, 90932100, 01145994, 03612511.

Bureau of Land Management General Land Office Records.

Ancestry.com searches.

Findagrave.com searches.

"Boulder Girl's Father Shoots Her Sweetheart," (1933 July 13) *Daily Camera* Collection, Boulder Carnegie Branch Library for Local History.

"John S. Earl Is Declared To Be Insane," (1933 July 28) *Daily Camera* Collection, Boulder Carnegie Branch Library for Local History.

"The John Eplers Of Lafayette Married Fifty Years Ago," (1950 July 23) *Daily Camera* Collection, Boulder Carnegie Branch Library for Local History.

East, Barbara. (2018, April 29, May 1, and May 23). Email interview.

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**VI. SIGNIFICANCE**

37. Local landmark designation: Yes \_\_\_\_ No **X** Date of designation: \_\_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- X** Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction, or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- X** Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- X** 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ 2. The proposed landmark as a location of a significant local, county, state, or national event;
- ☐ 3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- X** 4. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☐ 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
- ☐ 6. The proposed landmark's archaeological significance;
- ☐ 7. The proposed landmark as an example of either architectural or structural innovation; and
- ☐ 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ Does not meet any of the above Boulder County landmark criteria.

39. Area(s) of significance: **Agricultural**

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40. Period of significance: **c. 1890-1930**

41. Level of significance: National \_\_\_\_ State \_\_\_\_ Local **X**

42. Statement of significance:

**The farmhouse, stucco house, milk shed, spring shed, and garage at 1498 Marshall Road are architecturally significant as an excellent and intact example of an early Marshall dairy farm. The farmhouse in particular possesses a high degree of architectural integrity. The surrounding area has witnessed few major changes, thereby contributing to the original setting and rural atmosphere of the area. While the property does not possess sufficient significance to be considered individually eligible for listing on the National Register of Historic Places or on the Colorado State Register of Historic Properties, it possesses enough significance to be eligible as a Boulder County Landmark.**

43. Assessment of historic physical integrity related to significance:

**The farmhouse, spring house, milk house, stucco house, and garage all exhibit a high level of physical integrity relative to location, setting, design, materials, workmanship, feeling, and association. The raised ranch house has been extensively altered which has negatively impacted the house's workmanship and feeling.**

#### **VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_ Not Eligible **X** Need Data \_\_\_\_

45. Is there National Register district potential? Yes **X** No

Discuss: **This inventory was conducted as a single as-needed survey, but would be considered a contributing resource in a potential Marshall Historic District.**

If there is National Register district potential, is this building: Contributing **X** Noncontributing \_\_\_\_

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

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: **1498 Marshall Rd (1).jpg to 1498 Marshall Rd (34).jpg**

Negatives filed at: **n/a**

48. Report title: **n/a**

49. Date(s): **June 5, 2018**

50. Recorder(s): **Angela Gaudette**

51. Organization: **Boulder County Land Use**

52. Address: **2045 13<sup>th</sup> Street, Boulder, CO 80302**

53. Phone number(s): **303-441-3987**

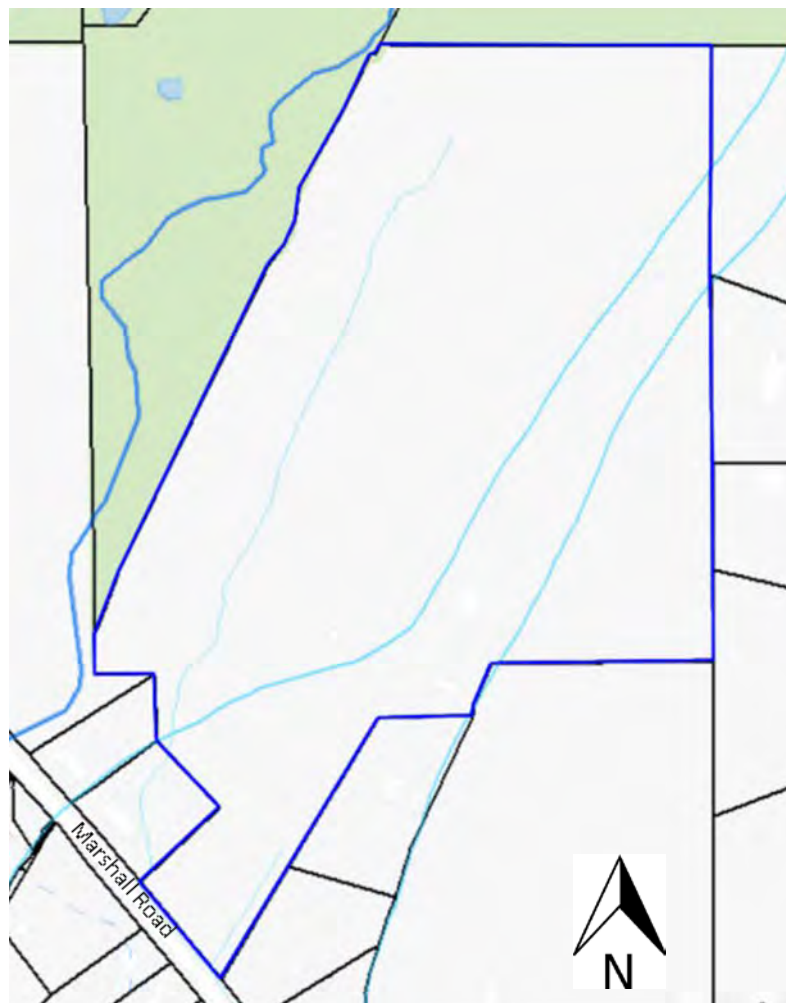
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.



Resource Number: 5BL.13830  
Temporary Resource Number:

### Sketch Map

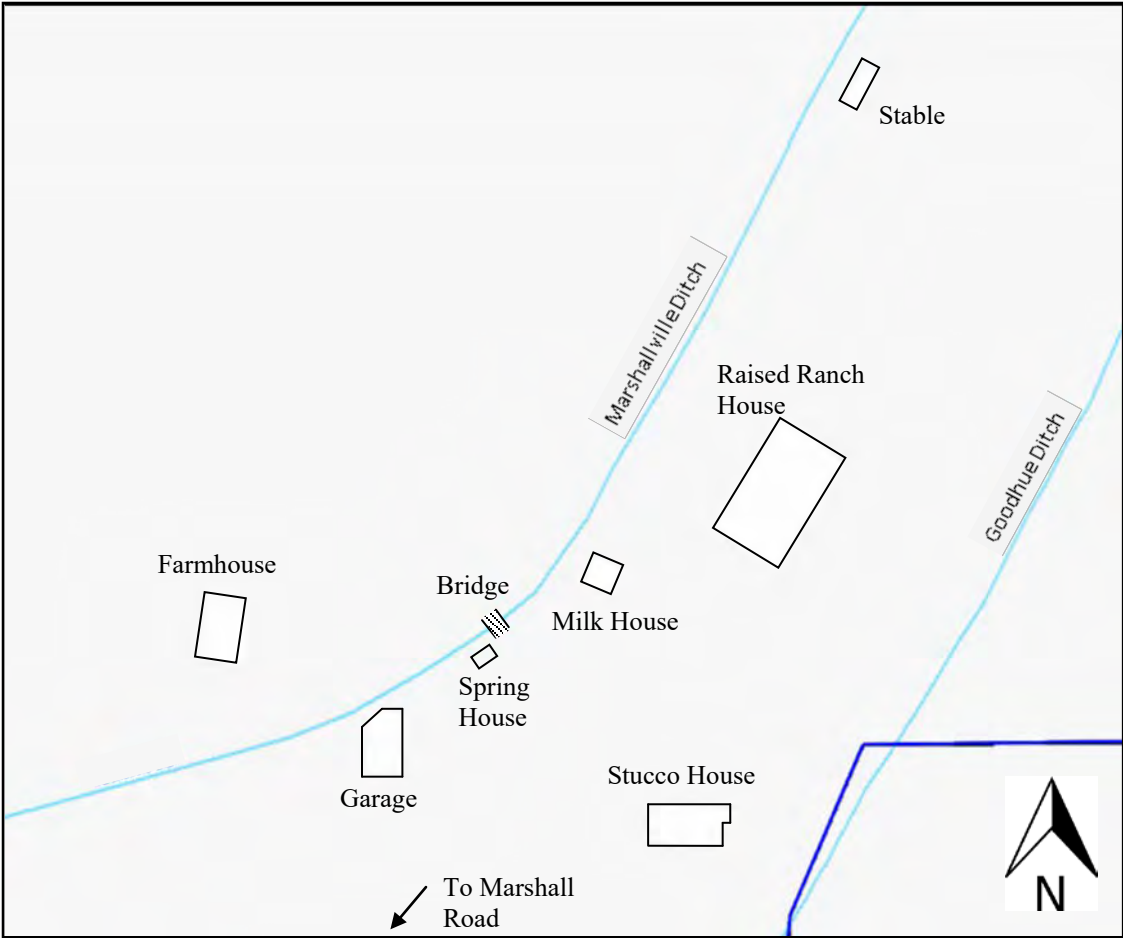
Address: 1995 Caribou Road  
Site Number: 5BL.13830

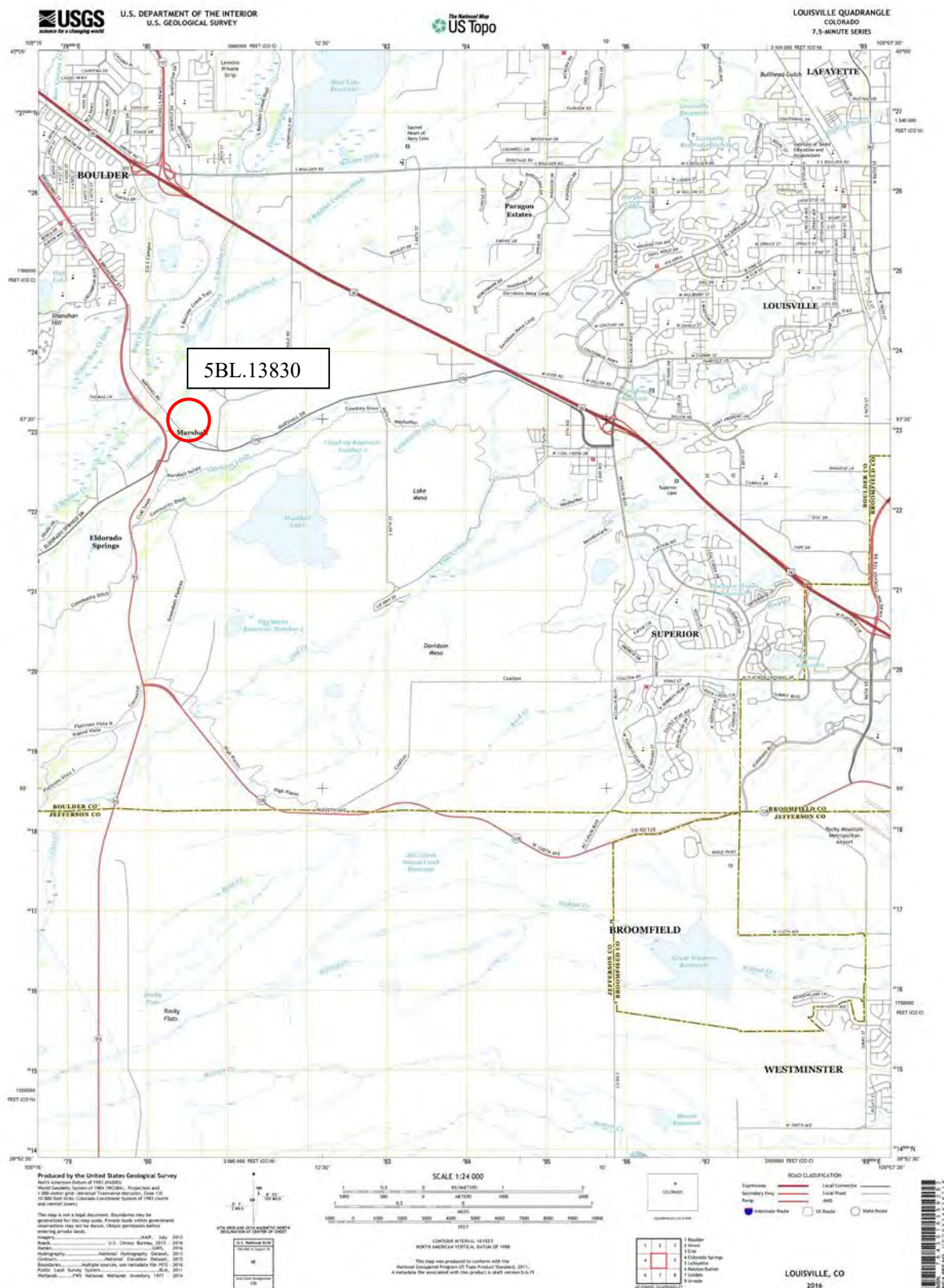


— = Property Line

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Sketch Map detail:







Resource Number: 5BL.13830  
Temporary Resource Number:

## Photographs

Farm House, 1949



Stucco House, 1949



Resource Number: 5BL.13830  
Temporary Resource Number:

Raised Ranch House, c. 1978.



Raised Ranch House – South Elevation





Resource Number: 5BL.13830  
Temporary Resource Number:

Raised Ranch House – East Elevation



Raised Ranch House – North Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Raised Ranch House – West Elevation



Stucco House – North Elevation





Resource Number: 5BL.13830  
Temporary Resource Number:

Stucco House – West Elevation



Stucco House – South Elevation





Resource Number: 5BL.13830  
Temporary Resource Number:

Stucco House – East Elevation



Stucco House – East Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Farmhouse – South Elevation



Farmhouse – West Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Farmhouse – North Elevation



Farmhouse – West Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Garage – East Elevation



Garage – South Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Garage – West Elevation



Garage – North Elevation



Resource Number: 5BL.13830

Temporary Resource Number:

Milk House – South Elevation



Milk House – South Elevation door detail (brick can be seen along edge of door trim)





Resource Number: 5BL.13830

Temporary Resource Number:

Milk House – East Elevation



Milk House – North Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Milk House – West Elevation



Spring House – North Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Spring House – East Elevation



Spring House – South Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Spring House – West Elevation



Stable – East Elevation





Resource Number: 5BL.13830

Temporary Resource Number:

Stable – View of Interior



Stable – View looking north, partial remains of foundation can be seen





Resource Number: 5BL.13830

Temporary Resource Number:

View of bridge looking west



View looking south of Marshallville Ditch, Milk House, and Farmhouse

