



Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, December 1, 2016 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmark:
 - a. **Docket HP-16-0005: Chaussard Barn**
Request: Boulder County Historic Landmark Designation of the barn
Location: 7507 Dyer Road, near Louisville
Zoning: Rural Residential (RR) Zoning
Applicants: Justin and Emily Vigmostad
5. Other Business



Land Use

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

BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES October 6, 2016 6:00 PM Hearing Room, Third Floor, County Courthouse, Boulder

Draft draft draft draft draft

On Thursday, October 6, 2016, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:08 p.m. and adjourning at 7:31 p.m.

Board Members Present: Rosslyn Scamehorn – acting chair, Steven Barnard, Marissa Ferreira, Charles Gray, and Stan Nilson

Board Members Excused: Jim Burrus, Ilona Dotterer, Jason Emery, and George Schusler

Staff Present: Denise Grimm and Jessica Fasick, Land Use
Carol Beam and Nathan McBride, Parks and Open Space

Interested Others: 1

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the June 2, 2016 Historic Preservation Advisory Board Minutes:

MOTION: Charles Gray MOVED to approve the June 2, 2016 minutes as submitted.

SECOND: Steven Barnard

VOTE: Motion PASSED unanimously

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. PRESENTATIONS FROM PARKS AND OPEN SPACE

- a. Nathan McBride, Resource Technician – Forestry, gave a presentation on Wildfire Defensible Space County Historic Structures
- b. Carol Beam, Historic Preservation Specialist, gave an update on Parks and Open Space historic preservation projects

5. OTHER BUSINESS

- a. Denise Grimm gave a brief update on the status of two possible new landmarks.
- b. Marissa Ferreira asked about the status of the barn quilt applications from June and Denise Grimm answered that she had not heard back from the applicants with new proposals.
- c. Denise Grimm mentioned that staff didn't have enough members yet for a subcommittee meeting the following Wednesday at 3pm.
- d. Steven Barnard asked where Overland Road is on which there is an upcoming site visit.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:31 p.m.

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



Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, December 1, 2016 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-16-0005: Chaussard Barn

Request: Boulder County Historic Landmark Designation of the barn
Location: 7507 Dyer Road, Section 13, T1S, R70W in the 6th Principal Meridian.
Zoning: Rural Residential (RR) Zoning District
Applicants: Justin and Emily Vigmostad

PURPOSE

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

BACKGROUND

An application for landmark designation of the barn has been submitted by the owners, Justin and Emily Vigmostad. The landmark application is for the barn only. There are at least four other structures on the parcel that are historic but are not included in this application. The house and a garage were built in the 1970s and 1980s respectively. A draft of an historic site survey was completed on the property earlier this year and is included in the packet.

The barn is located north of US 36 just east of Davidson Mesa. It is located on a parcel that was once part of a much larger farm that encompassed land on both sides of what would become US 36 when Dyer Road and Marshall Road were connected. The farm was owned by Henry and Flora Chaussard from 1918 until 1971. Their parents traveled together on the same boat when they emigrated from France to the United States and then their fathers worked together in coal mines near Erie, Colorado. As was very common for men of that time period, Henry was both a coal miner and a farmer because coal mining was mostly a winter job.

The barn, believed to have been built in 1920, is an example of a Western Prairie barn and has one large center bay with a large door flanked by two smaller bays. At this time the barn has two smaller additions on the east side and aerial photographs show that there was an addition on the west side as recently as 2011. The ages of the additions are not known but architectural evidence, such as window and door placements, suggests that they were not original.

In 1971 Henry and Flora Chaussard transferred what was left of the farm to their daughters, Lillian and Mildred. In 2007 a large part of the remaining farm was sold to the City of Louisville and the farm was reduced to about 1.2 acres with the clustered buildings. Conservation easements held by Boulder County Parks and Open Space restrict the farmstead and the immediately adjacent land. The easement which includes the barn states that “Unless required by Boulder County land use regulations in effect at the time, no alteration shall be made to the exterior of the barn, nor shall it be demolished, without Grantor first obtaining approval from Boulder County and the City of Louisville.” The City of Louisville has been included in the referral of this landmark application.

On October 12, 2016, a subcommittee of the HPAB reviewed the barn and determined that it is eligible for landmark status. They also agreed that two of the outbuildings are also eligible – the shed and a building labeled “The Ole Milk House.” The subcommittee also agreed that the two additions on the east side of the barn could be removed and the barn would still be eligible for landmark status.

SIGNIFICANCE

Staff believes that the barn qualifies for landmark status under Criteria 1 and 4.

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

The barn is significant for its association with the development of agriculture in Boulder County; the barn is also significant as one of the only visible remnants of Boulder County’s historic agricultural heritage along US 36.

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

The barn is significant as an example of a Western Prairie barn.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-16-0005: Chaussard Barn** under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



Boulder County Land Use Department

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

Land Use PreApplication Map: Vicinity

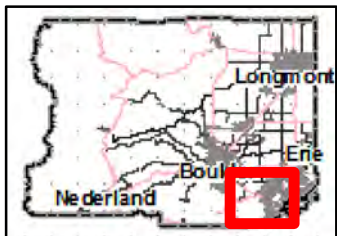
7507 Dyer

Legend

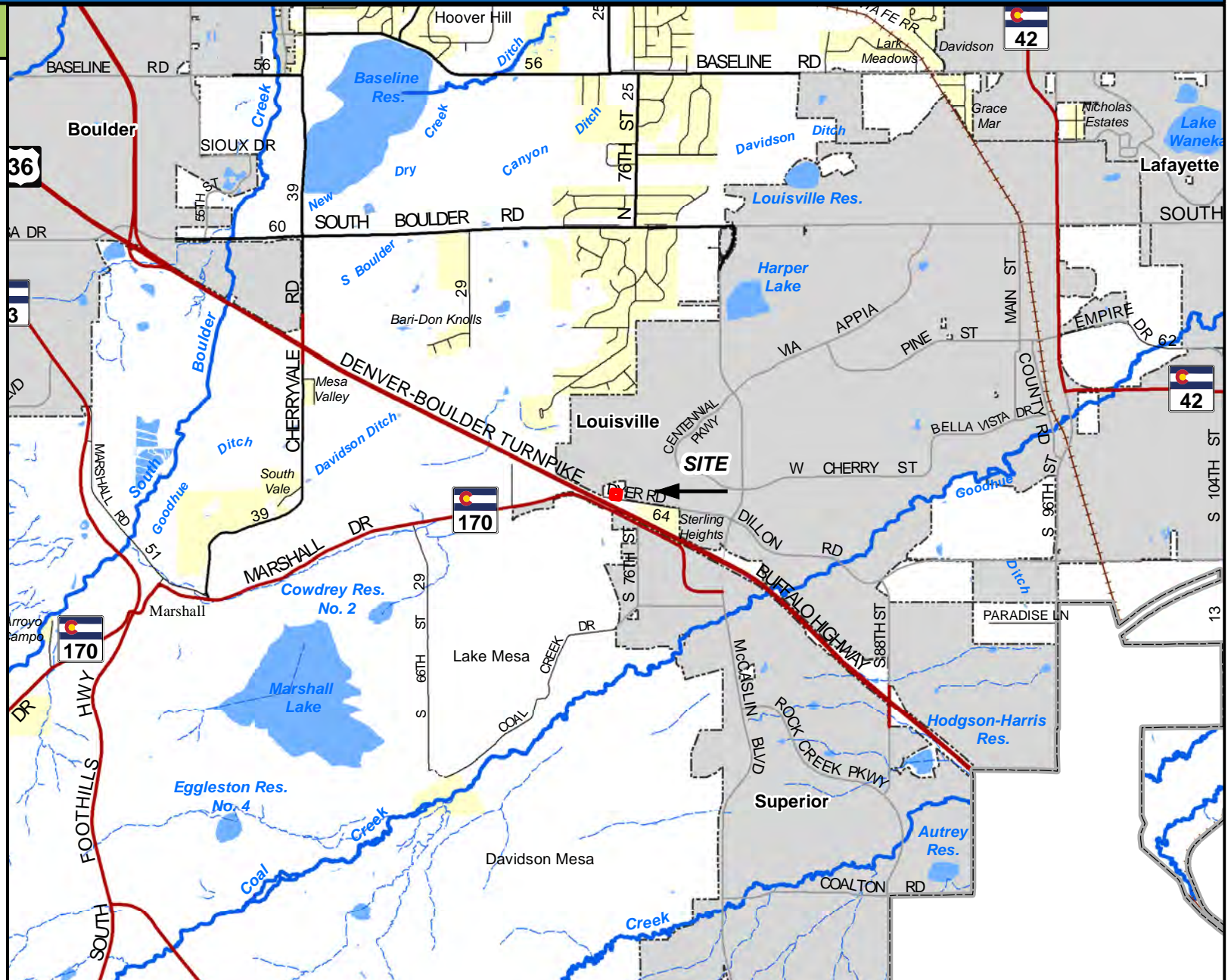
- Subject Property
- County Boundary
- Intermittent Stream
- Perennial Stream
- Municipalities
- Subdivisions

NORTH
0 1 Miles

Area of Detail Date: 10/11/2016




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



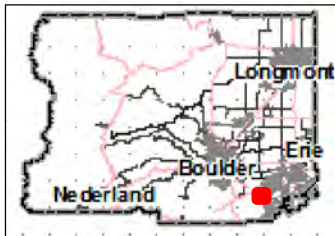


Legend

 Subject Property

 0 800 Feet

Area of Detail Date: 10/11/2016




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



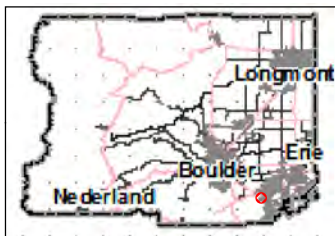


Legend

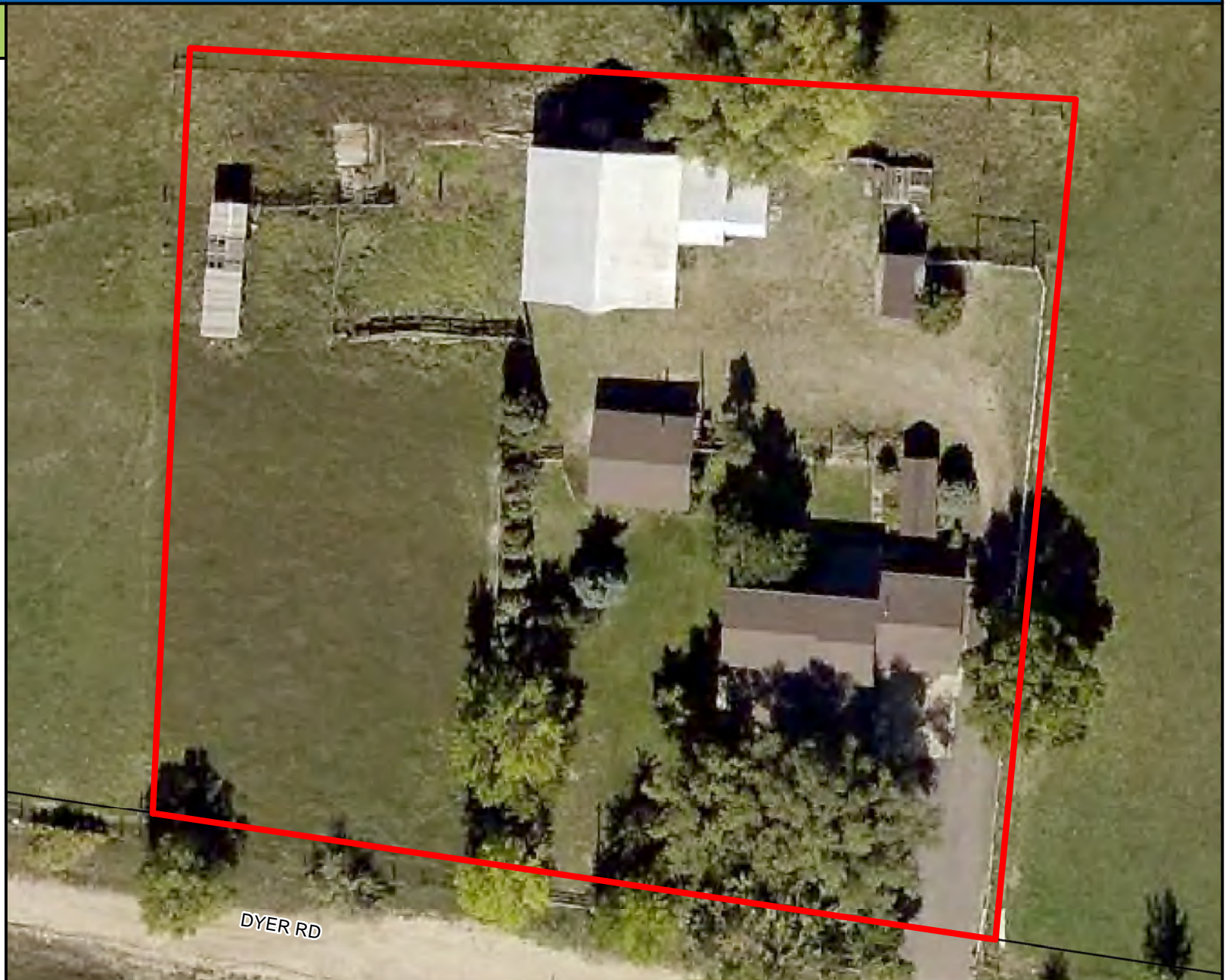
 Subject Property

 0 40 Feet

Area of Detail Date: 10/11/2016



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





Boulder County Historic Landmark - Nomination Form

| | |
|---|---|
| 1. Name of Property | |
| Historic Name: Chaussard Barn Other Names: Vigmostad Barn | |
| Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/> | |
| 2. Location | |
| Address: 7507 Dyer Rd, Louisville, CO 80027 | |
| Continuation Sheet (For Multiple Properties) <input type="checkbox"/> | |
| 3. Classification | |
| Property Ownership: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/> | |
| Category of Property: Structure <input checked="" type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> | |
| Number of Resources Within Property: Contributing <u>1</u> Non-Contributing <u>8</u> | |
| Continuation Sheet <input type="checkbox"/> | |
| 4. Function or Use | |
| Historic Functions: Agricultural; Barn | Current Functions: Agricultural; Barn |
| Continuation Sheet <input type="checkbox"/> | |
| 5. Description | |
| Continuation Sheet <input checked="" type="checkbox"/> | |
| 6. Statement of Significance | |
| Boulder County Criteria for Designation: The barn is significant because it is one of the only visible remnants of Boulder County's historic agricultural heritage along US 36. | |
| Areas of Significance: Significant Dates: Date of Construction: 1920 | Period of Significance: Significant Persons: |
| Statement of Significance (Continuation Sheet) <input checked="" type="checkbox"/> | |

7. Bibliographical References

Continuation Sheet ☒

8. Geographical Data

Legal Description of Property: P.M.: 6th; Township: 1S; Range: 70W; Section: 13

Boundary Description: The property is the legally defined parcel at 7507 Dyer Road

Boundary Justification:

Continuation Sheet ☐

9. Property Owner(s)

Name(s): Justin and Emily Vigmostad

Address(es): 7507 Dyer Road, Louisville, CO 80027

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

Justin Vigmostad
7507 Dyer Road
Louisville, CO 80027

Directions for Attachments

Continuation Sheets

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

Maps

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

Photos

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

Continuation Sheet – Section 1

Historical Narrative: The farm to which the barn belongs has changed configurations several times over the years. In 1916 Henry Chaussart and Leonard Wattlelet paid \$6,000 to Edward Mason for the western half of Section 13, Township 1S, Range 70W, minus about 12 acres for railroad right-of-ways. The deed includes appurtenances, although it is not known what those may have been. The farm appears to have transferred to Henry Chaussard (note spelling change) from Leonard Wattlelet in 1918. In 1945, Henry transferred the property to himself and his wife, Flora. In 1950, Henry and Flora Chaussard sold just less than 5 acres of their holdings in Section 13 to the Colorado State Highway Department, for what would soon become US 36. They also owned land in Section 14 of which they also sold parts for the new highway (Marshall Road and Dyer Road used to be connected before the Boulder Turnpike interrupted them). Over the next couple of decades the Chaussards continued to whittle down their property and in 1971 they transferred what was left to their two daughters, Mildred Bush and Lillian Damyanovich.

Henry Chaussard was born November 10, 1890 in Canfield, Colorado, which is an old townsite in eastern Boulder County near Jasper Road and 119th Street. Flora Chaussard, born Flora LeComte, was born on August 5, 1894 in Louisville, Colorado. Their parents traveled together on the same boat when they emigrated from France to the United States and their fathers worked together in coal mines near Erie, Colorado. Henry and Flora also reportedly both lived in Marshall as children. Henry started working in the coal mines at age nine and worked at both the Industrial Mine in Superior and the Crown Mine in Marshall. He reportedly did timberwork in the mines, a specialty of the French miners who were known for their carpentry skills and was a member of United Mine Workers of America Local 5909. Flora made it through the 8th grade at the school in Marshall. On December 24, 1913, Henry and Flora married each other in Louisville, and they went on to have two daughters – Mildred and Lillian.

Within a few years Henry had bought the land which included what would become 7507 Dyer Road. In 2007, Henry and Flora's daughter, Lillian, talked about the relationship in this area between farming and mining. The coal mines usually closed in the summer and lots of the miners relied on farming in the off months, and vice versa. Lillian said, "If you lived on a farm, you got to eat." The Chaussards owned two farms in the area, having acquired the Crown Mine and its land after it closed down. For a few years in the mid to late 1930s, the family moved to downtown Louisville so that Lillian could more easily attend high school. They reportedly lived on the southwest corner of Short and Main.

Henry retired from mining and farming in 1950, and he and Flora continued to live at their farm at 7507 Dyer Road until his death on March 20, 1976. Flora soon moved to a nearby nursing home and passed away on July 21, 1981. They are buried in Mountain View Memorial Park in Boulder.

As previously noted, daughters Mildred and Lillian took ownership of the farm in 1978, and over the years Lillian and her husband, Andrew, became the holders. Mildred kept ownership of much of the land across US 36 for years and lived within viewing distance of the farm at 7440 Marshall Drive. In 2007, large parts of the remaining farm were sold to the City of Louisville to be turned into open space. The farmstead today consists of just 1.22 acres with the structures clustered together. The farmstead was sold to Greg and Rachael Kras in 2009, and in 2016 Justin and Emily Vigmostad bought the property. The original farmhouse was replaced in 1978 but most of the other structures are believed to date to around 1920. Conservation easements held by Boulder County Parks and Open Space restrict the farmstead and the immediately adjacent land.

The Chaussard Barn and the other historic Chaussard buildings are some of the only remaining historic agricultural reminders along the Boulder Turnpike of US 36.

Continuation Sheet – Section 5

General Description: The barn at 7507 Dyer Road is an example of a Transverse Frame barn or a Western Prairie barn. These barns have front-facing gable roofs and are comprised of three bays where the middle bay typically has a large door through which a wagon could pass. This barn sits on a fairly straight axis with its front facing south. The barn has two additions on the east side, both successively smaller and both with saltbox roofs. The height of the barn at its peak is approximately 20 ft and 10 ft at its sides with the additions being slightly shorter. The main section of the barn is approximately 40 ft x 40 ft in size. The first addition is approximately 12 ft wide x 23 ft deep, and the second addition is approximately 11 ft wide x 22 ft deep. The barn is of wood frame construction with predominantly vertical wood-board siding. The main barn is on a cement slab while the additions have dirt floors. The bottoms of the walls around most of the barn have stone courses, presumably so the wood siding would not touch the ground and rot.

The front elevation of the main section of the barn is dominated by its hayloft door opening almost exactly in the middle of the façade. Presently this opening has no door. There appears to be another hayloft door opening above the one in the center but it is mostly covered with nailed-down vertical boards that do not appear to be as old as most of the wood siding on the barn. Directly above these openings is a crow's beak extending to the south. A metal rail runs nearly three-quarters of the length of the barn and supports three sliding wooden barn doors – one for the left bay and two for the center bay. There is a wooden door on the right side of the front elevation with 2-over-2 lights on the top half and three panels on the bottom half. Two 2-over-2 wooden windows are to the left of the door and the top right pane of the left window is missing. Above the windows is a smaller loft door which appears to be made of the same type and vintage boards as most of the siding and it has three metal hinges on the left side. The west elevation of the barn was difficult to see however metal siding seemed to cover the top of the side while the bottom half seemed to be wood. There are at least three windows and one door. The back of the barn was not evaluated at all; however, the owner reports that it has wood siding. The east side of the main barn has the two previously-mentioned additions. The first approximately 17 ft of the main barn's east elevation is exposed before the first addition starts. This part of the main barn has vertical wood siding and a stone base of about a foot and a half. There are two windows of which only two panes of glass remain – the left two of the left window. To the right of the windows is another opening but it has been boarded over from the inside. This is followed by a sliding barn door on a metal rail; however, half of the door has been interrupted by the first addition. The fronts of both additions

are entirely doors, both having double doors made of wood. The east side of the first addition that is visible has vertical wood siding with a stone course on the bottom. The southeast corner of the second addition has a round post over 10 feet high. The saltbox roof of the second addition overhangs the front of the addition by perhaps two feet. The doors on the second addition are made of plywood. The east elevation of the second addition is clad in vertical sheets of very weathered corrugated metal siding and a stone base of about one and a half feet.

Architectural style/building type: Barn

Landscaping or special setting features: The barn is part of an historic farmstead and is surrounded by open space with conservation easements. However, the farmstead is less than 200 feet away from the Boulder Turnpike of US 36 which opened in 1952.

Associated buildings, features, or objects: Today the farmstead includes the barn and its two additions, a small loafing shed in disrepair directly to the east, a small shed directly to the east, a railroad car in disrepair directly to the west, a non-historic garage to the south, a small building labeled "The Ole Milk House" to the southeast, and a house built in 1978 to the southeast. All buildings except the garage and the house are believed to be over 50 years of age.

Continuation Sheet – Section 6

Assessment of historic physical integrity related to significance: The barn exhibits a high level of physical integrity when considering the seven aspects of integrity related to significance – location, design, setting, materials, workmanship, feeling and association.

Continuation Sheet – Section 7

References:

- Boulder County Warranty Deed 90119663, 31 August 1916.
- Boulder County Quit Claim Deed 90136640, 3 December 1918.
- Boulder County Warranty Deed 90426811, 27 October 1945.
- Boulder County Warranty Deed 90497111, 21 November 1950.
- Boulder County Quit Claim Deed 90980543, 24 June 1971.
- “Henry Chaussard” obituary, Daily Camera, 21 March 1976.
- “Flora Chaussard” obituary, Daily Camera, 23 July 1981.
- “Mr., Mrs. Henry Chaussard Celebrate 50th Wedding Anniversary,” Daily Camera, 31 December 1963.
- Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.
- Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.
- “Henry Chaussard” obituary, Daily Camera, 21 March 1976.
- “Henry Chaussard” obituary, Daily Camera, 21 March 1976.
- Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.
- Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.
- “Mr., Mrs. Henry Chaussard Celebrate 50th Wedding Anniversary,” Daily Camera, 31 December 1963.

Resource Number:
Temporary Resource Number:

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:
2. Temporary resource number:
3. County: Boulder
4. City: Louisville area
5. Historic building name: Chaussard Barn
6. Current building name: Vigmostad Barn
7. Building address: 7507 Dyer Road, Louisville, CO 80027
8. Owner name and address: Justin and Emily Vigmostad, 7507 Dyer Road, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 70W
____ $\frac{1}{4}$ of ____ $\frac{1}{4}$ of ____ $\frac{1}{4}$ of ____ $\frac{1}{4}$ of section ____
and ____ $\frac{1}{4}$ of ____ $\frac{1}{4}$ of ____ $\frac{1}{4}$ of ____ $\frac{1}{4}$ of section 13
10. UTM reference
Zone ____; ____ mE ____ mN
11. USGS quad name: _____
Year: ____ Map scale: 7.5' ____ 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): ____ Block: ____
Addition: ____ Year of Addition: ____
13. Boundary Description and Justification: The property is the legally defined parcel at 7507 Dyer Road

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 40 x Width 64
16. Number of stories: 2
17. Primary external wall material(s): Wood; Vertical Siding

Resource Number:

Temporary Resource Number:

18. Roof configuration: Gabled roof; Front-gabled roof

19. Primary external roof material: Metal

20. Special features:

21. General architectural description: The barn at 7507 Dyer Road is an example of a Transverse Frame barn or a Western Prairie barn. These barns have front-facing gable roofs and are comprised of three bays where the middle bay typically has a large door through which a wagon could pass. This barn sits on a fairly straight axis with its front facing south. The barn has two additions on the east side, both successively smaller and both with saltbox roofs. The height of the barn at its peak is approximately 20 ft and 10 ft at its sides with the additions being slightly shorter. The main section of the barn is approximately 40 ft x 40 ft in size. The first addition is approximately 12 ft wide x 23 ft deep, and the second addition is approximately 11 ft wide x 22 ft deep. The barn is of wood frame construction with predominantly vertical wood-board siding. The main barn is on a cement slab while the additions have dirt floors. The bottoms of the walls around most of the barn have stone courses, presumably so the wood siding would not touch the ground and rot.

The front elevation of the main section of the barn is dominated by its hayloft door opening almost exactly in the middle of the façade. Presently this opening has no door. There appears to be another hayloft door opening above the one in the center but it is mostly covered with nailed-down vertical boards that do not appear to be as old as most of the wood siding on the barn. Directly above these openings is a crow's beak extending to the south. A metal rail runs nearly three-quarters of the length of the barn and supports three sliding wooden barn doors – one for the left bay and two for the center bay. There is a wooden door on the right side of the front elevation with 2-over-2 lights on the top half and three panels on the bottom half. Two 2-over-2 wooden windows are to the left of the door and the top right pane of the left window is missing. Above the windows is a smaller loft door which appears to be made of the same type and vintage boards as most of the siding and it has three metal hinges on the left side. The west elevation of the barn was difficult to see however metal siding seemed to cover the top of the side while the bottom half seemed to be wood. There are at least three windows and one door. The back of the barn was not evaluated at all; however, the owner reports that it has wood siding. The east side of the main barn has the two previously-mentioned additions. The first approximately 17 ft of the main barn's east elevation is exposed before the first addition starts. This part of the main barn has vertical wood siding and a stone base of about a foot and a half. There are two windows of which only two panes of glass remain – the left two of the left window. To the right of the windows is another opening but it has been boarded over from the inside. This is followed by a sliding

Resource Number:

Temporary Resource Number:

barn door on a metal rail; however, half of the door has been interrupted by the first addition. The fronts of both additions are entirely doors, both having double doors made of wood. The east side of the first addition that is visible has vertical wood siding with a stone course on the bottom. The southeast corner of the second addition has a round post over 10 feet high. The saltbox roof of the second addition overhangs the front of the addition by perhaps two feet. The doors on the second addition are made of plywood. The east elevation of the second addition is clad in vertical sheets of very weathered corrugated metal siding and a stone base of about one and a half feet.

Most of the interior of the barn was inaccessible. The west bay of the main section was visible and had old wooden stanchions and a trench in the cement floor.

22. Architectural style/building type: Barn
23. Landscaping or special setting features: The barn is part of an historic farmstead and is surrounded by open space with conservation easements. However, the farmstead is less than 200 feet away from the Boulder Turnpike of US 36 which opened in 1952.
24. Associated buildings, features, or objects: Today the farmstead includes the barn and its two additions, a small loafing shed in disrepair directly to the east, a small shed directly to the east, a railroad car in disrepair directly to the west, a non-historic garage to the south, a small building labeled "The Ole Milk House" to the southeast, and a house built in 1978 to the southeast. All buildings except the garage and the house are believed to be over 50 years of age.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1920 Actual: _____

Source of information: Boulder County Assessor's Records

26. Architect:

Source of information:

27. Builder/Contractor:

Source of information:

28. Original owner:

Source of information:

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

Resource Number:

Temporary Resource Number:

The barn was built in 1920 as per Boulder County Assessor's records. The barn has two additions on the east side. Although the ages of the additions are unknown, they appear to be over 50 years old. The east wall of the main barn has two windows with glass that are now part of the interior of the first addition. There is also a sliding barn door on the east side of the main barn that is interrupted by the south wall of the first addition. Also, there is a tree stump near the foundation of the main barn but on the inside of the first addition. The windows, the door and the tree stump suggest that the first addition is in fact an addition and not original. Aerial photographs show that there was an addition on the west side of the barn as recently as 2011. The addition seems to have been a loafing shed.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Agricultural; Barn

32. Intermediate use(s):

33. Current use(s): Agricultural; Barn

34. Site type(s): Farm

35. Historical background: The farm to which the barn belongs has changed configurations several times over the years. In 1916 Henry Chaussart and Leonard Wattelet paid \$6,000 to Edward Mason for the western half of Section 13, Township 1S, Range 70W, minus about 12 acres for railroad right-of-ways.¹ The deed includes appurtenances, although it is not known what those may have been. The farm appears to have transferred to Henry Chaussard (note spelling change) from Leonard Wattelet in 1918.² In 1945, Henry transferred the property to himself and his wife, Flora.³ In 1950, Henry and Flora Chaussard sold just less than 5 acres of their holdings in Section 13 to the Colorado State Highway Department, for what would soon become US 36.⁴ They also owned land in Section 14 of which they also sold parts for the new highway (Marshall Road and Dyer Road used to be connected before the Boulder Turnpike interrupted them). Over the next couple of decades the Chaussards continued to whittle down their property and in 1971 they transferred what was left to their two daughters, Mildred Bush and Lillian Damyanovich.⁵

Henry Chaussard was born November 10, 1890 in Canfield, Colorado,⁶ which is an old townsite in eastern Boulder County near Jasper Road and 119th Street. Flora Chaussard, born Flora LeComte, was born on August 5, 1894 in Louisville, Colorado.⁷ Their parents traveled together on the same boat when they emigrated from France to the United States and their fathers worked together in coal mines near Erie, Colorado.⁸ Henry and Flora also reportedly both lived in Marshall as children.⁹ Henry started working in the coal mines at age nine and worked at

Resource Number:

Temporary Resource Number:

both the Industrial Mine in Superior and the Crown Mine in Marshall. He reportedly did timberwork in the mines, a specialty of the French miners who were known for their carpentry skills¹⁰ and was a member of United Mine Workers of America Local 5909.¹¹ Flora made it through the 8th grade at the school in Marshall. On December 24, 1913, Henry and Flora married each other in Louisville,¹² and they went on to have two daughters – Mildred and Lillian.

Within a few years Henry had bought the land which included what would become 7507 Dyer Road. In 2007, Henry and Flora's daughter, Lillian, talked about the relationship in this area between farming and mining. The coal mines usually closed in the summer and lots of the miners relied on farming in the off months, and vice versa. Lillian said, "If you lived on a farm, you got to eat."¹³ The Chaussards owned two farms in the area, having acquired the Crown Mine and its land after it closed down. For a few years in the mid to late 1930s, the family moved to downtown Louisville so that Lillian could more easily attend high school. They reportedly lived on the southwest corner of Short and Main.¹⁴

Henry retired from mining and farming in 1950,¹⁵ and he and Flora continued to live at their farm at 7507 Dyer Road until his death on March 20, 1976. Flora soon moved to a nearby nursing home and passed away on July 21, 1981. They are buried in Mountain View Memorial Park in Boulder.

As previously noted, daughters Mildred and Lillian took ownership of the farm in 1978, and over the years Lillian and her husband, Andrew, became the holders. Mildred kept ownership of much of the land across US 36 for years and lived within viewing distance of the farm at 7440 Marshall Drive. In 2007, large parts of the remaining farm were sold to the City of Louisville to be turned into open space. The farmstead today consists of just 1.22 acres with the structures clustered together. The farmstead was sold to Greg and Rachael Kras in 2009, and in 2016 Justin and Emily Vigmostad bought the property. The original farmhouse was replaced in 1978 but most of the other structures are believed to date to around 1920. Conservation easements held by Boulder County Parks and Open Space restrict the farmstead and the immediately adjacent land.

The Chaussard Barn and the other historic Chaussard buildings are some of the only remaining historic agricultural reminders along the Boulder Turnpike of US 36.

36. Sources of information: See endnotes.

VI. SIGNIFICANCE

Resource Number:

Temporary Resource Number:

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

39. Area(s) of significance:

40. Period of significance:

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

42. Statement of significance: The barn is significant because it is one of the only visible remnants of Boulder County's historic agricultural heritage along US 36.

43. Assessment of historic physical integrity related to significance: The barn exhibits a high level of physical integrity when considering the seven aspects of integrity related to significance – location, design, setting, materials, workmanship, feeling and association.

The level of architectural and historical significance is to the extent that the barn would qualify as a Boulder County Landmark.

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:

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

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

Resource Number:
Temporary Resource Number:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Negatives filed at:

48. Report title:

49. Date(s): September 2016

50. Recorder(s): Jessica Fasick

51. Organization: Boulder County Land Use

52. Address: 2045 13th Street, Boulder, CO 80302

53. Phone number(s): 303-441-3930

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

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

¹ Boulder County Warranty Deed 90119663, 31 August 1916.

² Boulder County Quit Claim Deed 90136640, 3 December 1918.

³ Boulder County Warranty Deed 90426811, 27 October 1945.

⁴ Boulder County Warranty Deed 90497111, 21 November 1950.

⁵ Boulder County Quit Claim Deed 90980543, 24 June 1971.

⁶ "Henry Chaussard" obituary, Daily Camera, 21 March 1976.

⁷ "Flora Chaussard" obituary, Daily Camera, 23 July 1981.

⁸ "Mr., Mrs. Henry Chaussard Celebrate 50th Wedding Anniversary," Daily Camera, 31 December 1963.

⁹ Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.

¹⁰ Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.

¹¹ "Henry Chaussard" obituary, Daily Camera, 21 March 1976.

¹² "Henry Chaussard" obituary, Daily Camera, 21 March 1976.

¹³ Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.

¹⁴ Lillian Chaussard Damyanovich conversation with Bridget Bacon at the Louisville Historical Museum, 26 December 2007.

¹⁵ "Mr., Mrs. Henry Chaussard Celebrate 50th Wedding Anniversary," Daily Camera, 31 December 1963.



