



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, April 7, 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:
 - a. **BP-16-0083: 2075 S Foothills Hwy**
Request: Demolition of an historic structure
Location: 2075 S Foothills Hwy
Zoning: Agricultural (A) Zoning District
Applicant: City of Boulder
4. Landmark:
 - a. **Docket HP-16-0001: Sawdey Farm**
Request: Boulder County Historic Landmark Designation
Location: 4937 N 109th Street
Zoning: Agricultural (A) Zoning District
Applicants: Margaret & Chris Shutze
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 January 7, 2016 6:00 PM Hearing Room, Third Floor, County Courthouse, Boulder

Draft draft draft draft

On Thursday, January 7, 2016, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 6:40 p.m.

Board Members Present: Jim Burrus - chair, Steven Barnard, Ilona Dotterer, Jason Emery, Rosslyn Scamehorn and George Schusler

Board Members Excused: Diane Lowder and Stanley Nilson

Staff Present: Denise Grimm and Jessica Fasick, Land Use

Interested Others: 7

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the October 1, 2015 and November 5, 2015 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn MOVED to approve the October 1, 2015 and November 5, 2015 minutes as submitted.

SECOND: George Schusler

VOTE: Motion PASSED unanimously

3. LANDMARK

a. Docket HP-15-0006: Wagon Wheel Lodge

Request: Boulder County Historic Landmark Designation of the main lodge
Location: 91 Fourmile Canyon Drive, in Section 27, T1N, R71 in the 6th
Principal Meridian.
Zoning: Forestry (F)
Applicant: Charles M Firestone LLC and Pattie P Firestone LLC

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the lodge has been submitted by the owners, Charles Firestone and Pattie Firestone. The landmark application is for the stone lodge building only. There are several other structures on the parcel but they are not included in this application. An historic site survey was completed on the property in October 2015 and is included in the packet.

The Wagon Wheel Lodge opened in 1946 with the stone lodge and seven cabins along Fourmile Creek. The original proprietors, Ira and Mabel Cole, ran the lodge from 1946 until 1962. Over the years they expanded the lodge to include more cabins and a dining hall. The Wagon Wheel Lodge hosted several Nederland High School and University of Colorado events and advertised in the CU yearbook, the Coloradoan. The lodge was also featured in the nationally-distributed magazine the Ford Times.

The property changed hands in the 60s and became the Wagon Wheel Motel, and then again in the 70s and became the Wagon Wheel Motel and Apartments. The property recently became known as the Boulder Adventure Lodge after it was bought in 2014.

The historic stone building has always been the focal point of the lodge and it has maintained its historic integrity over the years. Its prominent features are the random-laid stone walls and parapets. Several windows have been replaced over the years and a metal balcony roof has been added. Several other buildings on the property are over 50 years of age but none of them have the historic integrity necessary to include them in the landmark.

On November 19, 2015, a subcommittee of the HPAB determined that the stone lodge structure is eligible for landmark status. They then reviewed a building permit to alter the roofline of the lodge. After several designs were discussed, an agreement was made on a hipped roof noting that it would be minimally visible from the ground but would allow for needed extra height.

SIGNIFICANCE

An historic site survey was completed in 2015 and found that the lodge is eligible for local landmark status under Criterion 1 and 4. Preservation staff agrees with this assessment.

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

The lodge is significant for its association with the development of the early 20th century mountain resort industry in Boulder County.

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 lodge is significant as an example of early 20th century commercial-style architecture.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve HP-15-0006: Wagon Wheel Lodge 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.)

Agents for the owners, Asa Firestone (91 Fourmile Canyon Drive) and Becky Rigo (1712 Pearl Street), gave a brief presentation and were available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Steven Barnard MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-15-0006: Wagon Wheel Lodge based on Criteria 1 and 4 and with the Recommended Conditions.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

b. Docket HP-15-0007: Schott Cabin

Request: Boulder County Historic Landmark Designation of the cabin
Location: 81 Maryville Road, in Section 22, T1S, R73 in the 6th Principal Meridian.
Zoning: Forestry (F) Zoning District
Applicant: Kirstin Silberschlag and Luke Bovenzi
Agent: Stephanie Ridgeway

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the cabin has been submitted by the new owners, Kirstin Silberschlag and Luke Bovenzi. The

landmark application is for the cabin only. There are a few outbuildings on the parcel but they are not included in this application as they date to the 1980s. An historic site survey was completed on the property in 2013 and is included in the packet.

The cabin is located just east of Eldora in a community historically known as Mary City or Marysville, although the cabin is on Maryville Road without the “s.” Marysville was a stop on what became known as the Switzerland Trail of America train line. Tourists often debarked at Marysville to continue up Marysville Road along the creek to Lake Eldora, Peterson Lake and Spencer Mountain. Mary City may have been named after Mary Beach who homesteaded in the area.

The rustic log cabin at what is today 81 Maryville Road was known as House No. 2 and was built in 1919, just as the local economy was turning from mining to tourism. This significant shift led to the construction of multiple log cabins in the area.

The cabin is named after Charles L. Schott who owned the cabin along with his wife Bertha. Charles and Bertha farmed east of Boulder on North 95th for decades and Charles was related to the Stengels and Bertha was a Hartnagle.

On December 7, 2015, a subcommittee of the HPAB reviewed a proposal to alter the cabin. They first agreed that the cabin is eligible for landmark status. The subcommittee then gave their support of plans to alter the cabin with the replacement of non-historic windows with more appropriate wood windows, the replacement of the front door with a more secure wood door, an addition pushed back on the side of the cabin, and a new porch on the rear of the cabin.

SIGNIFICANCE

The historic site survey that was completed in 2013 includes conflicting opinions on whether the cabin is eligible for inclusion on the National Register of Historic Places. While one of the consulting firms involved with the survey disagrees, the overall opinion on the survey is that the cabin should be considered eligible. The landmark application suggests that the cabin is eligible for local landmark status under Criteria 1 and 4. Preservation staff agrees with this assessment.

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

The cabin is significant as an example of the development of the early 20th century mountain tourist industry in Boulder County.

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 cabin is significant as an example of early 20th century rustic log cabin construction.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve HP-15-0007: Schott Cabin 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.)

Agent for the owners, Stephanie Ridgeway (1517 7th Street), gave a brief presentation and was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Rosslyn Scamehorn MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-15-0007: Schott Cabin based on Criteria 1 and 4 and with the Recommended Conditions.

SECOND: George Schusler

VOTE: Motion PASSED unanimously

4. OTHER BUSINESS

- a. Denise Grimm let the HPAB know that it is recruiting season for boards and commissions and that HPAB has one vacancy to fill.
- b. Jim Burrus shared that he is registered for the CPI preservation conference in February.

5. ADJOURNED

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

AGENDA ITEM

Thursday, April 7, 2016 - 6:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION ON A BUILDING PERMIT REVIEW FOR STRUCTURES 50 YEARS OF AGE OR OLDER:

BP-16-0083: 2075 S Foothills Hwy

Request: Demolition of an historic structure
Location: At 2075 S Foothills Hwy, in Section 21, T1S, R70W in the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning District
Applicant: City of Boulder

PURPOSE

To determine if the structure is eligible for landmark status, and if so and only if the applicant is present, to determine if the proposed alterations would have an adverse impact on the historic significance of the structure.

BACKGROUND

Staff has received a building permit application for the demolition of the residence. Unfortunately, there are conflicting reports and theories as to when the structure was built. Parts of the structure may date to as early as the 1860s, which would make it one of the oldest remaining structures in Boulder County.

The Boulder County Assessor's office dates the building to 1925. However, construction dates on old structures in the county have often been found to be incorrect. In 1949, the building was documented by the Assessor's office and it appears to be in its current configuration.

An historic site survey was completed on the structure in 1995 and it suggests that parts of the structure date to 1862 and that it "may be considered eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4)." Staff is unsure where the recorder obtained this date, although one idea is that it came from the Homestead Act of 1862.

The property was first owned by William Stimson. His obituary states that he came here in 1860 and lived near Marshall. Stimson is credited with being “among the first to realize the coal interests” in the area and with opening the first mine in Marshall. Stimson homesteaded the property and the paperwork from 1866 shows that he made improvements to the property to fulfill the requirements of the homestead process. The paperwork says that by January of 1866, Stimson had “built a house thereon – of frame size 18 x 30 ft. one story high – with four windows and three doors – shingle roof and board floors.” While the windows and doors could easily describe the main part of the existing structure, no section of the existing building has these exact dimensions with the closest being that of the main part at around 12’ x 24’.

On February 11, 2016, a subcommittee of the HPAB visited the residence to try to determine the age of the existing structure and to ascertain its condition. The subcommittee was not asked to make any recommendations at that time.

On February 24, 2016, local architectural historian (and ex-HPAB member) Natalie Feinberg Lopez visited the site and completed a report on the structure. She found the structure to be in an advanced state of deterioration and could not definitively date the building. She reports that the stonework could date to before 1900 and that “Some materials contained in the North section of the structure appeared to be from a time circa 1900, true-dimension lumber from a mill. Early structures in Boulder County often have lumber that was gathered by hand, and hauled to the home site by wagon, but there were no marks discovered of hand-hewn boards, saw blades, or other signs that the lumber had been harvested by hand.”

The structure has maintained a fair amount of historic integrity since at least 1949. Even if we assume that the main part of the structure does date to the 1860s, the existing windows do not and are likely not much older than 1949. The double-hung windows in the shed-roofed section would likely be older than the sliders.

SIGNIFICANCE

15-501 Criteria for Landmark Designation

A. In determining whether a structure, site, or district is appropriate for designation as a historic landmark, HPAB and the Board shall consider whether the landmark proposed for designation meets one or more of the following 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 influenced 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.

Preservation staff believes that the structure qualifies for landmark designation under Criteria 1, 3, 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 structure is significant for its association with the development of the Marshall area.

Criteria 15-501(A)(3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The structure is significant for its association with William Stimson who is credited with opening the first mine in Marshall.

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 structure is significant as an example of late-19th century and early-20th century homestead architecture in rural Boulder County.

RECOMMENDATION

Staff recommends that the HPAB finds the residence at 2075 S Foothills Hwy eligible for landmark status based on Criteria 1, 3 and 4.



Boulder County Land Use Department

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

Land Use PreApplication Map: Vicinity

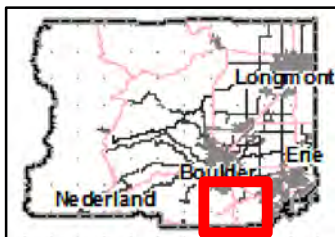
2075 Foothills

Legend

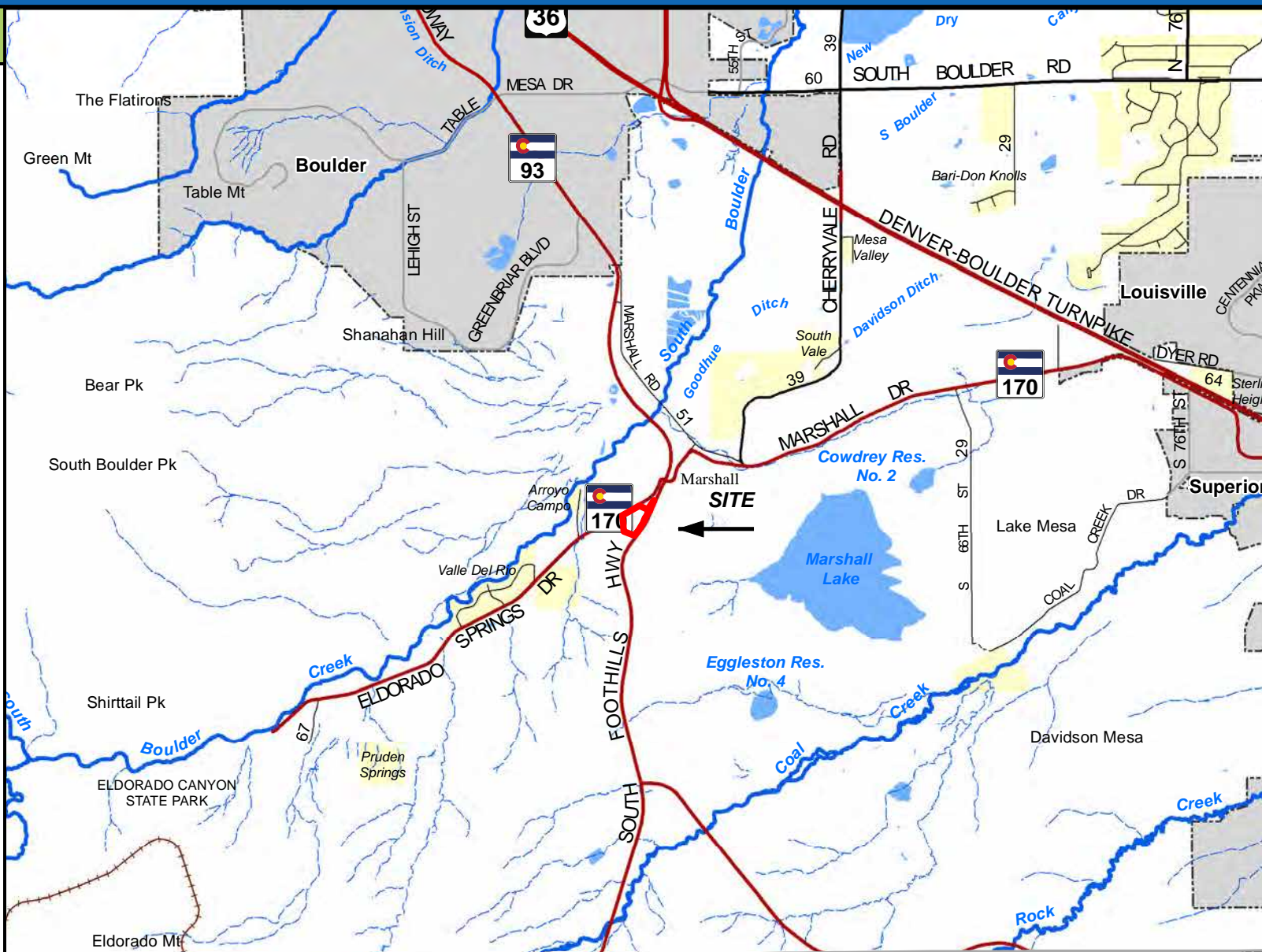
- Subject Property
- County Boundary
- Intermittent Stream
- Perennial Stream
- Municipalities
- Subdivisions



Area of Detail Date: 3/30/2016





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



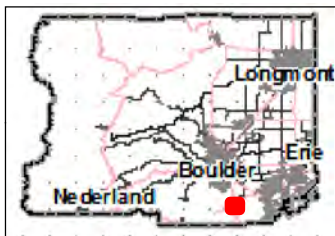


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 3/30/2016





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



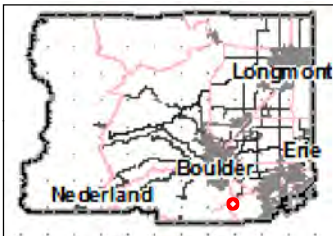


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 3/30/2016



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



BUILDING DESCRIPTION AND VALUE CALCULATION

CLASSIFICATION NO. **1018** MAIN BUILDING DESCRIPTION **1018** BLDG NO. **1018**

TYPE AND USE **1018** ROOFING **1018** ATTIC **1018**

Foundation **1018** Basement **1018** Heating **1018**

Exterior Walls **1018** Floors **1018** Plumbing **1018**

Roof **1018** Interior Finish **1018** Other Items **1018**

State of Repairs **1018** Lighting **1018** Major Alterations or Additions **1018**

DATE OF CONSTRUCTION **1018** OTHER FARM BUILDINGS **1018**

SPECIAL BUILDING NOTES **1018**

GROUND PLAN SKETCH (INDICATE NUMBER OF STORIES)

AREA - MAIN BUILDING

REPRODUCTION COST AND FINAL VALUE

ADDITIONS (PLUS)

DEDUCTIONS (MINUS)

SPECIAL OBSOLESCENCE

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ **740**

GARAGE

MINOR BUILDINGS **120**

OTHER IMPROVEMENTS

TOTAL BUILDINGS AND IMPROVEMENTS **\$860**

RESIDENTIAL PROPERTY APPRAISAL RECORD

(A) CITY OR TOWN **BOULDER** (A) PARCEL NO. **0037602 0601 1577 21 0 00 048 10M 1** (A) SCHEDULE NO. **1018** (A) TAX AREA **1018**

TRACT **1434 LESS A & B & MIN**

21-15-70 **8048 0037602 0601 1577 21 0 00 048 10M 1**

21-15-70 **800K 839 PAGE 62 BCR**

S FOOTHILLS **HY 80V**

ROSE E L & EVELYN & CAROLYN JANE

935 12TH ST **CO 80302** **000 0000 00000**

BOULDER

78 3340 920 4260 11133 3067 14200

79 3900 1490 5390 13000 4967 17967

352956 08-79 QD F

359877 09-79 QD F

1112 1217 1140 1240

LAND ATTRIBUTES SUBJECT PROPERTY

IMPROVEMENTS

UTILITIES

TOPOGRAPHY

APPRaiser'S INTERVIEW AND VALUE ESTIMATE

LAND VALUE CALCULATION

COST APPROACH

MARKET APPROACH (COMPARABLE SALES)

INCOME APPROACH

APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION

ACTUAL VALUE

ASSESSED VALUE

Reviewed by **1018**

Date **1018**

1978 Assessor's Card



BUILDING DESCRIPTION AND REPLACEMENT COST RECORD—RESIDENTIAL (A2) CARD										OF CARDS	
(AA) TYPE NO. 101		(AB) DESIGN 101		(AC) APPRAISED BY		(AD) DATE 10-26-56		(AE) Date 10-26-56		Computed by	
(AF) Reviewed by		(AG) YEAR BUILT 1956		(AH) ADJUSTED YEAR		(AI) ROOMS		(AJ) BEDROOMS		(AK) BATHS	
(AL) FIRST FLOOR FIN AREA		(AM) ABOVE FIRST FLOOR FIN AREA		(AN) BASEMENT FIN AREA		(AO) TOTAL FINISHED AREA		(AP) R.O.A. 50 FT. FIN AREA		(AQ) R.O.A. 50 FT. FIN AREA	
(AR) GARAGE WALL		(AS) GARAGE WALL		(AT) GARAGE WALL		(AU) GARAGE WALL		(AV) GARAGE WALL		(AW) GARAGE WALL	
(AX) FOUNDATION		(AY) FOUNDATION		(AZ) FOUNDATION		(BA) FOUNDATION		(BB) FOUNDATION		(BC) FOUNDATION	
(BD) EXTERIOR		(BE) EXTERIOR		(BF) EXTERIOR		(BG) EXTERIOR		(BH) EXTERIOR		(BI) EXTERIOR	
(BJ) WINDOWS		(BK) WINDOWS		(BL) WINDOWS		(BM) WINDOWS		(BN) WINDOWS		(BO) WINDOWS	
(BP) DOORS & PORCHES		(BQ) DOORS & PORCHES		(BR) DOORS & PORCHES		(BS) DOORS & PORCHES		(BT) DOORS & PORCHES		(BU) DOORS & PORCHES	
(BV) INTERIOR FIN		(BW) INTERIOR FIN		(BX) INTERIOR FIN		(BY) INTERIOR FIN		(BZ) INTERIOR FIN		(CA) INTERIOR FIN	
(CB) EXTERIOR FIN		(CC) EXTERIOR FIN		(CD) EXTERIOR FIN		(CE) EXTERIOR FIN		(CF) EXTERIOR FIN		(CG) EXTERIOR FIN	
(CH) ROOFING		(CI) ROOFING		(CJ) ROOFING		(CK) ROOFING		(CL) ROOFING		(CM) ROOFING	
(CN) MECHANICAL		(CO) MECHANICAL		(CP) MECHANICAL		(CQ) MECHANICAL		(CR) MECHANICAL		(CS) MECHANICAL	
(CT) APPLIANCES		(CU) APPLIANCES		(CV) APPLIANCES		(CW) APPLIANCES		(CX) APPLIANCES		(CY) APPLIANCES	
(CZ) TOTAL		(DA) TOTAL		(DB) TOTAL		(DC) TOTAL		(DD) TOTAL		(DE) TOTAL	
(DF) QUALITY ADJUSTMENT		(DG) QUALITY ADJUSTMENT		(DH) QUALITY ADJUSTMENT		(DI) QUALITY ADJUSTMENT		(DJ) QUALITY ADJUSTMENT		(DK) QUALITY ADJUSTMENT	
(DL) DEPRECIATION		(DM) DEPRECIATION		(DN) DEPRECIATION		(DO) DEPRECIATION		(DP) DEPRECIATION		(DQ) DEPRECIATION	
(DR) CARPORT		(DS) CARPORT		(DT) CARPORT		(DU) CARPORT		(DV) CARPORT		(DW) CARPORT	
(DX) GARAGE		(DY) GARAGE		(DZ) GARAGE		(EA) GARAGE		(EB) GARAGE		(EC) GARAGE	
(ED) OTHER ITEMS		(EE) OTHER ITEMS		(EF) OTHER ITEMS		(EG) OTHER ITEMS		(EH) OTHER ITEMS		(EI) OTHER ITEMS	
(EJ) REPLACEMENT COST NEW		(EK) REPLACEMENT COST NEW		(EL) REPLACEMENT COST NEW		(EM) REPLACEMENT COST NEW		(EN) REPLACEMENT COST NEW		(EO) REPLACEMENT COST NEW	
(EP) ADJUSTED % GOOD		(EQ) ADJUSTED % GOOD		(ER) ADJUSTED % GOOD		(ES) ADJUSTED % GOOD		(ET) ADJUSTED % GOOD		(EU) ADJUSTED % GOOD	
(EV) TOTAL R.C.N.L.D.		(EW) TOTAL R.C.N.L.D.		(EX) TOTAL R.C.N.L.D.		(EY) TOTAL R.C.N.L.D.		(EZ) TOTAL R.C.N.L.D.		(FA) TOTAL R.C.N.L.D.	

BOULDER COUNTY HISTORIC SITES SURVEY

SHF
MAPPED

OAHP Use Only
☐ Determined Eligible
☐ Determined Not Eligible
☐ Nominated
☐ Listed
☐ Need Data
☐ Contributing to NR District
☐ Not Contributing to NR District

S
A
B
C
/GB

MANAGEMENT DATA FORM

State Site Number: 5BL5691

Temporary Site Number: N/A

IDENTIFICATION

Resource Name: City of Boulder Property

Address: 2905 South Foothills Highway
Boulder, CO

Location/Access: This property is located on the west side of South Foothills Highway (Highway 93), about $\frac{1}{2}$ -mile south of the highway's intersection with Highway 170. This site is about two miles south of Boulder.

Project Name: Boulder County Historic Sites Survey

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

Site Categories: buildings

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

Owner(s) Address: City of Boulder

Boundary Description and Justification:

This property is comprised of a house, a garage, and a root cellar

Acreage: less than one acre

ATTACHMENTS

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

LOCATION

County: Boulder

USGS Quad: Louisville, Colorado 1965, photorevised 1979, 7.5 Minute

Other Maps: N/A

Legal Location: ^{NW NE SW} NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 1 South, Range 70 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 479980⁷⁶✓ Northing 4421980⁶⁹✓

ELEV. 5610

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

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

Level of National Register Significance: Local

Condition: fair

Additional Comments:

N/A

Eligibility Recommendation: not eligible for inclusion in the National Register of Historic Places; the house alone is eligible for local landmark designation

STATEMENT OF SIGNIFICANCE

This stone building located some two miles south of Boulder is notable for its stonework and for its very early 1862 date of construction. In poor to fair condition, the building's overall lack of integrity should probably preclude it from qualifying for inclusion in the National Register of Historic Places. Considered on the local level, though, the building may be considered eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4). The property's garage (map item #B) does not appear to have sufficient integrity or significance to qualify for National Register or for local landmark designation.

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

Is there National Register District Potential? no

Discuss: The property is in a relatively, rural, isolated location. There are no other nearby related historic buildings.

State Site Number: 5BL5691

Temporary Site Number: N/A

MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: neglect; any effort to widen Highway 93 at this point would probably impact this property

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: N/A

Photographs: Roll(s): L-42 Frames: 11-14

Negatives Filed At: Boulder County Parks and Open Space Department

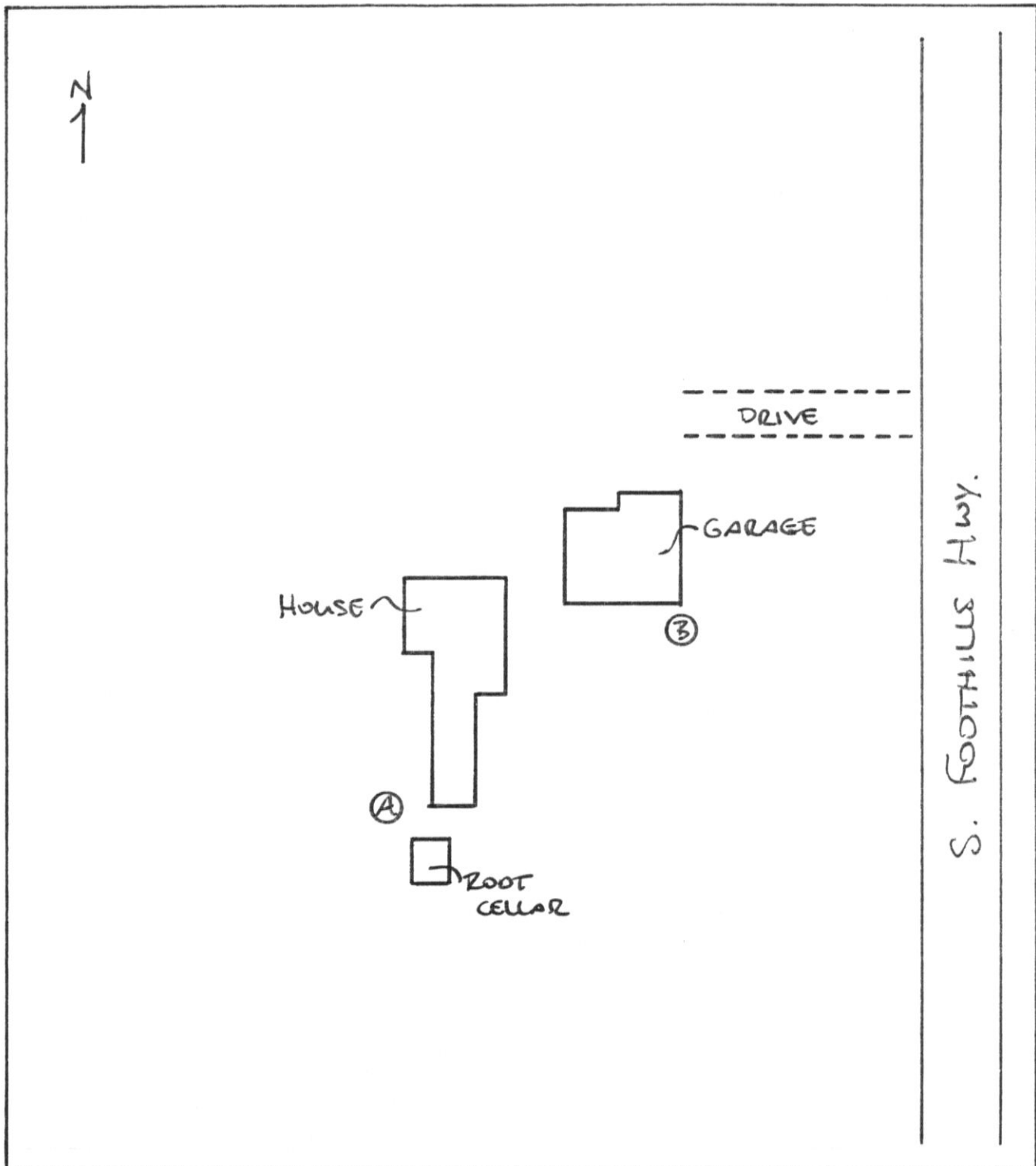
Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Lisa Schoch-Roberts

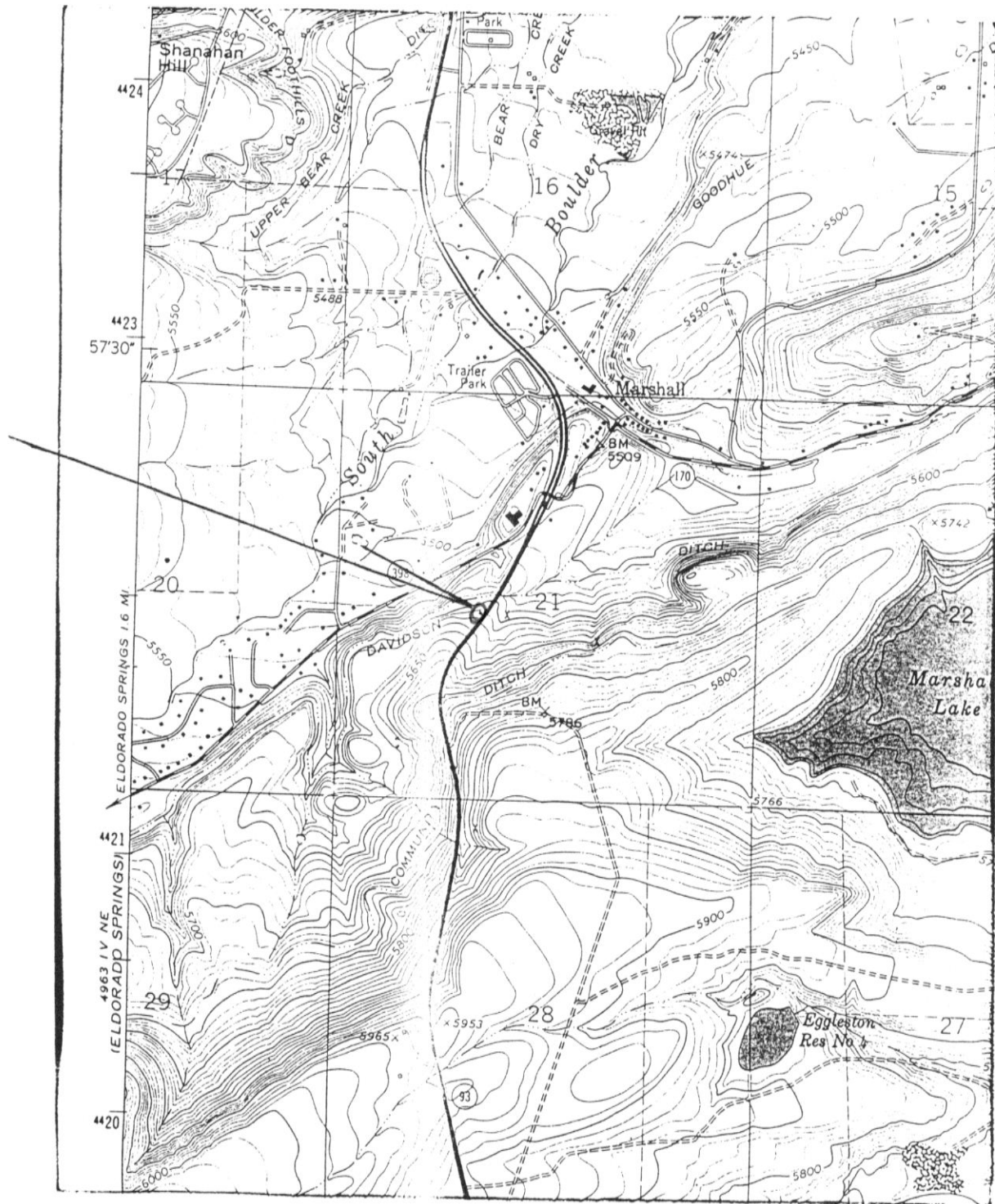
Date: 27 March 1995

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

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



SITE PLAN NOT TO SCALE



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

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL5691

Temporary Site Number: N/A

IDENTIFICATION

Map ID Number/Feature Number of Code:

Building/Structure Name: A

Complex/Site Name: City of Boulder Property

Roll: L-42 Frames: 11-13 Photographer: Lisa Schoch-Roberts

FUNCTION

Current Use: Vacant / Not in Use

Original Use: ~~unknown~~ SINGLE DWELLING

Intermediate Use(s): unknown

ARCHITECTURAL HISTORY

Architect: N/A

Builder: unknown

Date of Construction: c1862

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: Moderate: xx Major:

Moved? no Date: N/A

Specific References to the Structure/Building

N/A

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: vernacular

Landscape/Setting: This property is located on the west side of South Foothills Highway (Highway 93), about $\frac{1}{2}$ -mile south of the highway's intersection with Highway 170. This site is about two miles south of Boulder. The surrounding terrain is open and hilly, with excellent views of the flatirons to the northwest.

Orientation: east

Dimensions: 48' N-S by 19' E-W

Stories: one

Plan: irregular

Foundation: concrete and stone

Walls: uncoursed stone rubble on the west portion; horizontal weatherboard and stucco on the east portion

Roof: gable roof with asphalt shingles; shed roofs over two extensions to the north elevation

Chimneys: two metal pipes

Windows: four large fixed-pane windows; one fixed-pane or hopper 4-light window; all located on the west elevation; three window openings on the west elevation

Doors: painted orange wood entry door on the south elevation

Porches: none

Interior: not surveyed

Additions: building appears to have been built in three stages: 19' by 9' shed-roofed stone portion to north; 16' by 19'; shed-roofed stone portion in the middle; 20' by 10' gable-roofed wood frame portion to the south

Associated Buildings, Features or Objects:

garage:

(map Item B; photo: roll L-42, frame 11); one story; 20' by 17'; rectangular plan; oriented to the north; stone foundation; stuccoed exterior walls over wood frame construction; 2x4 horizontal sliding window on the west elevation; single rectangular fixed-pane window, also on the west elevation; large open bay on the north elevation; vertical wood plank entry door on the south elevation

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

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

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

This stone building located some two miles south of Boulder is notable for its stonework and for its very early 1862 date of construction. In poor to fair condition, the building's overall lack of integrity should probably preclude it from qualifying for inclusion in the National Register of Historic Places. Considered on the local level, though, the building may be considered eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4). The property's garage (map item #B) does not appear to have sufficient integrity or significance to qualify for National Register or for local landmark designation.

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

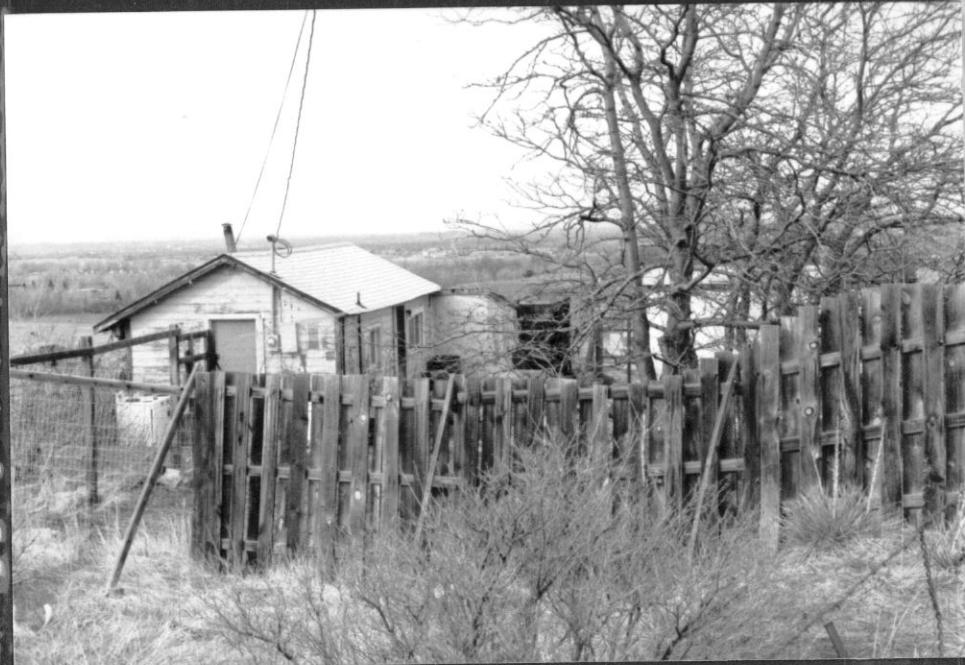
Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Lisa Schoch-Roberts

Date: 27 March 1995

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

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



Dear Patron:

We regret that the enclosed photocopies are the best we were able to obtain using our normal reproduction process. This is caused primarily by the age and faded conditions of some of the documents from which these copies were made.

COMPLETE FILE ENCLOSED

BEST AVAILABLE COPY.



RECORDS OF THE GREAT
LAND SURVEY

LAND ENTRY FILES
COLONIZED

GOLDEN CITY, 1882-84 DENVER, 1884

WESTERN FISH CERTIFICATES

10
11
24

BOX 20
N 1

1000

194
Newstead General post
Denver Colorado
April 15th 1871.

874

Paid Sept 30th 1871,
Rec Vol 1st page 189,
E 57 128

HOMESTEAD.

Land Office at

Denver, Col.
April 14 1871.

CERTIFICATE,

No. 197

APPLICATION,

No. 574

It is hereby certified, That pursuant to the provisions of the act of Congress, approved May 20, 1862, entitled "An act to secure homesteads to actual settlers on the public domain,"

William Stinson has
made payment in full for *South West Quarter* of
Section *Twenty-one* in Township *One South*
of Range *Seventy West* containing *one hundred and forty* acres.

Now, therefore, be it known, That on presentation of this Certificate to the
COMMISSIONER OF THE GENERAL LAND OFFICE, the said *William*
Stinson shall be entitled to a Patent for the Tract of Land above described.

Louis Dugal
Register.

194
Newstead General proff
Denver Colorado
April 15th 1877.

274

Pay Sept 30th 1877,
Rec Vol 1st page 187,
E 5-128

PROOF REQUIRED UNDER HOMESTEAD ACTS MAY 20, 1862, AND JUNE 21, 1866.

WE *Joseph M. Marshall and Thomas Patrick* do solemnly swear that we have known *William Stinson* for *Six* years last past; that he is *a single man* consisting of *over 21 years of age and* a citizen of the United States; that he is an inhabitant of the *South West 1/4* of section No. *21* in Township No. *1 South* of Range No. *40 West* and that no other person resided upon the said land entitled to the right of Homestead or Pre-emption.

That the said *William Stinson* entered upon and made settlement on said land on the *20th* day of *January*, 18*66* and has built a house thereon *of frame size 18 x 30 ft. one story high with four windows and three doors shingle roof and board floors.*

and has lived in the said house and made it his exclusive home from the *20th* day of *January*, 18*66* to the present time, and that he has since said settlement ploughed, fenced, and cultivated about *Ten* acres of said land, and has made the following improvements thereon, to wit: *He has built thereon a log stable 16 x 20 ft. one Corral - a chicken house and other outside buildings - and has dug a well thereon and has also built one mile of post and wire fence thereon*

I, *Louis Dugal* *Joseph M. Marshall* *Thomas Patrick*, do hereby certify that the above affidavit was taken and subscribed before me this *14th* day of *April*, 18*71*.

Louis Dugal
Register

WE CERTIFY that *Joseph M. Marshall and Thomas Patrick* whose names are subscribed to the foregoing affidavit, are persons of respectability.

Louis Dugal, Register.
C. W. McLaughlin, Receiver.

I, William Stinson of
Boulder Co Colorado

do solemnly Swear that I will support, protect, and defend the
 Constitution and Government of the United States against all enemies, whether
 domestic or foreign, and that I will bear true faith, allegiance, and loyalty to
 the same, any ordinance, resolution, or law of any State Convention or Legislature
 to the contrary notwithstanding; and, further, that I do this with a full
 determination, pledge, and purpose, without any mental reservation or evasion
 whatsoever; and, further, that I will well and faithfully perform all the duties
 which may be required of me by law. So help me God.

William Stinson [SEAL.]

Sec of Colorado
Co of Arapahoe } ss.

Sworn and subscribed to before me, this 20 day of July 1866.

W. Blumentz
 Register of the Land Office at Denver

574

William Stevenson

5/
128

HOMESTEAD.

APPLICATION, }

No. 574 }

LAND OFFICE at

Denver Colorado June 20th 1866.

I, William Stinson

of Boulder Co

Colorado

do hereby apply to enter, under the provisions of the act of Congress approved May 20, 1862,

entitled "An act to secure homesteads to actual settlers on the public domain," the

quarter

of Section

Twenty one

South west

in Township

one

South

of Range

Seventy west

containing

160

Acres.

William Stinson

LAND OFFICE at

Denver Colorado

January 20 1866.

I, Geo M Chilcott

Register of the Land Office, do hereby certify

that the above application is for Surveyed Lands of the class which the applicant is legally entitled to enter under the Homestead act of May 20, 1862, and that there is no prior, valid, adverse right to the same.

Geo M Chilcott Register.

H O M E S T E A D .

[AFFIDAVIT.]

Land Office at Denver Col Tex

Jan'y 20th 1866.

I, *William Stinson* of *Boulder Co Colorado* having filed my Application No. *574*, for an entry under the provisions of the act of Congress approved May 20, 1862, entitled "An act to secure Homesteads to actual settlers on the public domain," do solemnly swear, that I am a citizen of the United States a single man over 21 years of age that I have never borne arms against the Government of the United States or given aid or comfort to its enemies that this application is made for my own exclusive use and benefit and for the purpose of actual settlement and cultivation and not either directly or indirectly for the use or benefit of any other person or persons whatsoever and that I will never sell the benefit of said act.

William Stinson

Sworn to and subscribed this *twentieth* day of *January* 1866 before

C. B. Blumenthal of the Land Office.

HOMESTEAD.

Receiver's Office, *Dunn City* —

January 20 18 *66*

RECEIVER'S RECEIPT, }

No. *574*

{ APPLICATION,

No.

RECEIVED of

William Stinson the sum of

4 dollars — cents; being the amount of fee

and one-half the compensation of Register and Receiver for the entry of —

SW 1/4 — of Section *21* in Township

1 *Som* of Range *40* *W* under the act of

Congress approved May 20, 1862, entitled "An act to secure homesteads to actual settlers on the public domain."

\$ *16.00*

A. B. Bennett Receiver.

574

William Stevenson

and one half the compensation of Agents and Inspectors for the cost of

copies

sent paid the amount of the

payment of

the sum of

for

the

of the

of the

of the

of the

of the

of the

HOMESTEAD.

Receiver's Office,

Denver Colo. April 14, 18th 71.

FINAL RECEIVER'S RECEIPT,

No. 197

APPLICATION,

No. 574

RECEIVED of

William Stinson

the sum of

Six dollars cents; being the second half

of compensation of Register and Receiver, and balance of payment required by law for the

entry of the South West 1/4 of Section

21 in Township One North of Range

40 W. containing 160. acres, under the acts of Congress approved May

20, 1862, and March 21, 1864, entitled "An act to secure homesteads to actual settlers on the public domain."

\$

600

C. W. McLaughlin

Receiver.

Delivered June 21 1871

Wm. Simpson
Delivered June 7th 1875
J.B.

HOMESTEAD.

Receiver's Office,

Denver C. April 14, 1871.

FINAL RECEIVER'S RECEIPT,

No. 197

APPLICATION,

No. 574

RECEIVED of

William Hinson

the sum of

Six

dollars

cents; being the second half

of compensation of Register and Receiver, and balance of payment required by law for the

entry of

the South West $\frac{1}{4}$

of Section

21

in Township

One (1) North

of Range

70 West

containing

160,

acres, under the acts of Congress approved May

20, 1862, and March 21, 1864, entitled "An act to secure homesteads to actual settlers on the

public domain."

\$ 6 00

C. W. McLaughlin

Receiver.

No 197 ✓

AFFIDAVIT REQUIRED OF HOMESTEAD CLAIMANTS, ACTS OF MAY 20, 1862, AND
JUNE 21, 1866.

I, William Stinson, having made a Homestead entry
of the Fourth West 1/4, section No. 21
in Township No. One South, of range No. 70 West, subject to entry at
Denver Colorado, under the first section of the Homestead Act of
May 20, 1862, do now apply to perfect my claim thereto by virtue of the first
proviso to the second section of said Act; and for that purpose do solemnly Swear
that I am a single man over 21 years of age a citizen of the United States; that
I have made actual settlement upon and have cultivated said land, having resided thereon since the
20th day of January, 1866 to the present time; that no part
of said land has been alienated, but that I am the sole bona fide owner as an actual settler; and that I
have borne true allegiance to the Government of the United States. and further that I
have lost my Duplicate Receipt #544 - and am unable to find
the same —

W^m Stinson

I Louis Dugal, of the Land Office at
Denver Colorado, do hereby certify that the above affidavit was taken and
subscribed before me this 14th day of April, 1871

Louis Dugal
Registrar

STIMPSON, WILLIAM...d last night in Marshall from rheumatism of the heart. Boulder Co pioneer; came here 1860. Known as "Uncle Billy." Age 71. Opened first mine in Marshall. "Generousity & greatness of heart." Funeral at Marshall tomorrow. Bur in Masonic cem. (17 June 1898:1) Bur Columbia Cem. (CC)

Stimpson, William "Billy" d 17 June 1898 near Marshall. Age 71. He had suffered from rheumatism for years which finally went to the heart. Had lived near Marshall since 1860. Among the first to realize the coal interests of this section and to develope them. "He was a man of strictest probity, of kindly heart and friendly disposition." Unmarried. Undertaker G.E. Harris in charge of funeral at Marshall. (HW 22 June 1898:6)



BUILT ENVIRONMENT EVOLUTION
PRESERVING THE PAST TRANSFORMING TOMORROW

Built Environment
Evolution
PO Box 21433
Boulder, Colorado 80308
303-562-5872

Prepared for

Julie Johnson
Open Space and Mountain Parks
City of Boulder

February 24, 2016

Prepared by

BUILT ENVIRONMENT EVOLUTION
Architectural Conservation
Preservation Surveys
Materials Science

2075 S Foothills Hwy
Eldorado Springs, CO



FIELD REPORT

DATE

9:30am, February 24, 2016

SITE

2075 S Foothills Hwy, Eldorado Springs, Colorado

WEATHER

Sunny, slight breeze, Temp: 40F

PROJECT

Review of historic structure for date and reuse

ATTENDENCE

Julie Johnson

Natalie Feinberg Lopez

OBSERVATIONS

The structure had many sections of various ages, with various materials. Windows on all sides of the structure were broken, the door was open, and it appeared that animals had moved in, along with human visitors. All areas of the structure were in various states of deterioration. Materials around the house were examined for signs of a date of construction. Many areas had exposure windows where the surface treatment had been removed to reveal the substrate.

CONDITIONS

All portions of the structures that were examined showed signs of deterioration. All areas showed many layers of materials, evidence of the decades the structure was in service. Any materials that might have been original to the structure were buried behind modern materials, making a full examination limited to the exposure windows. The exterior of the North portion of the building showed multiple layers of stucco, that all appeared to be new additions to the exterior.

DISCUSSIONS

To save the structure, all aspects of the interior, exterior, roof, windows, foundation and site grading would need to be addressed. The majority of the structure has materials that are not original to the first period of construction, although they may be historic and older than 50 years. To uncover the original structure, significant deconstruction would be required. The addition of various materials over the years have detracted from the historical significance of the structure, and appear to have little historic value.



BUILT ENVIRONMENT EVOLUTION
PRESERVING THE PAST TRANSFORMING TOMORROW

The original structure may be significant, but appears to have lost much of the historic integrity, and the materials appear to be compromised.

CONCLUSIONS

Upon examination, no area showed a sign that would give an exact date for the original period of construction. Some materials contained in the North section of the structure appeared to be from a time circa 1900, true-dimension lumber from a mill. Early structures in Boulder County often have lumber that was gathered by hand, and hauled to the home site by wagon, but there were no marks discovered of hand-hewn boards, saw blades, or other signs that the lumber had been harvested by hand. The stonework appeared to be from circa 1900, but could have been from an earlier date. It did not appear to be constructed by stonemason or highly trained craftsman, but this is common for many ranching and mining structures for the county, from various dates.

From the cursory investigation, it is suggested that the majority of the structure be deconstructed, with the masonry walls remaining as a ruin, and as evidence of the history of the site. An interpretive sign can explain the history and importance of the site, while the removal of the roof and deteriorated materials will allow the site to be designed to keep the site safe. Deteriorated portions of the structure would cost a fair amount to repair in order to make the structure usable once again. City OSMP can decide if there is a use for the structure, and if this expense could be worth the time and efforts.









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, April 7, 2016 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-16-0001: Sawdey Farm

Request: Boulder County Historic Landmark Designation
Location: At 4937 N 109th Street, in Section 10, T1N, R69W in the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning District
Applicants: Margaret & Chris Shutze

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 cabin has been submitted by the owners. The landmark application is for the entire site including eight contributing resources and one non-contributing resource. The contributing resources are the two houses, the barn, the workshop, the silo, two loafing sheds, and the loading chute. The non-contributing resource is the machine shed/garage built in 2000.

This farmstead was first homesteaded in the mid-1860s and was a 120-acre farm by the early 1890s when Angeline Sawdey first owned it. The Sawdey family first built the ca. 1905 “Honeymoon House” as their residence. Several years later they could afford to build the larger, main farmhouse. The barn, workshop and silo appear on the 1948 Assessor’s card and probably date to ca. 1905. The Sawdey family owned the farm until the early 1950s when the Tedesco family purchased it. The loafing sheds were probably built by the Tedescos in the early 1960s. The Tedescos owned the farm until 2005 and are responsible for splitting the immediate farm site off from the rest of the land.

The main farmhouse has maintained its Foursquare architectural style with the exception of a narrow two-story addition on the north elevation. Other minor alterations include the replacement of the original porch columns with more ornate columns, the replacement of the knee wall on the porch with railings, and the replacement of the 2nd-story railing with slightly taller railings with more balusters.

The outbuildings seem to all be in fairly good condition with little alterations.

An historic site survey was completed on the property in 1998 and notes that “the Sawdey Farm rates among Boulder County’s better preserved and most intact farm complexes dating to the early twentieth century.” The survey suggests that the property is eligible for not only local landmark designation but also designation on the National Register of Historic Places.

On May 7, 2015, a subcommittee of the HPAB reviewed the property for an addition to the main house. First, the subcommittee unanimously agreed (2-0) that the property is eligible for landmark status. They then reviewed and gave their support for a proposal for an addition on the north side of the house.

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 as an example of agricultural development in eastern Boulder County including the economic progress of a farmstead.

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 property is significant as one of Boulder County’s most intact farm complexes dating to the early twentieth century. The house is also significant as an example of the Foursquare architectural style.





RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **HP-16-0001: Sawdey Farm** under Criteria 1 and 4 subject to the following conditions:

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

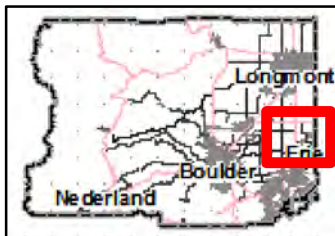


Legend

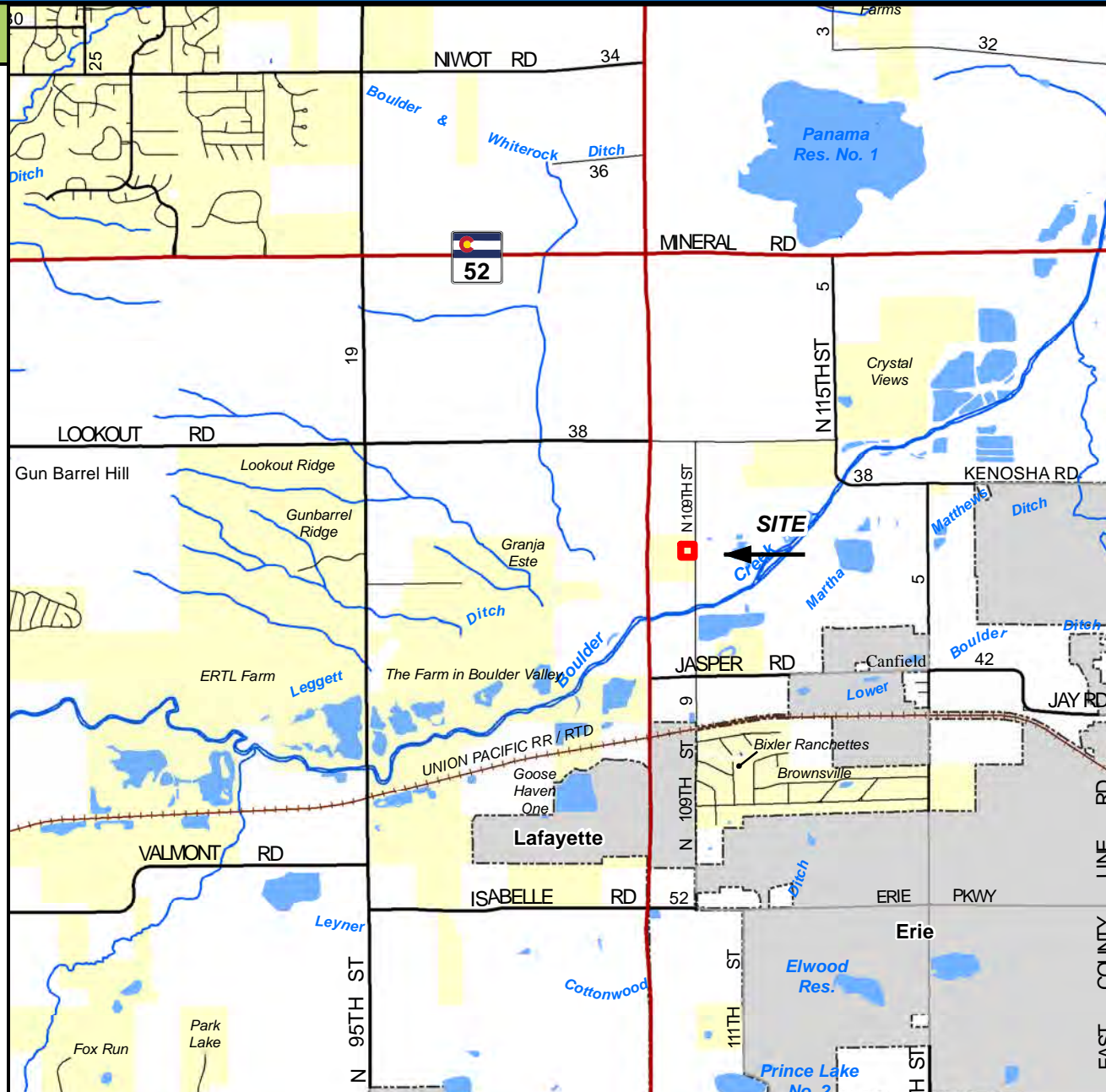
-  Subject Property
-  County Boundary
-  Municipality
-  Subdivisions



Area of Detail Date: 7/22/2015





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



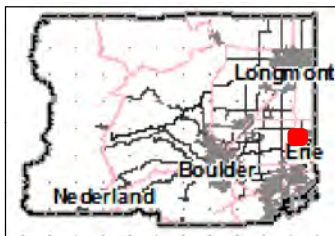


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 7/22/2015





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



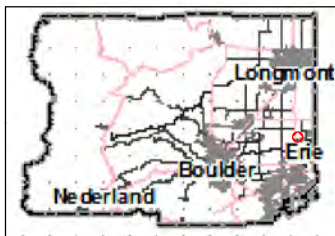


Legend

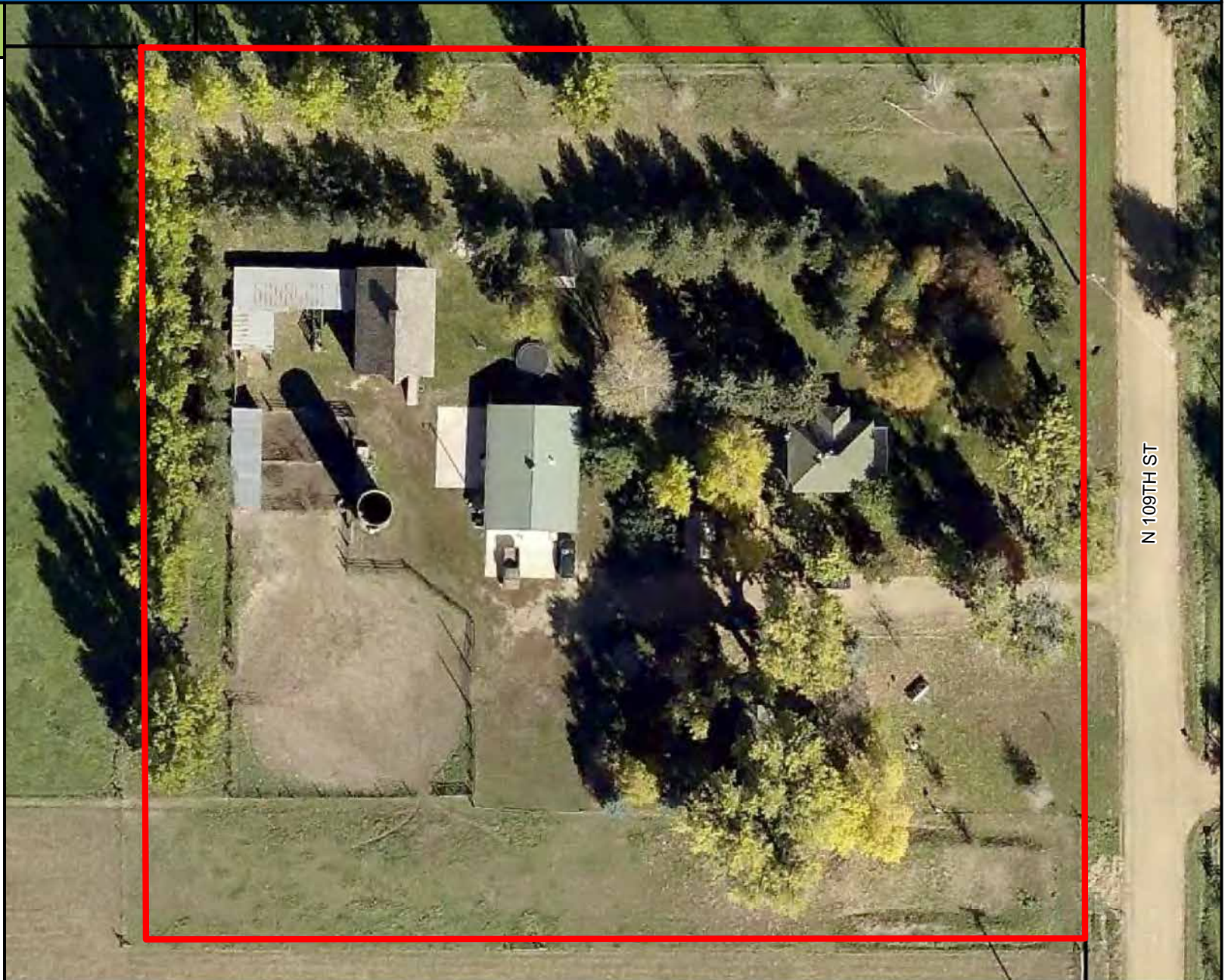
-  Subject Property
-  Parcels



Area of Detail Date: 7/22/2015



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 SITES SURVEY

OAHP Use Only

- ☐ Determined Eligible
- ☐ Determined Not Eligible
- ☐ Nominated
- ☐ Listed
- ☐ Need Data
- ☐ Contributing to NR District
- ☐ Not Contributing to NR District

MANAGEMENT DATA FORM

State Site Number: 5BL7253

Temporary Site Number: n/a

IDENTIFICATION

Resource Name: Sawdey Farm (Tedesco Property)

Address: 4937 North ^{109th} ~~98th~~ Street
Longmont, CO 80501

Location/Access: This property is located on the west side of North 109th Street, 0.6 mile north of Jasper Road

Project Name: Boulder County Historic Sites Survey

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

Site Categories: buildings

Located in an Existing National Register District? No

District Name: N/A

Owner(s) Address: Jody James Tedesco
4937 North 109th Street
Longmont, CO 80501

Boundary Description and Justification:

This property is comprised of two houses, a barn, a garage / workshop, a machine shed, a silo, two loafing sheds, as well as a loading chute.

Acreage: 3

ATTACHMENTS

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

LOCATION

County: Boulder

USGS Quad: Erie, Colorado 1967; photorevised 1979, 7.5 Minute

Other Maps: Marden Maps. Boulder County Ownership Plat, Map A5, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

Legal Location: Lot 1 Tedesco NUPUD, in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 1 North, Range 69 West, of the 6th Principal Meridian

UTM References: Zone: 13

A. Easting: 491670 Northing 4434700

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

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

Level of National Register Significance: Local

Condition: good

Additional Comments:

n/a

Eligibility Recommendation: Eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4); eligible for the National Register of Historic Places under Criteria A and C.

STATEMENT OF SIGNIFICANCE

The quarter section where this farm is located was homesteaded in the mid-1860s by Horace Larned. By 1867, Larned had "proved up" on the land, and in August of that year he received a homestead patent for 160 acres in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 1 North, Range 69 West. By the early 1890s, a 120 acre farm here was owned by Angeline Sawdey. The Sawdey family established this farm just after the turn of the twentieth century, and they continued to live here until the early 1950s. Boulder County Assessor records indicate improvements on the property were constructed in 1905, 1909, and 1910. These dates correspond with the buildings' physical condition and architectural character. A 1948 appraisal card for the property lists both houses, the barn, the garage, and the silo (site plan items A, B, C, D, and F.) The Machine Shed and the two Loafing Sheds (site plan items E, G, and H) do not appear on the appraisal card; they were probably constructed in the early 1960s. One other structure - a 16' by 8' chicken coop - is listed on the appraisal card, but is now gone.

In the early 1950s, Clyde H. and Blanche M. Dickerson purchased the farm from the estate of Charles A. Sawdey. The Dickersons sold to James F. Tedesco circa 1960, and the farm has been owned by the Tedesco family since that time. Now reduced to a three acre parcel, the property's current owner is Jody James Tedesco.

Evaluation

The Sawdey Farm rates among Boulder County's better preserved and most intact farm complexes dating to the early twentieth century. The Sawdey family's economic progression is shown by a small original house, known as the "Honeymoon House", built circa 1905, which was left standing after a larger two-story home was built a few years later. Among several farm buildings listed on a 1948 appraisal card, only a chicken coop is no longer standing. Moreover, only two loafing sheds and a machine shed are less than fifty years old. Evidently constructed in the early 1960s, these structures demonstrate the farm's progression of utilitarian farm buildings into the late twentieth century. Associated with the theme of agriculture in eastern Boulder County, the Sawdey Farm is eligible for the National Register of Historic Places under Criteria A and C. It is eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4).

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

Is there National Register District Potential? no

Discuss: The property is in a rural area. There are no other nearby related historic buildings.

MANAGEMENT AND ADMINISTRATIVE DATA

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

Local Landmark Designation: No

Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA

References: Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, with entries dated 14 December 1948, 27 August 1951, and 1 November 1960, on file at the Boulder Carnegie Library.

"Boulder County Colorado" [plat map], Published in 1940 by the Rocky Mountain Map Company.

Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.

"Directory of Farmers for Boulder County in 1892," on file at the Carnegie Library, Boulder, CO.

Photographs: Roll(s): CM-116 Frames: 4-15

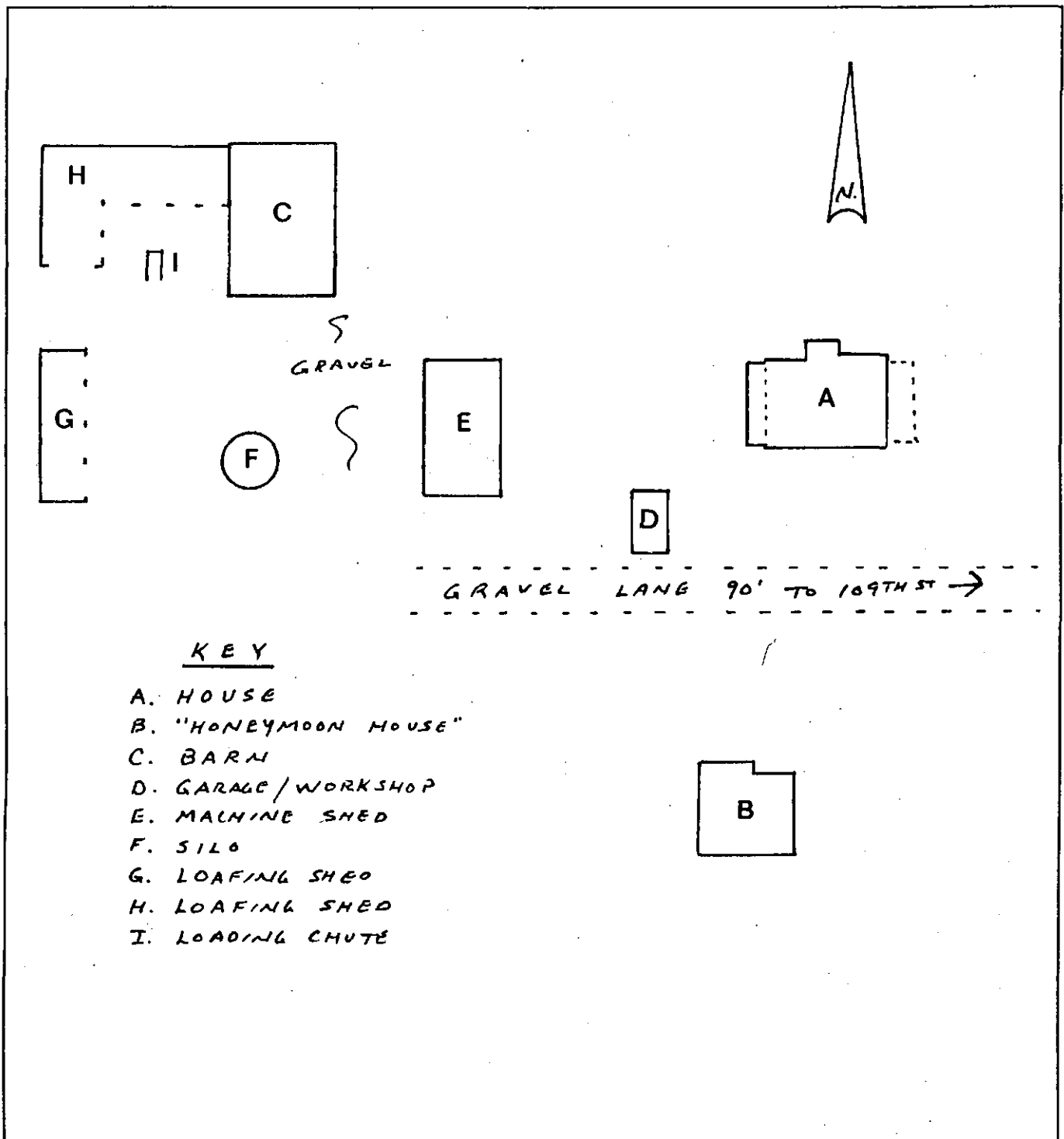
Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams

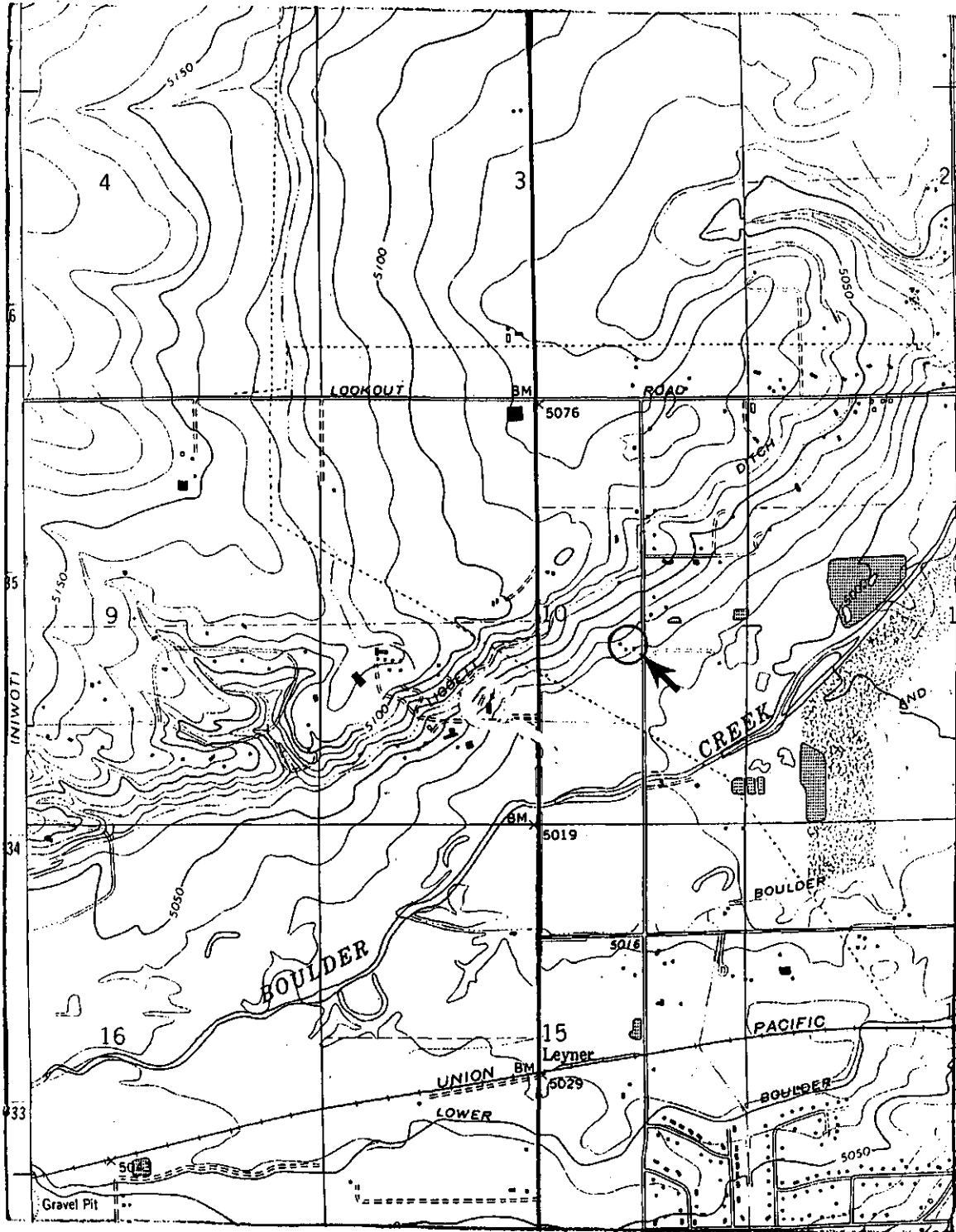
Date: 30 November 1998

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



SITE PLAN . . . APPROXIMATE SCALE: 1/4" = 10'

State Site Number: 5BL7253
Temporary Site Number: n/a



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

BOULDER COUNTY HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL7253

Temporary Site Number: n/a

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: House

Complex/Site Name: Sawdey Farm at 4937 North 109th Street

Roll: CM-116 Frames: 4-6 Photographer: Carl McWilliams

FUNCTION

Current Use: farmhouse residence

Original Use: farmhouse residence

Intermediate Use(s): n/a

ARCHITECTURAL HISTORY

Architect: n/a

Builder: unknown

Date of Construction: c1909

Based On: Boulder County Assessor's records

Additions/Modifications: Minor: xx Moderate: Major:

Moved? no Date: n/a

Specific References to the Structure/Building

Please see the accompanying Management Data form.

ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: two-story wood frame hipped roof

Landscape/Setting: The Sawdey Farm is located on the west side of North 109th Street, 0.6 mile north of Jasper Road. It is comprised of two houses, a barn, a garage / workshop, a machine shed, a silo, two loafing sheds, as well as a loading chute. The surrounding agricultural landscape is generally open and flat. The Liggett Ditch flows from the southwest to the northeast, to the northwest of the property.

Orientation: east

Dimensions: 23' N-S by 38' E-W overall dimensions

Stories: two

Plan: rectangular

Foundation: painted white poured concrete

Walls: painted white horizontal wood shingles first story walls; painted white square-butt wood shingle siding second story walls

Roof: hipped roof, with green asphalt shingles and exposed rafter ends with fascia

Chimneys: one red brick chimney located on the ridge

Windows: primarily 1/1 double-hung sash, with painted white wood frames and surrounds, and with decorative painted green wood shutters; some first story windows have wood cornices

Doors: painted white glass-in-wood-frame entry door, with a silver metal storm door, located on the east elevation; painted white solid wood door, with a silver metal storm door, opens onto a balcony on the east elevation; painted white wood-paneled door, with a white metal storm door, enters shed-roofed extension on the west elevation

Porches: 22' by 7' open wood porch located on the east elevation - tongue-and-groove wood porch floor, turned columns support a flat porch roof which serves as a second story balcony, painted white wood balcony railing

Interior: not surveyed

Additions: 22' by 6½' extension to the west (rear) elevation may not be original. It does appear in a 1948 appraisal photo.

Associated Buildings, Features or Objects:**"Honeymoon House"** (site plan item B; photos: roll CM-116, frames 7-8)

One-story nearly square plan; 24' N-S by 26' E-W overall dimensions; oriented to the east; low stone foundation; non-original painted white horizontal wood siding (horizontal weatherboard siding on the west elevation); intersecting gables roof, with green asphalt shingles and boxed eaves; no chimneys; primarily 1/1 double-hung sash windows, with painted white wood frames and surrounds, and with decorative painted green wood shutters; a painted white wood-paneled door, with a painted green wood screen door, opens onto a concrete porch on the east elevation - the porch is covered by a gabled hood, supported by painted white 4" by 4" wood posts; a painted green wood-paneled door located on the north elevation; 24' by 15' addition to the west elevation predates 1948.

Barn (site plan item C; photos: roll CM-116, frames 9-10)

Two-story rectangular plan; 40' N-S by 28' E-W; oriented to the south; low poured concrete perimeter walls foundation; earth floor; painted red horizontal weatherboard walls, with 1" by 4" corner boards; gable roof, with wood shingles over 1x wood decking and 2x wood rafters; large gable end hay hood on the south elevation; gabled cupola on the roof ridge; seven 4-light windows located along the east elevation; seven boarded 4-light window openings located along the west elevation; horizontal sliding vertical wood plank door, located on the south elevation; single wood-paneled door located at the south end of the east elevation; single wood door, located on the north elevation; large hayloft door, bottom hinged with metal strap hinges, located on the south elevation; no additions or notable alterations; good condition.

Garage / Workshop (site plan item D; photo: roll CM-116, frame 11)

One-story rectangular plan; 16' N-S by 10' E-W; oriented to the south; low poured concrete foundation; painted white horizontal wood siding, with painted white 1" by 4" corner boards; painted white square-butt wood shingle siding in the upper gable ends; moderately-pitched gable roof, with wood shingles over 1x wood decking and 2x wood rafters; one set of paired 4-light fixed-pane windows located on the south elevation; single 4-light window located on the east elevation; single, painted white, wood-paneled door, located on the south elevation; built originally as a Model-T garage, but presently used as a workshop; no additions; good condition.

Machine Shed (site plan item E; photo: roll CM-116, frame 12)

One-story rectangular plan; 36' N-S by 20' E-W; oriented to the east; concrete piers foundation; earth floor; corrugated metal exterior walls, fastened to 2x horizontal wood members, in turn, fastened to squared posts set in the ground; saltbox roof, with corrugated metal roofing material over 2x wood rafters; no windows; two large horizontal sliding plywood doors, located on the east elevation; no additions or notable alterations; good condition.

Silo (site plan item F; photo: roll CM-116, frame 13)

44' circumference; 40' tall; concrete foundation; open on top; concrete stave construction, held with steel strapping bolts; metal chute on the south elevation; no notable alterations; fair condition.

Associated Buildings, Features or Objects: (continued)

Loading Shed (site plan item G; photo: roll CM-116, frame 14)

One-story rectangular plan; 40' N-S by 12' E-W; oriented to the east; vertical wood plank and corrugated metal exterior walls, nailed to horizontal 2x wood members, in turn, fastened to square and round posts set in the ground; shed roof with corrugated metal roofing material over 2x wood rafters; three open bays on the east elevation; no additions or alterations; good condition.

Loading Shed (site plan item H; photo: roll CM-116, frame 15)

One-story ell-shaped plan; 32' N-S by 50' E-W; oriented to the south and east; abuts west elevation of barn; vertical wood plank and corrugated metal exterior walls, nailed to horizontal 2x wood members, in turn, fastened to square and round posts set in the ground; shed roof with corrugated metal roofing material over 2x wood rafters; multiple open bays on the south and east elevations; no additions or alterations; good condition.

Loading Chute (site plan item I)

ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible xx Not Eligible Need Data
Potential District? no Contributing n/a Non-Contributing n/a

Local Landmark Eligibility

Eligible xx Not Eligible Need Data

Statement of Significance / NRHP Justification

The Sawdey Farm rates among Boulder County's better preserved and most intact farm complexes dating to the early twentieth century. The Sawdey family's economic progression is shown by a small original house, known as the "Honeymoon House", built circa 1905, which was left standing after a larger two-story home was built a few years later. Among several farm buildings listed on a 1948 appraisal card, only a chicken coop is no longer standing. Moreover, only two loafing sheds and a machine shed are less than fifty years old. Evidently constructed in the early 1960s, these structures demonstrate the farm's progression of utilitarian farm buildings into the late twentieth century. Associated with the theme of agriculture in eastern Boulder County, the Sawdey Farm is eligible for the National Register of Historic Places under Criteria A and C. It is eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4).

For historical information please see the accompanying Management Data form.

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

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Carl McWilliams

Date: 30 November 1998

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



5BL7253 4937 North 109th Street
House
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 5
View to SW

5BL7253 4937 North 109th Street
House
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 6
View to NE

5BL7253 4937 North 109th Street
House
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 4
View to NW

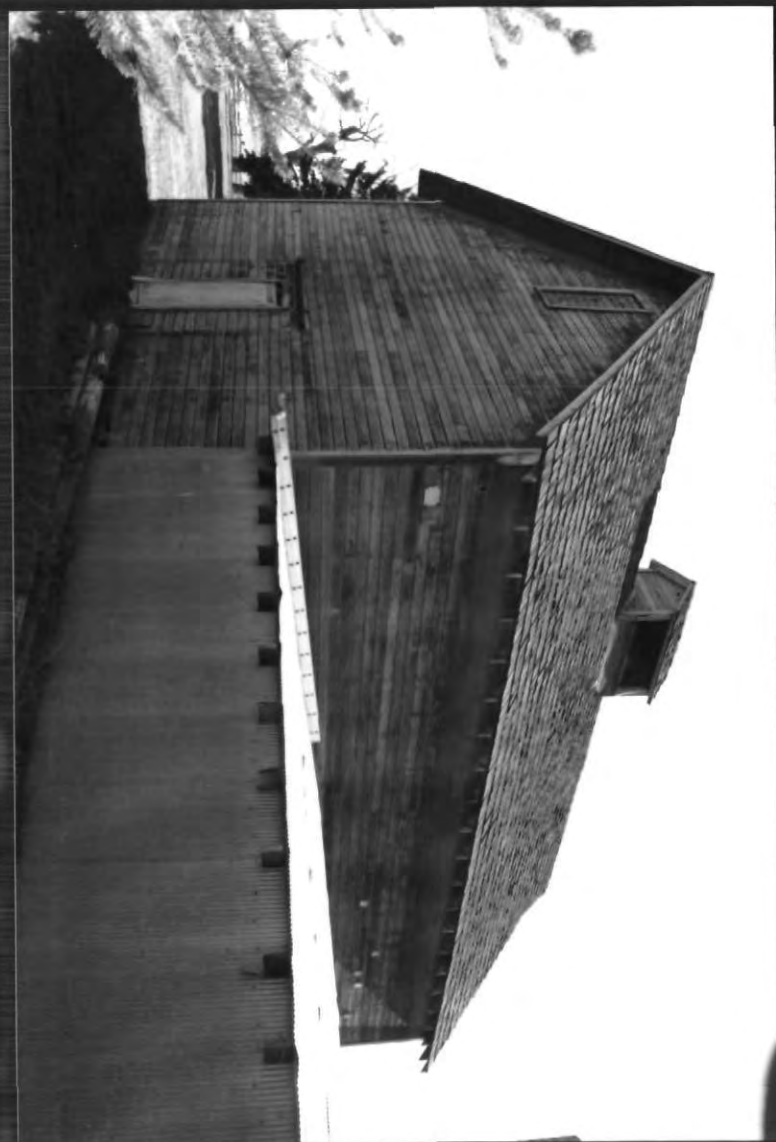
Print Plus
ARCHIVAL PRESERVES



5BL7253 4937 North 109th Street
Secondary House
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 7
View to SW

5BL7253 4937 North 109th Street
Workshop
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 11
View to NW

5BL7253 4937 North 109th Street
Secondary House
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 8
View to NE



5BL7253 4937 North 109th Street
Barn
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 9
View to NW

5BL7253 4937 North 109th Street
Machine Shed / Garage
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 12
View to NW

5BL7253 4937 North 109th Street
Barn
30 November 1998
Negative located at Boulder County Parks and Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-116 Frame 10
View to SE



5BL7253 4937 North 109th Street

Silo

30 November 1998

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

Photographed by Carl McWilliams

Roll CM-116 Frame 13

View to North

5BL7253 4937 North 109th Street

Loafing Shed

30 November 1998

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

Photographed by Carl McWilliams

Roll CM-116 Frame 14

View to NW

4937 North 109th Street

5BL7253

Loafing Shed attached to barn

30 November 1998

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

Photographed by Carl McWilliams

Roll CM-116

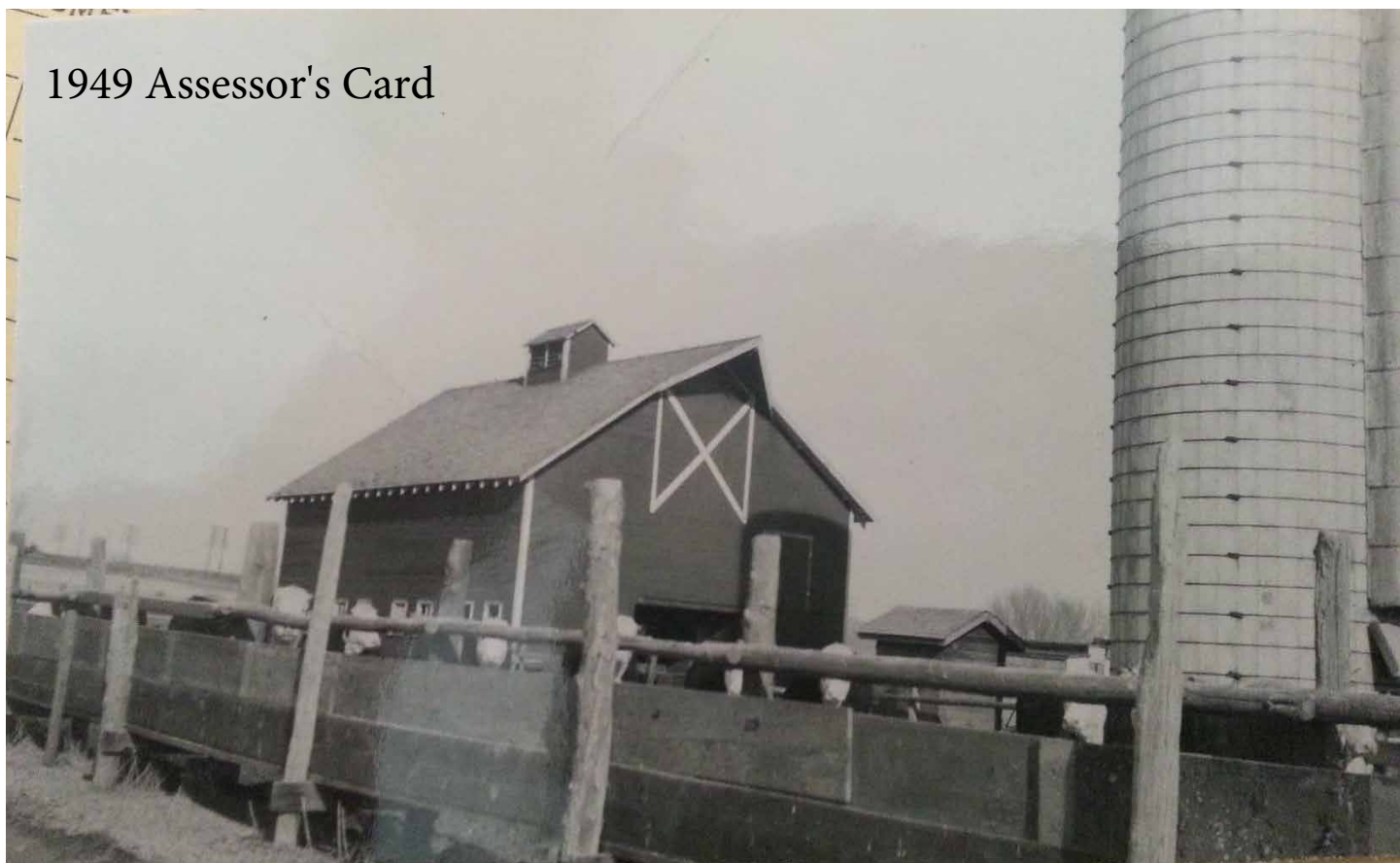
Frame 15

View to North

1949 Assessor's Card



1949 Assessor's Card



BUILDING DESCRIPTION AND VALUE CALCULATION

CARD OF

CLASSIFICATION NO.

MAIN BUILDING DESCRIPTION

BLDG No.

GROUND PLAN SKETCH
(INDICATE NUMBER STORIES)

AREA - MAIN BUILDING

TYPE AND USE

Farm Dwelling ☐
Farm Barn ☐
Other Farm ☐
Coun'ty Indus. Card No. ☐
Number of Rooms ☐

ROOFING

Prepared Roll ☐
Built-Up Asphalt ☐
Shingle: Wood ☐ Asphalt ☐
Asbestos ☐ Slate ☐
Metal ☐ Tile: Cement ☐ Clay ☐
Tin ☐ Copper ☐
Insulated ☐

ATTIC

Finished Stairs ☐
Percent of Ground Area:
Finished ☐ % Unfin. ☐ %

PORCHES

Number: Open ☐ Closed ☐
Unfinished ☐ Finished ☐

TERRACES

Kind

HEATING

Stove ☐
Warm Air: Pipeless ☐
Piped ☐
Forced Circulation ☐
Hot Water or Vapor ☐
Steam ☐
Gas Steam Radiators ☐
Gas Floor Furnaces No. ☐
Air Conditioning ☐
Automatic Burner or Stoker:
Oil ☐ Gas ☐ Coal ☐

PLUMBING

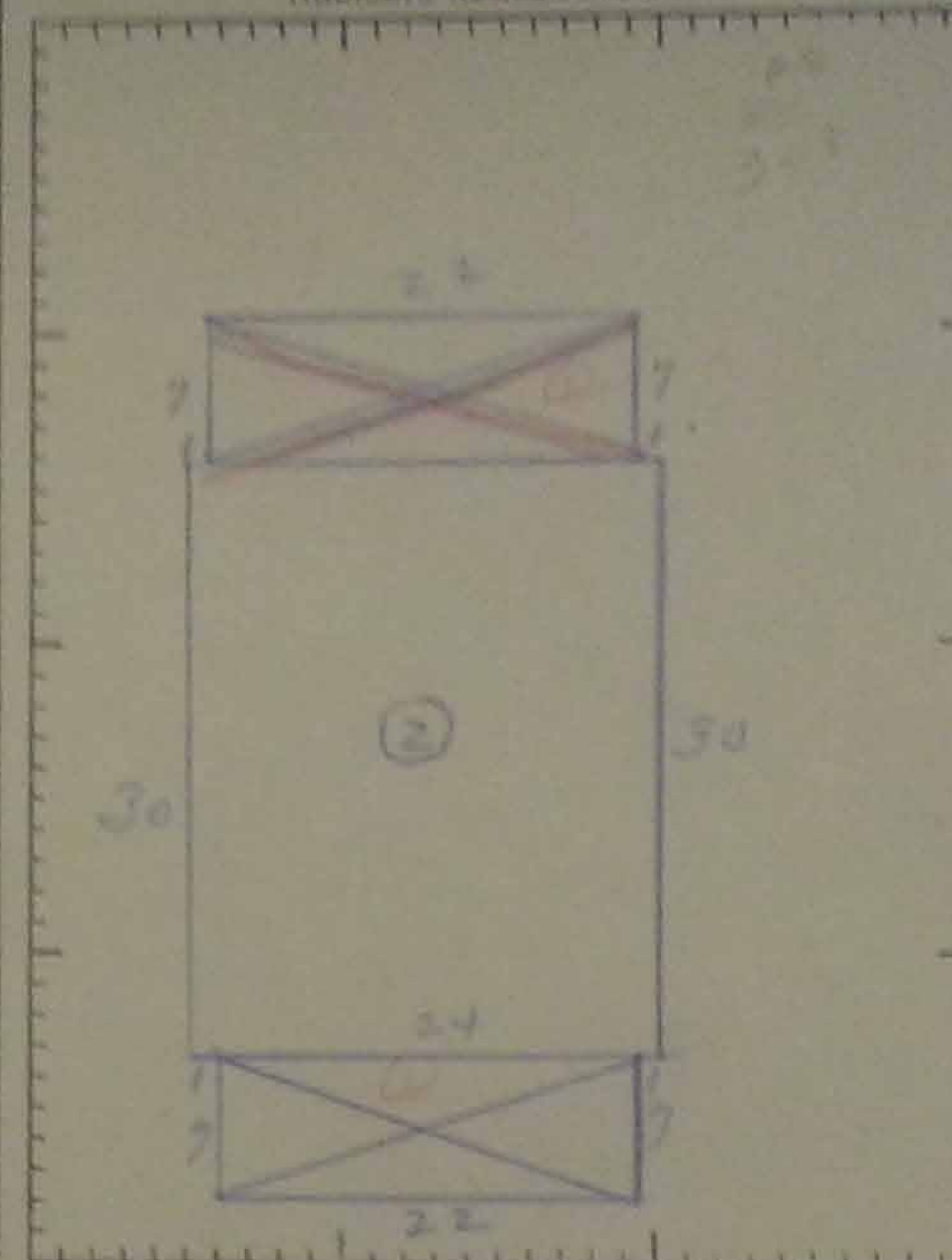
None ☐ Water Only ☐
Bathrooms ☐ Tiled ☐
Number of Fixtures: Tubs ☐
Washstands ☐ Water Closets ☐
Shower Stalls ☐ Kit. Sink ☐
Automatic Water Heater ☐
Laundry Tubs ☐ Septic Tank ☐
Private Water System ☐
Kind

OTHER ITEMS

Natural Fireplaces ☐
Gas Fireplaces ☐
Outside Chimneys ☐

STATE OF REPAIRS

Excellent ☐ Good ☐
Fair ☐ Poor ☐



FRONT

DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION) - %
B. PHYSICAL CONDITION - %
C. MODERNIZATION (MINUS) - %
D. TOTAL DEPRECIATION - %
E. NET CONDITION (100-D) - %

SPECIAL OBSOLESCENCE

F. LOCATION (AREA NO.) - %
G. OTHER - %
H. TOTAL SPECIAL OBSOLESCENCE - %
J. FINAL NET CONDITION (100-H) XE - %

UNITS AND ROOMS

Kind of Unit ☐
Units ☐
Rooms ☐

FOUNDATION

Assts. or Piers ☐
Walls ☐
No. ☐ % Area ☐

EXTERIOR WALLS

Wood Frame ☐
Sheathing ☐ No Sheathing ☐
Solid Masonry ☐
Insulation: % Area ☐
Siding: Woodboard ☐
Board and Batten ☐
Shingle: Wood ☐
Asphalt ☐ Asbestos ☐
Stucco ☐
Brick Veneer: Com. ☐ Face ☐
Stone Veneer: Native ☐ Cut ☐
Brick Solid: Com. ☐ Face ☐
Concrete Block ☐

ROOF

Type: Flat ☐ Pitched ☐ Low ☐
Medium ☐ Steep ☐
Framing: Simple ☐
Average ☐ Difficult ☐

BASIMENT

Area: 100% ☐ 75% ☐ 50% ☐
25% ☐ None ☐

No Floor ☐
Plastered Ceiling ☐
Plastered Walls ☐
Walls: Kind ☐
Finished Rooms: ☐
No. ☐ % Area ☐

FLOORS

Subfloor 1st ☐ 2d Up ☐
No Subfloor 1st ☐ 2d Up ☐
Construction: ☐
Wood Joists ☐
Concrete on Grade ☐

Finish Flooring:

Hardwood ☐ Softwood ☐
Tile: Sq. Ft. ☐
Sq. Ft. ☐

INTERIOR FINISH

Wallboard or Equal ☐
Plastered ☐
Wood Paneling: ☐
Kind: ☐
Sq. Ft. ☐
Tile Walls: Sq. Ft. ☐
Trim: Hardwd. ☐ Rms. ☐
Softwood ☐ Rms. ☐

LIGHTING

Elec. ☐ Gas ☐ None ☐

DATE OF CONSTRUCTION

DATE	AGE	SOURCE

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT

OTHER FARM BUILDINGS

CLASS NO.	SIZE WIDTH X DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR FIN. UNF.	HEATING	LIGHTING	PLUMBING	UNIT COST	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE	720	3.11	2239
40	154	.75	115
75	154	.50	77

ADDITIONS (PLUS)

110	720	.100	72
-----	-----	------	----

DEDUCTIONS (MINUS)

BASE REPRODUCTION COST \$ 2500

FINAL NET CONDITION 55

FINAL VALUE - MAIN BUILDING \$ 1380

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ 1380

GARAGE

MINOR BUILDINGS

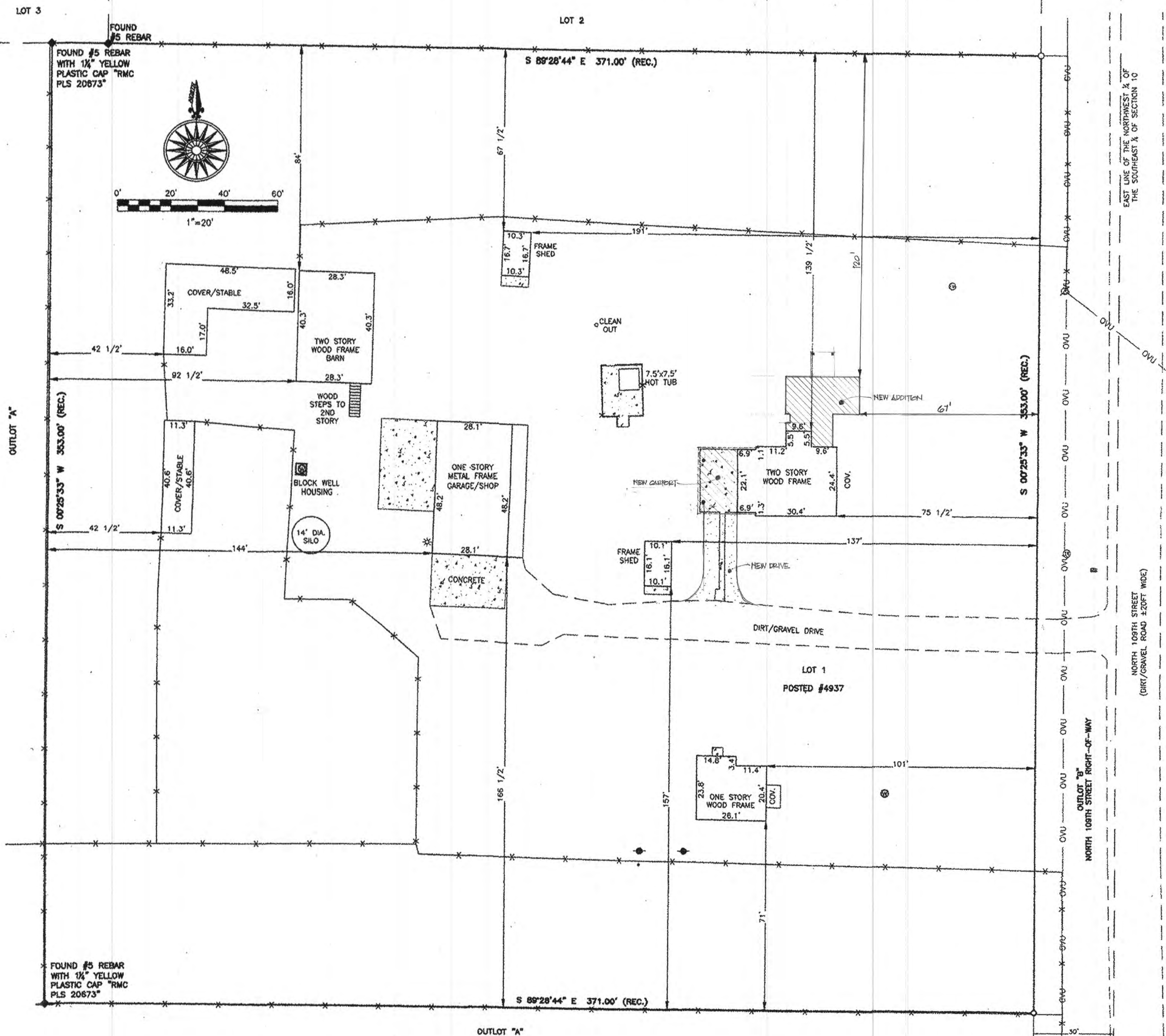
OTHER IMPROVEMENTS

TOTAL BUILDINGS AND IMPROVEMENTS \$ 1380

SPECIAL BUILDING NOTES

IMPROVEMENT LOCATION CERTIFICATE

LOT 1, TEDESCO N.U.P.U.D., A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO.



PROPERTY DESCRIPTION PER DEED RECORDED AS RECEPTION #2822471 DATED 12/06/2006 AT THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.

LOT 1, TEDESCO N.U.P.U.D. County of Boulder, State of Colorado, according to the plat of which is recorded in Plan File P-27 F-2 #1.

PROPERTY ADDRESS: 4937 North 109th Street, Longmont, CO 80504.

NOTES:

1. THIS CERTIFICATE IS ISSUED WITHOUT THE BENEFIT OF A TITLE SEARCH BY ZENITH LAND SURVEYING, INC. THERE MAY BE EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES IN THE PUBLIC RECORD THAT MAY AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS CERTIFICATE.
2. THE DIMENSIONS SHOWING THE OFFSETS FROM THE BUILDING TO THE PROPERTY LINES ARE APPROXIMATE.
3. THE FENCE IS NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
4. AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO MORE PRECISELY SHOW THE IMPROVEMENTS AND TO CLARIFY THE LOCATION OF THE LOT LINES.
5. THE BOUNDARY CALLS WERE DERIVED FROM THE PLAT ENTITLED "TEDESCO N.U.P.U.D." RECORDED IN PLAN FILE P-27 F-2 #1 OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.

LEGEND

- ⊙ WELL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE PEDESTAL
- ✉ MAIL BOX
- ✱ LIGHT POLE
- ⚡ UTILITY POLE
- CLOTHES LINE POST
- ▭ CONCRETE
- OVU— OVERHEAD UTILITY LINE
- X— FENCE

SURVEYOR'S CERTIFICATION:

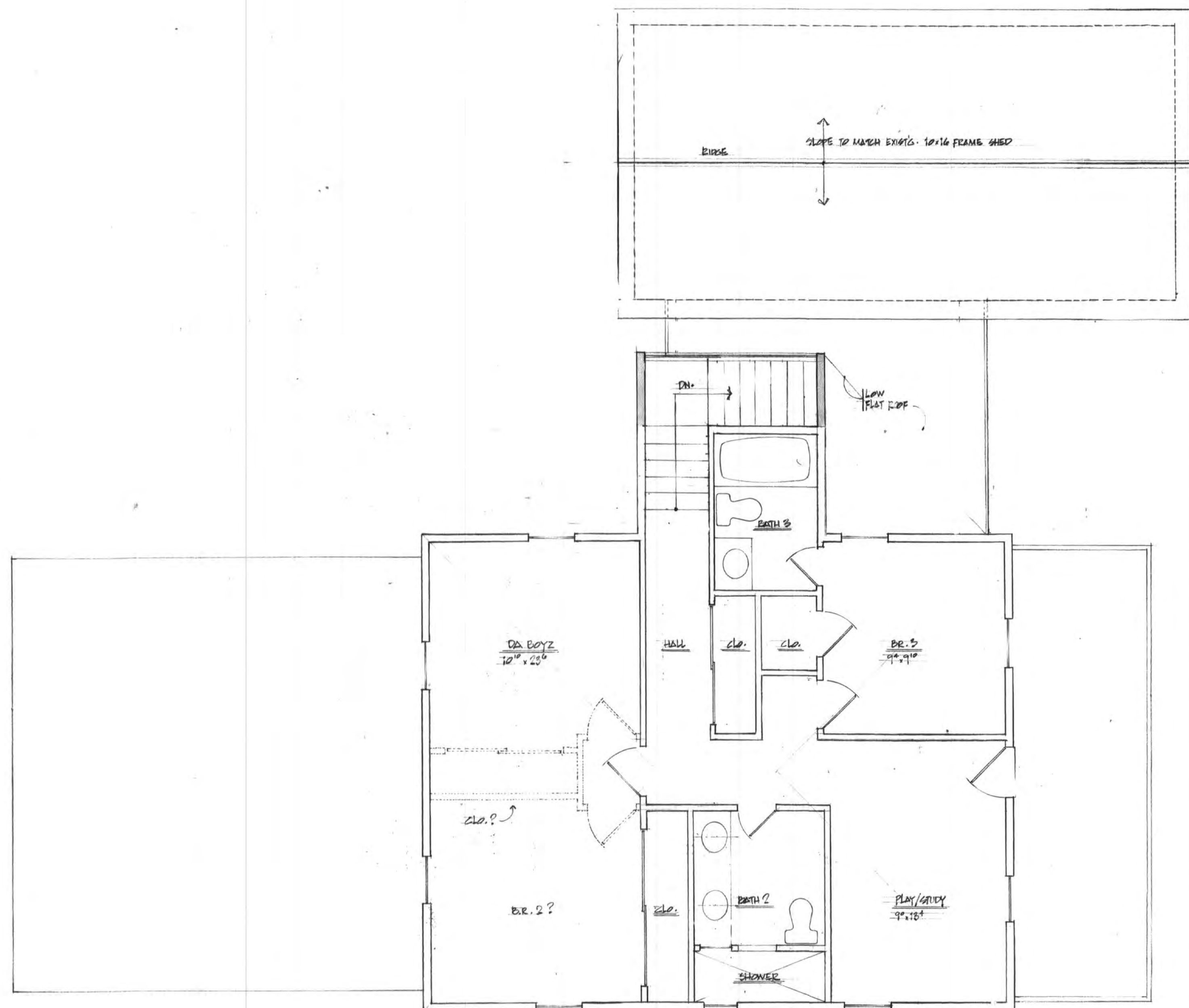
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MICHAEL BYNUM AND GINA GIFFIN, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 30, 2014, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

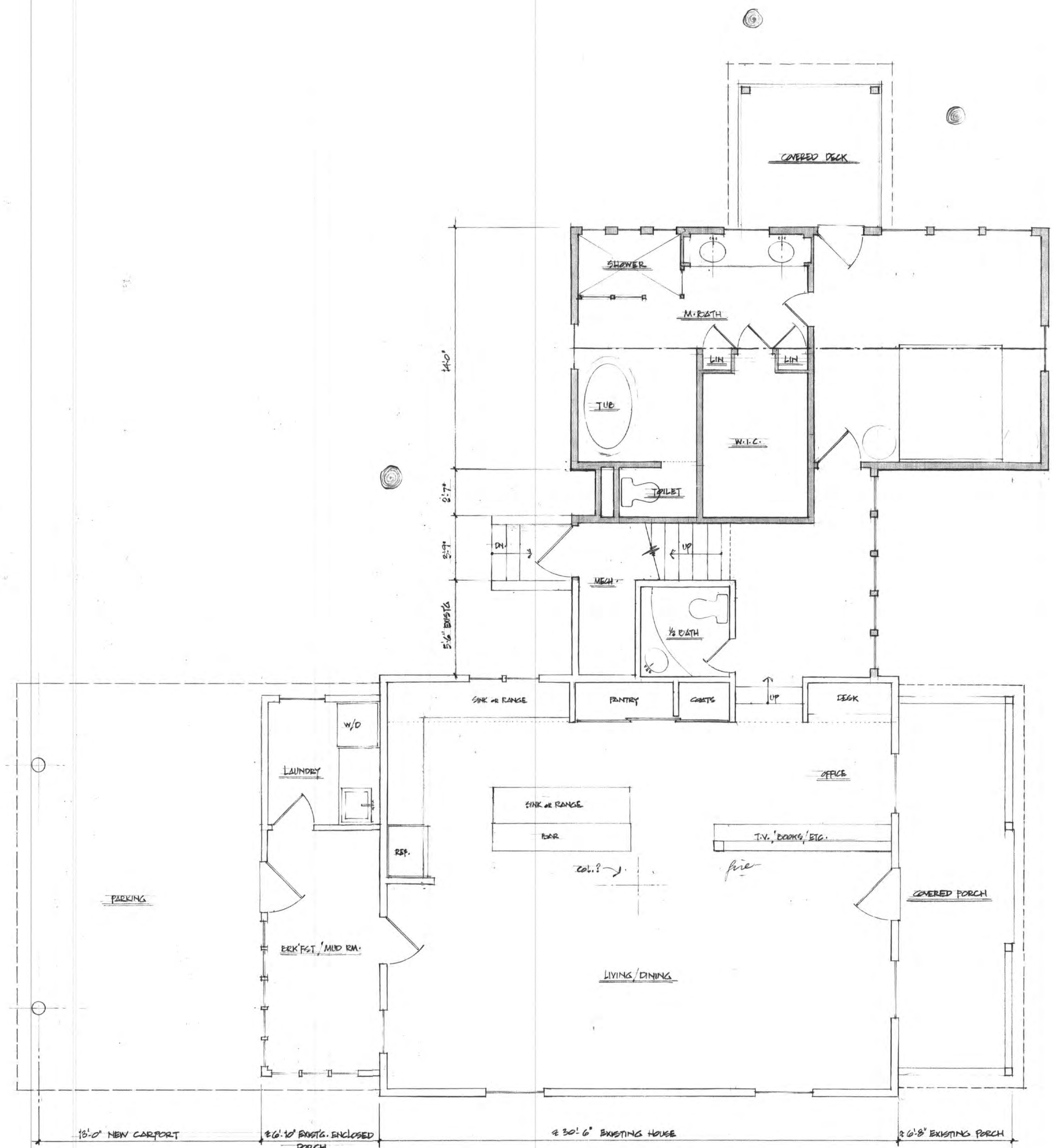
NATHANIEL E. KEANE, PLS
COLORADO PLS #38383



REVISIONS	Zenith Land Surveying, Inc.	1580 Hawthorn Place Boulder, Colorado 80504 303-579-2057-Tel. www.ZenithLS.com
	SCALE: 1"=20'	JOB NO. 14047-ILC
	DATE: 12/3/2014	SHEET 1 OF 1



2ND FLOOR 14'-0"
 EXISTING FLOOR AREA --- 715 #
 ADDITIONAL FLOOR AREA --- 80 #



1ST FLOOR 14'-0"
 EXISTING FLOOR AREA --- 945 #
 ADDITIONAL FLOOR AREA --- 540 #
 TOTAL EXISTING --- 1740 #
 TOTAL ADDITION --- 578 #
 TOTAL PROPOSED --- 2220 #











Honeymoon
House



Honeymoon
House

Historic
workshop



