



Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, January 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
4. 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) Zoning District
Applicants: Charles M Firestone LLC and Pattie P Firestone LLC
Agents: Asa Firestone and Becky Rigo
 - 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
Applicants: Kirstin Silberschlag and Luke Bovenzi
Agent: Stephanie Ridgeway
5. Other Business



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES October 1, 2015 6:00 PM Hearing Room, Third Floor, County Courthouse, Boulder

Draft draft draft draft draft

The digital recording of the first part of this meeting was damaged and no longer exists. Recording was restarted at 6:25pm for the second docket on the agenda.

On Thursday, October 1, 2015, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:02 p.m. and adjourning at 7:04 p.m.

Board Members Present: Jim Burrus, Steven Barnard, Jason Emery, Stanley Nilson, Rosslyn Scamehorn and George Schusler

Board Members Excused: Ilona Dotterer, and Diane Lowder

Staff Present: Denise Grimm, Molly Molter, Kim Sanchez and Jessica Fasick,
Land Use

Interested Others: 3

1. CITIZEN PARTICIPATION

None.

2. MINUTES

None.

3. LANDMARK

a. Docket HP-15-0002: Hansen Cabin

Request: Boulder County Historic Landmark Designation of the cabin
Location: 16 Washington Street, Allenspark, in Section 26, Township 3N and Range
73 of the 6th Principal Meridian
Zoning: Mountain Institutional (MI) Zoning
Applicant: Allenspark Community Church

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the cabin has been submitted by the owners, Allenspark Community Church. The landmark application is for the historic cabin only. An historic site survey was completed on the cabin in 2000 and it found that the cabin is eligible for local landmark status.

The one-story log cabin was built in 1921 by Andrew Hansen in an Eclectic style. The cabin was constructed of fire-hardened logs from an 1894 forest fire and is believed to be one of three in Allenspark built from such logs. Andrew Hansen built the cabin for his bride, Edith.

Edith was the daughter of Frank and Mary Gay. Frank Gay was important to the development of Allenspark as a summer destination as he built several cabins and then recruited people from the Midwest Plains to buy property in Allenspark.

Andrew Hansen helped establish Allenspark as a tourist destination when he brought ski promoters to the area and organized international ski jump competitions in the 1920s. Andrew also ran the Park Supply Store and designed and built the Episcopal church.

The cabin remained in the Hansen family until the early 1970s when its ownership changed hands a couple of times before Kent and Jean Lemmons left it to the Allenspark Community Church in 1995. The application for landmark status has been completed on behalf of the church by Edie DeWeese, granddaughter of Andrew and Edith Hansen and Allenspark historian.

The cabin has retained a lot of its original features including the fire-hardened logs with charring that can still be seen, the half-timbered detailing with historic building paper on the front-facing gable, and the original window and door openings. However, the cabin lost its original windows and French doors in 2011 when the owners prepared to demolish the structure. Currently, there is just plywood covering the openings. The half-timbered detailing was removed from the gable of the porch since 2000, the front door was replaced years ago, and two small additions were placed on the rear of the cabin in the 1960s.

A stop work order was placed on the unapproved demolition process in 2011 and the cabin has sat vacant since. New management at the Allenspark Community Church is amenable to working with and landmarking the cabin.

SIGNIFICANCE

The historic site survey completed in 2000 found that the cabin is eligible for local landmark status under Criteria 1, 4 and 8. The landmark application adds Criterion 3.

The property qualifies for landmark designation under Criteria 1, 3, 4 and 8.

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

The cabin is significant as an example of the development of Allenspark as a vacation destination.

Criterion 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 cabin is significant for its association with Andrew and Edith Hansen, who contributed to the early development of Allenspark.

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

The cabin is significant because it was constructed of fire-hardened logs from a local forest fire.

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

The cabin would likely be a contributing feature to an Allenspark historic district if such a district were created.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve HP-15-0002: Hansen Cabin under Criteria 1, 3, 4 and 8 subject to the following conditions:

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

Agent for the owner, Edie DeWeese, was available to answer questions.

HPAB member, Jason Emery, asked about the age of the addition. Edie DeWeese answered that the addition dated to between 1964 and 1968.

HPAB member, Jim Burrus, asked about the fire-hardened logs. HPAB member, Steven Barnard, answered that he thought the fire traps the sap in the log and hardens it and noted that these types of logs can last a very long time.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Jason Emery MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-15-0002:

Hansen Cabin based on Criteria 1, 3, 4 and 8 and with the Recommended Conditions.

SECOND: Steven Barnard

VOTE: Motion PASSED unanimously

4. REFERRAL

- a. Docket SU-14-0009: Butte Blacksmith LLC SU/SSDP was not heard because the item was withdrawn at the applicant's request.

b. Docket SPR-15-0103: Corruccini Residence

Request: Alterations to an historic structure including an addition
Location: 785 Flagstaff Road
Zoning: Forestry (F) Zoning
Owners: Corruccini Family LLC
Agent: Stephen Sparn

Staff member Denise Grimm gave the staff presentation. The house dates to 1951 and was designed by noted local architect James M. Hunter. It was built in the Usonian architectural style, a style created by Frank Lloyd Wright in the 1930s. The house was commissioned by William and Mary Spackman. Mr. Spackman was a CU professor of the classics who went on to publish five novels. The second owners of the house, Robert and Mildred Corruccini, owned it for 58 years. Mr. Corruccini was a physicist at the National Bureau of Standards for nearly 30 years.

The house appears to have had two additions. An enclosed porch was added to the south side of the house, and a larger addition was added to the north end of the front façade.

At the request of the agent, Stephen Sparn, the property was evaluated for preliminary landmark eligibility at the May 1, 2014 HPAB meeting. HPAB unanimously agreed (5-0) that the residence would be eligible for landmark status should an application be submitted.

On September 12, 2014, a subcommittee of HPAB reviewed a proposal for an Accessory Dwelling Unit as well as alterations to the original residence. No determinations were made at this meeting and staff requested a site visit with members of HPAB.

On September 26, 2014, a subcommittee of HPAB visited the site along with Land Use staff and City of Boulder staff. Stephen Sparn and associate Adam Casias explained the proposal including the new structure and the alterations to the original residence. The site visit also exposed the interior's condition. No determinations were made at this meeting.

On December 4, 2014, HPAB met and reviewed a landmark application for the house and the retaining wall and voted unanimously (5-0) to approve landmark status and recommend to the Board of County Commissioners approval of landmark status under Criteria 1, 4 and 5.

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

The owners of the house create a significant example of the development of the Modern movement in the Boulder area, as CU professors and scientists were directly related to its rise and sustainability; its owners being novelist and CU professor, William M. Spackman and physicist, Robert J. Corruccini.

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 because it is an example of the Usonian style.

Criteria 15-501(A)(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;

The structure is significant because it was designed by one of the “masters of local Modernism,” James M. Hunter.

HPAB then reviewed a preliminary application for a Limited Impact Special Review (LU) and a Site Plan Review (SPR) for the property. The LU was to make the historic residence an Accessory Dwelling Unit, and the SPR was for alterations to the historic residence along with a new 4,200 sq. ft. residence. The proposed alterations to the historic residence included the removal of the undated 510 sq. ft. addition on the front of the residence, the addition of 100 sq. ft. to the garage addition, the glassing in of the screened-porch addition that exists on the south, and the lifting of the roofline on the rear of the house to allow for more light and views of the mountains to the west. HPAB again voted unanimously (5-0) to send referral comments recommending in favor of the proposals.

In March 2015 a completed application for LU/SPR was submitted to the Land Use Department and staff and referral agencies reviewed the components. Concerns regarding the size, the location and the visual impact of the project were expressed and staff relayed to agent, Stephen Sparr, that the submitted proposal would not be supportable in the LU/SPR staff recommendation.

A subcommittee of HPAB met on July 16, 2015 to review a new proposal for a renovation and an addition to the existing residence. The proposal did not include landmarking or an accessory dwelling unit. The plans called for a 5,200 sq.ft. residence with only the 247 sq.ft. historic supported overhang and the east-facing stone wall retained. The subcommittee did not support the proposal and feedback requested preserving more of the original residence and pushing the development to the rear of the structure.

NEW PROPOSAL

The latest proposal has been renumbered SPR-15-0103: Corruccini Residence. The new plans call for a 6,327 sq.ft. residence of which 993 sq.ft. is part of the original historic design. The proposal once again removes the non-historic addition on the northeast corner but this time returns the original form of that corner. The proposed addition is narrower and extends further west than the previous version.

Much of the historic residence is proposed to be removed including portions visible upon approaching the house. Additionally, the overhang historically functioned as a porte-cochere but that use has been removed by the relocation of the main entrance. The addition steps uphill to the west of the house.

When reviewing applications for Site Plan Review, staff and referral agencies consider Site Plan Review Standards as laid out in the Land Use Code. Standard A.9 applies to historic resources and states the following:

The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the Site Plan Review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.

While the proposal has a significant impact on the eligible historic resource, progress has been made with this latest design to address the request from the latest HPAB subcommittee as well as balancing the concern of the other referral agencies and current planning staff direction who had concerns about development to the south.

The applicant is requesting to overcome the presumptive size maximum (125% of the neighborhood median square footage) partly under the following criteria:

“Historic structure(s) that are landmarked or otherwise protected cause the residential floor area to exceed the size presumption.”

This provision was included in the Land Use Code to discourage demolition of historic resources when someone was trying to meet these size limitations. While this isn't necessarily always a one to one trade off, because they are preserving a 993 square foot area and iconic front portion of the original structure, staff believes that we could support a similar offset with the presumptive size maximum as long as it doesn't conflict with the other site plan review criteria and with an easement to protect the historic portion of the building in the future.

RECOMMENDATION

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

The preference of HPAB was and is to more fully preserve this important historic home even if that means allowing it to become an accessory dwelling unit and allowing a second home on the site. If a buyer of the property wanted to pursue that approach with a new home that did not have the same level of conflict with other criteria, HPAB would be happy to work with the owners.

However, given the feedback from other agencies at the current time, HPAB finds that the current design balances the concerns expressed and accomplishes not demolishing the entire structure.

If the Site Plan Review is approved we would want to see an easement to protect the historic portion of the structure.

The agent, Stephen Sparn, gave a presentation and was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: George Schusler MOVED that HPAB support SPR-15-0103: Corruccini

Residence and relay to planning staff that if the Site Plan Review is approved HPAB would want to see an easement to protect the historic portion of the structure.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED 5-1 (Barnard voting no)

5. OTHER BUSINESS

- a. Board member, Jim Burrus, asked about the Wood Preservation workshop and Denise Grimm answered that Don Burd and Carol Beam from Parks and Open Space were able to go and said that the workshop was quite good.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:04 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.



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES November 5, 2015 6:00 PM Hearing Room, Third Floor, County Courthouse, Boulder

Draft draft draft draft draft

On Thursday, November 5, 2015, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:02 p.m. and adjourning at 7:09 p.m.

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

Board Members Excused: none

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

Interested Others: 5

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the September 3, 2015 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn MOVED to approve the September 3, 2015 minutes as submitted.

SECOND: Stan Nilson

VOTE: Motion PASSED unanimously

3. LANDMARK

a. Docket HP-15-0003: Le Moine Cabin

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

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

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

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

SIGNIFICANCE

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

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

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

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

The cabin is significant because of its Rustic architectural style.

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

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

RECOMMENDATION

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

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

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-15-0003: Le Moine Cabin based on Criteria 1, 4 and 8 and with the Recommended Conditions.**

SECOND: **Ilona Dotterer**

VOTE: **Motion PASSED unanimously**

b. Docket HP-15-0004: Ryssby School

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

Board member, George Schusler, recused himself from this docket because he is the architect on the project.

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

The schoolhouse is one of the last remaining buildings associated with the historic Swedish community of Ryssby. The schoolhouse was built in 1910 as the third Ryssby School. Both the first

and second Ryssby schools had previously been demolished. The schoolhouse was built with the school on the first floor and the teacherage upstairs. It has 12-inch thick brick walls covered with stucco.

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

The schoolhouse has largely maintained its historic form with a alterations including two additions to the rear and a dormer on the north side. The main entrance was modified shortly after construction to accommodate an anteroom, and the double door and transom window were removed sometime after 1955. A basement was added presumably when the local schools were consolidated.

SIGNIFICANCE

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

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

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

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

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

RECOMMENDATION

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

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

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Diane Lowder MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-15-0004: Ryssby School based on Criteria 1 and 4 and with the Recommended Conditions.

SECOND: Stan Nilson

VOTE: Motion PASSED unanimously (7-0 with Schusler recused)

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

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

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the property has been submitted by the owners, Douglas and Rita Dart. The landmark application is for the whole property which includes the residence, and two outbuildings.

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

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

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

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

SIGNIFICANCE

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

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

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

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

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

RECOMMENDATION

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

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

Owner, Douglas Dart, was available to answer any questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Ilona Dotterer MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-15-0005: Eldora Station and Lake Eldora Station based on Criteria 1 and 8 and with the Recommended Conditions.

SECOND: George Schusler

VOTE: Motion PASSED unanimously

4. REFERRAL

a. Docket SPR-15-0115: Matthews Residence, Garage and Shed

Request: Site Plan Review to construct a 2,763 sq. ft. residence w/ a 576 sqft covered porch, a 576 sqft detached garage, & a 300 sqft plow shed on a parcel encumbered by a Boulder County conservation easement.

Location: 48013 Peak to Peak Hwy., in Section 20, Township 2N and Range 72 of the 6th Principal Meridian

Zoning: Forestry (F) Zoning

Applicants: John and Denise Matthews

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

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

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

RECOMMENDATION

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

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

The owner, John Matthews, was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Ilona Dotterer **MOVED** that HPAB support **SPR-15-0115: Matthews Residence, Garage and Shed** and relay to planning staff that as many trees be retained as possible to provide screening between the historic complex and the new development, balancing the need for wildfire mitigation but erring on the side of historic preservation; and a joint site

visit with the historic preservation staff, site plan and wildfire mitigation staff is recommended to provide guidance on the development of a final and more detailed plan for screening and wildfire mitigation.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

5. OTHER BUSINESS

- a. Denise Grimm announced that the December 3, 2015 HPAB meeting would likely be cancelled but that staff would probably need at least one subcommittee meeting before January.
- b. Jim Burrus shared that he had a great experience at a window workshop in Greeley with Bob Yapp.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:09 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.



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, January 7, 2016 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

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

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 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.)

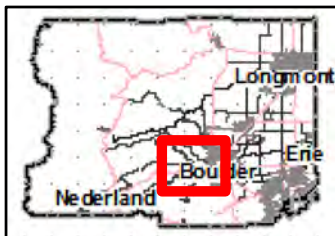


Legend

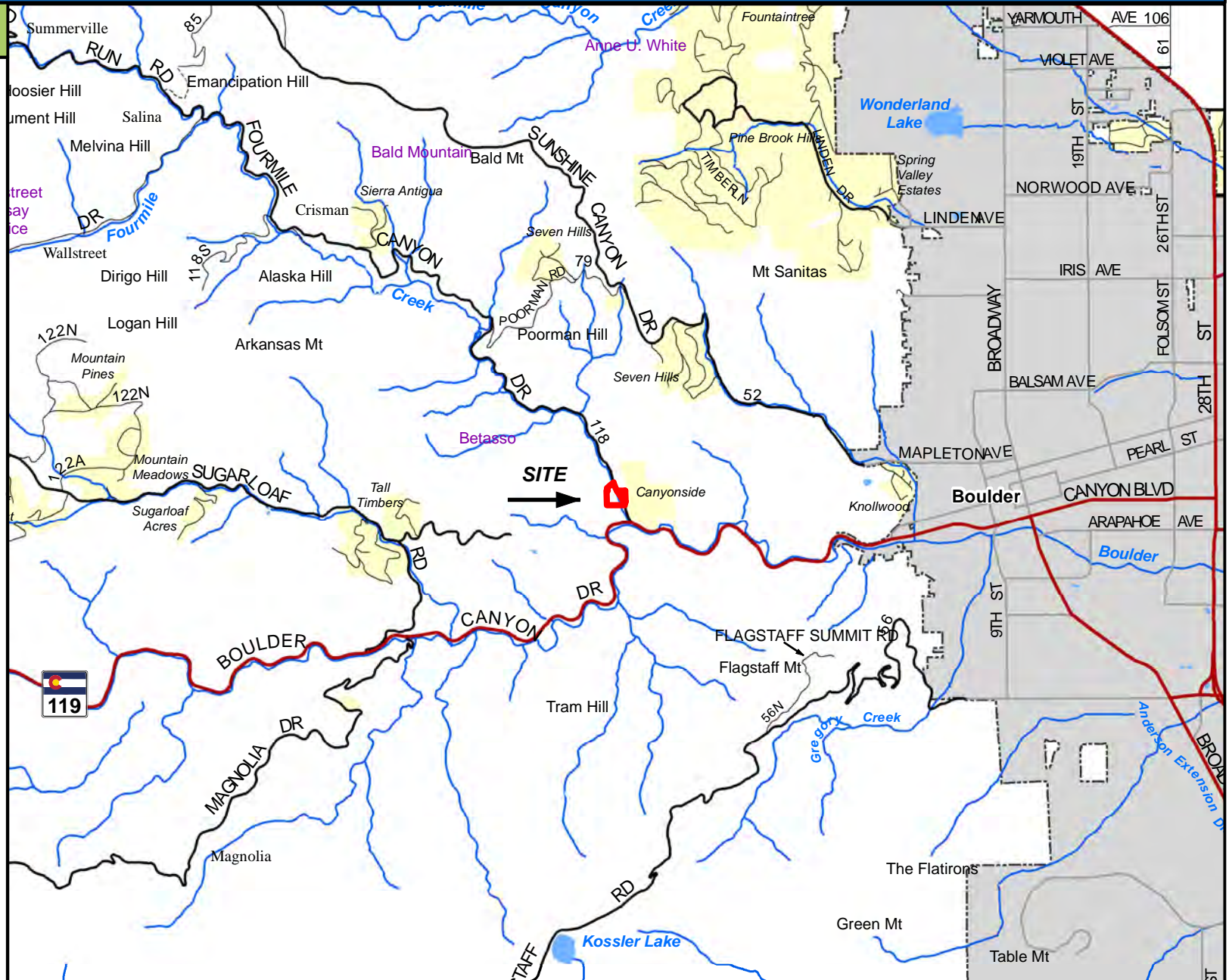
-  Subject Property
-  Municipality
-  Subdivisions



Area of Detail Date: 12/9/2015





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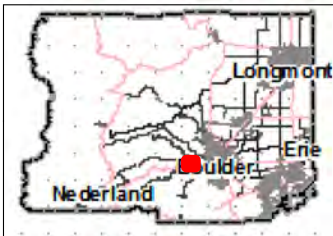


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 12/9/2015





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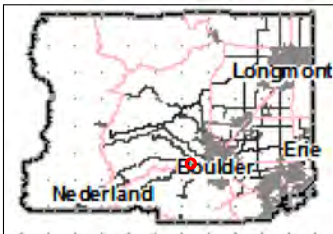


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 12/9/2015



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Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@bouldercounty.org •
<http://www.bouldercounty.org/lu/>

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

Intake Stamp

Historic Landmark Nomination Form

Name of Property

Historic Name Wagon Wheel Lodge
Other Names
Historical Narrative See attached Exhibit A

Location of Property

Address(s) 91 Fourmile Canyon Drive		
City Boulder	State CO	Zip Code 80302

Classification

Property Ownership:

☐ Public ☒ Private ☐ Other

Category of Property:

☒ Structure ☐ Site ☐ District

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

N/A	Contributing Resources	N/A	Non-contributing Resources
-----	------------------------	-----	----------------------------

Narrative Describing Classification of Resources N/A, since Stone Lodge structure only.

Function or Use

Historic Functions See attached Exhibit A-1
Current Functions: See attached Exhibit A-1

Resource Description

Narrative Describing Resource See attached Exhibit B

Statement of Significance

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

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

Areas of Significance Entertainment/Recreation
Period of Significance 1944-1962
Significant Dates
Significant Persons

Bibliographical References

See attached Exhibit C - Architectural Inventory Form , Pages 5-6

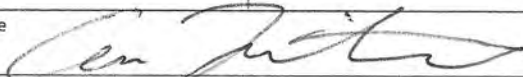
Geographical Data

Legal Description of Property See attached Exhibit D
Boundary Description TR 2101 & TR 2100 27-1N-71 TOTAL 7.00 ACS M/L PER DEED 865188 07/21/87 BCR
Boundary Justification

Property Owner(s) Information

Name Charles M. Firestone, LLC and Pattie P. Firestone, LLC		
City Chevy Chase	Email Address firestone@aspeninst.org	
State MD	Zip Code 20815	Phone Number (301) 520-5775
Signature  		

Preparer of Form Information

Name Asa Firestone		
City Boulder	Email Address asa@a-lodge.com	
State CO	Zip Code	Phone Number (720) 204-0011
Signature 		

Photos, Maps, and Site Plan

See attached Exhibit C - Architectural Inventory Form

For Office Use Only

Docket Number	Parcel Number
Assessor ID	Application Date

EXHIBIT A

HISTORICAL NARRATIVE

The stone lodge building is considered eligible for Boulder County landmark designation under Boulder County Criterion 1-501-A (1) for its association with the development of the early 20th century mountain resort industry in Boulder County. Located just 3 miles west of the City of Boulder, the property afforded both local residents and visitors with an easily accessible place to eat, stay or hold functions away from an urban setting; and under Boulder County Criterion 1-501-A (4) for its architecture as an example of an early 20th century commercial style. Character defining features include the building's simplicity of design using native materials that include random laid stone walls, divided-lite wood windows, open balcony, flat roof with parapets and stone fireplace.

The Boulder Adventure Lodge began its history as the Wagon Wheel Lodge in 1946 after John C. Rubright transferred title of the property to Mabel Eve Cole in June 1945. Mabel Cole was married to Ira Albert Cole and together they created and operated the Wagon Wheel Lodge from 1946 until 1962.

The Wagon Wheel Lodge opened to the public for its first season in 1946 with just the main 2 story stone lodge and 7 cabin units aligned in a row along the west side of Fourmile creek. Each cabin featured a picture window, living room, bathroom and utilities for light housekeeping. The stone lodge featured 11 rooms that contained 3 dining rooms, a kitchen and living room on the first floor and 6 sleeping rooms on the second floor.

By 1948 the lodge expanded to include more cabins and a dining room building which is now the south building unit. The Coles offered visitors rooms and cabins with breakfast, lunch and dinner.

Throughout the 1940s and into the 1960s, the Wagon Wheel Lodge hosted numerous events that included the Nederland High School senior class annual parties and the University of Colorado fraternity and sorority social events, dinners, parties, weekly functions and dances. The lodge even advertised in the University of Colorado's yearbook, *The Coloradoan*, as a catering and banquet facility with "unique cabins - modern rooms." As early as 1949, and into the 1960s, CU students also began living at the Wagon Wheel Lodge.

The Wagon Wheel Lodge was featured in the May 1952 nationally distributed magazine, *The Ford Times*. The article highlighted the lodge as a "year-round vacation spot in the heart of Colorado's vacation attractions, this lodge also offers breakfast, lunch or dinner to non-resident guests." The article also highlighted Mrs. Cole's Wagon Wheel Hub Roll recipe. Two years later, Mrs. Cole's recipe for her rolls was included in the 254 page book, the "Second Ford Treasury of Favorite Recipes from Famous Eating Places."

The Coles sold the Wagon Wheel Lodge in February 1964 to Fred P. and Violet J. Russo of Boulder County for \$60,000. The Russos must have had some sort of association with the

lodge prior to their ownership since the couple filed for a name trademark for the "Wagon Wheel Motel" in June 1963.

The Wagon Wheel Lodge continued to operate under the Russo's until they sold the property in 1976 to Gerald and Carol Schuler for \$140,000. The property was referred to on that deed as the Wagon Wheel Motel and Apartments.

The Schuler's sold the property in 1984 to Michael and Diane Cerlan. In 1987 the Schuler's filed for bankruptcy. That same year the bank which took over the property sold to Robert and Shirlee Gibson for \$205,000. In 2014, the current owners, Charles and Pattie Firestone purchased the property.

According the building permit records, additional buildings were constructed or existing buildings remodeled on the property from 1953 forward, but the stone lodge building remained the centerpiece of the property.



5BL13301

91 Fourmile Canyon Drive, Boulder vicinity

Wagon Wheel Lodge advertisement

1949 Coloradoan yearbook, page 456



WAGONWHEEL LODGE

*Modern Cabins — Rooms with Bath
Meals — Recreation*



Make the unique, beautiful Wagonwheel
Lodge your Vacation Home.

WAGONWHEEL LODGE RATES

Meals al la Carte	75c to \$2.00
Lodge rooms, per couple, and meals, per week	\$37.50
Large Cabin Units, 3 to 4 persons, with meals, each per week	\$40.00
Large Cabin Units, 4 or more, with meals, each per week	\$37.50
Large Cabin Units, per day, meals optional	\$ 7.50
Double rooms in the Lodge, meals optional	\$ 5.00

HOW TO GET THERE . . .

Take the Canon Highway west from
Boulder two and one-half miles to the
Gold Hill highway bridge. Turn right
for another quarter of a mile to Wagon
Wheel Lodge.

All rooms and cabins at Wagonwheel Lodge
are completely modern—cool in the summer and
warm in the winter—a restful, modern Lodge in
a beautiful mountain setting with all the con-
veniences of the city.

Wagonwheel Lodge is noted for its excellent
cuisine. Recipes used at this resort are now be-
ing compiled and will soon be published in
booklet form.

Come to the Wagonwheel Lodge to relax
and play . . . to make the most of your vacation.

5BL13301

91 Fourmile Canyon Drive, Boulder vicinity

Undated advertisement

Vacation, Recreation

For an enjoyable vacation in summer or winter . . . in the West's most beautiful mountain setting . . . for delicious food, modern, restful accommodations . . . for fishing, hunting and other outdoor recreation . . . come to Wagonwheel Lodge in Cool, Colorful Colorado.

Steak fries or weiner roasts by moonlight . . . a basket lunch under the pine trees on a mountain top . . . a drive through the mountains or a trip to the Glaciers . . . hiking or horseback riding over scenic, pine-scented mountain trails . . . dancing on the patio and dinner parties—whether you want excitement and action or peaceful, effortless relaxation, it's here for you.

Horseback riding, swimming, movies, golf on splendid courses and other entertainment may be had at Boulder—a short drive over a splendid paved highway in Boulder Canon.

From Wagonwheel Lodge one may plan many circle trips to famed points of interest in the Rocky Mountains. There are short trips to nearby "ghost towns" . . . trips to Mount Evans over the highest automobile road in the world, 14,259 feet; to Longs Peak, 14,255 feet; Trail Ridge road, 12,187; Berthoud Pass, 11,349 feet. In the Rockies you will find some of the most beautiful trips, and mountain roads and scenery in the world.

Wagonwheel Lodge is located three miles from Boulder—a short drive over a modern automobile road through Boulder Canon—one of the most natural picturesque and unspoiled canons in Colorado. The rugged, alpine beauty of this canon with its natural shrubs and flowers and clear rushing stream, combine to make this drive an exhilarating adventure—summer or winter.

Cabin Units are very unique, with big picture windows looking out onto beautiful Four Mile Creek and mountain scenery. They have separate bath rooms and utilities for light house-keeping, accommodating from four to six people.

Our dining room and large patio offer a picturesque view of the majestic mountains. We serve beef steak, fried chicken-in-the-basket, and trout baked on the patio, with dancing, picture shows and scenic slides following.



Wagonwheel Lodge Dining Room

Plan your next vacation at the Wagonwheel Lodge, and you will be assured of one of the most wonderful vacations you have ever experienced.

For reservations, write, wire or telephone—



Boulder, Colo.

Phone 1693

5BL13301

91 Fourmile Canyon Drive, Boulder vicinity

Undated advertisement

EXHIBIT A-1

Historic Functions:

Domestic: Inn, Motel, Lodge

Commerce & Trade: Restaurant (breakfast, lunch & dinner) and catering facility for guests and public with famous recipes

Social: Community Events Facility for banquets, parties, weddings, social events, weekly functions & dances

Recreation & Culture: year-round vacation spot for relaxation, picnics, hiking, dancing and dinner parties, picture shows and scenic slides showing, fishing, hunting, & other outdoor recreation

Current Functions:

No Change from Historic Functions listed above.

EXHIBIT B

NARRATIVE DESCRIBING RESOURCE

The stone lodge is a rectangular plan, 2 story, flat roof building that faces east. The building does not have a proper foundation but instead rests upon railroad ties, that are now rotten. The stone walls are laid in a random pattern. The first floor east elevation features three 9 lite wood windows. The second floor features a covered balcony with 2 stone parapets and metal balustrade, a centered single entrance door flanked by two 1/1 windows.

The first floor south elevation features two single entrance doors, two windows and the exterior fireplace chimney. The second floor features one single entrance door opening onto a patio and two 1/1 windows.

The west elevation is built into the steep hillside and was not accessible.

The first floor north elevation is connected to the office building. The first floor features one slider window and one 1/1 window. The second floor features 1 single entrance door and four 1/1 windows. 4 stone parapets with sandstone flat caps are equally spaced along the length roofline. A painted wood walkway connects the second floor to the manager's office and apartment to the north.

EXHIBIT C

91 Fourmile Canyon Drive

5BL.13301

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____
____ Determined Eligible-National Register
____ Determined Not Eligible - National Register
____ Determined Eligible - State Register
____ Determined Not Eligible - State Register
____ Need Data
____ Contributing to eligible National Register District
____ Noncontributing to eligible National Register District



I. IDENTIFICATION

- | | | | |
|-------------------------------|---|-------------------|---------------------|
| 1. Resource number: | 5BL.13301 | Parcel number(s): | |
| 2. Temporary resource number: | NA | | 146127000009 |
| 3. County: | Boulder | | |
| 4. City: | Boulder vicinity | | |
| 5. Historic building name: | Wagon Wheel Lodge | | |
| 6. Current building name: | Boulder Adventure Lodge | | |
| 7. Building address: | 91 Fourmile Canyon Drive | | |
| 8. Owner name: | Charles M. and Pattie P. Firestone | | |
| Owner organization: | Charles M. Firestone and Pattie P. Firestone LLC | | |
| Owner address: | 3704 Bradley Lane | | |
| | Chevy Chase, MD 20815 | | |

- | | |
|---|------------------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Individually Eligible |

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1N** Range: **71W**
 1/4 of 1/4 of **SE** 1/4 of **SE** 1/4 of Section **27**
10. UTM reference zone: **13**
 Easting: **472196** Northing: **4429714**
 USGS quad name: **Boulder** Scale: **7.5**
 Year: **1979**
11. Lot(s) : **NA**
 Addition: **na** Year of addition:
12. Boundary description and justification:
TR 2101 & TR 2100 27-1N-71 TOTAL 7.00 ACS M/L PER DEED 865188 07/21/87 BCR
 Metes and bounds exist: ☐ **NA**

III. ARCHITECTURAL DESCRIPTION

13. Building plan (footprint, shape): **Rectangular Plan**
14. Other building plan descriptions:
15. Dimensions in feet (length x width): **Length: 53 x Width: 26**
16. Number of stories: **2**
17. Primary external wall material(s): **Stone/Sandstone** Other wall materials:
0
18. Roof configuration: **Flat Roof**
 Other roof configurations:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
 Other roof materials:
20. Special features: **Balcony**
Chimney

21. General architectural description:

The stone lodge is a rectangular plan, 2 story, flat roof building that faces east. The building does not have a proper foundation, but instead rests upon railroad ties, that are now rotten. The stone walls are laid in a random pattern. The first floor east elevation features three 9 lite wood windows. The second floor features a covered balcony with 2 stone parapets and metal balustrade, a centered single entrance door flanked by two 1/1 windows.

The first floor south elevation features two single entrance doors, two windows and the exterior fireplace chimney. The second floor features one single entrance door opening onto a patio and two 1/1 windows.

The west elevation is built into the steep hillside and was not accessible.

The first floor north elevation is connected to the office building. The first floor features one slider window and one 1/1 window. The second floor features 1 single entrance door and four 1/1 windows. 4 stone parapets with sandstone flat caps are equally spaced along the length roofline. A painted wood walkway connects the second floor to the manager's office and apartment to the north.

22. Architectural style: **No Style**
 Other architectural styles:

Architectural Inventory Form

Page 3

Building type: n/a

23. Landscape or special setting features:

The property is located in the mountainous terrain of Four Mile Canyon, approximately 3 miles west of the City of Boulder. Fourmile Creek runs through the property from north to south. The surrounding terrain is steep and heavily wooded on the west and east sides of the property, but relatively flat along the Fourmile Creek corridor. A wood vehicle bridge provides access to the west side of the property from Fourmile Canyon Drive. A wood pedestrian bridge is located just to the north of the vehicle bridge and provides access a flat lawn area with pavilion.

24. Associated buildings, features or objects:

- | | | | | |
|-----|-----------|---|----------------|-----------------|
| 1 : | Type: | North Building | Contributing?: | Noncontributing |
| | Describe: | The north building is a rectangular, 1 story, gabled roof building that faces east. The building was constructed in 1999 and features 5 lodge units. | | |
| 2 : | Type: | Central Building | Contributing?: | Noncontributing |
| | Describe: | The central building is a rectangular, 1 story, gabled roof building that faces east. The building features wood frame construction, painted horizontal wood siding on the main section of the building and wood T-11 siding on the north elevation addition. The roof is asphalt composition shingles. The east elevation serves as the main entrance to the 13 lodge units. The overhanging roof provides covered entrances to each of the units, each with their own door and picture window. The building retains a low degree of historic physical integrity due to major alterations. Construction date is estimated to be 1945. | | |
| 3 : | Type: | Car Port | Contributing?: | Noncontributing |
| | Describe: | The car port is a rectangular plan, shed roof structure to the east of the central building. The structure features wood frame construction and open on all sides. Construction date is 1980. | | |
| 4 : | Type: | Pool/Hot Tub/Pump House | Contributing?: | Noncontributing |
| | Describe: | The pool is located across from the central building and surrounded by a painted wood fence. Construction date is 1982. The hot tub is adjacent to the pool and is contained inside a wood frame structure with roof. The pool pump house construction date is 1982. | | |
| 5 : | Type: | Manager's Office, Apartment & Shop | Contributing?: | Noncontributing |
| | Describe: | The Manager's Office, Apartment and Shop is a rectangular plan, 2 story, gabled roof building that faces east. The building is connected to the central building on the north and stone lodge building on the south. The Manager's Office is wood frame construction, features painted horizontal wood siding, asphalt composition roof and is executed in the garrison style with the second story overhanging along the front (east) elevation. The east elevation features a single entrance door and slider window on the first floor. Three ribbon vinyl sliders are located on the second floor. The south elevation features a single entrance door on the second story. The shop is located on the first floor north side addition. Construction date is estimated to be between 1960-1980. | | |
| 6 : | Type: | Office | Contributing?: | Noncontributing |
| | Describe: | The office building is an irregular shape, 1 story, flat roof building that faces east. The building is connected to the stone lodge building on the south and the manager's office, apartment and shop on the north. The office is wood frame construction and features painted horizontal wood siding. The east elevation features a single entrance door, one 1/1 window and slider window. An exterior wood staircase provides access to the manager's office and apartment and extends south the stone lodge building. Construction date is estimated to be between 1960-1980. | | |
| 7 : | Type: | Cabin | Contributing?: | Noncontributing |
| | Describe: | The cabin is an irregular plan, 1 story, shed roof building located on the hillside above the central building. The building is accessible by a wood staircase between the north and central buildings. The cabin is a 3 bedroom lodge unit that features wood frame construction, asphalt composition roof, and painted exterior plywood siding with battens. The windows are vinyl sliders. Construction date is estimated to be circa 1925. | | |

Architectural Inventory Form

Page 4

- | | | | | |
|------|-----------|--|----------------|------------------------|
| 8 : | Type: | South Building | Contributing?: | Noncontributing |
| | Describe: | The South Building is a rectangular plan, 1 story, shed roof building that faces east. The building features wood frame construction, painted horizontal wood siding and asphalt composition roof. The east elevation serves as the main entrance to the 9 lodge units. The overhanging roof provides covered entrances to each of the units, each with their own door and slider window. Construction date is estimated to be 1949. It is believed this building was the former dining room building during the Wagon Wheel Lodge era. The building retains a low degree of historic physical integrity due to major alterations. | | |
| | | | | |
| 9 : | Type: | Pavilion | Contributing?: | Noncontributing |
| | Describe: | The pavilion is a rectangular plan, 1 story building located on east side of the creek. The building features a poured concrete slab foundation with concrete block knee walls covered with random laid stone veneer. The gabled roof is supported by six 6x6 wood posts. The roof is covered with asphalt composition shingles. The stone veneer was added in the 1990s-early 2000s. Construction date is 1963. | | |
| | | | | |
| 01 : | Type: | Shed #1 | Contributing?: | Noncontributing |
| | Describe: | The shed is a rectangular plan, 1 story, wood frame building that faces east. Construction date is unknown, but is less than 50 years of age. | | |
| | | | | |
| 01 : | Type: | Shed #2 | Contributing?: | Noncontributing |
| | Describe: | The shed is a rectangular plan, 1 story, wood frame building that faces east. Construction date is unknown, but is less than 50 years of age. | | |

IV. ARCHITECTURAL HISTORY

- | | | | | |
|-----|--|---|------------------|---------|
| 25. | Date of Construction: | Estimate: | 1944-1949 | Actual: |
| | Source of Information: | Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado. | | |
| | | | | |
| 26. | Architect: | unknown architect | | |
| | Source of information: | Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado. | | |
| | | | | |
| 27. | Builder: | unknown builder | | |
| | Source of information: | Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado. | | |
| | | | | |
| 28. | Original Owner: | Ira Cole | | |
| | Source of information: | Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Carnegie Branch Library for Local History, Boulder, Colorado. | | |
| | | | | |
| 29. | Construction history: | | | |
| | According to the historic and current Boulder County Assessor records, this stone lodge was constructed in either 1944 or 1949. The construction method and building type supports the range of dates of construction. Known alterations include several window replacements, the installation of the second floor north door, and the 1990s metal balcony roof addition. | | | |
| | | | | |
| 30. | Location: | original | Date of move(s) | |

V. HISTORICAL ASSOCIATIONS

- | | | |
|-----|----------------------|--------------------------|
| 31. | Original use(s): | Hotel |
| 32. | Intermediate use(s): | Hotel |
| 33. | Current use(s): | Vacant/Not in Use |
| 34. | Site type(s): | NA |

Architectural Inventory Form

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35. Historical background:

The Boulder Adventure Lodge began its history as the Wagon Wheel Lodge in 1946 after John C. Rubright transferred title of the property to Mabel Eve Cole in June 1945. Mabel Cole was married to Ira Albert Cole and together they created and operated the Wagon Wheel Lodge from 1946 until 1962.

The Wagon Wheel Lodge opened to the public for its first season in 1946 with just the main 2 story stone lodge and 7 cabin units aligned in a row along the west side of Fourmile creek. Each cabin featured a picture window, living room, bathroom and utilities for light housekeeping. The stone lodge featured 11 rooms that contained 3 dining rooms, a kitchen and living room on the first floor and 6 sleeping rooms on the second floor.

By 1948 the lodge expanded to include more cabins and a dining room building which is now the south building unit. The Cole's offered visitors rooms and cabins with breakfast, lunch and dinner.

Ira Albert Cole was born on August 31, 1883 in Alexander Kansas. He married Myra Ada Burnett in 1905. In 1919 they moved to Colorado and settled on a farm east of Boulder. For 10 years Cole served as a minister for the Pentecostal mission on Arapahoe Road. The Coles divorced in 1931 and Myra passed away in 1939. Cole married Mabel Eve (McBroom) Hendershott in either 1939 or 1945.

In 1947, Cole authored the adventure story "Ibe of Atlan." To be followed by "The Three Leaves of Potau" and "The Land of Shipapu." Collectively the books are known as Kalu Kan Tales. The books tell the adventures of characters and the mysteries of Indian lore and legend Cole heard as a boy from Kane Ible and Johnnie Rogers, who are reported to be famous frontiersmen. In addition to being an author, Cole also owned 10 mining claims, some tungsten and uranium, located on the edge of the Magnolia mining district. Cole also authored the Golden Antelope, a novel about the old west in 1949.

Throughout the 1940s and into the 1960s, the Wagon Wheel Lodge hosted numerous events that included the Nederland High School senior class annual parties and the University of Colorado fraternity and sorority social events, dinners, parties, weekly functions and dances. The lodge even advertised in the University of Colorado's yearbook, The Coloradoan, as a catering and banquet facility with "unique cabins - modern rooms." As early as 1949, and into the 1960s, CU students also began living at the Wagon Wheel Lodge.

The Wagon Wheel Lodge was featured in the May 1952 nationally distributed magazine, the Ford Times. The article highlighted the lodge as a "year-round vacation spot in the heart of Colorado's vacation attractions, this lodge also offers breakfast, lunch or dinner to non-resident guests." The article also highlighted Mrs. Cole's Wagon Wheel Hub Roll recipe. Two years later, Mrs. Cole's recipe for her rolls was included in the 254 page book, the "Second Ford Treasury of Favorite Recipes from Famous Eating Places."

The Cole's sold the Wagon Wheel Lodge in February 1964 to Fred P. and Violet J. Russo of Boulder County for \$60,000. The Russo's must have had some sort of association with the lodge prior to their ownership since the couple filed for a name trademark for the "Wagon Wheel Motel" in June 1963.

The Wagon Wheel Lodge continued to operate under the Russo's until they sold the property in 1976 to Gerald and Carol Schuler for \$140,000. The property was referred to on that deed as the Wagon Wheel Motel and Apartments.

The Schuler's sold the property in 1984 to Michael and Diane Cerlan. In 1987 the Schuler's filed for bankruptcy. That same year the bank which took over the property sold to Robert and Shirlee Gibson for \$205,000. In 2014, the current owners, Charles and Pattie Firestone of Maryland purchased the property.

According the building permit records, additional buildings were constructed or existing buildings remodeled on the property from 1953 forward, but the stone lodge building remained the centerpiece of the property.

36. Sources of information:

Rocky Mountain Map Company. Boulder County Atlas. Denver, Colorado: Rocky Mountain Map Company, 1940.

Warranty Deed. Book 761 Page 54. JC Rubright to Mabel Eve Cole. 1945. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

"Tulips Blooming Now at Popular Wagon Wheel Lodge." Boulder Daily Camera, 6 May 1948. Carnegie Branch Library for Local History, Boulder, Colorado.

"Wagon Wheel Staff Complete for the Summer Season." Boulder Daily Camera, 3 June 1948. Carnegie Branch Library for Local History, Boulder, Colorado.

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"Wagon Wheel Lodge to be Sold at Auction Friday." Boulder Daily Camera, 29 November 1948. Carnegie Branch Library for Local History, Boulder, Colorado.

Boulder County Assessor Real Estate Appraisal Card Rural Master Index. Wagon Wheel Lodge. June 20, 1950. Carnegie Branch Library for Local History, Boulder, Colorado.

"Ford News Article to Feature Boulder's Wagon Wheel Lodge". Boulder Daily Camera, 14 February 1952. Carnegie Branch Library for Local History, Boulder, Colorado.

"Wagon Wheel Lodge Recipe in Ford Times." Boulder Daily Camera, 16 April 1952. Carnegie Branch Library for Local History, Boulder, Colorado.

Marden Maps. Ownership Plat Book of Boulder County, Colorado. Boulder, Colorado: Marden Maps, 1953.

"Ford's Treasury of Famous Recipes Includes Hub Rolls of Wagon Wheel." Boulder Daily Camera, 23 December 1954. Carnegie Branch Library for Local History, Boulder, Colorado.

"Ira Cole Author of Ibe of Atlan Adventure Story." Boulder Daily Camera, 21 July 1947. Carnegie Branch Library for Local History, Boulder, Colorado.

"Ira Cole Sells Interests in Tungsten Claims." Boulder Daily Camera, 12 July 1951. Carnegie Branch Library for Local History, Boulder, Colorado.

Warranty Deed. Book 1322, Page 110. 1964. Ira A. Cole and Mabel Eve Cole to Fred P. Russo and Violet J. Russo. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Trademark. Book 1116, Page 438. 1963. Fred P. Russo and Violet J. Russo. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Deed of Trust. Book 1322, Page 112. 1964. Fred P. Russo and Violet J. Russo to Ira A. Cole and Mabel Eve Cole. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Ira A. Cole. Obituary. Boulder Daily Camera, 1 July 1973. Carnegie Branch Library for Local History, Boulder, Colorado.

Warranty Deed. Reception #183223. 1976. Fred P. Russo and Violet J. Russo to Gerald Schuler and Carol M. Schuler. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Warranty Deed. Reception # 618447. 1984. Gerald Schuler and Carol M. Schuler to Michael L. Cerlan and Diane M. Cerlan. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Mabel E. Cole. Obituary. Boulder Daily Camera, 23 July 1985. Carnegie Branch Library for Local History, Boulder, Colorado. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Quit Claim Deed. Reception #858761. 1987. Samuel O. Kuntz, Trustee in the bankruptcy for Gerald George Schuler and Carol Mae Schuler. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

Warranty Deed. Reception #865188. 1987. American Industrial Bank of Aurora to Robert W. and Shirlee Gibson. Boulder County Clerk and Recorder's Office. Boulder, Colorado.

The Coloradoan. Yearbook. 1949-1963. University of Colorado. Accessed online, Ancestry.

Polk's City Directory, Boulder, Boulder County. 1949-1960. Accessed online, Ancestry.

Find a Grave. Accessed online 10 October 2015.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒

Designation authority:

Date of designation:

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

Boulder County Standards for Designation:

- ☐ Does not meet any of the Boulder County criteria for designation

Criterion 1

- ☒ the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

Criterion 2

- ☐ the proposed landmark as a location of a significant local, county, state, or national event;

Criterion 3

- ☐ the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

Criterion 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;

Criterion 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;

Criterion 6

- ☐ the proposed landmark's archaeological significance;

Criterion 7

- ☐ the proposed landmark as an example of either architectural or structural innovation;

Criterion 8

- ☐ the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

39. Area(s) of Significance: **Entertainment/Recreation**40. Period of Significance: **1944-1962**41. Level of significance: National: ☐ State ☐ Local ☒

42. Statement of significance:

The stone lodge building is considered eligible for Boulder County landmark designation under Boulder County Criterion 1-501-A (1) for its association with the development of the early 20th century mountain resort industry in Boulder County. Located just 3 miles west of the City of Boulder, the property afforded both local residents and visitors with an easily

Architectural Inventory Form

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accessible place to eat, stay or hold functions away from an urban setting; and under Boulder County Criterion 1-501-A (4) for its architecture as an example of an early 20th century commercial style. Character defining features include the building's simplicity of design using native materials that include random laid stone walls, divided-lite wood windows, open balcony, flat roof with parapets and stone fireplace,

43. Assessment of historic physical integrity related to significance:

The stone lodge building retains a high degree of historic physical integrity experiencing only a minimal number of alterations since its construction. Known alterations include several window replacements and the metal balcony roof. Based upon the available historic photo documentation, the building is able to convey its historic significance as the centerpiece of the Wagon Wheel Lodge.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Individually Eligible**
45. Is there National Register district potential? Yes ☐ No ☒
- Discuss:
If there is National Register district potential, is this building contributing: Yes ☐ No ☐ N/A ☒
46. If the building is in existing National Register district, is it contributing: Yes ☐ No ☐ N/A ☒

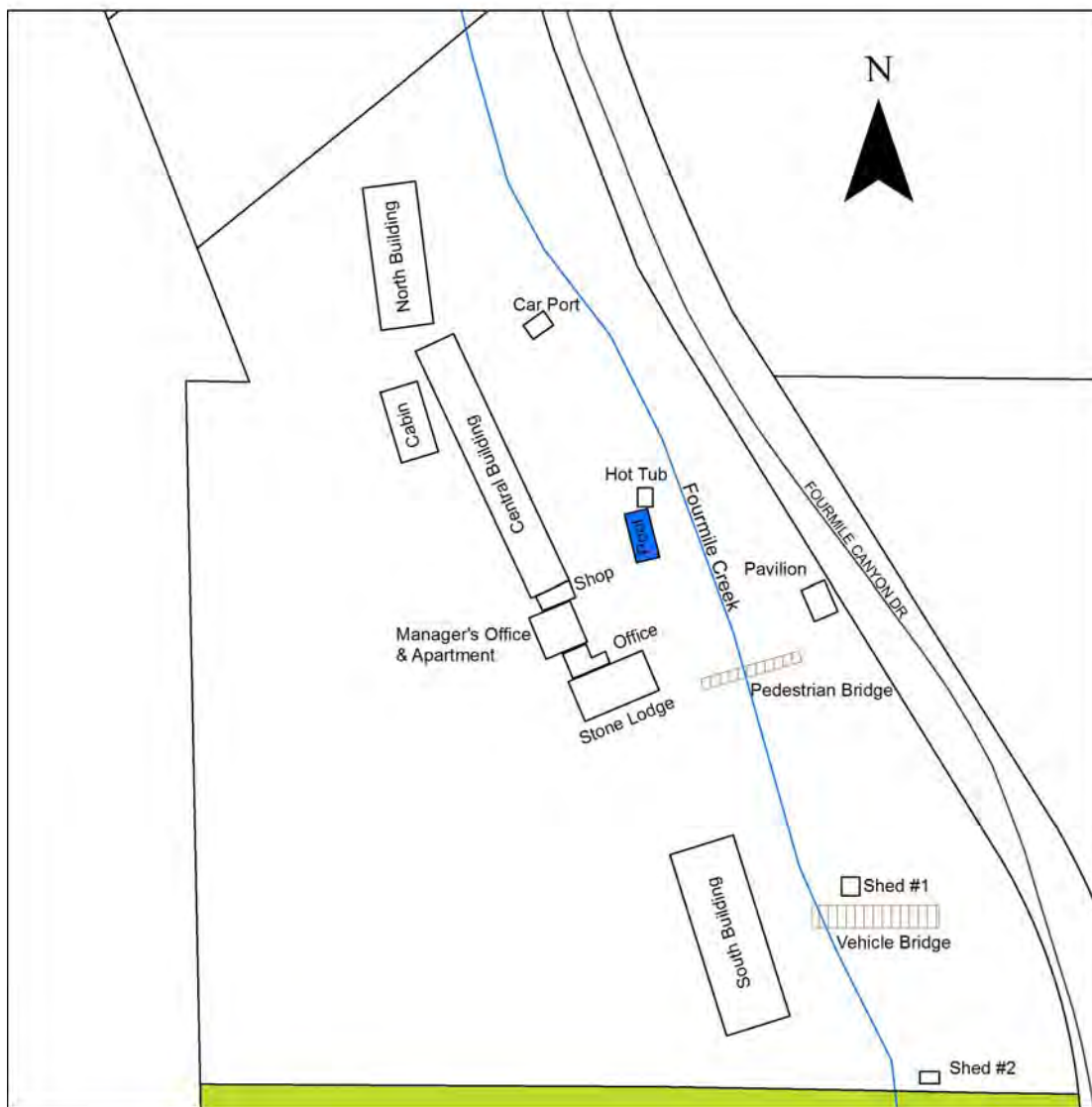
VIII. RECORDING INFORMATION

47. Photograph numbers: **91 Fourmile Canyon digitals**
Negatives filed at: **Boulder County Parks & Open Space Department
5201 St. Vrain Rd.
Longmont CO 80503**
48. Report title: **Historic Sites Survey**
49. Date(s): **10/20/15**
50. Recorder(s): **Carol A. Beam**
51. Organization: **Boulder County Parks & Open Space Department**
52. Address: **5201 St. Vrain Rd.
Longmont CO 80503**
53. Phone number(s): **(303) 678-6272**

Architectural Inventory Form

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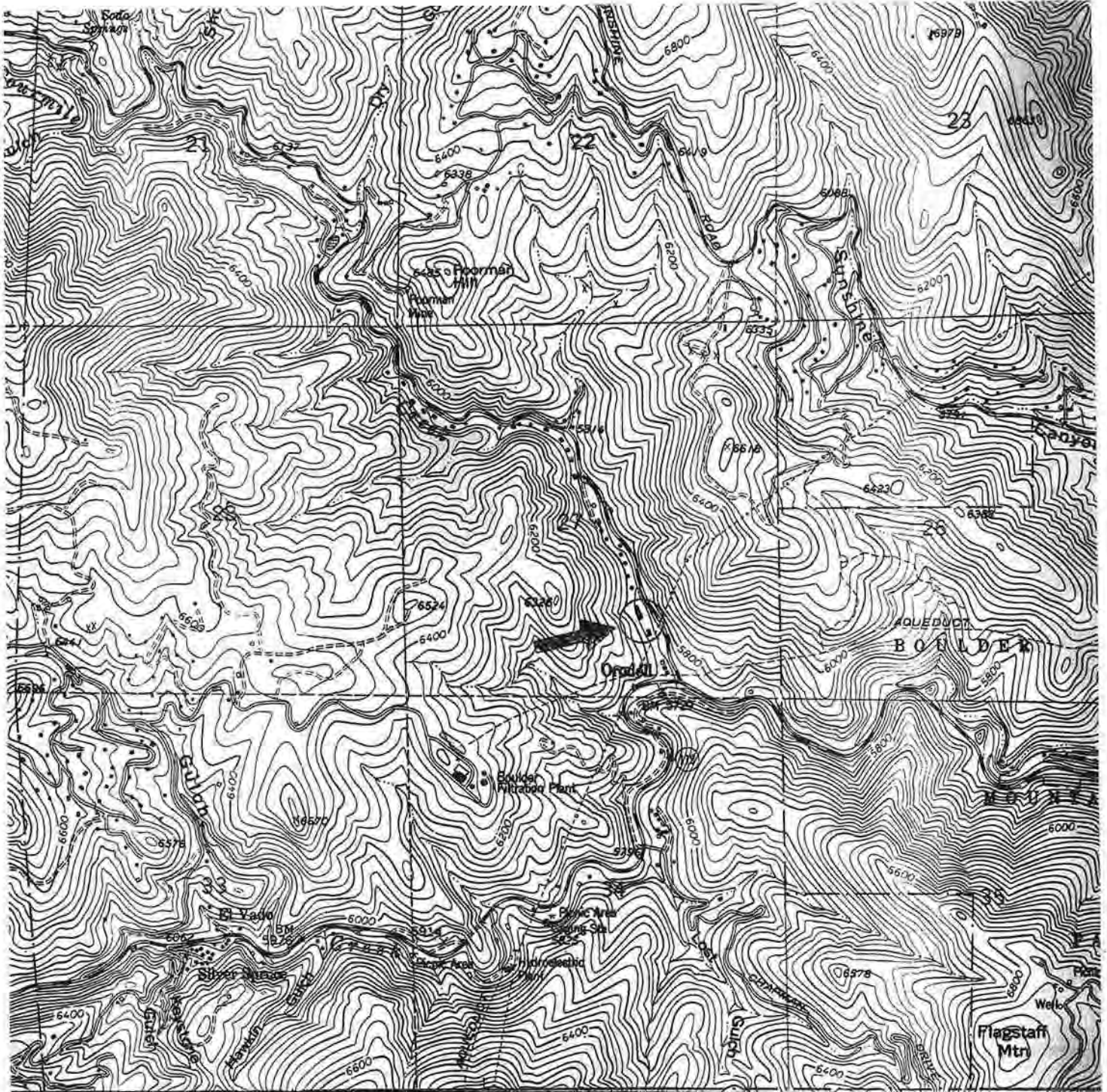
SITE SKETCH MAP



Architectural Inventory Form

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LOCATION MAP



Source: U S. Geological Survey 7.5' Boulder topographic quadrangle - 1979

Historic Sites Survey

Sorted by Resource Number

Boulder County Parks & Open Space Department * 5201 St Vrain Rd
Longmont CO 80503 * (303) 678-6272

20-Oct-15

Report page:

10



5BL.13301
 91 Fourmile Canyon Drive, Boulder vicinity
 Stone Lodge – northeast elevation
 October 2015



5BL. 13301
 91 Fourmile Canyon Drive, Boulder vicinity
 Stone Lodge – southeast elevation
 October 2015



5BL.13301
91 Fourmile Canyon Drive, Boulder vicinity
North Building – east elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Cabin Building – northeast elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Central Building – northeast elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Car Port – southwest elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Manager's Office, Apartment and Shop – east elevation
October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Office – east elevation
October 2015



5BL. 13301
 91 Fourmile Canyon Drive, Boulder vicinity
 Pool and Hot Tub – camera facing east
 October 2015



5BL.12
 91 Fourmile Canyon Drive, Boulder vicinity
 South Building – east elevation
 October 2015



5BL. 13301
91 Fourmile Canyon Drive, Boulder vicinity
Pavilion – southwest elevation
October 2015



5BL.12
91 Fourmile Canyon Drive, Boulder vicinity
Shed #1 – southeast elevation
October 2015



5BL.12

91 Fourmile Canyon Drive, Boulder vicinity

Shed #2 – east elevation

October 2015



5BL.13301
 91 Fourmile Canyon Drive, Boulder vicinity
 Lodge - southeast elevation
 Circa 1950 Boulder County Assessor photo



5BL.13301
 91 Fourmile Canyon Drive, Boulder vicinity
 Dining Room - east elevation - currently South Building
 Circa 1950 Boulder County Assessor photo



5BL.13301
 91 Fourmile Canyon Drive, Boulder vicinity
 Cabin - east elevation – demolished?
 Circa 1950 Boulder County Assessor photo



5BL.13301
 91 Fourmile Canyon Drive, Boulder vicinity
 7 unit Cabin Camp - east elevation - currently Central Building
 Circa 1950 Boulder County Assessor photo

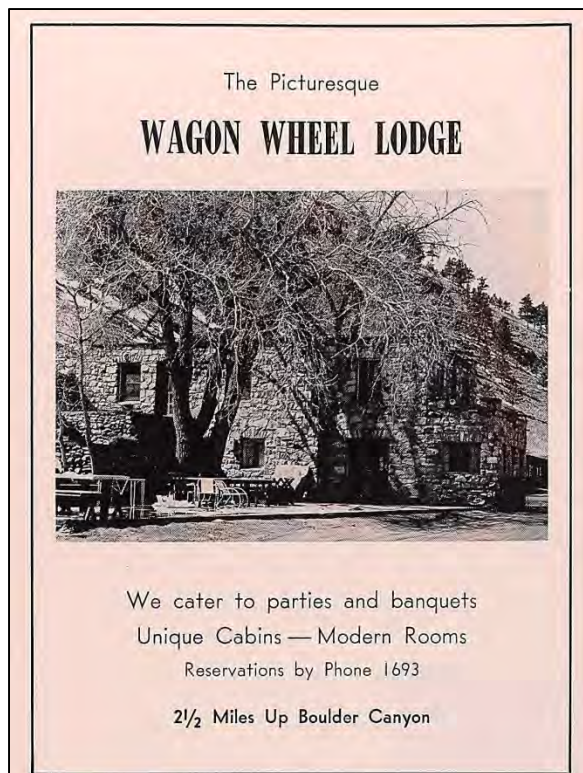


5BL.13301

91 Fourmile Canyon Drive, Boulder vicinity

Cabin - northeast elevation

1981 Boulder County Assessor photo

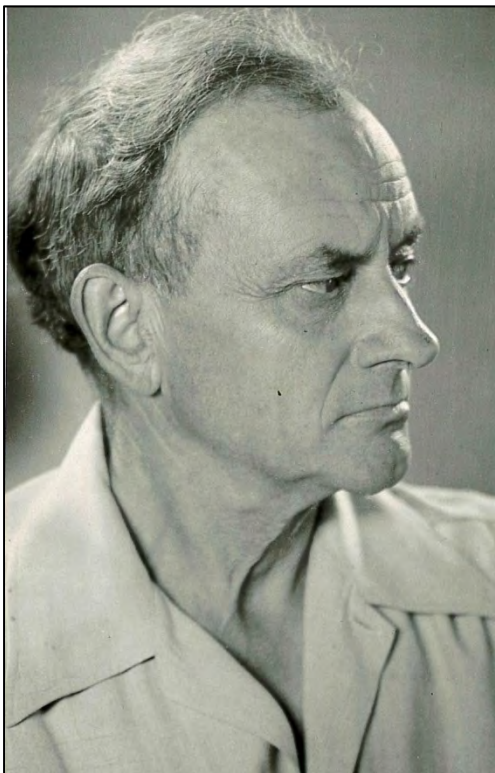


5BL.13301

91 Fourmile Canyon Drive, Boulder vicinity

Wagon Wheel Lodge advertisement

1949 Coloradoan yearbook, page 456



5BL.13301

91 Fourmile Canyon Drive, Boulder vicinity

Ira Cole photo, July 24, 1947, Boulder Daily Camera



WAGONWHEEL LODGE

*Modern Cabins — Rooms with Bath
Meals — Recreation*



Make the unique, beautiful Wagonwheel
Lodge your Vacation Home.

WAGONWHEEL LODGE RATES

Meals al la Carte	75c to \$2.00
Lodge rooms, per couple, and meals, per week	\$37.50
Large Cabin Units, 3 to 4 persons, with meals, each per week	\$40.00
Large Cabin Units, 4 or more, with meals, each per week	\$37.50
Large Cabin Units, per day, meals optional	\$ 7.50
Double rooms in the Lodge, meals optional	\$ 5.00

HOW TO GET THERE . . .

Take the Canon Highway west from
Boulder two and one-half miles to the
Gold Hill highway bridge. Turn right
for another quarter of a mile to Wagon
Wheel Lodge.

All rooms and cabins at Wagonwheel Lodge
are completely modern—cool in the summer and
warm in the winter—a restful, modern Lodge in
a beautiful mountain setting with all the con-
veniences of the city.

Wagonwheel Lodge is noted for its excellent
cuisine. Recipes used at this resort are now be-
ing compiled and will soon be published in
booklet form.

Come to the Wagonwheel Lodge to relax
and play . . . to make the most of your vacation.

5BL13301

91 Fourmile Canyon Drive, Boulder vicinity

Undated advertisement

Vacation, Recreation

For an enjoyable vacation in summer or winter . . . in the West's most beautiful mountain setting . . . for delicious food, modern, restful accommodations . . . for fishing, hunting and other outdoor recreation . . . come to Wagonwheel Lodge in Cool, Colorful Colorado.

Steak fries or weiner roasts by moonlight . . . a basket lunch under the pine trees on a mountain top . . . a drive through the mountains or a trip to the Glaciers . . . hiking or horseback riding over scenic, pine-scented mountain trails . . . dancing on the patio and dinner parties—whether you want excitement and action or peaceful, effortless relaxation, it's here for you.

Horseback riding, swimming, movies, golf on splendid courses and other entertainment may be had at Boulder—a short drive over a splendid paved highway in Boulder Canon.

From Wagonwheel Lodge one may plan many circle trips to famed points of interest in the Rocky Mountains. There are short trips to nearby "ghost towns" . . . trips to Mount Evans over the highest automobile road in the world, 14,259 feet; to Longs Peak, 14,255 feet; Trail Ridge road, 12,187; Berthoud Pass, 11,349 feet. In the Rockies you will find some of the most beautiful trips, and mountain roads and scenery in the world.

Wagonwheel Lodge is located three miles from Boulder—a short drive over a modern automobile road through Boulder Canon—one of the most natural picturesque and unspoiled canons in Colorado. The rugged, alpine beauty of this canon with its natural shrubs and flowers and clear rushing stream, combine to make this drive an exhilarating adventure—summer or winter.

Cabin Units are very unique, with big picture windows looking out onto beautiful Four Mile Creek and mountain scenery. They have separate bath rooms and utilities for light house-keeping, accommodating from four to six people.

Our dining room and large patio offer a picturesque view of the majestic mountains. We serve beef steak, fried chicken-in-the-basket, and trout baked on the patio, with dancing, picture shows and scenic slides following.



Wagonwheel Lodge Dining Room

Plan your next vacation at the Wagonwheel Lodge, and you will be assured of one of the most wonderful vacations you have ever experienced.

For reservations, write, wire or telephone—



Boulder, Colo.

Phone 1693

5BL13301

91 Fourmile Canyon Drive, Boulder vicinity

Undated advertisement

EXHIBIT D

LEGAL DESCRIPTION

Commencing at the south quarter corner of Section 27, Township 1 north, Range 71 west of the 6th P.M., County of Boulder, State of Colorado.

Thence south 89 deg. 40 minutes 50 seconds east 305.72 feet along the south line of said Section 27 to the southwest corner of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27; thence north 1 deg. 22 minutes 10 seconds west, 1301.75 feet to the northwest corner of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 (northwest corner of the Kentucky Placer), said point being the true point of beginning; thence south 89 deg. 53 minutes 30 seconds east, 91.63 feet along the north line of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 (north line of Kentucky Placer); thence north 23 deg. 02 minutes west, 91.83 feet to the southwesterly corner of that tract of land described in deed recorded in book 1249 at page 112 of the Boulder County records, Boulder, Colorado; thence north 50 deg. East, 281.64 feet along the southerly line of said tract of land described in deed recorded in Book 1249 at page 112 to the southeasterly corner thereof; thence south 15 deg 38 minutes east, 35.83 feet; thence south 25 deg. 42 minutes 30 seconds east, 257.00 feet to a point on the north line of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 (north line of Kentucky Placer); thence south 89 deg. 53 minutes 30 seconds east, 206.42 feet along the north line of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 to the northeast corner thereof (northeast corner of the Kentucky Placer); thence south 1 deg. 54 minutes 20 seconds east, 460.28 feet along the east line of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 (east line of Kentucky Placer) to the point of the south line of the north 460.00 feet of the Kentucky Placer); thence north 89 deg. 53 minutes 30 seconds west, 603.41 feet parallel to the north line of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 to the point on the west line of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 (west line of the Kentucky Placer); thence north 1 deg. 22 minutes 10 seconds west, 460.15 feet along the westline of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said Section 27 to the point of beginning, County of Boulder, State of Colorado.



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, January 7, 2016 – 6:00 p.m.

Third Floor Hearing Room
Boulder County Courthouse

STAFF PLANNER: Denise Grimm

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

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 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.)

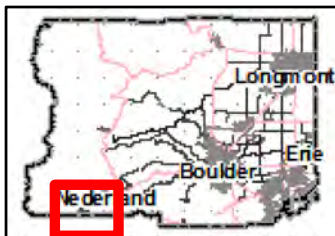


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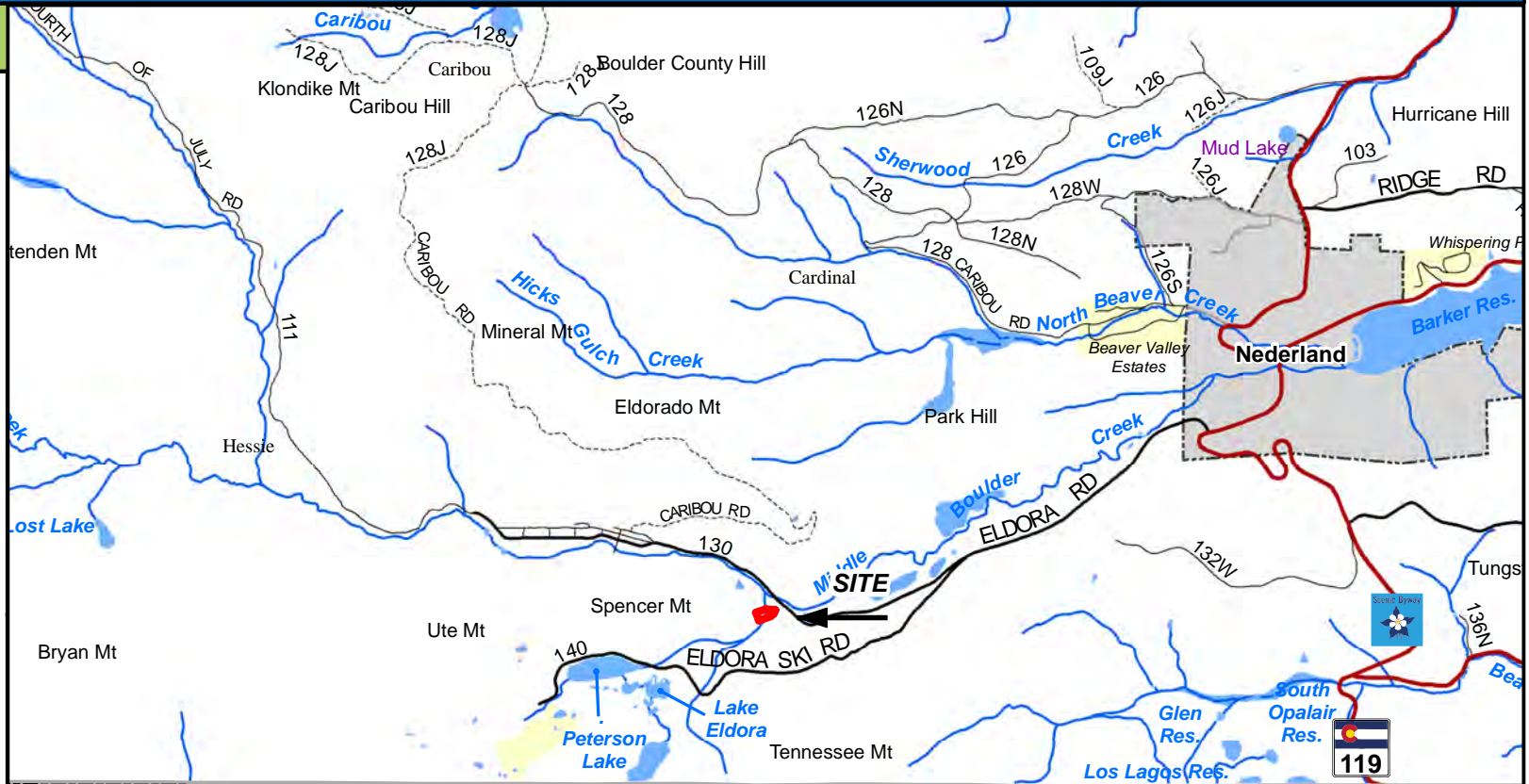
-  Subject Property
-  County Boundary
-  Municipality
-  Subdivisions



Area of Detail Date: 12/9/2015





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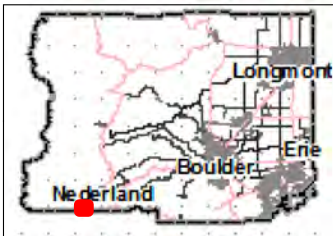


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 12/9/2015





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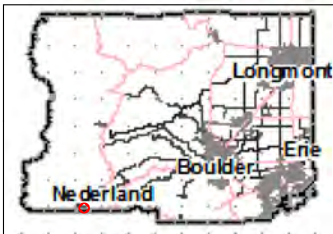


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 12/9/2015



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Boulder County Land Use Department

Courthouse Annex Building

2045 13th Street • PO Box 471

Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856

Email: planner@bouldercounty.org

<http://www.bouldercounty.org/lu/>

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

Historic Landmark Nomination Form

1. Name of Property

Historic Name: Charles L. Schott House / Schott Cabin

Other Names: CBSLT8 Property

Historic Narrative:

The Schott Cabin is a rustic log cabin built in 1919 and is situated off of Maryville Road, in a small enclave just east of the old mining town of Eldora, Colorado. Although tax records indicate the current name of the road is “Maryville,” there are indications that the community was previously known as “Marysville,” and was likely developed as an area with vacation cabins to attract tourists/seasonal visitors once tourism became the main economic industry of the Eldora/Nederland area. The cabin, which is one of a number of similar buildings in and around Eldora, is indicative of the tourism boom of the early 20th century.

2. Location of Property

Address: 81 Maryville Road, Nederland, CO 80466

3. Classification

Property Ownership: Private

Category of Property: Structure

Number of Resources Within the Property (sites and districts only): 1 Contributing

Narrative Describing Classification of Resources:

The resource is a single-story, rustic log cabin.

4. Function or Use

Historic Functions: Seasonal vacation home.

Current Functions: Seasonal vacation home.

5. Description

Narrative Describing Resource: (Taken from the Colorado Cultural Resource Survey – Architectural Inventory Form for this property.)

The building is a single-story, rectangular, L-plan, rustic log cabin situated on an above-grade poured concrete foundation. The exterior walls are logs with saddle-notched comers and vertical saw-cut ends, with an addition at the rear of the cabin that exhibits vertically laid split-log siding. The building also contains framed four-pane and eight-pane windows, wood doors with wood frame screen doors, and two milled lumber patios. The cabin exhibits a front-gabled roof on the main block and a side gabled roof on the addition. Roof cladding is of corrugated metal. The rear addition contains an adjoining wood storage area and a stone masonry chimney.

6. Statement of Significance

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

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

Areas of Significance: Architecture, Social History, Community Development.

Periods of Significance: Early 1900's / pre-WW II, period of rise of recreation/tourism in Eldora area.

Significant Dates: The log cabin and possibly accompanying stone outbuilding remnants were constructed in 1919.

Significant Persons: n/a

Statement of Significance: (Taken from the Colorado Cultural Resource Survey – Architectural Inventory Form for this property.)

The Schott Cabin is a residential building within the rural village of Eldora, Colorado. Built in 1919, at a time after gold miners had left and tourism became the main economic industry, the building is indicative of a style of log cabin that was common locally for the pre-World War II period. Thus, it is significant for its association with the growth of the tourist industry in early

twentieth century Eldora. The building features the simple form indicative of early 20th century log cabin construction and is in good condition and has been well maintained in a fashion that has preserved the design, workmanship, materials and the feeling of the original construction.

7. Bibliographical References

Books

- Turnbaugh, Kay. *Images of America: Around Nederland*. Arcadia Publishing, 2011.

Online References

- United States Department of Agriculture – Forest Service, Boulder Ranger District History
http://www.fs.usda.gov/detail/arp/learning/history-culture/?cid=fsm91_058310

8. Geographical Data

Legal Description of Property: (Provided by Heritage Title Company)

From Deed Recorded on 08/03/2004 at Rec. No. 2613932

A parcel of land located in the Southeast $\frac{1}{4}$ of Section 21 and the Southwest $\frac{1}{4}$ of Section 22, Township 1 South, Range 73 West of the 6th P.M. Beginning at AP1 identical with Corner No. 1 of the Keystone Lode, M.S. No. 18359, a 10" x 6" stone flush with the ground marked "1-19359," AP1:

Thence North 74°34'59" West 47.80 feet to a point at the wood fence corner;
Thence South 15°05'33" West 56.07 feet to a point along the wood rail fence;
Thence South 69°27'17" West 341.62 feet;
Thence North 20°32'43" West 217.21 feet to a point on line AP10-AP11 which is the Southern boundary of the adjacent Climax Mill Site;

Thence North 69°27'17" East 264.15 feet to point AP11;
Thence South 84°01'37" East 252.17 feet to point AP12;
Thence South 20°15'21" West 116.15 feet to Point of Beginning.

Except any portion thereof that may lie within the Everett Lode, M.S. No. 14000.

County of Boulder State of Colorado.

Boundary Description: The boundary encompasses the log cabin, several modern accessory structures, a partially intact stone structure and includes the entire lot to be created during the Subdivision Exemption process.

Boundary Justification:

9. Property Owner(s) Information

Name: Kirstin Silberschlag and Luke Bovenzi

Address: 222 Lamont Avenue, San Antonio, TX 78209

Email Address: ksilberschlag@gmail.com

Phone Number: (210) 643-3138

Signature: _____

10. Preparer of Form Information

Name: Kirstin Silberschlag

Address: 222 Lamont Avenue, San Antonio, TX 78209

Email Address: ksilberschlag@gmail.com

Phone Number: (210) 643-3138

Signature: _____

11. Photos, Maps and Site Plan

Please see information in the attached exhibits:

Exhibit 1 – Colorado Cultural Resource Survey – Architectural Inventory Form.

Exhibit 2 – Improvement Location Certificate.

Exhibit 3 – Drexel Barrell & Co. 01.11.1999 Survey (recorded January 15, 1999).

Exhibit 4 – Tax Parcel Map.

Exhibit 5 – Photos (taken 2015).

Exhibit 6 – Historical Photo of Marysville Bridge.

For Office Use Only

Docket Number: _____

Assessor ID: _____

Parcel Number: _____

Application Date: _____

Resource Number: 5BL7052
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: 5BL7052
2. Temporary resource number:
3. County: Boulder
4. City: Eldora
5. Historic building name: Charles L. Schott House
6. Current building name: CBSLT8 Property
7. Building address: 0 Maryville Road, Nederiand, CO 80466
8. Owner name and address: CBSLT8 LLC, 3098 S. Lakeridge Trl, Boulder, CO 80302

158322300010
CBSLT8 LLC

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 73W
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 22
10. UTM reference
Zone 1 3 ; 4 5 2 5 0 0 mE 4 4 2 1 5 2 0 mN
11. USGS quad name: Boulder County, Nederiand, Colo. _____
Year: 1972 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: 5BL7052 is within a roughly rectangular lot, bounded on the north and east by a fence marking the property limits, and on the south and west by the limits of its ancillary buildings. The site boundary is defined on the north and east by the current property line, and on the south and west by the limit of standing structures and culturally modified features observed at the site.

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 24 feet x Width 24 feet
16. Number of stories: 1
17. Primary external wall material(s): Log
18. Roof configuration: Cross-Gabled Roof
19. Primary external roof material: Steel Roof
20. Special features: Porch, Chimney

Resource Number: 5BL7052
Temporary Resource Number:

21. General architectural description: 5BL7052 is a single-story rustic log cabin that is located on the southern and eastern edge of the transmission line, adjacent to another historic cabin, 5BL12064. The building is 0.1 mile east of an unnamed drainage at the base of Tennessee Mountain, overlooking Middle Boulder Creek. Lake Eldora is 0.5 miles west/southwest and the village of Eldora is 0.6 miles northwest.

The building is a single-story, rectangular, L-plan, rustic log cabin that measures 24 feet north/south by 24 feet east/west, built on an above-grade poured concrete foundation. The exterior walls are logs with saddle-notched corners and vertical saw-cut ends, with an addition at the rear of the cabin that exhibits vertically laid split-log siding. The building also contains framed four-pane and eight-pane windows, wood doors with wood frame screen doors, and two milled lumber patios. 5BL7052 exhibits a front-gabled roof on the main block and a side gabled roof on the addition. Roof cladding is of corrugated metal. The rear addition contains an adjoining wood storage area and a stone masonry chimney.

22. Architectural style/building type: Rustic

23. Landscaping or special setting features: Vegetation consists of a thickly wooded grove of ponderosa pines, aspens, shrubs, grasses, and forbs.

24. Associated buildings, features, or objects: Associated buildings include a collapsed, round, stone masonry structure. There is also a modern metal shed and two modern front-gabled pressed wood sheds. West of the stone outhouse is a level area partially cut into the slope, measuring 20 feet by 25 feet, which appears to be the location of a building that has been removed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ____ Actual: 1919 ____

Source of information: The Boulder County Assessor

26. Architect: Unknown

Source of information: N/A

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: Unknown

Source of information: N/A

29. Construction history (include description and dates of major additions, alterations, or demolitions): The cabin features a rear addition with an adjoining wood storage area, a milled lumber patio, and a stone masonry chimney. The dates of these additions could not be determined through historical research or field observations.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic-seasonal dwelling

32. Intermediate use(s): Domestic-seasonal dwelling

33. Current use(s): Domestic-seasonal dwelling

34. Site type(s): Log cabin

35. Historical background: 5BL7052 was built in 1919 at a time after gold miners had left and tourism became the main economic industry. In the late 19th century, after the Eldora/Nederland region was first settled, the mining industry that had been integral to the area's development began to decline. The tourism industry in the pre-World War

Resource Number: 5BL7052

Temporary Resource Number:

It years began to flourish in the mountains east of Boulder at that time, replacing one economic force with another. This cabin, which is one of a number of similar buildings in the immediate vicinity of Eldora, is indicative of the tourism boom period of the early 20th century.

36. Sources of information: Snider, Laura, 2012, Eldora Mountain Resort Celebrates 50th Birthday. In The Daily Camera, Boulder, Colorado. September 8, 2012.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒ 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: Entertainment/Recreation, Commerce

40. Period of significance: 1919

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

42. Statement of significance: 5BL7052, also known as the Charles L. Schott cabin, is a residential building within the rural village of Eldora, Colorado. The building was determined not eligible for inclusion on the NRHP in 1997. Built in 1919, at a time after gold miners had left and tourism became the main economic industry, the building is indicative of a style of log cabin that was common locally for the pre-World War II period. SWCA therefore recommends that the site be considered eligible for inclusion on the NRHP under Criterion A for its association with the growth of the tourist industry in early twentieth century Eldora. Historical research found no evidence that the building is associated with any individuals that made a significant contribution to the history of Eldora and James Enterprises Inc. therefore recommends that the building be considered not eligible for inclusion on the NRHP under Criterion B. The building features the simple form indicative of early 20th century log cabin construction. While in good condition, 5BL7052 does not represent a type or style of construction significant to its context. James Enterprises Inc. recommends that it be considered not eligible for inclusion on the NRHP under Criterion C. Finally, the building continues to be in use and has been well maintained, likely removing all archaeological material that could provide information important to understanding the history of the property. James Enterprises Inc. therefore recommends that the site be considered not eligible for inclusion on the NRHP under Criterion D. SWCA recommends that the building be considered eligible for inclusion on the NRHP.

43. Assessment of historic physical integrity related to significance: The building is in good overall condition and has been well maintained in a fashion that has preserved the design, workmanship, materials, and feeling of the original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☒ Not Eligible ☐ Need Data ☐

Resource Number: 5BL7052

Temporary Resource Number:

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

Discuss: 5BL7052 is one of many cabins built in the vicinity of Eldora during the early twentieth century as part of a movement to develop the area for recreational use. Many of these cabins were centered around Lake Eldora which served as a center for recreational activities at that time. The Lake Eldora area and the associated cabins may have district potential, however additional research is required to define the associated boundaries and resource types.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: MG_5155, MG_5156, MG_5157, MG_5158, MG_5159, MG_5160, MG_5161, MG_5162, MG_5163

Negatives filed at: James Enterprises, Inc.

48. Report title: Class III Intensive Cultural Resource Inventory of the Eldora Feeder Upgrade Project, Boulder County, Colorado

49. Date(s): August 26, 2013

50. Recorder(s): M. Sanders

51. Organization: James Enterprises, Inc.

52. Address: P.O. Box 1064, Fort Collins, Colorado 80522

53. Phone number(s): 970-484-3335

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

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



- 5BL7052 – Site overview, historic cabin with outbuildings to the right and left.
- Facing southwest
- Photographed by M. Retter.
- Photo taken 08/22/13.
- Image has not been altered.



- 5BL7052 – Western aspect of the historic cabin.
- Facing east.
- Photographed by M. Retter.
- Photo taken 08/22/13.
- Image has not been altered



- 5BL7052 – The eastern aspect of the historic cabin.
- Facing west.
- Photographed by M. Retter.
- Photo taken 08/22/13.
- Image has not been altered.



- 5BL7502 – The Southeast corner of the historic cabin, with metal shed on right.
- Facing northwest
- Photographed by M. Retter.
- Photo taken 08/22/13.
- Image has not been altered.



- 5BL7502 – The southern aspect of the historic cabin.
- Facing southwest.
- Photographed by M. Retter.
- Photo taken 08/22/13.
- Image has not been altered.



- 5BL7502 – Collapsing round stone building on the left; modern metal shed and cabin on right.
- Facing west.
- Photographed by M. Retter.
- Photo taken 08/22/13.
- Image has not been altered.



- 5BL7502 – Collapsing round stone building on the left; modern metal shed on right.
- Facing west.
- Photographed by M. Retter.
- Photo taken 08/22/13.
- Image has not been altered.

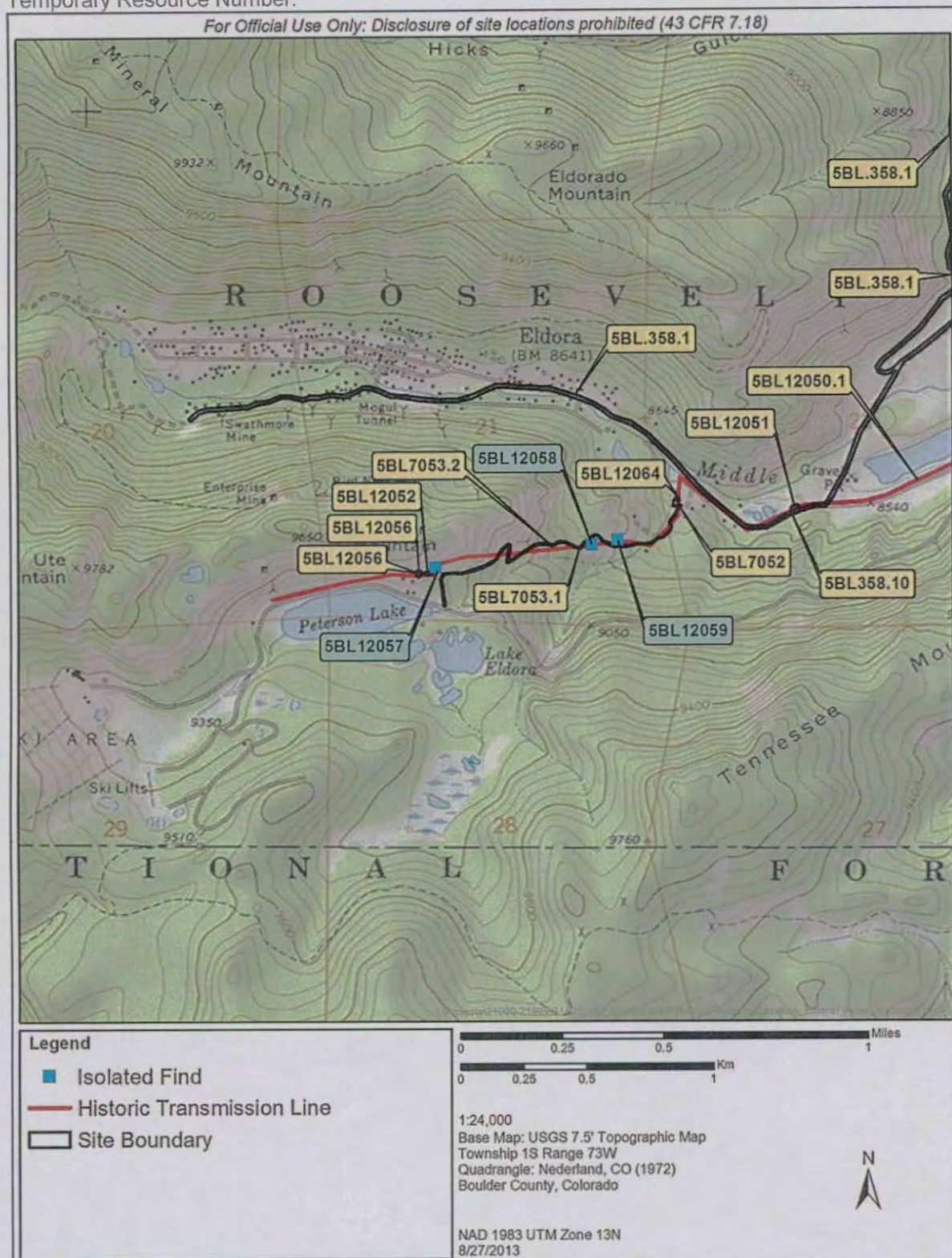
Resource Number: 5BL7052
Temporary Resource Number:

For Official Use Only: Disclosure of site locations prohibited (43 CFR 7.18)



Sketch Map of 5BL7052

Resource Number: 5BL7052
Temporary Resource Number:



Resource location map for 5BL7052

Charles Louis Schott

Aug. 24, 1915 to Nov. 21, 2001

BOC 25 Nov 2001

Charles Louis Schott of Boulder died of natural causes on Wednesday, Nov. 21, 2001. He was 86.

Born Aug. 24, 1915, in Hills, Iowa, he was the son of Alexander Schott and Anna Stengel Schott. He married Bertha Hartnagle in Lafayette on Jan. 30, 1940. She preceded him in death.

He moved to Boulder in 1946 from Iowa.

Mr. Schott owned and operated a farm on North 95th Street in Boulder until 1965, when he worked at Beech Aircraft Corporation and was president of the IAM. He retired in 1980 but remained active in real estate.

He was a member of the Sierra Club, Boulder Elks Club and the Pleasant View and Boulder Valley granges where he served as past president and vice-president. He was an active member of the St. Martin de Porres Catholic Church.

Mr. Schott enjoyed gardening, friends, neighbors and family activities, his family said.

Survivors include two daughters, Bernadette Toler of Gilbert, Ariz., and Patricia Hesselius of Louisville; three sons, Louis

Schott of Aurora, John Schott of Boulder and Charles A. Schott of Mesa, Ariz.; three brothers, Melvin Schott, Leo Schott and Raymond Schott; a sister, Thelma Schott; 14 grandchildren; and 19 great-grandchildren.

He was preceded in death by a brother, Francis Schott, and two grandchildren.

A rosary will be recited at 7 p.m. Tuesday at Howe Mortuary Chapel at 2121 11th St., Boulder.

A Mass of Catholic burial will be celebrated at 10 a.m. Wednesday at St. Martin de Porres Catholic Church, 3300 Table Mesa Drive. Interment will be at Mountain View Cemetery.

Contributions may be made in his name to the American Cancer Society or St. Martin de Porres Catholic Church, in care of Howe Mortuary Chapel at 2121 11th St., Boulder, CO.

12 Dec 1991

Bertha C. Schott

Bertha C. Schott of Boulder died Tuesday, Dec. 10, at home. She was 76.

She was born on June 26, 1915, in Louisville, the daughter of John J. Hartnagle and Theresa Dremel Hartnagle. She married Charles Schott Jan. 30, 1940.

She was a lifetime resident of the Boulder area.

She was a member of the St. Martin de Porres Catholic Church and the St. Martin de Porres Altar and Rosary Society. She was a past officer and longtime member of the Pleasant View Grange.

Survivors include her husband of Boulder; three sons, Louis Schott of Aurora, John Schott of Boulder and Charles Schott Jr. of Mesa, Ariz.; two daughters, Bernadette Toler of Gilbert, Ariz., and Patricia Hesselius of Boulder; a brother, John Hartnagle Jr. of Greeley; three sisters, Marie Hartnagle of Casper, Wyo., Margaret Sherratt of Lafayette and Catherine Webster of Boulder; 14 grandchildren; and seven great-grandchildren.

Visitation will be Friday from 9 a.m. to 5 p.m. at Howe Mortuary, 2121 11th St., Boulder.

A rosary will be said Friday at 7:30 p.m. at the mortuary.

Funeral services will be held Saturday at 10 a.m. at St. Martin de Porres Catholic Church, 3300 Table Mesa Drive, Boulder, with the Rev. Albert Puhl of the church officiating.

Burial will be in Mountain View Memorial Park in Boulder.

Contributions may be made to Boulder County Hospice, 2825 Marine St., Boulder, CO 80303.



BUILDING DESCRIPTION AND VALUE CALCULATION

CARD OF CARDS

CLASSIFICATION No. 24-1		MAIN BUILDING DESCRIPTION		BLDG. No.		GROUND PLAN SKETCH (INDICATE NUMBER STORIES)	
TYPE AND USE		ROOFING		ATTIC			
1-FAMILY DWELLING <input checked="" type="checkbox"/>		PREPARED ROLL <input type="checkbox"/>		FINISHED STAIRS <input type="checkbox"/>			
2-FAMILY DWELLING <input type="checkbox"/>		BUILT-UP ASPHALT <input type="checkbox"/>		PERCENT OF GROUND AREA: FINISHED % UNFIN. %			
ROW HOUSE <input type="checkbox"/>		SHINGLE: <input type="checkbox"/> WOOD <input type="checkbox"/> ASPHALT <input type="checkbox"/>		PORCHES			
APARTMENT BUILDING <input type="checkbox"/>		ASBESTOS <input type="checkbox"/> SLATE <input type="checkbox"/>		NUMBER: OPEN <input type="checkbox"/> CLOSED <input type="checkbox"/>			
UNITS AND ROOMS		METAL <input checked="" type="checkbox"/> TILE: <input type="checkbox"/> CEMENT <input type="checkbox"/> CLAY <input type="checkbox"/>		UNFINISHED <input type="checkbox"/> FINISHED <input type="checkbox"/>			
KIND OF UNITS		TIN <input type="checkbox"/> COPPER <input type="checkbox"/>		TERRACES			
NUMBER OF UNITS		INSULATED <input type="checkbox"/>		KIND			
3							
FOUNDATION		BASEMENT		HEATING			
POSTS OR PIERS <input checked="" type="checkbox"/>		AREA: 100% <input type="checkbox"/> 75% <input type="checkbox"/> 50% <input type="checkbox"/> 25% <input type="checkbox"/> NONE <input checked="" type="checkbox"/>		STOVE <input type="checkbox"/>			
WALLS <input type="checkbox"/>		NO FLOOR <input type="checkbox"/> PLASTERED <input type="checkbox"/> CEILING <input type="checkbox"/> PLASTERED <input type="checkbox"/> WALLS <input type="checkbox"/>		WARM AIR: PIPELESS <input type="checkbox"/>			
EXTERIOR WALLS		WALLS: KIND		PIPED <input type="checkbox"/>			
WOOD FRAME <input checked="" type="checkbox"/>		FINISHED ROOMS:		FORCED CIRCULATION <input type="checkbox"/>			
SHEATHING <input type="checkbox"/> NO SHEATHING <input type="checkbox"/>		NO. <input type="checkbox"/> % AREA <input type="checkbox"/>		HOT WATER OR VAPOR <input type="checkbox"/>			
SOLID MASONRY <input checked="" type="checkbox"/>		FLOORS		STEAM <input type="checkbox"/>			
INSULATION: <input type="checkbox"/> % AREA <input type="checkbox"/>		SUBFLOOR 1ST <input type="checkbox"/> 2D UP <input type="checkbox"/>		GAS STEAM RADIATORS <input type="checkbox"/>			
SIDING: WOODBOARD <input type="checkbox"/>		NO SUBFLOOR 1ST <input checked="" type="checkbox"/> 2D UP <input type="checkbox"/>		GAS FLOOR FURNACES No. <input type="checkbox"/>			
BOARD AND BATTEN <input type="checkbox"/>		CONSTRUCTION:		AIR CONDITIONING <input type="checkbox"/>			
SHINGLE: WOOD <input type="checkbox"/>		WOOD JOISTS <input checked="" type="checkbox"/>		AUTOMATIC BURNER OR STOKER <input type="checkbox"/>			
ASPHALT <input type="checkbox"/> ASBESTOS <input type="checkbox"/>		CONCRETE ON GRADE <input type="checkbox"/>		OIL <input type="checkbox"/> GAS <input type="checkbox"/> COAL <input type="checkbox"/>			
STUCCO <input type="checkbox"/>		FINISH FLOORING:		PLUMBING			
BRICK VENEER: COM. <input type="checkbox"/> FACE <input type="checkbox"/>		HARDWOOD <input type="checkbox"/> SOFTWOOD <input checked="" type="checkbox"/>		NONE <input type="checkbox"/> WATER ONLY <input checked="" type="checkbox"/>			
STONE VENEER: NATIVE <input type="checkbox"/> CUT <input type="checkbox"/>		TILE: SQ. FT. <input type="checkbox"/>		BATHROOMS <input type="checkbox"/> TILED <input type="checkbox"/>			
BRICK SOLID: COM. <input type="checkbox"/> FACE <input type="checkbox"/>		INTERIOR FINISH		NUMBER OF FIXTURES:			
CONCRETE BLOCK <input type="checkbox"/>		WALLBOARD OR EQUAL <input type="checkbox"/>		WASHSTANDS <input type="checkbox"/> TUBS <input type="checkbox"/>			
ROOF		PLASTERED <input type="checkbox"/>		WATERCLOSETS <input type="checkbox"/> SHWRS. <input type="checkbox"/>			
TYPE: FLAT <input type="checkbox"/> PITCHED <input checked="" type="checkbox"/> LOW <input checked="" type="checkbox"/>		WOOD PANELING: KIND: <input type="checkbox"/>		SHOWER STALLS <input type="checkbox"/>			
MEDIUM <input type="checkbox"/> STEEP <input type="checkbox"/>		Sq. Ft. <input type="checkbox"/>		AUTOMATIC WATER HEATER <input type="checkbox"/>			
FRAMING: SIMPLE <input type="checkbox"/>		TILE WALLS: Sq. Ft. <input type="checkbox"/>		KITCHEN <input type="checkbox"/> LAUNDRY <input type="checkbox"/>			
AVERAGE <input checked="" type="checkbox"/> DIFFICULT <input type="checkbox"/>		TRIM: HARDWD. <input type="checkbox"/> RMS. <input type="checkbox"/>		SINK <input type="checkbox"/> TUBS <input type="checkbox"/>			
		SOFTWOOD <input type="checkbox"/> RMS. <input type="checkbox"/>		OTHER ITEMS			
		LIGHTING		NATURAL FIREPLACES <input type="checkbox"/>			
		ELEC. <input checked="" type="checkbox"/> GAS <input type="checkbox"/> NONE <input type="checkbox"/>		GAS FIREPLACES <input type="checkbox"/>			
				OUTSIDE CHIMNEYS <input type="checkbox"/>			
				STATE OF REPAIRS			
				EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/>			
				FAIR <input type="checkbox"/> POOR <input type="checkbox"/>			

AREA--MAIN BUILDING			
	X	Y	AREA
	20	27	540
	15	20	300
	X		
	X		
	X		
	X		
	X		
	X		
	X		
TOTAL			840
REPRODUCTION COST AND FINAL VALUE			
MAIN BUILDING			
ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
24-1A-1	840	1.03	865
ADDITIONS (PLUS)			
11-a	840	1.06	50
12-a			100
DEDUCTIONS (MINUS)			
BASE REPRODUCTION COST \$ 1015			
FINAL NET CONDITION 50%			
FINAL VALUE--MAIN BUILDING \$ 509			
SUMMARY OF BUILDING VALUE			
MAIN BUILDING \$			
GARAGE			
MINOR BUILDINGS			
OTHER IMPROVEMENTS			
TOTAL BUILDINGS AND IMPROVEMENTS \$ 500			

SPECIAL BUILDING NOTES: 50% of 500