



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, February 9, 2017 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmarks:
 - a. **Docket HP-17-0001: Delisting of Salina Store**
Request: Boulder County Rescission of a Landmark Designation
Location: 411 Gold Run Road, in Section 18, T1N, R71 in the 6th Principal Meridian.
Zoning: Forestry (F) Zoning District
Owner: Boulder County
Applicant: Boulder County
5. Certificate of Appropriateness:
 - a. **Docket CA-17-0002: Hansen Cabin – window and door replacements and partial demo**
Request: Certificate of Appropriateness for window and door replacements and deconstruction of rear lean-to addition
Location: 16 Washington Street, Allenspark
Zoning: Mountain Institutional (MI) Zoning
Owner: Allenspark Community Church
6. Other Business



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES December 1, 2016 6:00 PM Hearing Room, Third Floor, County Courthouse, Boulder

Draft draft draft draft draft

On Thursday, December 1, 2016, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 6:17 p.m.

Board Members Present: Jum Burrus – chair, Ilona Dotterer, Jason Emery, Marissa Ferreira, Charles Gray, Stan Nilson, and Rosslyn Scamehorn

Board Members Excused: Steven Barnard, and George Schusler

Staff Present: Denise Grimm and Jessica Fasick, Land Use

Interested Others: 1

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the October 6, 2016 Historic Preservation Advisory Board Minutes:

MOTION: Marissa Ferreira **MOVED** to approve the October 6, 2016 minutes as submitted.

SECOND: Charles Gray

VOTE: Motion **PASSED** unanimously

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARK

a. Docket HP-16-0005: Chaussard Barn

Request: Boulder County Historic Landmark Designation of the barn
Location: 7507 Dyer Road, near Louisville
Zoning: Rural Residential (RR) Zoning
Applicants: Justin and Emily Vigmostad

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

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

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

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

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

SIGNIFICANCE

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

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

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

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

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

RECOMMENDATION

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

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

Owner, Justin Vigmostad, was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Charles Gray MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE **Docket HP-16-0005: Chaussard Barn** based on Criteria 1 and 4 and with the Recommended Conditions with the addition that no CA is needed for the removal of the two additions.

SECOND: Rosslyn Scamehorn

VOTE: Motion PASSED unanimously

5. OTHER BUSINESS

- a. Board member, Marissa Ferreira, asked if the subcommittee meeting on December 12, 2016 was going to happen. Denise Grimm answered that she wasn't sure yet but that she would find out. Marissa followed up asking how long that meeting might take. Denise answered that it would be about 20 minutes.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:17 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, February 9, 2017 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

STAFF PLANNER: Denise Grimm

Docket HP-17-0001: Delisting of Salina Store

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

BACKGROUND

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

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

The historically designated property at 411 Gold Run was one of many properties in Boulder County affected by this event which led to the above mentioned disaster declaration. It was determined that this property, while outside of any regulated floodplain (due to the Gold Run area never being mapped), did lie within a high hazard area. Damages to the main structure on the property were assessed by local officials according to FEMA substantial damage estimate criteria to be 62.9% of the structure’s 2013 value. Given the high hazard location and the amount of damages, the property

owner voluntarily applied to have the property purchased by the Boulder County Buyout Program. This program was specifically set up as a hazard mitigation response to the 2013 event to build resilience and protect the health, safety, and welfare of property owners and their surrounding communities when recovering from this event and in anticipation of other future events.

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

Once a property is purchased it is then required that all structures be removed from any property purchased under the Buyout Program. The property is also required to be deed-restricted in perpetuity so that no future structural development on the property is allowed. Once all deconstruction activities are completed, each property shall be converted to open space uses to restore and/or conserve its natural drainage or floodplain functions.

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

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





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

RECOMMENDATION

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

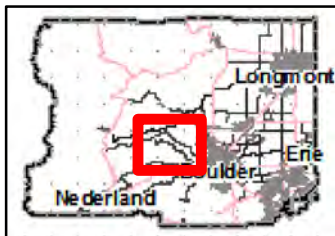


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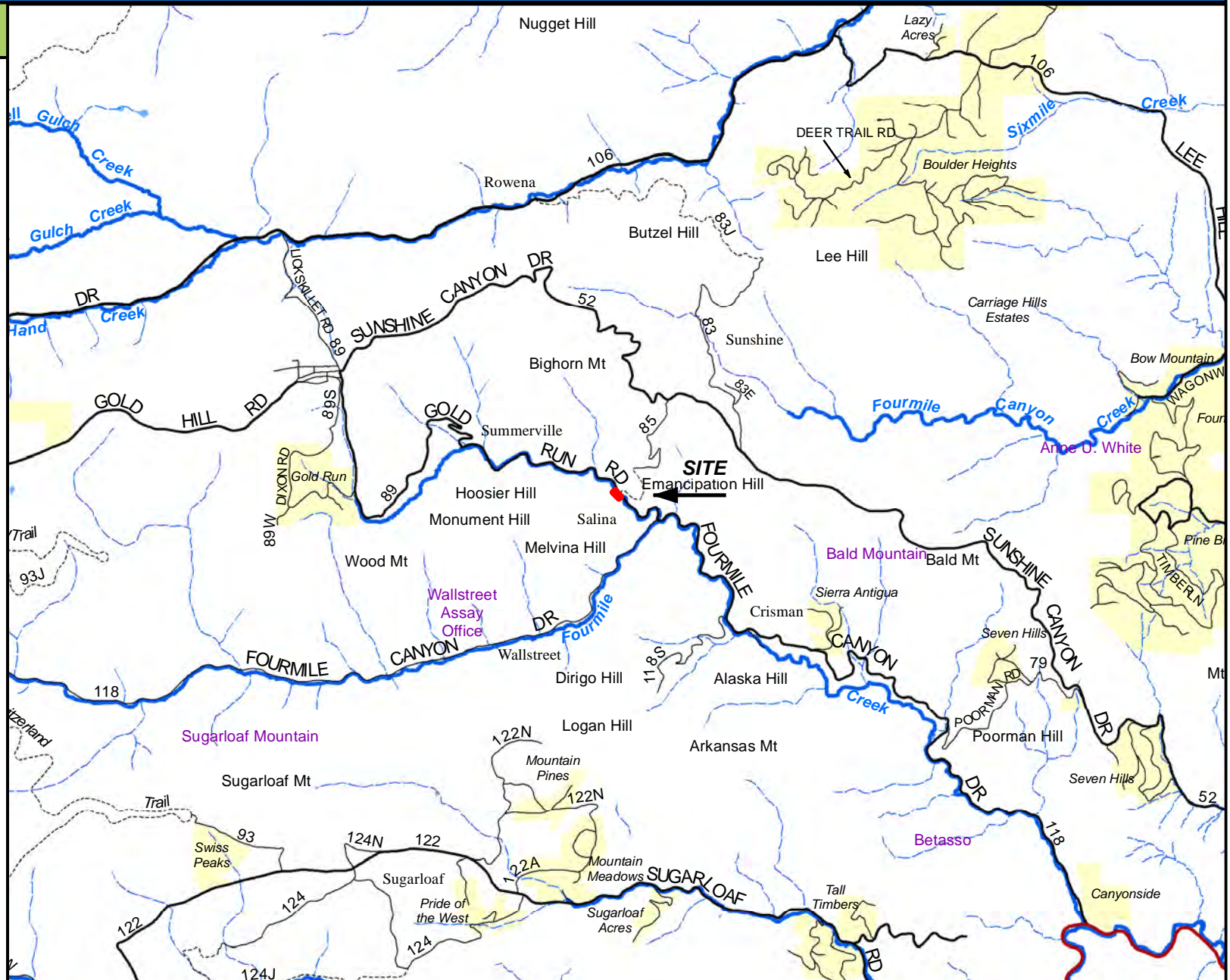
-  Subject Property
-  Intermittent Stream
-  Perennial Stream
-  Subdivisions



Area of Detail Date: 1/24/2017




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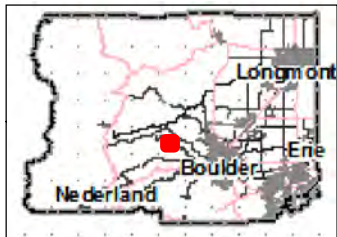


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 Subject Property

 0 810 Feet

Area of Detail Date: 1/24/2017




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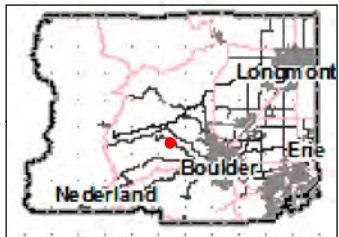


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 Subject Property

 0 50 Feet

Area of Detail Date: 1/24/2017



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Grimm, Denise

From: Peter P. Brady <peterpbrady@msn.com>
Sent: Friday, January 27, 2017 9:24 AM
To: Grimm, Denise
Subject: Salina Cafe

Re: Delisting 411 Goldrun Road, Salina Store as a Boulder County Landmark

After the flood of 2013, the interior of the Salina Store (Café) property was filled to a depth of several inches with mud and sludge. This necessitated the removal of the floor and at least three feet of covering of the interior wall.

What was revealed during this process is that the building had been modified substantially since original construction in 1886. The building was apparently also expanded toward the road at least six feet. Upon examination of the flood damaged structure, I found the two front store windows and some framing to be the only elements utilized from the 1886 façade after "remodeling". When I moved here in 1972, the façade was how it is now. A 1949 assessor photo shows the original entrance with a change to the parapet. Thus the most significant changes took place between 1949 and 1972.

I would like to propose that a two dimensional 1886 façade be reconstructed in its original location which as mentioned is at least 6 feet further back from the existing roadway. This would serve as an interpretive sign to truly demonstrate the historic aspect that Salina served as a hub to other outlying mountain communities. Being comprised of many residential and commercial structures, it was a self sustaining community. There are two landmarked structures (schoolhouse/church) in close proximity, on the national register, that reinforce the diversity and commitment once held by the town of Salina. With the losses incurred due to recent fire and flood, Salina would lose too much identity as having once been a prosperous community in Boulder County. A verbal sign would also be installed on the façade to demonstrate a list of recent historic structures lost to disaster. Boulder County needs this to maintain its heritage and recognize Salina as one of the last fairly intact examples of a mining town in Boulder County. To lose the Salina Store entirely would diminish that goal. Please help the community of Salina "preserve" the historic recognition that so clearly references our past in the development of the County and the role that mining played. To lose anymore historic structures would reduce this area to a few "old" houses with little ties to the fact we were once a prosperous community.

Peter Brady



HISTORIC PRESERVATION Advisory Board February 9, 2017

Docket HP-17-0001



Planning with Boulder County's Future in Mind

Docket HP-17-0001: Salina Store

Request: Delisting of Historic Landmark

**Location: 411 Gold Run Road
Section 18, T 1N, R 71W**

Zoning: Forestry

Owner/Applicant: Boulder County



Little Church
in the Pines

GOLD RUN RD

Original Store













6193

POST OFFICE & GENERAL STORE,

SALINA, COLORADO

Circa 1910





SPRING AFTER THE FLOOD AUG. 10th 1890. L. B. MONTGOMERY.































RESOLUTION 2010-112

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET #HP-10-0004: DESIGNATION OF THE SALINA STORE AT 411 GOLD RUN ROAD IN UNINCORPORATED BOULDER COUNTY AS A HISTORIC LANDMARK UNDER THE BOULDER COUNTY HISTORIC PRESERVATION REGULATIONS

WHEREAS, Section 30-11-107(1)(bb) of the Colorado Revised Statutes gives boards of county commissioners the authority to provide for the preservation of the cultural, historic, and architectural history within their respective counties by ordinance or resolution, and to delegate the power to designate historic landmarks and historic districts to an historic preservation advisory board, among the other powers related to historic preservation which that statute grants; and

WHEREAS, pursuant to this authority, the Board of County Commissioners of Boulder County ("the Board") has adopted regulations governing the preservation of historic structures, sites, and districts within unincorporated Boulder County, as codified in Article 15 of the Boulder County Land Use Code, as amended ("the County's Historic Preservation Regulations"); and

WHEREAS, pursuant to Docket #HP-10-0004 and the County's Historic Preservation Regulations, Anne Brady, as property owner and applicant ("Applicant"), is requesting that the Board approve the historic landmarking of the original store structure located at 411 Gold Run Road, in Section 18, T1N, R71W, unincorporated Boulder County ("the Proposed Designation"), all as further described in the memorandum and written recommendation of the Boulder County Land Use Department dated July 13, 2010, with its attachments, including the Boulder County Historic Landmark Nomination/Narrative Form for the Proposed Designation which is on file in the official records of the Boulder County Land Use Department (collectively, "the Staff Recommendation"), which is incorporated herein by this reference; and

WHEREAS, the subject store, which was built in 1886, was originally a store and later a restaurant, and had additions in 1945 and a house added to the site in 1957; and

WHEREAS, only the original store, and not the later additions, are part of the Proposed Designation; and

WHEREAS, at a duly noticed public hearing on August 5, 2010, the Boulder County Historic Preservation Advisory Board ("HPAB") reviewed the Proposed Designation, as required by the County's Historic Preservation Regulations, and found that the Proposed Designation met the criteria for landmark designation under the County's Historic Preservation Regulations, and recommended to the Board that the Proposed Designation be approved, subject to

conditions; and

WHEREAS, on August 31, 2010, the Board held a duly-noticed public hearing on the Proposed Designation ("the Public Hearing"), at which time the Board considered the recommendation of HPAB, the Staff Recommendation, and testimony from the Land Use Department staff, with no representatives of the Applicant or members of the public being present to speak to the Proposed Designation, all as further reflected on the official record of the Public Hearing; and

WHEREAS, based on the Public Hearing, the Board finds that the Proposed Designation meets the criteria for landmark designation set forth in the County's Historic Preservation Regulations, specifically on the basis recommended by HPAB and as set forth in the Staff Recommendation, and, therefore, finds that the Proposed Designation for the original Salina Store structure, as described herein and in the Staff Recommendation, should be approved for designation as a Boulder County Historic Landmark, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the Proposed Designation is hereby approved, as set forth in the findings of this Resolution, above, and in the Staff Recommendation which is incorporated herein by this reference, 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 by Boulder County.
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).

A motion to approve the Proposed Designation, as stated above, was made by Commissioner Toor, seconded by Commissioner Pearlman, and passed by a 3-0 vote of the Board.

ADOPTED on this 9th day of September, 2010, nunc pro tunc the 31st day of August, 2010.



**BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:**

Cindy Domenico
Cindy Domenico, Chair

Ben Pearlman
Ben Pearlman, Vice Chair

Will Toor
Will Toor, Commissioner

ATTEST:
Mike Snyder
Clerk to the Board



Land Use

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HISTORIC PRESERVATION ADVISORY BOARD

AGENDA ITEM

Thursday, February 9 - 6:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

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

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

PURPOSE

To determine if the proposal meets the criteria for a Certificate of Appropriateness.

BACKGROUND

The Hansen Cabin was landmarked in 2015. The cabin was built in 1921 in an eclectic style and was built with fire-hardened logs from an 1894 forest fire and is believed to be one of three in Allenspark built from such logs.

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

CRITERIA FOR APPROVAL OF ALTERATIONS REQUESTED UNDER A CA

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

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

RECOMMENDATION

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





Boulder County Land Use Department

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

Land Use PreApplication Map: Vicinity

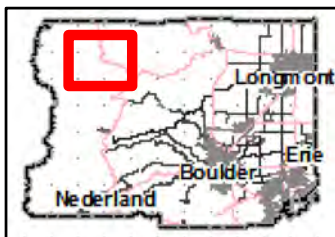
16 Washington

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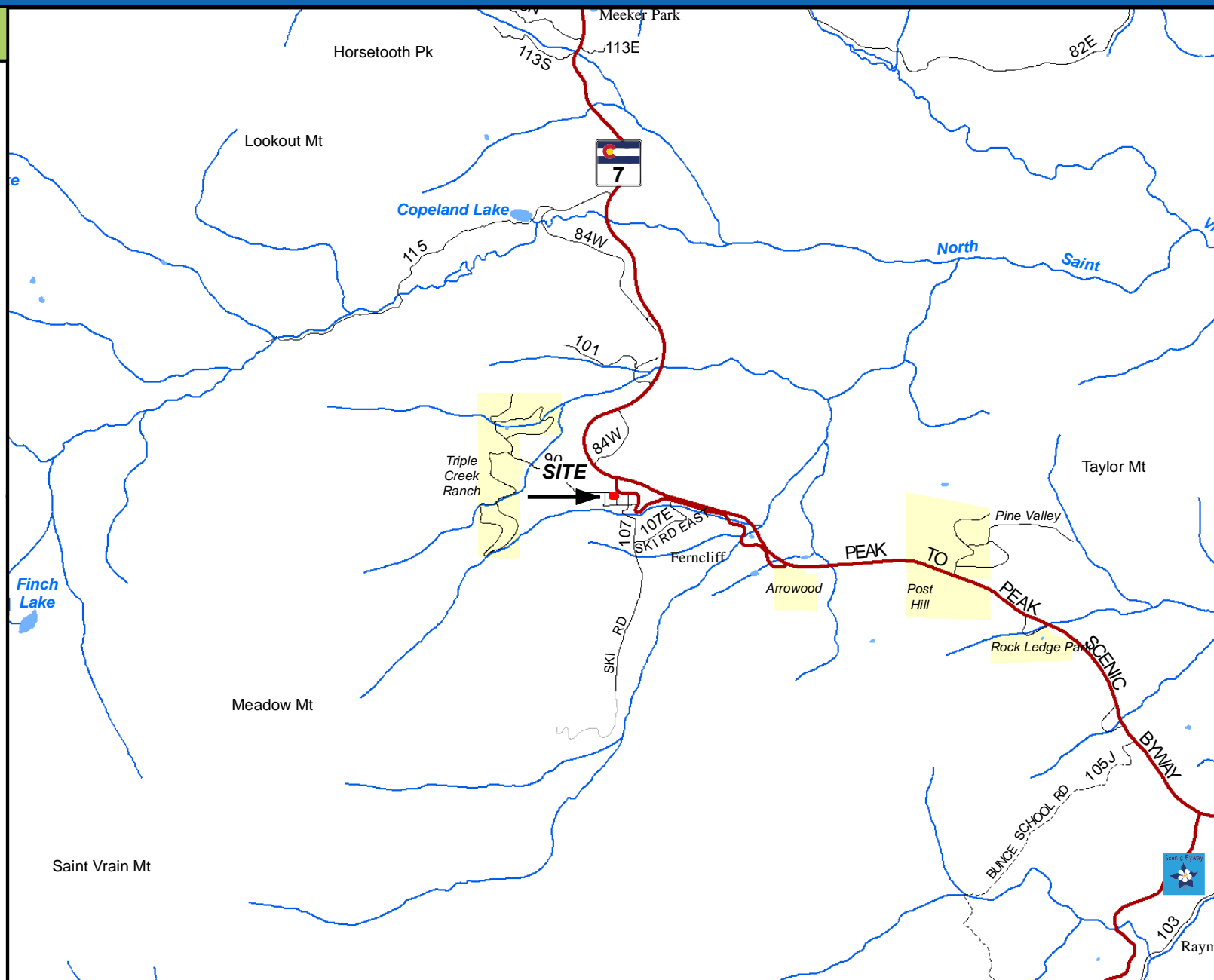
-  Subject Property
-  Subdivisions



Area of Detail Date: 9/14/2015





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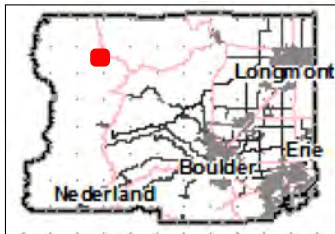


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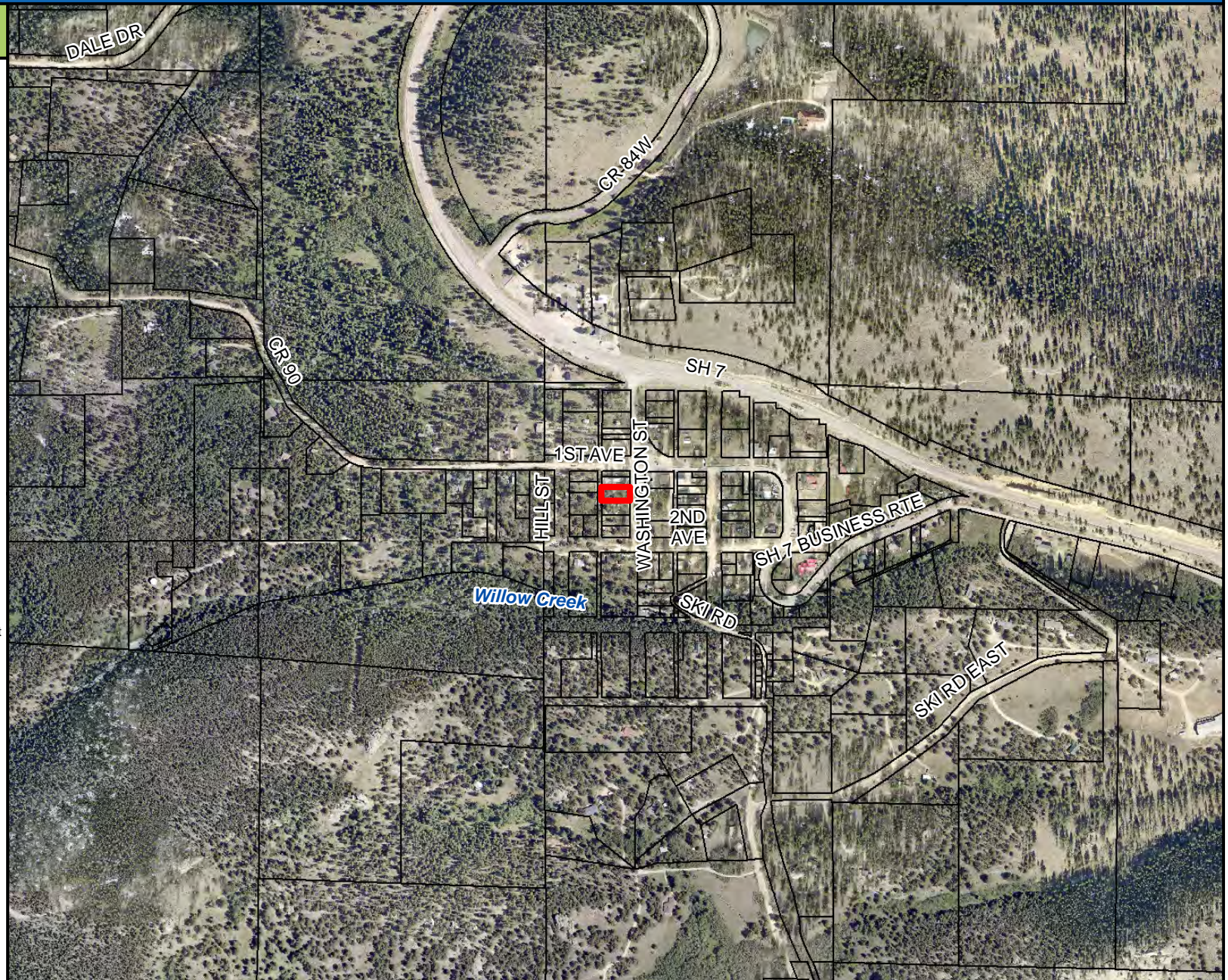
-  Subject Property
-  Parcels



Area of Detail Date: 9/14/2015





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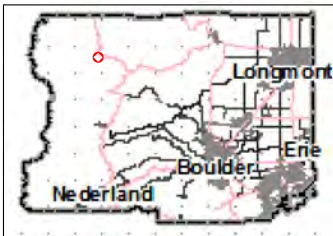


Legend

-  Subject Property
-  Parcels



Area of Detail Date: 9/14/2015



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Land Use Department – Building Safety

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

303-441-3926 • www.bouldercounty.org/lu

Office Hours and Services:

– 8 a.m.-4:30 p.m. Monday, Wednesday, Thursday, Friday

– 10 a.m.-4:30 p.m. Tuesday

– Permits can be applied for until 4 p.m.

– Permit applications are not accepted on Tuesdays.

– Plan Review is not available on Tuesdays.

Intake Stamp

RECEIVED

Permit #

JAN 06 2017

Boulder County Building Division
17-0017

Building Permit Application Form

Project Street Address 16 WASHINGTON ST.	City ALLEN SPARK	State CO	Zip Code 80510
--	----------------------------	--------------------	--------------------------

Owner's Name <input checked="" type="checkbox"/> Contact AL JOHNSON FOR ALLEN SPARK COMM. CHURCH		Contractor Business Name <input type="checkbox"/> Contact		Boulder County Contractor License #	
Address 3244 RIVERSIDE DR		Primary Phone Number 303 747 0556		Primary Phone Number	
City LYONS	State CO	Zip Code 80540	Secondary Phone Number 303 475 4058	City	State
Email Address ALJ2404@AOL.COM		Email Address		Zip Code	Secondary Phone Number

Project Description: REPLACE EXISTING PLYWOOD SHEATHING OVER WINDOW & FRENCH DOOR OPENINGS WITH NEW DOUBLE PANE WINDOWS; USING EXISTING OPENING SIZES.	Project Valuation \$ 7,800
Project Includes: <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical	

Type of Project (Check Only One)	Type of Structure (Check Only One)	
<input type="checkbox"/> (01) New Structure <input type="checkbox"/> (02) Addition to: <input type="checkbox"/> (03) Remodel <input type="checkbox"/> (04) Electrical <input type="checkbox"/> (07) Deconstruction of Structure <input type="checkbox"/> (08) Change of Use <input type="checkbox"/> (09) Moved-in Structure	<input type="checkbox"/> (01) One Family Dwelling <input type="checkbox"/> (02) Two Family or Attached Dwelling (including townhouse) <input type="checkbox"/> (03) Three and Four Family Dwelling <input type="checkbox"/> (04) Hotel or Motel <input type="checkbox"/> (06) Amusement and Recreation Building <input type="checkbox"/> (07) Church and Other Religious Building <input type="checkbox"/> (08) Industrial Building, Manufacturing Plant, and Factory <input type="checkbox"/> (09) Service Station and Repair Garage <input type="checkbox"/> (10) Detached Garage	<input type="checkbox"/> (12) Office, Bank, and Professional Building <input type="checkbox"/> (13) School <input type="checkbox"/> (14) Store, Customer Service <input checked="" type="checkbox"/> (15) Barn, Storage Shed, Outbuilding <input type="checkbox"/> (16) Mobile/Manufactured Home <input type="checkbox"/> (22) Public Works, Utility Building <input type="checkbox"/> (23) Pool, Hot Tub, Fence, Retaining Wall, Pump (Non-structure) <input checked="" type="checkbox"/> Other: REPLACE WINDOWS

Existing Building	New Construction	Existing & New Total	Proposed New Building or Addition N/A		
Height of Structure From Existing Grade: _____ Ft.	_____ Ft.	_____ Ft.	Structure	Size Finished	Size Unfinished
Number of Bedrooms: N/A	N/A	N/A	Basement:	Sq. Ft.	Sq. Ft.
Number of Bathrooms: N/A	N/A	N/A	First Floor:	Sq. Ft.	Sq. Ft.
Property Size: _____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	Second Floor:	Sq. Ft.	Sq. Ft.
			Third Floor:	Sq. Ft.	Sq. Ft.
			All Other Floors:	Sq. Ft.	Sq. Ft.
			Garage:	Sq. Ft.	Sq. Ft.
			Deck:	Sq. Ft.	Sq. Ft.
			Covered Porch:	Sq. Ft.	Sq. Ft.

Water Service (Check One)	Sewer Service (Check One)	Electrical Service (Check One)	Gas Service (Check One)	Access (Check One)	Wildfire Mitigation (Check One)
<input type="checkbox"/> Individual Well <input type="checkbox"/> Community Well <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Public: _____	<input type="checkbox"/> Septic Tank <input type="checkbox"/> Vault <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Public: _____	<input type="checkbox"/> Xcel Energy <input type="checkbox"/> United Power <input checked="" type="checkbox"/> Estes Park <input type="checkbox"/> Poudre Valley REA <input type="checkbox"/> Longmont <input type="checkbox"/> N/A	<input type="checkbox"/> Xcel Energy <input checked="" type="checkbox"/> Propane <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Existing Driveway <input type="checkbox"/> New Driveway <input type="checkbox"/> N/A <input type="checkbox"/> Other: _____	<input type="checkbox"/> Regulatory Wildfire Mitigation <input type="checkbox"/> Regulatory Wildfire Mitigation - Deck Only <input type="checkbox"/> Wildfire Partners <input checked="" type="checkbox"/> N/A

Certification: I certify that the above information is correct and agree to construct this building in accordance with the site plan, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Land Use Code, Building Code, and Health and Plumbing Regulations of Boulder County.

Applicant (Please Print) ALBERT JOHNSON	Signature <i>Albert Johnson</i>	<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Agent	Date 1/6/17
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BP-17-0017

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

FOR

INSTALLATION OF WINDOWS FOR HANSEN CABIN (HISTORICAL LANDMARK)

26 WASHINGTON ST, ALLENSPARK, CO 80510

RECEIVED
JAN 06 2017

BOULDER COUNTY
BUILDING DIVISION

Whereas in accordance with Article 15-600, a Certificate of Appropriateness (CA) is required for historic landmarks prior to undertaking certain actions,

And whereas such CA must be reviewed and approved by the application review subcommittee (ARS), or if not approved by the ARS, forwarded to the Historic Preservation Advisory Board (HPAB) for review,

Please find below the information specified in Article 15-600 for our application for a CA for installation of windows for the Hansen cabin located at 26 Washington St, Allenspark, CO.

1. Name(s) of Owner(s):

Allenspark Community Church

PO Box 45

Allenspark, CO 80510-0045

Attn: Al Johnson (alj2404@aol.com) – 303-747-0556)

2. Description of Proposed Action:

This CA application is for installing new wood frame double pane windows and a French door approximating as closely as possible the appearance of the original windows and door, including true divided panes with wood dividers.

3. Reason for Proposed Action:

Prior to application for and receipt of historical designation for this building, all windows and the exterior French door had been removed. Presently the exterior openings are covered with plywood. This action will restore the structure to its original exterior appearance as closely as possible.

4. Impact on Historical Significance:

This action has a positive effect on the historical significance of the building in that the current plywood window and door opening covers will be replaced with windows and a French door as close as possible in appearance to the historic appearance.

5. Plans and Specifications:

Pella drawings and proposals are attached. Existing framing sizes will remain unchanged. Exterior trim will approximate as closely as possible the appearance of the original trim.



Boulder County Land Use Department

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

Phone: 303-441-3926 • Fax: 303-441-4856

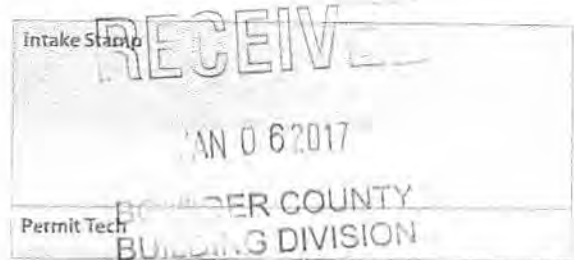
Email: ezbp@bouldercounty.org

Web: www.bouldercounty.org/lu

Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.

Tuesday 10 a.m. to 4:30 p.m.

Permits can be applied for until 4 p.m.



Window and Door Replacement Submittal Form

Submit this form with your Building Permit Application.

Owner's Name

ALLENSPARK COMMUNITY CHURCH

Property Address

26 WASHINGTON ST, ALLENSPARK, CO

Wildfire Zone Property Location

If you are uncertain, please refer to the Boulder County Wildfire Zone Map (Wildfire Zone 1 is west of Hwy. 36 and 93).

☒ Wildfire Zone 1 (mountains)

☐ Wildfire Zone 2 (plains)

Note: Unreinforced vinyl frames or sashes are not permitted

Please keep the following requirements in mind while planning your window application:

☐ Windows replaced in bedrooms must meet current 2015 IRC Section 310 Emergency Escape and Rescue Opening requirements.

☐ If a room has a closet or a bathroom open directly to the bedroom, it WILL be considered a bedroom and WILL require a code compliant Emergency Escape and Rescue Opening. Cutting the existing foundation requires an engineer design that is signed and sealed.

☐ Indicate if the existing opening will be used: ☒ Yes ☐ No (If no, attach the engineering for the project.)

☐ New window and door openings, or size changes to an existing opening WILL require an engineer design that is signed and sealed structural information.

☐ Bay or bow window units placed in an existing or new opening require a site plan.

☐ Safety Glazing as required per IRC Section R308 and R308.4.

Examples of Required Information:

Room Use:

☐ Kitchen

☐ Recreation Room

☐ Bedroom

Note: Loft, Bonus Room, Lower Level, are not room uses.

Location:

☐ 1st Floor

☐ Basement

☐ Bedroom 2nd floor

Floor Level:

☐ Below Grade Level

☐ Grade Level

☐ Above Grade Level

Type:

☐ Casement

☐ Double Hung

☐ Slider

☐ Fixed

☐ New Bay or Bow ☐ Yes ☐ No

Material:

☐ Vinyl

☒ Solid Wood

☐ Wood Metal Clad

☐ Metal

☐ Fiberglass

☐ Other

U-Value *Please do not remove window stickers that state the listed U-Value until after the building inspection.

0.24

Maximum U-Factor for windows 0.30.

Maximum U-Factor for skylights 0.45.

Label each window individually:

Room Use**	Proximity to Doors	Sill Height From Floors (for bedroom only)	Floor Level	Window Size	Window Type	Egress	Safety Glazing***
STORAGE RM #1	5 FT		1 ST	65x85	FRENCH DOOR	NO	NO
STORAGE RM #1	5 FT		1 ST	84x31	FIXED	NO	NO
STORAGE RM #2	40 FT		1 ST	84x31	FIXED	NO	NO
STORAGE RM #3	40 FT		1 ST	83x32	FIXED	NO	NO
STORAGE RM #3	45 FT		1 ST	39x36	FIXED	NO	NO

** Please use the assessor's described use of the room, not the room's current usage. An example of this is if the room is used as a home office, but the assessed use is a bedroom. NOTE: An egress window is required in all bedrooms.

*** Replacement windows that are located within 60" of the shower or tub must be safety glazed per the 2012 IRC. See the publication *Safety Glazing* when replacing windows in a bathroom or wet area: www.bouldercounty.org/doc/landuse/b30safetyglazing.pdf



Land Use Department – Building Safety

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

303-441-3926 • www.bouldercounty.org/lu

Office Hours and Services:

- 8 a.m.-4:30 p.m. Monday, Wednesday, Thursday, Friday
- 10 a.m.-4:30 p.m. Tuesday
- Permits can be applied for until 4 p.m.
- Permit applications are not accepted on Tuesdays.
- Plan Review is not available on Tuesdays.

Intake Stamp

RECEIVED

JAN 06 2017

Permit # BOULDER COUNTY
BUILDING DIVISION

DP-17-00PS

Building Permit Application Form

Project Street Address 16 WASHINGTON ST.		City ALLENSPARK	State CO	Zip Code 80510
Owner's Name & Contact AL JOHNSON FOR COMMUNITY CHURCH		Contractor Business Name <input type="checkbox"/> Contact		Boulder County Contractor License #
Address 3244 RIVERSIDE DR		Primary Phone Number 303-747-0552		Address
City LYONS	State CO	Zip Code 80540	Secondary Phone Number 303-475-4058	
Email Address ALJ2404@AOL.COM		Email Address		

Project Description: DEMOLISH & REMOVE FROM SITE UNSIGHTLY & RODENT INFESTED LEAN TO STRUCTURE FROM REAR OF HISTORIC HANSEN CABIN.	Project Valuation \$ 1,400.00
Project Includes: <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical	

Type of Project (Check Only One)	Type of Structure (Check Only One)
<input type="checkbox"/> (01) New Structure <input type="checkbox"/> (02) Addition to: <input type="checkbox"/> (03) Remodel <input type="checkbox"/> (04) Electrical <input checked="" type="checkbox"/> (07) Deconstruction of Structure <input type="checkbox"/> (08) Change of Use <input type="checkbox"/> (09) Moved-in Structure	<input type="checkbox"/> (01) One Family Dwelling <input type="checkbox"/> (02) Two Family or Attached Dwelling (including townhouse) <input type="checkbox"/> (03) Three and Four Family Dwelling <input type="checkbox"/> (04) Hotel or Motel <input type="checkbox"/> (06) Amusement and Recreation Building <input type="checkbox"/> (07) Church and Other Religious Building <input type="checkbox"/> (08) Industrial Building, Manufacturing Plant, and Factory <input type="checkbox"/> (09) Service Station and Repair Garage <input type="checkbox"/> (10) Detached Garage <input type="checkbox"/> (12) Office, Bank, and Professional Building <input type="checkbox"/> (13) School <input type="checkbox"/> (14) Store, Customer Service <input checked="" type="checkbox"/> (15) Barn, Storage Shed, Outbuilding <input type="checkbox"/> (16) Mobile/Manufactured Home <input type="checkbox"/> (22) Public Works, Utility Building <input type="checkbox"/> (23) Pool, Hot Tub, Fence, Retaining Wall, Pump (Non-structure) <input type="checkbox"/> Other:

Existing Building	New Construction	Existing & New Total	
Height of Structure From Existing Grade: _____ Ft.	_____ Ft.	_____ Ft.	
Number of Bedrooms: N/A	N/A	N/A	
Number of Bathrooms: N/A	N/A	N/A	
Property Size: _____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	
Setbacks (Distance of Project to Property Lines)			
Front	Side	Side	Rear
Existing: _____ Ft.	_____ Ft.	_____ Ft.	_____ Ft.
Proposed: _____ Ft.	_____ Ft.	_____ Ft.	_____ Ft.
Proposed New Building or Addition N/A			
Structure	Size Finished	Size Unfinished	
Basement:	Sq. Ft.	Sq. Ft.	
First Floor:	Sq. Ft.	Sq. Ft.	
Second Floor:	Sq. Ft.	Sq. Ft.	
Thrd Floor:	Sq. Ft.	Sq. Ft.	
All Other Floors:	Sq. Ft.	Sq. Ft.	
Garage:	Sq. Ft.	Sq. Ft.	
Deck:	Sq. Ft.	Sq. Ft.	
Covered Porch:	Sq. Ft.	Sq. Ft.	

Water Service (Check One) <input type="checkbox"/> Individual Well <input checked="" type="checkbox"/> Community Well <input type="checkbox"/> N/A <input type="checkbox"/> Public: _____	Sewer Service (Check One) <input type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Vault <input type="checkbox"/> N/A <input type="checkbox"/> Public: _____	Electrical Service (Check One) <input type="checkbox"/> Xcel Energy <input type="checkbox"/> United Power <input checked="" type="checkbox"/> Estes Park <input type="checkbox"/> Poudre Valley REA <input type="checkbox"/> Longmont <input type="checkbox"/> N/A	Gas Service (Check One) <input type="checkbox"/> Xcel Energy <input type="checkbox"/> Propane <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Other: _____	Access (Check One) <input checked="" type="checkbox"/> Existing Driveway <input type="checkbox"/> New Driveway <input type="checkbox"/> N/A <input type="checkbox"/> Other: _____	Wildfire Mitigation (Check One) <input type="checkbox"/> Regulatory Wildfire Mitigation <input type="checkbox"/> Regulatory Wildfire Mitigation - Deck Only <input type="checkbox"/> Wildfire Partners <input checked="" type="checkbox"/> N/A
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Certification: I certify that the above information is correct and agree to construct this building in accordance with the site plan, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Land Use Code, Building Code, and Health and Plumbing Regulations of Boulder County.

Applicant (Please Print) AL JOHNSON	Signature Al Johnson	<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Agent	Date 1/6/17
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

FOR

DEMOLITION AND REMOVAL OF WEST END LEAN-TO

FROM

HANSEN CABIN (HISTORICAL LANDMARK)

26 WASHINGTON ST, ALLENSPARK, CO 80510

RECEIVED
JAN 06 2017
BOULDER COUNTY
BUILDING DIVISION

Whereas in accordance with Article 15-600, a Certificate of Appropriateness (CA) is required prior to undertaking certain actions for historic landmarks,

And whereas such CA must be reviewed and approved by the application review subcommittee (ARS), or if not approved by the ARS, forwarded to the Historic Preservation Advisory Board (HPAB) for review,

Please find below the information specified in Article 15-600 for our application for a CA for demolition and removal of the west end lean-to from the Hansen cabin located at 26 Washington St, Allenspark, CO.

1. Name(s) of Owner(s):

Allenspark Community Church

PO Box 45

Allenspark, CO 80510-0045

Attn: Al Johnson (alj2404@aol.com – 303-747-0556)

2. Description of Proposed Action:

This CA application is for demolition and removal from premises of the lean-to structure on the west end of the Hansen cabin.

3. Reason for Proposed Action:

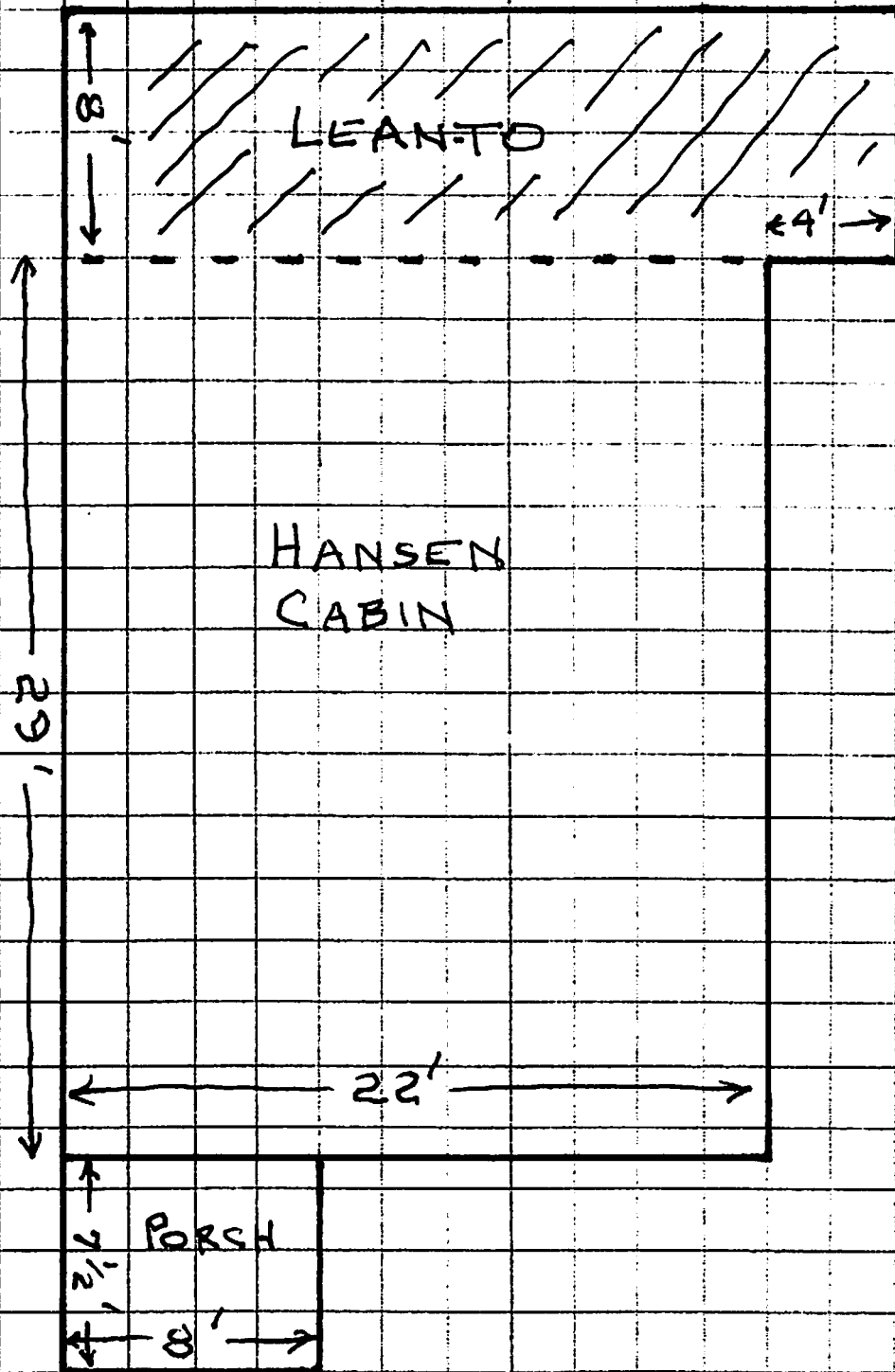
The lean-to structure was constructed at some unknown time after the original Hansen Cabin was built. The log siding does not match the original structure (not fire hardened logs, different diameter and different spacing). The roof line also does not match the original (low sloped flat roof vs the peaked roof of the original structure). This lean-to addition detracts from the quaint historical appearance of the original cabin. Furthermore, the sloped roof is prone to leaks, and the entire lean-to is difficult to keep rodent free.

4. Impact on Historical Significance:

This action will have a positive effect on the historical significance of the building in that it will return the structure to its original historic appearance, as Mr Hansen originally built it. We are told this is one of the 2 or 3 oldest buildings in Allenspark and we would like to return it to its original appearance as much as possible.

5. Plans and Specifications:

See attached.



→ Z

↓
TO STREET



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 Hansen cabin
Other Names Lemmons cabin
Historical Narrative (Continuation sheet 1)

Location of Property

Address(s) 16 Washington St. (previously 26 Washington St.), two doors south of the Allenspark Community Church.		
City Allenspark	State Colorado	Zip Code 80510

Classification

Property Ownership:

☐ Public ☒ Private ☐ Other

Category of Property:

☒ Structure ☐ Site ☐ District

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

1	Contributing Resources	0	Non-contributing Resources
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Narrative Describing Classification of Resources **The Hansen cabin is a one-story log structure built as a residence. No other buildings are on the site.**

Function or Use

Historic Functions Residence
Current Functions: Vacant

Resource Description

Narrative Describing Resource (Continuation sheet 2)

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 **The Hansen cabin meets designation criteria numbers 1, 3, 4, and 8. It represents the change from mining to year-round residences and vacation cabins during the post-World War I era in Allenspark, and is identified with The Hansen and Gay families who were significant Allenspark's early history. The style of the Hansen cabin is unusual for a log cabin and was influenced by the Craftsman movement. The cabin is central to the original Mack homestead and the 1896 town plat of Allenspark and contributes to the value of a possible Allenspark historic district.**

Period of Significance Post World War I, mid-Twentieth century
Significant Dates 1919–1972. Land purchased by Andy Hansen in 1919. Fire-hardened logs gathered in the summer of 1920, construction begun in 1921, occupied autumn 1921. Various year-round and summer residence for the Hansen family until it was sold in 1972.
Significant Persons Andrew & Edith (Gay) Hansen; Frank & Mary Gay; Frank Andrew Hansen

Bibliographical References

Weaving Mountain Memories, 2011 Edition, Lorna Knowlton & Edie DeWeese
Oral History, Mary Gay Hansen (DeWeese) Baker, 1987,
Boulder's Carnegie Branch Library for Local History

Geographical Data

Legal Description of Property	(Lots 4, 5, & north half of 6, Block 7, Allenspark town plat), acct. # R0057884
Boundary Description	NE$\frac{1}{4}$ of SE$\frac{1}{4}$, Section 26, Township 3N, Range 73W, Parcel #119726407003
Boundary Justification	Boundary encompasses original cabin site.

Property Owner(s) Information

Name Allenspark Community Church		
City Allenspark (PO Box 45)		Email Address jblev22@gmail.com
State Colorado	Zip Code 80510	Phone Number 303-747-2821
Signature		

Preparer of Form Information

Name Edie DeWeese		
City Allenspark (PO Box 242)		Email Address deweese.edie@gmail.com
State Colorado	Zip Code 80510	Phone Number 303-747-2927
Signature		

Photos, Maps, and Site Plan

(Continuation sheet 4)

For Office Use Only

Docket Number	Parcel Number
Assessor ID	Application Date

Continuation Sheet 1

Historical Narrative

Allenspark is a park in the geographical sense—it is a high meadow surrounded by mountains. While it was first visited by Native Americans and later by trappers, Allen's Park—now spelled Allenspark—got its name from a miner who built the first cabin in the area.

During the Colorado Gold Rush of 1859, Allenspark's namesake, Alonzo Nelson Allen, left his family in Columbus, Wisconsin, to seek his fortune in the Kansas/Nebraska Territories that became Colorado. He settled on the St. Vrain River, on the south edge of the current city of Longmont, Colorado.

Allen prospected and ran cattle in the Allenspark area and built a cabin there in 1864. The cabin burned down in 1894, the year Allen died.

The unincorporated village of Allenspark is situated in the north-west corner of Boulder County on a portion of land originally homesteaded by George Mack. After his homestead patent was granted on January 7, 1895, Mack sold some of the land to the Allens Park Land and Townsite Co. on May 9, 1896. The land company filed a plat for the village on May 23, 1896, and began selling small building lots.

In the late 1890s, most residents of the Allenspark area were farmers or ranchers, but by the early 1900s there was a resurgence in gold fever. The Clara Belle Mining and Reduction Co. attracted investors from as far away as Omaha, Nebraska, for what turned out to be a folly. Meanwhile, tourism was booming, and farmers and miners alike found a better income catering to tourists during the summer months. By 1896 the village boasted a hotel, general store, and post office.

The village of Allenspark began to grow when summer people bought land and built cabins from around 1900 to 1920. Many people came up the South St. Vrain canyon from Longmont, and a number came from as far away as Kansas and Oklahoma in that initial burst, led by Frank V. Gay, an insurance man from Clay Center, Kansas. Most of the cabins from this era are of frame construction with Ponderosa-pine slab siding.

Allenspark remained primarily a summer destination until improved roads and modern technology made mountain living easier than it used to be. Now, many people live year-round in the Allenspark area.

Skiing was popular in the Allenspark area in the 1920s and 1930s, when international ski jumping competitions were held. Jumps and ski courses included the Willow Creek Slide, Thelma Slide, Butter Bowl, Haugen Slide, and Point-O-Pines. The Rock Creek Ski area was developed after World War II and operated until 1952. Cross-country skiing is still popular, especially on Rock Creek and in Wild Basin.

The greater Allenspark area extends beyond the village to include the small communities of Ferncliff, Tahosa Valley, Meeker Park, Peaceful Valley, Raymond, and Riverside, and is defined by the boundaries of the Allenspark Fire Protection District.

The family associated with the Hansen cabin are Frank and Mary Gay, their daughter Edith, who married Andy Hansen, and the Hansen children. Andy Hansen built the cabin for Edith after their wedding on

September 1, 1920. Their first child, Frank Andrew, was born in June of 1921, and appears along with the cabin construction project in monthly photos sent back to family in Kansas. By Frank Andrew's first Christmas in 1921, the family was living in the cabin, as shown in a photo in this packet. Boulder County Assessor's estimate of a 1917 build date is incorrect.

The Gay family was very instrumental in promoting Allenspark as a summer resort. In the early 1900s they built a cabin south of the Hansen cabin where they summered for the rest of their lives. Because Frank Gay was an insurance man with a district extending from Nebraska through Kansas and on to Oklahoma, he was in a unique position to spread the word about his new-found summer haven from the heat of the plains. In short order, the Gays built guest cabins to rent out, and convinced many people to buy lots in Allenspark and build their own cottages. The west end of the Allenspark town plat was built up entirely by Clay Center, Kansas, people. On the north, Cowbell Hill was jokingly called Oklahoma Hill, because all the cabins there were owned by folks from Oklahoma City.

By the time Edith Gay married Andy Hansen, the Gay family had opened the Park Supply Store, across from the school, and had begun Episcopal church services in their living room. Edith Gay taught the first Sunday school classes in Allenspark. Andy and another Allenspark founder, Oscar Rubendall, opened the Rubendall-Hansen garage shortly after World War I. They did car repairs, sold fire wood, and constructed countless summer cabins, including that of Bishop Mize (Episcopal bishop, Kansas) and Kirsten Neilsen, whose cabin is now part of the Old Gallery complex.

After Andy and Edith were married, Frank Gay asked Andy to run the Park Supply Store. It was during this time that Andy arranged to sell Northland skis and brought Northland's promoters, Anders and Lars Haugen, to Allenspark to set up a ski jump. Andy was an organizer and announcer for international ski jump competitions that were held in Allenspark in the 1920s.

In later years, the Hansen's son, Frank Andrew, was instrumental in the formation of the Allenspark fire department. Their granddaughter, Edie DeWeese, carried on the family interest in community activities as an officer in the fire department, editor of the local newspaper, and organizer of historical preservation efforts. Through all these activities, and through the generations, the Hansen cabin was the heart of the family.

Continuation Sheet 2

Narrative Describing Resource

The Hansen cabin is located in the platted village of Allenspark, Boulder County, Colorado. It is situated on lots 4 and 5 of Block 7. The cabin is built of fire-hardened logs harvested by the designer/builder, Andy Hansen, from the 1894 forest-fire burn on the flanks of St. Vrain and Meadow Mountain south of Allenspark. Hansen used a horse and chain to “snake” logs out of an area called the “Pole Patch.” . Fire hardening makes the logs very difficult to cut and nail, but results in wood that is highly rot resistant. Because of the challenges of using these logs, few cabins were built with them. The Hansen cabin is the earliest of only three residences in the platted Allenspark village built in this fashion

The 724 square foot, one-story cabin stands on stone piers and has a gable roof with asphalt roofing. The original structure, as built, is approximately 30 feet by 20 feet, aligned east to west, with a shed-roofed addition (approximately 9' x 24'), dating from the early 1960s, on the west end. The main structure had four large windows, three in the living room, dining area, and bedroom were of long, horizontal matching panels, while a French door in the living room was composed of two of the same panels standing vertically. A small log porch on the face of the building leads to the front door. A frame addition including a utility room, bathroom, and bedroom was added to the back of the structure in the early 1960s.

The cabin is significant because of its architectural integrity, its use of local materials and unusual design which was influenced by the Craftsman style and is the only one of its type in the village. The French doors on the front and unusually long side windows are unique for a log cabin. Structurally, it is completely unchanged other than the back addition. The majority of the residential buildings in Allenspark are of frame construction with Ponderosa pine slab siding. One other fire-hardened-log residence exists in the neighborhood and it has been significantly modified. The two other log cabins in the village are made from hewn-logs and date from the 1890s.

Since 1973, the Hansen cabin has been used as a residence, owned by Rick and Lynne Hartner, Lorne and Leslie Kermath, and finally by Kent and Jean Lemmons, who bequeathed it to the Allenspark Community Church upon their deaths. It has been vacant since 2010. In 2011, the Church prepared it for demolition, disconnecting power lines and removing all windows. A stop-work order was issued by Boulder County in 2011 and the cabin has been unused since then.

The Allenspark Community Church, historical society, and the greater community hope to preserve the Hansen cabin to represent local and church history.



Cabin construction, 1921
Frank Andrew and Edith Hansen



East elevation, 1920s



West & south elevations, 1928



South windows, 1956



Interior, December 1921



South and east, 1968

Hansen cabin photos, 1921-1968

COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL8696**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Allenspark (vicinity)**
5. Historic building name: **Hansen Cabin**

6. Current building name: **Lemmons Cabin**
7. Building address: **26 Washington Street**
8. Owner name: **Daniel M. Ostrowski**
Owner address: **P.O. Box 413**
Allenspark, CO 80510

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **3 North** Range **73 West**
NW of **SW** of **NE** of **SE** of section **26**

10. UTM reference
Zone **13**
A. Easting: **455200** Northing: **4449240**
B. Easting: Northing:
C. Easting: Northing:
D. Easting: Northing:

11. USGS quad name: **Allens Park, Colorado 1957; photorevised 1978**
12. Lot(s): **6-8**
Block: **7**
Addition: **Allenspark**
Year of Addition **unknown**

13. **Boundary Description and Justification:**
This property consists of a single cabin. The property is located on the west side of Washington Street in the unincorporated community of Allenspark.

Official Eligibility Determination

(OAHP use only)

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

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan

15. Dimensions in feet: **480 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Log

18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof

19. Primary external roof material (enter one):
Asphalt Roof

20. Special features (enter all that apply):
Porch

22. Architectural style/ building type:
Late 19th and Early Twentieth Century American Movements / Rustic

21. General Architectural Description

This Rustic-style cabin is located on the west side of Washington Street, south of the St. James on the Mount Church. The building is one story tall, and is supported by a low stone foundation. The ground beneath the cabin slopes gently downward from east to west. The cabin's walls are made of whole logs, with concrete chinking, and with whole vertical logs at the corners. The cabin is covered by a moderately-pitched front gabled roof, covered with brown asphalt shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves, and there is false-half timbering in the upper gable end on the facade. There are a variety of window openings on the cabin's four elevations. On the east elevation (facade), there is a set of large 8-light casement or fixed-pane windows, located to the north of the entry door; on the north elevation, there is one 4x4 horizontal sliding window; on the west elevation, there is one 1x1 horizontal sliding window, one small single-light window, and a band of three 9-light windows; on the south elevation, there are two 8-light fixed-pane windows, and one large 9x9 horizontal sliding window at the west end. A painted blue and peach color wood-paneled entry door is located on the facade. This door, which features one upper sash light and an egg-and-dart top rail, opens onto an 8' by 7' wood porch. This porch features an open log railing, and vertical log posts which support a gabled porch roof. A secondary entrance is located at the west end of the south elevation, where there is a wood-paneled door.

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

Boulder County Assessor records indicate that this cabin was built in 1949. However, Kent Lemmons, the cabin's resident, stated in an interview that the cabin was built by Andy Hansen in 1919. The cabin's Rustic style of architecture, log construction, and overall appearance, are all consistent with a circa 1919 date of construction. The Assessor date, therefore, is probably in error.

23. Landscape or setting special features:

This property is located in the unincorporated community of Allenspark in northwestern Boulder County. Situated at an elevation of 8400 feet above sea level, Allenspark lies just a mile east of the Rocky Mountain National Park boundary, with Long's Peak and Mount Meeker not far to the northwest. The surrounding terrain is mountainous, marked by native pine and aspen trees, along with indigenous plants, grasses and wild flowers.

24. Associated buildings, features, or objects
n/a**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate ca. 1919

Actual

Source of information:

Kent Lemmons**26. Architect:**

n/a

Source of information:

n/a

27. Builder/ Contractor:**Andy Hansen**

Source of information:

Kent Lemmons**28. Original owner:****Andy Hansen**

Source of information:

Kent Lemmons**30. Original location: yes**

Moved no

Date of move(s) n/a

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Cabin**
32. Intermediate use(s): **Domestic / Cabin**
33. Current use(s): **Domestic / Cabin**
34. Site type(s): **Seasonal Residence / Residence**

35. Historical Background

Information about this cabin was obtained primarily from Kent Lemmons, who was interviewed when the cabin was surveyed in September 2000. Mr. Lemmons indicated that this lot was purchased by Andy Hansen in 1918, and that Hansen constructed the cabin one year later, in 1919. Andy then lived here for many years. Later, this cabin was used as a Sunday school by the Allenspark Community Church, which is located to the north. The cabin eventually passed into the hands of Frank Hansen, and for a brief time in the late 1970s, it was owned by Rick Hartner. Mr. Lemmons indicated he had lived and worked here in Allenspark for the past two decades.

Allenspark Historic Background

The town of Allenspark was named for Alonzo N. Allen, who came from Wisconsin to what was soon to become Colorado, during the Pikes Peak gold rush. Traveling overland by covered wagon, Alonzo brought his family with him, and, along with many other recent arrivals, he initially had thoughts of striking it rich. In the early 1860s, Allen made his way up the South St. Vrain River, eventually staking a claim in the valley below Taylor Mountain, southeast of the town which would later bear his name. In 1864, Allen constructed a cabin for his family near present-day Ferncliffe, the stone chimney of which still remains. Allen prospected for gold in the region, but soon turned to other endeavors as well. Within a few years, he was buying and selling horses, and growing hay and running summer cattle on his land. Eventually, though, Allen left the rigors of the high country behind, and moved his family down the canyon and out onto the plains, settling in the Longmont area.

Some years later, in the early 1890s, the future townsite of Allenspark was homesteaded by George Mack. By June of 1894, Mack had proved up on his homestead claim which was made up of eighty acres comprised of the east half of the southeast quarter of Section 26, Township 3 North, Range 73 West. Two years later, Mack sold the land to George Pfeiffer who established the Allenspark Land and Townsite. Catering to miners who were beginning to drift into the region, Pfeiffer constructed a hotel, donated land for a schoolhouse, and opened a post office. The fledgling community of Allenspark had been born.

Mining activity remained sluggish until 1903 when the Clara Belle Mine was opened northeast of the townsite. The Clara Belle Mine was owned by the Clara Belle Mining and Reduction Company, with L.C. Tripp as President, Joe J. Lank, Vice-President, and W.W. McCollister, Secretary-Treasurer. Tripp and McCollister were attorneys who had practiced law together in Nebraska. The mine and mining company was named for their wives, Clara Tripp and Belle McCollister. The Clara Belle never produced any significant quantities of gold, however, efforts to exploit it brought people into the region and was the impetus which established Allenspark as a legitimate town. The creation of Allenspark as a mining camp was also part of a regional mining boom which, from the 1870s to the early 1900s, saw similar mining communities established at such places as Jimtown, Balarat, Gresham, Sunshine, and Ward.

By the 1910s, Allenspark was becoming known, not as a mining town, but rather as a tourist resort. Eventually capitalizing on the town's close proximity to Rocky Mountain National Park, Allenspark's entrepreneurial citizens constructed rustic-style lodges and seasonal cabins to attract visitors and adventure seekers. Allenspark, in its beautiful mountain setting at the base of Longs Peak and Mount Meeker, offered such amenities as hiking, horseback riding, bird watching, fishing, hunting, and cross-country skiing. The community's largest and most famous rustic lodge was constructed in the early 1930s by Dick and Mildred Isles. Initially known as the Isles Trading Post, this resort later became the Allenspark Lodge.

In the years following World War II, Allenspark's population increased, however, the community's core spirit remained much the same. During the latter half of the twentieth century, the town's venerable citizens, its old-fashioned charm, and its rustic lodges and cabins, continued to cater to visitors attracted by the splendors of the nearby Rocky Mountain National Park and Roosevelt National Forest.

36. Sources of Information

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

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

Knowlton, Lorna. *Weaving Mountain Memories: Recollections of the Allenspark Area*, Estes Park: Estes Park Area Historical Museum, 1989.

Lemmons, Kent. Oral interview with Carl McWilliams, September 7, 2000.

Marden Maps. Boulder County Ownership Plat, Map G1, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

Weiss, Manuel. "Allenspark Historic District" Colorado Cultural Resource Survey Inventory Record, 21 January 1981. On file at the Boulder County Parks and Open Space Department, Boulder, CO.

Architectural Inventory Form

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VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No ☒

Date of Designation: n/a

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

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 Local Landmark Areas of Significance

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

1-501-A (2) The proposed landmark as a location of a significant local, county, state, or national event.

1-501-A (3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history.

☒ 1-501-A (4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction, or the use of indigenous materials.

1-501-A (5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder, whose work has influenced the development in the county, state, or nation.

1-501-A (6) The proposed landmark's architectural, cultural, or archaeological significance.

1-501-A (7) The proposed landmark as an example of either architectural or structural innovation.

☒ 1-501-A (8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would be determined to be of historic significance.

Does not meet any of the above Boulder County Local Landmark Areas of Significance.

39. Area(s) of Significance:

Architecture; Entertainment / Recreation

40. Period of Significance: **ca. 1919-1952**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This cabin is historically significant for its association with Allenspark's development as a rustic tourist resort during the first half of the twentieth century. The cabin is also architecturally notable for its Rustic architectural style. Due to a small loss of integrity, the cabin's significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. The cabin, though, should be considered eligible for individual local landmark designation by Boulder County under Boulder County Criteria 1-501-A-(1, 4 and 8). The cabin would also be considered a contributing resource within a potential Allenspark Historic District. (No such district currently exists.)

43. Assessment of historic physical integrity related to significance:

This cabin displays a relatively high level of integrity relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. An apparent shed-roofed addition to the original cabin appears to be more than fifty years old, and is compatible with the structure's original Rustic style of architecture.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: xx

Need Data:

Boulder County Local Landmark eligibility field assessment:

Eligible: xx

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: xx

No:

Discuss: **Historic properties in Allenspark may have the necessary significance and integrity to qualify as a National Register historic district. This cabin would be a contributing resource within such a historic district.**

If there is National Register district potential, is this building:

Contributing: xx

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: n/a

Noncontributing: n/a

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-169**

Frame(s): **22-24**

Negatives filed at: **Boulder County Parks and Open Space Department
2045 13th Street
Boulder, Colorado 80306**

48. Report title: **"Unincorporated Boulder County Historic Sites Survey Report"**

49. Date: **September 7, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**



East elevation, 1920s



West & south elevations, 1928









