



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, September 3, 2015 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
 - a. **BP-15-1306: 170 Cabin Creek Road**
Request: Alterations to an historic structure – new siding and new windows
Location: 170 Cabin Creek Road, Meeker Park area
Zoning: Forestry (F) Zoning
Applicant: Ken Von Wald
4. Referrals:
 - a. **H-15-0001/BP-15-TBD: 470 Boulder Street, Gold Hill**
Request: Alterations to an historic structure including an addition
Location: 470 Boulder Street, Gold Hill
Zoning: Historic (H) Zoning
Applicants: Lawrence Worster and Leslie Degrassi
Architect: Harold Roger Bresnik
5. Other Business
 - a. Election of Officers



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**BOULDER COUNTY
HISTORIC PRESERVATION ADVISORY BOARD**

**MINUTES
June 25, 2015
6:00 PM
Caribou Room
Second Floor of the Land Use Department**

Draft draft draft draft draft

On Thursday, June 25, 2015, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:02 p.m. and adjourning at 8:48 p.m.

Board Members Present: Karen Hagler (chair) Steven Barnard, Jim Burrus, Iona Dotterer, Jason Emery, Stan Nilson, and Rosslyn Scamehorn

Board Members Excused: Diane Lowder, and George Schusler

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

Interested Others: 11

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the May 7, 2015 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn **MOVED** to approve the May 7, 2015 minutes as submitted.

SECOND: Iona Dotterer

VOTE: Motion **PASSED** unanimously

3. BUILDING PERMIT REVIEW FOR STRUCTURES 50 YEARS OR OLDER

a. BP-15-TBD: Fichtner Miner's Cabin (aka shed)

Request: Permit to move a structure to accommodate road work
Location: 7294 Lefthand Canyon Drive Facility Relocation, Glendale Gulch
Zoning: Forestry (F)
Owner: Clifton Fichtner
Applicant: Boulder County

Staff member, Denise Grimm, gave the staff presentation. Staff was contacted by County Transportation related to a historic structure at Glendale Gulch and Lefthand Canyon. The county is working on road repairs and drainage/flood recovery work in this area. The structure currently sits inches away from the existing guardrail and over time has experienced damage on the rear side from its proximity to the road. Both Carol Beam and myself met on site with the County and our consultants to explore solutions to the road and flood work and the impacts to this site. It's not feasible to keep the structure in its current proximity to the road and the road needs to be widened slightly though this stretch. We agree that the structure was too important to lose as is one of a number of remaining structures in the townsite of Glendale. It was most likely a miner's residence at one time and in more recent years it's been vacant and just used as a shed. Also on the parcel is the building which was once the assay office, a smaller shed, and a house (the house being on the same property but across the street.) Due to its association with Boulder County's mining history and the development of the townsite of Glendale as well as a good intact example of a historic miner's residence, staff is recommending that it be considered eligible for local landmark designation.

The County Transportation Department explored options to try to avoid the structure but given the tight area we agreed there was likely no better solution than moving it on the lot. The new location reorients the structure to face west rather than east but retains its relationship to the building which was historically the assay office.

SIGNIFICANCE

Due to its association with Boulder County's mining history and the development of the townsite of Glendale staff is recommending that it be considered eligible for local landmark designation. The Fichtner Cabin across the road was a considered eligible for local designation when a site form was prepared for it several years ago. At that time the 3 structures on the south side of the road were not evaluated. I believe the 3 structures on the south side are also eligible including the cabin in question.

The Fichtner Miner's Cabin (shed) should be considered eligible for local landmark designation under Boulder County Criterion 1-501-A-(1) for its association with mining activity in the Glendale area.

RECOMMENDATION

Staff recommends that HPAB find the structure eligible for landmark designation and that moving the structure is necessary for its preservation and the new location is acceptable.

Representative for the applicant, Tim Swope, was available to answer questions.

OPEN PUBLIC COMMENT

Richard Kaselow with AECOM, consultant on the project

CLOSE PUBLIC COMMENT

- MOTION:** Iona Dotterer **MOVED** that HPAB find the structure at 7294 Lefthand Canyon Drive eligible for landmark status based on criteria 1; and that moving the structure is necessary for its preservation and the new location is acceptable
- SECOND:** Rosslyn Scamehorn
- VOTE:** Motion **PASSED** unanimously

4. REFERRALS

a. Docket SPR-15-0075: Lannan Site Plan Review

- Request: Site Plan Review for a new residence
Location: At 7920 Hygiene Road
Zoning: Agricultural (A) Zoning District
Applicants: Anne Lannan

Staff member Denise Grimm gave the staff presentation. Staff received an application for a new home at 7920 Hygiene Road. The proposal includes demolishing most of the existing buildings. The site form recommends that the milk barn and homestead house may be eligible for local designation. They are only proposing to keep the milkhouse.

The homestead house appears to have had a frame portion which is older plus a concrete block portion that dates to the late 1930s. This structure encroaches across the property line onto a neighboring parcel.

While the site form recommends local eligibility, without a more complete farmstead and given the alterations to the homestead, I think it's only marginally eligible. I would suggest the owner consider trying to work with the building, but given the complicating factor of encroaching across the property line and given its limited importance I would not deny their application.

RECOMMENDATION

Staff recommends that the HPAB find the milkhouse and homestead eligible per the survey. Staff also recommends that the applicant consider trying to work with the homestead structure, possibly moving it or doing a boundary line adjustment with the neighbor but not require its preservation.

The applicant, Anne Lannan, was available to answer questions.

OPEN PUBLIC COMMENT

David Waugh, architect on the project, 1711 Bowen

CLOSE PUBLIC COMMENT

MOTION: Jim Burrus MOVED that HPAB finds the homestead house and the milk house at 7920 Hygiene Road eligible for local landmark status; and that HPAB would be happy to work with any potential buyers interested in preserving the structures; but that HPAB does not oppose SPR-15-0075: Lannan Site Plan Review

SECOND: Steven Barnard

VOTE: Motion PASSED 4-0 with 3 abstentions (Hagler, Dotterer and Emery)

b. SE-15-0003: Von Eschen Lot Recognition (Valmont School)

Request: Subdivision Exemption for Building Lot Recognition to divide school from the new residence
Location: The property is located at 3227 N. 61st Street in the Valmont townsite area, in Section 22, Township 1N, Range 70W of the 6th Principal Meridian
Zoning: Agricultural (A)
Owner/
Applicant: Robert Von Eschen

Staff member Denise Grimm gave the staff presentation. HPAB has previously designated the school along with its accessory structures and a site area as a county landmark. (The landmark includes the school, privies, the historic portion of a pony barn, ash pit and site area.)

We also previously reviewed the mid-century ranch house demolition and rebuilding of a new house behind the school.

The current proposal includes dividing the property so that the new house and school are on separate properties, converting the school into a residence and adding a rear deck, skylights, reroof, grading, garage and driveway to the landmark.

For many years as we've worked with the owner we have discussed the division of the lot as a way to make the preservation of the historic school building and site more manageable. The owner explored various uses for the building but has determined a single family residence is the most feasible. While it might be nice to have the building in some type of public use with a better preserved interior, a single family residence is a viable option and compatible with the Valmont neighborhood.

The latest site plan does not show a location for the historic pony barn which was required by the landmarking and the Site Plan Review to be preserved and moved to within the landmark area.

RECOMMENDATION

Regarding the referral for **Docket SE-15-0003 Von Eschen Lot Recognition**, staff recommend that HPAB recommend approval of the docket with a condition that all aspects of the project which need a Certificate of Appropriateness receive those approvals before the SE is recorded and that preservation plans for each of the structures that are part of the landmark have been approved by HPAB.

Owner/applicant Robert Von Eschen was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Iona Dotterer **MOVED** that HPAB recommend approval of the docket with a condition that all aspects of the project which need a Certificate of Appropriateness receive those approvals before the SE is recorded and that preservation plans for each of the structures that are part of the landmark have been approved by HPAB and that any and all issues with floodplain and drainage have been clarified

SECOND: Jim Burrus

VOTE: Motion **PASSED** unanimously

5. CERTIFICATE OF APPROPRIATENESS

a. CA-15-0011: Valmont School

Request: Certificate of Appropriateness to add a garage, driveway, skylights, a deck and grading to a landmarked property.
Location: The property is located at 3227 N. 61st Street in the Valmont townsite area, in Section 22, Township 1N, Range 70W of the 6th Principal Meridian
Zoning: Agricultural (A)
**Owner/
Applicant:** Robert Von Eschen

Staff member, Denise Grimm, gave the staff presentation. In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.

- a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
- b. 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.
- c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

The new asphalt roofing in a weathered wood color is an appropriate replacement material for a traditional wood roofing material, the proposed skylights, rear deck and door are on the rear of the building and have little impact. The garage location is appropriate although it may be preferable to orient the door to the south if feasible and keep more of the driveway impacts a little farther from the school. I'd further information on the grading and decommissioning of the lower level and how that will impact the structure and the lower level windows. A drainage plan for the property should be submitted and we can refer this item to a subcommittee for final consideration.

The locations for the privies and ash pit are shown but not the historic portion of the pony barn which was to be moved to the landmarked area. Before any more permits or approval for the property I think we need to establish what will happen with these accessory buildings and have a plan in place for their preservation.

RECOMMENDATION

Regarding **Docket CA-15-0011 Valmont School Certificate of Appropriateness**, staff recommends approval of the new roofing material, skylights the rear deck and door. I'd further recommend that we refer the garage orientation and driveway layout if HPAB determined reorienting these elements is desirable to a subcommittee for further review as well as referring the drainage and grading for further review.

No further permits or applications for the property should be processed or approved until we have a concrete plan for the accessory landmarked buildings.

Owner/applicant Robert Von Eschen was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Ilona Dotterer **MOVED** that HPAB approve **Docket CA-15-0011 Valmont School Certificate of Appropriateness** including the skylights and rear deck and rear doors, the new roofing materials and front door with the condition that they be approved separately, the new garage with the condition that a new site plan show the garage reoriented to open south and with an appropriate design, the windows and coal chute be restored, a concrete plan be submitted for the accessory landmarked buildings, and that any alterations or plans to drainage, grading and the basement due to floodplain issues be reviewed

SECOND: Steven Barnard

VOTE: Motion **PASSED** unanimously

6. OTHER BUSINESS

- a. Denise Grimm reminded HPAB members that there is a CLG training in Loveland on June 29, 2015.
- b. Board member, Karen Hagler, brought in a sign from Johnson's Corner in Longmont that has been in her possession and gave it to Land Use for safe keeping.

7. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 8:48 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
August 6, 2015
6:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder

Draft draft draft draft draft

On Thursday, August 6, 2015, the Boulder County Historic Preservation Advisory Board was scheduled to hold a regular meeting but because of the lack of a quorum, they proceeded as a subcommittee, convening at 6:02 p.m. and adjourning at 7:00 p.m.

Board Members Present: Jim Burrus (acting chair), Steven Barnard, Jason Emery, and Stanley Nilson

Board Members Excused: Ilona Dotterer, Diane Lowder, Rosslyn Scamehorn and George Schusler

Staff Present: Denise Grimm and Jessica Fasick, Land Use

Interested Others: 5

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the June 25, 2015 Historic Preservation Advisory Board Minutes did not happen since there was no quorum.

3. BUILDING PERMIT REVIEW FOR STRUCTURES 50 YEARS OR OLDER

None.

4. CERTIFICATE OF APPROPRIATENESS

a. Docket CA-15-0011: Valmont School continuation

Request: Alterations to Valmont School and Site
Location: 3227 N. 61st Street in the Valmont townsite area, in Section 22, Township 1N, Range 70W of the 6th Principal Meridian.
Zoning: Agricultural (A)
Owner/
Applicant: Robert Von Eschen

Staff member Denise Grimm gave the staff presentation. We have previously designated the school along with its accessory structures and a site area as a county landmark. (The landmark includes the school, privies, the historic portion of a pony barn, ash pit and site area.)

We also previously reviewed the mid century ranch house demolition and rebuilding of a new house behind the school.

In June 2015, HPAB recommended approval of a Subdivision Exemption to divide the property so that the new house and school are on separate properties. HPAB also partially approved a CA for modifications to the school to convert the school into a residence and adding a rear deck, front and rear doors, skylights, reroof, garage and driveway to the landmark. They also showed the locations for the pony barn and privies. We asked that the windows and coal chute be retained, the garage be turned, driveway be relocated and paving reduced and that they return to HPAB with plans for the grading. We also asked to review any final materials and plans to complete the rehabilitation of the pony barn and privies.

The owner and staff met to discuss floodplain and drainage issues. The owner is continuing to work on this. They do need to establish positive drainage around the building and staff asked that this be the minimum necessary. The owner is now proposing to add 10 inches of fill around the building to slope out 10 feet and achieve the needed result. This will require the need for a 12 inch tall window well to be created around the lower level windows and a 6 inch step around the lower level door.

They have also modified the garage as asked to turn it to the side and have added a larger carport to it, reduced the driveway paving and have extended the deck on the back to be the full width of the building.

Certificate of Appropriateness

In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.

- a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
- b. 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.
- c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

The proposal submitted appears to be the minimum impact needed for the grading at this time. The concrete window wells are a reasonable solution as is the curb around the door to the lower level.

Any future alterations needed based on new information related to flood elevations would need to be re-referred and approved by HPAB.

The extension of the deck to be wider, the new garage/carport and driveway appear reasonable and meet the above criteria.

RECOMMENDATION

Regarding **Docket CA-15-0011 Valmont School continuation** staff recommends approval of the following:

1. Window and door wells, drainage and grading as shown being a maximum depth of 10 inches of fill and curbs a maximum of 12 inches above current grade;
2. The new garage orientation;
3. The new driveway configuration;
4. The new deck dimensions.

The final front door details and rehabilitation plans for the pony barn and privies should be provided for review by a subcommittee. Any modifications to the grading or drainage would need to be approved by at least a subcommittee of HPAB or the full board if deemed necessary.

Applicant Bob Von Eschen was available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Jason Emery MOVED that HPAB approve docket CA-15-0011: Valmont School continuation for the following:

1. **Window and door wells, drainage and grading as shown being a maximum depth of 10 inches of fill and curbs a maximum of 12 inches above current grade;**
2. **The new garage orientation;**
3. **The new driveway configuration;**
4. **The new deck dimensions;**

And that the final front door details and rehabilitation plans for the pony barn and privies should be provided for review by a subcommittee.

SECOND: Stan Nilson

VOTE: Motion PASSED unanimously (4-0)

b. Docket CA-15-0013: Chapman Drive Repairs

Request: Certificate of Appropriateness for repairs to Chapman Drive
Location: At Chapman Drive in landmarked parcels 15790000001, 14613500002, 14613500003, 14613400021, and 14613400038; and non-landmarked parcels 14613400042 and 14613400036

Zoning: Forestry (F) Zoning District
Applicant: City of Boulder

Staff member Denise Grimm gave the staff presentation. The Flagstaff Mountain Cultural Landscape District has been landmarked with Boulder County through three dockets – HP-02-0004, HP-09-0002 and HP-12-0005. The 2002 landmark district includes eight features with an associated 100-foot buffer from each structure. The features include: The Sunrise Circle Amphitheater, the Flagstaff Summit Shelter House, the Green Mountain Lodge with the spring behind, the Halfway House and restroom, the Wood Shelter and the Morse Well. The 2009 application added the upper portion of Chapman Drive (also with a 100 foot buffer) to the district, and the 2012 application added the lower portion of Chapman Drive plus the 100 foot buffer where the buffer is contained within the OSMP property.

Chapman Drive was built by the CCC (Civilian Conservation Corps) in 1933-1935 and was named for the Assistant US Secretary of the Interior, Oscar L. Chapman.

The City of Boulder Open Space & Mountain Parks (OSMP) has submitted plans for work to Chapman Drive for flood repairs and hazard mitigation. OSMP archaeologist Katrina Waechter has conducted an intensive (Class III) cultural resource inventory of 76 acres for the proposal.

PROPOSAL

The proposed work is outlined in the packet submitted by OSMP. A Summary of Anticipated Impacts of Proposed Treatments is available starting on page 30 of their packet. OSMP's condition assessment done as part of the intensive cultural resource survey found that there will be impacts on contributing features of the Flagstaff Mountain Cultural Landscape District. The report states, "Some of the features impacted by the proposed treatments are already damaged by normal processes as well as a result of flooding in 2013. However, the same proposed treatments that may or may not additionally compromise feature integrity will ultimately have positive effects by preserving the overall resource. Each treatment needs to be examined and considered within the context of the contributing feature present, its level of integrity, and overall impact of Chapman Drive as well as the Flagstaff Mountain Cultural Landscape District. Historic features with fair and good levels of integrity are prioritized within the current treatment proposals. Historic features with poor or no remaining integrity are prioritized for restoration of feature function rather than historic feature preservation. The City of Boulder Open Space and Mountain Parks cultural resources staff recommends finding the proposed treatments appropriate for the scope of flood repairs and future hazard mitigation."

CRITERIA FOR A CERTIFICATE OF APPROPRIATENESS

In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.

- a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
- b. 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.
- c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

RECOMMENDATION

City of Boulder Open Space and Mountain Parks has done a very thorough job gathering research and materials showing the possible effects of their proposal. Staff finds that the applicant has proposed suitable repairs and hazard mitigation work for Chapman Drive. Therefore, staff recommends that the HPAB approve docket **CA-15-0013: Chapman Drive Repairs** with the condition that any alterations be approved by staff.

Representative for the applicant, cultural resource technician Katy Waechter, gave a presentation on the proposal. She and City of Boulder engineer Kelly Wasserbach were available to answer questions.

OPEN PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION: Stan Nilson **MOVED** that HPAB approve docket **CA-15-0013: Chapman Drive Repairs** with the condition that any alterations be approved by staff and possibly the board.

SECOND: Steven Barnard

VOTE: Motion **PASSED** unanimously (4-0)

5. REFERRAL

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

6. OTHER BUSINESS

- a. The Election of Officers did not happen because there was no quorum.

7. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:00 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

AGENDA ITEM

Thursday, September 3, 2015 - 6:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

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

BP-15-1306: 170 Cabin Creek Road

Request: Alterations to an historic structure – new siding and new windows
Location: 170 Cabin Creek Road, Meeker Park area
Zoning: Forestry (F) Zoning
Applicant: Ken Von Wald

PURPOSE

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

BACKGROUND

Staff has received a building permit application for new windows and new siding on an historic cabin.

On August 24, 2015, a subcommittee of the HPAB met and reviewed the cabin. The two members were split on their decision of landmark eligibility, and requested that the review be brought to a full-board hearing.

The cabin dates to 1957 although the land by itself had a colorful ownership history. It was first homesteaded by Franklin Hornbaker and eventually was bought by H. Gay Nowels and O.L. Dever. The Devers started the Meeker Park Lodge, which is on an adjacent parcel to the one being reviewed. Although the Devers built several of the cabins in the area, the cabin at 170 Cabin Creek Road was built by Bernard and Carol Miles after they bought the land in 1952. Mr. Miles was a prominent banker in Boulder. The Miles' only owned the property for seven years. The longest owners of the cabin were Lynn and Rebecca Taylor who owned it for 34 years before it transferred to their children. Mr. Taylor was a director of the Kansas School of Religion. One of the Taylor's children, Martha, married one of the Dever grandsons. The current owners bought the property in 2014 after it changed ownership a couple more times.

An historic site survey is being completed on the property and is included in draft form in the packet. The survey finds that the cabin lacks the significance to be individually landmarked, based both on its architecture and its social history, but that it may contribute to a Meeker Park district if such a district were ever created. However, the Meeker Park area has never been surveyed for district potential.

The cabin has two additions, one which may be over 50 years of age as it appears on the 1966 Assessor's photo. The other addition is on the rear and undated. The 1966 photo also shows the addition of a small entry covering. The stone chimney that is in the middle of the house has been clad in half-log siding to match the rest of the cabin. The windows and siding appear to be original.

The proposal for the cabin includes new windows and new siding. All of the original wood windows are proposed to be replaced with aluminum clad windows. Some of the replacements have dividers that replicate the original light patterns. The existing wood siding is proposed to be replaced with a metal faux-wood siding. The applicant has provided window specs, information on the proposed siding and a letter from his insurance company requiring some measures to be taken in order to keep his policy.

CRITERIA FOR LANDMARK STATUS

15-501 Criteria for Landmark Designation:

- A. In determining whether a structure, site, or district is appropriate for designation as a historic landmark, HPAB and the Board shall consider whether the landmark proposed for designation meets one or more of the following criteria:
1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
 2. the proposed landmark as a location of a significant local, county, state, or national event;
 3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
 4. the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
 5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
 6. the proposed landmark's archaeological significance;
 7. the proposed landmark as an example of either architectural or structural innovation; and
 8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

SIGNIFICANCE

The cabin may qualify for landmark designation under Criteria 8.

Criteria 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 may be a contributing structure to a Meeker Park area district if such a district were ever created.




RECOMMENDATION

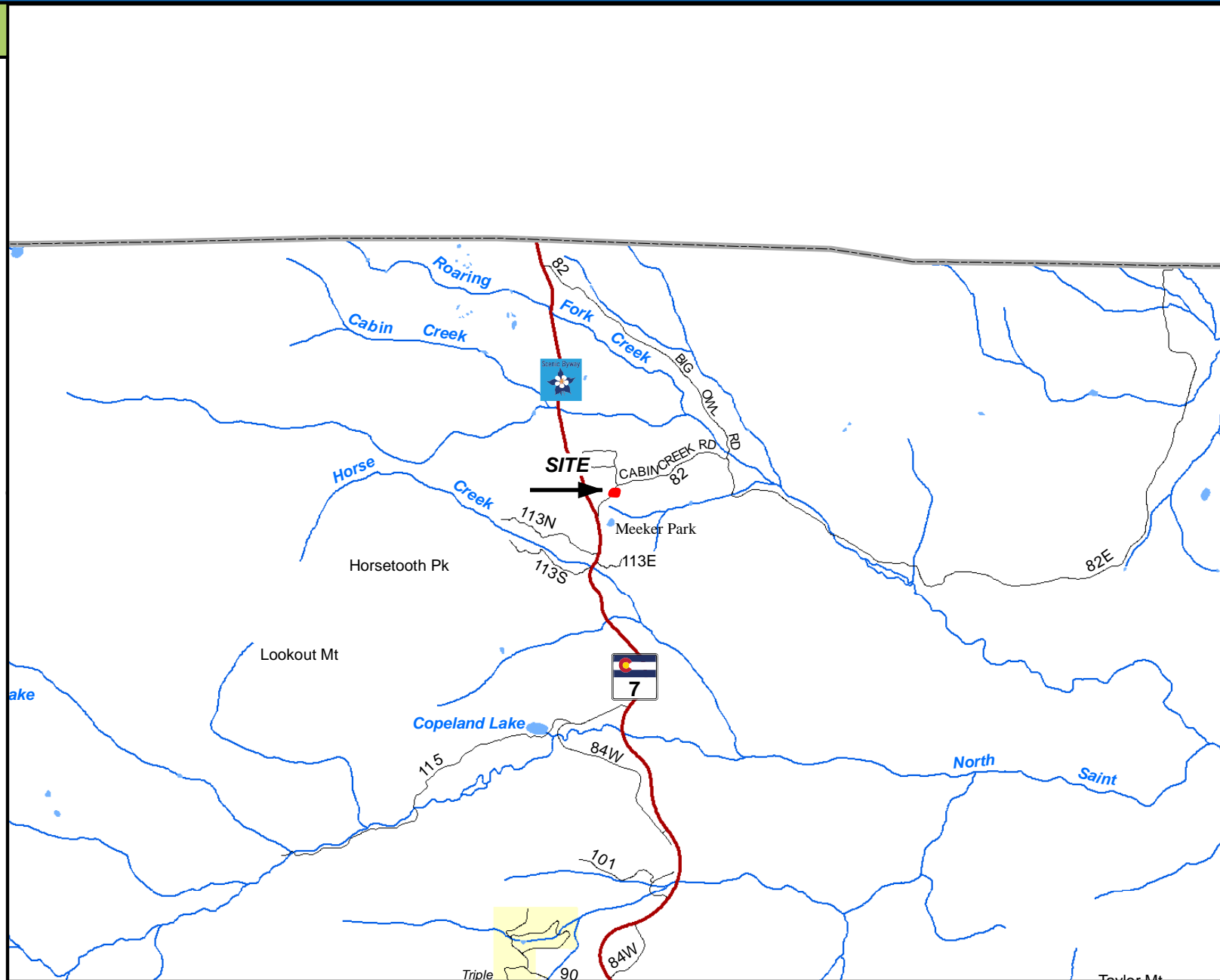
Staff agrees with the historic site survey that the cabin may contribute to a Meeker Park district, therefore, staff recommends that the HPAB finds the cabin at 170 Cabin Creek Road eligible for landmark status under Criteria 8.

In addition, staff finds that replacing original wood windows with aluminum windows and replacing perhaps original wood siding with faux-wood metal siding would have a negative impact on the eligibility of the cabin. Staff recommends that the HPAB find that the proposed alterations to 170 Cabin Creek Road would have an adverse impact on the historic significance of the property and therefore place a stay on BP-15-1306 of up to 180 days in order to explore other options.

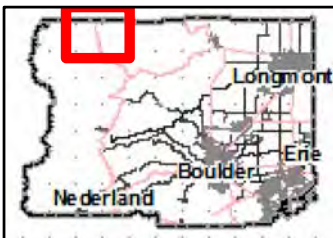


Legend

-  Subject Property
-  County Boundary
-  Subdivisions





Area of Detail Date: 8/25/2015



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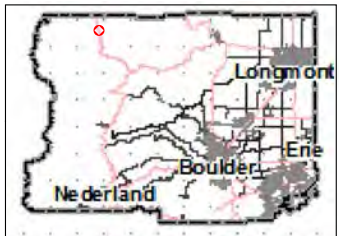


Legend

-  Subject Property
-  Parcels





Area of Detail Date: 8/25/2015



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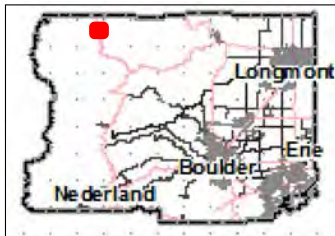


Legend

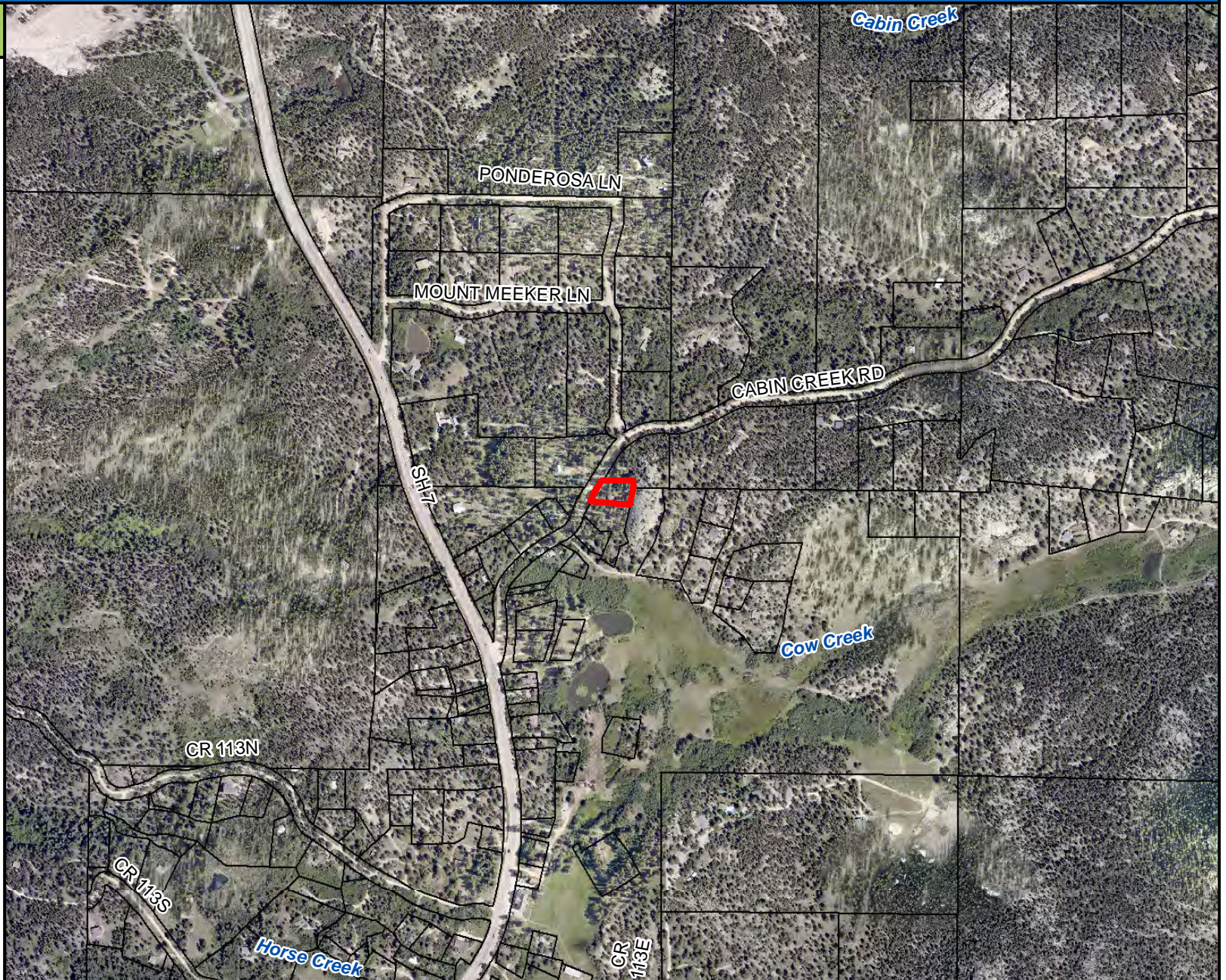
-  Subject Property
-  Parcels



Area of Detail Date: 8/25/2015



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Resource Number: 5BL13267
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: 5BL13267
2. Temporary resource number:
3. County: Boulder
4. City: Allenspark vicinity
5. Historic building name: Miles~Taylor Cabin
6. Current building name: Von Wald Cabin
7. Building address: 170 Cabin Creek Drive
8. Owner name and address: Kenneth and Laurie Von Wald, 826 Bluefield, Longmont, CO 80504

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3N Range 73W
NE ¼ of NE ¼ of NW ¼ of SE ¼ of section 11
and SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 11
10. UTM reference
Zone 13 ; 455014 mE 4454466 mN
11. USGS quad name: Allens Park Quad
Year: 1957, photo-revised to 1978 Map scale: 7.5' x 15' Attach photo copy of appropriate map section.
12. Lot(s): n/a Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The property is the legally defined parcel at 170 Cabin Creek Road. Cabin Creek Road borders the property on the west and a large rock formation borders the property along the east.

III. Architectural Description

14. Building plan (footprint, shape): Irregular

Resource Number: 5BL13267

Temporary Resource Number:

15. Dimensions in feet: Length 24 x Width 30

16. Number of stories: 1

17. Primary external wall material(s): wood, horizontal siding

18. Roof configuration: Side-gabled roof

19. Primary external roof material: asphalt roof, composition

20. Special features:

21. General architectural description: The cabin at 170 Cabin Creek Road is a one-story rustic cabin sided in wood horizontal half-log siding. The front façade of the cabin faces roughly west. The front portion of the cabin, the oldest part, has a side-gabled roof covered in asphalt dimensional shingles and sits on a horizontal sandstone foundation. The main entrance is off-centered to the right on the façade, has two concrete steps, and has a front-gabled covering held up with log bracing that meet the cabin about 2/3rds of the way up. The door is wood and has a screen door with 4 sections that is similar to others in the area. The screen door is different than the one in the 1959 and 1966 Assessor's card photos. There is a three-panel window on the left side of the front façade and a two-panel window on the right side. The three-panel feature has a casement window of 6 lights, 12 lights in the center, and another casement window of 6 lights; while the two-panel feature is two casement windows of 6 lights each. They appear to be original based off the 1959 photo. Continuing around the left side of the cabin, or roughly north, there is a 9-light window and then a side-gabled wing that is shorter in height than the main section. Because the wing is shorter, the vertical wood siding of the gable of the main section is revealed. The wing appears on the 1959 Assessor's card so it may be original. The front half of this wing also is on a sandstone foundation while the back half is on brick. There is a door with two concrete steps and a 2-over-2 window on the north end of the wing, and a double window with 2-over-2 lights on the rear. A sizable addition with a flat roof and metal flashing is on the rear of the cabin extending south past the end of the cabin's original section. It has a concrete foundation. This addition appears on the 1966 Assessor's card. There is a chimney on the rear of the original cabin and on the edge of the addition. Currently the chimney is clad in horizontal half-log wood siding, but an undated older picture shows that it was once stone. The north end of the addition has two small horizontally-oriented windows of 3 lights each; the south end has two 1-over-1 double-hung windows; and there is a double window with 2-over-2 lights on the east side. There is another addition on the northeast corner of the first addition that measures roughly 10' x 10'. This undated addition has a front-gabled roof with asphalt shingles and stands taller than the flat-roofed addition but perhaps the same as the original cabin. There is a door on the north side.

Resource Number: 5BL13267
Temporary Resource Number:

22. Architectural style/building type: Rustic

23. Landscaping or special setting features: mountains, large rock formation at back of parcel

24. Associated buildings, features, or objects: There is a small shed on the north edge of the property. It is clad in horizontal siding and has a shed roof. It is in poor condition with the back side open and a tree growing through part of the roof. Directly south of the shed is a privy with half-log siding and a shed roof. Behind the cabin is a fire pit with a few benches around it.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1957 Actual: _____

Source of information: Boulder County Assessor's records

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Bernard and Carol Miles

Source of information: Boulder County deed, 1952

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

The cabin is believed to have been built in 1957 as per Boulder County Assessor's records. The cabin was assessed in 1959, at which time a photo and a footprint were done. This 1959 record does not show the entry covering however it does show the small bump-out on the left side of the cabin. The cabin was again assessed in 1966 and another photo and footprint were done. Comparing the two records shows that by 1966 the entry covering did exist as well as a roughly 30' x 13' addition on the rear that extends slightly to the right. Recent photos show that a small undated addition has been added behind the left side of the rear addition.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, single dwelling

32. Intermediate use(s):

33. Current use(s): Domestic, single dwelling

Resource Number: 5BL13267

Temporary Resource Number:

34. Site type(s): mountain parcel

35. Historical background: The property has a long ownership history having first been a part of the homestead of Franklin Hornbaker in 1900,¹ although it appears that he turned around and sold part of his homestead immediately to Cora Howell on the same day.² Cora held the property until 1912 when she sold it to Hattie Robinson.³ In 1923 the quarter section known as the Franklin Hornbaker Homestead was acquired by H. Gay Nowels and O.L. Dever, both teachers in Longmont.⁴ They worked together to repair the homestead house. Over the years they added several cabins to the property but after his wife passed away, Nowels sold his share of the property to O.L. and Crete Devers. The Devers then worked on creating the Meeker Park Lodge, which is still owned by the Dever family today. In an oral interview with Crete Dever in 1977, Mrs. Dever says that some of their regular guests at the Lodge went on to build their own cabins, and Lorna Knowlton states in her book Weaving Mountain Memories that some 80 families bought land from the Devers and built their own cabins.⁵ In 1952, the Devers sold part of their property to Bernard and Carol Miles creating the current configuration of the parcel in discussion.⁶ It is not known if the Miles' ever stayed at Meeker Park Lodge before they bought this property.

The cabin is believed to have been built in 1957 under the ownership of Bernard and Carol Miles.⁷ Bernard Russell Miles was born in 1916 in Alberta, Canada.⁸ Carol Levon Miles, neé Nelson, was born in 1911 in Valparaiso, Nebraska.⁹ They married in April 1942 in Fremont, NE. Bernard worked at a bank while Carol taught school. Bernard served in the military for 3 ½ years during WWII¹⁰ before he and Carol moved to Boulder, Colorado, in 1948. Over the years they lived at several locations in Boulder including 635 Arapahoe,¹¹ 821 15th Street, and 2415 Grape. Bernard moved his way up in banking and eventually became the vice president of the First National Bank. He was also very active in the community and was at times the president of the Hospital Association,¹² the Downtown Business Association,¹³ the Denver Chapter of the National Assoc. of Bank Auditors and Controllers, the Philharmonic Society of Boulder, and the Boulder Kiwanis Club.¹⁴ Carol was also active in the community. A 1957 article in the Daily Camera for his school board candidacy lists under Bernard's hobbies "a summer cabin in Meeker Park."¹⁵ The Miles' had one son, Stephen. Bernard died in April 1976, and Carol died in March 1999 in Colorado Springs.

The Miles' only owned it for seven years before they sold it to Lynn and Rebecca Taylor in 1959.¹⁶

Reverend Lynn F. and Rebecca E. Taylor were the parents of Martha Jane Taylor who eventually married Daniel Dever, the grandson of O.L. and Crete Dever,¹⁷ in 1967. Rebecca Taylor, neé Jones, was born in 1921 in Kansas City, Missouri. Lynn Franklin Taylor was born in 1920. They married on June 11, 1944 in Osborne, KS. Together

Resource Number: 5BL13267
Temporary Resource Number:

they lived in both Crete, Nebraska, and since 1969, in and around Lawrence, KS.¹⁸ The Rev. Lynn Taylor had been the director of the Kansas School of Religion and Rebecca Taylor had been a school teacher. The Rev. Lynn Taylor died in 1988 and Rebecca died in 1993 at which time the cabin was passed on to their children Martha Taylor Dever, Priscilla Taylor Fussman and L. Franklin Taylor.

Dan Dever stated in an email that while the land and cabin have been in and out of Dever ownership, it has never been used as part of the Meeker Park Lodge.¹⁹

The cabin was sold out of the Taylor and Dever families in 2003 and was briefly owned by Merrill and Adam Devito before being bought in 2004 by Jill and Larry Ellis. The Ellis' sold the cabin to the current owners, Kenneth and Laurie Von Wald in 2014.

36. Sources of information: See endnotes.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

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

39. Area(s) of significance: n/a

40. Period of significance: n/a

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The cabin is a good representation of the vacation homes that are prevalent in the Meeker Park area.

Resource Number: 5BL13267
Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: The cabin exhibits a high level of physical integrity when considering the seven aspects of integrity related to significance – location, design, setting, materials, workmanship, feeling and association. It still has several, if not all, of the original windows and the siding appears to also be original. The first addition and the entry covering date to at least 1966 and may be over 50 years of age.

However, the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Boulder County Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible x Need Data ___

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

Discuss: The nearby Meeker Park Lodge has already been determined to be eligible for National Register landmark status. This cabin is associated with the Meeker Park Lodge as the property was owned by the Dever family before the cabin was built, was bought by the future in-laws of one of the Dever grandchildren, and was re-acquired by the Dever family in 1993. The cabin is on a parcel that is contiguous to the parcel of the Meeker Park Lodge. However, if the Meeker Park Lodge were landmarked as a district, this cabin should not be included as it was never rented out as part of the Meeker Park Lodge. The cabin may contribute to a Meeker Park area district, although such a district has never been explored and much more research would be necessary before a definitive conclusion.

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:

Negatives filed at:

48. Report title:

49. Date(s): August 2015

50. Recorder(s): Jessica Fasick

51. Organization: Boulder County Land Use

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

Resource Number: 5BL13267
Temporary Resource Number:
53. Phone number(s): 303-441-3930

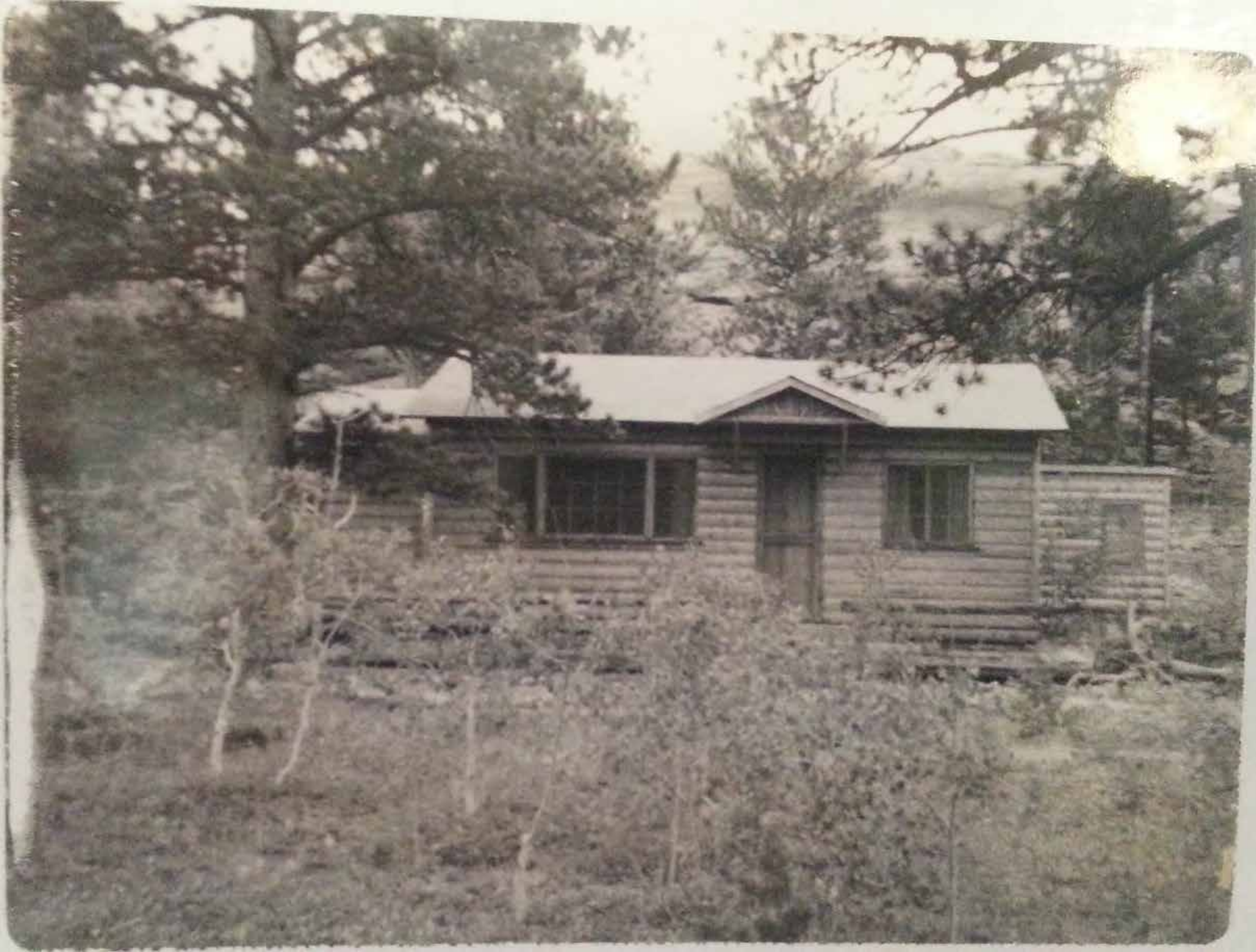
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

-
- ¹ United States of America Homestead Patent, 11 December 1900
 - ² Boulder County Deed
 - ³ Boulder County Deed
 - ⁴ Crete Childers Dever, *Meeker Park and the Dever Family*, 1970, p. 8
 - ⁵ Weaving Mountain Memories, p.242
 - ⁶ Boulder County Deed
 - ⁷ Boulder County Assessor's Records
 - ⁸ "Obituary: Bernard Miles," *Boulder Daily Camera*, 25 April 1967
 - ⁹ "Obituary: Carol Miles," *Boulder Daily Camera*, 25 May 1999
 - ¹⁰ "Bernard R. Miles First Candidate for Boulder School Board Election," *Boulder Daily Camera*, 14 March 1957
 - ¹¹ *Polk's Boulder City Directory*, 1953
 - ¹² "Bernard Miles New President of Hospital Assn," *Boulder Daily Camera*, 1 March 1967
 - ¹³ "DBA Elects Officers Thursday," *Boulder Daily Camera*, 8 October 1975
 - ¹⁴ "Obituary: Bernard Miles"
 - ¹⁵ "Bernard R. Miles First Candidate for Boulder School Board Election"
 - ¹⁶ Boulder County Deed
 - ¹⁷ Devers, p.19
 - ¹⁸ Obituary, Rebecca E Jones Taylor, Find-a-Grave
 - ¹⁹ Email dated 8/6/2015



732-4

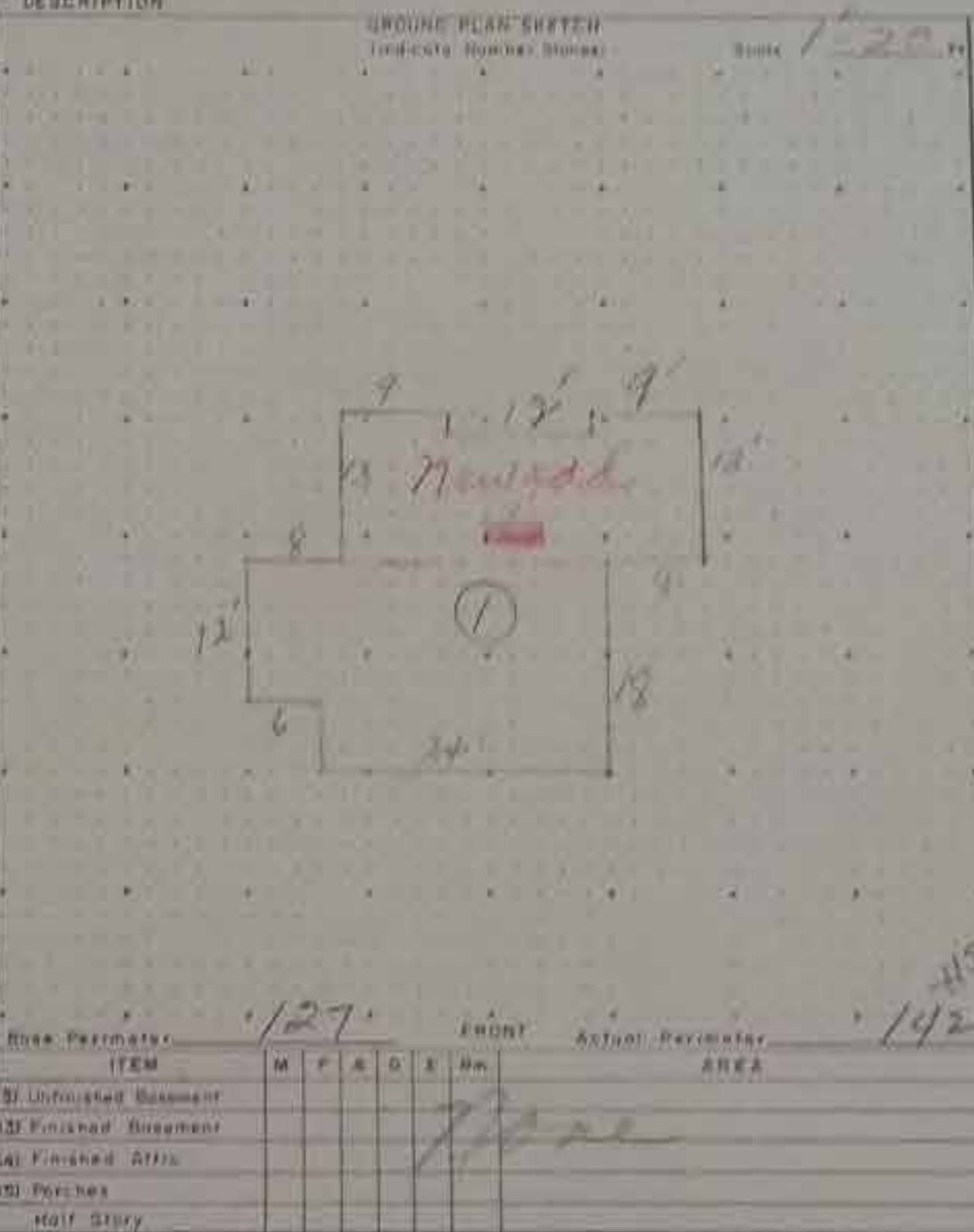


NS058451

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD — RESIDENTIAL

CLASSIFICATION No. RDA		STORIES		UNITS		ROOMS		PHYSICAL CONDITION	
TYPE		USE		Construction		Quality Rating		YEAR	
<input checked="" type="checkbox"/>	Single Dwelling		Frame	<input checked="" type="checkbox"/>	M	Minimum	19		
	Double Dwelling		Stone		F	Fair	18		
	Multi Dwelling		Block		A	Average	10		
	Residential Apartment		Brick Veneer		G	Good	18		
			Plates		E	Excellent	15		

(1) FOUNDATION		(5) FLOORS		(11) PLUMBING		No	UNIT	COST	COST
A	Concrete	A	Wd Joint	A	Base	1		920	
B	Block	B	Sub Floor	B	3 pc Bath				
C	Stone	C	Softwood Flg	C	2 pc Bath				
D	Brick	D	Hardwood Flg	D	Lavatory				
E	Plats	E	Concrete	E	Toilet				
F	Mud Sills	F	Resilient Flg	F	Bathub				
G	Corrsons	G	Corrat	D	Shower Stall				
				H	Kitchen Sink				
				I	Laundry Tub				
				J	H.W. Heater				
				K	Garbage Disp				
				L	Dishwasher				
(2) EXTERIOR W.		(6) INTERIOR FINISH		TOTAL				920	
A	Fr Wd or Sh S	A	Unfinished						
B	Fr. Asbestos S	B	Plastered						
C	Fr. Stucco	C	Orgwall						
D	Fr. Vn Veneer	D	Waterboard						
E	Brk B Pointed	E	Plywood						
F	Brk B Shucco	F	Hardwood Trim						
G	Brk B Orn or Brk	G	Knotty Pine						
H	Log								
L	Native Stone								
M	Insl Walls								
(3) ROOF		(7) BATH FLOORS		(12) HEATING & COOLING					
A	Flat	A	Base	Stove	X	NC	Pipeless		
B	Shed			Hot Air			Gravily		
C	Gable			Steam			Forced		
D	Hip			Hot Water			Baseboard		
E	Gambrel			Electric			Radiant		
F	Overhang			Unit Heater			Ceiling		
				Floor Furnace			Gas		
				Wall Furnace			Oil		
				Boiler			Coal		
				Fireplace	X		Stoker		
							Refrigerated		
							Evaporated		



AREA - MAIN BUILDING	
2,7	18
2,7	18
11,30	330
12,30	360
6,24	144
TOTAL 770	

RATE ADJUSTMENT COMPUTATIONS	
ITEM	AREA OR QUANTITY
113/60	70
	5.80

DOLLAR ADJUSTMENT COMPUTATIONS				
ITEM	AREA OR QUANTITY	UNIT	ADJUST	COST
113/60	70		15	1050
302	142		75	10650
				+318

(4) ROOFING		Other Items and Remarks	
A	Wood Shg	108 ft course 32 ft	
B	Wood Shakes		
C	Asphalt Shg		
D	Asbestos Shg		
E	Built up T.B.S		
F	Tile		
G	Stone		
H	Metals		
I	Prepared Roll		
J	Insl Ceiling		

COMPUTATIONS													
YEAR		19		18		17		16		15		14	
Computed By	Aug 19 66												
ITEM	Area or Quantity	Unit	Total	Area or Quantity	Unit	Total	Area or Quantity	Unit	Total	Area or Quantity	Unit	Total	Area or Quantity
First Floor	870	380	5046										
Second Floor													
Third Floor													
Half Story													
Plumbing			920										
Heating & Cooling			550										
Unfinished Basement													
Finished Basement													
Finished Attic													
Porches													
Dollar Adjustment			+318										

(16), (17), (18) OTHER IMPROVEMENTS										
CLASS OR ITEM	Grade	Walls	Floor	Roof	Dimensions	Area Sq Ft	Unit Cost	R.C.N.	Age	% Good
Front					102	32	35			
								35		95

DEPRECIATION										
Year of Construction	Year of Acquisition	Year of Depreciation	Year	Age	Life	% Good	Condition	Factor	Economic	Abstract % Good
1957	66	67	10			95				75

Replacement Cost New	6834
Percent Good	95%
R.C.N.L.D.	6492
Other Adjustments	33
TOTAL R.C.N.L.D.	6525





170

WELCOME

DACHSHUND
SECURITY
FORCE



170























170





Protected
By
ACHSH INC
SECURITY
PRICE

0/12/20













February 10, 2015



Coverage: Homeowners
Reference Number: 34RBC295993

MB 01 000316 67735 E 2 A



Ken Von Wald
826 Bluefield Ct
Longmont, CO 80504-2689

***Important Information
about Your Homeowners
Insurance Policy***

2/26/15 - Extended Siding Deadline to 7/31/15.

Dear Ken Von Wald,

Thank you for insuring your home with the Homeowners Insurance Program from The Hartford through Ins Assoc Inc.

At The Hartford, we understand that we're providing more than home protection and value your trust in us to help you keep your life moving forward.

From everyday life to life-changing events, your home is in the center of it all. We're committed to protecting your greatest asset, so you can have confidence that at the most crucial moment you are properly covered and your life is uninterrupted.

As part of our commitment to you, we recently conducted a visual inspection of your home located at 170 Cabin Creek Rd Allenspark, CO 80510. The inspection revealed potential hazards that could increase the chance of a loss or injury to you or others on your property.

With your best interest in mind, we are requiring that the following items be addressed to safeguard your property and your well being.

- * The siding on your home is weathered and in need of paint or stain; the siding must be re-stained or painted.
- * Siding is missing in the rear of your home; all damaged and/or missing siding must be replaced.
- * Please answer the following questions regarding your wood/coal/pellet stove: Is the stove UL (underwriters laboratory) listed?
- * Was the stove installed by a licensed contractor? (If no, please attach documentation from a Fire Marshall or licensed contractor that this stove was inspected and approved.)
- * How is the stove used? Primary source of heat or Supplemental or

secondary source of heat?

* Are the stove and chimney professionally cleaned annually?

* Please provide the date (month/year) that the stove and chimney were last cleaned _____

Because of the serious hazards these items pose, you must address them and send us proof that they have been addressed by March 12, 2015. Photos of the repairs or copies of contractor's receipts are acceptable proof that the hazards have been eliminated.

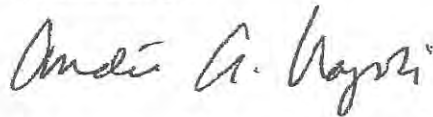
You may send these documents to us in the postage paid envelope enclosed; fax them to us at 1-877-538-4105, or email them to U/WRenewalProcessingUnit.PLIC@thehartford.com, whichever is most convenient for you.

Please note that failure to address the above items and to send us the proof that you have done so may cause your policy to be cancelled or not renewed.

If you have any questions, please call us, toll free, at 1-800-624-5578. We are open Monday through Friday from 8 a.m. to 8 p.m., your time. One of our customer service representatives will be pleased to assist you.

We value you as a policyholder and look forward to helping you keep your life uninterrupted for many years to come.

Sincerely,



André A. Napoli, President
The Hartford

This insurance program is underwritten by Hartford Fire Insurance Company and its affiliates, Hartford, CT.

6490231330\344578\0210\CO\10.018\VJ\102687

BUDGET HOME CENTER
 780 BOSTON AVE
 LONGMONT, CO 80501
 Phone: 303 678-8800
 Fax: 303 776-9644

QUOTE: 236

QUOTE DETAIL
 Project Number: 236
 Printed: 7/16/2015 5:14:18 PM

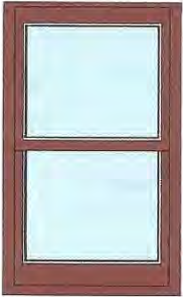
CQ Prj #:	236	System #:	0	Order Date:	7/11/2015	Valid Date:	8/11/2015
		Dealer Prj #:	236				
Sold To:	1			Ship To:	1		
BUDGET HOME CENTER				BUDGET HOME CENTER			
780 BOSTON AVE				780 BOSTON AVE			
LONGMONT, CO 80501				LONGMONT, CO 80501			
Phone:	303 678-8800	Fax:	303 776-9644	Phone:	303 678-8800	Fax:	303 776-9644

Delivery Instructions: *170 CABIN CREEK RD
 ALLENSPARK CO 80510*

Drop Ship:

Weather Shield proposes to furnish products as stated below.
 All Units viewed from Exterior.

Item Number: 1
 Quantity: 2
 Total Jamb To Jamb: 25 X 40 3/4
 Total Rough Opening: 25 1/2 X 41 1/4



W

Signature Series
 Double Hung Tilt
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Product ID-8109
 Product Arrangement-1 Wide
 Sizing Method-Rough Opening
 Venting Frame Proportion-Even
 Overall Jamb Width-25
 Jamb Height-40 3/4
 R/O Width-25 1/2
 Overall R/O Width-25 1/2
 R/O Height-41 1/4
 Top Glass Width-19 1/2
 Top Glass Height-16 5/16
 Bottom Glass Width-19 1/2
 Bottom Glass Height-16 5/16

Egress Unit-No
 Operating Code-Operating
 Exterior Frame Finish-Aluminum Clad
 Exterior Sash Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605
 Exterior Color-Brick Red
 Overall Jamb Depth-4 9/16
 Jamb Liner Color-Tan
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered All Sash
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-1 Lite
 Hardware Color-Tan
 Screen-Full Screen
 Screen Color-Brick Red
 Screen Application-Factory Applied

PO:
 JOB NAME: VON WALD
 LOCATION: MBR 1 MBR 2

List Price:		Per Unit:	\$590.00	Ext. Price:	\$1,180.00
Discounts:	23.75%		\$140.12		\$280.24
Unit Price:			\$449.88		\$899.76

Item Number: 4
 Quantity: 1
 Total Jamb To Jamb: 33 X 13 3/4
 Total Rough Opening: 33 1/2 X 14 1/4



W

Signature Series
 Direct Set
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Frame Style-Slider
 Product ID-8306
 Sizing Method-Jb to Jb/Frame Size
 Jamb Width-33
 Jamb Height-13 3/4
 R/O Width-33 1/2
 R/O Height-14 1/4
 Glass Width-30 1/4
 Glass Height-11
 Exterior Frame Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605
 Exterior Color-Brick Red
 Jamb Extension Type-Standard Jamb
 Extension

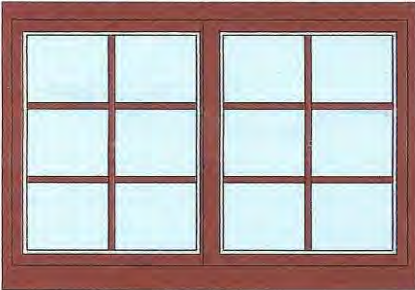
Overall Jamb Depth-4 9/16
 Jamb Extension Material-Pine
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-1 Lite

PO:
 JOB NAME: VON WALD
 LOCATION: BATHROOM

List Price:		Per Unit:	\$312.00	Ext. Price:	\$312.00
Discounts:	23.75%		\$74.10		\$74.10
Unit Price:			\$237.90		\$237.90



Item Number: 5
 Quantity: 1
 Total Jamb To Jamb: 39 1/4 X 27 1/4
 Total Rough Opening: 39 3/4 X 27 3/4



RAW

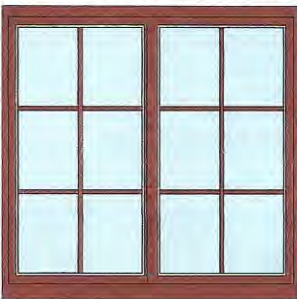
Signature Series
 Double Slider
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Product ID-8401
 Sizing Method-Rough Opening
 Jamb Width-39 1/4
 Jamb Height-27 1/4
 R/O Width-39 3/4
 R/O Height-27 3/4
 Egress Unit-No
 Glass Width-16 3/4
 Glass Height-21 1/16
 Operating Code-XO
 Exterior Frame Finish-Aluminum Clad
 Exterior Sash Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605

Exterior Color-Brick Red
 Overall Jamb Depth-4 9/16
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-Grille Between Glass
 GBG Bar Width-5/8
 GBG Bar Profile-Flat
 GBG Bar Color-Brick Red
 Number Lites Wide-2
 Number Lites High-3
 Hardware Color-Tan
 Sash Lock-Single
 Screen-Full Screen
 Screen Color-Brick Red
 Screen Application-Factory Applied

PO:
 JOB NAME: VON WALD
 LOCATION: GRT ROOM

		Per Unit:	Ext. Price:
List Price:		\$651.00	\$651.00
Discounts:	23.75%	\$154.61	\$154.61
Unit Price:		\$496.39	\$496.39

Item Number: 6
 Quantity: 2
 Total Jamb To Jamb: 43 1/2 X 42 3/4
 Total Rough Opening: 44 X 43 1/4



RAW

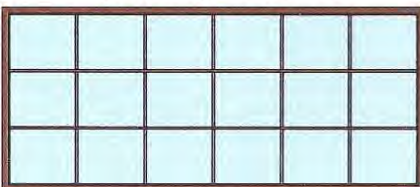
Signature Series
 Double Slider
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Product ID-8401
 Sizing Method-Rough Opening
 Jamb Width-43 1/2
 Jamb Height-42 3/4
 R/O Width-44
 R/O Height-43 1/4
 Egress Unit-No
 Glass Width-18 7/8
 Glass Height-36 9/16
 Operating Code-XO
 Exterior Frame Finish-Aluminum Clad
 Exterior Sash Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605

Exterior Color-Brick Red
 Overall Jamb Depth-4 9/16
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-Grille Between Glass
 GBG Bar Width-5/8
 GBG Bar Profile-Flat
 GBG Bar Color-Brick Red
 Number Lites Wide-2
 Number Lites High-3
 Hardware Color-Tan
 Sash Lock-Double
 Screen-Full Screen
 Screen Color-Brick Red
 Screen Application-Factory Applied

PO:
 JOB NAME: VON WALD
 LOCATION: GRT ROOM

		Per Unit:	Ext. Price:
List Price:		\$816.00	\$1,632.00
Discounts:	23.75%	\$193.80	\$387.60
Unit Price:		\$622.20	\$1,244.40

Item Number: 7
 Quantity: 1
 Total Jamb To Jamb: 97 1/2 X 42 3/4
 Total Rough Opening: 98 X 43 1/4



RAW

Signature Series
 Direct Set
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Frame Style-Slider
 Product ID-8306
 Sizing Method-Jb to Jb/Frame Size
 Jamb Width-97 1/2
 Jamb Height-42 3/4
 R/O Width-98
 R/O Height-43 1/4
 Glass Width-94 3/4
 Glass Height-40
 Exterior Frame Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605
 Exterior Color-Brick Red

Overall Jamb Depth-4 9/16
 Jamb Extension Material-Plane
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-Grille Between Glass
 GBG Bar Width-5/8
 GBG Bar Profile-Flat
 GBG Bar Color-Brick Red
 Number Lites Wide-6
 Number Lites High-3
 Packaging-Unit to be Crated



BUDGET HOME CENTER
 780 BOSTON AVE
 LONGMONT, CO 80501
 Phone: 303 678-8800
 Fax: 303 776-9644

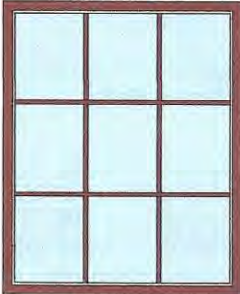
QUOTE DETAIL
 Project Number: 236
 Printed: 7/16/2015 5:14:18 PM

Jamb Extension Type-Standard Jamb
 Extension

PO:
 JOB NAME: VON WALD
 LOCATION: GRT ROOM

List Price:		Per Unit:	Ext. Price:
		\$1,682.10	\$1,682.10
Discounts:	23.75%	\$399.50	\$399.50
Unit Price:		\$1,282.60	\$1,282.60

Item Number: 8
 Quantity: 1
 Total Jamb To Jamb: 35 X 42 3/4
 Total Rough Opening: 35 1/2 X 43 1/4



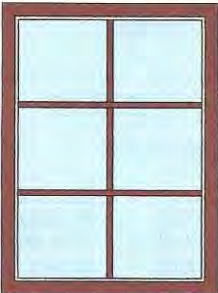
Signature Series
 Direct Set
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Frame Style-Slider
 Product ID-8306
 Sizing Method-Jb to Jb/Frame Size
 Jamb Width-35
 Jamb Height-42 3/4
 R/O Width-35 1/2
 R/O Height-43 1/4
 Glass Width-32 1/4
 Glass Height-40
 Exterior Frame Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605
 Exterior Color-Brick Red
 Jamb Extension Type-Standard Jamb
 Extension

Overall Jamb Depth-4 9/16
 Jamb Extension Material-Pine
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-Grille Between Glass
 GBG Bar Width-5/8
 GBG Bar Profile-Flat
 GBG Bar Color-Brick Red
 Number Lites Wide-3
 Number Lites High-3

PO:
 JOB NAME: VON WALD
 LOCATION: GRT ROOM

List Price:		Per Unit:	Ext. Price:
		\$599.00	\$599.00
Discounts:	23.75%	\$142.26	\$142.26
Unit Price:		\$456.74	\$456.74

Item Number: 9
 Quantity: 1
 Total Jamb To Jamb: 23 1/4 X 31
 Total Rough Opening: 23 3/4 X 31 1/2



Signature Series
 Direct Set
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Frame Style-Slider
 Product ID-8306
 Sizing Method-Jb to Jb/Frame Size
 Jamb Width-23 1/4
 Jamb Height-31
 R/O Width-23 3/4
 R/O Height-31 1/2
 Glass Width-20 1/2
 Glass Height-28 1/4
 Exterior Frame Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605
 Exterior Color-Brick Red
 Jamb Extension Type-Standard Jamb
 Extension

Overall Jamb Depth-4 9/16
 Jamb Extension Material-Pine
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-Grille Between Glass
 GBG Bar Width-5/8
 GBG Bar Profile-Flat
 GBG Bar Color-Brick Red
 Number Lites Wide-2
 Number Lites High-3

PO:
 JOB NAME: VON WALD
 LOCATION: KITCHEN

List Price:		Per Unit:	Ext. Price:
		\$406.00	\$406.00
Discounts:	23.75%	\$96.42	\$96.42
Unit Price:		\$309.58	\$309.58



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Item Number: 10
 Quantity: 1
 Total Jamb To Jamb: 39 1/4 X 27 1/4
 Total Rough Opening: 39 3/4 X 27 3/4



km

Signature Series
 Double Slider
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Product ID-8401
 Sizing Method-Rough Opening
 Jamb Width-39 1/4
 Jamb Height-27 1/4
 R/O Width-39 3/4
 R/O Height-27 3/4
 Egress Unit-No
 Glass Width-16 3/4
 Glass Height-21 1/16
 Operating Code-XO
 Exterior Frame Finish-Aluminum Clad
 Exterior Sash Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605

Exterior Color-Brick Red
 Overall Jamb Depth-4 9/16
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-Grille Between Glass
 GBG Bar Width-5/8
 GBG Bar Profile-Flat
 GBG Bar Color-Brick Red
 Number Lites Wide-2
 Number Lites High-2
 Hardware Color-Tan
 Sash Lock-Single
 Screen-Full Screen
 Screen Color-Brick Red
 Screen Application-Factory Applied

PO:
 JOB NAME: VON WALD
 LOCATION: KITCHEN

		Per Unit:	Ext. Price:
List Price:		\$635.00	\$635.00
Discounts:	23.75%	\$150.81	\$150.81
Unit Price:		\$484.19	\$484.19

Item Number: 12
 Quantity: 2
 Total Jamb To Jamb: 29 1/2 X 39 1/2
 Total Rough Opening: 30 X 40



am

Signature Series
 Casement
 Rectangle
 Product Configuration-Complete Unit
 Manufactured Date-7-30-2012 to Present
 Product ID-8205
 Product Arrangement-1 Wide
 Design Pressure-No DP Required
 Sizing Method-Rough Opening
 Overall Jamb Width-29 1/2
 Jamb Height-39 1/2
 R/O Width-30
 Overall R/O Width-30
 R/O Height-40
 Glass Width-25 3/8
 Glass Height-35 3/8
 Operating Code-Right
 Exterior Frame Finish-Aluminum Clad

Exterior Sash Finish-Aluminum Clad
 Aluminum Paint Finish-AAMA 2605
 Exterior Color-Brick Red
 Sash Profile-Putty
 Jamb Extension Type-Standard Jamb
 Extension
 Overall Jamb Depth-4 9/16
 Jamb Extension Material-Pine
 Glazing Bead-Wood
 Glass Type-Insulated Low E
 Glazing Bead Type-Colonial
 Tempered-Tempered Glass
 Capillary Tubes-W/Capillary Tubes
 Lite Configuration-1 Lite
 Operator Type-Dual Arm Operator
 Hardware Color-Tan
 Egress Unit-Yes
 Handle Application-Handle/Cover/Kit Ship
 Separate
 Screen Application-Factory Applied

PO:
 JOB NAME: VON WALD
 LOCATION: MBR 3 MBR 3

		Per Unit:	Ext. Price:
List Price:		\$684.00	\$1,368.00
Discounts:	23.75%	\$162.45	\$324.90
Unit Price:		\$521.55	\$1,043.10

Order Subtotal:	\$8,465.10
Less Discounts:	\$2,010.44
Net Amount:	\$6,454.66
State Taxes:	\$0.00
Cty Taxes:	\$0.00
Local Taxes:	\$0.00
Taxes(Other):	\$0.00
Misc Charges:	\$0.00
Grand Total:	\$6,454.66

QUOTE MAY NOT INCLUDE TAXES, SHIPPING CHARGES OR MINIMUM CHARGE ADJUSTMENTS.



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Charges for shop drawings, field measurements, and handling fees are not included.

Refer to Acknowledgement for updated pricing.

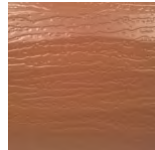


970-227-3245
ORDER DIRECT

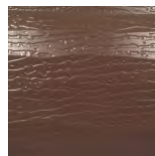


HOME | ABOUT US | PRODUCT | GALLERY | CONTACT | COMPARE | LOG

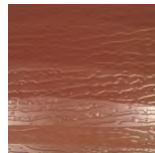
TRULOG
COLORS



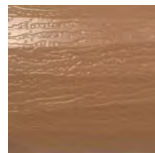
CEDAR



AUTUMN
BROWN



CANYON RED



SABLE

*COLORS ARE REPRESENTATIONS OF THE PAINT FINISH. PLEASE REFER TO ACTUAL METAL SAMPLE

PERFORMANCE

- RIGID 28 GAUGE STEEL SIDING
- WORLD CLASS PAINT COATING

TRULOG
MAINTENANCE
FREE LOG SIDING



THE LOG SIDING PRODUCT YOU CHOOSE SHOULD OFFER THE LOOK OF A RUSTIC LOG HOME WHILE PROVIDING MAXIMUM DURABILITY AND EASY UPKEEP. FOR A LOG HOME WITHOUT THE MAINTENANCE, STEEL LOG SIDING BY TRULOG™ HAS A GENUINE WOOD APPEARANCE, BUT REQUIRES NO CARE OTHER THAN AN OCCASIONAL RINSE WITH THE GARDEN HOSE. FOR A QUOTE AND ORDERING INFORMATION, PLEASE CALL US AT (970) 227-3245.

HEWING AND CHINKING FOR AN AUTHENTIC WOOD APPEARANCE



WHEN CHOOSING IMITATION LOG SIDING, CERTAIN FEATURES LEAD TO THE APPEARANCE OF GENUINE WOOD. TRULOG™ PATENTED STEEL LOG SIDING HAS THE REALISTIC LOOK OF WOOD LOGS, IN PART BECAUSE OF THE HEW LINES AND CHINKING LINES THAT ARE PART OF THE DESIGN.

TRADITIONAL WOODEN LOGS HAVE MARKS CALLED

THAT THAT
RESISTS
CRACKING,
PEELING, FLAKING,
BLISTERING,
CHIPPING, FADING
AND MORE.

- COVERED BY A LIMITED LIFETIME WARRANTY
- NO MAINTENANCE NECESSARY! KEEP YOUR SIDING LOOKING NEW WITH A CASUAL RINSE FROM YOUR GARDEN HOSE
- 12 FOOT SIDING PANELS FEATURING WOOD GRAIN, PATENTED HEW LINES AND A DEFINED CHINK LINE
- PRECISELY CONTOURED FOAM UNDERLAYMENT ADDS RIGIDITY AND SUPERIOR IMPACT RESISTANCE

HEW LINES, WHICH SHOW WHERE THE WOOD HAS BEEN CHOPPED AND SHAPED. THESE DISTINCTIVE MARKINGS HAVE COME TO BE ASSOCIATED WITH THE CHARACTER OF LOG HOMES AND CABINS. BECAUSE TRULOG™ LOG SIDING RETAINS THE NATURAL APPEAL OF WOOD, WE DESIGNED THE SIDING TO HAVE HEWING ACROSS ITS SURFACE.

CHINKING IN A TRADITIONAL LOG CABIN REFERS TO THE LINE OF SEALANT USED BETWEEN THE LOGS. WITH FAUX LOG SIDING, CHINKING IS FUNCTIONALLY UNNECESSARY, BUT AESTHETICALLY DESIRABLE. TRULOG™ STEEL LOG SIDING INCORPORATES THE APPEARANCE OF CHINKING LINES IN THE DESIGN, SO THAT YOUR EXTERIOR LOG SIDING CREATES THE APPEARANCE OF A LOG HOME, ALL WITHOUT THE RECURRING MAINTENANCE ASSOCIATED WITH TIMBER.

LOG SIDING WITH OPTIMAL DURABILITY

TRULOG™ IMITATION LOG SIDING NOT ONLY LOOKS LIKE AUTHENTIC WOOD LOGS, IT STANDS UP TO DAMAGING ELEMENTS BECAUSE OF IT HAS ONE OF THE HARDEST, TOUGHEST PAINT COATINGS AVAILABLE. THIS COATING RESISTS:

- SCRATCHING
- PEELING
- CRACKING
- FADING
- FLAKING
- BLISTERING
- CHIPPING

DUPONT™ TEFLON® SURFACE PROTECTOR MAKES THIS LONG-LASTING COATING ONE OF THE MOST DURABLE.

AS A HOMEOWNER, YOU PROBABLY WANT TO MAKE YOUR HOME AS ENERGY EFFICIENT AS POSSIBLE IN ADDITION TO CHOOSING THE TOUGHEST LOG SIDING. TRULOG® EXTERIOR LOG SIDING



INCORPORATES ADVANCED COOLPAINT™ TECHNOLOGY. COOLPAINT™ HAS INFRARED REFLECTIVE PIGMENTS, WHICH HELP REDUCE THE ENERGY CONSUMPTION OF YOUR HOME.

IN ADDITION TO THE PAINT AND SURFACE PROTECTOR, OTHER TRULOG™ SPECIFICATIONS INCLUDE:

[CHECK OUT OUR TRULOG SIDING ACCESSORIES TO COMPLETE YOUR INSTALL](#)

- **EASY TO SHIP AND HAVE INSTALLED.** TRULOG™ IS SHIPPED IN 12 FT. LENGTHS THAT ARE 9 INCHES TALL. THIS SIZE ENABLES US TO EASILY SHIP IT DIRECTLY TO YOU. THEN, YOUR LOCAL INSTALLER OR CONTRACTOR CAN CONVENIENTLY PLACE THE SIDING TO COMPLETE YOUR PROJECT.
- **28 GAUGE STEEL.** UNDERNEATH THE PAINT IS TOUGH, DURABLE 28-GAUGE STEEL. HEAVY GAUGE STEEL PROVIDES RIGID HOME SIDING THAT WILL STAND UP TO THE ELEMENTS.
- **INSULATING FOAM BACKER.** A FOAM BACKER IS PLACED BEHIND THE LOG SIDING DURING INSTALLATION. THE FOAM INSULATES YOUR HOME, ADDING AN R VALUE OF ABOUT 1 TO 2 TO YOUR HOME'S EXTERIOR, WHICH INCREASES THE ENERGY EFFICIENCY OF THE HOUSE. THE FOAM BACKER ALSO SERVES AS A WAY TO PREVENT THE STEEL SIDING FROM DENTING.

SIDING FOR YOUR HOUSE SHOULD NOT ONLY LOOK AUTHENTIC, IT SHOULD PERFORM WELL AND IMPROVE YOUR HOME'S EFFICIENCY. AMERICAN-MANUFACTURED TRULOG™ LOG SIDING OFFERS ALL THOSE BENEFITS, PLUS THE ADVANTAGE OF REQUIRING NO MAINTENANCE.

HOUSE SIDING BACKED BY WARRANTY

WE STAND BY THE QUALITY, CRAFTSMANSHIP AND PERFORMANCE OF OUR FAUX LOG SIDING PRODUCTS. OUR STEEL LOG SIDING COMES WITH A LIMITED LIFETIME WARRANTY, INCLUDING A 35-YEAR CHALK AND FADE PROTECTION AND A 50-



YEAR HAIL DAMAGE WARRANTY. THE STATE-OF-THE-ART PAINT COATING STANDS UP TO UV RADIATION FROM THE SUN TO PROVIDE LONG-LASTING FADE RESISTANCE.

HAVING A LOG-STYLE HOME DOESN'T HAVE TO INVOLVE MAINTENANCE EVERY 2 TO 3 YEARS. WITH TRULOG™ FAUX LOG SIDING, YOUR HOME WILL HAVE THAT NATURAL, CHARMING APPEAL WITHOUT THE NECESSARY STAINING, PAINTING, SEALING AND LOG REPLACEMENT REQUIRED OF HOMES MADE WITH TIMBER LOGS.

LOG SIDING SHOULD BE BUILT WITH DURABILITY AND STRENGTH, YET WITHOUT LOSING THE NATURAL APPEAL OF TRADITIONAL WOOD LOGS. TRULOG™ SIDING PROVIDES ALL THE AESTHETIC BENEFITS, WITHOUT THE HASSLE OF UPKEEP. TO GET AN ESTIMATE FOR THE PROJECT YOU HAVE IN MIND, PLEASE CALL US AT (970) 227-3245 OR CONTACT US USING THE ONLINE FORM.

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?_VSREFDOM=ADWORDS REWRITE CODE:









Land Use

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

HISTORIC PRESERVATION ADVISORY BOARD

AGENDA ITEM

Thursday, September 3, 2015 - 6:00 PM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

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

H-15-0001/BP-15-TBD: 470 Boulder Street, Gold Hill

Request: Alterations to an historic structure including an addition
Location: 470 Boulder Street, Gold Hill
Zoning: Historic (H) Zoning
Applicants: Lawrence Worster and Leslie Degrassi
Architect: Harold Roger Bresnik

PURPOSE

To determine if the proposed alterations would have an adverse impact on the historic significance of the structure.

BACKGROUND

Staff has received preliminary drawings for an addition and alterations to an historic residence in Gold Hill. The property is not part of the Gold Hill Historic District on the National Register but it is in the Historic (H) Zoning District of Gold Hill. In reviewing previous building permits for the property, the residence has been determined to be eligible for local landmark status.

In 2012, a subcommittee of the HPAB approved window replacements in the gable ends of the residence with similar windows and shingle replacement in the gable ends with similar shingles.

The existing structure is made up of an original hand-hewn squared log cabin with an added covered porch wrapping around the front and at least one undated addition on the rear. The current proposal is to demolish the back 244 sq.ft. of the structure and replace it with 520 sq.ft. On the north side of residence the new construction would be completely behind the existing house. On the south side of the residence the new construction would extend further south than the part proposed to be removed, however it would be flush with the covered porch that wraps around the front of the house.

The proposal also includes relocating a window on the north side which is located on the undated addition. The window is proposed to be moved a foot or two toward the rear. The proposal also includes changing the siding on the remaining rear addition to Hardie shingles, an ignition resistant material. The roof is proposed to be similar to the existing metal roof.

The owner also presented his plans to the Gold Hill Historic Zoning Committee and they forwarded their referral comments to us: "This is to notify you that the Gold Hill Historic Zoning committee has reviewed the planned addition submitted by Larry Worster. The committee unanimously supports this project, with no recommended changes from the plans submitted."

RECOMMENDATION

Staff supports the proposed addition as it will be minimally visible and mostly hidden behind the existing residence and under the existing porch. Staff also supports the relocation of the window, the proposed siding and the roof as they are all on an addition and do not adversely impact the historic significance of the structure. Also, the proposed materials are in keeping with the present feel of the residence.

Therefore, staff recommends that HPAB approve **H-15-0001/BP-15-TBD: 470 Boulder Street, Gold Hill.**





Boulder County Land Use Department

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

Land Use PreApplication Map: Vicinity

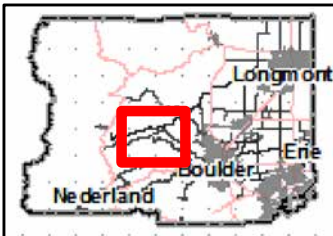
470 Boulder

Legend

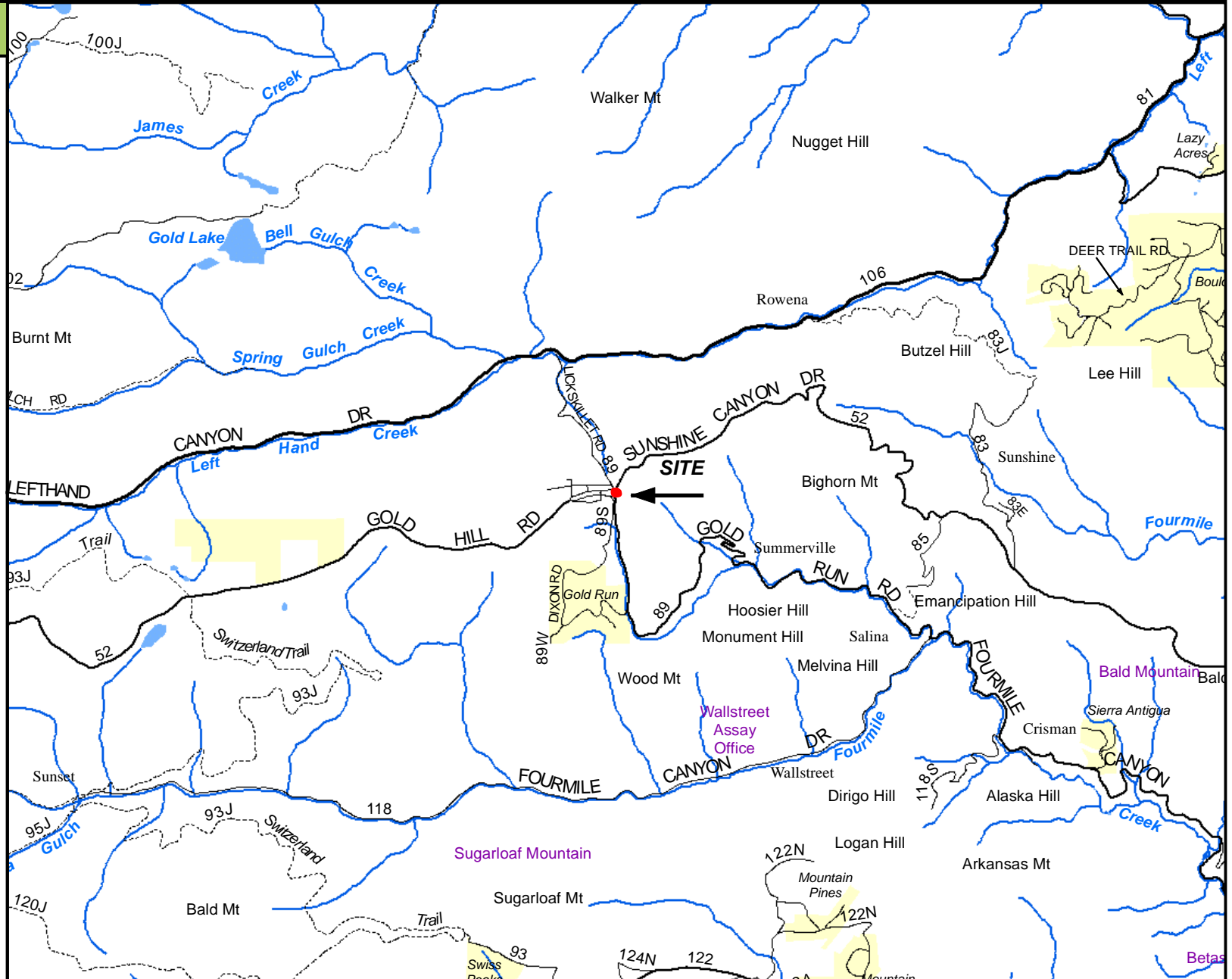
-  Subject Property
-  Subdivisions



Area of Detail Date: 8/26/2015



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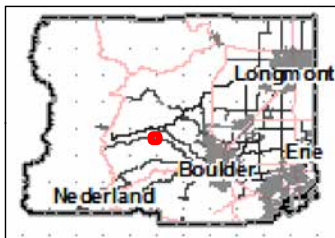


Legend

- Subject Property
- Parcels





Area of Detail Date: 8/26/2015



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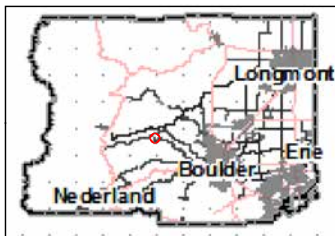


Legend

-  Subject Property
-  Parcels

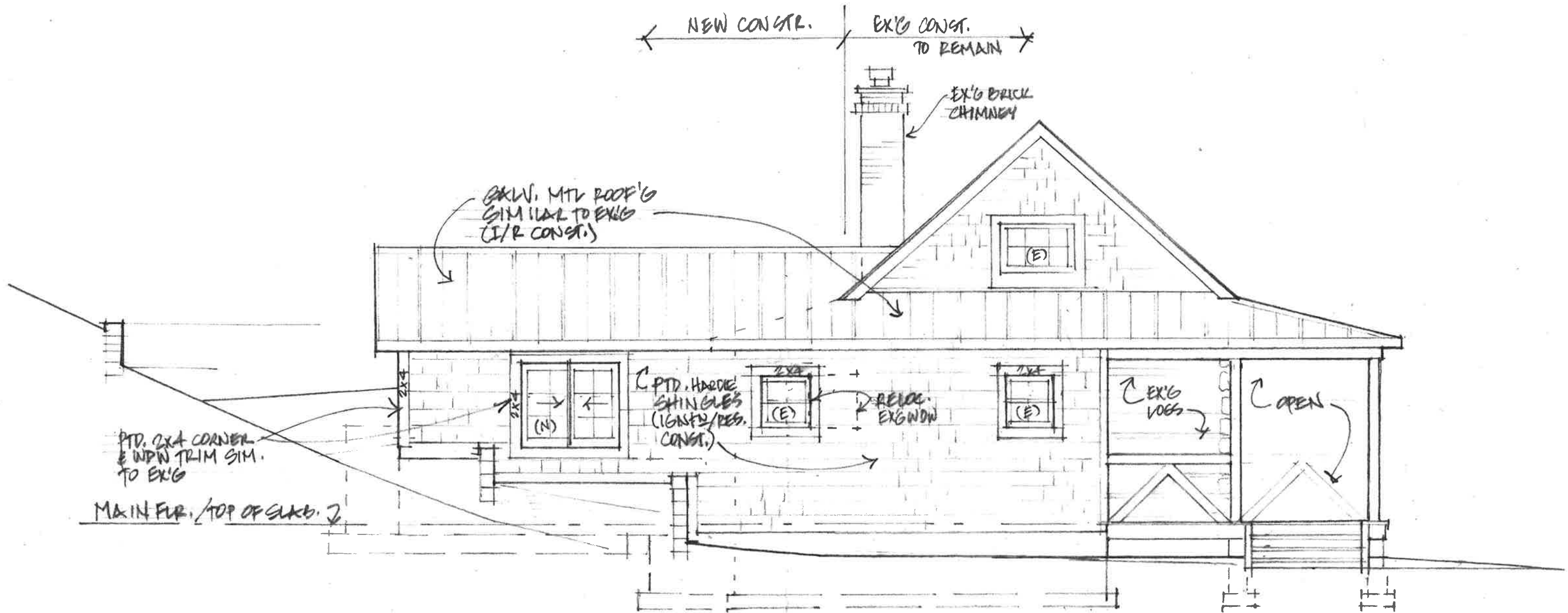


Area of Detail Date: 8/26/2015



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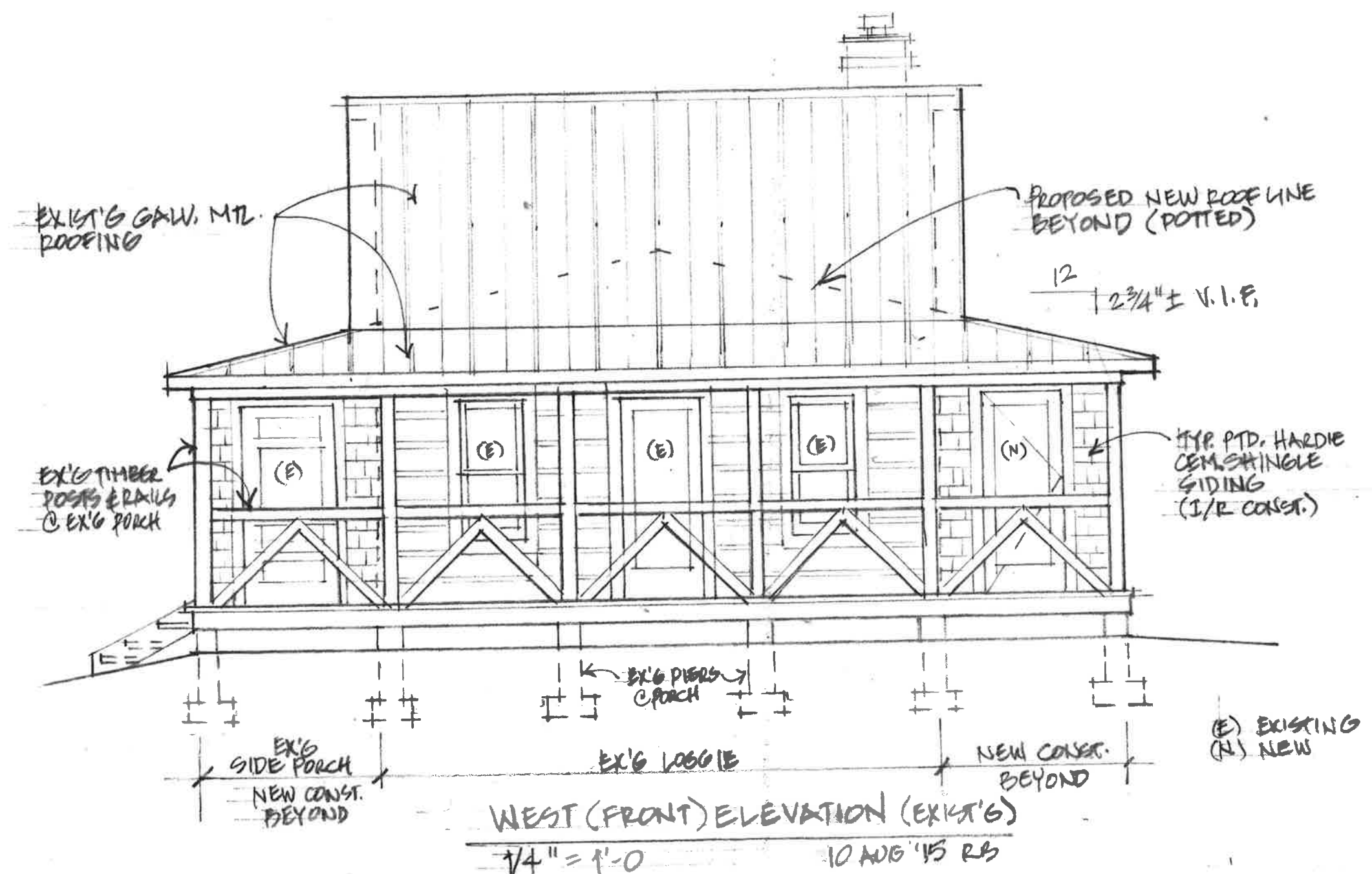
NORTH ELEVATION

1/4" = 1'-0

10 AUG '15 RB

Harold Roger Bresnik

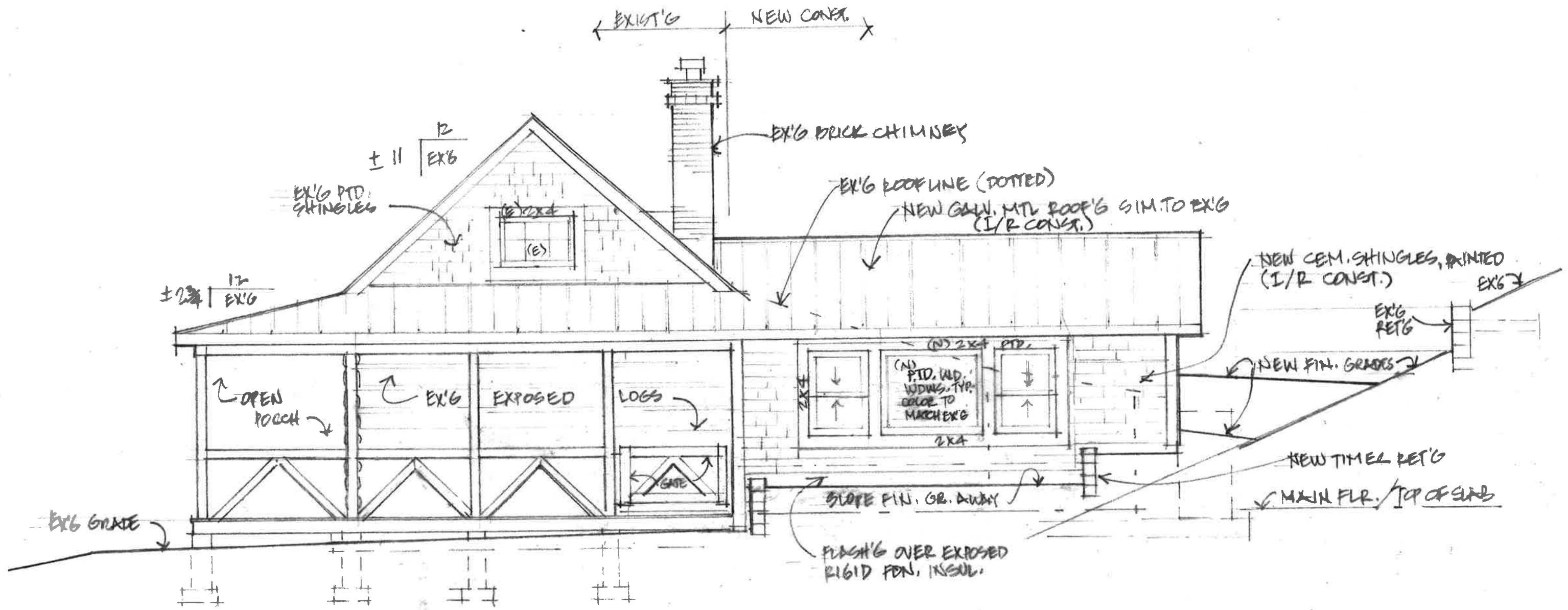
Architect
4250 Gilpin Drive Boulder, CO 80303
Phone 303-440-1399



WEST (FRONT) ELEVATION (EXIST'S)

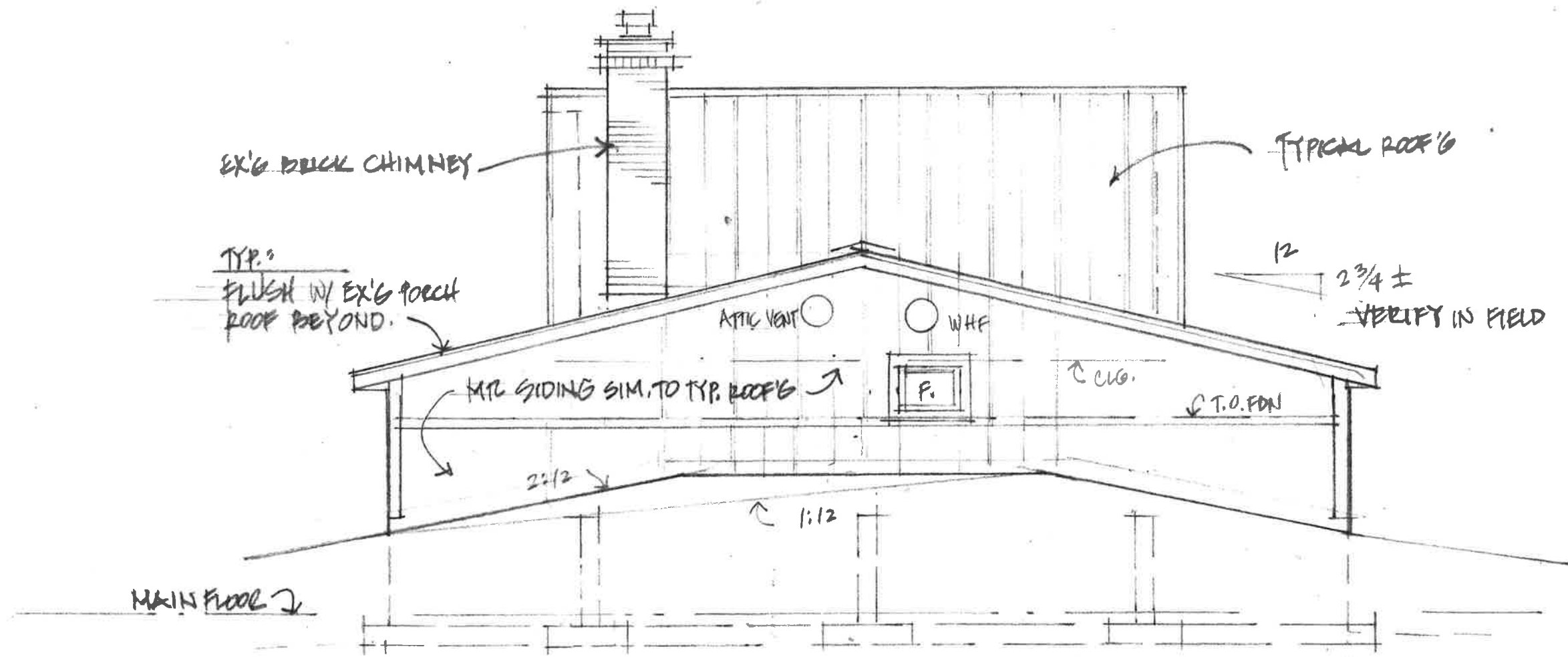
1/4" = 1'-0" 10 AUG '15 RB

Harold Roger Bresnik
 Architect
 4250 Gilpin Drive Boulder, CO 80303
 Phone 303-440-1399



SOUTH ELEVATION
 1/4" = 1'-0" 10 AUG '15 RB

Harold Roger Bresnik
 Architect
 4250 Gilpin Drive Boulder, CO 80303
 Phone 303-440-1399



EAST ELEVATION (REAR - UPHILL FACING)
 1/4" = 1'-0" 10' ALLOW' S RB

Harold Roger Bresnik
 Architect
 4250 Gilpin Drive Boulder, CO 80303
 Phone 303-440-1399