



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, June 7, 2018 – 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-18-0005: Warembourg House**
Request: Boulder County Historic Landmark Designation of the brick house
Location: 10234 Dillon Road, in Section 21, T1S, R69 in the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning
Owner/
Applicant: Ashley Tittle Goldstein
5. Other Business



Land Use

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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

May 3, 2018

6:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, May 3, 2018, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00 p.m. and adjourning at 7:32 p.m.

Board Members Present: Jim Burrus - chair, Jason Emery, Marissa Ferreira, Chuck Gray, Stan Nilson, Rosslyn Scamehorn, and Ilona Dotterer

Board Members Excused: George Schusler, Caitlin McKenna

Staff Present: Denise Grimm, Jessica Fasick, Charlene Collazzi, and Angela Gaudette, Land Use
Carol Beam and Mindy Carson Hatcher, Parks and Open Space
Erica Crosby, Division of Reclamation, Mining, and Safety

Interested Others: 0

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the April 5, 2018 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn **MOVED** to approve the April 5, 2018 minutes as submitted.

SECOND: Charles Gray

VOTE: Motion PASSED unanimously
Vote missed by Marissa Ferreira who arrived shortly thereafter.

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. MINE CLOSURES UPDATE

Staff member, Denise Grimm, introduced Erica Crosby from the Division of Reclamation, Mining, and Safety. Ms. Crosby presented an update on the many mine closures she and her team have completed in 2017 and shared future plans for 2018.

OPEN PUBLIC COMMENT

- None.

CLOSE PUBLIC COMMENT

5. UPDATE ON PARKS AND OPEN SPACE PROJECTS

Staff member, Denise Grimm, introduced Carol Beam from Parks and Open Space. Ms. Beam presented an update on the many mine closures she and her team have completed in 2017 and shared future plans for 2018.

OPEN PUBLIC COMMENT

- None.

CLOSE PUBLIC COMMENT

6. LANDMARKS

a. Docket HP-18-0004: Wencel Barn

Request:	Boulder County Historic Landmark Designation of the barn
Location:	12191 N 61st Street, in Section 27, T3N, R70 in the 6th Principal Meridian
Zoning:	Agricultural (A) Zoning
Owner/Applicant:	Boulder County

Staff member, Denise Grimm, gave the presentation. An application for landmark designation of the Wencel Barn has been submitted by Boulder County Parks and Open Space. The landmark

application includes a request to landmark the barn only. There are several other buildings on the parcel including a double-A-frame residence and outbuildings, however, at this time the request is to only landmark the barn.

Mathias Wencel purchased the property in 1899 for \$1,717.75. Mathias was from Austria and came to the United States in 1888. His wife, Ernestine, was also from Austria and emigrated in 1893. When the Wencel family purchased the property it was undeveloped and the Wencels likely constructed the original buildings including the barn by 1903. The family grew wheat, corn and hay and raised turkeys, ducks, geese, chickens and milking cows. Mathias and Ernestine had three children – Frederick, Edward and Ernestine. Frederick and Edward took over the farm in 1942 and Frederick continued to farm the property until his death in 1984.

The Wencel Barn is an example of a modified large hay barn with two large silos. The barn has two stories and a gambrel roof. On the northwest corner of the barn there is an undated dairy barn addition with a shed roof. The two silos are both on the south side of the barn and extend inside the barn. The silo on the west is constructed of red clay tiles and has no top cover. The silo on the east is constructed of ten rings of poured-in-place concrete and presently has no top cover although the 1949 Assessor's photo shows that it did once have a cover.

Note that the name of the landmark has changed from earlier notices. Parks and Open Space refer to the barn as the Braly Barn after they acquired it from Henry Braly in 2000. However, the docket name was changed to honor the Wencels who built and owned the barn during its period of significance.

SIGNIFICANCE

The Wencel Barn qualifies for landmark designation under Criteria 1 and 4.

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

The Wencel Barn is significant for its association with early 20th-century development of agriculture in Boulder County.

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

The Wencel Barn is significant as an example of a modified large hay barn or feeder barn with the unusual placement of 2 silos extending into the barn's south elevation and a later dairy addition at the northwest elevation. With this modified design, the barn possesses distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-18-0004: Wencel Barn** under Criteria 1 and 4 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.)

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Jason Emery **MOVED** that HPAB **APPROVE** and recommended that the Board of County Commissioners **APPROVE** Docket HP-18-0004: Wencel Barn.

SECOND: Rosslyn Scamehorn

VOTE: Motion **PASSED** unanimously

7. OTHER BUSINESS

- a. Historic Preservation Awards will be held on Monday, May 14, 2018
- b. Carol Beam will host a Brown Bag on Wednesday, May 9, 2018. Jessica Fasick has sent an email invitation to the board.
- c. Denise Grimm introduced Angela Gaudette, Historic Preservation Specialist, to HPAB
- d. Site visit to Roads House scheduled for May 10 has been cancelled, as the application has been withdrawn by the applicant.

8. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:32 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, June 7, 2018 – 6:00 p.m.
Third Floor Hearing Room
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-18-0005: Warembourg House

Request: Boulder County Historic Landmark Designation of the brick house
Location: 10234 Dillon Road, in Section 21, T1S, R69 in the 6th Principal Meridian.
Zoning: Agricultural (A) Zoning
Owner/
Applicant: Ashley Tittle Goldstein

PURPOSE

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

BACKGROUND

An application for landmark designation of the Warembourg House has been submitted by the owner, Ashley Goldstein. The landmark application is a request to landmark the historic brick house only. There are several other buildings on the parcel; however, this request is to only landmark the brick house as none of the other structures were found to be eligible for landmark status.

The Warembourg House is an example of a modest Tudor Revival house or English Norman Cottage, a style not often seen in rural Boulder County. The c. 1920s house is clad with blond brick in a common bond and has dark brick at the base with two separated bands of dark brick just above the base and dark brick above the windows and doors. The house has a side-facing gable roof intersected with a cross gable to the rear and a small intersecting gable above the front door.

The house has a nearly 80-year association with the locally-prominent Warembourg family starting with Jule Warembourg when he bought the property in 1925 from Dr. Alvin Crannell. It's unclear who had the home built – Dr. Crannell or Jule Warembourg – but the actual builder of the house may have been neighbor Henry Showalter, who was a bricklayer and contractor and is believed to have built his own English Norman Cottage at 10101 Dillon Road (since demolished). Jule Warembourg

lived next to his brother Louis and they were both farmers as well as coal miners. Jule left the farm to Louis' son, Albert, whose family held the property until 2004, although it had already been rented out for years. The present owner, Ashley Tittle Goldstein, bought the property in 2015.

On October 31, 2017, a subcommittee of the HPAB reviewed the structures at 10234 Dillon Road for docket SE-17-0011: Goldstein Lot Recognition. The subcommittee only found the brick home to be eligible for landmark status as the other structures lacked significance or integrity and the site as a whole had lost its context with the demolition of several agricultural buildings. The subcommittee supported the Subdivision Exemption request with the condition that the brick home receive landmark status.

SIGNIFICANCE

The Warembourg House qualifies for landmark designation under Criteria 1, 3 and 4.

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

The Warembourg House is significant for its association with early 20th-century development of agriculture in Boulder County.

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

The Warembourg House is significant for its association with the Warembourg family who helped shape southeastern Boulder County and Louisville.

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 Warembourg House is significant as an example of a modest Tudor Revival residence also known as an English Norman Cottage, a style not often seen in rural Boulder County.

RECOMMENDATION

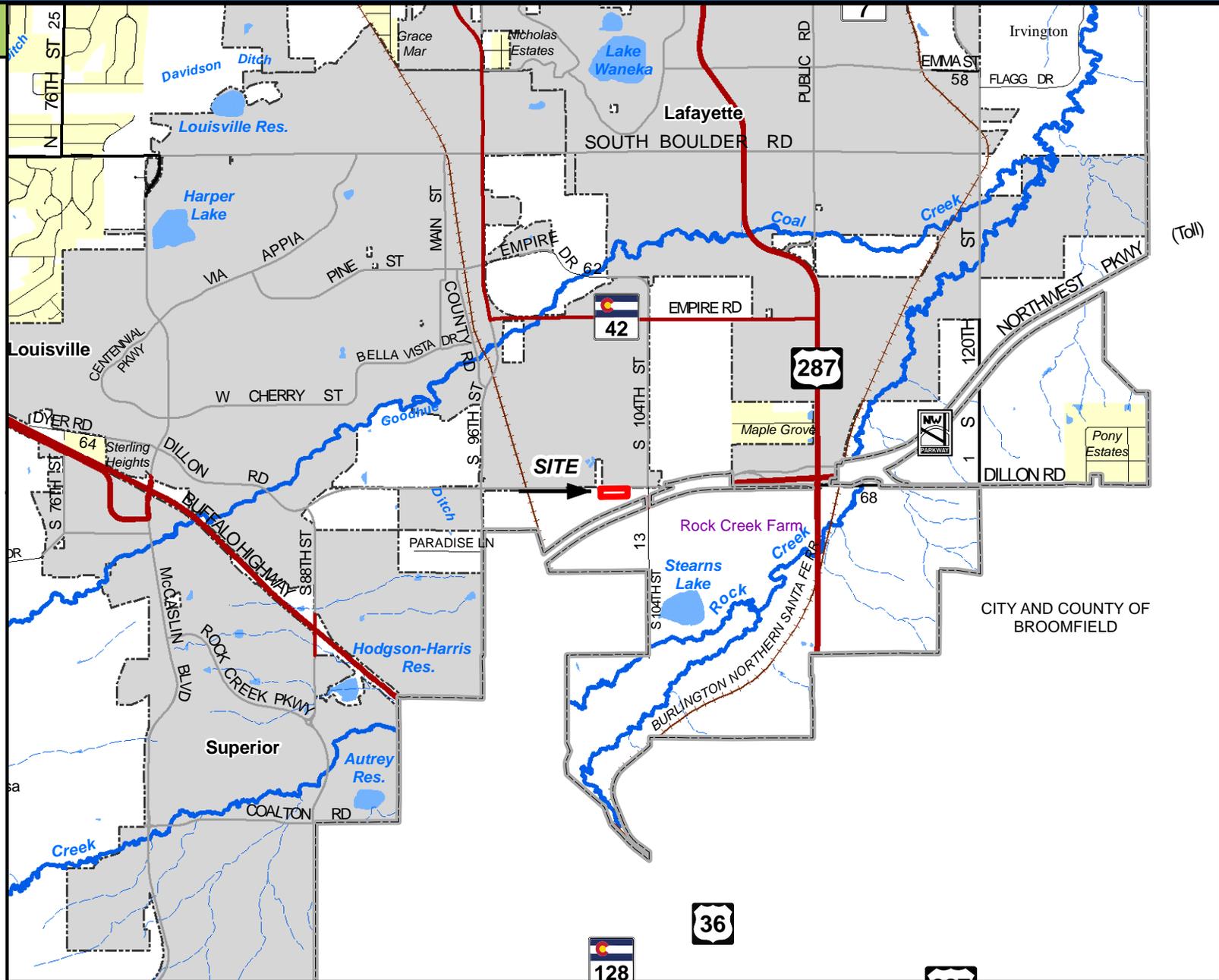
Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-18-0005: Warembourg House** under Criteria 1, 3 and 4 subject to the following conditions:

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

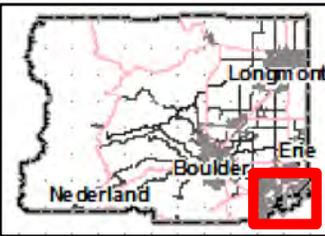


Legend

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



Area of Detail Date: 6/22/2017



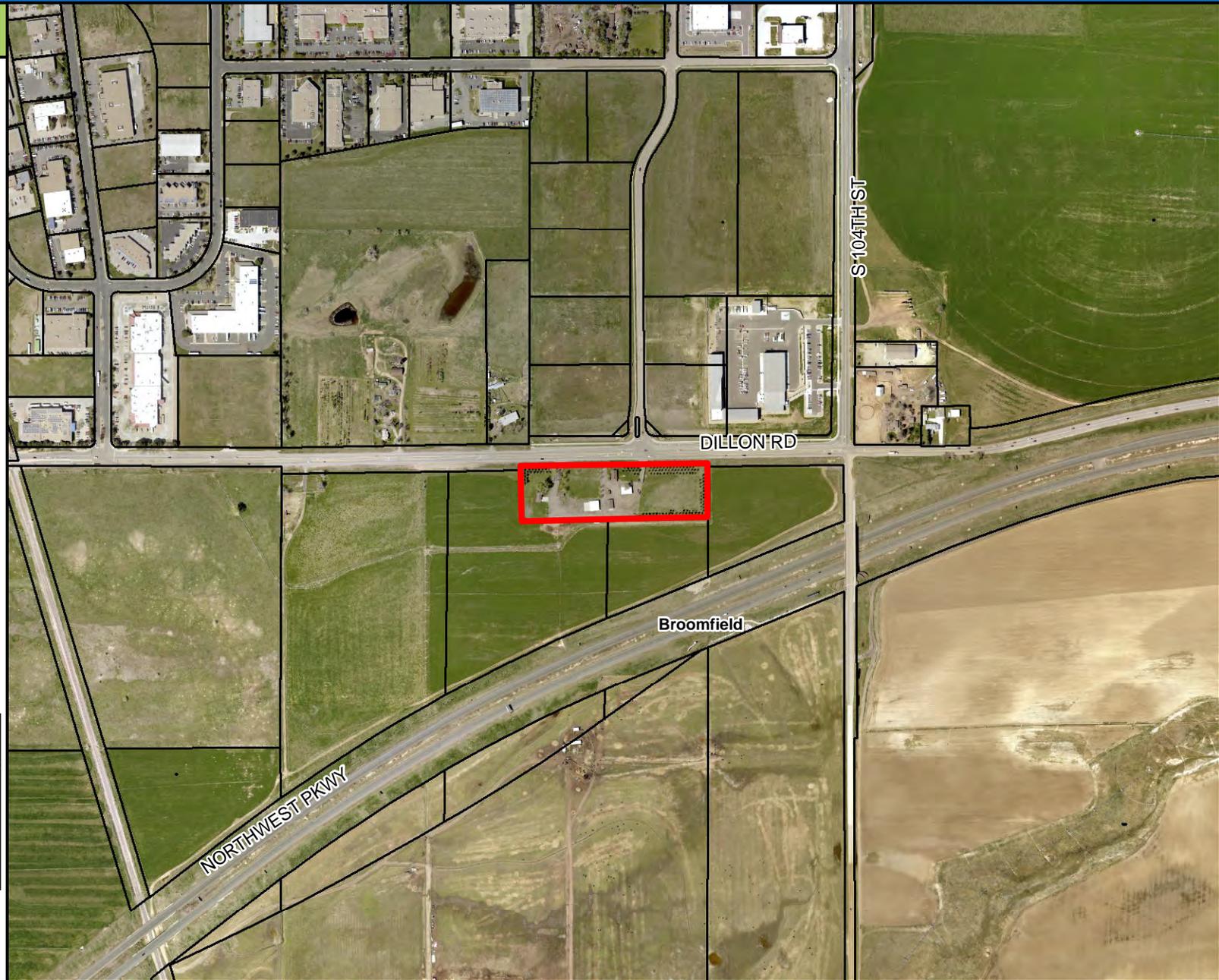
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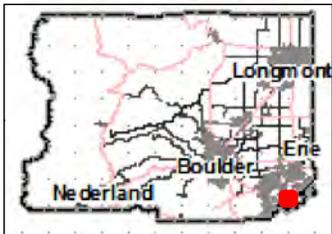


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 Subject Property



Area of Detail Date: 6/22/2017

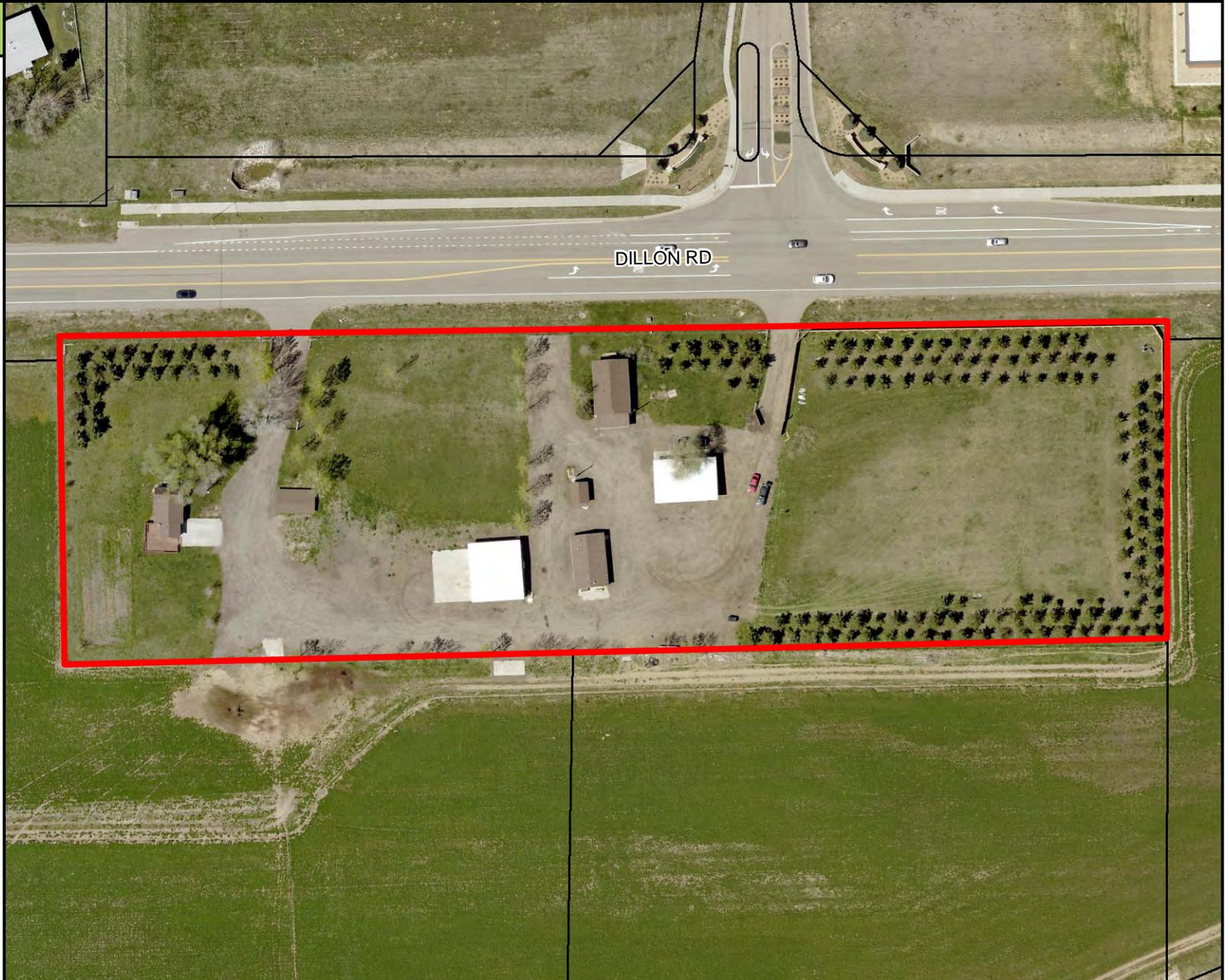


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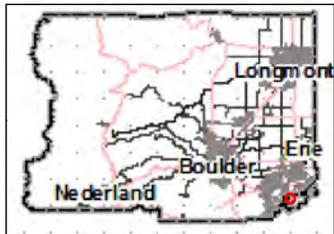
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 Subject Property



 0 130
ft

Area of Detail Date: 6/22/2017



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Boulder County Land Use Department

2045 13th Street, Boulder, Co 80304

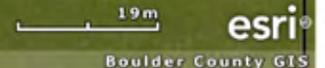
303-441-3930

www.bouldercounty.org

HP-18-0005: WAREMBOURG HOUSE



Position 490333.22 4423031.44 m



1 inch = 60 feet



Boulder County Historic Landmark - Nomination Form

1. Name of Property

Historic Name: Jule Warembourg Farm
Other Names: Warembourg Property
Historical Narrative (Continuation Sheet)

2. Location

Address: 10324 Dillon Road (West House) Broomfield, CO 80020
 Sometimes referred to as 10234/10324 Dillon Road
Continuation Sheet (For Multiple Properties)

3. Classification

Property Ownership: Public Private Other
Category of Property: Structure Site District
Number of Resources Within Property: Contributing _____ Non-Contributing _____
Continuation Sheet

4. Function or Use

Historic Functions: Home to Jule Warembourg when Jule died the dwelling was then left to Albert Warembourg and it became his home.	Current Functions: Home dwelling
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Continuation Sheet

5. Description

Continuation Sheet

6. Statement of Significance

Boulder County Criteria for Designation: (1) The character, interest, or value of the proposed landmark is an important part of the heritage of the County.
 (2) The proposed landmark is identified with a person significantly contributing to local and county. (4) for embodying distinguishing characteristics of an architectural style.

Areas of Significance: Agriculture + Ranching	Period of Significance: 1920-present
Significant Dates: 1920 - Date of Construction 1925 - Sold to Jule Warembourg	Significant Persons: Jule Warembourg Albert Warembourg

Statement of Significance (Continuation Sheet)

7. Bibliographical References

Continuation Sheet

8. Geographical Data

Legal Description of Property: The house sitting on the western most side of the below property

Boundary Description: 10234 Dillon Road, approximately 700 feet west of the intersection of 104th Street and Dillon Road, in Section 21, Township 1S, Range 69 W.

Boundary Justification: Boulder County gave us the boundaries .

Continuation Sheet

9. Property Owner(s)

Name(s): Ashley Tittle Goldstein

Address(es): 1131 Jefferson Ave.
Louisville, CO 80027

Continuation Sheet

10. Form Prepared By (Name and Address)

Ashley Goldstein
1131 Jefferson Ave.
Louisville, CO 80027

Directions for Attachments

Continuation Sheets

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

Maps

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

Photos

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

Continuation Sheet Section #1

Name of Property

Historic Name: Jule Warembourg Farm

Other Name: Warembourg Farm

Historical Narrative:

Porter D. Maud conveyed the property to Boulder County Public Trustee all the premises on which the buildings now reside to George E. Bermont in April 1924. Shortly thereafter, on November 20, 1924 (filed for record February 3, 1925) Bermont sold the W ½ of the E ½ and the E ½ of the W ½ of the NE Section 21 to Alvin E. Crannell for \$10 and other valuable considerations. Crannell sold the E ½ of the W ½ of the NE ¼ Section 19 to Jule Warembourg on March 18, 1925 (filed for record March 20, 1925) for \$2,600. The purchase included 12 ½ inches of water from the New South Boulder and Rock Creek Ditch Company. It is unclear if the house was constructed by Crannell or by Jule Warembourg.

Jule Warembourg was born on February 11, 1883, in France. In 1889, his family moved from France to the United States. In 1925, Jule purchased the property along Dillon Road next to his brother Louis and worked as a coal miner and farmer. Jule Warembourg left in his last will and testament the property and attached water rights to his nephew, Albert Warembourg. Jule Warembourg died on November 9, 1952 and is buried in Louisville.

Albert Warembourg was born May 21, 1924 in Louisville. He married Janet Ann Benson on September 6, 1975 in Lafayette and lived at the property to the east, 10234 Dillon Road until 1976, when he moved to South Boulder Road. Albert worked at the University of Colorado as a maintenance worker for 19 years until his retirement in 1987. Albert died at his home on South Boulder Road on April 1, 1991. His wife, Janet, was the owner of the property and was used as a rental property, until she sold it to David Keweon in, we believe, 2007. I, Ashley Tittle Goldstein purchased it from David Keweon in November 2015.

Continuation Sheet Section #5
Description

The dwelling is a one story, irregular plan single dwelling that faces north. It is surrounded by native grasses and pine trees. The blond brick exteriors is laid in a common bond pattern accented by darker brown bricks at the bottom portion of the house's perimeter. There are also these darker brown bricks accenting the edges above the windows and doors. The cross gabled roof is covered with an asphalt roof. The remains of one interior red brick chimney is located on the ridgeline. The north elevation features a steeply pitched intersecting gable over the centered wood front door, two metal casement windows and a brick landing with semi-circular poured concrete steps. The west elevation features two metal casement windows, two metal 3 pane basement windows and a non-historic single pane window at the rear addition. The south elevation features painted shingles in the gable end and one non-historic single pane window. The east elevation features two metal casement windows, two metal 3 pane basement windows and an entrance door at the rear addition.

The property is located in a rural area on the south side of Dillon Road and accessed by a dirt driveway. The area is flat with small shrubs and a large tree at the front of the house. A wire fence surrounds the north, west and south elevations of the house. The structure is visible from Dillon Road and the Parkway from a distance. The house in its setting, paints a pretty, somewhat nostalgic picture of an old farmhouse among crops and cattle.

Continuation Sheet Section 6
Statement of Significance

The proposed property site meets three of the criteria for landmark designation in the Boulder County Historic Preservation Regulations (Section 15-501):

- (1) The character, interest, or value of the proposed landmark is important part of the development, heritage, or cultural characteristics of the County.

- (3) The proposed landmark is identified with a person or persons significantly contributing to local, county, state or national history.

- (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.

Narrative

The proposed landmark is important for its association with the heritage of the county, for its association with the history of ranching and cattle herds. The property has qualities of unspoiled countryside and farmland. It has a strong and important association with agriculture and ranching in the early 20th century.

The property is identified with the Warembourg family that significantly contributed to local and county history. The Warembourg name is deeply tied to Louisville, where for example, there is the Warembourg Open Space and the Warembourg Fishing Pond.

Architecturally, the style and building materials of the proposed landmark have distinguishing characteristics of the period. The blond brick with the darker brick top caps over the windows and doors are distinguished characteristics of the architectural style of the 1910's and 1920's. The house and red structural clay tile retain a high degree of historic physical integrity with minimal alterations.

Continuation Sheet Section 7
Bibliography

Boulder County, Public Trustee's Certificate of Purchase.
Porter D. Maud to George E. Bermont. 1924. Book 506, Page 107
Boulder County, Clerk and Records Office, Boulder County.

Boulder County. Warranty Deed. George E. Bermont to Alvin E. Crannell. 1925
Book 524, Page 261. Boulder County Clerk and Records Office, Boulder
County.

Boulder County. Warranty Deed, Alvin E. Crannell to Jule Warembourg. 1925
Book 524, Page 401. Boulder County Clerk and Records Office, Boulder
County.

Boulder County Last Will and Testament of Jule Warembourg. 1952 Book 1320,
Page 576. Boulder County Clerk and Records Office, Boulder County.

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

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

Warembourg, Albert obituary. 1991. Daily Camera, 3 April.

Warembourg, Janet. Telephone interview with Carol Beam. 11 November 2004

Warembourg, Jule obituary. 1952. The Boulder Daily Camera, 11 November.

1949



HP-18-0005: Warembourg House



HP-18-0005: Warembourg House



HP-18-0005: Warembourg House



HP-18-0005: Warembourg House



HP-18-0005: Warembourg House



HP-18-0005: Warembourg House

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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



I. IDENTIFICATION

- 1. Resource number: **5BL.9579** Parcel number(s):
- 2. Temporary resource number: **15752100002**
- 3. County: **Boulder** **3**
- 4. City: **Louisville vicinity**
- 5. Historic building name: **Jule Warembourg Farm**
- 6. Current building name: **Warembourg Property**
- 7. Building address: **10324 Dillon Road**
- 8. Owner name: **Janet Warembourg**
- Owner organization:
- Owner address: **6829 S. Boulder Road**
- Boulder CO 80303**

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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: 6th Township: 1S Range: 69W
NE 1/4 of NE 1/4 of NW 1/4 of NE 1/4 of Section 21

10. UTM reference zone: 13
Easting: 490250 Northing: 4422840
USGS quad name: Lafayette Scale: 7.5
Year: 1994

11. Lot(s) :
Addition: Year of addition:

12. Boundary description and justification:

The property is comprised of a house, agricultural outbuilding and boxcar. Currently located on the same parcel as 10234 Dillon Road, but historically two separate properties.

Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

13. Building plan (footprint, shape): Irregular Plan
14. Other building plan descriptions:
15. Dimensions in feet (length x width): Length: 21 x Width: 27
16. Number of stories: 1
17. Primary external wall material(s): brick Other wall materials:
18. Roof configuration: gabled roof/cross gabled roof
Other roof configurations:
19. Primary external roof material: asphalt roof
Other roof materials:
20. Special features: chimney

21. General architectural description:

The house is a one-story, irregular plan single dwelling that faces north. The blond brick exterior is laid in a common bond pattern accented by darker brown bricks at the lower level and above the windows and doors. The cross gabled roof is covered with an asphalt roof. The remains of one interior red brick chimney is located on the ridgeline. The foundation is poured concrete. The north elevation features a steeply pitched intersecting gable over the centered wood front door, two metal casement windows and a brick landing with semi-circular poured concrete steps. The west elevation features two metal casement windows, two metal 3 pane basement windows and a non-historic single pane window at the rear addition. The south elevation features painted shingles in the gable end and one non-historic single pane window. The east elevation features two metal casement windows, two metal 3 pane basement windows and an entrance door at the rear addition.

22. Architectural style: late 19th and 20th century revivals - tudor revival

Other architectural styles:

Building type:

23. Landscape or special setting features:

The property is located in a rural area on the south side of Dillon Road and accessed by a dirt driveway. The area is flat with small shrubs and a large tree at the front of the house. A wire fence surrounds the north, west and south elevations of the house.

Architectural Inventory Form

Page 3

24. Associated buildings, features or objects:

- 1: Type: **Agricultural Outbuilding** Contributing?: **Contributing**
Describe: **The one story, rectangular plan, red structural clay tile outbuilding is located to the southeast of the house. The side gabled roof is covered with roll asphalt. The south elevation is partially covered with fiberglass panels. The foundation is poured concrete. Construction date is unknown, but probably contemporary with the house. A historic photograph suggests the building was used at one time to house small animals. Currently used as storage.**
- 2: Type: **Boxcar** Contributing?: **Noncontributing**
Describe: **The boxcar is located to the southeast of the main house. The boxcar is constructed of widely spaced horizontal wood boards with metal framing. Construction date is unknown.**
- 3: Type: **Shed** Contributing?: **Noncontributing**
Describe: **The one story, rectangular plan wood shed is located to the northeast of the house. The front gabled roof building is covered with painted wood boards. The building does not have a foundation. Construction date is unknown. Currently used as storage.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1920** Actual:
Source of Information:
26. Architect: **unknown**
Source of information:
27. Builder: **unknown**
Source of information:
28. Original Owner: **Jule Warembourg?**
Source of information:
29. Construction history:
Little is known of the buildings construction history. Assessor records indicate the rear addition existing by 1948.
30. Location: **original** Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **single dwelling**
32. Intermediate use(s):
33. Current use(s): **single dwelling**
34. Site type(s):
35. Historical background:

Porter D. Maud conveyed the to Boulder County Public Trustee all the premises on which the buildings now reside to George E. Bermont in April 1924. Shortly thereafter, on November 20, 1924 (filed for record February 3, 1925). Bermont sold the W 1/2 of the E 1/2 and the E 1/2 of the W 1/2 of the NE 1/4 of Section 21 to Alvin E. Crannell for \$10 and other valuable considerations. Crannell sold the E 1/2 of the W 1/2 of the NE 1/4 of Section 19 to Jule Warembourg on March 18, 1925 (filed for record March 20, 1925) for \$2600. The purchase included 12 1/2 inches of water from the New South Boulder and Rock Creek Ditch Company. It is unclear if the house was constructed by Crannell or by Jule Warembourg.

Jule Warembourg was born on February 11, 1883, in France. In 1889, his family moved from France to the United States. In 1925, Jule purchased the property along Dillon Road next to his brother Louis and worked as a coal miner and farmer. Jule Warembourg left in his last will and testament the property and attached water rights to his nephew, Albert Warembourg. Jule Warembourg died on November 9, 1952 and is buried in Louisville.

Architectural Inventory Form

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Albert Warembourg was born May 21, 1924 in Louisville. He married Janet Ann Benson on September 6, 1975 in Lafayette and lived at the property to the east, 10234 Dillon Road until 1976, when they moved to South Boulder Road. Albert worked at the University of Colorado as a maintenance worker for 19 years until his retirement in 1987. Albert died at his home on South Boulder Road on April 1, 1991. His wife, Janet, is the current owner of the property. The property has been used as a rental for numerous years.

Sources of Information:

Boulder County. Public Trustee's Certificate of Purchase. Porter D. Maud to George E. Bermont. 1924. Book 506, Page 107. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. George E. Bermont to Alvin E. Crannell. 1925. Book 524, Page 261. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Warranty Deed. Alvin E. Crannell to Jule Warembourg. 1925. Book 524, Page 401. Boulder County Clerk and Recorder's Office. Boulder, CO.

Boulder County. Last Will and Testament of Jule Warembourg. 1952. Book 1320, Page 576. Boulder County Clerk and Recorder's Office. Boulder, CO

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

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

Warembourg, Albert obituary. 1991. Daily Camera, 3 April.

Warembourg, Janet. Telephone interview with Carol Beam. 11 November 2004.

Warembourg, Jule obituary. 1952. The Boulder Daily Camera, 11 November.

36. Sources of information:

Architectural Inventory Form

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

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

Boulder County Standards for Designation:

39. Area(s) of Significance: agriculture - farming

40. Period of Significance:

41. Level of significance: National: State Local

42. Statement of significance:

Although the property has a long association with the development of agriculture in the area, its significance does not appear to be to the extent that would qualify it for inclusion in the National Register of Historic Places, the Colorado State Register of Historic Properties or for Boulder County Landmark designation.

43. Assessment of historic physical integrity related to significance:

The house and red structural clay tile outbuilding retain a high degree of historic physical integrity with minimal alterations.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible

Local landmark eligibility field assessment: Not Eligible

45. Is there National Register district potential? Yes No

Discuss:

If there is National Register district potential, is this building contributing: Yes No N/A 46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): Roll 19 Frames 11-18

Negatives filed at: Boulder County Parks & Open Space Department
5305 Spine Road, Suite B
Boulder, CO 80301

Architectural Inventory Form

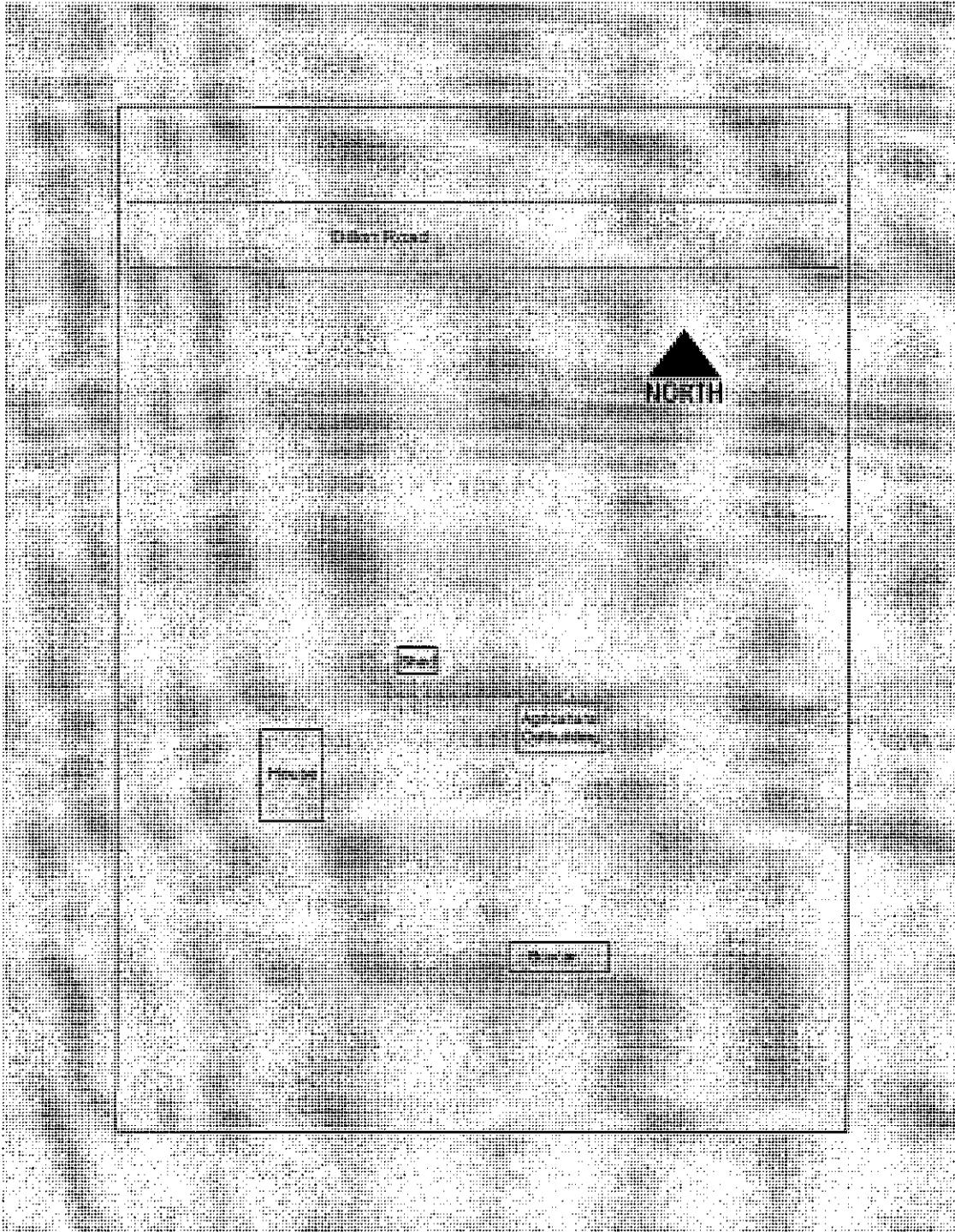
Page 6

48. Report title: **Historic Sites Survey**
49. Date(s): **11/10/04**
50. Recorder(s): **Carol A. Beam and Historic Preservation Specialist**
51. Organization: **Boulder County Parks & Open Space Department**
52. Address: **5305 Spine Road, Suite B**
Boulder, CO 80301
53. Phone number(s): **(303) 530-1980**

Architectural Inventory Form

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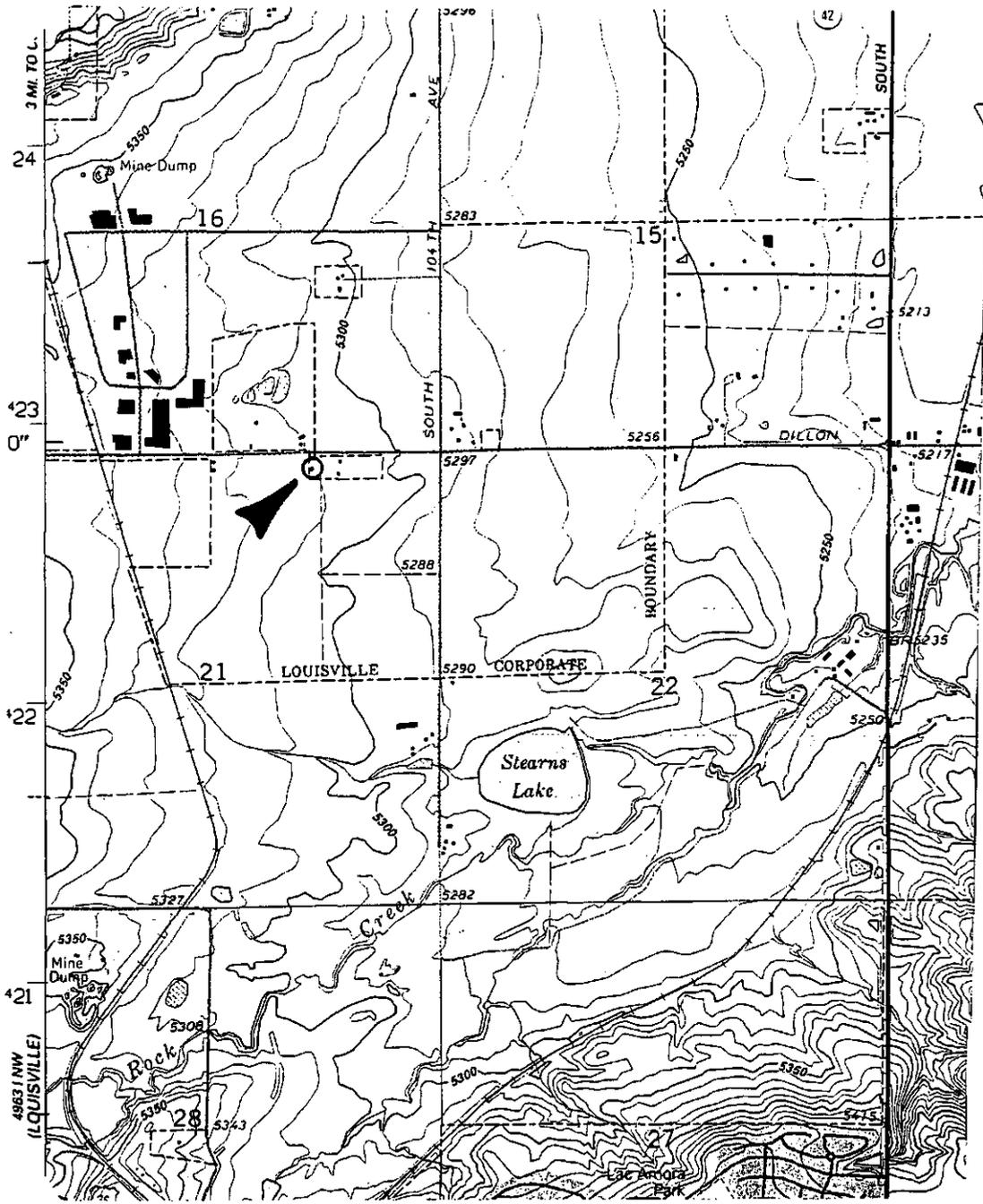
SITE SKETCH MAP



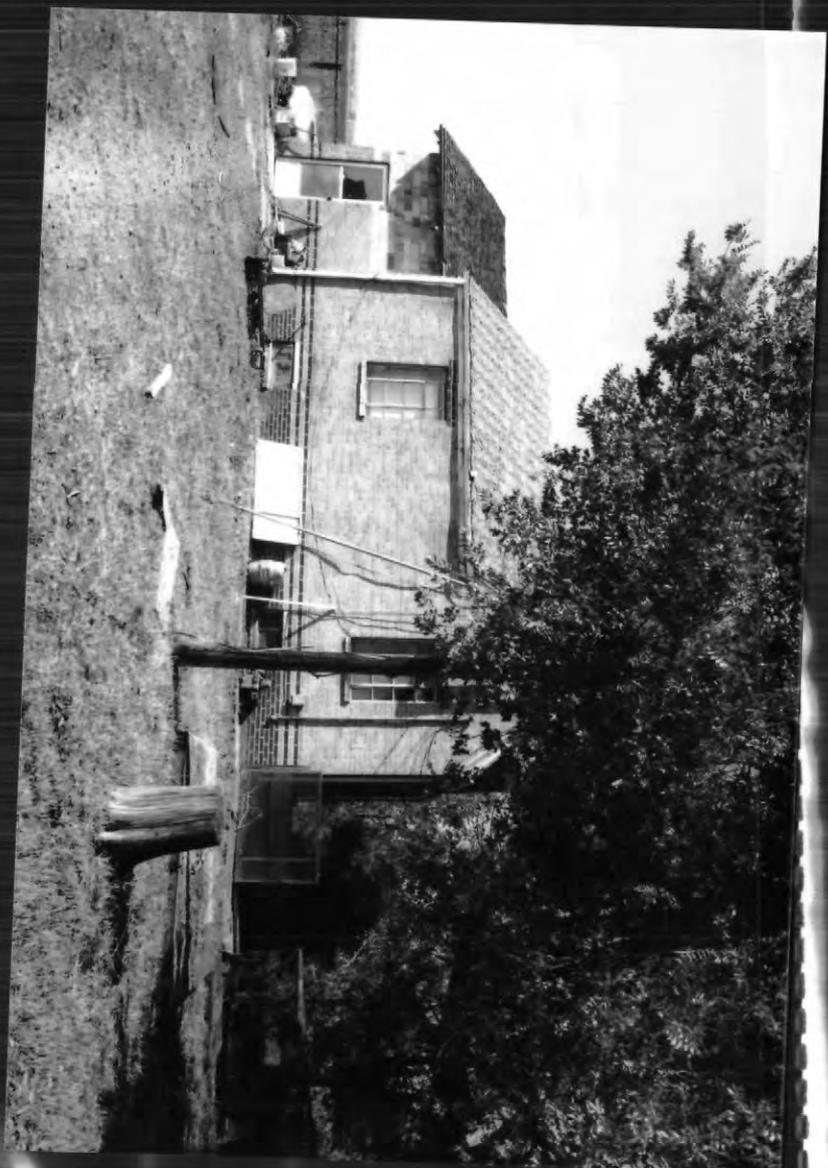
Architectural Inventory Form

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LOCATION MAP



Source U.S. Geological Survey 7.5' Lafayette topographic quadrangle - 1994



5BL.9579
10324 Dillon Rd. Louisville vicinity
November 2004
House

Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 12
north elevation

5BL.9579
10324 Dillon Rd. Louisville vicinity
November 2004
House

Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 13
west elevation

5BL.9579
10324 Dillon Rd. Louisville vicinity
November 2004
House
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 11
east elevation



5BL.9579
10324 Dillon Rd.
November 2004
Railroad car
Louisville vicinity
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 15
northwest elevation

5BL.9579
10324 Dillon Rd. Louisville vicinity
November 2004
Agricultural outbuilding
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 16
southwest elevation

5BL.9579
10324 Dillon Rd. Louisville vicinity
November 2004
House
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 14
southeast elevation



5BL.9579
10324 Dillon Rd. Louisville vicinity
November 2004
Agricultural outbuilding
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 18
northwest elevation

5BL.9579
10324 Dillon Rd. Louisville vicinity
November 2004
Shed
Negatives located at Boulder County Parks & Open Space Dept.
Photographed by Carol Beam
Roll 19 Frame 17
southeast elevation

REAL ESTATE APPRAISAL CARD--RURAL MASTER INDEX

LEGAL DESCRIPTION NW 1/4 NE 1/4 21-1S-69 (E 1/2 less U. P. Res.) SECTION TWP. RANGE NUMBER OF ACRES

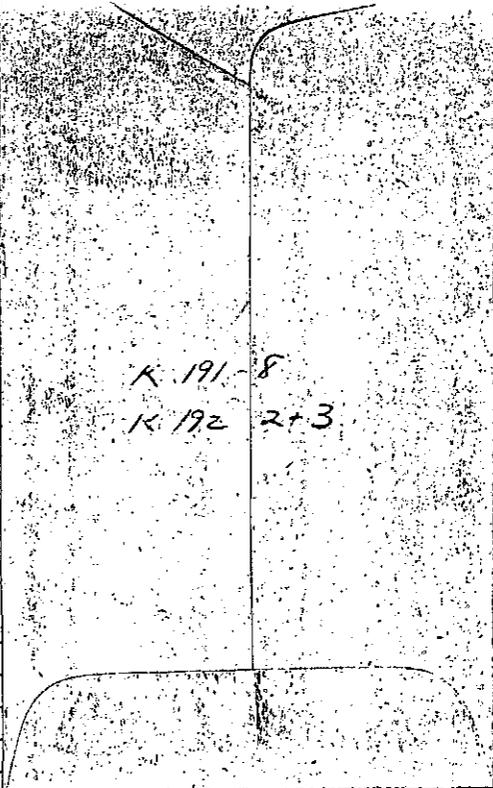
10100-10200 Dillon Rd Smith side

OWNER'S NAME AND ADDRESS: ALBERT
JULES WAREMBOURG BB ownership plat map

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMARKS

New file K-191-8 + K-192-2+3



K 191-8
K 192 2+3

LAND VALUE ADJUSTMENTS

RURAL

ITEM	DESCRIPTION	NUMBER OF ACRES	ADJUSTMENT				LAND CLASS
			PERCENT		AMOUNT		
			ADD.	DED.	ADD.	DED.	
ORCHARDS							
MERCHANTABLE TIMBER							
MINERALS OR COAL							
WATER RIGHT							
OTHER							
LOCATION FACTORS		DISTANCE					
ALL WEATHER ROAD							
TYPE OF ROAD							
LOCAL TRADING CENTER							
OTHER							
OTHER							
TOTAL ADDITION AND DEDUCTION \$							
TOTAL NET ADJUSTMENT \$							
TOTAL NET ADJUSTMENTS \$							
TOTAL FARM LAND VALUE \$							

XXXXX

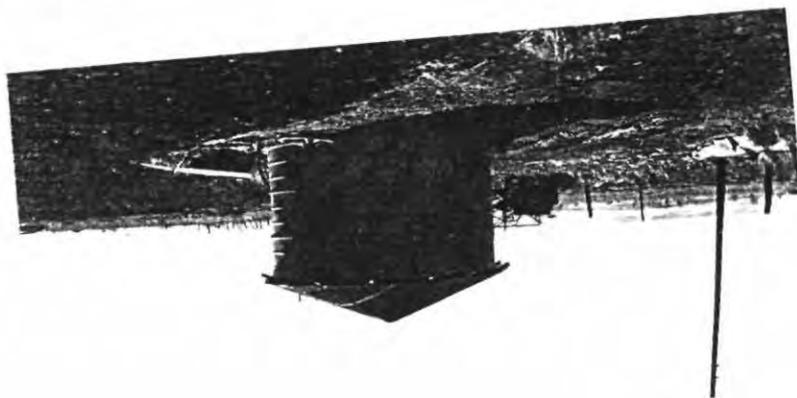
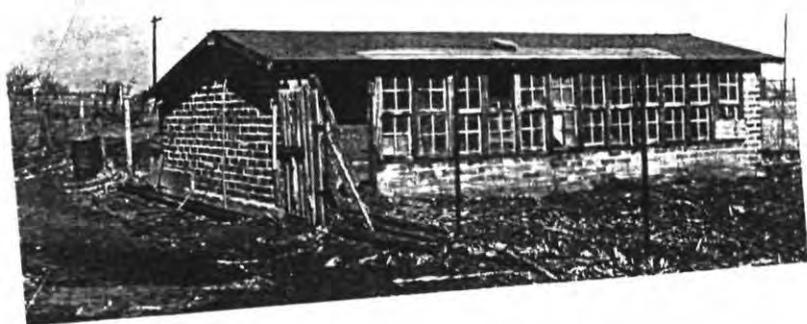
SUMMARY

ANNUAL ASSESSMENT

SUMMARY OF VALUES

DESCRIPTION	DATE	AMOUNT	YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL	FULL APPRAISED VALUE
						\$	\$	\$	
ORIGINAL COST (IMPROVEMENTS)		\$	19						TOTAL LAND VALUE
ADDITIONS AND BETTERMENTS			19						BUILDINGS AND IMPROVEMENTS (THIS CARD)
OWNER'S ESTIMATE OF VALUE			19						CARD No.
PRIVATE APPRAISAL			19						CARD No.
INSURANCE			19						TOTAL BUILDINGS AND IMPROVEMENTS
MORTGAGE			19						TOTAL LAND, BUILDINGS AND IMPROVEMENTS \$
ADVERTISED FOR SALE			19						
TRANSFERRED			19						

MEASURED BY Bleich DATE 9.22.48 CLASSIFIED BY Hays DATE 7/11/50 CHECKED BY DATE



He had been a resident of Boulder since 1933.

He is survived by his wife Marie and by the following daughters—Mrs. Mary C. Zinge of Longmont; Julie Gora of Casper, Wyo., and Mrs. Josephine Rippeth of Lafayette. There are also 16 grandchildren and four great-grandchildren.

Funeral services will include Rosary at 7 p.m. Thursday night in the Henning Mortuary, Louisville and services at 2 Friday afternoon at the St. Louis Catholic church.

Jule Warembourg, Louisville Farmer, Dies In Boulder

Jule Warembourg, widely known farmer of the Louisville district, died Sunday in a Boulder hospital at the age of 69. He had been a resident of the Louisville area since he was six years old, coming there with his parents from France in 1889. He was born Feb. 11, 1883.

A brother, Louis Warembourg is the only survivor.

Rosary services will be at 7 Wednesday night in the Henning Mortuary with mass at 10 Thursday morning in St. Louis Catholic church. Interment will be in the Louisville cemetery.

Charles Borra, Retired Louisville Farmer, Dies

Charles Borra, 81, retired farmer of the Louisville area, died at his home in Louisville last night after an illness of several months. He was born in Belgium and came to the United States when he was 20 and to Louisville some 40 years ago.

He is survived by his wife, Lebonia, and the following children: Camile, Louisville; Jerome, 190 Arapahoe, Boulder; Mrs. George Regnier, Longmont; Mrs. Martha Gutfelder, San Diego, Calif.; Sister Mary Charles and Sister Mary Carmel, both of O'Fallon, Mo. There are also nine grandchildren.

Funeral services are in charge of Henning mortuary, Louisville.

The subject is a resident of the Sunshine Biscuit company. Grandparents are Floyd Hall of Anita, Ia., and Mrs. Ida Roberts of Cumberland, Ia. Great-grandparents are Mr. and Mrs. A. B. Pace of Boulder and William Hall of O'Neill, Neb.

Mrs. Phillip Kneale Of Eldorado Springs Dies In Boulder

Mrs. Cora Emily Kneale of Eldorado Springs, died at the Community hospital at 12:35 Monday afternoon following an illness of but five days. She was removed to the hospital Sunday when her condition became serious.

Born at Vestal, New York, July, 1878, she came to Boulder in 1910. She was married on July 27, 1911, at Golden to Phillip H. Kneale, pioneer of Boulder county, whose death occurred at the then residence of Mr. and Mrs. Kneale, 3095 9th, Boulder, on April 6, 1946.

Mr. Kneale was associated with his brothers, the late C. A. and Thomas Kneale, in saw mill operations on South Boulder Creek, west of Eldorado Springs, for many years. He was but 13 when he came to Colorado from the Isle of Man in 1875 to join his brothers.

Mr. Kneale was a member of the Congregational Church of Boulder. She had been a charter member of the Congregational church at Vestal.

Survivors are two daughters and one son; Helen D., and Mona Anna Kneale of Eldorado Springs and Henry R. Kneale of Boulder. Mrs. Delphine Randall of Altura, Minn., and Mrs. Zora Pittenger of Los Angeles, California, are sisters.

Funeral arrangements are to be announced later by the Allardice-Hibbard mortuary.

Boulder Sanitarium

Arrivals: Ruth Gross, Lafayette; Mrs. Arlea Stern, Lodgepole, Neb.; Mrs. Mary R. Kermack, 706 Pine; Jennie Christopher, 820 University; Thomas E. Taylor, 90 W. Arapahoe; Mrs. Esther L. Waller, Denver; Mrs. Ruth V. Raimy, 1900

combining to 1 der.

Funeral

Mrs. Lorel Wife of Ben Street, service morning at Lutheran Church Evans offic Green was Hart organist Lloyd Ball, Menderson, Bushey, and ment was in Allardice - charge.

First Job Indians brou Indians brou Sanitarium thirty this mess of six y ments are sister, Mrs. Rock. The ary.

Harry S. held this mo at Howe Mor Warren S. B. First Method Ben Walker ger sang, garet Hasc C. C. Klemm Weaver, Vic man and Jo ment in Gre

Mother Woman Oakland

Mathilda of Mrs. Hel died Nov. where she another dau inier. Her b to the Louisv for funeral two daughte her husband and two gre She was b

Nov 11, 1952 THE BOULDER DAILY CAMERA